



Memorial Sloan Kettering Cancer Center

Meeting Notes

Meeting: MSK Pavilion Construction Working Group (CWG) Meeting
Date: December 19, 2024
Location: Zoom and Zuckerman Research Center Room 151

Members/Groups in Attendance:

MSK Project Team

CWG Co-Chair Caitlin Hool, Director, Community Engagement and Health Equity

CWG Co-Chair Terron Browne, Project Manager, Design and Construction

Ana Garcia, Senior Director, Community Engagement and Health Equity

Roger McClean, Senior Director, Design and Construction

Maribel Rodriguez, Senior Project Coordinator, Community Engagement and Health Equity

Jason Tavarez, Project Executive, Turner Consigli

Charlie Whitney, Vice President & General Manager of Turner New York's Business Unit

Ryan Kiefer, Associate Director, Design and Construction

Shelly Friedman, MSK Land Use Counsel, Friedman & Gotbaum

Kenny Mui, Vice President, Construction Analysis, AKRF

Community Representatives

Will Brightbill, Community Board 8

Yasmina Caleo, F.A.C.T.

Courtney Ferrissey, NY State Assembly Member Rebecca Seawright's Office

Rachel George, 400 E 67th St (The Laurel)

Laura Jackson, 438 E 66th St

Alex Kogan, Rockefeller University

Judy Schneider, East Sixties Neighborhood Association

Sowabiah Shahbaz, Manhattan Borough President's Office

Myishia Taylor-Myke, NYC Department of Education

Gregg Wolpert, Stahl Organization (1213 York Ave)

Martin Woodard, P.S. 183

Observers

Kemi Babagbemi, Community Member

Daniel Egers, P.S. 183 parent

Jochen Weber, 404 E 66th St

Members/Groups Invited but not in Attendance:

Rev. Stefan Chanas, Church of St. John Nepomucene

Julie Clarke, P.S. 183

Mary Thomas, 404 E 66th St

Harry Gale, NYC Council Member Julie Menin's Office

Mary Gera, 436 E 66th St
Sarrah Hale, NY State Senator Liz Krueger's Office
Valerie Mason, Community Board 8
Anat Rosenberg, F.A.C.T.
Celeste Royo, Manhattan Borough President's Office
Nate Sherfinsky, NYC Mayor's Office
Serge St. Leger, NYC Department of Education

Welcome and Introductions

Caitlin Hool welcomed the Construction Working Group (CWG) members.

Meeting Goals and Details

The CWG meetings provide a forum where the MSK project team can:

1. Provide timely updates to Upper East Side residents and leaders about Pavilion construction activities.
2. Receive information and questions about ways the project construction activities are affecting the community.
3. Report on how MSK is responding to community construction questions and concerns.

CWG meetings are generally held on the third Thursday of the month from 8:30 a.m. to 9:30 a.m. Meetings will be hybrid with members on Zoom or in person at MSK. As discussed in previous meetings, CWG members include the MSK project team, representatives from neighboring buildings, and representatives from local agencies and officials. Each building or office may have one representative and a designated alternate. The CWG meetings are open to the public to observe. All comments and questions regarding Pavilion construction activities should be directed to CWG members to be raised for discussion during the meetings.

The CWG meetings are recorded and posted on the Construction Notices page of MSK's website:

<https://www.mskecc.org/msk-community/new-pavilion/msk-pavilion-construction-notices>

Construction Report: Current Status & 6 Week Lookahead

Terron Browne highlighted site readiness activities over the last month, including completion of the site fence and the installation of overhead protection along the sidewalks; the removal of soil at the exterior planters; and the abatement of asbestos-containing material (ACM) in the lining of the exterior planters and interior of the building.

Activities over the next six weeks will include: scaffolding installation; façade and brick removal; demolition of the exterior south planter; demolition of the area where 1233 York Ave connects with Rockefeller Research Labs (430 E 67th St); removal of ACM from the interior of 1233 York Ave; installation of the hoist at E 66th St and York Ave; and steel deliveries to the cellar in Rockefeller Research Labs. The 6-week Lookahead is available on the Construction Notices page of MSK's website (link above).

Air Quality Report

Terron Browne reviewed the air quality controls in place for the project and the locations of the air quality monitors. He presented a display of the continuous air quality readings for the past 30 days from the air monitors. The readings are of overall air quality levels, to which the Pavilion construction activities contribute. The readings use the PM10 scale, which measures the amount of particulate matter in the air in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). On the PM10 scale, a level of 0-50 is generally considered good, and above 150 is considered potentially unhealthy. At no point in the past 30 days did the air quality around the jobsite exceed a level of 30 on the PM10 scale.

Old Business

Terron Browne reported on 10 inquiries received since the November 2024 meeting. Actions taken to address these before the December CWG meeting included adding new members and observers to the CWG mailing list and directing individuals to air quality information on MSK's website. The remaining issues were shared for discussion during the meeting and addressed in the meeting as follows:

- Can the meeting time be extended to allow for more community questions?

The agendas for future meetings will be managed to allow for questions without extending the time.

- Why is there noise and construction happening on Saturdays?

Saturday work will be scheduled as necessary. MSK will highlight Saturday work more clearly in future Lookaheads.

- Please generate new diagrams depicting the shadows the Pavilion may generate for P.S. 183's schoolyard.

MSK recapped the shadow study and related information that has been shared in previous meetings. At this point in time, MSK is not planning to commission additional shadow studies or drawings. A meeting will be scheduled for those CWG representatives who have pending questions.

- How will you mitigate the delivery traffic during construction and after the building opens?

MSK is gathering information on current and future delivery logistics and will develop a presentation about this for a future CWG meeting.

Questions and Answers

The following additional questions were raised during the meeting and answered as indicated.

Traffic/Deliveries

- Will steel deliveries go past January 25?

Based on the current Lookahead, the deliveries are scheduled to be made during the week of January 20. During the delivery window, the driving lane on E 66th St will be closed due to the presence of a crane. Traffic will be redirected to the parking lane, ensuring that E 66th St remains open for vehicular access.

- Can the barricaded parking lane on E 66th St be open to traffic during street closures?

No, because trucks would then be unable to turn into the site.

Air Quality

- Is a level of 100 on the PM10 scale a standard threshold for air quality on all projects?

There is no standard consistent from project to project. We chose a conservative level on the PM10 scale based on guidance from our environmental engineers and regulatory standards around maintaining air quality in general.

Construction Timeline/Scheduling

- Will the project be delayed due to steel shortages? Can the community be kept apprised of any delays in the project timeline?

MSK is committed to cost containment and keeping the schedule. We will keep CWG apprised monthly of any delays.

- Did MSK tell Community Board 8 that construction would take place on weekdays and only on weekends and evenings for emergencies?

When MSK built the initial construction schedule, it used a 5-day/week schedule. We are taking every opportunity we can to work on Saturdays to bring the project back on schedule after significant delays due to abatement approvals, weather conditions, and other issues that have slowed down the work.

- Can the community please be provided more information about when weekend work will happen?

At future CWG meetings, MSK will take more time to review the construction Lookahead in depth, with a focus on when weekend work is scheduled.

- When can construction return to 5 days/week?

We don't know that currently. Moving forward, MSK will be extremely transparent about Saturday schedules.

Miscellaneous

- What is the final design of the building? What will the building façade be made of?

The building design is in process. We recommended looking at Community Board 8 and City Planning presentations found here: <https://www.mskcc.org/msk-community/pavilion-presentations-materials>

- What is the status of reimbursement for AC units?

Funds should be available by the beginning of 2025. Requests can be sent to communityaffairs@mskcc.org.

- Has MSK reconsidered providing HEPA filters to community members?

We are working with Council Member Menin's office to align on a strategy for offering HEPA air purifier appliances to some residents who live around the site.

- Will the independent environmental engineer retained by P.S. 183 attend the CWG meetings and be available to the community at large?

The scope of work for the engineer is not being determined by MSK, and MSK is not hiring the engineer.

Adjournment

The next CWG meeting will be Thursday, January 16, 2025, at 8:30 a.m.

For project updates, visit <https://www.mskcc.org/msk-community/new-pavilion/msk-pavilion-construction-notice>, email communityaffairs@mskcc.org, or call the construction hotline at 212-639-4444.