

Riverside South New York, NY

Client

Extell Development Corporation

Value

Confidential

Completion

2008 — The Avery

2009 — The Rushmore

2010 — Building J1

2010 — Building J2

2008 — Riverside South Park, Phase IV

2009 — 72nd Street Overpass

Assignment

Construction Management

Awards

Riverside South Park, Phase IV

*Best of 2008 — Award of Merit, Parks/
Landscapes*

New York Construction

Bovis Lend Lease has worked with the Extell Development Corporation since 2004 on numerous projects in New York and Massachusetts including six projects, which are part of the Riverside South development.



The Avery Condominiums — 100 Riverside Boulevard (Building H)

Bovis Lend Lease managed construction of The Avery, a 30-story, 427,000 square foot luxury residential building at 100 Riverside Boulevard, offering 267 condominium units ranging from studios to three-bedroom units.

The Avery foundation consists of H-piles with pile caps; the structure is composed of reinforced concrete with masonry and a window wall façade, along with a precast façade on the lower four floors.

Interiors feature wood and marble flooring, high-end cabinetry in kitchens and bathrooms, marble countertops, a mixture of fixtures by Sub-Zero, Miele, Toto, Waterworks and Kohler.

Amenities include concierge, fitness center, on-site parking, screening room, gaming room, children's playroom,

entertaining room, WI-FI equipped library and private garden.

The Avery is fully sprinkled with a 15,000 gallon reserve tank on the roof; its heating and cooling system consists of incremental units.



The Rushmore — 80 Riverside Boulevard (Building I)

Bovis Lend Lease is nearing completion of the 41-story, 653,000 square foot building at 80 Riverside Boulevard, which will provide 271 one- to five-bedroom homes, ranging from 745 square feet to 4,375 square feet.

The Rushmore foundation consists of H-piles with pile caps; the structure is composed of reinforced concrete with a precast and window wall façade, along with precast and punch window openings on the lower four floors.

Custom interiors include a choice of three kitchen designs, a mixture of fixtures by Sub-Zero, Miele, Waterworks, Toto and Kohler, wood floors and fine marble countertops.

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Amenities include a 50-foot, indoor swimming pool, fitness and wellness services, luxury attaché lifestyle managers, on-site parking, a Kidville, NY-designed children's playroom, billiard room, private theater and grand salon.

The Rushmore is fully sprinkled with a 23,000 gallon reserve tank on the roof; its heating and cooling system consists of heat pumps.

Infrastructure Work — The Avery Condominiums and The Rushmore
Infrastructure work for both Avery Condominiums and The Rushmore included utilities (water main, sanitary and storm sewer) work, which are restricted to a 20-foot wide space adjacent to a future, covered roadway structure. The roadway, from West 65th Street to West 64th Street for Avery Condominiums and from 64th Street to 63rd Street for The Rushmore, consists of pile-supported foundation with pile caps and concrete shell, required for the construction of the north tube of the future highway, which will run from 59th Street to 72nd Street; Bovis Lend Lease is managing the construction from 62nd Street to 65th Street.

Above the covered roadway, the new Riverside Boulevard was completed with sidewalks, planters and active roadway surfacing.

On both West 63rd and West 64th Streets, the work involved a relieving platform on piles, a bridge over the active Amtrak Railway consisting of concrete abutments, precast plank, structural steel framing with concrete deck and finished roadway topping and steel removable sidewalk sections as required by the New York City Department of Transportation.

The project scope included all electric and gas utilities and all finishes required to provide a completed city street.



The Aldyn — 60 Riverside Boulevard (Building J1)

Bovis Lend Lease is managing the construction of the 38-story, two-cellar, luxury residential building.

The reinforced concrete superstructure consists of a combination precast façade and window wall façade up to the 15th floor and window wall façade from the 16th through the 38th floor.

The Aldyn will provide 286 condominium units and an underground parking facility, high-end lobby, lounge and landscaped courtyard (between The Aldyn and 60 East 63rd Street); amenities include health club with swimming pool, bowling alley, sauna/steam room, squash court, cardio-fitness center, rock climbing wall, a Kidville, NY-designed children's playroom and an onsite medical/wellness center. Each of the two duplex units on the 19th floor will feature a private swimming pool and spa.

Custom interiors include wood floors, marble and porcelain ceramic tile bathrooms, paint finish drywall and kadex ceiling finishes and wood window stools with a wood base, Smeg ranges and dishwashers, Faber hoods, Miele refrigerators, Waterworks plumbing fixtures.



400 West 63rd Street (Building J2)

The 23-story, reinforced concrete superstructure will feature a granite panels on a precast façade up to the fourth floor and masonry from the fourth floor to the 23rd floor.

The building will consist of 209 rental apartments featuring slider windows, two passenger, one service and one hydraulic elevator, high-end lobby and lounge.

Interior features include wood floors, marble master bathrooms and porcelain ceramic tile bathrooms, paint finish drywall and kadex ceiling finishes and wood window stools with a wood base and solid wood floor.

Utility Work — 60 Riverside Boulevard and 400 West 63rd Street

Utilities work includes electrical, telephone, sewer and water utilities on 63rd Street and 62nd Street.

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Riverside South — Parks and Landscapes

As part of the overall Riverside South development, a park was built on the western portion of the property extending from the new apartment buildings down to the waterfront.

Phase IV

Phase IV, the last phase of the water-edge portion of Riverside South Park, completes the link between this park and the Hudson River Park to the south.

This southward extension of the park, west of the existing Miller Highway runs from 63rd Street to 59th Street. The project involved 1,000 feet of shore line improvements including a pedestrian bridge, a bulkhead retaining wall, three overlook piers, a boat launch and a restored diesel locomotive.

This park expands the waterfront park experience with a series of cove habitats and walkways, a long curving pedestrian bridge that transitions between an environment of coastal grasses to the north and an active plaza with lawn mound fragments, overlook cafes, a locomotive

display located adjacent to the Miller Highway at 62nd Street and an all-weather artificial turf toddler area.

Moving further south, the lawns are larger, offering a more pastoral, yet dynamic, river setting. In reverse, the waters edge experience begins with a bulkhead promenade and, through a series of smaller overlooks and get-downs, naturalizes into a shoreline experience of rip-rap and grasses within which are venues for kayak and canoe launchings.

A rip-rap edge continues along the river's edge, forming a continuous soft edge while connecting the large expanses of grasses, open lawns, terraces, groves and overlooks, and providing new opportunities for pedestrians to experience the river and upland landscapes. A bikeway continues through the park and below the existing highway, providing clear and safe separation between pedestrian and wheeled traffic.

72nd Street Overpass

The project scope involved the demolition of the existing West 72nd Street ramp; Bovis Lend Lease designed/constructed temporary supports for the ramp structure to maintain on ramp traffic to Miller Highway.

All concrete work including piers, cap beams, roadway slab, sidewalks, curbs, parapets and modular joints were completed in stages.

A 20-inch DIP water main replaced the 12-inch DIP water main; the new water main has concrete cradles connecting to another 12-inch water main on 72nd Street, providing new piles for the water main between Piers 9 and 10.

Bovis Lend Lease has or will replace:

- All structural steel including bearings
- Compacted granular fill in (a light rail easement, north of an Amtrak Signal shed)
- All street lighting including all required conduits, wire connections and street light I.D. plates
- All chain link and decorative fencing
- Sign structures and all stripping on the chain link fencing
- Signs and all striping on Miller Highway and Riverside Boulevard.

Temporary towers were erected to support beams, preventing a long-term ramp closure to the northbound entrance ramp. Steel demolition over Amtrak lines was completed at night when the tracks were out of service.