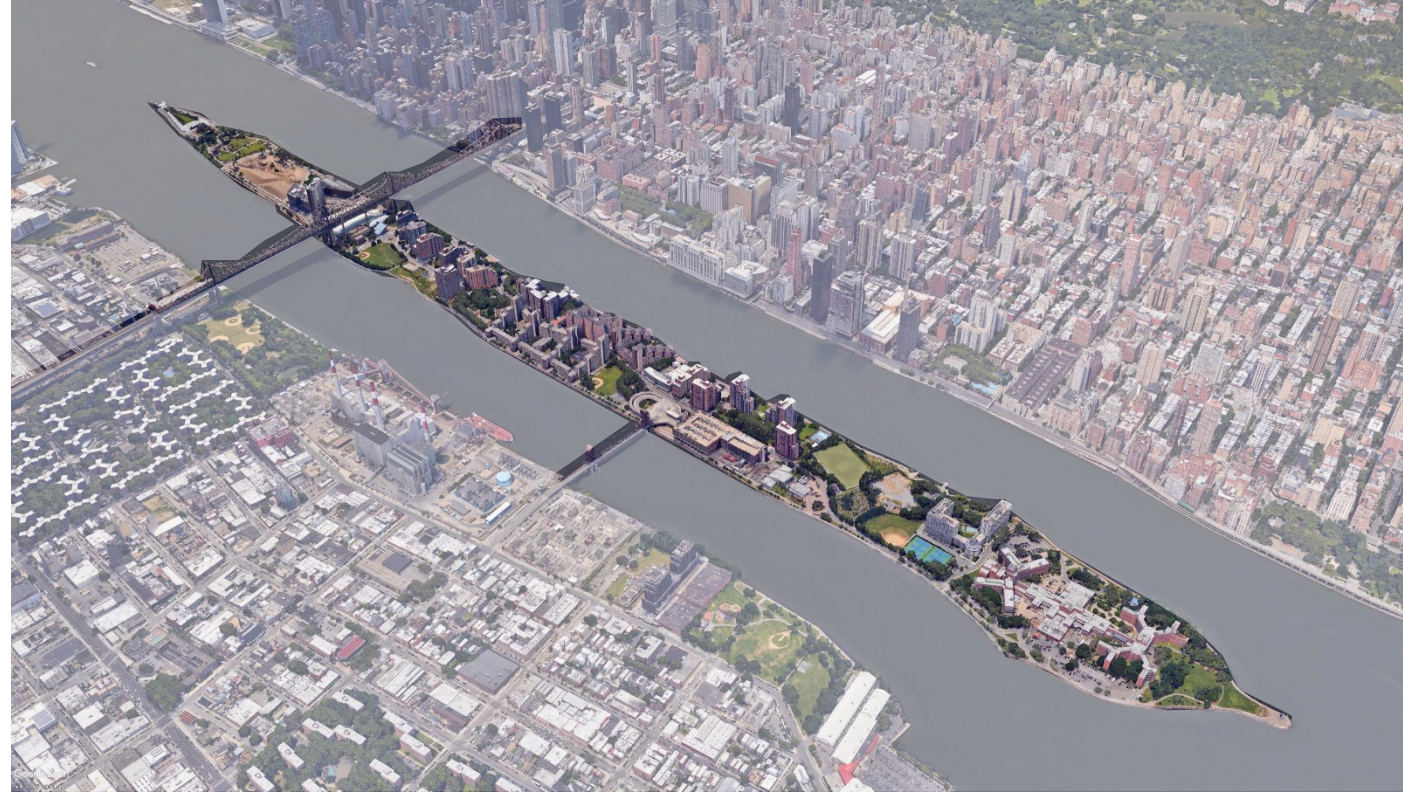




Roosevelt Island
Operating Corporation

Operations Committee Meeting



May 12th, 2026

Agenda

1. Steam Plant – Brief Community Advisory Group Update
2. Operation “Smooth Ride” (Pothole Repairs)
3. Upcoming Capital Projects
4. Procurements in Progress
5. July 4th Operational Preparedness

Steam Plant – Brief Community Advisory Group Update

Previous public comment opportunities:

- December Operations Advisory Committee
- February Operations Advisory Committee
- April Demolition Town Hall
- April Board of Director's Meeting

Recent information added to RIOC's demolition information page: HPD Environmental Procedures Memo, HPD Q&As, 8-week look ahead schedule.

- HPD confirmed that they will be conducting daily air quality monitoring and will provide weekly reports to RIOC to post on our website
- Speaker Menin's team reviewed HPD Q&A document with the Roosevelt Island Committee of CB8 on May 4th

Community Advisory Group Request: Elected officials sent a letter to HPD, DOB, and DEC on May 6th requesting their participation in a monthly Community Advisory Group. We are awaiting a response from the agencies.

Operation “Smooth Ride”

In March, Operation “Smooth Ride” kicked off after the harshest winter in New York City in decades delivered two blizzards. Our Director of Maintenance, along with the help of the community, surveyed the island to identify potholes and prioritized fixes based on critical need. Most of the potholes were completed inhouse by our team of six (6) handymen. To date, approximately 375 potholes have been repaired, with approximately 120 remaining.

Main Street near Blackwell House



Main Street near PS/IS 217



Operation “Smooth Ride” Contd.

Main Street near 560 Main



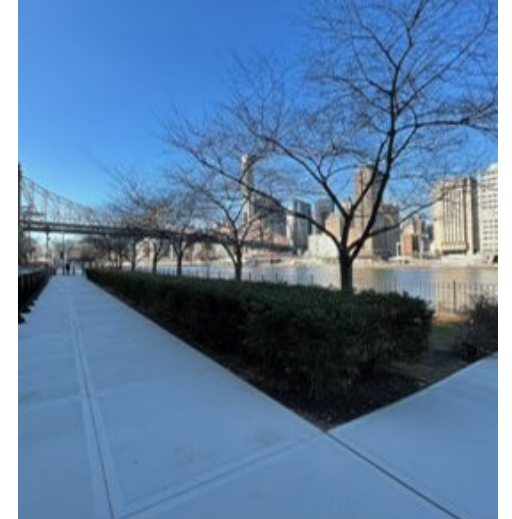
West Road near 4015 & 415 Main



Upcoming Capital Projects

West Promenade Pathway Safety Improvement Phase II

The next phase will extend this accessible pathway south and widen it to further improve visibility and safety. After walking the area with Garden Club representatives, it was agreed that existing shrubs would be removed and replaced after the pathway is completed. Project began May 11 with anticipated completion by Mid-August.



West Roadway Paving & Curb Installation

This roadway section includes about 30 yards of asphalt over underlying z-bricks, which causes ongoing shifting, cracking and potholes. The work will remove both the asphalt and z-bricks and replace them with a subbase layer and 4 – 6 inches of new asphalt. Project begins May 18 with anticipated completion in June.



Upcoming Capital Projects Contd.

AVAC West Pipe Section Replacement

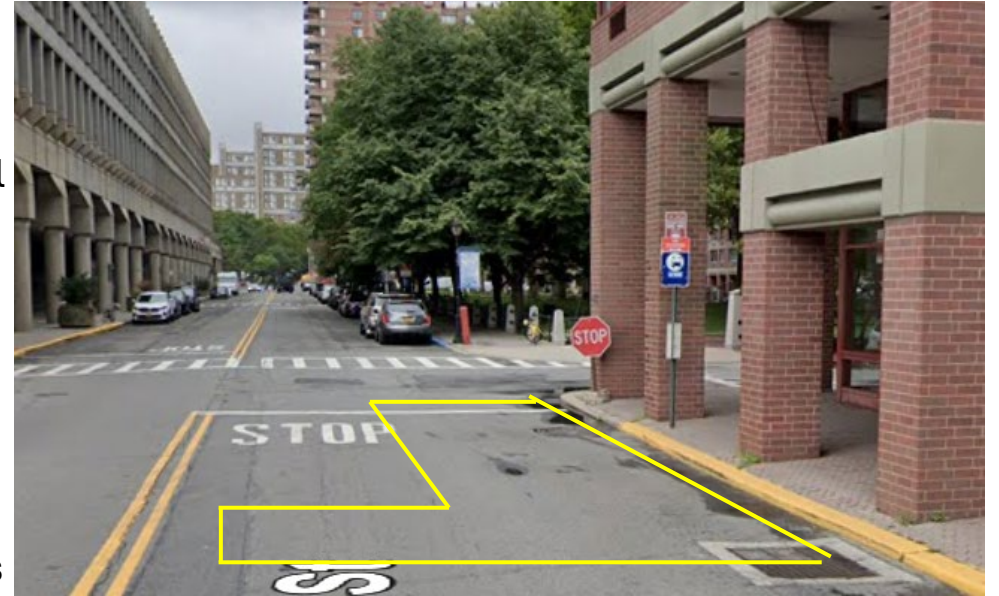
Replacement of the AVAC West main pipe is scheduled for mid-July through mid-August. During this period, the red bus stop will be temporarily relocated to the next corner to the south, and AVAC service will be offline for buildings connected to the West side. RIOC is coordinating with DSNY to ensure timely and consistent waste collection during this time.

Chapel Elevator Modernization & ADA Access

We are conducting a conceptual study to identify options for an ADA-compliant ramp or alternative entrance to improve accessibility at the chapel. Any modification to the exterior will require approval by Landmarks and State Historic Preservation Office. Now that the Motorgate elevator work is complete, the chapel elevator controls modernization is scheduled for June, ADA access to the second floor will be temporarily unavailable.

Blackwell Roof Assessment

We have engaged the A&E panel to assess the entire roof and develop a repair scope. Given the building's landmark status, we need to ensure we preserve the historic character of the house. The assessment is underway with the goal to have the repair RFP posted by August.



Upcoming Capital Projects Contd.

Prow Repairs - Design

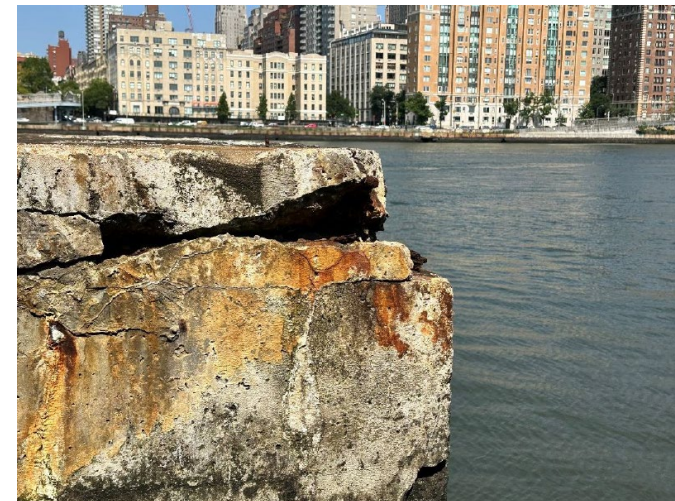
Design drawings are in process to rehabilitate the steel and concrete structure. We anticipate the design package will be complete by August 2026.

North Pier - Assessment

In February, the North pier was secured after noticing the pier's slab fatigued and collapsed at the mid point. While the Prow repair design is underway, the same engineering firm is engaged and expanding the study to this neighboring pier. To ensure safety, we secured the area with a custom-fit Aluminum Gate. This Pier will undergo the same design study as the Prow with the plan to bid the two projects out as one RFP.



Overview of north side of pier showing deterioration of Corten panels and of mooring pad.



Corrosion of mooring pad reinforcing causing cracking and spalling of concrete.



West Pier



West Pier Secured

New Procurements

On-call Construction Managers

We will issue an RFP to establish a pool of qualified firms to provide project management, site safety and scheduling services, expanding our capacity to support our aggressive and diverse capital program. This construction management model is widely used across New York agencies including, Battery Park City Authority (BPCA), Dormitory Authority of the State of New York (DASNY), NYC Department of Design and Construction (DDC) and Port Authority of NY/NJ.

Flood Risk Assessment

We will conduct a comprehensive flood risk assessment for Roosevelt Island to guide a broader resiliency strategy and protect critical infrastructure. The study will evaluate exposure to coastal storms, sea level rise, and extreme precipitation using climate projections and modeling to define flood risks. It will identify vulnerable assets, assess drainage conditions, and recommend targeted improvements, supported by necessary survey work. The consultant will also evaluate interim measures—such as deployable barriers, backflow preventers, and emergency response strategies—to mitigate near-term risks, aligned with NYC Emergency Management and FEMA best practices.

Bus Mid Life Overhauls

Consistent with industry practice, performing mid-life overhauls at 5–8 years assist to extend a buses lifespan. Following the successful overhauls of Buses #8 and #9 last year, Buses #10 and #11 (both 2018 models) are scheduled for this year. We are obtaining estimates from our prior vendor, a certified New Flyer rebuilder, and the firm responsible for completing the previous overhauls. Performing overhauls on our existing fleet can add 8 or more years to a bus's life and is more cost effective than purchasing a new bus.

July 4th Operational Preparedness

Coordination with the NYPD, NYC Emergency Management, NYS Emergency Management, MTA, Transit Police, NYS Parks, Four Freedom's Park Conservancy and Cornell Tech is central to our proactive safety planning. We have been actively meeting with these partners and reviewing coordinated safety protocols to ensure safe operations across the island and within key transit hubs.

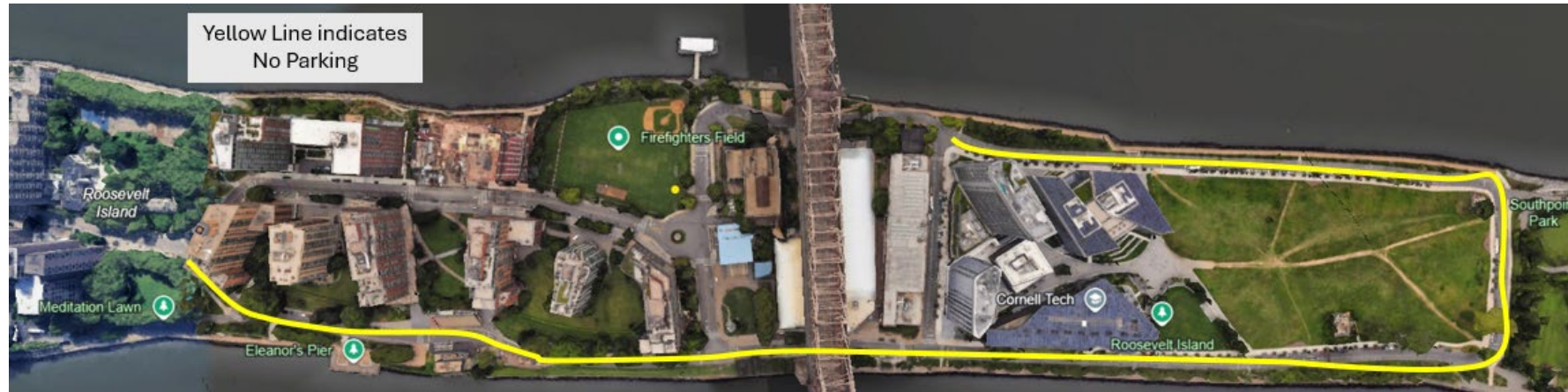
Officers will be stationed on Vernon Blvd, the tram, subway and at the East, West and South checkpoints. Additional private security will provide wandering services for attendees accessing viewing areas at the Cornell Tech lawn and Four Freedoms Park. Contingency protocols are in place to manage crowding and facilitate safe egress from the island.

RIOC requested that Macy's refrain from promoting the island as a viewing location for the fireworks.



July 4th Operational Preparedness Contd.

Parking Restrictions: There will be no parking around the Cornell Tech loop north to the Meditation Lawn beginning Thursday, July 2nd 7:00pm through Sunday, July 5th 8:00am.



Bus Routes: The Q102 and Red bus will modify routes on July 4th, turning around at the Tram Station and traveling north, making all stops.

Ferry Service: Ferry service typically stops running in the late afternoon on July 4th. Once confirmed this information will be circulated.

July 4th Operational Preparedness Contd.

1,500 Tickets will be available for viewing within FDR Four Freedoms Park Conservancy & NYS Parks.

- Tickets will be available via Eventbrite **Monday, June 29th 12PM. A resident access code will be posted via the RIOC advisory system prior to the ticket go live on Eventbrite.**
- Tickets are limited to four (4) free tickets per household using your name, address and email address.
- Attendees must bring a digital or hard copy ticket to the event.
- No tickets will be available at the door.

July 4th – Important Times

12:00PM

- No incoming traffic onto the Island. Only residents with ID, island staff and emergency vehicles permitted.
- Red Buses & Q102 turnaround at Tramway.
- Only emergency vehicles and the RIDA bus will be permitted to travel south of the tramway.
- West and East Checkpoints open and begin welcoming ticketed/non-ticketed guests.

3:00PM

No vehicle traffic from Capobianco Field South.

5:00PM

South Checkpoint and FFP opens for ticketed guests only.

9:00PM

ALL Checkpoints CLOSE – No guests permitted in after this time.

Approx. 9:25PM

Macy's Fireworks Performance.

Approx. 9:50PM

Attendees exit event area and walk to transportation hubs.