



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

The Building is in the final stage of closeout of trades, and is undergoing a phased occupancy plan.

The Forum

Precast panels punch list. Roughing for mechanical, electrical and plumbing in the below-grade and street-level spaces. Storefront glass and curtain wall glass are ongoing. Roofing installation. Roughing for electrical shutdown to energize Forum switchgear.

Phase 2 Foundations

The foundation contractor is currently performing the following activities: foundation minipiles, concrete pile caps, and concrete pressure slab. The dewatering system is in operation.

Central Energy Plant

Work substantially completed.

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 now open.

Phase 1 Emergency Generator Project

An emergency generator plant was installed on the roof of the Studebaker building to provide emergency power to the Manhattanville campus. Operations training is ongoing.

Community News

Minority-, Women- and Locally Owned Businesses Grow with the Help of Columbia



Members of the first cohort of the CU Grow program at the graduation ceremony on November 29. CU Grow is a Columbia-initiated program designed to help minority-, women- and locally owned (MWL) vendors of the University grow their businesses.

Like any other small business owner, Anne Whitman, president and CEO of Hudson Moving & Storage Co., was so preoccupied with her company's day-to-day operations that a deep-dive reflection into her business seemed like a pipe dream. That's one reason why she jumped at the chance to join a business coaching program led by Columbia University created to help small businesses grow.

Hudson Moving & Storage Co. is one of 23 vendor companies that are part of the inaugural cohort of the CU Grow Executive Coaching program. CU Grow is a Columbia-initiated program designed to help minority-, women- and locally owned (MWL) vendors of the University grow their businesses.

In the program – which launched in February 2017 – a principal of each participating business is matched with an executive coach pooled from University administrators and partner organizations based on the specific needs of the business and the coach's areas of expertise.

“CU Grow simultaneously addresses two important goals for participating vendors – improving their current business opportunities while working strategically on their future,” said Radhy

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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](http://manhattanville.columbia.edu), 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 second quarter 2017 (April 1 to June 30), Columbia paid \$26,333,268 to MWL firms, representing 48 percent of total construction spend. \$22,497,536 of that figure was paid to local companies.

Cumulatively from August 1, 2008, through June 30, 2017, Columbia paid \$195,776,353 to MWL firms, representing 38 percent of total construction spend, excluding the amount paid to the construction manager. \$87,990,053 of that figure was paid to local companies.

Construction Workforce

In the second quarter 2017 (April 1 to June 30), the MWL construction workforce delivered 28,540 hours worked, representing 48 percent of the total workforce hours for the construction of the new Manhattanville campus. 2,093 hours of that figure were performed by the local workforce.

Cumulatively from August 1, 2008, through June 30, 2017, the MWL

construction workforce delivered 1,380,208 hours worked, representing 50 percent of the total workforce hours for the construction of the new Manhattanville campus. 245,501 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

Now Open: The Wellness Center



The Wellness Center, located at 610 W. 130th Street in the Greene Science Center, is home to two programs dedicated to empowering the community through mental health and stroke prevention education, along with providing free blood pressure readings, cholesterol screening, and A1C Glucose testing. Programs and services at the Wellness Center are free and available to the public. Visit the Center to learn more.

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Minority-, Women- and Locally Owned Businesses Grow with the Help of Columbia – *Continued from page 1*

Miranda, CU Grow program director and assistant director at Columbia University Facilities and Operations. “On many levels, the program’s purpose is quite intuitive – finding more opportunities at Columbia and with large partner institutions for vendors that we are already working with, while also helping them grow their business for the future.”

Over the course of the nine-month program, the coaches led the business owners through a curriculum developed by the Columbia University School of Professional Studies (SPS) designed to help vendors create a growth plan, connect them with resources to gain specific knowledge and review their overall business plan.

“Our goal in developing the program’s curriculum was to have coaches use a field-tested, semi-structured model to think through a business’s strengths, needs and priorities that would help participants evaluate their current business models and establish a growth plan to expand their horizons with confidence,” said Will Cortes, director of Executive Education at Columbia University’s School of Professional Studies. “The School of Professional Studies is proud to have developed a coaching curriculum that supports minority, women and local business owners and reflects Columbia University’s focus on quality, value, and excellence.”

Whitman of Hudson Moving & Storage was paired with coach Danielle Douglas of Inspire Enterprise who used the Columbia University SPS curriculum to collectively take a deep look into her business and identify areas for improvement. Since the time that the CU Grow program began, Whitman has already relaunched her company’s website with mobile viewing in mind – a recognition that the world is far past the place where desktop computers are the dominant platform.

To Whitman, the business strategy was only the beginning of the program’s benefits. “CU Grow has such a strong focus on fulfilling the name of the program – growing your business,” she commented. “The networking opportunities go beyond building great relationships with purchasing representatives at Columbia and partnering organizations. We are building relationships with fellow program participants, where we are actively supporting and doing business with each other.”

“It is fantastic that Columbia is reaching out to the community and to minority- and women-owned businesses and championing them through this program,” she continued.

In addition to the capacity building and coaching, there is a strong emphasis to build vendor relationships with purchasers at Columbia and with University affiliates and partners in an effort to lead to more contracting opportunities. Program participants have the opportunity to participate in four procurement events over the course of the nine-month program, in addition to a presentation and Q&A from an executive in Columbia’s procurement office.

To be eligible for the program, vendors must be certified minority- or women-owned business enterprises, or be based in Upper Manhattan or the South Bronx, have annual revenue between \$250,000 and \$5 million, and be an existing vendor of the University or provide a product or service in need at the University.

Since launching the program in February 2017, vendors in the CU Grow program have received more than \$12 million from Columbia University for services rendered (through November 2017).

To Tanya Pope, assistant vice president for University Supplier Diversity and Construction Business Initiatives at Columbia



West Side Stone and Marble, a vendor participant of the CU Grow program, at work in a Columbia University building.

University Facilities and Operations, creating the program was a logical step following the Corporate Alliance/Columbia University MWL Construction Trades Certificate Mentorship Program, which Facilities and Operations designed and implemented with five cohorts over the course of six years from 2008 to 2014. Firms that graduated from the mentorship program earned \$33 million in construction and maintenance spend with the University through December 2014.

“Once we had identified firms and helped to build their capacity over six years of the mentorship program, the natural outgrowth was to ensure that they were doing business across Columbia’s six campuses and with Columbia’s large institutional partners – all while continuing to refine their business strategies,” said Pope.

In addition to the School of Professional Studies, the partnerships of other organizations with Facilities and Operations have been critical to the program’s successful launch. The Harlem Commonwealth Council provides bi-weekly courses following a business development curriculum for vendors participating in CU Grow’s Opportunity to Grow/Capacity Building track. Vendors in this track have the same coaching sessions and participation in procurement events as the other CU Grow vendors, with the additional coursework on topics such as financing, marketing, pitching and other business skills.

“CU Grow is a logical extension of the business education and principles imparted during the previous mentorship program,” said Robert Lopez, president of Blue Water Construction & Restoration Corp., a participant in the second cohort of Columbia’s MWL Construction Trades Mentorship Program from 2009 to 2011. “In the time since we completed the mentorship program, our company has continued to find ways large and small to work with the University. Our participation in CU Grow offers our business another opportunity to expand our relationships across the University while we get to show our support and appreciation for Columbia’s efforts to create these valuable, community-focused initiatives.”

“What I love is how personalized this program is for the unique needs of each participating business,” commented Quenia Abreu, CEO and founder of the New York Women’s Chamber of Commerce, who is serving as a coach in the CU Grow program. “It is a complete program that brings all the pieces of the business puzzle together – including training, business coaches, city and state resources and contracting opportunities inside and outside of Columbia.”

The first cohort concluded in late November with each vendor participant presenting their plan for growth in front of an expert panel, which was followed by a graduation ceremony.

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Construction Progress Images



Phase 2 foundations site, looking northwest



(From L to R): Lenfest Center for the Arts, Jerome L. Greene Science Center, and the Forum (under construction)



Glass façade installation on the north side of the Forum



Aerial view looking northeast

Sustainable Partnerships

