New York State Pavilion
Listening Session – January 2014
Agenda

Site Context

World’s Fair

Existing Condition Studies

Parks Preservation Efforts

Examples

Facilitation Questions

Wrap Up and Next Steps
Site Overview
Surrounding Neighborhoods
Zones of Activity
2008 Strategic Framework Plan

1. Marina
2. Sports Center
3. West Park
4. Garden & Recreation Area
5. World’s Fair Historic Core
6. Meadow Lake
7. Willow Lake
Surrounding Activity and Parking Lot Locations
Site Constraints

Highways Create Boundary to Surrounding Communities

Way finding

Noise

Wind
Solar Path, Winds, Noise
1964-65 World’s Fair
New York State Pavilion – 1964 World’s Fair

New York State Pavilion – 1964 World’s Fair

Kalwall Roof System
Existing Condition Studies
Goals

Determine overall condition of the observation towers and Tent of Tomorrow

Sample foundation conditions beneath the Towers and Tent structures

Provide schematic recommendations and cost estimates for stabilization and restoration
Tent of Tomorrow – Columns
Tent of Tomorrow – Promenade
Tent of Tomorrow – Cable Roof
Towers – Roof Structure

Overall in good condition
Missing Roof
Lead Based Paint and Epoxy Floor Coating is Hazardous PCB Material
Peeling Paint, Surface Rust with Pitting of Steel
Adequate Structural Capacity
Towers – Roof Girder
Towers – Metal Deck
Towers – Concrete

Isolated Cracks and Spalls
Areas where reinforcing is too close to exterior
Typical Tower Wall
Towers – Stairs
Towers – Basement
## Tent of Tomorrow Timber Piles

<table>
<thead>
<tr>
<th>1996 Pile Probe Depth</th>
<th>2012 Pile Probe Depth</th>
</tr>
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<tbody>
<tr>
<td>1.5”</td>
<td>2”</td>
</tr>
<tr>
<td>2.5”</td>
<td>2.5”</td>
</tr>
<tr>
<td>3”</td>
<td>4”</td>
</tr>
<tr>
<td>~1” loss per 10 years</td>
<td>5”</td>
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Tent of Tomorrow – Cost Estimate

Stabilize Column Foundations (Timber Piles)
Promenade Restoration: Roof, walls, stairs, escalator and railings
Repair Concrete Columns
Replace Cables in Suspension Roof System
Clean and Paint Steel
Replace Translucent Roof Panels
Escalation is not included

TOTAL COST: $31,578,950
Towers’ Stabilization Plan
Abate, Clean and Paint Steel
Add Roof to Each Tower
Structural Repairs

Reinforce perimeter floor channel
Inspect, restore or replace cable hangers
Replace corroded bolts
Reattach Elevator Rails
Seal cracks and patch spalls in tower walls and plaza piers
Replace Stairs
Waterproof all Observation Levels
Restore Drainage System in Basement
Safe & Code Compliant Electric Service

New Panelboards
Facility Grounding
Permanent FAA Service
Lightening Protection
Back-up Power
Basic Utility Upgrades

Landscape & Special Lighting
Security Lighting
Intrusion Alarm Control
Cost Estimate – Towers’ Stabilization

Priced as prevailing wage / project labor

Based on normal working hours

Markups include: Design Contingency, General Conditions, Overhead & Profit and Design Fee

Escalation is not included.

**TOTAL COST: $11,434,803**
Towers’ Restoration Plan
Architectural

- Replace Level 1 partitions including storefront type walls around perimeter and around elevator shafts.
- Replace plaster soffit under observation levels
- Restore and replace 2 elevator sky cabs including elevator equipment.
Utilities

- Replace domestic water piping heating and fixtures serving Level 1 and including underground lines.
- Replace sanitary piping including underground piping.
- Heating and AC at Level 1
- Sprinkler and fire alarm system
- Electrical conduit, wires and misc. wiring devices
- General lighting, exit lighting and emergency lighting
- Telephone system
- Public address system
Cost Estimate – Towers’ Restoration

Priced as prevailing wage / project labor

Based on normal working hours

Markups include: Design Contingency, General Conditions, Overhead & Profit and Design Fee

Escalation is not included.

TOTAL COST: $20,538,130
Options – Cost Summary

Demolish Everything
$14,264,661

Partial Demolition (Demolish Tent of Tomorrow)
$10,613,075

Stabilization (no access)
$11,434,803
Total $22,047,878

Restore Access (to 1964 Program)
$20,538,130
Total $31,151,205

Stabilize All (no access)
$43,013,753

No Demolition
$0

Perkins + Will
$72,691,555

Restore Access (to 1964 Program)
$52,117,080

New York State Pavilion
Parks Preservation Efforts
A 130 Foot by 166 foot terrazzo replica of the Texaco Road Map. In 2008 University of Pennsylvania Graduate Program in Historic Preservation conserved four panels, which became part of an exhibition held at the Queens Museum. In early 2010, Parks stabilized the remaining tiles with a sand, Typar barrier fabric, and gravel cover to prevent further deterioration. This is based on a method used to preserve ancient mosaics.
Volunteer Painting Project
New Gates
Examples
Pavilion Demolition – Expo ‘70 Commemorative Park, 1970 World’s Fair – Osaka, Japan
Expo ‘70 Commemorative Park – World’s Fair Remnants
Stabilized – The Parachute Jump, 1939 World’s Fair
Rehabilitated Pavilion as Original Use – The Atomium, 1958 Brussels World’s Fair
Rehabilitated Pavilion as Adaptive Reuse – Montreal Casino Expo ‘67, Canadian World’s Fair
Observation Tower as Original Use – Tower of the Americas, 1968 World’s Fair- San Antonio, Tx
Observation Tower as Original Use – Sunsphere, 1982 World’s Fair – Knoxville, TN
Flushing Meadows Corona Park – Rehabilitated Pavilion as Adaptive Reuse – Queens Museum, 1939 World’s Fair
Flushing Meadows Corona Park – Rehabilitated Pavilion as Original Use Queens Theatre, 1964 World’s Fair
Pavilion Demolition – Ederle Amphitheater, 1939 World’s Fair
Facilitation Questions
Facilitation Questions

Does the NYS Pavilion function as an icon?

What do you think should happen to the NYS Pavilion?

Could the Towers and Tent of Tomorrow Components have separate uses? Do the uses need to be similar or related?

What do you think should happen to the Tent of Tomorrow? How could the structure or land be used?

What do you think should happen to the Towers? How could the structure or the land be used?

Would you support demolishing the Tent of Tomorrow and keeping the towers? If so, how would you use the land and towers?

Would you support demolishing the Towers and keeping the Tent of Tomorrow? If so, how would you use the land and Tent of Tomorrow?
Wrap Up and Next Steps