

Village of Laurel Hollow – Campus Expansion Project Quarterly Report

June 21, 2023



Project Team

Cold Spring Harbor Laboratory

- Stephen Monez - VP/Chief Facilities Officer – (516) 367-8488 or monez@cshl.edu
- Trevor Knight – Director, Capital Projects – (516) 367-8838 or knight@cshl.edu
- Bruce Schadler, PE – Director, Facilities Operations – (516) 367-8839 or schadle@cshl.edu
- Ariad Beazer, AIA – Campus Architect & Project Manager – (516) 367-8830 or beazer@cshl.edu

CBRE - Project Management

- Ryan LaBarbera – Director, Project Management – (631) 804-8435 or ryan.labarbera@cbre.com
- Dana Topal – Senior Project Manager – (516) 946-3836
- Samantha Giarraputo – Associate Project Manager – (516) 996-8768 or samantha.giarraputo@cbre.com

Skanska – Construction Management

- Jonathan Walsh – Senior Project Manager – (203) 917-7732 or jonathan.walsh@skanska.com
- Steve Goldberg – General Superintendent – (917) 939-6990 or steve.goldberg@skanska.com
- Joseph Walsh – Environmental Health & Safety Manager – (646) 477-9786 or joseph.walsh@skanska.com

Building Permits

- VOLH permit # 3372 – November 24, 2021
 - \$0 construction value
 - \$100,000 application fee
 - \$0 impact fee
 - purpose – used to open up Special Use Permit hearings
 - status – Special Use Permit approved February 9, 2022; application fee to be applied to future building permit applications
- VOLH permit #3375 – March 25, 2022
 - \$2,400,000 construction value
 - \$42,597.50 application fee
 - \$6,080.00 impact fee
 - purpose – construction of 160 car parking lot, temporary construction access road, and tree removals
 - status – construction complete; awaiting final inspection and certificate of occupancy
- VOLH permit #3463 – December 15, 2022
 - \$20,880,000 construction value
 - \$365,997.50 application fee
 - \$206,000.00 impact fee
 - purpose – mass excavation, ring road relocation, site utilities
 - status – bidding to sub-contractors in progress, will pull building permit before construction begins ~ Sep. 2023
 - schedule – Sep. 2023 thru June 2024
- Next VOLH permit application submissions 3Q2023
 - purpose – foundations and superstructure, wet-lab buildings and office building
 - status – drawings being finalized by CSHL project team and bid out over next 4 months
 - Schedule – 2Q2024 thru 4Q2026

Project Conditions - #3 Permanent Landscaping Plan

VOLH Resolution

- A permanent landscaping/replanting plan shall be submitted to the satisfaction of the Board of Trustees. The plan must provide landscaped screening such that the buildings to be constructed are not visible from any residence in the Village at any time of year and the plan must meet this requirement when implemented. In addition, an interim landscape screening plan to the satisfaction of the Board of Trustees must be provided. This plan must provide complete screening from all residential properties in the Village until the permanent landscaping/replanting plan is implemented. Any trees, shrubs and/or plantings which are removed and not replanted in other locations on the property of the Laboratory will be donated to the Village for municipal use as deemed appropriate by the Board of Trustees.

STATUS

- CSHL has requested proposals from:
 - GEI Consultants, Inc.
 - Goldberg and Rodler
 - Hall Enterprises, Inc.
 - Landscapes by Jeffco, Inc.
 - Plant Fantasies, Inc.
 - Project Plant
- GEI Consultants selected as landscape architect
- Landscape architect will be required to submit renderings and color coded landscape drawings
- Landscape plan to be submitted to VOLH - 3Q2023

Project Conditions - #18 Vibration Monitoring

VOLH Resolution

- Vibration monitors will be employed by the applicant to ensure that surrounding residences in the Village are not impacted and if damage were to incur, the applicant will pay all costs associated with restoration.

STATUS

- CSHL has contracted with Haley & Aldrich to meet with our neighbors to document existing conditions of their property along with vibration monitoring – should any damage occur to one of the properties CSHL will pay for all necessary repairs
- CSHL had meetings with:
 - 1638 Moores Hill Road – met with neighbor
 - 1625 Stewart Lane – meeting scheduled
 - 1232 Moores Hill Road – meeting to be determined
 - 1270 Ridge Road – met with neighbor
 - 1654 Moores Hill Road – met with neighbor
- Vibration monitoring to begin August 2023

Project Conditions - Dashboard

- 1. Strict compliance with all plans approved
- 2. Erosion control measures/SWPP
- 3. Landscaping/replanting plan
- 4. All work within VOLH construction hours
- 5. No construction vehicles on VOLH roadways
- 6. Construction access road vehicles approach from east – depart to west
- 7. Construction vehicle routing plan submission
- 8. Safety officers and flag people at construction site
- 9. Construction vehicle routing compliance
- 10. Best efforts to utilize ‘white noise’ back-up signals
- 11. Temporary construction access road removed
- 12. No construction vehicle signs on VOLH roads

- 13. Scour-hole rock feature temporary parking lot
- 14. Temporary parking lot paved with permeable asphalt
- 15. CoO/Completion when VOLH Inspector and Engineer verify work in accordance with plans
- 16. Compliance with all VOLH, County, NYS and US requirements
- 17. Conditioned approval all other necessary approvals by other agencies is received
- 18. Vibration monitoring
- 19. Construction status updates every three months during construction
- 20. Temporary construction fence
- 21. Failure to comply with conditions may result in stop work orders, suspension or revocation of permits

KEY: ● Complete ○ In progress/monitoring ● Did not start