
State Monitor RFP Information Session

December 15, 2017

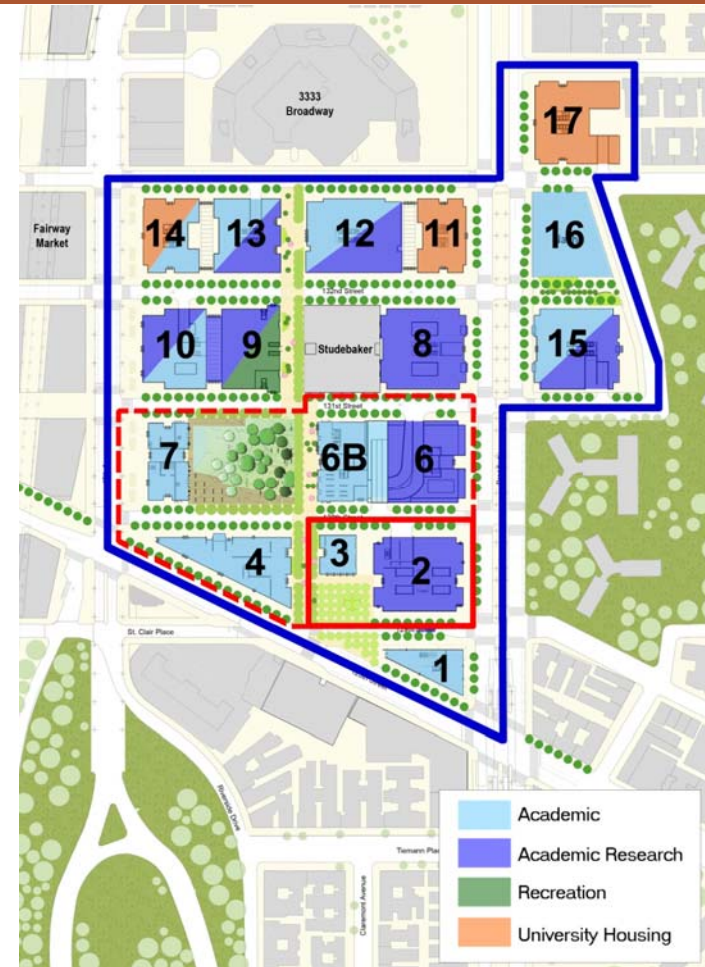
Agenda

- Introduction to Empire State Development
- Project Overview
- Commitments Overview
 - Governing Documents
 - Categories
- State Monitor
 - Scope of Work
- Reporting
 - Manhattanville Community Benefits and Amenities Website

Empire State Development

Project Overview

- Construction began in 2008
- Original construction value was \$6.8 billion
- Project plan consists of 17 new buildings



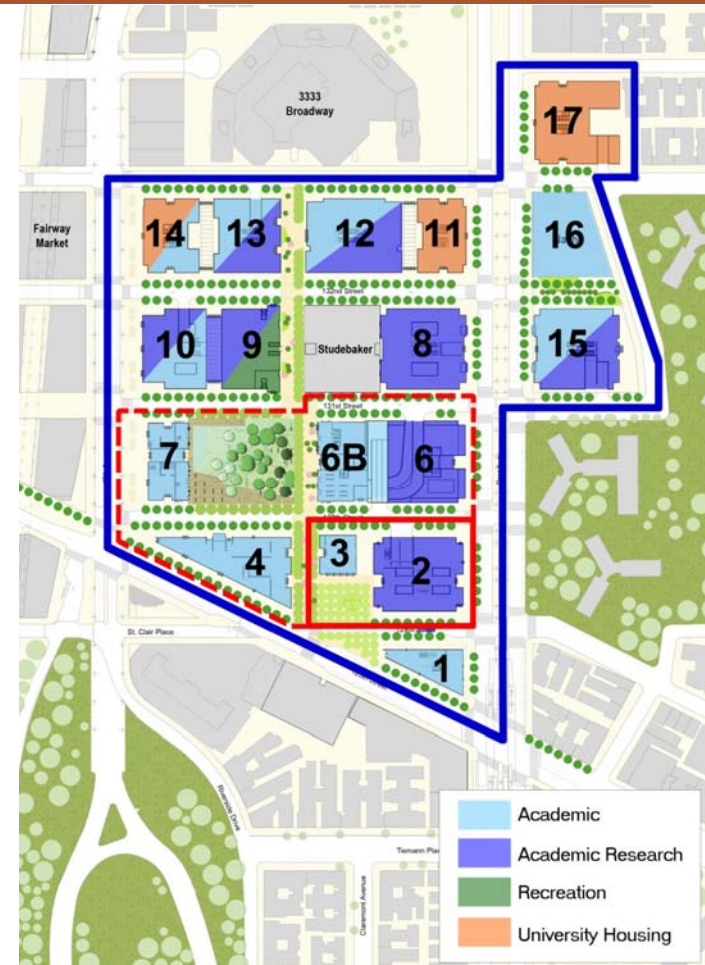
Project Overview

- Jerome L. Greene Science Center and Lenfest Center for the Arts (Sites 2 & 3) are open and operational
- University Forum (Site 1) will open in 2018
- Columbia Business School (Sites 6B & 7) are actively under construction



Project Overview

- Committed to working with Minority, Women and Locally Owned Business Enterprises
- Goal of 35% spend with MWLBE firms
- Goal of 20% spend with ESD certified MWBE firms
- Goal of 40% construction workforce made up of MWL workers



Commitments Overview

Governing Documents

Document	Counterparty	Effective Date
Declaration of Covenants and Restrictions Encompassing document that supersedes the: <ul style="list-style-type: none"> • Interim Restrictive Declaration (with NYC) • General Project Plan (GPP) (with NYS) 	Empire State Development (ESD)	December 14, 2011
CBA: Community Benefits Agreement	West Harlem Development Corporation (WHDC)	May 18, 2009

Commitments Overview

Categories

- Seniors or Persons with Disabilities
- Employment Information & Training Programs
- Monetary
- Housing
- Access to Facilities and Services
- Children-Youth-Students
- Adults
- Construction Information

Columbia University Required Submissions

- October 2018 report will be Columbia's fifteenth official submission
- Civic Obligation report submitted annual every October
- Minority, Women, and Local Spend and Workforce report submitted quarterly every January, April, July and October
- Systems, templates and procedures are in place and used for these submissions

State Monitor

Scope of Work

- Responsible for GPP Obligations (“GPP Monitor”) within the [Declaration of Covenants and Restrictions](#) under Sections:
 - 2.07
 - 2.10
 - 5.03
 - 5.05
 - 5.06
 - 5.07 (except Section 5.07(e))

Reporting

Manhattanville Community Benefits and Amenities Website

<http://manhattanville.columbia.edu/community/benefits-and-amenities>

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Programs & Partnerships Benefits & Amenities

Community Benefits

A commitment to continuing transparency and dialogue with our community and campus.

Columbia University has a long-standing history of working together with our local community, and as we build our Manhattanville campus, we are also expanding and enhancing many programs and services. Two major agreements codify the University's commitment to new investment in our local community. They are the **Community Benefits Agreement**, in partnership with the West Harlem Development Corporation, and the **Declaration of Covenants and Restrictions** with Empire State Development (ESD).

Highlights of the agreements include:

- \$76 million to fund community benefits for the West Harlem community through the West Harlem Development Corporation
- \$20 million to an affordable housing fund
- Up to \$4 million in housing legal assistance for West Harlem residents
- \$20 million to the Harlem Community Development Corporation (HCDC), an Empire State Development (ESD) subsidiary that plans and facilitates community revitalization
- More than \$130 million already paid to minority-, women- or locally-owned (MWL) construction trade firms

These commitments are monitored and periodic updates on the University's progress are submitted to ESD. In recognition that the University is committed not only to ESD but also to the local community in general, it was determined that progress reports would be made available for anyone wishing to see them. [View the most recent report submitted to ESD.](#)

For the purpose of determining program eligibility, "local community" is defined as neighborhoods in Community Districts 9, 10, 11 and 12, unless otherwise indicated within each individual benefit.

The following agreements contain the University's commitments for Manhattanville project-related amenities and benefits:

Declaration of Covenants and Restrictions (DCR) DECEMBER 14, 2011	Community Benefits Agreement (CBA) MAY 20, 2009
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In accordance with Section 5.02 of the Declaration of Covenants and Restrictions, ESD has appointed Landair, Inc. as an independent third-party monitor to provide ESD with reports and recommendations concerning Columbia University's compliance with certain commitments under these agreements.

A healthy, thriving community benefits Columbia and its West Harlem neighbors.

Growing Together

View the latest copy of the Growing Together Report to the Community.