

COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK
COLUMBIA UNIVERSITY FACILITIES
OFFICE OF THE EXECUTIVE VICE PRESIDENT

October 15, 2013

New York State Urban Development Corporation
d/b/a Empire State Development
633 Third Avenue, 37th Floor
New York, NY 10017
Attn: [REDACTED], President & CEO

Re: Columbia University Educational Mixed-Use Development Project (the "Project")

Dear [REDACTED]:

In connection with the Project, The Trustees of Columbia University in the City of New York ("Columbia") has entered into a Declaration of Covenants & Restrictions dated December 14, 2011 (the "Declaration").

The Implementation Plan (as such term is defined in the Declaration) is attached hereto.

As it relates to Sections 5.05, 5.06, and 5.07 (excluding Section 5.07(e)) of the Declaration, Columbia has complied with the requirements of the following Sections of the Declaration as described in the Implementation Plan, to the extent that obligations under those sections were required to be met prior to the date of this letter: 5.06(a), 5.06(c), 5.07(a)(ii), 5.07(c)(iii), 5.07(c)(iv), 5.07(c)(vi), 5.07(c)(vii), 5.07(c)(viii), 5.07(c)(ix), 5.07(c)(x), 5.07(c)(xi), 5.07(c)(xii), 5.07(c)(xiii), 5.07(c)(xv), 5.07(c)(xvi), 5.07(c)(xvii), 5.07(c)(xviii), 5.07(c)(xix), 5.07(c)(xxi), 5.07(c)(xxii), 5.07(c)(xxiii), 5.07(c)(xxv), and 5.07(d)(i).

In addition, we will continue to report on Section 5.07(c)(xiv) for Teachers College.

Columbia has fulfilled the obligation in 5.07(c)(xx) and will not report on this obligation going forward.

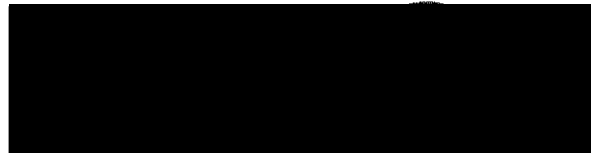
Self Certification Letter
October 15, 2013
Page 2 of 2

For more information about communications and outreach efforts regarding the obligations, please refer to the Annual Community Outreach and Communications Plan.

Very truly yours,

The Trustees of Columbia University
in the City of New York

By:



Title: Executive Vice President,
Columbia University Facilities

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

TABLE OF CONTENTS

<u>DEC Reference</u>	<u>Obligation</u>	<u>Page(s)</u>
5.03(a)(ii)	TRIGGERED. Milestone Obligations	1-8
5.05(b)(i)	Not Triggered. Construction of Residential Units (HPD & Four Lots)	9
5.05(b)(ii)	Not Triggered. Construction of Residential Units (Seventh Lot)	10
5.05(b)(iii)	Not Triggered. One-Time Relocation Adjustment Payment	11
5.06(a)	TRIGGERED. Construction	12-13
5.06(b)	Not Triggered. Operation	12-13
5.06(c)	TRIGGERED. Compliance of Contractors and Subcontractors	12-13
5.06(d)	Not Triggered. Successor Interest - Adhere to ESDC's Affirmative Action Policies	12-13
5.07(a)(i)	Not Triggered. Wireless Internet Access	14
5.07(a)(ii)	TRIGGERED. Shuttle Bus Service for the Elderly and Disabled	15
5.07(b)(i)	Not Triggered. Access to Columbia's Newly Constructed Swimming Facilities	16
5.07(b)(ii)	Not Triggered. Community Meeting Space	17
5.07(b)(iii)	Not Triggered. Artist Space	18
5.07(c)(i)	Not Triggered. Mind, Brain, Behavior K-12 Education Center	19
5.07(c)(ii)	Not Triggered. Mind, Brain, Behavior Public Outreach Center	20
5.07(c)(iii)	TRIGGERED. Mobile Dental Center for Pre-School Children	21-22
5.07(c)(iv)	TRIGGERED. Dental Health Screenings for Senior Citizens	23
5.07(c)(v)	Not Triggered. Senior Citizen Services	24
5.07(c)(vi)	TRIGGERED. Undergraduate Scholarships for Aid-Eligible Students from the Local Community	25
5.07(c)(vii)	TRIGGERED. Graduate Scholarships for Elementary School Teachers	26
5.07(c)(viii)	TRIGGERED. New Public Middle and High School for Math, Science and Engineering	27
5.07(c)(ix)	TRIGGERED. Availability of Faculty	28
5.07(c)(x)	TRIGGERED. Availability of Facilities	29
5.07(c)(xi)	TRIGGERED. Summer Internships	30
5.07(c)(xii)	TRIGGERED. Scholarships to Lifelong Learners	31

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

TABLE OF CONTENTS

<u>DEC Reference</u>	<u>Obligation</u>	<u>Page(s)</u>
5.07(c)(xiii)	TRIGGERED. Course Auditing	32
5.07(c)(xiv)	TRIGGERED. Teachers College Demonstration Public School	33-34
5.07(c)(xv)	TRIGGERED. Outreach for Disconnected Youth	35
5.07(c)(xvi)	TRIGGERED. Community Scholars Program	36-37
5.07(c)(xvii)	TRIGGERED. Athletics Clinics	38
5.07(c)(xviii)	TRIGGERED. Summer Camp	39
5.07(c)(xix)	TRIGGERED. Construction Business Development for Minority, Women and Local Businesses	40
5.07(c)(xx)	TRIGGERED. Project Labor Agreement	41
5.07(c)(xxi)	TRIGGERED. Workforce Training Program	42
5.07(c)(xxii)	TRIGGERED. Medical Technician Training Program	43
5.07(c)(xxiii)	TRIGGERED. Community-Provided Job Training	44
5.07(c)(xxiv)	Not Triggered. Retail Businesses	45
5.07(c)(xxv)	TRIGGERED. Columbia Employment Information Center (CEIC)	46
5.07(c)(xxv)(A)	TRIGGERED. CEIC: Provide Access to Columbia Job Listings	47
5.07(c)(xxv)(B)	TRIGGERED. CEIC: Provide Bilingual Referral Information	48
5.07(c)(xxv)(C)	TRIGGERED. CEIC: Provide Referrals to Training Programs	49
5.07(c)(xxv)(D)	TRIGGERED. CEIC: Coordinate Job Fairs and Job Training/Job Readiness	50
5.07(c)(xxv)(E)[i]-[iii]	TRIGGERED. CEIC: Assist in Identifying Education and Career Opportunities	51
5.07(c)(xxv)(F)	TRIGGERED. CEIC: Include Information about Construction Schedules, Safety and Mitigation	52
5.07(d)(i)	TRIGGERED. Harlem Community Development Corporation Financial Contribution	53

COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK
COLUMBIA UNIVERSITY FACILITIES

October 15, 2013

To: Empire State Development Corporation
New York State Urban Development Corporation
d/b/a Empire State Development Corporation
Attention: Chief Executive Officer
633 Third Avenue, 37th Floor
New York, NY 10017

New York State Urban Development Corporation
d/b/a Empire State Development Corporation
Attention: General Counsel
633 Third Avenue, 37th Floor
New York, NY 10017

To: The City of New York
New York City Department of City Planning
22 Reade Street
Attn: General Counsel
New York, NY 10007

To: FEIS Monitor
Henningson, Durham & Richardson
Architecture and Engineering, P.C.
Attention: [REDACTED]
500 7th Ave.
New York, NY 10018

Re: Columbia University Manhattanville Development Project:
Sections 2.10(d) and 2.10(e) of the Declaration of Covenants and Restrictions,
dated as of December 14, 2011

Section 2.10(d) of the Declaration states that:

“Promptly following the Initial Delivery Date Declarant shall take such steps as may be required to obtain demolition permits for any remaining buildings on Blocks 1996 and 1997 and permits for the Two Block Slurry Wall, shall promptly commence abatement and demolition upon issuance of such permits, and upon completion of abatement and demolition of such buildings and the obtaining of permits for the Two Block Slurry Wall Declarant shall commence construction of the Two Block Slurry Wall (or parts thereof other than the parts surrounding Development Sites 2 and 3, which Declarant has confirmed is already underway) and proceed with construction of the Two Block Slurry Wall with Due Diligence until completion thereof.”

Initial Delivery Date, as defined in the Declaration, means the date on which ESDC has provided Possession to Declarant of all of the Initial Stage 1 Condemnation Parcels. The Initial Delivery Date is November 16, 2012.

- Demolition of all buildings on Block 1996, within the development area, has been completed.
- Demolition of all buildings on Block 1997, within the development area, has been completed. This includes the recent demolition of the building located at 614 West 131st Street (Lot 44), which is now completed. See attached photo.
- Slurry wall work is now completed. This includes the recent completion of remaining slurry wall panels in the south west corner. See attached photo.

Section 2.10(e) of the Declaration states that:

“Declarant shall complete abatement and demolition of all existing buildings located on the Initial Stage 1 Condemnation parcels no later than the later to occur of (i) December 31, 2012, or (ii) one year after the Initial Delivery Date.”

We wanted to provide an update regarding the disposition of the five parcels acquired by Empire State Development (ESD) in November 2012. The parcels were acquired by ESD and transferred to the University to advance the Columbia University Educational Mixed-Use Development Land Use Improvement and Civic Project with an Initial Delivery Date of November 16, 2012 .

The five parcels include: 619 Dr. Martin Luther King Jr. Boulevard (West 125th Street) - Block 1995, Lot 35; 651 Dr. Martin Luther King Jr. Boulevard (West 125th Street) - Block 1996, Lot 56; 663 Dr. Martin Luther King Jr. Boulevard (West 125th Street) - Block 1996, Lot 61; 614 West 131st Street – Block 1997, Lot 44; and 3259 Broadway - Block 1998, Lot 29. Each parcel is on the current Tax Map of the Borough of Manhattan, City and State of New York.

As of today, the status of the five parcels is as follows:

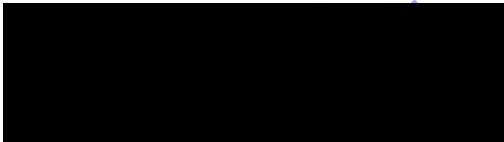
- 651 Dr. Martin Luther King Jr. Boulevard (West 125th Street) – Block 1996, Lot 56 has been demolished.
- 663 Dr. Martin Luther King Jr. Boulevard (West 125th Street) – Block 1996, Lot 61 has been demolished.
- 619 Dr. Martin Luther King Jr. Boulevard (West 125th Street) – Block 1995, Lot 35 has been demolished
- 614 West 131st Street – Block 1997, Lot 44 has been demolished.
- 3259 Broadway – Block 1998, Lot 29. All abandoned materials have been removed. Some utilities have been disconnected. The parcel is currently being used for laydown, staging and storage of construction materials to the ongoing construction consistent with Section 2.10 (x) of the Declaration of Covenants and Restrictions dated December 14, 2011.

The University has negotiated successfully with the tenants of Block 1998, Lot 38 (which is immediately adjacent to Block 1998, Lot 29) to vacate their existing property and move into a new building being constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University is under no obligation to move the tenants of Block 1998, Lot 38 until just prior to the development on Development Sites 8 and 11, the University is scheduled to complete construction of the new building before the end of calendar year 2015 and move the tenants promptly thereafter. The tenants are actively involved in the design of their new site.

From September 2013 until the relocation of the Block 1998, Lot 38 tenants the University will use Block 1998, Lot 29 for staging and/or storage to advance construction. When tenants of Block 1998, Lot 38 move into their newly constructed residential building, anticipated in late 2015, the University will promptly commence and complete demolition of Block 1998, Lot 29 with due diligence.

Sincerely,




Vice President of Manhattanville Development
Columbia University Facilities

cc:


Executive Vice President for Columbia University Facilities


Senior Counsel, Empire State Development Corporation

Carter Ledyard Milburn LLP
Attention: 
2 Wall Street
New York, NY 10005

New York City Law Department
Attention: Chief, Economic Development Division
100 Church Street
New York, NY 10007

New York City Department of City Planning
Attention: Director, Environmental Assessment and Review Division
22 Reade Street
New York, NY 10007



Demolition of 614 West 131st Street (Block 1997 Lot 44) Completed



Phase 2 Slurry Wall Progress (Southwest corner of Phase 2 Slurry Wall)

Implementation Plan
October 15, 2013 Submission
Section 5.03(a) Milestone Obligations for Stage 1*

Vacant Possession of Stage 1 Condemnation Parcels Section 2.10(a)	Sec. 2.10(a): The specific dates set forth in Section 2.10 are based on the assumption that the Initial Delivery Date will be no later than April 1, 2012. If the Initial Delivery Date is later than April 1, 2012, then the specific dates set forth in this Section 2.10 shall be extended by one calendar day for each calendar day that the Initial Delivery Date is later than April 1, 2012. Since the Initial Delivery Date is November 16, 2012, or 229 calendar days later than April 1, 2012, then the specific dates set forth have been extended by 229 calendar days.			
Two Block Slurry Wall Section 2.10(d)	Sec. 2.10(d): Promptly following the Initial Delivery Date Declarant shall take such steps as may be required to obtain demolition permits for any remaining buildings on Blocks 1996 and 1997 and permits for the Two Block Slurry Wall, shall promptly commence abatement and demolition upon issuance of such permits, and upon completion of abatement and demolition of such buildings and the obtaining of permits for the Two Block Slurry Wall Declarant shall commence construction of the Two Block Slurry Wall (or parts thereof other than the parts surrounding Development Sites 2 and 3, which Declarant has confirmed is already underway) and proceed with construction of the Two Block Slurry Wall with Due Diligence until completion thereof. (Please see attached document regarding Section 2.10(d).)			
Abatement and Demo of Stage 1 Condemnation Parcels Section 2.10(e)	Sec. 2.10(e): Declarant shall complete abatement and demolition of all existing buildings located on the Initial Stage 1 Condemnation Parcels no later than the later to occur of (i) December 31, 2012 and (ii) one year after Initial Delivery Date. Since the later to occur is one year after Initial Delivery Date (November 16, 2012), then Declarant shall complete abatement and demo of all existing buildings located on the Initial Stage 1 Condemnation Parcels no later than November 16, 2013.			
<u>Stage 1 Condemnation Parcels</u>	<u>Vacant Possession Date:</u>	<u>Initial Delivery Date:</u>	<u>Completion of Abatement & Demo no later than:</u>	<u>Abatement & Demo Completion Date</u>
Block 1996, Lot 56	July 27, 2012	November 16, 2012	November 16, 2013	May 20, 2013
Block 1996, Lot 61	July 27, 2012	November 16, 2012	November 16, 2013	April 26, 2013
Block 1997, Lot 44	September 6, 2012	November 16, 2012	November 16, 2013	September 30, 2013
Block 1995, Lot 35	October 17, 2012	November 16, 2012	November 16, 2013	October 11, 2013
Block 1998, Lot 29	November 16, 2012	November 16, 2012	November 16, 2013	Currently used for laydown, staging and storage of construction materials to the ongoing construction consistent with Section 2.10 (x)
Use of Stage 1 Condemnation Parcels Section 2.10(f)	Sec. 2.10(f): Following the Initial Delivery Date and demolition of all existing buildings on the Stage 1 Condemnation Parcels, all Initial Stage 1 Condemnation Parcels other than City Streets will be used for lay down, construction staging (including without limitation, worker parking) or installation of the Slurry Wall, until such time excavation commences at such Initial Stage 1 Condemnation Parcel.			

* This Implementation Plan is a summary of Obligations under the Declaration of Covenants and Restrictions dated December 14, 2011, ("Declaration"). In the event of a conflict between this Implementation Plan and the Declaration, the Declaration shall control. The dates set forth herein are estimated for the purposes of this Implementation Plan and nothing set forth herein shall be deemed to change any of the Milestone Dates set forth in Section 2.10 of the Declaration.

Implementation Plan
October 15, 2013 Submission
Section 5.03(a) Milestone Obligations for Stage 1*

Stage 1	Declarant shall achieve the following milestones <u>no later</u> than the indicated dates:			
	11/16/13	8/17/15	8/17/17	8/17/22
Block 1995, Lot 35 Section 2.10(g)	Abatement & Demo Complete			
Site 1 Section 2.10(h)		Obtain Excavation Permit for Site 1	Obtain NB Permit for Site 1	
Site 3 Section 2.10(i)			Obtain NB Permit for Site 3	
Site 4 Section 2.10(j)			Obtain Excavation Permit for Site 4 and Proceed with Due Diligence to Building TCO	
Site 6 Section 2.10(j)			Obtain Excavation Permit for Site 6 and Proceed with Due Diligence to Building TCO	
Site 6B Section 2.10(m)				Obtain NB Permit for Site 6B
Site 7 Section 2.10(m)				Obtain NB Permit for Site 7

*This Implementation Plan is a summary of Obligations under the Declaration of Covenants and Restrictions dated December 14, 2011, (“Declaration”). In the event of a conflict between this Implementation Plan and the Declaration, the Declaration shall control. The dates set forth herein are estimated for the purposes of this Implementation Plan and nothing set forth herein shall be deemed to change any of the Milestone Dates set forth in Section 2.10 of the Declaration.

**Implementation Plan
October 15, 2013 Submission
Section 5.03(a) Milestone Obligations for Stage 1***

Road Closing Schedule

Consistent with Section 2.07(b) of the Declaration, Columbia uses good faith efforts (partial road closures, lane closures, e.g.) to meet anticipated road closing schedules. The status of the road closures is below.

Section 2.07(b) – Construction on Project Site

2.07(b)(i) During Stage 1: (A) West 129th Street shall be closed for less than six months; (B) West 130th Street shall be closed for no more than three years; (C) portions of West 131st Street shall be closed for periods totaling up to three years; and (D) closure of West 130th Street and West 131st Street shall not overlap, except when closure of both streets is required on a temporary basis;

- A. During Stage 1, West 129th Street was closed for a total of 178 days, which is less than 6 months.
- B. During Stage 1, West 130th Street has been closed for a total of 379 days, which is less than 3 years.
- C. During Stage 1, the entirety of West 131st Street has not been closed. (The eastern portion of West 131st Street has been closed for 238 days, as of October 15th, which is less than 3 years.
- D. During Stage 1, West 130th Street and West 131st Street have not been closed simultaneously, except as required on a temporary basis.

2.07(b)(ii) During Stage 2: West 131st Street and West 132nd Street may be closed to permit staging and construction, except that one traffic lane in either West 131st Street or West 132nd Street shall remain open at all times, except when closure of both streets is required on a temporary basis;

Stage 2 has not begun.

2.07(b)(iii) West 132nd Street may be closed to permit construction and staging associated with the development of Tax Block 1999.

Development of Tax Block 1999 has not begun.

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.05(b)(i)
Page Number: 50

Obligation Trigger: Dates the Four Lots and the HPD Lots
are required for Project purposes

Obligation Start Date: TBD

Obligation End Date: Completion of commitment (but in no
case later than December 31, 2025)

Status: Not Triggered

Obligation

By December 31, 2025, CU: (A) shall complete the construction of a minimum of 33 safe, sanitary, affordable residential dwelling units on the Replacement Sites to replace the dwelling units on Block 1998, Lot 38; and (B) shall complete the construction of a minimum of 50 safe, sanitary, affordable residential dwelling units on the Replacement Sites to replace the dwelling units on Block 1999, Lots 29, 30, 31, 32 and 33, in accordance with Section H.2 of the GPP.

Section H.2 of the GPP: Columbia would cause the construction of new housing to replace 75 residential dwelling units in the Four Lots and the HPD Lots that are required for Project purposes plus a minimum 10% additional housing units. These new housing units, a minimum of 83 total, would be completed in a timeframe acceptable to HPD, but in no case later than 2025.

Process

Columbia owns and controls the replacement sites for the Four Lots and the HPD Lots.

RESIDENTIAL LOT	BLOCK #	LOT #	CURRENT ADDRESS	REPLACEMENT ADDRESS
HPD Lot	1998	38	602 West 132 nd Street	3595-3599 Broadway
HPD Lot	1999	33	3289 Broadway	3595-3599 Broadway
Four Lots	1999	29	3281 Broadway	322-328 St. Nicholas and 319 West 126 th St.
Four Lots	1999	30	3283 Broadway	322-328 St. Nicholas and 319 West 126 th St.
Four Lots	1999	31	3285 Broadway	555 West 125 th St. (1 Old Broadway)
Four Lots	1999	32	3287 Broadway	555 West 125 th St. (1 Old Broadway)

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Copies of CU agreements with HPD or the owners of the Four Lots regarding the development of replacement and additional affordable housing units
2. Copies of Temporary Certificates of Occupancy upon completion of the units
3. Link to webpage with information on construction project, containing list of community meetings attended
4. Copies of bi-weekly construction updates, when available

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.05(b)(ii)
Page Number: 50

Obligation Trigger: 2029
Obligation Start Date: 2029
Obligation End Date: 2039
Status: Not Triggered

Obligation

For a 10-year period beginning in 2029, CU shall cause the creation of 50 affordable housing units within the local community to replace the dwelling units on Tax Block 1999, Lot 36. Such housing units shall be made available to income eligible persons from the local community who are not affiliated with CU. Tenants who then occupy the residential building at Tax Block 1999, Lot 36 shall be given the option to relocate to such housing units before other persons in the local community. CU shall provide notice to tenants residing at Tax Block 1999, Lot 36 at least one year but no more than three years before the relocation of housing units at Tax Block 1999, Lot 36 is required for Project purposes.

Process

This building is not required for Project purposes until 2029.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Copy of notice referenced above to occupants of Tax Block 1999, Lot 36 regarding relocation

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.05(b)(iii)
Page Number: 50

Obligation Trigger: Dates the Four Lots and the HPD Lots are required for Project purposes
Obligation Start Date: TBD
Obligation End Date: Relocation Completion
Status: Not Triggered

Obligation

CU shall pay for: (A) a one-time relocation adjustment payment of \$5,000 for each residential household on the Project Site, with such payment to be adjusted to the relocation date of each household based on the Consumer Price Index; and (B) (x) moving services, expenses and referrals to alternative housing for each residential household on the Project Site or (y) at the discretion of the occupants of a household, a direct payment to such household when such residential unit is vacated in an amount equal to the moving costs that would have been paid to mover selected through a bid process.

Process

Columbia has acquired relocation sites for the Four Lots and the HPD Lots.

RESIDENTIAL LOT	BLOCK #	LOT #	CURRENT ADDRESS	REPLACEMENT ADDRESS
HPD Lot	1998	38	602 West 132 nd Street	3595-3599 Broadway
HPD Lot	1999	33	3289 Broadway	3595-3599 Broadway
Four Lots	1999	29	3281 Broadway	322-328 St. Nicholas and 319 West 126 th St.
Four Lots	1999	30	3283 Broadway	322-328 St. Nicholas and 319 West 126 th St.
Four Lots	1999	31	3285 Broadway	555 West 125 th St. (1 Old Broadway)
Four Lots	1999	32	3287 Broadway	555 West 125 th St. (1 Old Broadway)

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Record of payment or payment schedule, when available

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.06 (a), (b), (c) and (d)
Page Number: 50

Obligation Trigger: Issuance of First Demo Permit for the Project
Obligation Start Date: February 4, 2010 (Issuance of First Demo Permit)
Obligation End Date: Project Completion
Status: In Compliance/Ongoing

Obligation

(a) *Construction*. (Triggered) During the construction of the project, CU shall at a minimum adhere to ESD's non-discrimination and affirmative action policies with respect to hiring and contracting, including the goals of 25% MWL business enterprise participation* and 40% MWL work force participation in construction activities. Where CU's affirmative action policies with respect to hiring and contracting differ from or exceed ESD's affirmative action policies, CU shall adhere to the more stringent affirmative action requirements, unless to do so shall directly conflict with applicable law or CU's obligations under collective bargaining agreements in effect as of the date hereof. CU shall notify ESD of any conflict, if any, promptly and with particularity.

(b) *Operation*. (Not Triggered) CU shall make good faith efforts to include MWL business enterprises in all service management agreements, agreements for the purchase of goods and services and other agreements relating to the operation of the Project. CU shall encourage occupancy of the Project's active, ground floor areas by small, non-chain, neighborhood retail businesses that would serve the local community.

(c) *Compliance of Contractors and Subcontractors*. (Triggered) CU shall cause the Affirmative Action Obligations to be made binding conditions of all contracts entered into by CU or by CU's contractors or agents relating to the construction of the Project.

(d) (Not Triggered) A Successor Interest shall, at a minimum, adhere to ESD's non-discrimination and affirmative action policies with respect to the obligations set forth in Section 5.06(a), (b) and (c) hereof, and may, at the Successor Interest's option, adhere to more stringent affirmative action requirements.

*During the course of negotiations related to Columbia University's construction, CU increased the contracting goal from 25% to good faith efforts toward a goal of 35%. The good faith efforts towards a construction contracting goal of 35% are noted in the Columbia University Facilities (CUF) MWL Policy and relevant sections of the general conditions in the University's construction contracts.

Process

Columbia University makes its non discrimination and affirmative action policies binding conditions in all contracts entered into by CU or by CU's contractors/agents relating to the construction of the Project. By implementing Columbia University's non-discrimination and affirmative action policies, Columbia's program meets or exceeds ESD's non-discrimination and affirmative action policies.

External Communications

Not applicable.

Evidence of Compliance

1. Link to Columbia University Facilities MWL Policy
2. Link to Columbia University Web Statement on Affirmative Action
3. Relevant sections of the general conditions and exhibits to construction contracts
4. Manhattanville MWL Workforce and Spending Summary

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (a)(i)
Page Number: 51

Obligation Trigger: When Open Space is Substantially Completed
Obligation Start Date: TBD
Obligation End Date: 25 Years from Commencement of Providing
Full Internet Access to All Open Space
Status: Not Triggered

Obligation

Wireless Internet Access. CU shall provide free wireless internet access within portions of the Open Space at the time such portions are Substantially Completed in accordance with Article IV, and, if feasible, to the West Harlem Piers Park. All access would continue for 25-years measured from commencement of providing full internet access to all Open Space. CU shall install and maintain appropriate signage at prominent locations in the Project Site's Open Space that apprise the public of the availability of free wireless internet access.

Process

- As the Open Space becomes available, Columbia will certify that wireless internet access is available.
- Triggers for each Open Space are in Section 4.01 of the Declaration.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Copy of contract with Internet Service Provider (ISP)
2. Copies of public notifications and/or announcements of internet service available
3. Letter to ESD confirming wireless accessibility

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (a)(ii)
Page Number: 51

Obligation Trigger: PACB Approval
Obligation Start Date: May 20, 2009 (PACB Approval date)
Obligation End Date: December 31, 2033*
Status: In Compliance

Obligation

Shuttle Bus Service for the Elderly and Disabled. Commencing on May 20, 2009, CU shall provide a shuttle bus service complying with ADA specifications to connect the Project Site to subway stations at 116th Street and Broadway, 125th Street and Broadway, 168th Street and Broadway and Harlem Hospital Center. The shuttle bus service shall be provided free of charge to members of the public who are disabled or who are senior citizens, including their attendants. The shuttle bus service shall run on a regular schedule throughout the day every weekday except State and Federal public holidays. If during this period the IRT subway station located at 96th Street and Broadway is made ADA accessible, CU shall provide shuttle bus service to connect this station to the locations above. The shuttle bus service shall be provided through 2033, but may be discontinued if and when the 125th Street IRT station becomes ADA accessible.

* The Obligation End Date is December 31, 2033, unless the shuttle bus service for the elderly and disabled is discontinued if and when the 125th Street IRT station becomes ADA accessible, per the obligation language above.

Process

- As of Fall of 2009 Columbia has modified its Shuttle Service to allow elderly and disabled to utilize the service, consistent with ADA specifications to connect the Project Site to subway stations at 116th Street and Broadway, 125th Street and Broadway, 168th Street and Broadway and Harlem Hospital Center.
- Since January 2, 2011, the Columbia shuttle route was extended to include the 96th Street station, just prior to the MTA station at 96th Street and Broadway being made ADA accessible.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of shuttle bus service for the elderly and disabled
2. Copy of vendor certification of services provided
3. Link to CU Transportation Services Shuttles website (bus schedules and route maps available)
4. Ridership reports

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (b)(i)
Page Number: 51

Obligation Trigger: Issuance of TCO for Development Site 9
Obligation Start Date: TBD
Obligation End Date: 25 Years from Commencement of Providing
Access to New Swimming Facilities
Status: Not Triggered

Obligation

Access to CU's Newly Constructed Swimming Facilities. Commencing with issuance of a temporary certificate of occupancy for the portion of the New Building which will house the new swimming facility on the Project Site, CU shall offer access to its new swimming facilities proposed as part of the Project to the physically disabled and to a local swim team or club for two hours each weekday evening. Every Sunday afternoon year-round, CU shall also offer a four-hour "family swim" to local residents. All such access shall continue for a 25-year period from commencement of full access.

Process

- As part of an integrated design process, this obligation will inform the design for the New Building.
- During the course of design and prior to completing construction of the New Building housing the new swimming facility, a program will be developed with the Director of Athletics to offer access to its new swimming facilities to physically disabled members of the Local Community and to a local swim team or club.
- The new swimming facility will be made available to the physically disabled and a Local swim team or club for two hours each weekday evening. Every Sunday afternoon year-round, the facility will offer a four-hour "family swim" to local residents.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Press release about center opening
2. Copies of notifications and/or announcements of facility services to local community
3. Utilization report
4. Pool schedule that indicates access referenced above
5. Link to CU Neighbors website

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (b)(ii)</u>	Obligation Trigger: <u>Issuance of TCO for the last of the Stage 1 New</u>
Page Number: <u>52</u>	<u>Buildings on Development Sites 1, 2, 3, 4, 6b or 7</u>
	Obligation Start Date: <u>TBD</u>
	Obligation End Date: <u>25 Years from Commencement of Making</u>
	<u>Space Available</u>
	Status: <u>Not Triggered</u>

Obligation

Community Meeting Space. Commencing with the issuance of a temporary certificate of occupancy for the last of the Stage 1 New Buildings to be constructed, CU shall make available rent free office and meeting space on the Project Site for Manhattan Community Board 9 to accommodate at least four full-time persons and a meeting space for regular meetings throughout the month to accommodate at least fifty (50) people. In addition, commencing at the same time, CU shall make meeting rooms available to local community organizations for two evenings per month on a scheduled basis. All of such space shall meet the reasonable requirements of the New York City Department of Citywide Administrative Services and Community Board 9 and continue to be made available for a 25-year period from commencement of making such space available.

Process

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Copies of correspondence with CB9 or CB9 Meeting Minutes showing use of space for regular meetings and proffer of space for local community organizations
2. Photos showing completed office space for 4 persons

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (b)(iii)
Page Number: 52

Obligation Trigger: Issuance of First TCO for Development
Sites 8, 9, 10 or 17
Obligation Start Date: TBD
Obligation End Date: 25 Years from Commencement of Making
Space Available
Status: Not Triggered

Obligation

Artist Space. CU shall make available 5,000 GSF of space or spaces, within or contiguous to the Project Site, for use by local artists. CU shall subsidize this space such that it is accessible to a variety of artists and/or artists' organizations. Such space shall be made available commencing with the first temporary certificate of occupancy received for either Development Sites 8, 9, 10 or 17, and shall continue to be made available for a 25-year period from commencement of making such space available.

Process

The commitment to provide 5,000 GSF of space, with subsidized rent, within or contiguous to the Project Site for local artists will be integrated into the design process for the first Stage 2 New Building.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Copies of public notifications and/or announcements of available space
2. Copies of tenant leases
3. Evidence of comparable market rates

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(i)
Page Number: 52

Obligation Trigger: Issuance of TCO for Development Site 2
Obligation Start Date: TBD
Obligation End Date: 25 Years from Commencement of the
Education Center's Full Operation
Status: Not Triggered

Obligation

Mind, Brain, Behavior K-12 Education Center. CU shall locate within Development Site 2 (the proposed Jerome L. Greene Science Center) to be constructed in Stage 1 a Center to educate the community about diseases that affect the mind and brain as well as the advances being studied by CU's faculty and researchers. The Center shall encourage and design programs for local elementary, junior high school, and high school students. The Center shall commence operation upon issuance of the temporary certificate of occupancy for the Jerome L. Greene Science Center and operate for a 25-year period from commencement of full operation.

Process

- As part of an integrated design process, this obligation has informed the design of the (Jerome L. Greene Science Center) New Building.
- During the course of design and prior to completing construction of the (Jerome L. Greene Science Center) New Building housing the MBB K-12 Education Center, a program will be developed with designated representatives for the Jerome L. Greene Science Center to create opportunities to educate the community about diseases that affect the mind and brain as well as the advances being studied by Columbia faculty and researchers.
- The Center shall encourage and design programs for local elementary, junior high school, and high school students.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Press release about center opening
2. Copies of public notifications and/or announcements of center services
3. Schedule of visits (including school names, grades, and teacher names)

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(ii)
Page Number: 52

Obligation Trigger: Issuance of TCO for Development Site 2
Obligation Start Date: TBD
Obligation End Date: 25 Years from Commencement of the
Public Outreach Center's Full Operation
Status: Not Triggered

Obligation

Mind, Brain, Behavior Public Outreach Center. CU shall locate within Development Site 2 (the proposed Jerome L. Greene Science Center) a Screening and Education Center for community outreach. The purpose of the Center shall be to provide stroke awareness lectures and free blood pressure and cholesterol screenings. The Center shall commence operation upon issuance of the temporary certificate of occupancy for the Jerome L. Greene Science Center and operate for a 25-year period from commencement of full operation.

Process

- As part of an integrated design process, this obligation has informed the design of the (Jerome L. Greene Science Center) New Building.
- During the course of design and prior to completing construction of the (Jerome L. Greene Science Center) New Building housing the MBB Public Outreach Center, a program will be developed with designated representatives for the Jerome L. Greene Science Center to create opportunities to educate the community about blood pressure disorders as well as related advances being studied by Columbia faculty and researchers.
- Programs of the Jerome L. Greene Science Center Public Outreach Center will provide for information, screening and referrals related diseases that affect the mind and brain including autism, Alzheimer's, and Parkinson's.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Press release about center opening
2. Copies of public notifications and/or announcements of center services
3. Annual operating schedule for the center
4. Periodic reports of number of attendees
5. Signage at Jerome L. Greene Science Center/MBB Building

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(iii)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>52</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2037 (25 Years from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Mobile Dental Center for Pre-School Children. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period commencement, CU shall extend its Mobile Dental Center to service pre-school children and seniors from the Manhattanville in West Harlem area. CU's College of Dental Medicine, in partnership with the Children's Aid Society and Crest Healthy Smiles 2010 operates a mobile Dental Center. It is fully equipped with two dental operatories, x-ray equipment, waiting/oral health education area and handicapped accessible chairlift. The Mobile Dental Center is staffed with a dentist, pediatric resident, dental hygienist, dental assistant, and driver/data entry clerk. The Center currently travels to over 50 local Day Care and Head Start centers throughout northern Manhattan during the school year offering children ages 3-5 years comprehensive dental care. Parked adjacent to the host site two or more times per month, follow-up appointments are made every six months. Children requiring specialty services are referred to affiliated Community DentCare or Children's Aid Society dental clinics located throughout Washington Heights/Inwood and Harlem. CU's partnership with Alianza Dominicana facilitates enrollment into Medicaid or Child Health Plus for the uninsured.

Alternatives Based on Changed Conditions

While the Declaration states the Mobile Dental Center shall service pre-school children and seniors, dental services for seniors are now offered through the ElderSmile program as reflected in the next commitment under Section 5.07(c)(iv).

The services remain the same. The modification clarifies the program through which the services are provided. The Mobile Dental Center focuses on pre-school children. The ElderSmile Program focuses on seniors. Services continue to be provided within the catchment area defined in the commitment overview above. Visits to each host site by the Mobile Dental Center are scheduled in coordination with leadership of each host site. The frequency of visits is determined in collaboration with each site based on site availability and preference. Follow-up appointments are made in accordance with each individual patient's dental requirements and in coordination with each site.

Process

- The College of Dental Medicine will identify local Day Care and Head Start centers throughout Community Board 9 to serve as partners and beneficiaries of the service during the school year.
- The Mobile Dental Center will typically park adjacent to the host site two or more times per month.
- Children requiring specialty services will be referred to affiliated Community DentCare clinics located throughout Washington Heights/Inwood and Harlem.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Link to Mobile Dental Center website
2. Copies of public notifications and/or announcements of center services
3. Annual report

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(iv)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>53</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2037 (25 Years from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Dental Health Screenings for Senior Citizens through the ElderSmile Program. During the summer months, the Mobile Dental Center offers northern Manhattan's elderly population free dental screenings and referrals for further dental treatment at senior centers throughout Washington Heights/Inwood and Harlem. Commencing with the acquisition by ESDC or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, dental health screenings for senior citizens shall be extended to include NYCHA residents in Manhattanville Houses and General Grant Houses.

Alternatives Based on Changed Conditions

While the Declaration states dental health screenings for senior citizens are offered through the Mobile Dental Van, the elder patient screenings are offered through the ElderSmile Program to residents in Manhattanville Houses and General Grant Houses.

The dental screening follows a standard protocol using light and tongue depressor, the standard services remain the same. The modification clarifies the program through which the services are provided. The Mobile Dental Center focuses on pre-school children. The ElderSmile Program focuses on seniors.

Process

- The Columbia College of Dental Medicine:
 - identifies senior centers that want to accept dental services for its members.
 - offers the local elderly population free dental screenings and referrals for further dental treatment at senior centers throughout Washington Heights/Inwood and Harlem.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of services
2. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(v)
Page Number: 53

Obligation Trigger: Issuance of First TCO for Development
Sites 8, 9, 10 and 17
Obligation Start Date: TBD
Obligation End Date: 25 Years from Commencement
Status: Not Triggered

Obligation

Senior Citizen Services. Commencing with the issuance of the first temporary certificate of occupancy for New Buildings on Development Sites 8, 9, 10 and 17, and continuing for a 25-year period from commencement, CU shall provide 2,000 GSF of contiguous dedicated space within the Project Site for a center designed to provide education, screening and referrals for the senior population of West Harlem. Programs could include voluntary home screening for older individuals to identify ways to make their apartments safer from accidents, creation of a voluntary registry of vulnerable elderly individuals and the disabled to enable first responders to prioritize assistance to those vulnerable populations in the event of severe weather, fires or other serious circumstances health screening, education, referral and outreach services center with programs like CU's oral hygiene ElderSmile program.

Process

- Coordinate with CUMC (likely the School of Public Health) to identify a strategy and operating plan for the Center including the identification of possible grant funding.
- The commitment to provide 2,000 GSF of space within the Project Site for a center designed to provide education, screening and referrals for the senior population of West Harlem will be integrated into the design process for the first Stage 2 New Building.
- The Senior Citizens Service Center may include: voluntary home screening for older individuals to identify ways to make their apartments safer from accidents, creation of a voluntary registry of vulnerable elderly individuals and the disabled to enable first responders to prioritize assistance to those vulnerable populations in the event of severe weather, fires or other serious circumstances, general health screening, education, and referral services.

External Communications

Please see Annual Community Outreach and Communications Plan when obligation is triggered.

Evidence of Compliance

1. Copies of public notification and/or announcements of available space
2. Periodic reports on number of attendees

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(vi)
Page Number: 53

Obligation Trigger: PACB Approval
Obligation Start Date: May 20, 2009 (PACB Approval date)
Obligation End Date: May 20, 2034 (25 Years from Commencement)
Status: In Compliance

Obligation

Undergraduate Scholarships for Aid-Eligible Students from the Local Community. In an effort to encourage students to attend Columbia College and the Fu School of Engineering and Applied Science, CU shall undertake a targeted recruitment effort for qualified students from the local community. Commencing on May 20, 2009, CU shall establish a scholarship fund to serve up to 40 aid-eligible undergraduate students per year who are admitted to Columbia College and the Fu School of Engineering and Applied Science from Harlem, with funding made available to meet their fully demonstrated financial need until 2033 or for a period of 25 years from commencement, whichever is longer.

Process

- Columbia's office of Undergraduate Admissions (for Columbia College and the School of Engineering and Applied Science) will conduct recruitment efforts for high school students that live within Community District 9.
- Columbia's office of Undergraduate Admissions (for Columbia College and the School of Engineering and Applied Science) will host an annual event for students and parents from the local community regarding the college admissions process.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of available scholarships
2. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(vii)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>54</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2038* (25 Years from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Graduate Scholarships for Elementary School Teachers. In an effort to enhance the quality of elementary school education within the local community, and as part of Columbia University's strong commitment to supporting quality education for the community, commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall establish three scholarships for qualified teachers to earn a master's degree in an appropriate field from Columbia University or Teacher's College. The three scholarships shall be awarded to qualified elementary school teachers either currently teaching within Community District 9 or interested in teaching elementary school within Community District 9. A maximum of three scholarships shall be in force at any given time with a cumulative maximum of 18 credits per year. Recipients of the scholarships: a) must be admitted to the masters program of choice; b) agree to teach within Community District 9 for five years after they commence their participation in the scholarship program; and c) meet related criteria of the NYCDOE, the United Federation of Teachers, and/or the local school principal.

* Planning activities were still ongoing upon the obligation trigger date. The first graduate scholarship recipient enrolled in classes in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

Process

- Coordinate with the Graduate School of Arts and Sciences (GSAS) and Teacher's College to establish scholarships for qualified teachers to earn a master's degree in an appropriate field at Columbia University or Teacher's College.
- The scholarships would be awarded to qualified elementary school teachers either currently teaching within Community District 9 or interested in teaching elementary school within Community District 9.
- A maximum of three scholarships would be in force at any given time with a cumulative maximum of 18 credits per year.
- Recipients of the scholarships: (i) must be admitted to the masters program of choice; (ii) agree to teach within Community District 9 for five years after they commence their participation in the scholarship program; and (iii) meet related criteria of the New York City Department Of Education (NYCDOE), the United Federation of Teachers (UFT), and/or the local school principal.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of notifications and/or announcements of available scholarships
2. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number:	<u>5.07 (c)(viii)</u>	Obligation Trigger:	<u>PACB Approval</u>
Page Number:	<u>54</u>	Obligation Start Date:	<u>May 20, 2009 (PACB Approval date)</u>
		Obligation End Date:	<u>May 20, 2034 (25 Years from Commencement)*</u>
		Status:	<u>In Compliance</u>

Obligation

New Public Middle and High School for Math, Science and Engineering. CU has collaborated with NYCDOE and has already agreed to provide the land necessary (via a rent-free, 49-year lease) to create a new public secondary school that will address the critical need to improve education in science, math and engineering for students in New York City on a site immediately adjacent to or within the Project Site. That school is currently educating students at the middle school level at a temporary location and will ultimately serve approximately 650 students from grades 6 through 12. Enrollment will be competitive, with the middle school enrollment coming from high performing local students from northern Manhattan above 96th Street. The middle school will provide roughly half of the enrollment of the high school with the balance of the high school enrollment filled through a competitive process for students from across the five boroughs. Columbia shall provide curriculum support to the faculty of the new school to ensure the highest level of education in math, science and engineering, and continuing for a 25 year period from May 20, 2009.

* The Obligation End Date refers to the obligation to provide curriculum support to the faculty of the new school. The obligation to offer land to create a new public secondary school has been fulfilled.

Process

- In October 2005, CU announced an agreement with the City of New York to collaborate with the Department of Education (DOE) in the creation of a new public secondary school.
- The Columbia Secondary School for Math, Science & Engineering, located at 425 W. 123rd Street, opened in the fall of 2007.
- Beginning with a founding sixth grade class, the school will add one grade per year and has currently reached its full enrollment of 650 students.
- CU offered land to the DOE at West 125th Street via a rent-free 49-year lease. The DOE has decided not to proceed with construction of a new public school building at this location, and will instead undertake upgrades to Columbia Secondary School's current location (425 West 123rd Street) for the school's long-term occupancy.
- The school is currently located and will remain on the 4th and 5th floors of PS-125 on 123rd St between Amsterdam and Morningside Avenue, as the Department of Education has determined is its preference.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Press release about the creation of the school (October 21, 2005)
2. Letter from DOE declining Columbia's offer of land for the New Public Middle and High School for MSE
3. Link to Columbia's Secondary School website
4. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(ix)
Page Number: 54

Obligation Trigger: When Upper Level Students Matriculate
Obligation Start Date: Beginning of 2012-2013 Academic Year
Obligation End Date: End of 2036-2037 Academic Year (25 Years from Commencement)
Status: In Compliance

Obligation

Availability of Faculty. Commencing with the academic year in which the School matriculates upper level students eligible for competing in regional and national math, science and engineering competitions, CU shall endeavor in good faith to make its faculty from existing campuses available to upper level students from the School interested in competing in regional and national math, science and engineering competitions. As the Project Site is developed, CU shall endeavor in good faith to make its faculty from the Project Site available to upper level students at the School interested in competing in regional and national math, science and engineering competitions. Such support shall continue for a 25-year period from commencement.

Process

CU will encourage its math, science, and engineering faculty to provide opportunities for mentorships or research and project opportunities to students from the NYCDOE Math, Science, and Engineering school.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(x)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>54</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2038* (25 Years from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Availability of Facilities. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall make its libraries, computing facilities and other academic support facilities and services available to upper level students from the School.

* Planning activities were still ongoing upon the obligation trigger date. Facilities were made available in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

Process

Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU will develop a plan for access for students from the Math, Science and Engineering School.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xi)
Page Number: 55

Obligation Trigger: 2010
Obligation Start Date: Summer 2010
Obligation End Date: Summer 2014 (5 Summers)*
Status: In Compliance

Obligation

Summer Internships. Commencing in 2010, CU shall create a pilot program for up to 15 summer internships per year for high school students with one-third selected from the local community and two-thirds from the upper level students at the School to support academic and research interests of students. The program shall begin with five students from the local community and add 10 students from the new School when students reach the upper grades and qualify for such an internship. The internships shall initially take place in CU's existing facilities and shall move to the new Academic and Academic Research buildings proposed within the Project Site when constructed. After five years the program shall be reviewed by leadership of the School and CU with the intent of modifying, extending the size and/or renewing the program upon mutual agreement.

* Following the summer of 2014 internships, CU will meet with the principal of the school to determine modification, expansion, and/or renewal of the program as described in the obligation above.

Process

Columbia initiated a pilot program for summer interns in the summer of 2010. Summer internships have been offered in accordance with the commitment language since the summer of 2010.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of available internships
2. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(xii)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>55</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2038* (25 Years from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Scholarships to Lifelong Learners. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall fund up to two courses per year for each of 50 residents per year (25 residents from NYCHA Manhattanville and Grant Houses and 25 residents from the local community) to participate in Columbia's School of Continuing Education. The Lifelong Learners Program is designed for individuals over 65 years of age committed to the principles of lifelong education.

* Planning activities were still ongoing upon the obligation trigger date. Scholarships to the Lifelong Learners program were made available in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

Process

Columbia is developing a scholarship program for Lifelong Learners.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of available scholarships
2. Link to program information
3. Link to criteria for admission
4. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(xiii)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>55</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2038* (25 Years from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Course Auditing. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall fund access to up to 50 courses per year through Columbia's Continuing Education Auditing Program for residents (25 residents from NYCHA Manhattanville and Grant Houses and 25 residents from the local community). The Auditing Program provides adults not currently enrolled in college with the opportunity to attend selected lectures drawn from CU's offerings in the Arts and Sciences during the academic year.

* Planning activities were still ongoing upon the obligation trigger date. Course auditing was made available for residents, as described in the obligation above, in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

Process

- The program will fund a maximum of 50 courses per year for local residents (25 residents from NYCHA Manhattanville and Grant Houses and 25 residents from the local community).

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of Course Auditing Program
2. Link to program information
3. Link to criteria for admission
4. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(xiv)</u>	Obligation Trigger: <u>Agreement of TCCS as Demonstration PS</u>
Page Number: <u>55</u>	Obligation Start Date: <u>November 1, 2011</u>
	Obligation End Date: _____
	Status: <u>In Compliance</u>

Obligation

Teachers College Demonstration Public School. Teachers College has agreed to work with the New York City Department of Education (NYCDOE) to establish a pre-K–8 demonstration community public school in Manhattan Community District 9. The school shall serve approximately 500 students and shall provide supplementary educational services before and after school. Teachers College’s vision for the school also includes community educational programming and a professional development “hub” for pre-service and veteran educators. The value attributable to the support to be provided by Teachers College for the school shall be \$30 million.

Process

Based on information provided by Teachers College, CU understands that the Teachers College Community School (TCCS) opened at 168 Morningside Avenue (between W. 126th and W. 127th Streets), within the boundaries of Community District 9, beginning with the 2012-2013 school year.

On November 1, 2011 the West Harlem Development Corporation (WHDC) by resolution agreed that TCCS was the contemplated demonstration community public school, and that any services, expertise or other resources, including cash, provided by CU or Teachers College to TCCS would be counted towards the \$30 million support.

In support of Teachers College's commitment to the NYC DOE to operate a demonstration community public school (the "Teachers College Community School" or "TCCS"), Columbia has entered an agreement with Teachers College to contribute funds to support:

- (a) the construction of a middle school science lab (\$1 million over 5 years), and
- (b) approximately 30% of the TCCS annual rent for the next 15 years.

Under the same agreement, Teachers College has committed to contribute to TCCS \$1 million over 5 years toward renovation of the premises and approximately 20% of the TCCS annual rent for the next 15 years. (The remaining rent is to be paid by the NYC DOE.)

Teachers College is also committed to contribute additional services, expertise and other resources toward the operation and enrichment of TCCS under a separate agreement with the NYC DOE to which Columbia is not a party. Columbia University and Teachers College are separate legal corporations, and Columbia has no obligation to the NYC DOE with respect to the operation or support of TCCS.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copy of letter of commitment from Teachers College to NYC Department of Education
2. Copy of letter of resolution from WHLDC with Teachers College
3. Annual report
4. Link to Teachers College Community School website
5. Copy of annual reports provided by TC, when available

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xv)
Page Number: 55

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2038* (8 Year Pilot; 25 Years from
Commencement)
Status: In Compliance

Obligation

Outreach for Disconnected Youth. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU shall initiate a targeted outreach, in partnership with community based organizations, to identify and engage disconnected youth in the community, ages 16-24 who have not completed high school or obtained a GED, in order to enroll them at no cost in existing NYCDOE high school programs or GED programs operated by community partners. Upon completion of a high school diploma or GED, youth will be referred for skills training, internships and work based learning opportunities through community based organizations. For youth successfully completing the GED program, CU will make a good faith effort to place qualified youth in positions with CU. To ensure coordination of program and placement services CU shall fund a position to coordinate program and placement efforts. The program will be reviewed by CU and ESD after eight years and, if effective, will be continued, subject to subsequent reviews of effectiveness for 25 years from commencement.

* Planning activities were still ongoing upon the obligation trigger date. Outreach for disconnected youth was conducted in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

Process

Columbia University is developing a program plan to initiate a targeted outreach for disconnected youth.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of outreach
2. Link to GED Program
3. Position job description and employee name
4. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: <u>5.07 (c)(xvi)</u>	Obligation Trigger: <u>Acquisition by ESD or CU of all Initial</u>
Page Number: <u>56</u>	<u>Stage 1 Condemnation Parcel(s)</u>
	Obligation Start Date: <u>March 12, 2012</u>
	Obligation End Date: <u>March 12, 2038* (10 Year Pilot; 25 Years</u>
	<u>from Commencement)</u>
	Status: <u>In Compliance</u>

Obligation

Community Scholars Program. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall offer independent, community-based scholars from Northern Manhattan access to a range of services provided by CU and resources not usually afforded to non-affiliated residents. Services and resources shall be provided at no cost to participants and shall include access to all of CU's libraries – including on-line access, course auditing privileges, dialogue with scholars in their field of study, and the ability to participate in seminars and social events developed specifically for the group of in buildings proposed within the Project Site. Selection shall be determined by an application process, reviewed by a committee of CU's faculty and leaders from relevant local cultural institutions. Scholars shall be appointed for 3-year terms. In the first year CU shall appoint up to five scholars; in the second year CU shall appoint up to an additional five, so that after year one there shall be a plan to have a cohort of ten scholars. CU envisions the program to proceed as a pilot for ten years and then be re-evaluated in good faith to assess its effectiveness.

* Planning activities were still ongoing upon the obligation trigger date. Appointments to the Community Scholars program began in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

Process

- Develop application and selection criteria. Form selection committee and appoint committee chair.
- Columbia would offer independent, community-based scholars from Northern Manhattan access to a range of University services and resources not usually afforded to nonaffiliated residents.
- Services and resources would be provided at no cost to participants and would include access to all of the University's libraries – including on-line access, course auditing privileges, dialogue with scholars in their field of study, and the ability to participate in seminars and social events developed specifically for the group in buildings proposed within the Project Site.
- Selection would be determined by an application process, reviewed by a committee of Columbia faculty and leaders from relevant local cultural institutions.
- Scholars would be appointed for 3-year terms.
- In the first year Columbia would appoint up to five scholars.
- In the second year Columbia would appoint up to an additional five thus sustaining a cohort of up to ten scholars.
- In the third year Columbia would appoint up to an additional five thus sustaining a cohort of up to fifteen scholars.
- Columbia will manage the program as a pilot for ten years and then re-evaluate to assess the program's effectiveness.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of scholarships available
2. Annual report

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xvii)
Page Number: 56

Obligation Trigger: PACB Approval
Obligation Start Date: May 20, 2009 (PACB Approval date)
Obligation End Date: May 20, 2034 (25 Years from Commencement)
Status: In Compliance

Obligation

Athletics Clinics. Commencing in May 20, 2009, CU's varsity sports programs and coaches of football, volleyball, basketball, soccer, swimming, track and field and tennis shall sponsor and participate in seasonal sports clinics for local community children between the ages of 5 and 13 in Columbia's facilities and throughout Harlem and Washington Heights, until 2033 or for a period of 25 years from actual commencement, whichever is longer.

Process

Gather annual schedule of athletics clinics every Fall from Director of Athletics for the coming academic year.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual report
2. Evidence of local children in attendance each year, where possible
3. Link to Athletics website

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xviii)
Page Number: 56

Obligation Trigger: PACB Approval
Obligation Start Date: May 20, 2009 (PACB Approval date)
Obligation End Date: May 20, 2034 (25 Years from Commencement)
Status: In Compliance

Obligation

Summer Camp. Commencing in May 2009, CU shall offer 25 Athletics scholarships per summer based upon financial need to children from the Manhattanville in West Harlem area to attend CU's Summer Sports Camps and Cub Camps until 2033 or for a period of 25 years, whichever is longer.

Process

- West Harlem Development Corporation (WHDC) selects the scholarship recipients.
- Columbia University will enroll children in various camp weeks throughout the summer, per the WHDC.
- Please refer to the annual report for program overview.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of services offered
2. Link to Athletics website
3. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xix)
Page Number: 56

Obligation Trigger: PACB Approval
Obligation Start Date: May 20, 2009 (PACB Approval date)
Obligation End Date: December 2014
Status: In Compliance

Obligation

Construction Business Development for Minority, Women, and Local Businesses. CU has, in partnership with the New York City Department of Small Business Services ("NYCDSBS"), implemented a program to develop the capacity of MWL construction firms such that they shall be able to manage larger contracts including construction trade work on the proposed Project. The pilot program was initiated in January 2008. The program requires approximately one year of classroom training conducted by the NYCDSBS supplemented by up to one year of mentoring by senior executives and construction project managers from CU. Firms sponsored by CU shall also receive actual project bid opportunities during their one-year of training. While this is a pilot program, if it is successful CU shall match funding of government and private sector partners of up to \$250,000 per year for five years so that CU's participation in the program can be continued and, if feasible, expanded.

Process

- Columbia University is currently managing a mentorship program for MWL Businesses.
- Courses are taught by faculty from the Columbia School of Continuing Education.
- Outreach for applicants by advertisements, flyers, and electronic communications with the help of NYCDSBS.

External Communications

Not applicable.

Evidence of Compliance

1. Listing of cohorts that completed the program
2. Participation lists
3. Program report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xx)
Page Number: 57

Obligation Trigger: Undefined
Obligation Start Date: Undefined
Obligation End Date: PLA Completion
Status: Complete

Obligation

Project Labor Agreement. CU shall negotiate a Project Labor Agreement with the objective that 40% of all construction job referrals related to the Project go to MWL construction trade persons. Leveraging the full range of programs identified in subparagraphs (xix) to (xxv) of this paragraph, CU shall work with its construction management firms and other relevant parties to prioritize construction trade persons from the local community for construction job referrals.

Process

The Project Labor Agreement has been fully executed.

External Communications

Not applicable.

Evidence of Compliance

1. Signed copy of Project Labor Agreement Transmittal Letter

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxi)
Page Number: 57

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: _____
Status: In Compliance

Obligation

Workforce Training Program. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU shall provide up to \$750,000 to fund and support the design, development and implementation of industry response (skills-based) education and workforce development training. Materials to be developed shall include competency based curriculum, assessment strategies, recommendations for textbooks, instructional aides, delivery strategies and include implementation training for service providers.

Process

At the request of the WHDC, CU has been conducting focus groups to determine the best way to design, develop and implement an “industry response” (skills-based) education and workforce development training platform. The focus group work concluded at the end of June and CU in collaboration with the WHDC is moving to the next part of the design and development phase for the Training Program. CU is working closely with the WHDC with respect to all aspects of this Program. To date, by agreement with the WHDC, CU’s initial phase work on the Training Program is being provided as an “In-Kind Benefit” under the Community Benefits Agreement.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual report
2. Link to CU Neighbors website noting links to agencies providing classes (where applicable)

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxii)
Page Number: 57

Obligation Trigger: Issuance of First New Building Permit
Obligation Start Date: December 22, 2010 (Issuance
of First New Building Permit)
Obligation End Date: December 22, 2020
Status: In Compliance

Obligation

Medical Technician Training Program. Commencing with the issuance of the first Building Permit for a New Building on the Project Site, CU shall commit \$1 million to expand the CUNY – Columbia Health Sciences Award Program to double the number of students supported. This program is designed to increase the number of residents from Community Districts 9 and 12 pursuing careers in health services.

Process

Columbia University has committed \$1M over a 10 year period to the CUNY program (as long as program is in existence) to support an increase in the number of residents from Community Districts 9 and 12.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Letter expressing commitment of funds
2. Annual report

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxiii)
Page Number: 57

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: December 31, 2017
Status: In Compliance

Obligation

Community-Provided Job Training. Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU shall contribute \$100,000 each year for five calendar years to fund a matching program with community-based organizations to provide job training. Each such contribution shall be due and payable on or before December 31 in each calendar year when such payment is due. CU shall make such payment to the matching program in accordance with the instructions of ESD, or if no program has been identified, to ESD, to be held by ESD in escrow for this purpose.

* The first of five annual payments was made upon instructions provided by ESD, in 2013, one year after the trigger date. Therefore, the 5th annual payment will occur in 2017, 5 years from the commencement of the obligation implementation.

Process

Upon instruction from ESD, Columbia University will fund a matching program with community based organizations and coordinate with local organizations to provide job training.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual report
2. Proof of payment

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxiv)
Page Number: 57

Obligation Trigger: CO - First New Building with Small
Format Retail Space
Obligation Start Date: TBD
Obligation End Date: Project Completion
Status: Not Triggered

Obligation

Retail Businesses. Columbia shall market no less than 12,000 GSF of small format retail space (up to 2,500 GSF per business) on the Project Site for local entrepreneurs and existing local businesses for uses specified in Section 104-16 of the Zoning Resolution. Priority shall be given to any business displaced by the Project that is in compliance and good standing with its lease terms. When feasible, Columbia shall implement the retail strategy that it currently uses in Morningside Heights and will use good faith efforts to reach agreements with on-site retailers, and with businesses compatible with Columbia's and the community's rebuild needs, provided reasonable economic terms can be agreed upon with such businesses.

Process

- As part of an integrated design process, this obligation will inform the design for the New Buildings with retail frontage on Broadway, 125th Street, and 12th Avenue.
- 24 months prior to projected completion of the first New Building CU will determine if any of the retail space in the first New Building may present an opportunity for local entrepreneurs and existing local businesses.

External Communications

- 24 months in advance of securing a C of O for the first New Building, CU will prepare an RFP for the retail space and issue notices to local entrepreneurs and existing local businesses.
- The RFP will be advertised on the CU Neighbors website, noticed in the Amsterdam News, and announced to CB9.
- This initial RFP would be exclusively for competition amongst local entrepreneurs and existing local businesses.
- Following this initial (60 day) RFP if there are no successful proposals, CU will open the RFP process.
- A similar process will be followed for subsequent buildings with retail frontage on Broadway, 125th Street, and 12th Avenue.

Evidence of Compliance

1. Copy of RFP for local entrepreneurs
2. Copy of RFP notices on CU's Neighbors website, in Amsterdam News, and to Community Board 9
3. List of local retailers in the Project Site with square footage occupied

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)
Page Number: 57

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

Community Information, Opportunities and Resources Center also referred to as the Columbia Employment Information Center (CEIC) or the "Center". Columbia University is already operating the Columbia University Employment Information Center (CEIC), which shall be maintained and enhanced to create the Community Information, Opportunities and Resources Center (the "Center"). The Center shall be located on the site where the existing Columbia University Employment and Career Center is located, or in a location in or near the Project Site. The Center shall commence full operation with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continue operation for a 25-year period from commencement of full operation of the Center. The Center shall provide information on all benefits provided under this Section 5.07 and resources to enable local residents and businesses to receive prompt notification of business opportunities and available jobs at Columbia University, to learn about construction schedules, safety and mitigation, and to receive information about community-oriented service programs (i.e. technical assistance, clinics, mentoring, volunteerism). The Center shall provide bilingual services and shall be staffed, in part, by persons devoted exclusively to serving as liaison with the community with respect to the obligations incurred by Columbia in connection with the project. The estimated annual minimum value of maintaining the Center shall be \$325,000. CU shall collaborate with appropriate organizations to provide, among other things, 6 services as identified in the following Declaration item numbers 5.07 (c)(xxv)(A)-(F).

Process

Columbia University currently operates the Columbia Employment and Information Center (CEIC) out of a location on 125th Street and Broadway and provides services and job search assistance to local residents.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of public notifications and/or announcements of center services
2. Link to CEIC website
3. CEIC Brochure
4. Annual certification that expenses meet or exceed annual commitment of \$325,000
5. Copies of Center job description where fluency in Spanish is a job requirement

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)(A)
Page Number: 58

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

The Columbia Employment Information Center (CEIC) will provide access to Columbia's job listings with detailed descriptions of job qualifications, including a regularly updated information hotline to provide callers with information relating to Columbia's employment opportunities and continuing counsel and assistance to local residents seeking employment with Columbia. (1 of 6 services provided by the Center identified in Declaration item number 5.07 (c)(xxv).)

Process

- As of 2012, Columbia established a job hotline at the Columbia Employment Information Center (CEIC) as part of the Interactive Voice Response (IVR) system, which shall continue as part of the Center.
- Columbia University operates the Center as a "central" community based resource for local residents to apply for open positions and utilize the Jobs at Columbia (JAC) system - the central repository for all open positions at Columbia University. The Center provides a wide range of services to the local community including in-person and online job readiness training programs, one-on-one job search counseling and assistance, and access to online job opportunities at Columbia University. Computer stations with web-based cameras and staff are available at the Center to assist visitors in their online job search. Information is available on the CEIC's webpage: <http://community-jobs.columbia.edu>.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Link to website for CEIC job listings
2. CEIC Hotline phone number (212-851-1551)

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)(B)
Page Number: 58

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

The Columbia Employment Information Center (CEIC) will coordinate Columbia's resources with (i) appropriate job training centers, (ii) City, State and Federal agencies and (iii) other educational institutions and organizations to provide bilingual referral information regarding services for small businesses, leasing space from Columbia and facilitating access to integrated support services. (2 of 6 services provided by the Center identified in Declaration item number 5.07 (c)(xxv).)

Process

- As of 2012, the CEIC maintains a binder and kiosk of resources that identify a variety of external job readiness training programs to which walk-ins are currently referred by the Center.
- An integral part of the plan to be developed will include linkages to other local educational institutions and organizations to provide bilingual referral information regarding services for small businesses.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual listing of organizations that provide services for small businesses, leasing space from Columbia and facilitating access to integrated support services

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)(C)
Page Number: 58

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

The Columbia Employment Information Center (CEIC) will identify and provide referrals to training programs and classes in areas such as the skilled trades, administrative support, technology, management, and administration, and where feasible, coordinate with State and City education programs and institutions in the administration of such programs. (3 of 6 services provided by the Center identified in Declaration item number 5.07 (c)(xxv).)

Process

The Center makes referrals to external outreach agencies to provide referrals to training programs in the skilled trades. The Center provides online training programs to members of the local community in the areas of administrative support, technology, management and administration amongst other topic areas. In total, more than 1,000 courses are offered online in both English and Spanish.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual listing of organizations that offer training programs and classes in areas such as the skilled trades, administrative support, technology, management and administration
2. Annual report
3. Link to online training portal
4. Link to CEIC website with information regarding live job readiness training workshops

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)(D)
Page Number: 58

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

The Columbia Employment Information Center (CEIC) will coordinate and host job fairs and job training/job readiness in the community not less than once a year. (4 of 6 services provided by the Center identified in Declaration item number 5.07 (c)(xxv).)

Process

- Columbia University will host job fairs at least once a year to provide the opportunity for Columbia hiring managers to meet potential applicants from Community Board 9.
- A "Job Readiness" seminar will be among the workshops offered at the Fair.
- As of 2011, the Center also provides live job readiness training workshops focused on assisting visitors with their job search skills. Topics at each session include Interviewing Skills, Resume Building, Job Search Strategies and tips on how to Dress for Success.
- The Center provides online training programs to members of the local community in the areas of administrative support, technology, management and administration among other topic areas. In total, more than 1,000 courses are offered online in both English and Spanish.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Copies of annual Job Fair advertisements
2. Link to Jobs at Columbia (JAC) listing vacant positions to inform job fair attendees, where possible
3. Link to online training portal
4. Link to CEIC website with information regarding live job readiness training workshops

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)(E)/i/-/iii/
Page Number: 58-59

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

The Columbia Employment Information Center (CEIC) will assist local residents in the identification of business, education, training, and career opportunities that provide opportunities for hands-on learning, and competency based instruction based on industry standards. Such programs shall include one group session per month where up to forty (40) persons per session will receive: (5 of 6 services provided by the Center identified in Declaration item number 5.07(c)(xxv).)

- [i]* Referrals for skills training, internships and work-based learning opportunities with CU and through community-based organizations supported by CU.
- [ii]* A catalog of CU's community-outreach programs.
- [iii]* Access to work-based learning programs for high school students, high school dropouts, individuals transitioning from welfare-to-work, individuals with special needs, and veterans.

Process

Commencing FY12, the CEIC will identify business, education, training, and career opportunities and schedule one group session per month.

- [i]* Commencing FY12, the CEIC will provide referrals for skills training, internships and work-based learning opportunities at Columbia and through community-based organizations supported by Columbia.
- [ii]* Commencing FY12, the CEIC will compile and make available a catalog of Columbia community outreach programs.
- [iii]* During FY12, Columbia will make available information on access to work-based learning programs.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual listing of organizations that provide business, education, training, and career opportunities available at the Center
2. Link to CEIC's webpage listing sessions offered

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (c)(xxv)(F)
Page Number: 59

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037 (25 Years from
Commencement of the Center's Full Operation)
Status: In Compliance

Obligation

The Center shall include information about construction schedules, safety and mitigation for the Project. Columbia shall also provide a community alert system to notify subscribers about construction issues and a 24-hour hotline to provide callers with timely and regularly updated information about construction activity and employment opportunities related to the Project, and include the GPP Monitor on any related e-mail list serve. (6 of 6 services provided by the Center identified in Declaration item number 5.07 (c)(xxv).)

Process

Information on project construction and construction related activities are available through the Columbia Employment Information Center (CEIC) for local residents who visit and/or call the Center. The Center invites visitors/callers to contact the University's 24/7 hotline hosted by Columbia University Facilities (CUF) at 212-854-2222 for any questions regarding construction activities. During the Center's regular business hours (Monday - Friday, 9:00am - 5:00pm), staff are available to answer questions and provide information related to construction activity and employment opportunities. After regular business hours, the Center has instituted an automated system at 212-851-1551 that provides callers with the option to obtain general information about the Center, an option to obtain information on construction activities (automatic redirect to the Facilities Construction Hotline), and an option to obtain information about construction related job opportunities. The system automatically turns on after regular business hours each day and turns off at the beginning of each business day.

Columbia University also has a construction activity alert system that users can subscribe to at http://neighbors.columbia.edu/pages/manplanning/proposed_plan/updates.html. Subscribers are alerted of construction activity through the issuance of two week notices called "Manhattanville in West Harlem Campus Plan: Construction Activities for the Next Two Weeks" as well as monthly newsletters called "Growing Together: Monthly Newsletter for Columbia University's Manhattanville in West Harlem Development". These construction notices and newsletters are also available in hard-copy at the Columbia Employment Information Center.

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Link to subscribe to notifications about construction issues and copies of construction schedules, safety and mitigation notices
2. Construction hotline telephone number (212-854-2222)
3. Link to Jobs at Columbia (JAC) for listing of CU jobs

Monitor Notes

**Manhattanville in West Harlem
Implementation Plan Report
October 15, 2013 Submission**

Final Declaration Reference and Key Data

Section Number: 5.07 (d)(i)
Page Number: 59

Obligation Trigger: Acquisition by ESD or CU of all Initial
Stage 1 Condemnation Parcel(s)
Obligation Start Date: March 12, 2012
Obligation End Date: March 12, 2037
Status: In Compliance

Obligation

Harlem Community Development Corporation (HCDC) Financial Contribution (\$20 mil over 25 years). CU shall make annual financial contributions to ESD's subsidiary, the Harlem Community Development Corporation or its successor ("HCDC"), in increasing amounts, that shall extend for 24 years after the first contribution, and will total \$20 million. The initial \$500,000 contribution shall be paid by CU within thirty (30) Business Days of the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels. Each subsequent yearly contribution shall increase by \$25,000 over the prior year's contribution until the \$20 million is paid in full, and shall be paid by CU on the first Business Day of the year in which the contribution is due.

Process

- ESD has confirmed the President of the Harlem Community Development Corporation will be the responsible party at HCDC who will receive the funds.
- Columbia will make annual financial contributions to ESD's subsidiary, the Harlem Community Development Corporation ("HCDC") to support HCDC's efforts to attract new businesses, retain and grow existing businesses, provide access to homeownership opportunities and create employment opportunities for Upper Manhattan residents.
- Except for the initial contribution, contributions will be made annually on the first business day of the year, in increasing amounts, will extend for 24 years after the first contribution, and will total \$20 million. [See attached schedule of payments.]

External Communications

Please see Annual Community Outreach and Communications Plan for upcoming year.

Evidence of Compliance

1. Annual report

Monitor Notes