



Growing Together

Monthly Newsletter for Columbia University's Manhattanville in West Harlem Development

Columbia's long-term plan for the old Manhattanville manufacturing area will revitalize the four former industrial blocks from 125th/129th to 133rd Street between Broadway and 12th Avenue, and three small blocks along the east side of Broadway from 131st to 134th Street, into an environmentally sustainable and publicly accessible center for academic and civic life woven into the fabric of the West Harlem community.

Project Scope

The initial phase of development will include the Jerome L. Greene Science Center, the Lenfest Center for the Arts, a new home for the Columbia Business School, and the University Forum. Later phases will emphasize interdisciplinary scholarship, including biomedical engineering, nanotechnology, systems biology, and urban and population studies, as well as housing for graduate students and faculty.

Current Construction Activity

Jerome L. Greene Science Center

Ongoing testing, balancing, and commissioning of mechanical, electrical, and plumbing systems are nearing completion. Furniture installations are substantially complete.

Lenfest Center for the Arts

HVAC system and elevator testing and commissioning underway. Security and audio/visual systems punch list in progress.

The Forum

Precast panels erection. Roughing for mechanical, electrical and plumbing in the below-grade and street-level spaces. Masonry walls installation at the second level.

Phase 2 Foundations

The support of excavation (SOE) contractor is currently performing the following activities; mass excavation, installation of temporary tieback anchors along the north wall (beneath the Studebaker building) and construction of concrete cap beam (on top of existing slurry wall). The dewatering system is in operation. Foundation minipiles are currently underway.

Central Energy Plant (CEP)

Third-party inspection of fire alarm devices is completed. Required FDNY testing of merged fire alarm devices is complete with letter of approval pending. Boiler testing equipment setup and testing is ongoing. Training for systems is ongoing. Electrical system commissioning testing is ongoing.

Small Square

The first phase of Manhattanville's open space project, which lies

north of W129th Street, south of Lenfest, and west of the Jerome L. Greene Science Center, is nearing completion. Upcoming work will include completion of remaining pavers, permanent irrigation, and Woodland Walk.

Phase 1 Emergency Generator Project

Furnish and install emergency generator plant on the roof of the Studebaker building to provide emergency power to the Manhattanville campus. Automatic transfer switch commissioning at the Central Energy Plant/Jerome L. Greene Science Center is substantially complete. Operations training is ongoing.

Did You Know?



The first Family Workshop at the Wallach Art Gallery's new location in the Lenfest Center for the Arts took place on July 29. The next Family Workshop, which is free and open to the public, is scheduled for Saturday, October 7 from 1 p.m. to 3 p.m.

Nearly a dozen families enjoyed the Wallach Art Gallery's July 29 *Making Art Uptown* Family Workshop—the first family workshop at the Wallach's new location in the Lenfest Center for the Arts. The afternoon featured art making stations, family gallery conversations, and the opportunity to contribute to Maren Hassinger's *Fight the Power* sculpture.

The next Wallach Art Gallery Family Workshop takes place on Saturday, October 7 from 1 p.m. to 3 p.m. The event is free and open to the public, and all families are welcome!

(Over)

What to Expect

Although contractors carefully stage construction activities to minimize disruption to the surrounding community, the nature of construction work is such that some disruptions will occur. The community should expect the following in the coming months:

- Regular work hours are 7:00am - 6:00pm Monday through Friday
 - Weekend work may be performed.
- Closure of certain traffic lanes, parking lanes, sidewalks and crosswalks, including:
 - No standing on West 125th Street between Broadway and West 129th Street.
 - There is a no parking zone in effect on the west side of Broadway from West 125th to 129th Streets.
 - Broadway sidewalk is open from West 129th to West 130th Street. The Broadway parking lane is a no parking zone.
 - West 131st Street between Broadway and 12th Ave is closed and will remain closed until early 2019.
 - West 130th Street between Broadway and 12th Ave is a no standing or parking zone.
 - West 129th Street between Broadway and West 125th Street is closed until the end of the year.

Community Amenities and Benefits

To access the Columbia University's [Community Services Website](#), please visit: manhattanville.columbia.edu then click "Community" in the navigation menu.

Minority, Women, and Local Businesses and Workforce

Columbia has made a significant commitment to the minority, women, and local (MWL) construction contracting and workforce community throughout the course of the project: MWL construction trade contracting goal of 35 percent and MWL construction trade workforce goal of 40 percent. Working with construction contractors and the building trades, Columbia is working to enhance the role MWL firms and workers play in building the new campus. All figures represent non-specialty construction services and related materials.

Construction Contracting

In the first quarter 2017 (January 1 to March 31), Columbia paid \$22,616,290 to MWL firms, representing 53 percent of total construction spend. \$16,818,617 of that figure was paid to local companies.

Cumulatively from August 1, 2008, through March 31, 2017, Columbia paid \$170,026,810 to MWL firms, representing 37 percent of total construction spend, excluding the amount paid to the construction manager. \$66,076,242 of that figure was paid to local companies.

Construction Workforce

In the first quarter 2017 (January 1 to March 31), the MWL construction workforce delivered 13,197 hours worked, representing 49 percent of the total workforce hours for the construction of the new Manhattanville campus. 1,744 hours of that figure were performed by the local workforce.

Cumulatively from August 1, 2008, through March 31, 2017, the

MWL construction workforce delivered 1,341,442 hours worked, representing 50 percent of the total workforce hours for the construction of the new Manhattanville campus. 243,108 hours of that figure were performed by the local workforce.

Jobs and Opportunities

As the project progresses, we expect additional opportunities for people with a wide range of skills and experience in the coming years.

We are working with our construction partners Skanska USA/the Velez Organization (for the Forum) and Lendlease (for Phase 2 foundations/below-grade) to assist those interested in employment with construction firms currently working at Columbia. For more information, please visit the Manhattanville Employment Opportunities page at manhattanville.columbia.edu/jobs-opportunities.

Additional Information

This newsletter and our weekly construction updates (which contain more specific information about construction impacts) will be available on the web at manhattanville.columbia.edu and at various locations at the project site and throughout the Manhattanville area.

Please note that construction activities are subject to change based on field conditions. We appreciate the patience and cooperation of everyone who is temporarily inconvenienced by these projects.

Should you have questions about construction activity, call the Columbia Facilities Services Center at (212) 854-2222, 24 hours a day, 7 days a week, or e-mail projx@columbia.edu. For more project information, to view upcoming bid opportunities, and to sign-up for our e-mail updates visit manhattanville.columbia.edu.

Neighboring construction projects not related to Columbia

- New York City Economic Development Corporation's West 125th Street Streetscape Improvement Project, please contact Patrick Jordan at 917-439-4630 or west125@zetlin.com.
- New York City Department of Transportation's Protective Coating of the Riverside Drive Viaduct from St. Clair Place to 135th St., please contact Community Liaison Hugh Smith at 917-434-1385 or via e-mail at riversideviaduct@gmail.com

Community News

Local High School Students Get Hands-On Experience through Summer Internship Program at Columbia



Participants in the Columbia University Local Community High School Summer Internship Program. The program provides students with practical work experience across Facilities and Operations. All interns live in Upper Manhattan.

In early August, preparations were underway for the next university-wide procurement event to support the minority-, women- and local-owned (MWL) vendors participating in the CU Grow program. Only this time, Camri Taylor – an incoming high school senior – was hard at work prepping the materials for the event.

Taylor is one of nine high school students working across Columbia University Facilities and Operations this summer as part of the Columbia University Local Community High School Summer Internship Program. The structured, six-week initiative drew more than 100 applicants from the local community and around the city.

The program provides high school students with practical work experience before graduation. In addition, each Friday, interns join together for an inside look at various aspects of university administration, from event management to operating a dining venue, along with a tour of facilities at the Morningside, Manhattanville and Lamont-Doherty campuses. At the program's conclusion, each intern will make a presentation related to their role and learnings for the summer.

“We designed the program so interns could see the theory and behind the scenes work that then contribute to the actual product, whether it be constructing a building or hosting an event,” said Terri Caldes, director of human resources, who is leading the program for Facilities and Operations. “Columbia’s enthusiasm behind the program is one more demonstration of the University’s commitment to the local community.”

Joining Taylor in working with Strategic Communications and Construction Business Initiatives is Laura Wolfe, an incoming junior. Wolfe has spent the summer focused on communications work, assisting the team with a website data migration project, social media strategy and more.

In addition to Strategic Communications and Construction Business Initiatives, other departments in Facilities and Operations mentoring interns this summer include Planning and Capital Project Management, Finance and Administration and the Manhattanville Development Group.

“Our intern, Bryan Coca, came to us wanting an actual help desk experience, and we have put him to work just like he is one of the

members of our team. Whatever we’re doing, he’s doing it with us,” said Sharmela Girjanand, assistant director of client support services Facilities and Operations IT. “Bryan has done tasks such as troubleshooting, end-user support, IT onboarding of new employees, prepping new POS system (cash registers) for deployment, and writing code, while also being exposed to the inner workings of the many IT systems that support Facilities and Operations. He has gained hands-on experience in a very demanding environment and has become a valuable part of our team.”

The other interns include (with the department they are working in parentheses): Zvi Fermaglich (Finance), Sophie Johnson (Planning), Isis Joseph (Design and Compliance), Josue Mendoza (Code Compliance), Joel Mentor (Manhattanville Development Group), and Shenja Thompson (Human Resources). All of this summer’s program interns live in Upper Manhattan.

“I am aware of Columbia University because of my school, but I never realized how involved and connected the University is,” said Wolfe, who attends high school at Columbia Secondary School. “This experience has given me a different perspective, and I see how rooted they are in the local community.”

Project News

Jerome L. Greene Science Center Wins Best Academic Research Project Award for 2017 from Leading Construction Association



Members of Columbia University Facilities and Operations’ Manhattanville Development Group join with Lendlease and other professional service partners to accept the Best Academic Research Project Award for the Jerome L. Greene Science Center from the Greater New York Construction User Council.

The Greater New York Construction User Council, a consortium of real estate owners and users of construction services, recognized the [Jerome L. Greene Science Center](#) with the Best Academic Research Project Award for 2017. Representatives of the Manhattanville Development Group at Columbia University Facilities and Operations and Lendlease, the construction manager for the Greene Science Center, accepted the award at the organization’s annual Chairman’s Reception on June 28 in Midtown.

In addition to the GNYCUC Best Academic Research Project Award, the Jerome L. Greene Science Center previously has been awarded a 2017 Grand Award from the American Council of Engineering Companies (ACEC), one of 16 national award winners, and two awards from ACEC-NY: a 2017 Diamond Award in the Building/Technology Systems category and a 2015 Silver Award in the Structural Systems category.

The largest research building ever constructed by Columbia University, the Jerome L. Greene Science Center provides 450,000 square feet of space for the neuroscience researchers of the [Mortimer B. Zuckerman Mind Brain Behavior Institute](#), along with several spaces on the ground level open to all including the [Wellness Center](#), [Education Lab](#), [Brain Index](#) and [retail spaces](#). (Over)

Construction Progress Images



Phase 2 foundations site, looking northeast



The Lenfest Center of the Arts (left) and Jerome L. Greene Science Center (right), with the Small Square in the foreground, looking northeast



The Forum, looking southwest



Aerial view looking northeast

Sustainable Partnerships

