

## A. Franklin D. Roosevelt Four Freedoms Park Capital (X162)

November 18, 2010

### General Project Plan

- Grantee:** Franklin D. Roosevelt Four Freedoms Park, LLC (the “Organization”)
- ESD Investment:** A grant of up to \$2,000,000 to be used for the purchase and installation of granite and other materials, and related construction services for the Franklin D. Roosevelt Four Freedoms Park (the “Park”).
- Project Location:** Southern tip of Roosevelt Island, New York City, New York County
- Project Completion:** Fall 2012
- Grantee Contact:** Gina Pollara, Executive Director  
147 West 35th Street, Suite 601  
New York, New York 10001  
Phone: (212) 204-8831 Fax: (212) 217-9336
- Project Team:**
- |                         |                |
|-------------------------|----------------|
| Project Management      | Wai Shiu       |
| Affirmative Action      | Denise Ross    |
| Design and Construction | Joseph Burkard |
| Environmental           | Soo Kang       |

### **Project Description:**

#### Background

Franklin D. Roosevelt Four Freedoms Park, LLC was established in 2008 to raise funds and construct the Franklin D. Roosevelt Four Freedoms Park. The Organization is a wholly owned subsidiary of the Franklin and Eleanor Roosevelt Institute, a 501(c)3 not-for-profit organization whose mission is to promote and preserve the Roosevelt legacy.

Originally called Welfare Island and situated in New York City’s East River, Roosevelt Island had about 12,000 residents in 2007. It is owned by the City of New York and currently leased to the Urban Development Corporation (“UDC”). The Park was commissioned in 1972 to commemorate the renaming of the island in the following year in honor of the former president.

#### The Project

Design for the Park was completed by architect Louis I. Kahn in 1974 for a 4.5-acre site at the southern tip of Roosevelt Island. It’s being constructed in accordance with the final design approved by the UDC and the Roosevelt family, modified only as required by current code and construction standards, and in the form approved by the board of directors of the Roosevelt Island Operating Corporation on June 25, 2009.

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The Park is termed “Open Space” and not legislatively determined as “Park Space”. Its entrance will be marked by a stand of five Copper Beech trees, located south of the landmarked Smallpox Hospital. The trees stand in a granite surround or “planter” that doubles as seating. Visitors arriving from the north will be able to proceed directly along the river’s edge by way of granite-paved promenades protected by low, granite walls that double as seating, or visitors can climb a wide stair rising twelve feet to the “Garden,” a south sloping lawn bordered on either side by an allée of Little Leaf Linden trees.

Both promenades will lead to a Forecourt and the Garden. The Forecourt, also bordered by allées of Linden trees, is paved throughout with granite and leads to the Sculpture Court and a granite niche, which holds an enlarged reproduction of the bust of Franklin D. Roosevelt modeled from life in 1933-34 by sculptor Jo Davidson. The bust, facing north, marks the threshold to the “Room”, which is a 72-foot square plaza, open to the sky, and defined on three sides by closely spaced granite blocks. An excerpt from the text of President Roosevelt’s Four Freedoms speech will be carved into the granite on the room-side of the sculpture niche. The open south side of the Room provides spectacular views of the city and river. Granite benches within will provide seating where visitors may read and reflect upon the words of Roosevelt.

Construction of the Park is divided into three phases: Phase 1 began in March 2010 and is expected to be completed in May 2011; Phase 2 commenced in August 2010 and should continue until June 2011; and Phase 3 is expected to be completed in Fall 2012. The Park is jointly funded by the New York State, New York City and federal sources, with a total budget of over \$44.5 million. Construction broke ground in 2010, and the Park is expected to be completed in the Fall of 2012, creating 200 jobs.

ESD’s grant funds will be used for three major purposes: Construction administration, by architect-of-record Michell/Giurgola Architects, located in New York County; landscaping and electrical services, respectively by Lois Sherr Dubin and Joseph R. Loring & Associates, Inc, both also of New York County; and the purchase and installation of riprap, trees, and granite in the Park. Foundation contractor Civetta-Cousins JV, LLC, of Bronx County, will perform the riprap work, North Carolina Granite Corporation is the source for granite, and Port Morris Tile & Marble, also of Bronx County, will do the installation. Due to the historic nature of the Park, the architect and landscape architect were chosen over thirty years ago; the electrical consultant is their subcontractor. The materials vendors have been chosen through a competitive bid process. The granite vendor has pulled nearly fifty slabs of granite, measuring 12 by 6 by 6 feet each, from its open-face quarry. The first of the granite stones arrived at the site in September 2010. Purchases and installation of these construction materials are expected to be concluded in the Fall 2012.

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Financing Uses	Amount	Financing Sources	Amount	Percent
Construction Administration	\$300,000	ESD Grant	\$2,000,000	100%
Electrical Services and Landscaping Costs	560,000			
Purchase and Installation of Riprap and Trees	60,000			
Purchase and Installation of Granite	1,080,000			
Total Project Costs	\$2,000,000	Total Project Financing	\$2,000,000	100%

**Financial Terms and Conditions:**

1. The Grantee will reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Grantee will be obligated to advise ESD of a material adverse change in its financial condition prior to disbursement.
3. Up to \$2,000,000 will be disbursed to Grantee during the course of the project no more frequently than quarterly, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after April 1, 2010.
4. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$2,000,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Grantee and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

**Design & Construction:**

D&C staff will review the project budget, plans, specifications, and materials, and at its option, visit the site on Roosevelt Island to monitor installation progress for the scoped work. There will be multiple progress payments, not more than quarterly and each requisition will be reviewed and recommended for payment only when D&C requirements have been satisfied.

The aforementioned project will be reviewed in conjunction with D&C requirements and forms.

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### **Environmental Review:**

The Roosevelt Island Operating Corporation, as lead agency, has completed an environmental review of the proposed project, pursuant to the requirements of the State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. This review found the project to be a Type I Action, which would not have a significant effect on the environment. The lead agency issued a Negative Declaration on June 25, 2009. ESD staff reviewed the Negative Declaration and supporting materials and concurs. It is recommended that the Directors make a Determination of No Significant Effect on the Environment.

### **Statutory Basis – Arts and Cultural Projects:**

The project was authorized in the 2010-2011 New York State budget. No residential relocation is required as there are no families or individuals residing on the site.

### **Disclosure and Accountability Certifications:**

The Grantee has provided ESD with the required Disclosure and Accountability Certifications. Grantee’s certifications indicate that Grantee has no conflict of interest or good standing violations and, therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.

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Roosevelt Island (New York County) – Franklin D. Roosevelt Four Freedoms Park Capital  
– Arts and Cultural Projects - Determination of No Significant Effect on the Environment

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RESOLVED, that based on the material submitted to the Directors with respect to the Franklin D. Roosevelt Four Freedoms Park Capital Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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