



# COLUMBIA UNIVERSITY FACILITIES & OPERATIONS

Chan Zuckerberg Biohub New York

December 2024

# AGENDA

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# PRESENTATION OUTLINE

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INTRODUCTIONS

PROJECT OVERVIEW

RENDERINGS

TIMELINE | SCHEDULE

WHAT TO EXPECT

PROJECT COMMUNICATIONS

MWL/BE

Q & A



# INTRODUCTIONS.....●

# MEET THE TEAM

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## **CUF Capital Project Management**

Jason Cea—Project Manager

Monifa Smith-Zamor – Project Manager

Kim Chen- Director

Patrick Saavedra— Assistant VP CPM

Edward McArthur – Vice President CPM

## **Structure Tone-GC**

Conor McCullagh – Project Manager

Tim McGee – Project Executive

Jeffrey Pullen – Project Manager

## **Mitchell Giurgola Architects**

Jim Braddock— Principal

Garrette Omató— Project Architect

Adams Pinckney- Architect

## **Loring Engineers**

Steven Kenah— Principal

Miguel Gaspar— Engineer

# PROJECT OVERVIEW





# PROJECT DESCRIPTION

## Construction Phase

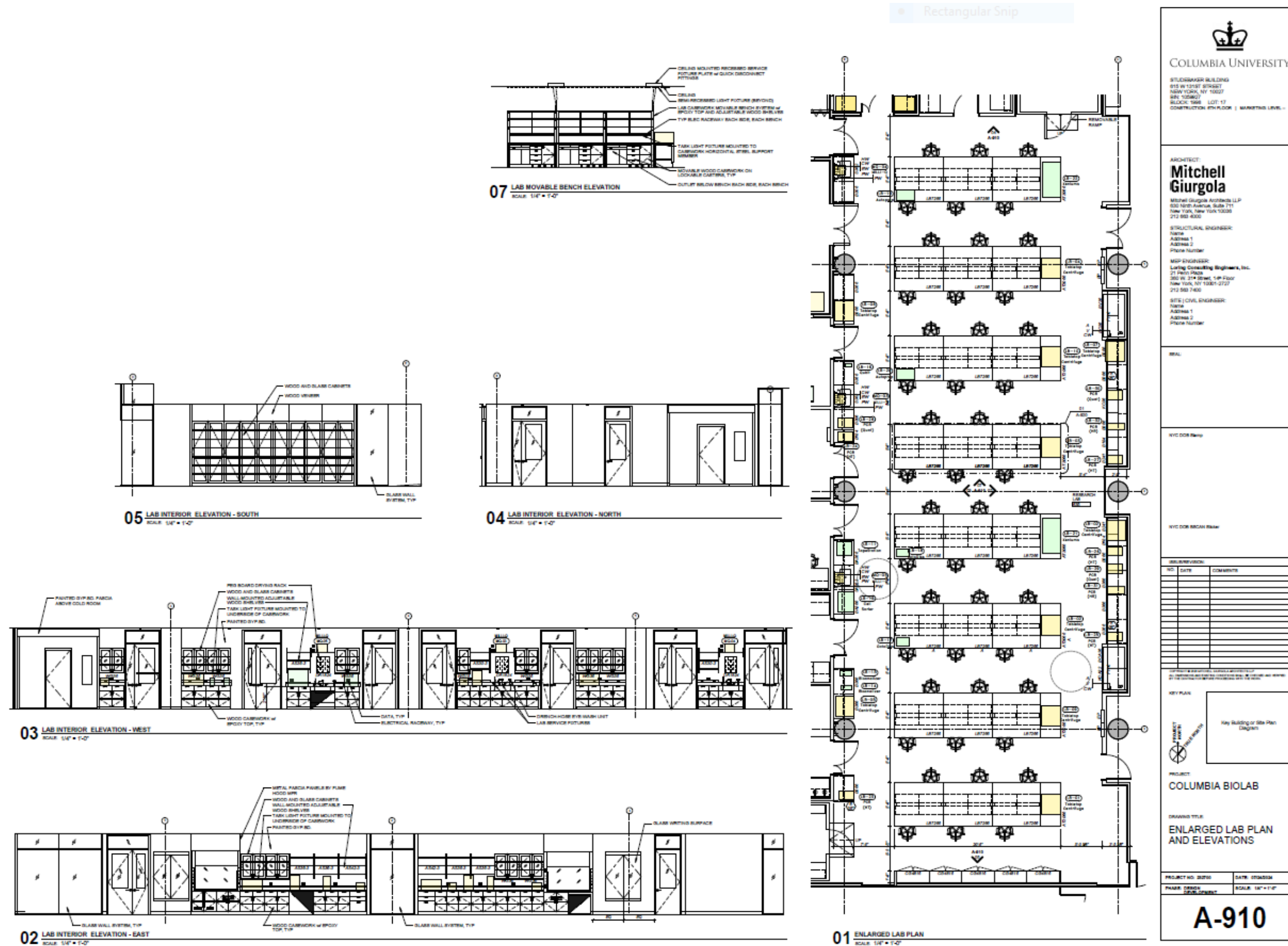
CZ BIOHUB NY

APPROX.  
25,000 GSF

- LAB SQFT: 9,500 SF
- OFFICE SQFT: 12,000 SF
- CONF SQFT: 2,200 SF
- TENANT 2 SQFT: 4,200 SF

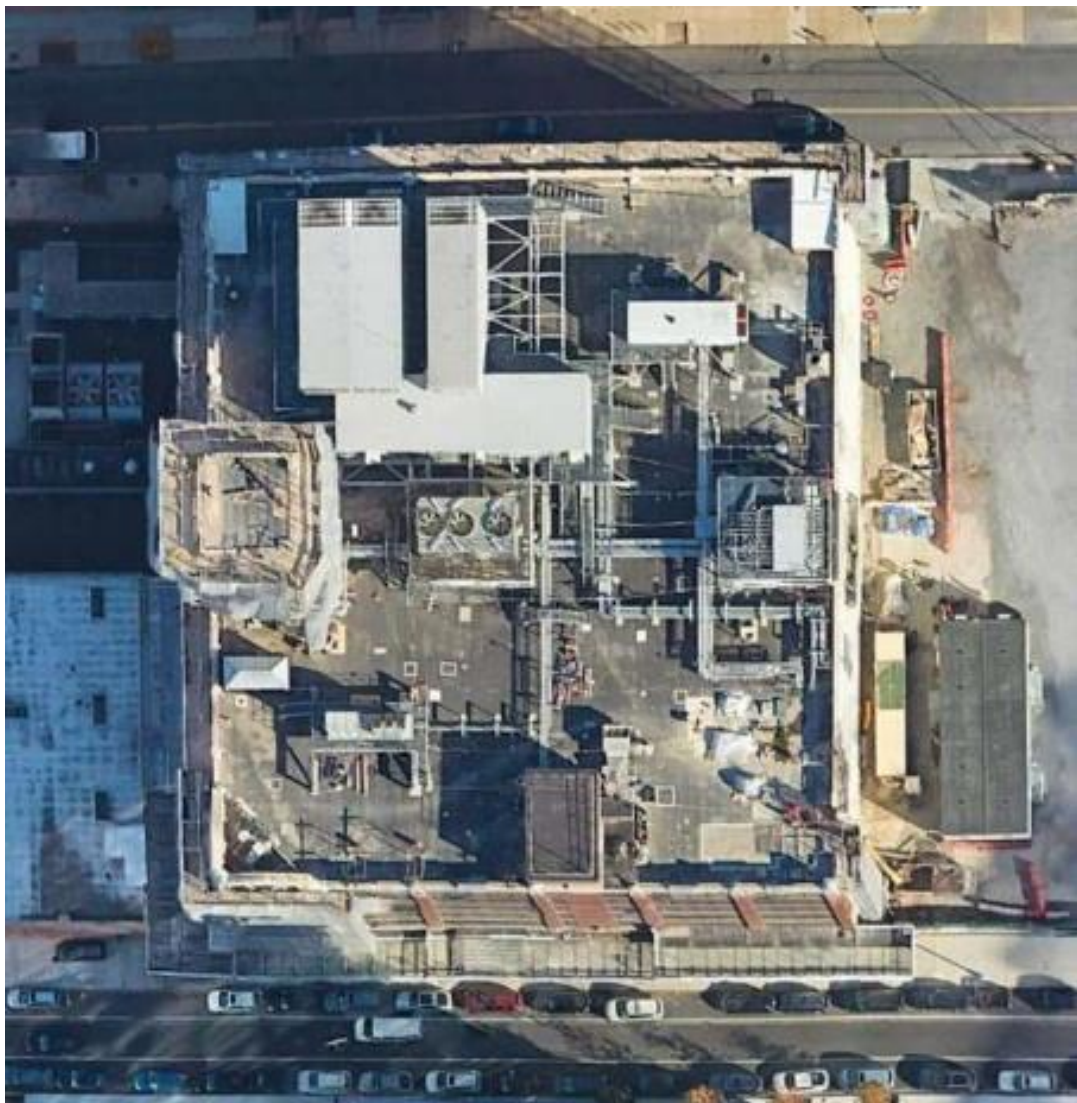


# Project Plans





# ROOF WORK



ROOF ACCESS AND SPACE FOR NEW EQUIPMENT

## STUDEBAKER ROOF - EXISTING

FDNY APPROVED ACCESS PLAN SHOWS THE PROPOSED EXPANSION OF THE EXIST GENERATORS AND SWITCH GEAR ON THE NORTH SIDE OF ROOF. THE PROPOSED NEW EQUIPMENT IN RED INFILLS EXISTING AVAILABLE SPACE ON REMAINDER OF THE ROOF.

## PROPOSED ROOF PLAN - NEW EQUIPMENT FOR CZBH (SHOWN IN RED & GREEN):

- CONDENSING UNITS (SPLIT UNITS FOR EQUIPMENT ROOMS)
- CZBH GENERATOR (EXT AT CAPACITY AND TO BE RELOCATED)
- LAB EXHAUST FAN(S)
- HEAT RECOVERY
- AHU DEDICATED FOR CZBH
- PUMP ROOM
- CHILLER/HEAT PUMP

## PROPOSED - NEW EQUIPMENT FOR TENANT 2 SPACE (SHOWN IN BLUE):

### FLOOR BY FLOOR APPROACH

- INDIVIDUAL LEF'S FOR EACH FLOOR
- ROOFTOP LAB AHU'S FOR EACH FLOOR
- INDIVIDUAL COOLING/HEATING GENERATION

- NEEDS**
- REMOTE HEATING/COOLING FROM CENTRAL PLANT
  - LAB AHU ON EACH FLOOR
  - CONSIDER ALTERNATE LOCATION 6TH FLOOR (SEE NEXT PAGE)
  - CENTRALIZED ENERGY RECOVERY
  - CENTRAL LAB EXHAUST
  - SPECIALIZED EXHAUST
  - AUX. COOLING SYSTEM FOR LABS
  - MISC. ROOFTOP EQUIPMENT
  - ADDITIONAL EMERGENCY POWER FOR STUDEBAKER?
  - ADDITIONAL ACID NEUTRALIZATION OR CENTRAL ACID NEUTRALIZATION.
  - CON ED SERVICE AND OVERALL NORMAL POWER AVAILABLE FOR FUTURE ELECTRIFICATION AND LAB TENANTS.
- MEETING TO DISCUSS EMERGENCY POWER FOR 6TH FLOOR AND OVERALL NORMAL AND EMERGENCY POWER FOR FUTURE BUILDING REPURPOSING TO BE HELD WITH CU ON WEEK OF 8/5/24.

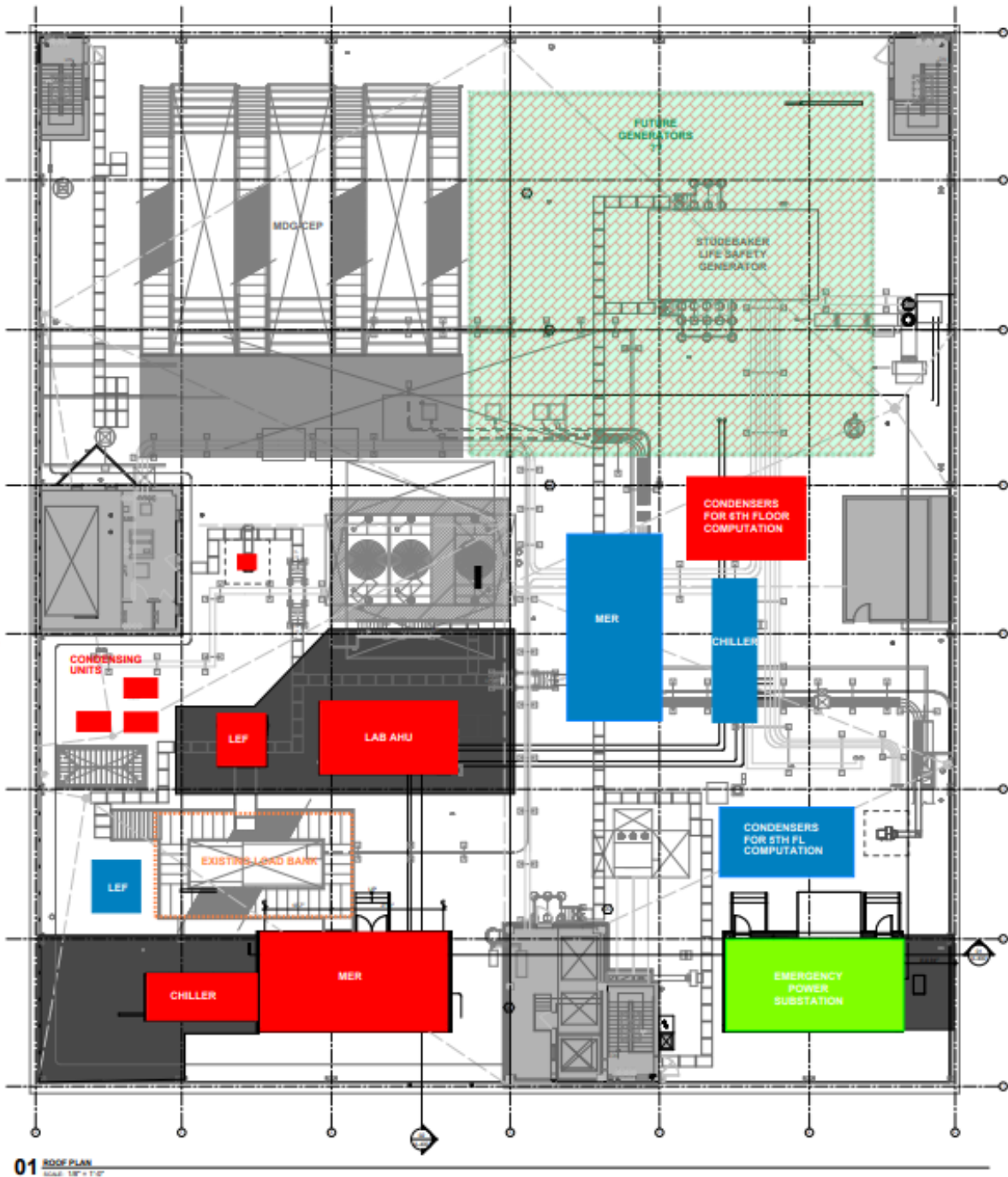
### IMPACTS TO CHANGE OF USE OR OCCUPANCY?

- HIGH RISE BUILDING?
- STAIR PRESSURIZATION?
- FIRE ALARM?
- MEETING WITH CCI

- 6th FLOOR INFRASTRUCTURE
- 5th FLOOR INFRASTRUCTURE
- STUDEBAKER BUILDING INFRASTRUCTURE

### ADDITIONAL INFORMATION TO COMPLETE 5TH FLOOR STUDY

- PROGRAMMING INFORMATION
- CENTRAL UTILITIES - LG,VAC,A,PW?
- "FINAL" EQUIPMENT LIST



# RENDERINGS





# PERSPECTIVE

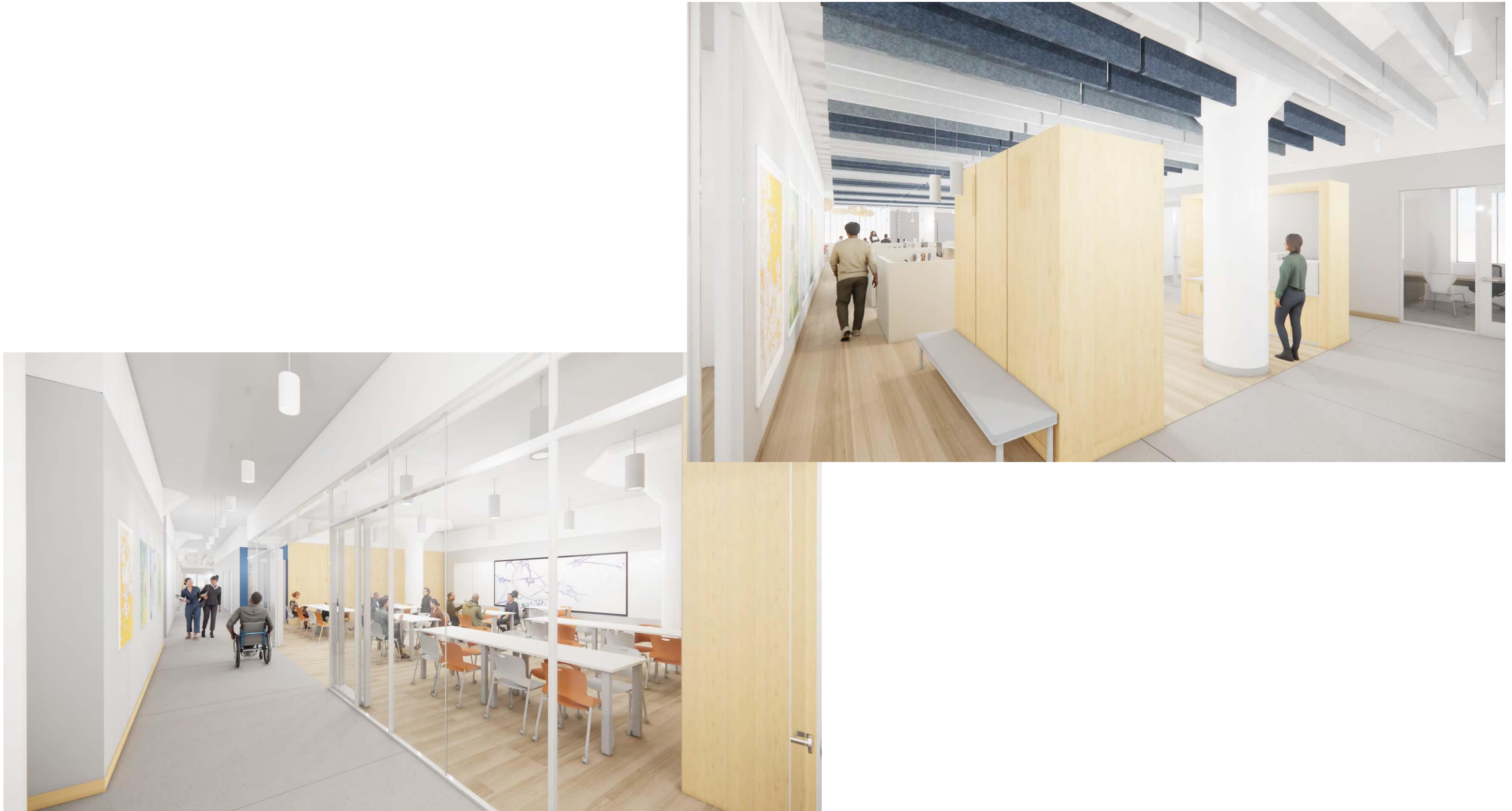


# PERSPECTIVE





# PERSPECTIVE

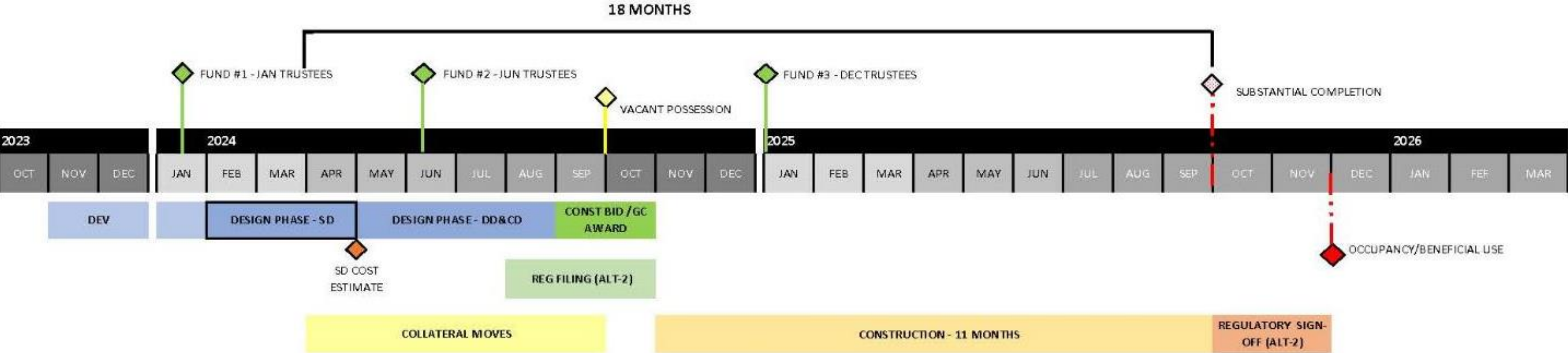


# TIMELINE SCHEDULE



# TIMELINE/SCHEDULE

**CZ BIO HUB | PRELIMINARY PROJECT SCHEDULE**  
**600 LEVEL STUDEBAKER**



# TIMELINE/SCHEDULE

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## PROJECT TIMELINE

START DATE: NOV 2024

COLLATERAL MOVES AT 3<sup>RD</sup> & 4<sup>TH</sup> FLOORS

ON-GOING NOW

SAFETY PROTECTION AND DEMOLITION

WINTER 2025

CONSTRUCTION

WINTER 2025-FALL 2025

SUBSTANTIAL COMPLETION/COMMISSIONING

FALL 2025

BENEFICIAL USE – FALL SEMESTER 2024

FINISH DATE: NOV 2025



# WHAT TO EXPECT.

# WHAT TO EXPECT

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## PROJECT SCHEDULE AND IMPACTS

### WORKING HOURS

Work hours will be 7:00 a.m. to 5:00 p.m., Monday through Friday

Demolition and other loud work will be scheduled after hours during the early morning or after normal work hours.

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### IMPACTFUL PHASES OF WORK

Demolition will take place during the winter and will be performed after-hours

### CONSTRUCTION IMPACTS

Expect noise and other impacts typically associated with construction.

A crane will load materials onto the roof. This work will be scheduled and coordinated with building occupants as the floors below will need to be temporarily vacated when the crane is loading materials on the roof.

Interruptions in electrical service are anticipated and will be coordinated to be performed after-hours to minimize disruptions.

# WHAT TO EXPECT

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## CLEAN CONSTRUCTION PROGRAM

### NOISE MITIGATION

Building Tenant Protection Plan w/ hard barriers and noise reducing barriers

Demolition work will be done after hours.

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### DUST MITIGATION

Contractors will take proactive measures to suppress dust

Interior cleaning at adjacent areas will be part of the daily routine

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### CONSTRUCTION MANAGEMENT

Controlled by Structure Tone Workers' entrance on 131<sup>st</sup> Street & Construction ID Badges

Visibility and more presence of construction workers in designated Construction Zones Only

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### CONSTRUCTION DELIVERIES ON 131<sup>st</sup> Street

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# WHAT TO EXPECT

## MANAGED AND SCHEDULED UTILITY INTERRUPTIONS

### PROGRAM TO INCLUDE:

CONTINUOUS COMMUNICATION PLAN SPEARHEADED BY CPM PROJECT MANAGER & TEAM

UTILITY INTERRUPTIONS WILL BE SCHEDULED WITH BLDG. OCCUPANTS, AS NEEDED

LOCALIZED UTILITY INTERRUPTIONS WILL BE COORDINATED AT LEAST 48-HRS IN ADVANCE

## CONSTRUCTION

### COLUMBIA UNIVERSITY & STRUCTURE TONE TO COMMIT TO:

- Adherence to all Local / Federal Laws and Guidelines regarding Construction Safety
- All team members to wear Personal Protection Equipment (PPE), including masks
- Construction methods to facilitate OSHA Safety Regulations



# WHAT TO EXPECT

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## FREQUENTLY ASKED QUESTIONS

What is the truck route for deliveries to the site?

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Will the entrance to the building on 131<sup>ST</sup> ST be impacted due to construction?

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Will lanes of traffic be impacted due to construction?

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What is a temporary utility shut-down?

# CLEAN CONSTRUCTION – PROTECTION PLAN

## PRELIMINARY LOGISTICS PLAN



TYP. CONSTRUCTION PROTECTION PLAN

# PROJECT COMMUNICATIONS

# PROJECT COMMUNICATION

## FOR MORE INFORMATION

### PROJECT WEBSITE

[cufo.columbia.edu/  
czbiohubrenovation](https://cufo.columbia.edu/czbiohubrenovation)

## COLUMBIA UNIVERSITY FACILITIES SERVICE CENTER

Call 212-854-2222  
(24 hours / 7 days a week)

E-mail [projx@columbia.edu](mailto:projx@columbia.edu)



## CZ Biohub New York Studebaker Sixth Floor Laboratory Renovations

### What is Happening

Beginning the week of December 16, Facilities and Operations will commence renovations on the sixth floor of the Studebaker Building to create a state-of-the-art research space for the Chan Zuckerberg Biohub New York. The CZ Biohub New York is a collaborative effort among scientists from Columbia University, The Rockefeller University, and Yale University to bioengineer immune cells for the early detection and treatment of diseases.

In addition to the renovation work on the sixth floor, the third and fourth floors will be refreshed through January 2025. Columbia's Finance, Human Resources, Zuckerman Institute, and Research departments will be relocating to third and fourth floors once the refresh work is complete.

### Project Scope and Phases

The scope of work will include:

- Demolition of existing office space on the sixth floor and reconstruction of new layout for offices and lab space.
- Installation of new steel supports on the roof to accommodate new mechanical equipment that will be installed on the roof to support the Biohub.
- Installation of mechanical equipment on the roof and basement levels.
- Installation of new plumbing, electrical, and IT work on the fifth floor to support the Biohub.
- Minor work in existing shafts and mechanical rooms throughout the building to run electrical and plumbing risers.
- Refresh of the third and fourth floors with new carpeting, flooring, paint, furniture, and cabinetry in preparation of sixth floor department relocations through January 2025.

### What to Expect

The following conditions and potential impacts are anticipated during the course of the project:

- The majority of the renovation work is anticipated to take place on the sixth floor and the roof.
- A crane will load materials onto the roof. This work will be scheduled and coordinated with building occupants as the floors below will need to be temporarily vacated when the crane is loading materials on the roof.
- Interruptions in electrical service are anticipated and will be coordinated to be performed after-hours to minimize disruptions.
- Material deliveries will be made through the loading dock.
- Increased construction personnel traffic within the building.
- Expect noise and other impacts typically associated with construction.

### Schedule

Work hours will be 7:00 a.m. to 5:00 p.m., Monday through Friday. Demolition and other loud work will be scheduled after hours during the early morning or after normal work hours. The project is anticipated to be complete in late 2025.

### Project Communications

During the course of the project, the project team will provide regular project updates to preview the work that will be happening. The latest construction information will be posted at [cufo.columbia.edu/czbiohubrenovation](https://cufo.columbia.edu/czbiohubrenovation).

### For More Information

If you have any questions or concerns about this project, please call the Columbia University Facilities Services Center at (212) 854-2222 24 hours a day, seven days a week, or e-mail [projx@columbia.edu](mailto:projx@columbia.edu) (emails responded to during normal business hours). We apologize for the inconvenience and thank you for your patience while we perform this work.



# DIVERSITY IN PROCUREMENT

# MINORITY, WOMEN & LOCAL BUSINESSES

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## MINORITY, WOMEN AND LOCAL (MWL) PROJECT GOALS

- Project goal is to meet or exceed CU participation goals
  - Construction Workforce Participation  
40% MWL on workforce participation
  - Construction Contracting  
35% of construction dollars to be spent with MWL firms
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# QUESTIONS?



# THANK YOU

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COLUMBIA UNIVERSITY

Planning and Capital Project Management