



DASNY


KATHY HOCHUL
Governor

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Chair

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President & CEO

Memorandum

TO: Robert S. Derico, R.A., Director, Office of Environmental Affairs

FROM: Sara E. Stein, A.I.C.P., Senior Environmental Manager 

DATE: September 9, 2024

RE: *State Environmental Quality Review (SEQR) Determination for the Columbia University 2024 Bond Financing and Commercial Paper Notes Project — Independent Colleges and Universities Program*

Description of Proposed Action and Proposed Project. The Dormitory Authority of the State of New York (“DASNY”) has received a funding request from Columbia University (“Columbia” or the “University”) for its *2024 Bond Financing and Commercial Paper Notes* (the “Proposed Project”), pursuant to DASNY’s *Independent Colleges and Universities Program*. For the purposes of the *New York State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would involve DASNY’s authorization of the issuance of DASNY obligations, on behalf of Columbia University, for the Proposed Project.

More specifically, based on a review of the attached *Transaction Report – Resolution to Proceed*, dated April 2, 2024, and *Transaction Report Update – Adoption of Documents*, dated September 3, 2024, the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds (“2024 Bonds”) in an amount not to exceed \$150,000,000 with maturities not to exceed 35 years to be sold at one or more times through a negotiated offering, a competitive offering, and/or a private placement. The Proposed Action would also involve DASNY’s authorization of the issuance of multiple series of tax-exempt and/or taxable Commercial Paper Notes (“CP Notes”) in an amount not to exceed \$250,000,000 at any one time (see attached *Transaction Report – Resolution to Proceed*, dated June 11, 2024, and *Transaction Report Update – Adoption of Documents*, dated September 3, 2024).

The proceeds of the 2024 Bonds and/or CP Notes would be used to finance various institution-wide construction, renovation, rehabilitation, equipment purchase, design and refinancing projects located in buildings or facilities throughout the Columbia University system, including Columbia’s Manhattanville, Morningside and Irving Medical Center (“IMC”) campuses, located in the borough of Manhattan, New York County, New York.¹

¹ The Resolution to Proceed for this bond financing was adopted by the DASNY Board at the April 10, 2024, Board meeting, and the Resolution to Proceed for this CP Notes program was adopted by the DASNY Board at the June 18, 2024, Board meeting.

About the Institution. Columbia University is a privately endowed, nonsectarian, nonprofit institution of higher education. Known originally as King's College, the University was founded under a charter granted in 1754 by King George II. Today, the University is one of the largest private institutions of higher education in the United States. Instruction and research are carried out in 17 component schools located at three primary sites in New York City and several additional sites outside the City. The University is formally affiliated with several neighboring institutions, including Barnard College, Teachers College and Union Theological Seminary.

The University offers degree and certificate programs through 17 faculties and schools, consisting of Columbia College, its original school, the School of General Studies (a liberal arts college for non-traditional students), and the 15 professional or specialized divisions whose programs supplement the liberal arts curricula. The University offers bachelor's degrees in 95 subject areas, master's degrees in 239 subject areas, doctoral degrees in 91 academic fields, and 75 certificate programs.

The University's professional and specialized divisions include the schools of Columbia University Irving Medical Center, the School of Law founded in 1858, the Fu Foundation School of Engineering and Applied Science founded in 1864, the Graduate School of Arts and Sciences founded in 1820 and the Graduate School of Business founded in 1916. Columbia University's Irving Medical Center comprises the University's College of Physicians and Surgeons founded in 1767 (the second oldest medical school in the country and the first to grant an M.D. degree), the School of Nursing founded in 1892, Mailman School of Public Health founded in 1922, and the College of Dental Medicine founded in 1916.

SEQR Determination. DASNY completed this environmental review in accordance with *SEQRA*, codified at Article 8 of the New York *Environmental Conservation Law* ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* ("N.Y.C.R.R."), which collectively contain the requirements for the *State Environmental Quality Review* ("SEQR") process. Representatives of the University completed a series of Project Documents that detail each of the Proposed Project activities (attached), as summarized below.

Manhattanville Campus. The proposed financing would be used for academic, residential, research and administrative purposes on the Manhattanville Campus, located within the area bounded by Tiemann Place to 134th Street and from Broadway/Old Broadway to 12th Avenue from Broadway to 12th Avenue, including the following projects:

- Phase II Foundation and Central Below Grade Service Facility: Construction of Phase II of a multilevel, interconnected central underground service facility, including foundations and infrastructure required to house a central loading facility, support spaces for the Columbia Business School buildings, and the extension of the central energy plant infrastructure, utilities, telecommunication equipment and additional support spaces serving above ground facilities. This project has been completed.
- Columbia Business School and Underground Foundations (645-665 West 130th Street): Construction, furnishing and equipping of all systems required to complete the approximately 492,000-gross-square-feet ("gsf") Columbia Business School buildings and underground foundations located between West 130th Street to West 131st Street from Broadway to 12th Avenue. This project has been completed.

- Phase II: Construction of an approximately 40,000-gsf, midblock open space “Large Square” located on the block between 131st and 132nd Streets, between the Columbia Business School buildings, including landscaping and woodland walk and the full complement of mechanical, electrical, and plumbing systems to support the project. This project has been completed.
- Nash Building (3280 Broadway): Building infrastructure upgrades, including new fire alarm system, elevators, emergency generator, and associated work. This project has been completed.
- Studebaker Building (615 West 131st Street): Roof replacement and façade repairs, including parapet reconstruction and other masonry repairs. Phase I façade and abatement work was completed in December 2023, and Phase II roof replacement is expected to be completed by Fall 2024.
- New Mixed-Use Residential Building (600 West 125th Street): Construction, equipping and furnishing of a 34-story mixed-use residential and commercial building to house graduate students and faculty members. This project is currently under construction and expected to be completed by Fall 2024.

It has been determined that these project components were previously reviewed under *SEQRA* and have not changed from the previous *SEQR* process and, therefore, no further environmental review by DASNY is required.²

Morningside Heights Campus. The Proposed Project would include the following renovation projects in buildings or facilities on the Morningside Heights Campus, located within the area bounded by 110th Street and 122nd Street from Morningside Drive to Riverside Drive, to be used for academic, residential, research and administrative purposes:

- Broadway Residence Hall (2900 Broadway): Improvements to the approximately 117,000-gsf building, from basement to 1400 level, in compliance with the Americans with Disabilities Act (“ADA”) and latest New York City Department of Buildings codes, including reconfiguration of existing space, electrical improvements, new chair rails, ceiling grid and tile, carpet, floors, and LED lighting. This project has been completed.
- 611 West 112th Street: Design and gut renovation of an approximately 43,077-gsf, 6-story, residential building that the University acquired in 2021 to accommodate student housing. This project is currently in progress and is anticipated to be completed by Fall 2024.
- Chandler Hall, 300 Level (3010 Broadway): Renovation, equipping and furnishing of approximately 3,500-gsf of existing laboratory space on the 300 level of Chandler Hall to create space for a Precision Biomolecular Characterization Facility (“PBCF”), a core lab used by researchers from Arts

² DASNY *SEQR Negative Declaration Notice of Determination of Non-Significance* for Columbia University’s 2023 Bond Financing, dated May 9, 2023.

and Sciences and the Fu Foundation School of Engineering and Applied Science. This project is anticipated to be completed by Fall 2024.

- Chandler Hall, 500 Level (3010 Broadway): Renovation, equipping and furnishing of approximately 7,200-gsf of existing wet laboratory space on the 500 level of Chandler Hall to provide chemistry lab space. This project is anticipated to be completed by Fall 2024.
- Northwest Corner Building, 1100 Level (550 West 120th Street): Renovation of approximately 2,670 gsf of laboratory and support space in the Physics Department for research purposes (McIver Lab). This project has been completed.
- Pupin Hall, Floor 10 (538 West 120th Street) and Nevis Cyclotron Building, Floor 1 (136 South Broadway, Irvington): Renovation of existing laboratory and academic space including approximately 3,106 gsf of lab space on the 10th floor of Pupin Hall and approximately 700 gsf of clean room and equipment space on first floor of the Nevis Cyclotron Building. This project has been completed.
- Schermerhorn Extension, 800 Level (1200 Amsterdam Avenue): Renovation, equipping and furnishing of existing lab space in rooms 865 and 865A of the Schermerhorn Extension to create general wet laboratory space for the Anthropology Department. This project has been completed.
- Carman Hall (545 West 114th Street): Façade repairs in compliance with the New York City Department of Buildings code requirements. This project has been completed.
- Hartley Residence Hall (1124 Amsterdam Avenue): Renovation, equipping and furnishing of an approximately 79,951-gsf, 10-story building, including improvements to the mechanical, electrical, and plumbing infrastructure, life safety systems, ADA accessibility. This project has been completed.
- Hogan Hall (566 W 114th Street): renovation, equipping and furnishing of the 200 level through 700 level of an approximately 28,000-gsf student residence building. This project is anticipated to be completed by Fall 2024.
- Arthur W. Diamond Law Library in Jerome Greene Hall (435 West 116th Street): Renovation, equipping, and furnishing of approximately 35,500 gsf of space on the 100 through 400 levels of the Columbia Law School law library. This project is currently in progress and anticipated to be completed by Fall 2025.
- Arthur W. Diamond Law Library in Jerome Greene Hall (435 West 116th Street): Life safety system upgrades, including replacement of fire alarm system and sprinkler installation. This project is currently in progress and is anticipated to be completed in Fall 2024.
- Alfred Lerner Hall (2920 Broadway): Renovation and repairs to the roof and glass block bullnose. This project has been completed.

- Casa Italiana Building (1161 Amsterdam Avenue): Roof replacement and façade renovations and repairs. This project is currently in progress and is anticipated to be completed in Fall 2024.
- Mudd Hall, 1300 Level (500 West 120th Street): Renovation of approximately 4,200-gsf of existing office and workspace in the Department of Electrical Engineering, including new furniture, partitions and ceilings, electrical, plumbing, fire and other life safety systems, and modifications to the existing HVAC. This project is currently in progress and is anticipated to be completed in Fall 2024.
- River Hall (628 West 114th Street): Upgrades to the approximately 29,414-gsf student residence, including new lighting fixtures, flooring and wall finishes, and electrical upgrades. This project has been completed.
- International Affairs Building (420 West 118th Street): Renovation, equipping and furnishing of the 1400 and 1500 levels within the School of International and Public Affairs (“SIPA”) to provide office space. This project has been completed.
- Wallach Residence Hall (1116 Amsterdam Avenue): Building upgrades, including replacement of fire alarm system, sprinkler system expansion, and associated asbestos abatement. This project has been completed.
- Watt Hall (549 West 113th Street): Roof replacement at student residence facility. This project has been completed.
- Wein Residence Hall (411 West 116th Street): Upgrade and modernization of elevators and façade repairs at student residence facility. These projects have been completed.

Irving Medical Center Campus. The Proposed Project would include the following renovation projects in buildings or facilities on the IMC Campus, located within the area bounded by 164th and 169th from Broadway to Riverside Drive and 169th and 173rd Street from Haven Avenue to Riverside Drive, and at 390 Fort Washington Avenue, to be used for academic, residential, research, and administrative purposes:

- Allan Rosenfield Building, Floor 1 (722 West 168th Street): Renovation of approximately 11,000 gsf of existing space on the 1st floor of the building to construct a centralized biobanking facility. This project is completed.
- Haven Avenue Towers 1, 2, and 3 (60-100 Haven Avenue): Renovation and improvements to three, approximately 30-story buildings providing approximately 400 graduate and medical student apartments and 11 offices, including life safety upgrades, below grade sprinklers, and required abatement work. This project has been completed.
- Hammer Health Sciences Building, Floors 2, 7, and 8 (701 West 168th Street): Renovation of approximately 12,808 gsf of offices, classrooms, and IT support spaces on the 2nd, 7th, and 8th floors of the Hammer Health Sciences Building to accommodate new wet research laboratories, offices, and support spaces for the Vangelis College of Physicians and Surgeons and the Department of Ophthalmology. This project has been completed.

- William Black Medical Research Building, Floor 4 (650 West 168th Street): Renovation of approximately 2,600 gsf of existing laboratory spaces, offices, and corridors on the 4th floor of the William Black Medical Research Building to expand the existing wet laboratory capacity. This project is currently in progress and is anticipated to be completed in Fall 2024.
- William Black Medical Research Building, Floor 5 (650 West 168th Street): Renovation of approximately 7,684 gsf of existing laboratory spaces, offices, corridors, and restrooms on the 5th floor of the William Black Medical Research Building into a new laboratory facility to meet the modern research needs of the Department of Biochemistry and Molecular Biophysics department. This project has been completed.
- VP&S Building, Floors 5 and 7 (630 West 168th Street): Renovation of approximately 6,644 gsf of existing amphitheater, office, corridor, and restroom spaces on the 5th and 7th floors of the Vagelos College of Physicians and Surgeons Building to convert into a new wet laboratory research facility, including offices and support spaces. This project has been completed.
- VP&S New Research Building (corner of 167th Street and Audubon Avenue): Construction, furnishing and equipping of a new, approximately 81,500-gsf biomedical research building, including vivarium equipment and upgrades to impacted adjacent infrastructure and facilities, including improvements to the Russ Berrie Pavilion animal facility. This project is scheduled to commence in Fall 2024 and is anticipated to be completed in Fall 2026.³

Institutional Real Estate. Additionally, the Proposed Project would involve upgrades and repairs to various existing Institutional Real Estate (“IRE”) apartment properties for University-related housing on the Upper West Side of Manhattan, located in the areas bounded by West 108th to West 110th Street from Manhattan Avenue to Riverside Drive, West 110th to West 122nd Streets from Morningside Drive to Riverside Drive, West 122nd to West 125th Streets from Amsterdam Avenue to Riverside Drive, and at the following additional addresses: 200 West End Avenue, 258 Riverside Drive, 2700 Broadway, 455 Central Park West, and at 3260 Henry Hudson Parkway, in the Bronx, New York. The Proposed Project would also involve various “state of good repair” renovations, upgrades, and improvements to existing academic facilities on the Morningside Heights Campus (fiscal year 2024 and 2025).

As described above and in the attached documents, these Proposed Project components would entail the “*maintenance or repair involving no substantial changes in an existing structure or facility*”; the “*replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes*”; “*conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action*”; “*routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings*”; “*refinancing of existing debt*”, and/or the “*purchase*

³ This project component has been previously reviewed under SEQRA and has not changed from the previous SEQR process and, therefore, no further environmental review by DASNY is required (see DASNY SEQR Negative Declaration Notice of Determination of Non-Significance for Columbia University’s Irving Medical Center – Vagelos College of Physicians and Surgeons (VP&S) New Research Building, dated September 6, 2024.)

or sale of furnishings, equipment or supplies, including surplus government property”, which are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1), 6 N.Y.C.R.R. § 617.5(c)(2), 6 N.Y.C.R.R. § 617.5(c)(10), 6 N.Y.C.R.R. § 617.5(c)(27), 6 N.Y.C.R.R. § 617.5(c)(29) and 6 N.Y.C.R.R. § 617.5(c)(31), respectively.

Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”⁴ Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

SHPA Determination. The Proposed Project was reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP will be notified of the Proposed Project being funded with bond proceeds.

Several of the projects listed above are located in buildings within Columbia University’s Manhattanville, Morningside Heights and Irving Medical Center campuses that are either listed or eligible for listing in the State and National Registers of Historic Places (“S/NR”), such as the Studebaker Building (S/NR eligible), Nash Building (S/NR eligible), Pupin Hall (S/NR listed), Chandler Hall, Schermerhorn Extension and Hartley Residence Hall (within S/NR-eligible Columbia University Historic District), Wallach Residence Hall (within Columbia University Historic District), Hogan Hall and Watt Hall (within S/NR-eligible Cathedral Heights Historic District), The Casa Italiana Building (S/NR listed and New York City Landmark), and River Hall and the building at 611 West 112th Street (within S/NR-eligible Broadway-Riverside Historic District). The proposed work would at these locations would involve renovation, repairs and upgrades as needed to meet Columbia University’s academic, residential, research, and administrative needs. In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Project being funded with bond proceeds. It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the S/NR.

Attachments

cc: Dena Amodio, Esq.
David P. Ostrander
Alex Sirdine
SEQR File
OPRHP File

⁴ 6 N.Y.C.R.R. § 617.5(a).

Attachment: Transaction Reports



Transaction Report Update – Adoption of Documents Columbia University - New York, New York

September 3, 2024

PROGRAM:

Independent Colleges &
Universities

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$150,000,000

NOT TO EXCEED TERM:

35 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering,
Competitive Offering, and/or
Private Placement

RATINGS: Aaa/AAA

SECURITY:

General Obligation

Recent Information

The Resolution to Proceed for this financing was adopted by the Board at the April 10, 2024 Board meeting. Since that time:

- PACB approval was received on April 17, 2024.
- Nixon Peabody LLP and Drohan Lee LLP have been appointed as co-bond counsel.
- BofA Securities, Inc. has been selected as Senior Manager.
- Katten Muchin Rosenman LLP has been selected as Underwriter’s Counsel.

For additional information regarding this financing, please reference the attached “Transaction Report – Resolution to Proceed” dated April 2, 2024.

Recommendation

The Board is being asked to adopt the necessary documents for the Columbia University financing. Nixon Peabody LLP and Drohan Lee LLP, co-bond counsel, will provide the Board with an overview of certain bond document provisions at the September 11, 2024 Board meeting.



Transaction Report – Resolution to Proceed Columbia University - New York, New York

April 2, 2024

PROGRAM:

Independent Colleges &
Universities

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$150,000,000

NOT TO EXCEED TERM:

35 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering,
Competitive Offering, and/or
Private Placement

RATINGS: Aaa/AAA

SECURITY:

General Obligation

Proposed New Issue Overview

The Board is being asked to adopt a Resolution to Proceed for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds in an amount not to exceed \$150,000,000 with maturities not to exceed 35 years to be sold at one or more times through a negotiated offering, a competitive offering, and/or a private placement, on behalf of Columbia University (the “University”).

Financing Team:

- Senior Manager – To be determined
- Co-Bond Counsel – To be determined
- Underwriter’s Counsel – To be determined

Purpose:

- Financing the costs associated with various construction and renovation projects at the Morningside Heights, Medical Center, and Manhattanville campuses (\$150.0 million).

Security:

- The outstanding obligations of the University are rated Aaa by Moody’s and AAA by S&P. It is anticipated that the Loan Agreement will be a general unsecured obligation of the University and no security interest in any revenues or assets of the University will be granted by the University to DASNY under the Loan Agreement.

Description of the Bonds:

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the University.
- The Bonds are payable from payments made under the Loan Agreement and all funds and accounts established under the Resolution.

Financing Details:

New Money: Proceeds from the proposed issuance may be used to finance and/or reimburse the University for costs associated with various construction and renovation projects at the Morningside Heights, Medical Center, and Manhattanville campuses. Prior spending on these projects were financed in part from previous bonds issued by DASNY. The projects include construction of a 34-story building to house graduate students and faculty members on the southwest corner of 125th Street and Broadway in Manhattan. The new building will be comprised of approximately 177,000 square feet and include 142 apartments and 5,000 square

feet of retail space on the ground level. The project is expected to be certified LEED Gold, with notable sustainability features including a high-performance façade, optimized equipment efficiency, limited gas usage to achieve long-term carbon emissions reductions, vegetated roofs, and stormwater detention. The project started in Spring 2021 with excavation and foundation work, followed by reinforced concrete superstructure construction and curtain wall installation. Construction is expected to be completed in 2024. Earlier stages of this project were financed with a portion of proceeds from the 2023A Bonds issued by DASNY. Other projects to be financed may include various renovation, deferred maintenance, and replacement projects located at various facilities across the Columbia system.

Sources and Uses: Bond proceeds of approximately \$181.7 million are expected to be deposited to the project fund. Costs of Issuance and the Underwriter’s Discount are approximated in the range of \$862,500. Completing the plan of finance will require a bond issue of approximately \$150.0 million.

<i>Sources of Funds:</i>	Series 2024
Bond Proceeds	
Par Proceeds	\$ 150,000,000
Original Issue Premium	32,593,500
<i>Total Sources</i>	\$ 182,593,500
<i>Uses of Funds:</i>	
Project Fund Deposits	
New Money	\$ 181,731,000
Costs of Issuance and Underwriter's Discount	862,500
<i>Total Uses</i>	\$ 182,593,500

Approvals

PACB Approval – April 17, 2024 (estimated) TEFRA Hearing – To be determined SEQR Filing – May 6, 2024 (estimated)

Borrower Overview

Columbia University is a privately endowed, nonprofit institution of higher education. Known originally as King’s College, the University was founded under a charter granted in 1754 by King George II. Today, the University is one of the largest private institutions of higher education in the United States. Instruction and research are carried out in 17 component schools located at three primary sites in New York City and several additional sites outside the City. The primary sites include the main campus of the University located across 35.5 acres in Morningside Heights, the Manhattanville campus where several new buildings were recently completed, and the Medical Center campus in Washington Heights. Columbia University Irving Medical Center, a division of the University, is one of the largest academic medical centers in the United States. The University is formally affiliated with several neighboring institutions, including Barnard College, Teachers College and Union Theological Seminary.

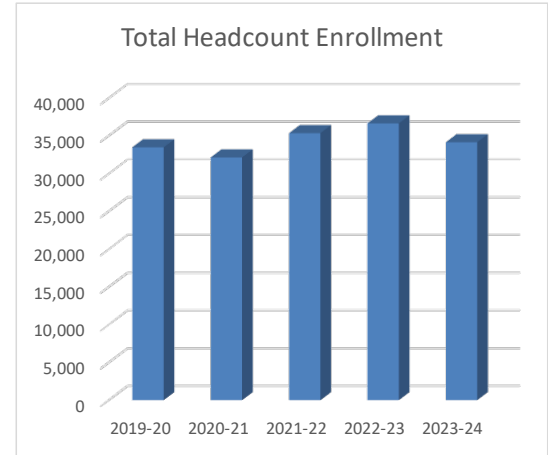
Financing History:

The University has been a client of DASNY since 1963. Over the last 60 years, DASNY has issued 40 separate obligations on behalf of the University totaling over \$4.20 billion. As of December 31, 2023, approximately \$1.46 billion in DASNY debt issued on behalf of Columbia remained outstanding.

Enrollment:

Selected Enrollment Statistics

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
First-time Freshman Applications Received	42,569	40,084	60,551	60,377	57,126
First-time Freshman Applications Accepted	2,245	2,544	2,355	2,255	2,284
Undergraduate Acceptance Ratio	5.3%	6.3%	3.9%	3.7%	4.0%
First-time Freshman Applicants Enrolled	1,392	1,454	1,560	1,463	1,454
Undergraduate Matriculation Ratio	62.0%	57.2%	66.2%	64.9%	63.7%
Headcount Enrollment					
Full-Time	27,593	24,238	29,703	29,390	28,281
Part-Time	<u>5,878</u>	<u>7,893</u>	<u>5,641</u>	<u>7,237</u>	<u>5,852</u>
Total Headcount Enrollment	33,471	32,131	35,344	36,627	34,133

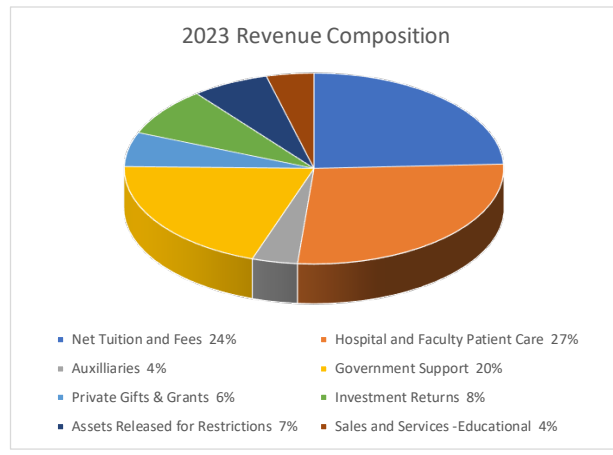


- Columbia University attracts highly qualified students and is among the most selective universities in the country. Applications received have increased by 34% over the last five years, from 42,569 in fall 2019 to 57,126 for fall 2023.
- Following a slight decline in applications for fall 2020 due to the COVID-19 pandemic, the University experienced a significant rebound in fall 2021 with new students applying as well as those who had deferred the prior fall. A large portion of deferrals included international students that were subject to travel restrictions.
- Of the 57,126 applicants for fall 2023, just 2,284 were accepted, indicating an acceptance rate of 4.0%.
- Columbia reported total headcount enrollment of 34,133 for fall 2023, an increase of 2.0% over five years.
- The University experienced a one-year decline in enrollment for the 2020-2021 fiscal year due to the pandemic. During that period all undergraduate courses were virtual, while 40% of all graduate courses were offered in hybrid or in-person form.

Operations:

Selected Operating Statistics

<i>(dollars in thousands)</i>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total operating revenue	\$4,970,867	\$5,030,214	\$5,037,610	\$6,028,952	\$6,124,933
Total operating expense	<u>4,817,559</u>	<u>5,037,252</u>	<u>5,044,326</u>	<u>5,477,975</u>	<u>5,916,699</u>
Change in net assets from operations	153,308	(7,038)	(6,716)	550,977	208,234
Total non-operating activities	<u>160,293</u>	<u>(32,992)</u>	<u>999,467</u>	<u>(503,130)</u>	<u>(127,754)</u>
Change in unrestricted net assets	313,601	(40,030)	992,751	47,847	80,480
Adjusted Operating Margin (DASNY 2022 Median: 4.3%)	1.5%	-1.0%	0.3%	10.0%	3.0%
Adjusted Net Income Margin (DASNY 2022 Median: 3.9%)	0.6%	-1.6%	20.1%	1.8%	0.9%
Annual Debt Service Coverage (DASNY 2022 Median: 2.9:1)	3.0	2.0	2.1	4.3	2.9



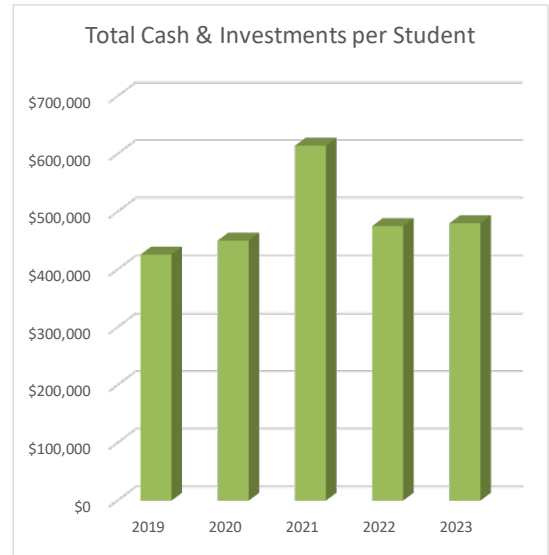
- For fiscal year 2023, Columbia reported operating revenues of \$6.12 billion and an operating surplus of \$208.2 million.
- Operating margins were positive in fiscal years 2022 and 2023 after weaker results during fiscal years 2020 and 2021 due to the pandemic. Operating revenue was negatively impacted in a few different areas. Tuition and fee revenue declined due to lower enrollment, auxiliary revenue declined due to lower dorm occupancy, and lower clinical visits and elective surgical procedures led to a loss of patient care revenue. Lower revenues were somewhat offset by the receipt of federal stimulus

funds as well as expense reductions including a hiring freeze, reductions in non-personnel spending, and lower capital spending.

- The University’s overall revenue mix is diverse, making it less vulnerable to fluctuations from a single revenue source. For fiscal year 2023, 24% of the University’s total operating revenues came from net tuition and fees. Patient care revenue, which primarily represents revenues from the medical faculty practice plan, was approximately 27% of total revenues for 2023.

Balance Sheet:

<u>Selected Financial Position Statistics</u>					
<i>(dollars in thousands)</i>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Assets	\$19,975,879	\$21,330,738	\$24,696,622	\$23,231,005	\$23,594,888
Total Liabilities	3,948,652	5,037,216	5,070,712	4,797,774	4,877,068
Net Assets					
Unrestricted	7,307,924	7,262,728	8,255,479	8,303,326	8,383,806
Temporarily Restricted	4,726,496	5,369,068	7,527,698	6,067,470	6,071,016
Permanently Restricted	<u>3,992,807</u>	<u>3,661,726</u>	<u>3,842,733</u>	<u>4,062,435</u>	<u>4,262,998</u>
Total Net Assets	\$16,027,227	\$16,293,522	\$19,625,910	\$18,433,231	\$18,717,820
Long-Term Debt	\$2,000,200	\$2,533,486	\$2,488,870	\$2,316,548	\$2,403,847
Total Cash & Investments to Operating Expenses (DASNY 2022 Median: 1.9:1)	2.8	2.6	3.3	2.7	2.6
Total Cash & Investments to Total Debt (DASNY 2022 Median: 2.3:1)	5.8	5.0	5.6	5.5	5.4
Total Cash & Investments per Student	\$425,694	\$449,975	\$614,348	\$475,083	\$480,076



- The University reported total net assets of \$18.72 billion at fiscal year-end 2023, of which \$8.38 billion were unrestricted. Total Net Assets have increased by \$2.69 billion, or 16.8%, since fiscal year 2019.
- The University’s liquidity ratios compare favorably with the 2022 DASNY medians. For fiscal year 2023, Columbia reported Total Cash & Investments to Operating Expenses of 2.6:1 (1.9:1 DASNY Median) and Total Cash & Investments to Total Debt of 5.4:1 (2.3:1 DASNY Median).
- As of fiscal year end 2023, the University had \$2.40 billion of long-term debt outstanding. The University also has a \$150 million taxable commercial paper program, \$25 million of which was outstanding at fiscal year end.
- In early 2022, Columbia announced the successful completion of “The Columbia Commitment”, a five-year University-wide campaign that raised \$5.6 billion through the support of nearly 200,000 donors and 160,000 alumni.
- At fiscal year end 2023, Columbia reported investments with a total market value of just under \$14.75 billion, of which \$13.64 billion represents the University’s endowment.

Recommendation

- Staff recommends that the Board adopt a Resolution to Proceed for one or more series of bonds with terms not to exceed 35 years in an amount not to exceed \$150,000,000 on behalf of Columbia University.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Institution in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institution, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.



Transaction Report Update – Adoption of Documents Columbia University - New York, New York

September 3, 2024

PROGRAM:

Independent Colleges & Universities

PURPOSE:

Commercial Paper Notes - New Money

NOT TO EXCEED AMOUNT:

\$250,000,000 outstanding at any one time

NOT TO EXCEED TERM:

270 days from each issuance, up to 30 years

INTEREST RATE TYPE:

Fixed Rate Notes

NOTE TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering

RATING

Long-term – Aaa/AAA
Short-term – P-1/A-1+

SECURITY:

General Obligation

Recent Information

The Resolution to Proceed for this commercial paper program was adopted by the Board at the June 18, 2024 Board meeting. Since that time:

- PACB approval was received on June 26, 2024.
- BofA Securities, Inc. and JP Morgan have been selected as Dealers for the commercial paper program.
- Katten Muchin Rosenman LLP has been selected as Dealers’ Counsel.

For additional information regarding this financing, please reference the attached “Transaction Report – Resolution to Proceed” dated June 11, 2024.

Recommendation

The Board is being asked to adopt the necessary documents for the Columbia University commercial paper program. Nixon Peabody LLP and Drohan Lee LLP, co-bond counsel, will provide the Board with an overview of certain document provisions at the September 11, 2024 Board meeting.



Transaction Report – Resolution to Proceed Columbia University - New York, New York

June 11, 2024

PROGRAM:

Independent Colleges &
Universities

PURPOSE:

Commercial Paper Notes - New
Money

NOT TO EXCEED AMOUNT:

\$250,000,000 outstanding at
any one time

NOT TO EXCEED TERM:

270 days from each issuance, up
to 30 years

INTEREST RATE TYPE:

Fixed Rate Notes

NOTE TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering

RATINGS:

Long-term – Aaa/AAA
Short-term – P-1/A-1+

SECURITY:

General Obligation

Proposed Commercial Paper Issuance Overview

The Board is being asked to adopt a Resolution to Proceed for the issuance of multiple series of tax-exempt and/or taxable commercial paper notes in an amount not to exceed \$250,000,000 at any one time.

Columbia intends to finance the capital projects as described in the Financing Details section below using the proceeds from the issuance of Commercial paper notes (“CP Notes” or “Notes”). The interest rate on each CP Note will be fixed to maturity. If the Note is rolled to a new maturity, a new interest rate is set at the time of issuance. Each CP Note maturity will not exceed 270 days and can be rolled for a period of up to 30 years from the date of first issuance. It is expected that the CP Notes will ultimately be refunded with DASNY bonds. Since the University’s outstanding obligations carry a triple-A rating from Moody’s and S&P, the University is expected to act as its own liquidity facility provider to pay the principal and interest on the Notes when due at maturity, if necessary.

Financing Team:

- Dealer – To be determined
- Co-Bond Counsel – Nixon Peabody LLP and Drohan Lee LLP
- Dealer’s Counsel – To be determined

Purpose:

- Financing the costs associated with various construction and renovation projects at the Morningside Heights, Medical Center, and Manhattanville campuses (up to \$250.0 million outstanding at any one time).

Security:

- It is anticipated that the Loan Agreement will be a general unsecured obligation of the University and no security interest in any revenues or assets of the University will be granted by the University to DASNY under the Loan Agreement.
- The Notes are expected to be assigned a short-term rating of P-1 from Moody’s and A-1+ from S&P, the highest rating for short-term debt. It is anticipated that the University will act as its own liquidity facility provider to pay the principal and interest on the Notes when due at maturity, if necessary.

Description of the Notes:

- The Notes are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the University.
- The Notes are payable from payments made under the Loan Agreement and all funds and accounts established under the Resolution.

Financing Details:

New Money: Proceeds from the proposed note issuances may be used to finance and/or reimburse the University for costs associated with various construction and renovation projects at the Morningside Heights, Medical Center, and Manhattanville campuses. The largest projects to be financed include the construction of two new facilities:

- (1) On the Manhattanville campus, construction of a 34-story building to house graduate students and faculty members on the southwest corner of 125th Street and Broadway in Manhattan is nearing completion. The new building will be comprised of approximately 177,000 square feet and include 142 apartments and 5,000 square feet of retail space on the ground level. The project is expected to be certified LEED Gold, with notable sustainability features including a high-performance façade, optimized equipment efficiency, limited gas usage to achieve long-term carbon emissions reductions, vegetated roofs, and stormwater retention. The project started in Spring 2021 and is expected to be completed in 2024. Earlier stages of this project were financed with a portion of proceeds from the 2023A Bonds issued by DASNY.
- (2) On the Medical Center campus, the University is in the early stages of constructing a new 9-floor, 81,500 square-foot research building between 167th and 168th streets in Washington Heights. The facility will be part of the Vagelos College of Physicians and Surgeons and will house new state-of-the-art laboratories, expanded research space, and a symposium area to support biomedical research programs. The project will include sustainable design components including full systems electrification and is expected to be LEED Gold certified, at a minimum. Construction is expected to be completed in 2026.

Other projects to be financed include various renovation, deferred maintenance, and replacement projects located at various facilities across the Columbia system.

Note issuances may also be used to finance additional projects not listed above, but previously approved for bond financing through DASNY. DASNY Board approval will be required for any future note issuances to finance projects not listed above and not previously approved for bond financing through DASNY.

Approvals

PACB Approval – June 26, 2024 (anticipated) TEFRA Hearing – To be determined SEQR Filing – July 15, 2024 (anticipated)

Borrower Overview

Columbia University is a privately endowed, nonprofit institution of higher education. Known originally as King’s College, the University was founded under a charter granted in 1754 by King George II. Today, the University is one of the largest private institutions of higher education in the United States. Instruction and research are carried out in 17 component schools located at three primary sites in New York City and several additional sites outside the City. The primary sites include the main campus of the University located across 35.5 acres in Morningside Heights, the Manhattanville campus where several new buildings were recently completed, and the Medical Center campus in Washington Heights. Columbia University Irving Medical Center, a division of the University, is one of the largest academic medical centers in the United States. The University is formally affiliated with several neighboring institutions, including Barnard College, Teachers College and Union Theological Seminary.

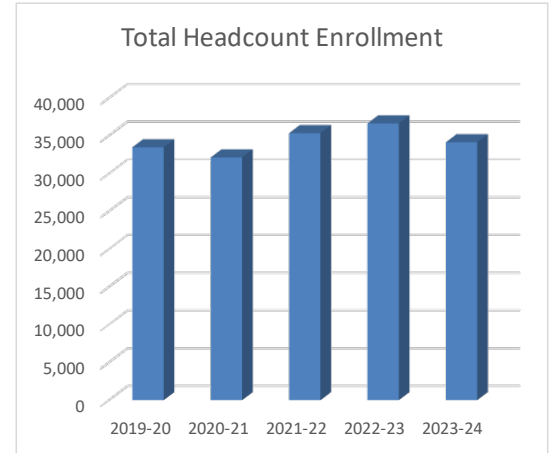
Financing History:

The University has been a client of DASNY since 1963. Over the last 60 years, DASNY has issued 40 separate obligations on behalf of the University totaling over \$4.20 billion. As of March 31, 2024, approximately \$1.46 billion in DASNY debt issued on behalf of Columbia remained outstanding. This will be Columbia’s first issuance of CP Notes through DASNY.

Enrollment:

Selected Enrollment Statistics

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>
First-time Freshman Applications Received	42,569	40,084	60,551	60,377	57,126
First-time Freshman Applications Accepted	2,245	2,544	2,355	2,255	2,284
Undergraduate Acceptance Ratio	5.3%	6.3%	3.9%	3.7%	4.0%
First-time Freshman Applicants Enrolled	1,392	1,454	1,560	1,463	1,454
Undergraduate Matriculation Ratio	62.0%	57.2%	66.2%	64.9%	63.7%
Headcount Enrollment					
Full-Time	27,593	24,238	29,703	29,390	28,281
Part-Time	<u>5,878</u>	<u>7,893</u>	<u>5,641</u>	<u>7,237</u>	<u>5,852</u>
Total Headcount Enrollment	33,471	32,131	35,344	36,627	34,133

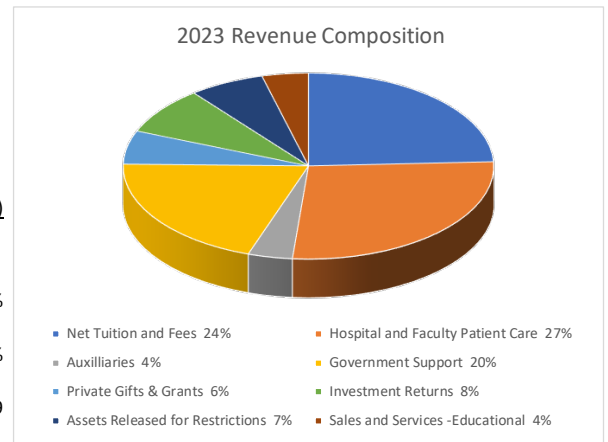


- Columbia University attracts highly qualified students and is among the most selective universities in the country. Applications received have increased by 34% over the last five years, from 42,569 in fall 2019 to 57,126 for fall 2023.
- Following a slight decline in applications for fall 2020 due to the COVID-19 pandemic, the University experienced a significant rebound in fall 2021 with new students applying as well as those who had deferred the prior fall. A large portion of deferrals included international students who were subject to travel restrictions.
- Of the 57,126 applicants for fall 2023, just 2,284 were accepted, indicating an acceptance rate of 4.0%.
- Columbia reported total headcount enrollment of 34,133 for fall 2023, an increase of 2.0% over five years.
- The University experienced a one-year decline in enrollment for the 2020-2021 fiscal year due to the pandemic. During that period all undergraduate courses were virtual, while 40% of all graduate courses were offered in hybrid or in-person form.

Operations:

Selected Operating Statistics

<i>(dollars in thousands)</i>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total operating revenue	\$4,970,867	\$5,030,214	\$5,037,610	\$6,028,952	\$6,124,933
Total operating expense	<u>4,817,559</u>	<u>5,037,252</u>	<u>5,044,326</u>	<u>5,477,975</u>	<u>5,916,699</u>
Change in net assets from operations	153,308	(7,038)	(6,716)	550,977	208,234
Total non-operating activities	<u>160,293</u>	<u>(32,992)</u>	<u>999,467</u>	<u>(503,130)</u>	<u>(127,754)</u>
Change in unrestricted net assets	313,601	(40,030)	992,751	47,847	80,480
Adjusted Operating Margin (DASNY 2023 Median: 1.3%)	1.5%	-1.0%	0.3%	10.0%	3.0%
Adjusted Net Income Margin (DASNY 2023 Median: 2.6%)	0.6%	-1.6%	20.1%	1.8%	0.9%
Annual Debt Service Coverage (DASNY 2023 Median: 2.2:1)	3.0	2.0	2.1	4.3	2.9



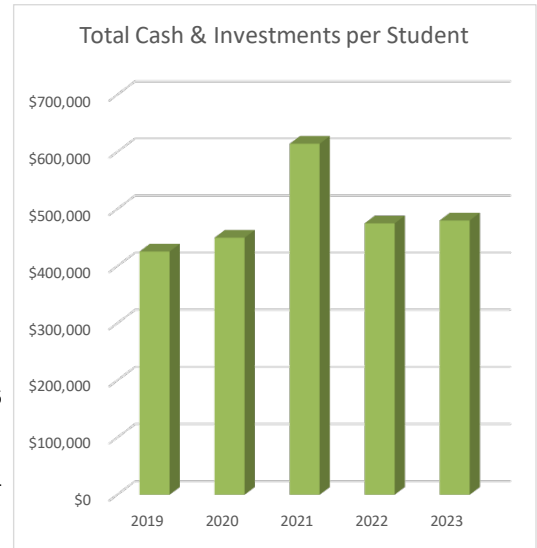
- For fiscal year 2023, Columbia reported operating revenues of \$6.12 billion and an operating surplus of \$208.2 million.
- Operating margins were positive in fiscal years 2022 and 2023 after weaker results during fiscal years 2020 and 2021 due to the pandemic. Operating revenue was negatively impacted in a few different areas. Tuition and fee revenue declined due to lower enrollment, auxiliary revenue declined due to lower dorm occupancy, and lower clinical visits and elective surgical procedures led to a loss of patient care revenue. Lower revenues were somewhat offset by the receipt of federal stimulus

funds as well as expense reductions including a hiring freeze, reductions in non-personnel spending, and lower capital spending.

- The University’s overall revenue mix is diverse, making it less vulnerable to fluctuations from a single revenue source. For fiscal year 2023, 24% of the University’s total operating revenues came from net tuition and fees. Patient care revenue, which primarily represents revenues from the medical faculty practice plan, was approximately 27% of total revenues for 2023.

Balance Sheet:

<u>Selected Financial Position Statistics</u>					
<i>(dollars in thousands)</i>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Assets	\$19,975,879	\$21,330,738	\$24,696,622	\$23,231,005	\$23,594,888
Total Liabilities	3,948,652	5,037,216	5,070,712	4,797,774	4,877,068
Net Assets					
Unrestricted	7,307,924	7,262,728	8,255,479	8,303,326	8,383,806
Temporarily Restricted	4,726,496	5,369,068	7,527,698	6,067,470	6,071,016
Permanently Restricted	<u>3,992,807</u>	<u>3,661,726</u>	<u>3,842,733</u>	<u>4,062,435</u>	<u>4,262,998</u>
Total Net Assets	\$16,027,227	\$16,293,522	\$19,625,910	\$18,433,231	\$18,717,820
Long-Term Debt	\$2,000,200	\$2,533,486	\$2,488,870	\$2,316,548	\$2,403,847
Total Cash & Investments to Operating Expenses (DASNY 2023 Median: 1.7:1)	2.8	2.6	3.3	2.7	2.6
Total Cash & Investments to Total Debt (DASNY 2023 Median: 2.2:1)	5.8	5.0	5.6	5.5	5.4
Total Cash & Investments per Student	\$425,694	\$449,975	\$614,348	\$475,083	\$480,076



- The University reported total net assets of \$18.72 billion at fiscal year-end 2023, of which \$8.38 billion were unrestricted. Total Net Assets have increased by \$2.69 billion, or 16.8%, since fiscal year 2019.
- The University’s liquidity ratios compare favorably with the 2023 DASNY medians. For fiscal year 2023, Columbia reported Total Cash & Investments to Operating Expenses of 2.6:1 (1.7:1 DASNY Median) and Total Cash & Investments to Total Debt of 5.4:1 (2.2:1 DASNY Median).
- As of fiscal year end 2023, the University had \$2.40 billion of long-term debt outstanding. The University also has a \$150 million taxable commercial paper program, \$25 million of which was outstanding at fiscal year end.
- In early 2022, Columbia announced the successful completion of “The Columbia Commitment”, a five-year University-wide campaign that raised \$5.6 billion through the support of nearly 200,000 donors and 160,000 alumni.
- At fiscal year end 2023, Columbia reported investments with a total market value of just under \$14.75 billion, of which \$13.64 billion represents the University’s endowment.

Recommendation

- The Board is being asked to adopt a Resolution to Proceed for the issuance of multiple series of commercial paper notes in an amount not to exceed \$250,000,000 at any one time on behalf of Columbia University.

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Attachment: Project Documents

Columbia University

DASNY Series 2024 - New Money Projects (Preliminary)

Campus	ARC Project	Project Description	Property Address or Location	Project Doc	Total Development		Prior Bond		Remaining
					Cost	Trustees DOI	Reimbursement	Trustees Authorization	TEFRA Amount*
Manhattanville	CP002688	615 West 131st St Roof & Façade Repair	615 W 131st Street	2022.012	18,660,900	18,660,900	6,831,048	11,829,852	11,829,852
Manhattanville	CP002489	Nash - Infrastructure	3280 Broadway	2021.016	19,506,700	19,506,700	-	19,506,700	19,506,700
Manhattanville	CP002381	Open Space Phase II - Large Sq & Woodland Walk	Between Business School (€	2020.034	47,500,000	47,500,000	6,819,538	40,680,462	40,680,462
Manhattanville	CP002209	Phase II Foundation & Central Below Grd Facility		2016.018	355,600,000	355,600,000	286,013,477	69,586,523	16,761,208
Manhattanville	CP001051	Columbia Business School	645-665 W 130th Street	2019.010	649,900,000	649,900,000	218,545,312	431,354,688	
Manhattanville	CP002496	600 W 125th Street - Residential Tower	CIP (600 W 125th Street)	2020.035	184,815,000	184,815,000	52,115,441	132,699,559	145,969,515
Medical Center	CP002724	VP&S - ARB 1st flr Biobank & Wet Lab	722 W 168th Street	2023.121	16,603,170	8,603,170	1,191,283	7,411,887	7,411,887
Medical Center	CP002192	Haven Towers - C of O Requirements (design & phase I const)	60-100 Haven Ave	2017.103	37,984,000	37,984,000	2,409,874	35,574,126	35,574,126
Medical Center	CP002576	Black 5th Flr - Biochem & Mol Biophysics	650 W 168th Street	2022.108	7,008,700	7,008,700	4,441,324	2,567,376	2,567,376
Medical Center	CP002834	VP&S - Black 4 Wet Lab Reno for Pediatrics	622 W 168th Street	2024.103	3,106,180	3,106,180	-	3,106,180	3,106,180
Medical Center	CP002785	VP&S - Hammer 2 Wet Lab Reno for Ophthalmology	701 W 168th Street	2022.126	20,977,506	20,977,506	9,697,153	11,280,353	11,280,353
Medical Center	CP002690	VP&S 5th & 7th Flrs - Pharmacology Amphitheatre to Lab Conv	630 W 168th Street	2022.107	8,697,991	8,697,991	5,267,077	3,430,914	3,430,914
Medical Center	CP002761	VP&S - Research Bldg (Audubon Ave b/w 167th and 168th)		2024.106	183,000,000	77,000,000	-	77,000,000	77,000,000
Morningside	CP002832	2900 B'way Basement to 1400 lvl Renovations	556 W 114th Street	2023.028	6,182,400	6,182,400	347,581	5,834,819	5,834,819
Morningside	CP002800	611 W 112th St. Housing Development	611 W 112th Street	2023.049	60,917,000	60,917,000	511,027	60,405,973	60,405,973
Morningside	CP002767	A&S - Chandler 300 lvl - Precision BioMed Characterization Facility	3010 Broadway	2023.047	8,438,000	8,438,000	-	8,438,000	8,438,000
Morningside	CP002824	A&S - Chandler 500 lvl Chemistry Labs	3010 Broadway	2023.045	11,800,000	11,800,000	-	11,800,000	11,800,000
Morningside	CP002768	A&S - NWC Lab 1100 lvl Physics (Mclver)	550 W 120th Street	2023.025	8,826,000	8,826,000	305,394	8,520,606	8,520,606
Morningside	CP002786	A&S - Pupin 10th flr Cyclotron Bldg Lab (Perez)	538 W 120th Street	2023.016	4,789,000	4,789,000	565,466	4,223,534	4,223,534
Morningside	CP002817	A&S - Schermerhorn Ext. 800 lvl - Anthro Lab	1200 Amsterdam Avenue	2023.048	2,238,790	2,238,790	-	2,238,790	2,238,790
Morningside	CP002853	Carman Hall - Campus Services - Façade Inspection and Safety Program	545 W 114th Street	2023.035	1,085,700	1,085,700	-	1,085,700	1,085,700
Morningside	CP002322	Hartley Hall - Basement thru 10th flr Renovation	1124 Amsterdam Avenue	2024.003	3,682,700	3,682,700	-	3,682,700	3,682,700
Morningside	CP002924	Hogan Hall - Housing Services - Housing Renovation - 200 to 700 Level -	566 W 114th Street	2024.028	6,574,800	6,574,800	-	6,574,800	6,574,800
Morningside	CP002440	Jerome Greene Hall - Columbia Law School - Law Library Renovation - 1	435 W 116th Street	2024.024	62,528,192	12,528,100	-	12,528,100	12,528,100
Morningside	CP002831	Law - Greene Infrastructure	435 W 116th Street	2023.027	20,028,100	20,028,100	-	20,028,100	20,028,100
Morningside	CP002610	Lerner - Roof & Glass Block Architectural Façade Repairs	2920 Broadway	2020.050	9,200,000	9,200,000	1,368,262	7,831,738	7,831,738
Morningside	CP002818	MS SOGR - Casa Italiana Roof	1161 Amsterdam Avenue	2023.006	5,166,000	5,166,000	-	5,166,000	5,166,000
Morningside	CP002870	Mudd Hall - Fu Foundation School of Engineering and Applied Science -	500 W 120th Street	2024.034	3,515,000	3,515,000	-	3,515,000	3,515,000
Morningside	CP002923	River Hall - Housing Services - Housing Renovation - Basement to 600 L	628 W 114th Street	2024.029	4,420,500	4,420,500	-	4,420,500	4,420,500
Morningside	CP002833	SIPA - IAB 1500 lvl Office Renovation	420 W 118th Street	2023.037	2,948,300	2,948,300	-	2,948,300	2,948,300
Morningside	CP002679	Wallach Fire Alarm Syst Rplm't & Sprinkler Exp	1116 Amsterdam Avenue	2022.024	4,643,100	4,643,100	2,198,236	2,444,864	2,444,864
Morningside	CP002662	Watt Roof Replacement	549 W 113th Street	2020.027	1,325,000	1,325,000	-	1,325,000	1,325,000
Morningside	CP002865	Wien Elevator Modernization	411 W 116th Street	2023.039	1,278,000	1,278,000	-	1,278,000	1,278,000
Morningside	CP002816	Wien Façade Inspection & Repairs	411 W 116th Street	2023.023	2,162,000	2,162,000	-	2,162,000	2,162,000
SOGR		SOGR for FY24			49,320,000	48,820,000	-	48,820,000	48,820,000
SOGR		SOGR for FY25			50,910,000	48,870,000	-	48,870,000	48,870,000
Housing		IRE for FY24			42,390,000	35,150,000	-	35,150,000	35,150,000
Housing		IRE for FY25			50,600,000	44,720,000	-	44,720,000	44,720,000
Total					1,978,328,729	1,798,668,637	598,627,494	1,200,041,143	729,131,096

Summary by Campus

Morningside	176,452,524
Medical Center	140,370,836
Manhattanville	234,747,737
Housing	79,870,000
SOGR	97,690,000
Total	729,131,096

*TEFRA principal amount of bonds. Proceeds can be in excess of principal.

Project Document

STUDEBAKER COLUMBIA UNIVERSITY FACILITIES AND OPERATIONS FACADE REPAIRS AND ROOF REPLACEMENT Building Wide Construction Phase

Statement of Purpose and Need

The exterior envelope of the Studebaker Building, located at 615 West 131st Street, is in need of repair to prevent leak-related water damage and to correct deteriorating conditions on its facade. Since the building was acquired by the University there have only been minor targeted repairs to the facade and roof. Approximately 65,000 square feet of facade across four elevations of the building and the clocktower require repair to correct deterioration. In addition, a full replacement of the 40,000 square foot roof is required to correct ongoing leaks related to equipment installation. The roof is also near the end of its serviceable life.

Project Scope

The current request is to fund the construction phase and the protective sidewalk shedding which is required for the duration of the construction. Façade scope includes terra cotta replacement, parapet reconstruction and other masonry repairs. The roof scope includes installation of a new roofing system with pavers at the main and bulkhead roofs and installation of an access walkway to meet FDNY requirements. The bulkhead roofs and small areas of the facade tested positive for asbestos containing materials and the cost for abatement is also included in this request.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$219,000	\$14,152,000	\$14,371,000
A/E Fees and Expenses	295,000	0	295,000
Hazardous Materials	0	250,000	250,000
Contingency	30,000	2,576,000	2,606,000
Project Management	35,000	1,103,900	1,138,900
Total	\$579,000	\$18,081,900	\$18,660,900

Project Financing

The current request of \$18,081,900 is based on bids received. The total request of \$18,660,900 will be funded with Central Reserves to the extent possible with the remainder to be funded with debt to be serviced by the Central Budget. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$18,660,900 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include recycling of construction materials and debris. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

The firm of Superstructures, an architecture firm, will provide design and engineering services. A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Exteriors and Historical Preservation will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for the Studebaker Building.

Project Schedule

This is a multi-year project, to be completed in 2 phases. Phase I: Façade and Abatement work to be completed by December of 2023. Phase II: Roof replacement and FDNY access to be completed by the Fall of 2024.

Approved by:

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David Greenberg

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10/12/2021

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Nancy K. Johnson

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10/11/2021

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

NASH BUILDING BUILDING INFRASTRUCTURE UPGRADE Construction Phase

Statement of Purpose and Need

The Nash Building, acquired by Columbia University in 2008, is located at 3280 Broadway in the Manhattanville Development zone. The building was a former automotive factory for Nash Motors Company in the early 1900's. It is approximately 225,000 gross square feet of which approximately 51,400 net square feet is currently unassigned space. Infrastructure upgrades to the building are required to position the building to support the future renovation or fit-out of existing space for academic and administrative uses in currently available space on the 2nd, 3rd, 4th and 5th floors, and potentially on parts of two additional floors currently leased by the University to non-affiliates in the future.

Project Scope

The previous funding approval was for the design of the fire alarm system and other building core infrastructure upgrades. This funding request is for the construction of the new fire alarm system as well as the new core infrastructure work which includes two new elevators, an emergency generator with a fuel-oil tank, associated collateral moves and support related facilities related to the building.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$45,000	\$14,910,000	\$14,955,000
A/E Fees and Expenses	714,000	270,000	\$984,000
Furniture, Fixtures and Equipment	0	220,000	\$220,000
Hazardous Materials	0	65,000	65,000
Contingency	80,100	1,530,900	1,611,000
Commissioning	21,000	460,000	481,000
Project Management	56,700	1,134,000	1,190,700
Total	\$916,800	\$18,589,900	\$19,506,700

Project Financing

The current request of \$18,589,900 is based on bids received from subcontractors and the construction manager. The total request of \$19,506,700 will be funded with \$9,753,350 in Central reserves and \$9,753,350 in debt to be serviced by the Central University. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$19,506,700 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

The fire alarm upgrade is anticipated to require fire safety supervision due to code regulations. The annual increase to operations and maintenance costs is currently estimated to be \$626,000 and will be the responsibility of the academic programs that ultimately occupy the space.

Energy Considerations

The infrastructure upgrade phase of the project will increase energy costs for power and generator by approximately \$1,000 per year and will be the responsibility of the department upon assignment to the space.

Sustainable Design

Sustainable elements of the project will include energy efficiency lighting in the expanded lobby. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations. Yearly safety and security costs associated with this project is negligible.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The firm of Urbahn Architects and Vanderweil Engineers provided design services for the project. Skanska USA, a construction management firm, was selected to provide full construction services. Columbia University Facilities and Operations Department of Capital Project Management will

provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will require modifications to the certificate of occupancy of the Nash Building at project completion.

Project Schedule

This phase of the project is scheduled to be completed by May 2022.

Approved by:

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David Greenberg

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3/26/2021

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Nancy K. Johnson

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3/22/2021

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

PHASE II OPEN SPACE MANHATTANVILLE IN WEST HARLEM LARGE SQUARE Construction Phase

Statement of Purpose and Need

A carefully composed series of plazas, streetscapes and green spaces are planned to be constructed as part of the University's campus expansion in Manhattanville in West Harlem. The unique character of plazas and open spaces provides a rich backdrop to Columbia's Morningside campus and the design and development of the landscapes and open spaces within the Manhattanville campus will provide critical linkages between buildings within the campus and the surrounding community.

Columbia and the City of New York have established a landscape agreement, which requires that no fences, gates or walls be used in the open space plan, thus enhancing the public perception of linkages between the campus and the community. To ensure an integrated overall master plan and design, these open spaces need to be designed in tandem with the buildings that will compose the second phase of the Manhattanville Development.

Project Scope

Previous approvals have provided for the schematic design, design development and construction document phases of the Large Square between sites 6B and 7, which falls between 12th Avenue, Broadway, West 130th Street and West 131st Street. The current request is for the construction of the Large Square, the North/South Passage, the 12th Ave Market Plaza, streetscapes, the interstitial spaces between the level 1 structural slab and the proposed grade, the outside perimeter of the Columbia Business School buildings to the adjacent property line, and the full complement of mechanical, electrical and plumbing systems to support the project.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$4,200,000	\$26,940,000	\$31,140,000
Furniture, Fixtures & Equipment	0	4,100,000	4,100,000
A/E Fees and Expenses	4,350,000	610,000	4,960,000
Contingency	850,000	3,225,000	4,075,000
Commissioning	15,000	310,000	325,000
Project Management	612,000	2,288,000	2,900,000
Total	\$10,027,000	\$37,473,000	\$47,500,000

Project Financing

The current request of \$37,473,000 is based upon proposals provided by design consultants, bids received and historic cost metrics. The total request of \$47,500,000 will be funded, to the extent possible, with Central University Reserves, with the remainder to be funded by University debt. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon total request to date is \$47,500,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Maintenance and operations costs will be determined during this phase of the project. These costs, once identified, will be the responsibility of the Central University.

Energy Considerations

Energy consumption costs will be determined during this phase of the project. These costs, once identified, will be the responsibility of the Central University.

Sustainable Design

This project will comply with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system for Neighborhood Development (LEED-ND), and LEED for Building Design and Construction (LEED BD + C).

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations. Yearly safety and security costs associated with this project will be determined during this phase of the project. These costs, once identified, will be the responsibility of the Central University.

Consideration for the Disabled

This project has been designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate accessibility to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

James Corner Field Operations, a landscape architecture firm, has been selected to provide design services for this project. A general contractor will be selected during this phase to provide construction services for the project. The Columbia University Facilities and Operations Manhattanville Development Group will provide project management services. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not require a certificate of occupancy at project completion.

Project Schedule

This phase of the project is scheduled to be completed by November 2021.

Approved by:

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David Greenberg
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2/21/2020

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Nancy K. Johnson
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12/16/2019

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

MANHATTANVILLE IN WEST HARLEM
PHASE II FOUNDATION &
CENTRAL BELOW GRADE SERVICE FACILITY
Sites 6B and 7
Construction Phase – Core and Shell

OMB # 2205
CP00 2209
APP B155
11/15

Statement of Purpose and Need

The Manhattanville campus is planned to be constructed above a multilevel, interconnected underground space referred to as the Central Below Grade Facility. The construction of the Central Below Grade Facility has been established as a pre-requisite for the construction of above grade academic and research facilities for the Manhattanville campus according to the General Project Plan (GPP) and the Restrictive Declaration (RD).

The GPP and the RD identified the reduction of street-level traffic congestion resulting from the below grade receipt and distribution of deliveries made possible by the loading facility within the below grade facility as a key element in the approval of the overall Manhattanville development plan. To facilitate this, the Central Below Grade Facility has been planned to interconnect 125th/129th to the south, 133rd Street to the north, Broadway to the east and 12th Avenue to the west. For Columbia University, this provides a more secure and effective distribution network for campus wide distribution of materials and services.

The construction of the first phase (Phase I) portion of the Central Below Grade Facility was comprised of the slurry walls surrounding development sites 2, 3, 4, 6, 6b, 7 and the open space adjacent to these sites. This first phase also provided for the construction of foundation slabs and below grade infrastructure required to support the Jerome L. Greene Science Center, Central Energy Plant and the Lenfest Center for the Arts.

The second phase (Phase II) portion of the Central Below Grade Facility will be comprised of the foundations and infrastructure required to house the central loading facility, support spaces required to service above grade construction on sites 6B, 7 and supporting program spaces for the Columbia Business School. The construction of the central loading facility during this phase will be an important step toward maintaining compliance with the approved GPP and RD providing a central location for the receipt and distribution of deliveries and services for the Manhattanville campus. The below-grade floor slabs which provide needed program support areas for the Columbia Business School will also function as structural diaphragms providing needed structural bracing for the existing slurry walls around the perimeter of sites 6B and 7 once excavation of the site begins. This second phase will also allow for the extension of the Central Energy Plant infrastructure, utilities, telecommunication equipment and additional support spaces serving above-ground facilities.

Following its completion, the new Columbia Business School will serve as an academic anchor for future University development in Manhattanville and will allow much needed space relief on the Morningside Campus. The new location for the Columbia Business School is planned for sites 6B and 7 between 130th and 131st Streets as part of the second phase of the University's proposed campus expansion in Manhattanville in West Harlem.

Project Scope

Previous requests associated with the Phase I Foundation project included design development documentation work for the Phase II Central Below Grade Facility as outlined below:

- Pressure slabs and pilings below sites 6, 6B and 7
- Bridge structures to support a portion of 130th and 131st Streets
- Central Energy Plant infrastructure including utility and telecommunications pathways to support future Phase II above grade construction
- Fit-out of support areas
- Parking facility
- Central loading facility

The previous request for Phase II included the construction documentation of critical core and shell elements (foundations, structural systems and mechanical, electrical and plumbing infrastructure only) of the areas below sites 6B, 7 and the Large Square in preparation for a construction award. This included:

- Pressure slabs, foundation pilings and structural systems below sites 6B, 7 and the Large Square
- A temporary foundation wall between sites 6 and 6B
- Bridge structures to support the eastern portion of 131st Street
- Utility and telecommunication pathways to support future Phase II above grade construction
- Central loading facility and truck ramp
- Coordination with the project teams working to develop the design of the new Columbia Business School on sites 6B and 7

The work that will be undertaken in this phase of the project will include the procurement and construction of core and shell elements (foundations, structural systems and mechanical, electrical and plumbing infrastructure only) of the areas below sites 6B, 7 and the Large Square in Manhattanville.

This funding request does not include further construction associated with the fit-out of future below-grade program areas, components of the Phase II Central Energy Plant or the Phase II Siteworks including the Large Square.

Project Budget

	<u>Previous Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$500,000	\$276,705,000	\$277,205,000
Furniture, Fixtures & Equipment	0	5,425,000	5,425,000
A/E Fees and Expenses	5,850,000	10,280,000	16,130,000
Contingency	400,000	37,918,000	38,318,000
Project Management	450,000	18,072,000	18,522,000
Total	\$7,200,000	\$348,400,000	\$355,600,000

Project Financing

The total request of \$355,600,000 is based on estimates for construction trade costs provided by Lend Lease as well as pending contract awards and will be funded to the extent possible with Central University reserves with the remainder to be funded by University debt to be serviced by the Central University. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$355,600,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Operations and maintenance costs are anticipated to increase by approximately \$1,866,000 per year (in fiscal year 2016 dollars) and will be the responsibility of the Central University. These costs will commence when the below grade facility is placed into service.

Energy Considerations

Any increase in energy consumption costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of the Central University.

Sustainable Design

Sustainable elements of the project will include the recycling of construction materials and debris, the use of recycled content in concrete and steel where appropriate and available. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations. Safety and security costs are estimated to be \$565,000 per year (in fiscal year 2016 dollars) and will commence when the below grade facility is placed into service.

Consideration for the Disabled

This project will be designed to be in compliance with all Americans with Disabilities Act requirements.

Mode of Accomplishment

The firm of Davis Brody Bond, the architect of record, will continue to provide design services. Construction management will be provided by Lend Lease, a construction firm. D&B Environmental Services, Inc., an environmental engineering firm, has been selected to provide environmental borings and testing services to assess future requirements for remediation and abatement of hazardous materials. The Manhattanville Development Group will provide project management services. All vendors are selected in accordance with University procurement procedures.

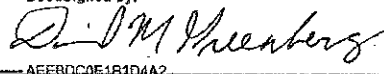
Certificate of Occupancy

This project will require a Certificate of Occupancy which will be obtained in concert with the Certificate of Occupancy for the Columbia Business School on sites 6B and 7.

Project Schedule

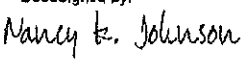
This phase of this project is anticipated to be completed in 2018.

Approved by:

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1/29/2016

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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2/4/2016

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

SITE 0 ON WEST 125TH STREET NEW BUILDING – RESIDENTIAL TOWER Design and Construction

Statement of Purpose and Need

Site Zero is a University-owned development site located on the south side of West 125th Street across from the University’s Manhattanville Campus. The University plans to redevelop the eastern portion of the property into a 34-story apartment building to house graduate students and faculty members. The gross square footage is approximately 175,000, which includes approximately 10,000 square feet of below grade spaces. Based on preliminary design the new development would yield approximately 30 faculty/scholar apartments and 127 graduate student and post doc beds.

Project Scope

The previous request funded design through the design development phase. The scope of work for this phase will include the continued development of architectural and engineering associated through construction administration. This request will also provide funding for full construction of the residential tower including the excavation and foundation, superstructure, and interior build-out per design.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$373,500	\$134,393,500	\$134,767,000
A/E Fees and Expenses	7,119,000	8,355,000	15,474,000
Furniture, Fixtures & Equipment	0	6,313,000	6,313,000
Contingency	877,000	14,899,000	15,776,000
Commissioning	15,000	1,190,000	1,205,000
Project Management	545,000	10,735,000	11,280,000
Total	\$8,929,500	\$175,885,500	\$184,815,000

Project Financing

The current request of \$175,885,500 is based on proposals received and estimated costs as of 40% design development. The total request to date of \$184,815,000 will be funded with \$85,500,000 in University Apartment Housing reserves and \$99,315,000 to be funded with debt to be serviced by the University Apartment Housing portfolio. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$184,815,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Operations and maintenance costs related to this facility will be determined at the completion of construction documents. These costs, once identified, will be the responsibility of University Apartment Housing.

Energy Considerations

Energy costs related to this facility will be determined at the completion of construction documents. These costs, once identified, will be the responsibility of University Apartment Housing.

Sustainable Design

This project will conform to the U.S. Green Building Council's Leadership in Energy and Environmental Design rating system at a minimum Silver Level. Costs associated with these sustainable components will be estimated during the subsequent phases of the project and included in project budget estimates.

Safety and Security

This project will be designed in accordance with all University and New York City safety and security regulations. Yearly safety and security costs associated with this facility will be determined at the completion of construction documents. These costs, once identified, will be the responsibility of University Apartment Housing.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility.

Mode of Accomplishment

Renzo Piano Building Workshop will provide lead design services and CetraRuddy Architecture D.P.C. will act as architect of record for the project. Pavarini McGovern will serve as construction

manager. The Columbia University Facilities and Operations Manhattanville Development Group will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This new facility will require a certificate of occupancy at project completion.

Project Schedule

This phase of the project is scheduled to be completed by the Summer of 2022.

Approved by:

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David Greenberg
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12/12/2019

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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12/16/2019

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
WILLIAM BLACK MEDICAL RESEARCH BUILDING
THE DEPARTMENT OF BIOCHEMISTRY AND MOLECULAR BIOPHYSICS
GUT RENOVATION FOR WET RESEARCH LABORATORIES
5th Floor
Construction Phase

Statement of Purpose and Need

The Vagelos College of Physicians and Surgeons and the Department of Biochemistry and Molecular Biophysics seek to gut renovate approximately 7,684 gross square feet of laboratory spaces, offices, corridors, and restrooms on the 5th floor of the William Black Medical Research Building. This project is a gut renovation that will replace outdated laboratories, support spaces and infrastructure into a new, state-of-the-art laboratory facility to meet the modern research needs of the department and to expand and accommodate new recruits.

Project Scope

The construction phase scope of work will include professional services for construction administration, collateral moves, asbestos abatement, heavy demolition, full construction of new wet research laboratories, tissue culture rooms, equipment rooms, autoclave room and other laboratory support spaces, offices, restrooms and public corridors, replacement of exterior windows, installation of new laboratory casework, all new finishes, replacement of the existing ventilation system including horizontal duct work, variable air volume boxes, supplemental air handling units, new controls, new electrical, new lighting, new fire alarm system, new plumbing, new sprinklers, furniture, and network infrastructure and cabling.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$71,500	\$4,736,400	\$4,807,900
A/E Fees and Expenses	341,000	142,000	483,000
Furniture, Fixtures and Equipment	35,000	381,300	416,300
Hazardous Materials	15,000	242,500	257,500
Contingency	51,500	550,000	601,500
Commissioning	45,500	0	45,500
Project Management	33,500	363,500	397,000
Total	<u>\$593,000</u>	<u>\$6,415,700</u>	<u>\$7,008,700</u>

Project Financing

The current request of \$6,415,700 is based on bids and the total request of \$7,008,700 will be funded with debt to be serviced by the Vagelos College of Physicians and Surgeons. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$7,008,700 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be the responsibility of Columbia University Irving Medical Center.

Energy Considerations

Any increase in energy consumption costs will be the responsibility of Columbia University Irving Medical Center.

Sustainable Design

Sustainability considerations will be incorporated into the project including LED lighting, a new building management system-controlled HVAC system, lighting sensors and timers, low VOC finishes, the incorporation of furniture and finishes containing recycled material content and recycling programs for staff waste.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings throughout the campus.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Mode of Accomplishment

MGA Architects and TAS Engineers have been selected to provide architectural and engineering services. Construction services will be provided by a construction firm to be selected during this phase of the project. Project management will be provided by the Columbia University Irving Medical Center Facilities Capital Project Management department. All vendors are selected in accordance with University procurement procedures.


Certificate of Occupancy

This project will not affect the certificate of occupancy for the William Black Medical Research Building.

Project Schedule

This phase of the project is anticipated to be completed in December of 2022.


Approved by:

DocuSigned by:

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Rudi Odeh-Ramadan, Vice Dean, Finance and Administration
Vagelos College of Physicians and Surgeons

4/27/2023


Date

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Patrick Burke, Vice President, Facilities Management, Operations
& Planning Columbia University Irving Medical Center

4/27/2023


Date

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William P. McKoy, Senior Vice President and Chief Financial Officer
Columbia University Irving Medical Center

4/27/2023

Date

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Nancy K. Johnson, Vice President, Budget and Financial Planning
Columbia University

5/1/2023

Date

Project Document

COLUMBIA UNIVERSITY MEDICAL CENTER **HAVEN AVENUE TOWERS 1, 2 & 3** **Building Modification** **Construction Phase**

Statement of Purpose and Need

Columbia University Medical Center (CUMC) has identified the need to update the existing Haven Avenue Towers 1, 2 and 3 located at 60-100 Haven Avenue in order to acquire permanent Certificates of Occupancy. Each tower has approximately 30 stories of graduate and medical student apartments, representing 400 residential units and 11 offices in total. These towers serve as the primary residential facilities for students at CUMC.

The Haven Avenue buildings, originally built and owned by the Dormitory Authority of the State of New York in the 1970's and designed to meet the New York State building codes, require modifications to bring the buildings up to current New York City building codes. Compliance issues under the New York City Department of Buildings building code have been identified and require corrective measures to bring the buildings into compliance. Planned modifications include the installation of a state-of-the-art, full-building fire alarm system, below grade sprinklers, apartment improvements, emergency lighting, exit signs and other associated requirements to obtain permanent Certificates of Occupancy.

Project Scope

The current request is for the construction phase of the project for all three buildings. The scope for this phase will include the installation of a fire alarm system, a below grade sprinkler system, emergency signs and exit lights in the hallways and all necessary apartment improvements, including required abatement work. This request also includes all consultant costs for the project.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$885,000	\$24,901,000	\$25,786,000
A/E Fees and Expenses	2,446,000	665,000	3,111,000
Hazardous Materials	65,000	3,615,000	3,680,000
Contingency	340,000	2,917,000	3,257,000
Project Management	224,000	1,926,000	2,150,000
Total	<u>\$3,960,000</u>	<u>\$34,024,000</u>	<u>\$37,984,000</u>

Project Financing

The current request of \$34,024,000 is based upon construction bids received. The total request of \$37,984,000 will be funded with \$3,960,000 from Fiscal Years 2015 and 2016 CUMC State of Good Repair annual allocations, \$2,200,000 will be funded by CUMC Housing Reserves residing in CP001789, \$19,824,000 will be funded in debt to be serviced by the Columbia University Medical Center and the balance of \$12,000,000 will be funded by CUMC via a \$2 million annual Housing Subsidy Assessment beginning Fiscal Year 2017 through Fiscal Year 2022. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of the United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$37,984,000 plus cost of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will increase operations and maintenance costs due to the installation of new fire alarm and sprinkler systems and related mechanical and electrical infrastructure. The anticipated increase in maintenance and operations costs will be determined during this phase of the project and will be the responsibility of the Columbia University Medical Center.

Energy Considerations

This project will increase energy costs due to the installation of new fire alarm and sprinkler systems and related mechanical and electrical infrastructure. The anticipated increase in energy consumption costs will be determined during this phase of the project and will be the responsibility of the Columbia University Medical Center.

Sustainable Design

Sustainability design components will be incorporated into the project including LED lighting and low volatile organic compound finishes.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disability Act requirements and Columbia University’s commitment to accessibility. This project will include the appropriate accessibility upgrades to further the goal of a fully accessible campus.

Mode of Accomplishment

The firm of Marin Architects, PC, an architectural firm, will provide design services and code compliance services for the project. The firm of AKF Engineers, LLP, an engineering firm, will provide engineering services. Construction services will be provided by a variety of construction firms to be selected during this phase of the project. Project management will be provided by the Columbia University Medical Center's Capital Project Management Department. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will include the issuance of a new Certificate of Occupancy for the Haven Avenue Towers 1, 2 and 3 at completion.

Project Schedule

The project is anticipated to be completed by December of 2022.

Approved by:

DocuSigned by:
Amador Centeno 10/19/2016
BC8569009FD34FF...
Amador Centeno, Vice President, Facilities Management and Campus Services Date

DocuSigned by:
Joanne M. J. Quan 10/25/2016
B6E80243EF4C453...
Joanne M. J. Quan, Chief Financial Officer, Columbia Medical Center Date

DocuSigned by:
Nancy K. Johnson 10/25/2016
E6D80E9FD33C469...
Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
ALLAN ROSENFELD BUILDING
COLUMBIA/NEW YORK-PRESBYTERIAN ADVANCED IMAGING (CNYPAI)
ARTICLE 28 MODIFICATIONS AND CLINICAL PET/CT SCANNER ROOM
RENOVATIONS
1st Floor
Construction Phase

Statement of Purpose and Need

The Columbia University Irving Medical Center seeks to renovate approximately 8,250 square feet of space on the 1st floor of the Allan Rosenfield Building to accommodate the installation of one (1) new Positron Emission Tomography/Computed Tomography (PET/CT) scanner in addition to making the space Article 28 compliant. This project is a part of the Columbia/New York-Presbyterian Advanced Imaging (CNYPAI) joint venture that will seek New York State approval in early 2024 for this diagnostic and treatment center. Siemens will be donating one (1) PET/CT scanner.

Project Scope

The construction phase of the project will renovate the 1st floor basement of the Allen Rosenfield Building which includes clinical renovation and modifications that comply with Article 28 requirements. The project includes four (4) phases of construction and includes Public Safety, MicroPET/CT and the PET/CT Center. The men’s Public Safety locker room in the William Black Medical Research Building will be relocated to build out the MicroPET/CT area, which will free up the space needed to construct the PET/CT Center. Construction will include the procurement and installation of a Siemen’s chiller and a new nurse call system.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$0	\$8,433,800	\$8,433,800
A/E Fees and Expenses	442,900	702,700	1,145,600
Furniture, Fixtures, & Equipment	0	266,000	266,000
Hazardous Materials	6,000	0	6,000
Contingency	45,900	942,400	988,300
Commissioning	10,000	21,000	31,000
Project Management	30,300	622,000	652,300
Total	\$535,100	\$10,987,900	\$11,523,000

Project Financing

The current request of \$10,987,900 is based on cost estimates and the total request of \$11,523,000 will be funded equally between the Vagelos College of Physicians and Surgeons (VP&S) and New York Presbyterian Hospital (NYPH). The VP&S portion of \$5,761,500 will be funded with operating reserves of \$2,880,750 in UR006887 and \$2,880,750 in PC001121. NYPH will fund \$5,761,500.

Operations and Maintenance

Any increase in maintenance and operations costs will be the responsibility of Columbia University Irving Medical Center.

Energy Considerations

Any increase in energy consumption costs will be the responsibility of Columbia University Irving Medical Center.

Sustainable Design

Sustainability considerations will be incorporated into this project and specific measures will be identified during this phase.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings throughout the campus.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Mode of Accomplishment

The firms of Gensler and AKF were selected to provide architectural and engineering services for this project. Construction services will be provided by a construction firm to be selected during this phase of the project. Project management will be provided by the Columbia University Irving Medical Center Facilities Capital Project Management department. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for the Allan Rosenfield Building located at 722 W 168th Street.

Project Schedule

This phase of the project is anticipated to be completed by January of 2024.

Approved by:

<p>DocuSigned by: <i>Donna Lynne</i> C1D13E724AA8413...</p> <hr/>	<p>6/10/2022</p> <hr/>
<p>Donna Lynne, Senior Vice President and Chief Operating Officer Columbia University Irving Medical Center Chief Executive Officer, ColumbiaDoctors</p>	<p>Date</p>
<p>DocuSigned by: <i>Amador Centeno</i> 77DCD00ECFBA4C2...</p> <hr/>	<p>6/10/2022</p> <hr/>
<p>Amador Centeno, Senior Vice President of Facilities Management Operations and Planning, Vice Dean for Student Services Columbia University Irving Medical Center</p>	<p>Date</p>
<p>DocuSigned by: <i>William P. McKoy</i> B963FC8703494C8...</p> <hr/>	<p>6/21/2022</p> <hr/>
<p>William P. McKoy, Senior Vice President and Chief Financial Officer Columbia University Irving Medical Center</p>	<p>Date</p>
<p>DocuSigned by: <i>Nancy Johnson</i> E6B80E9FB33C469...</p> <hr/>	<p>8/22/2022</p> <hr/>
<p>Nancy K. Johnson, Vice President, Budget and Financial Planning</p>	<p>Date</p>

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
ALLAN ROSENFELD BUILDING
VAGELOS COLLEGE OF PHYSICIANS AND SURGEONS
BIOBANK FACILITY LABORATORY
1st Floor
Construction Phase

Statement of Purpose and Need

The Vagelos College of Physicians and Surgeons (VP&S) seeks funding to renovate approximately 11,000 square feet on the 1st floor of the Allan Rosenfield Building to build a centralized biobanking facility. This project is the result of an \$8M National Institute of Health (NIH) Research Facilities Construction Grant (C06) submitted in February 2020 and awarded in September 2020. The main purpose of this project is to construct the required infrastructure to support the installation of up to two (2) automated, ultra-low temperature (ULT) freezer systems that together can store over 9 million biospecimens. The project will install one (1) freezer system as part of the base scope with the ability to add an additional freezer system to support Columbia University Irving Medical Center's (CUIMC) biobanking efforts as they continue to grow.

The biobank will support critical research into the basis of Alzheimer's and other neurological disease, human immunity and transplant rejection, and the health effects of exposure to environmental toxins. Aligning well with Columbia's long-term Precision Medicine Initiative, these biosamples will enable precision medicine studies to identify the underlying genetic basis for susceptibility and effectiveness of treatments for cardiovascular diseases, cancers, and other maladies including the University's rapid response to emergent needs like COVID-19.

Project Scope

The scope of work for the current request includes general construction services, special inspections, architectural and engineering construction administration services, expediting services, furniture, two (2) 1500-gallon LN2 tanks, two (2) biosafety cabinets, telecom wiring, security cameras and card readers, asbestos abatement, commissioning, signs, moving costs and physical plant support. The final deliverable of this phase will be a complete new central biobanking facility with one (1) freezer operational and the space for a future second freezer. This project will transform existing, unfinished space into a biobank room equipped with a mechanical infrastructure to support one (1) Brooks freezer, reinforced concrete space & rooftop mechanical dunnage space for a future second Brooks freezer, control area, prep room, tissue culture room, temporary storage freezer room, courier room, offices, pantry, lavatory and required mechanical rooms. Engineering and mechanical redundancies will be incorporated that ensure biosamples can be securely stored at a constant temperature for the 20+ year lifetime of the facility.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$40,000	\$10,220,284	\$10,260,284
A/E Fees and Expenses	608,000	798,300	1,406,300
Furniture, Fixtures and Equipment	2,147,200	427,500	2,574,700
Hazardous Materials	0	84,400	84,400
Contingency	280,000	1,159,600	1,439,600
Commissioning	0	65,000	65,000
Project Management	56,000	716,886	772,886
Total	<u>\$3,131,200</u>	<u>\$13,471,970</u>	<u>\$16,603,170</u>

Project Financing

The current request of \$13,471,970 is based on bids received and the total request of \$16,603,170 will be funded with \$8,000,000 in NIH grant funds, \$7,540,914 of VP&S operating reserves in UR006887, and \$1,062,256 of CUIMC state of good repair reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$8,603,170 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any impact on operations and maintenance costs will be assessed at the completion of the construction documents. These costs, once identified, will be the responsibility of the Columbia University Irving Medical Center

Energy Considerations

Any impact on energy costs will be assessed at the completion of the construction documents. These costs, once identified, will be the responsibility of the Columbia University Irving Medical Center.

Sustainable Design

Sustainability considerations will be incorporated into the project including LED lighting, a new building management system-controlled HVAC system, lighting sensors and timers, low VOC finishes, the incorporation of furniture and finishes containing recycled material content and recycling programs for staff waste.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings throughout the campus.

Mode of Accomplishment

A general contractor will be selected during this phase of the project to provide construction management services. Columbia University Irving Medical Center Facilities Capital Project Management will provide project management services for the project. All vendors are selected in accordance with the University's procurement policies.

Certificate of Occupancy

This project will not affect the certificate of occupancy for the Allan Rosenfield Building

Project Schedule

This phase of the project is scheduled to be completed by August of 2024.

Approved by:

DocuSigned by:
Rudi Odeh-Ramadan
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3/6/2023

Rudi Odeh-Ramadan, Vice Dean, Finance and Administration
Vagelos College of Physicians and Surgeons

Date

DocuSigned by:
Patrick Burke
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3/6/2023

Patrick Burke, Vice President of Facilities Management,
Operations and Planning
Columbia University Irving Medical Center

Date

DocuSigned by:
William P. McKoy
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3/6/2023

William P. McKoy, Senior Vice President and Chief Financial Officer
Columbia University Irving Medical Center

Date

DocuSigned by:
Nancy Johnson
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4/3/2023

Nancy K. Johnson, Vice President, Budget and Financial Planning
Columbia University

Date

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
WILLIAM BLACK MEDICAL RESEARCH BUILDING
DEPARTMENT OF PEDIATRICS
WET RESEARCH LABORATORY AND MASS SPECTROMETER RENOVATION
4th Floor
Construction Phase

Statement of Purpose and Need

The Vagelos College of Physicians and Surgeons and the Department of Pediatrics seek to gut renovate approximately 2,600 gross square feet of existing laboratory spaces, offices, and corridors on the 4th floor of the William Black Medical Research Building to expand the existing wet research laboratory capacity and accommodate a new faculty recruit arriving spring of 2023. This project will renovate existing laboratories and support spaces into a new, state-of-the-art, open concept laboratory facility to meet the modern research needs of the department.

Project Scope

The proposed scope of work under this phase includes collateral moves to make space ready for construction, professional services for construction administration, asbestos abatement, heavy demolition, and full construction of new wet research laboratories, tissue culture rooms, a mass spectrometer room, offices and public corridors. The scope will include the replacement of exterior windows and the existing ventilation system. New horizontal duct work, variable air volume (VAV) boxes, supplemental air handling units and controls will be installed in addition to new electrical, lighting, fire alarm system, plumbing, sprinklers, furniture and lab casework, and network infrastructure and cabling.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$40,000	\$1,944,060	\$1,984,060
A/E Fees and Expenses	205,000	0	205,000
Furniture, Fixtures and Equipment	0	266,500	266,500
Hazardous Materials	13,000	175,000	188,000
Contingency	27,700	239,098	266,798
Commissioning	20,000	0	20,000
Project Management	18,300	157,522	175,822
Total	\$324,000	\$2,782,180	\$3,106,180

Project Financing

The current request of \$2,782,180 is based on bids and the total request of \$3,106,180 will be funded with operating reserves residing in Project UR002883. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$3,106,180 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in energy consumption costs will be the responsibility of Columbia University Irving Medical Center.

Energy Considerations

Any increase in energy consumption costs will be the responsibility of Columbia University Irving Medical Center.

Sustainable Design

Sustainability considerations will be incorporated into the project including LED lighting, a new building management system-controlled HVAC system, lighting sensors and timers, low VOC finishes, the incorporation of furniture and finishes containing recycled material content and recycling programs for staff waste.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings

throughout the campus.

Mode of Accomplishment

The firms of MGA Architects and RG Vanderweil have been selected to provide architectural and engineering services. Construction management will be provided by Hellman Construction Corp. Project management will be provided by the Columbia University Irving Medical Center Facilities Capital Project Management department. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for the William Black Medical Research Building.

Project Schedule

This phase of the project is scheduled to be completed by June 2024.

Approved by:

DocuSigned by:
Rudi Odeh-Ramadan
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Date

Rudi Odeh-Ramadan, Vice Dean, Finance and Administration
Vagelos College of Physicians and Surgeons

DocuSigned by:
Patrick Burke
128DC0B08E884B6... 10/9/2023
Date

Patrick J. Burke Vice President of Facilities Management
Operations Columbia University Irving Medical Center

DocuSigned by:
William P. McKoy
B963FC8703494C8... 10/10/2023
Date

William P. McKoy, Senior Vice President and Chief Financial Officer
Columbia University Irving Medical Center

DocuSigned by:
Nancy Johnson
E6D80E9FD33C469... 11/20/2023
Date

Nancy K. Johnson, Vice President, Budget and Financial Planning

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
HAMMER HEALTH SCIENCES BUILDING
DEPARTMENT OF OPHTHALMOLOGY
GUT RENOVATION FOR WET RESEARCH LABORATORIES
2nd, 7th, and 8th Floors
Construction Phase

Statement of Purpose and Need

The Vagelos College of Physicians and Surgeons and the Department of Ophthalmology seek to gut renovate 12,808 gross square feet of offices, classrooms, and IT support spaces on the 2nd, 7th, and 8th floors of the Hammer Health Sciences Building to construct new state-of-the-art, open plan, wet research laboratories, offices, and support spaces to accommodate the relocation of approximately 14 principle investigators from the Edward S. Harkness Eye Institute and Research Annex buildings at the request of New York Presbyterian Hospital.

Project Scope

The project scope will include architectural and engineering services during the construction administration phase, commissioning services, asbestos abatement, and gut demolition. New construction will include but not be limited to: partitions, ceilings, finishes, casework, furniture, signage, network/communications infrastructure, electrical infrastructure including normal power and emergency power, lighting, plumbing infrastructure for vacuum, compressed air, reverse osmosis water system, fire protection, security system, mechanical ventilation system with horizontal ductwork, supplemental cooling system, fume hood risers and fans, temperature controls, and renovation of shared glass wash facility on the 7th floor. This project also includes a major infrastructure upgrade to the 8th floor mechanical equipment room and the replacement of the main air handling unit (AHU-2) that serves the entire 1st and 2nd floors as well as the installation of a new heat recovery exhaust fan system to convert the existing return ventilation system to 100% outside air.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$30,000	\$15,731,000	\$15,761,000
A/E Fees and Expenses	525,000	345,000	870,000
Furniture, Fixtures and Equipment	10,000	1,043,000	1,053,000
Hazardous Materials	15,000	233,000	248,000
Contingency	64,000	1,714,100	1,778,100
Commissioning	60,000	20,000	80,000
Project Management	42,240	1,145,166	1,187,406
Total	<u>\$746,240</u>	<u>\$20,231,266</u>	<u>\$20,977,506</u>

Project Financing

The current request of \$20,231,266 is based on construction estimates received. The total request of \$20,977,506 will be funded with \$20,653,700 in debt to be serviced by the Vagelos College of Physicians and Surgeons and \$323,806 of operating reserves in Project UR006887. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$20,977,506 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Columbia University Irving Medical Center.

Energy Considerations

Any increase in energy consumption costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Columbia University Irving Medical Center.

Sustainable Design

Sustainability considerations will be incorporated into the project including LED lighting, a new building management system-controlled HVAC system, new air handling unit and exhaust fan with heat recovery, new lighting sensors and timers, low VOC finishes, the incorporation of furniture and finishes containing recycled material content, and recycling programs for staff waste.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings throughout the campus.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Mode of Accomplishment

The firms of MGA Architects and RG Vanderweil have been selected to provide architectural and engineering services. Construction services will be provided by a construction firm to be selected during this phase of the project. Project management will be provided by the Columbia University Irving Medical Center Facilities Capital Project Management department. All vendors are selected in accordance with University procurement procedures.


Certificate of Occupancy

This project will require modifications to the certificate of occupancy for the Hammer Health Sciences Building at project completion.

Project Schedule

This phase of the project is anticipated to be completed in September of 2023.

Approved by:

DocuSigned by:

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Rudi Odeh-Ramadan, Vice Dean, Finance and Administration
Vagelos College of Physicians and Surgeons

6/10/2022

Date

DocuSigned by:
Amador Centeno
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Amador Centeno, Senior Vice President of Facilities Management
Operations and Planning, Vice Dean for Student Services
Columbia University Irving Medical Center

6/10/2022

Date

DocuSigned by:
William P. McKoy
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William P. McKoy, Senior Vice President and Chief Financial Officer
Columbia University Irving Medical Center

6/14/2022

Date

DocuSigned by:
Nancy Johnson
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Nancy K. Johnson, Vice President, Budget and Financial Planning

8/22/2022

Date

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
VAGELOS COLLEGE OF PHYSICIAN AND SURGEONS BUILDING
THE DEPARTMENT OF PHARMACOLOGY
AMPHITHEATER CONVERSION TO WET RESEARCH LABORATORIES
5th and 7th Floors
Construction Phase

Statement of Purpose and Need

The Vagelos College of Physicians and Surgeons and the Department of Pharmacology seek to gut renovate approximately 6,644 gross square feet of amphitheater, offices, corridors, and restrooms on the 5th and 7th floor of the Vagelos College of Physicians and Surgeons Building to convert an existing amphitheater into a new, state-of-the-art wet laboratory research facility to accommodate the relocation of the Department of Pharmacology Chair Dr. Abate-Shen from Irving Cancer Research Center (ICRC) 3rd floor.

Project Scope

The construction phase scope of the work will include construction administration professional services, asbestos abatement, heavy demolition, structural steel framing, metal decking, concrete slab flooring, and general construction services for the new wet research laboratory fit-outs on the 5th and 7th floors including a new microscopy room, a mass spectrometer room, offices and other laboratory support spaces, renovations to existing 7th floor restrooms and public corridors. The project will involve the exterior window replacement, a new ventilation system including horizontal duct work, variable air volume (VAV) boxes, supplemental air handling units, new temperature controls, fume hoods, horizontal ducts, new plumbing and sprinklers, installation of new casework, network infrastructure and cabling, and fire alarm and security systems.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$20,000	\$5,830,000	\$5,850,000
A/E Fees and Expenses	414,000	166,000	580,000
Furniture, Fixtures and Equipment	0	758,500	758,500
Hazardous Materials	0	225,000	225,000
Contingency	43,400	703,000	746,400
Commissioning	40,000	5,000	45,000
Project Management	31,000	461,100	492,100
Total	\$548,400	\$8,148,600	\$8,697,000

Project Financing

The current request of \$8,148,600 is based on bids and the total request of \$8,697,000 will be funded with debt to be serviced by the Vagelos College of Physicians and Surgeons. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$8,697,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Columbia University Irving Medical Center.

Energy Considerations

Any increase in energy consumption costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of the Columbia University Irving Medical Center.

Sustainable Design

Sustainability considerations will be incorporated into the project including LED lighting, a new building management system, controlled HVAC system, lighting sensors and timers, low VOC finishes, the incorporation of furniture and finishes containing recycled material content and recycling programs for staff waste.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations. Yearly safety and security costs associated with this project will be determined after this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings throughout the campus.

Mode of Accomplishment

HLW Architects, AKF Engineers, O'Donnell & Naccarato Structural Engineers have been selected to provide architectural and engineering services. Construction services will be provided by a construction firm to be selected during this phase of the project. Project management will be provided by the Columbia University Irving Medical Center Facilities Capital Project Management department. All vendors are selected in accordance with University procurement procedures.


Certificate of Occupancy

This project will not affect the certificate of occupancy for the Vagelos College of Physicians and Surgeons Building.

Project Schedule

This project is scheduled to be completed in March of 2023.


Approved by:

DocuSigned by:

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Rudi Odeh-Ramadan, Vice Dean, Finance and Administration
Vagelos College of Physicians and Surgeons

4/27/2023


Date

DocuSigned by:

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Patrick Burke, Vice President, Facilities Management, Operations
& Planning Columbia University Irving Medical Center

4/27/2023


Date

DocuSigned by:

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William P. McKoy, Senior Vice President and Chief Financial Officer
Columbia University Irving Medical Center

4/27/2023

Date

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Nancy K. Johnson, Vice President, Budget and Financial Planning
Columbia University

5/1/2023

Date

Project Document

COLUMBIA UNIVERSITY IRVING MEDICAL CENTER
SOUTHEAST CORNER OF BIOMEDICAL RESEARCH PARK (BETWEEN 168TH &
167TH AND AUDUBON & ST. NICHOLAS AVENUES)
THE VAGELOS COLLEGE OF PHYSICIANS AND SURGEONS
NEW RESEARCH BUILDING
Construction Phase

Statement of Purpose and Need

The Vagelos College of Physicians and Surgeons (VP&S) has an immediate need for additional wet laboratory and vivarium space to cultivate and expand scientific research. The new 81,500 square foot building will be located adjacent to the Russ Berrie Medical Science Pavilion and School of Nursing buildings at the southeast corner of the biomedical research park between 167th and 168th streets and Audubon and St. Nicholas Avenues. The new research building will have 9 floors and be connected to the Russ Berrie Medical Science Pavilion and will be designed with all electric infrastructure to support new state-of-the-art wet laboratories, dry research space, a symposium space, and an expanded animal care vivarium.

The landscape of biomedical research is changing; research hinged to an individual laboratory and bound to a given discipline has been surpassed by large group research using the tools of a wide range of disciplines. There is a need for these groups to access highly sophisticated and expensive equipment and resources shared among research groups. These changes require larger open laboratories to be shared by several groups, access to shared facilities, and specialized animal facilities. Existing campus laboratory space is committed to ongoing recruitments and there remains an acute need of desktop research space for large research programs in epidemiology, computational biology, biomedical informatics, outcomes research, and health services research. Additional modern research space is needed to secure new recruits and maintain the quality and competitiveness of NIH-funded research and clinical science programs.

Project Scope

The current request is for the construction phase of the project and will include construction of the new building, procurement of new furniture and equipment, upgrades to impacted adjacent infrastructure and facilities, new IT and AV systems, construction administration fees for consultants during construction, upgrades to the existing cagewash system in the Russ Berrie Pavilion animal facility, and other costs. The budget also includes allowances for a new Con Edison vault, additional coordination with the MTA, as well as potential impacts due to DOB requirements. This funding represents a procurement of vivarium equipment to meet 5,040 cages, which is the original design intent. The design provides for large, open wet lab space for multiple investigators in flexible work environments.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$0	\$139,000,000	\$139,000,000
A/E Fees and Expenses	7,500,000	600,000	8,100,000
Furniture, Fixtures & Equipment	0	9,097,000	9,097,000
Commissioning	175,000	575,000	750,000
Contingency	767,500	14,927,500	15,695,000
Project Management	506,500	9,851,500	10,358,000
Total	<u>\$8,949,000</u>	<u>\$174,051,000</u>	<u>\$183,000,000</u>

Project Financing

The current request of \$174,051,000 is based upon bids received. The total request of \$183,000,000 is expected to be funded by a combination of sources, reserves, debt, grants and/or gifts as follows: \$104,000,000 of gifts and \$77,000,000 of debt to be serviced by the Vagelos College of Physicians and Surgeons, and \$2,000,000 in NYSERDA grant funds. The gift amount of \$104,000,000 is comprised of \$54,000,000 of gifts in hand and pledged as well as an additional \$25,000,000 in a pledged matching gift and \$25,000,000 in gifts to be raised. The final allocation of sources of funding will be made prior to the issuance of University debt, and the following authorization is in place should the University utilize debt financing for the project.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$77,000,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds.

Operations and Maintenance

Any impact on operations and maintenance costs will be assessed upon completion of the construction documents. These costs, once determined, will be the responsibility of Columbia University Medical Center.

Energy Considerations

Any impact on energy consumption will be assessed upon completion of the construction documents. These costs once determined will be the responsibility of Columbia University Medical Center. The impact of the University's Plan 2030 requirements are being evaluated during this phase.

Sustainable Design

Sustainable design components include, at a minimum, LEED Gold certification and full systems electrification. This project will serve as the anchor point from which all other buildings on the superbloc will eventually also undergo electrification. The University's Plan 2030 provide key principles driving sustainable elements in this project. Sustainable construction practices will also be implemented for compliance with Local Law 97.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will conform to all applicable regulations that govern disability access. Specifically, the project will conform to recent Americans with Disabilities Act regulations and New York City Local Law #58.

Mode of Accomplishment

Kohn Pedersen Fox Associates PC and AKF Engineers have been selected to provide architectural and engineering services, respectively. Construction management will be provided by L.F Driscoll Healthcare. Project management will be provided by the Columbia University Irving Medical Center Facilities Capital Project Management department. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

A new certificate of occupancy will be obtained upon completion of the project.

Project Schedule

This phase of the project is scheduled to be completed by June of 2026.

Approved by:

DocuSigned by:
Rudi Odeh-Ramadan 12/21/2023
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Rudi Odeh-Ramadan, Vice Dean, Finance and Administration
Vagelos College of Physicians and Surgeons
Date

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Patrick Burke 12/21/2023
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Patrick J. Burke, Vice President of Facilities Management,
Columbia University Irving Medical Center
Date

DocuSigned by:
William P. McKoy 12/22/2023
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William P. McKoy, Senior Vice President and Chief Financial Officer
Columbia University Irving Medical Center
Date

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Nancy Johnson 4/1/2024
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Nancy K. Johnson, Vice President, Budget and Financial Planning
Date

Project Document

2900 BROADWAY RESIDENCE HALL CAMPUS SERVICES DORMITORY RENOVATIONS Basement to 1400 Level Design and Construction Phase

Statement of Purpose and Need

The purpose of this project is to refresh approximately 117,000 gross square feet of space in Broadway Residence Hall, located at 2900 Broadway, while the building is being closed for the first time in 12 years. This project is needed to upgrade the existing interior, bring the building pantries and restrooms into ADA compliance, and adhere to the latest 2022 building codes.

Project Scope

The scope of the project will include a refresh of all corridors, lounges, pantries, restrooms, and bedroom flooring from the basement level to 1400 level totaling approximately 140,000 square feet. The upgrading of the corridors will consist of new chair rails, ceiling grid and tile, carpet, LED lighting, and paint. The existing pantries will be refreshed to allow for ADA access and new open style cabinetry.

The restrooms in the south wing will be brought to ADA compliance by reconfiguring the 22 existing restrooms into 42 single use restrooms, including 9 ADA restrooms adjoined to student accommodations. The 22 existing restrooms in the north wing will be refreshed with new lighting, partitions, tile, paint, and fixtures.

Refresh work in the student bedrooms will include the updating of electrical outlets and switches, new bedroom furniture, and new bedroom flooring in all 336 bedrooms. Bedrooms from the 500 level to 1300 level will be reconfigured from two existing double bedrooms to a separate double bedroom at approximately 200 square feet and a separate single bedroom approximately at approximately 130 square feet. This will provide a greater level of comfort for the students, and bring the room sizes up to code.

Project Budget

	Total Request
Construction	\$4,800,000
A/E Fees and Expenses	139,600
Furniture, Fixtures and Equipment	762,800
Contingency	480,000
Total	\$6,182,400

Project Financing

The total request of \$6,182,400 is based on benchmarking of prior comparable projects and bids received and will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$6,182,400 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no impact on energy consumption.

Sustainable Design

Sustainable elements of the project include the upgrading of all lighting fixtures to LED in the corridors, lounges, and pantries. In the restrooms, the upgrading of all partitions from metal to composite material will also occur. Costs associated with these sustainable components are estimated at \$400,000.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus. The pantries and south wing restrooms will be updated to allow for ADA compliance and accessibility, specifically 9 ADA single use restrooms will be adjoined to student accommodation to allow for more convenience and safety for ADA students.

Mode of Accomplishment

An architectural firm and general construction firm will be selected during this phase of the project. Columbia University Facilities Department of Campus Operations will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Broadway Residence Hall.

Project Schedule

This project is scheduled to be completed by August 2023.

Approved by:

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David M. Greenberg
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3/7/2023

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Nancy Johnson
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4/3/2023

Nancy K. Johnson, Vice President, Budget, and Financial Planning Date

Project Document

611 WEST 112TH STREET CAMPUS SERVICES BUILDING GUT RENOVATION Entire Building Construction Phase

Statement of Purpose and Need

The University acquired 611 West 112th Street, a 43,077 gross square foot (including 6,100 gross square feet of cellar space), 6-story, residential building constructed in 1904 in February of 2022. The site has a land area of 8,831 square feet and 87.5 feet of frontage along the north side of 112th Street. The building was formerly operated as single room occupancy housing and has been vacant for more than 12 years. The building, located in an R8 zoning district, is landmarked as part of the Morningside Heights Historic District, and cannot be demolished for new development nor can the envelope of the building be increased with additional development rights. The building presents an opportunity to reconfigure the interior layout specifically for use as student housing.

Project Scope

This request is for the construction phase for the full renovation needs of the building. The building has been poorly maintained and rain has caused the roof to cave in and seep through all the floors to the basement thus affecting the structural stability of all floor slabs. Ceilings, floors, partitions, finishes, electrical and plumbing services, outlets, and fixtures have been completely removed between the 2nd and 6th floors in the building. Due to the current condition the building will require a full gut renovation.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$2,100,000	\$40,114,000	\$42,214,000
A/E Fees and Expenses	3,060,000	-213,000	2,847,000
Furniture, Fixtures and Equipment	0	850,000	850,000
Hazardous Materials	500,000	0	500,000
Contingency	566,000	9,318,000	9,884,000
Commissioning	22,000	883,000	905,000
Project Management	416,900	3,300,100	3,717,000
Total	\$6,664,900	\$54,252,100	\$60,917,000

Project Financing

The current request of \$54,252,100 is based on schematic design estimates. The total request of \$60,917,000 will be funded with Campus Services operating reserves to the extent possible with

the remainder to be funded in debt to be serviced by Campus Services. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$60,917,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Campus Services.

Energy Considerations

Any increase in energy costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Campus Services.

Sustainable Design

Sustainable design components will be developed during this phase of the project.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Yearly safety and security costs associated with this project will be determined after this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The firm of Beyer Blinder Belle, an architecture firm, will provide design services. Construction management will be provided by Consigli and Associates. Columbia University Facilities and Operations Manhattanville Development Group will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will require modifications to the certificate of occupancy to 611 West 112th Street at project completion.

Project Schedule

This phase of the project is scheduled to be completed in August of 2024.

Approved by:

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David M. Greenberg
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Nancy K. Johnson
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

CHANDLER HALL
ARTS AND SCIENCES
PRECISION BIOMOLECULAR CHARACTERIZATION FACILITY
300 Level
Construction Phase

Statement of Purpose and Need

The Department of Chemistry requires the renovation of existing laboratory space on the 300 level of Chandler Hall to create space for the Precision Biomolecular Characterization Facility (PBCF), a core lab used by researchers from Arts and Sciences and the Fu Foundation School of Engineering and Applied Science. The PBCF houses specialized research instruments including state-of-the-art calorimeters, spectrophotometers, fluorimeters, and single-molecule, super-resolution fluorescence microscopes, as well as combined single-molecule manipulation-imaging instruments. These instruments require environmental control and stability that is standard for ultra-high-resolution molecular imaging, manipulation, and characterization instruments. Currently, the PBCF is operating this modern equipment in a suboptimal environment impacting their research.

Project Scope

This request is to fund the construction phase of 3,500 gross square feet of existing laboratory space on the 300 level of Chandler Hall for a new PBCF that will include a suitable research environment for new critical laboratory equipment and instrumentation. The scope of work includes a gut renovation of existing laboratory space that will be fit out with all new partitions, mechanical, electrical, and plumbing infrastructure and distribution, fire and life safety system distribution, low voltage IT and security systems, laboratory casework and accessories, one fume hood, new furniture, and new finishes.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$75,000	\$5,680,000	\$5,755,000
A/E Fees and Expenses	418,000	175,000	593,000
Furniture, Fixtures and Equipment	0	133,000	133,000
Hazardous Materials	0	70,000	70,000
Contingency	71,100	1,105,000	1,176,100
Commissioning	14,000	182,000	196,000
Project Management	37,900	477,000	514,900
Total	<u>\$616,000</u>	<u>\$7,822,000</u>	<u>\$8,438,000</u>

Project Financing

The current request of \$7,822,000 is based on design development cost estimates. The total request of \$8,438,000 will be funded with debt to be serviced by Arts and Sciences. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$8,438,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Energy Considerations

Any increase in energy costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Sustainable Design

Sustainable design components will be developed during this phase of the project.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Yearly safety and security costs associated with this project will be determined during this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus. Insert details specifically about ADA upgrades to be incorporated into the project.

Mode of Accomplishment

The firm of Perkins and Will , an architectural firm, will provide design services. Construction management will be provided by Shawmut Design and Construction. Columbia University Facilities Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Chandler Hall.

Project Schedule

This phase of the project is scheduled to be completed by August of 2024.

Approved by:

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David M. Greenberg 6/6/2023
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Amy Hungerford 6/5/2023
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Amy Hungerford, Executive Vice President, Dean of the Faculty, Arts and Sciences Date

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Nancy K. Johnson 7/26/2023
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

CHANDLER HALL ARTS AND SCIENCES CHEMISTRY LABORATORY RENOVATION 500 Level Construction Phase

Statement of Purpose and Need

Arts and Sciences (A&S) is requesting to fully renovate existing wet laboratory space for the Department of Chemistry on the 500 level of Chandler Hall to accommodate a new future recruit and their research team for the Chemistry Department.

Project Scope

This request is to fund the construction phase of approximately 7,200 square feet of existing outdated chemistry laboratory space on the 500 level of Chandler Hall. The scope of work includes a gut renovation of the existing lab that will be fit out with all new partitions, mechanical, electrical, and plumbing infrastructure and distribution, fire and life safety system distributions, low voltage IT and security systems, laboratory casework, accessories and fume hoods, and new furniture and finishes.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$385,000	\$7,000,000	\$7,385,000
A/E Fees and Expenses	1,000,000	0	1,000,000
Furniture, Fixtures and Equipment	44,000	350,000	394,000
Hazardous Materials	200,000	100,000	300,000
Contingency	200,000	1,500,000	1,700,000
Commissioning	49,000	250,000	299,000
Project Management	122,000	600,000	722,000
Total	\$2,000,000	\$9,800,000	\$11,800,000

Project Financing

The current request of \$9,800,000 is based on design development cost estimates. The total request of \$11,800,000 will be funded with debt to be serviced by Arts and Sciences. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$11,800,000 plus costs of issuance and any reserves

established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Energy Considerations

Any increase in energy consumption costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Arts & Sciences.

Sustainable Design

Sustainable design components will be developed during this phase of the project.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Yearly safety and security costs associated with this project will be determined in this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The firm of Perkins and Will, an architecture firm, will provide design services. Construction management will be provided by Shawmut Design and Construction. Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Chandler Hall.

Project Schedule

This phase of the project is scheduled to be completed by August 2024.

Approved by:

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David M. Greenberg 6/6/2023
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Amy Hungerford 6/5/2023
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Amy Hungerford, Executive Vice President, Dean of the Faculty, Arts and Sciences Date

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Nancy K. Johnson 7/26/2023
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

NORTHWEST CORNER BUILDING **DEPARTMENT OF PHYSICS** **JAMES MCIVER LABORATORY RENOVATION** **1100 Level** **Construction Phase**

Statement of Purpose and Need

The Department of Physics requires a complete renovation of approximately 2,670 square feet of an existing laboratory suite on the 1100 level of the Northwest Corner Building for a new faculty member, James McIver. The McIver Laboratory uses ultrafast optoelectronic techniques to study how charge and spin are transported in quantum materials at terahertz frequencies and on ultrafast timescales.

Project Scope

The laboratory will be in suite 1103 in the Northwest Corner Building, located between the Dean Lab and Basov Labs. The laboratory will incorporate spaces labeled 1103, 1103A, 1103B, 1103C, and 1104D. This project is a gut renovation of the existing space, with existing perimeter walls and ceiling grid to remain as feasible.

The research involves the fabrication of electrical circuits, experimentation involving femtosecond lasers, and atomic force microscopy (AFM). The laboratory is comprised of two distinct areas, the sample preparation laboratory, and the laser laboratory. The laboratory space requirements include temperature stability of +/-0.5 C at the optics tables and +/-1C elsewhere, humidity stability of +5% -10%, and a vibration requirement of VC-C. Due to the temperature control requirements, the laboratory is considered a Critical Environment, as defined by Columbia's Facility Design Requirements, the HVAC controls system shall have industrial grade components and a SCADA based control system, similar to the Will, Basov, Delor, and Pasupathy laboratories.

The scope of construction will include selective demolition, new partitions, doors, ceilings, lighting fixtures, electrical and IT distribution, HVAC system modifications, plumbing work, A/V, provisions for laboratory equipment, and new furniture. The project also includes construction of new, dedicated MEP infrastructure as well as sprinkler, fire alarm, and life safety upgrades as necessary to ensure compliance with all of Professor McIver's operating parameters. Additionally, the project will have a standalone Helium Recovery System which will work in conjunction with the system currently installed in the adjacent Basov Lab. The project will also supplement the existing processed chilled water system for laboratory equipment use on the 11th floor with a new heat exchanger on the 14th floor. The equipment fit-out will include lasers, optic tables, a cryostats, glovebox, helium recovery system, and compressors/pumps to support research.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$18,500	\$6,089,000	\$6,107,500
A/E Fees and Expenses	451,000	308,500	759,500
Furniture, Fixtures and Equipment	0	217,000	217,000
Hazardous Materials	0	5,000	5,000
Contingency	45,600	940,400	986,000
Commissioning	14,000	198,600	212,600
Project Management	34,400	504,300	538,700
Total	\$563,500	\$8,262,800	\$8,826,300

Project Financing

The current request of \$8,262,800 is based on bids received. The total request of \$8,826,300 will be funded with debt to be serviced by Arts and Sciences. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$8,826,300 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

The increase in maintenance and operations costs has been determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Energy Considerations

The increase in energy consumption costs has been determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Sustainable Design

Sustainable design components will be incorporated during this phase of the project.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations. Annual safety and security costs associated with this project will be \$205 per year after 2 years for ongoing maintenance and operation of Public Safety equipment.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The firm of Spacesmith, an architectural firm, will provide design and engineering services. A General Contractor will be selected during this phase of the project to provide construction services. Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project is not anticipated to affect the certificate of occupancy for the Northwest Corner Building.

Project Schedule

This phase of the project is scheduled to be completed in May 2024.

Approved by:

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David M. Greenberg 4/26/2023
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Amy Hungerford 4/27/2023
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Amy Hungerford, Executive Vice President, Dean of the Faculty, Arts and Sciences Date

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Nancy Johnson 5/1/2023
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

PUPIN HALL AND NEVIS CYCLOTRON BUILDING
DEPARTMENT OF PHYSICS
PEREZ LABORATORY RENOVATION
Pupin 10th Floor and Nevis Cyclotron Building 1st Floor
Construction Phase

Statement of Purpose and Need

The purpose of this project is to create a laboratory for a new Department of Physics hire, Kerstin Perez. The lab will be divided into two locations. The first being the renovation of lab space on the 10th floor of Pupin Hall and the second being a new clean room and equipment space at the Nevis Cyclotron building. The laboratory will be divided into the following two locations: 3,106 square feet of laboratory space on the 10th floor of Pupin Hall and 700 square feet of clean room and equipment space at the Nevis Cyclotron building.

Project Scope

This request is to fund the construction phase of the project. The new laboratory space will be in rooms 1030 and 1031 in Pupin Hall, which will be used for general laboratory functions including work with sensitive optic and silicon detectors. The spaces require cosmetic and infrastructure upgrades throughout including upgrading the HVAC system, upgrading the humidity control with a new dehumidifier, and constructing a tight enclosure along the internal envelope in room 1031. Room 1030 will be equipped with a new fume hood that requires new ventilation and new fire rated walls designed to maintain the existing FDNY chemical storage permit. The upgrades in room 1030 will also include a new HVAC system, plumbing work, additional power for the ovens, new lab equipment, and new exhausts ducts for the ovens and fume hood. The exhaust system will run from the 10th floor to the 14th floor and requires structural work. The ceiling on the 14th floor will be impacted by duct work and the exhaust fans will be placed on the roof. A new fire alarm and sprinkler systems will be built on the 10th floor labs and corridors to comply with NYC Department of Buildings code. New flooring, painting and furniture will be provided.

In the Nevis Cyclotron Building room 101B, the existing clean room will be demolished and a new clean room will be built to accommodate the existing equipment. The Nevis portion of the project is approximately 38% of the total project cost.

Project Budget

	<u>Previous Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$98,000	\$3,412,000	\$3,510,000
A/E Fees and Expenses	411,000	0	411,000
Furniture, Fixtures, and Equipment	0	60,000	60,000
Contingency	51,000	346,300	397,300
Commissioning	18,000	101,000	119,000
Project Management	38,000	254,000	292,000
Total	<u>\$616,000</u>	<u>\$4,173,300</u>	<u>\$4,789,300</u>

Project Financing

The current request of \$4,173,300 is based on bids received and the total request of \$4,789,300 will be funded with debt to be serviced by Arts and Sciences. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$4,789,300 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs once determined will be the responsibility of Arts and Sciences.

Energy Considerations

Any increase in energy consumption costs will be the responsibility of Arts and Sciences.

Sustainable Design

Sustainable design components were developed during the design phase of the project including the use of low-flow fume hoods and daylight harvesting where applicable.

Safety and Security

This project has been designed, and it will be constructed in accordance with all University and New York City safety and security regulations. Annual safety and security costs associated with this project will be determined during this phase of the project. These costs will be the responsibility of Arts and Sciences.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

Spacesmith will provide architectural and engineering services for this project. A general contracting firm will be selected during this phase of the project to provide construction services. Columbia University Facilities and Operations Department of Capital Project Management and Planning will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project is not anticipated to affect the certificates of occupancy for Pupin Hall or Nevis Cyclotron Building.

Project Schedule

This phase of the project is scheduled to be completed by August of 2023.

Approved by:

DocuSigned by:

David M. Greenberg

12/5/2022

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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Amy Hungerford

12/5/2022

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Amy Hungerford, Executive Vice President, Dean of the Faculty, Arts and Sciences Date

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Nancy Johnson

1/30/2023

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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

SCHERMERHORN EXTENSION ARTS AND SCIENCES ANTHROPOLOGY LABORATORY RENOVATION 800 Level Construction Phase

Statement of Purpose and Need

The purpose of this project is to renovate existing lab space in Schermerhorn Extension rooms 865 and 865A to create general wet laboratory space for the Anthropology Department for teaching and research related to human, zooarchaeological, and isotopic analysis of remains and archeological artifacts. The existing space is outdated and requires full renovation to provide modern compliant space for this research.

Project Scope

This request is for the construction phase of approximately 1,500 square feet of wet laboratory space. The scope of work will include a new fume hood, laboratory bench exhaust snorkels, an electric kiln with hood exhaust and approximately 90 linear feet of wet bench space. The renovation will also include new bench, casework and accessories, new electrical, plumbing distribution, new fire and life safety distribution, new fan coil units, a new supplemental air handling unit (AHU) and exhaust system, new lighting, new finishes, and new furniture. A small mechanical room accessible from the corridor will be constructed within the lab to house the new AHU equipment. Additional collateral work will also be involved in the corridor, offices on the floor below, mechanical space on the 10th floor and relocating the existing anthropological collection.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$10,000	\$1,340,000	\$1,350,000
A/E Fees and Expenses	206,000	7,500	213,500
Furniture, Fixtures and Equipment	0	214,000	214,000
Hazardous Materials	5,000	45,000	50,000
Contingency	11,600	208,200	219,800
Commissioning	6,600	48,200	54,800
Project Management	15,800	120,900	136,700
Total	\$255,000	\$1,983,800	\$2,238,800

Project Financing

The current request of \$1,983,800 is based on estimates and the total request of \$2,238,800 will be funded with debt to be serviced by Arts and Sciences. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$2,238,800 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Energy Considerations

Any increase in energy consumption costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Arts and Sciences.

Sustainable Design

Sustainable elements of the project will include no-VOC paint, LED lighting, and occupancy sensors. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Yearly safety and security costs associated with this project are \$225 per year. These costs will be the responsibility of Arts and Sciences.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas

throughout the campus. Accessible features included in this project are a new motorized entry door and actuator, and new accessible lab desks, sink and fume hood.

Mode of Accomplishment

The firm of Integrated Design Group, an architecture firm, will provide design services. A general contractor will be selected during this phase of the project. Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Schermerhorn Extension.

Project Schedule

This phase of the project is scheduled to be completed in Spring of 2024.

Approved by:

DocuSigned by:
David M. Greenberg 6/6/2023
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Amy Hungerford 6/5/2023
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Amy Hungerford, Executive Vice President, Dean of the Faculty, Arts and Sciences Date

DocuSigned by:
Nancy K. Johnson 7/26/2023
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

CARMAN HALL
CAMPUS SERVICES
FACADE INSPECTION AND SAFETY PROGRAM REPAIRS
Building Wide
Construction Phase

Statement of Purpose and Need

The University is obligated to complete façade repairs at Carman Hall, located at 545 West 114th Street, to remain in compliance with the New York City Department of Buildings Façade Inspection and Safety Program (FISP) which requires buildings higher than six stories to have their exterior walls inspected by a licensed professional every 5 years.

Project Scope

The current request is for the construction phase. The scope of work is dictated by the FISP Cycle 9 Report prepared in September 2020 and includes metal repairs, concrete repairs, brick repairs, stone repairs, masonry pointing. Upon completion of repair work, the architect will submit a ninth cycle subsequent technical report after receiving the Letter of Completion from the New York City Department of Buildings. The architect will then submit a Wall Certificate after the FISP report has been accepted.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$134,000	\$638,000	\$772,000
A/E Fees and Expenses	73,000	0	73,000
Hazardous Materials	0	20,000	20,000
Contingency	26,800	127,600	154,400
Project Management	15,200	51,100	66,300
Total	\$ 249,000	\$836,700	\$1,085,700

Project Financing

The current request of \$836,700 is based on bids received. The total request of \$1,085,700 will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$1,085,700 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the

principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include recycling of construction materials and debris. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

The firm of Hoffmann Architects, an architectural firm, will provide design services. A general contracting firm will be selected during this phase of the project. Columbia University Facilities Department of Exteriors and Historic Preservation will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Carman Hall.

Project Schedule

This phase of the project is scheduled to be completed in August 2023.

Approved by:

DocuSigned by:
David M. Greenberg
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David M. Greenberg, Executive Vice President, Facilities and Operations

4/21/2023

Date

DocuSigned by:
Nancy Johnson
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Nancy K. Johnson, Vice President, Budget and Financial Planning

5/1/2023

Date

Project Document

HARTLEY HALL **CAMPUS SERVICES** **HOUSING RENOVATION** **Basement to 10th Floor**

Supplemental Design and Pre-Construction Phase

Statement of Purpose and Need

Campus Services wishes to upgrade the basement through 10th floor of Hartley Residence Hall, a total area of approximately 79,951 gross square feet. Hartley Residence Hall, located at 1124 Amsterdam Avenue and built in 1905, provides housing for all levels of undergraduate students and two faculty apartments. The current interior spaces are outdated and there have been no major upgrades since the 1980's. The goal is to optimize occupancy density and overall functionality, improve mechanical, electrical, and plumbing infrastructure, and life safety systems, provide ADA accessibility, and meet the University's sustainability goals. The project will also include LEED certification.

Project Scope

The scope of the work is a full building renovation to bring Hartley Hall to current code and best practice standards. The renovation is to include the upgrade of student rooms, bathrooms, offices, the computer lab, the main lounge, the sky lounge, floor lounges, public corridors, mechanical, electrical, and plumbing modernization as well as new fire alarm system and fire alarm protection upgrades.

This current request is for the continuation of architectural and engineering design services and the start of construction management services. The design expanded due to code changes and alignment with university sustainability standards. The scope of work includes design documents, construction documents, bid support, and preconstruction services. The design includes interior design, structural engineering, mechanical, electrical, plumbing, life safety, code analysis, furniture, signage, sustainability, estimating and other technical consulting services. For preconstruction services, the Construction Manager (CM) will provide constructability reviews during the design including logistics, scheduling, phasing, estimating, and trade pulse check in-between the design phases. The CM will also be responsible for building surveys and probes, early bid packages related to pre-purchasing of long-lead equipment, and early enabling work.

Project Budget

	<u>Previous Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$20,000	\$117,500	\$137,500
A/E Fees and Expenses	876,000	1,955,000	2,831,000
Furniture, Fixtures and Equipment	10,000	20,000	30,000
Hazardous Materials	15,000	42,000	57,000
Contingency	88,000	223,500	311,500
Commissioning	26,400	64,500	90,900
Project Management	67,300	157,500	224,800
Total	<u>\$1,102,700</u>	<u>\$2,580,000</u>	<u>\$3,682,700</u>

Project Financing

The current request of \$2,580,000 is based on proposals received and benchmarking. The total current request of \$3,682,700 will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$3,682,700 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Campus Services.

Energy Considerations

Any increase in energy consumption costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of Campus Services.

Sustainable Design

Sustainable design components will be developed during this phase of the project. This project will target a LEED gold certification.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Yearly safety and security costs associated with this project will be determined after this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The firm of 1100 Architects, an architectural firm will provide design services. A construction management firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

Changes to the existing certificate of occupancy will be assessed during this phase of the project.

Project Schedule

This phase of the project is scheduled to be completed by the summer of 2024.

Approved by:

DocuSigned by:
David M. Greenberg 10/9/2023
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:
Nancy Johnson 11/20/2023
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document**HOGAN HALL**
CAMPUS SERVICES
HOUSING RENOVATION
200 to 700 Level
Construction Phase**Statement of Purpose and Need**

This project is focused on a comprehensive minor renovation of Hogan Hall, a 28,000 square foot building in the undergraduate residential portfolio. The main goal is to enhance and modernize the building to ensure it offers an exceptional living environment for our students. The need for this project is significant given that Hogan Hall has not received any renovations for 15 years, emphasizing the need for this timely and crucial renovation.

Project Scope

The scope of the project will include a thorough minor renovation of all 26 apartments in Hogan Hall, spanning from the 200 level to the 700 level. The scope is designed to modernize and rejuvenate the living spaces, focusing on the lounges, pantries, restrooms, and bedrooms. The renovation will enhance the visual appeal and practicality of the spaces, ensuring that the updated apartments provide a comfortable, efficient, and aesthetically pleasing environment for the students. The scope will include new lighting fixtures, flooring and wall finishes in all spaces, replacement of fixtures with energy efficient and water saving options in restrooms, and any electrical upgrades required in student rooms.

Project Budget

	Total Request
Construction	\$5,921,500
Furniture, Fixtures, and Equipment	108,300
Contingency	545,000
Total	\$6,574,800

Project Financing

The total request of \$6,574,800 is based on bids received and will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt, and the following authorization is in place should the University utilize debt financing for the project.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$6,574,800 plus costs of issuance and any reserves

established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no impact on energy consumption.

Sustainable Design

Sustainable elements of the project include the utilization of recycled materials in flooring, restroom countertops, and the implementation of energy efficient LED lighting. Costs associated with these sustainable components are estimated at \$300,000.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Undergraduate Operations will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Hogan Hall.

Project Schedule

This phase of the project is scheduled to be completed by August 2024.

Approved by:

DocuSigned by:
David Greenberg

3/5/2024

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations

Date

DocuSigned by:
Nancy Johnson

4/1/2024

Nancy K. Johnson, Vice President, Budget and Financial Planning

Date

Project Document

JEROME GREENE HALL COLUMBIA LAW SCHOOL LAW LIBRARY RENOVATION **100, 200, 300 and 400 Levels **Construction****

Statement of Purpose and Need

The Arthur W. Diamond Law Library in Jerome Greene Hall serves as the primary center for research and study at Columbia Law School. The main reading room is currently located on the 300 level. Stacks and study carrels are distributed throughout the 200, 300, and 400 levels. The total square footage of the library areas on these three levels is approximately 35,500 square feet. The library needs a significant upgrade, bringing its look, space utilization, and infrastructure into alignment with modern law school pedagogy and library services, as well as libraries of its peer institutions.

Project Scope

A feasibility study, condition assessment, concept design, design development, construction documentation, and preconstruction abatement were previously funded and completed. During the feasibility study, various code and capacity issues were identified and as a result, a separate project was requested to address all infrastructure and code issues required to proceed with the renovation.

The current request is to fund the construction phase of the Library Renovation on the 200, 300 and 400 levels and portions of the 100 level.

The Law Library scope of work includes a full gut renovation of the 200, 300, and 400 levels including new finishes, mechanical, electrical, and plumbing packages. The 300 and 400 levels will receive major structural updates to create a new, two story, grand reading room. All three levels will see a large increase in the seating capacity, with open study areas on the 300 and 400 levels and group study spaces on the 200 level that can be reserved by students ahead of time. The main lobby area on the 300 level will receive a full renovation that includes new terrazzo flooring and modifications to the feature Skadden Stairwell leading from the 100 to 300 level. The 100-level scope also includes a number of egress changes that will extend fire stair X from the 300 level down to the 100 level and create a fire rated corridor through lecture hall 102B.

Collateral moves and construction for the relocation of the library staff and student study spaces are not included in this funding request. The Law School intends to fund this work as a separate project.

Project Budget

	<u>Previous Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$1,202,000	\$37,517,000	\$38,719,000
A/E Fees and Expenses	2,544,700	1,256,000	3,800,700
Furniture, Fixtures and Equipment	2,000	7,824,000	7,826,000
Hazardous Materials	400,000	185,500	585,500
Contingency	568,900	5,669,900	6,238,800
Commissioning	122,200	1,418,900	1,541,100
Project Management	275,100	3,541,900	3,817,000
Total	<u>\$5,114,900</u>	<u>\$57,413,200</u>	<u>\$62,528,100</u>

Project Financing

The current request of \$57,413,200 is based upon bids and proposals received. The total request of \$62,528,100 will be funded with \$50,000,000 in gifts in hand, pledged, and to be raised, \$12,000,000 in University debt, and \$528,100 in Law School reserves. The final allocation of sources of funding will be made prior to the issuance of University debt, and the following authorization is in place should the University utilize debt financing for the project.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$57,413,200 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds.

Operations and Maintenance

Custodial costs will be increased by \$54,100 per year and maintenance and repair costs will be increased by \$123,300 per year. Both will be the responsibility of the Columbia Law School.

Energy Considerations

Energy consumption costs will be increased by \$63,400 per year and will be the responsibility of Columbia Law School.

Sustainable Design

The Library Renovation project is seeking a LEED Gold certification.

Safety and Security

This project will be designed and constructed to be in accordance with all University and New York City safety and security regulations. New cameras, security card readers, and security turnstiles are all included in this project with an increased operating cost of \$29,926 per year.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible buildings throughout the campus.

Mode of Accomplishment

Perkins Eastman, an architecture firm, was selected to perform the feasibility, condition assessment, and design phases. Perkins Eastman will continue to provide design services through the remainder of the project. Shawmut Design and Construction was selected as a construction manager to provide pre-construction support services during the concept design phase. Shawmut will continue to provide construction management services during the construction phase. Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This phase of the project will not affect the certificate of occupancy for Jerome Greene Hall. The scope required to correct the various code issues are being addressed during the current Life Safety Enabling construction project. A separate certificate of occupancy will be issued for the 200, 300 and 400 levels of Jerome Greene Hall at the completion of the Library Renovation project.

Project Schedule

This phase of the project is scheduled to be completed by October of 2025.

Approved by:

DocuSigned by:
David Greenberg 2/29/2024
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Gillian Lester 2/28/2024
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Gillian Lester, Dean, Columbia Law School Date

DocuSigned by:
Nancy Johnson 4/1/2024
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

JEROME GREENE HALL COLUMBIA LAW SCHOOL LIFE SAFETY SYSTEM UPGRADES Entire Building Construction

Statement of Purpose and Need

Columbia Law School commenced a feasibility study and condition assessment to undertake a significant upgrade to the Arthur W. Diamond Law Library in Jerome Greene Hall, which serves as the primary center for research and study at Columbia Law School. During the feasibility study for the Library Renovation project, significant code, capacity, and life safety issues were identified throughout the building. As a result of this discovery, a new project was created for this scope.

This project will address life safety and code issues including legacy regulatory applications. These issues must be completed before undertaking any future capital projects within Jerome Greene Hall due to regulatory mandates.

Project Scope

The design and bidding services for this project were funded through previous requests as a part of the Library Renovation project. The specific design costs associated with this life safety systems project was removed from the Library Renovation project and are now reflected in the previous request column in the project budget section of this document.

The scope for this request includes a full-building fire alarm system replacement to meet current FDNY requirements, as well as installing sprinklers throughout the entire building and addressing various open code issues. This project does not include any HVAC upgrades or building envelope modifications.

A significant allowance for a fire watch has been included with this funding request which may be reduced substantially in negotiations with FDNY.

Collateral moves for the relocation of the staff and student study spaces are not included in this funding request. The law school intends to fund this work through operations.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$421,000	\$15,411,700	\$15,832,700
A/E Fees and Expenses	1,332,000	55,000	1,387,000
Furniture, Fixtures and Equipment	18,000	0	18,000
Hazardous Materials	145,000	0	145,000
Contingency	0	930,200	930,200
Commissioning	28,800	464,000	492,800
Project Management	126,400	1,096,000	1,222,400
Total	<u>\$2,071,200</u>	<u>\$17,956,900</u>	<u>\$20,028,100</u>

Project Financing

The current request of \$17,956,900 is based on bids and proposals received and the total request of \$20,028,100 will be funded with \$10,028,100 in Columbia Law School operating reserves and \$10,000,000 in debt to be serviced by Columbia Law School. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$20,028,100 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no significant effect on operations and maintenance costs. At the conclusion of this phase however, a fire safety director will be required for the building at a cost of \$250,000 per year.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements will be incorporated into the construction processes. Costs associated with these components will be negligible.

Safety and Security

This project has been designed and will be constructed to be in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

Perkins Eastman, an architecture firm, was selected to perform the design services. Shawmut Design and Construction was selected as a construction manager for pre-construction services and the construction. The Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

Previous alterations to the certificate of occupancy will be addressed during this phase of the project in accordance with new and current regulatory requirements. At the completion of this phase, there will be one certificate of occupancy issued for Jerome Greene Hall that will facilitate future construction changes to the building.

Project Schedule

This phase of the project is scheduled to be completed in the Fall of 2024.

Approved by:

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David M. Greenberg
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4/26/2023

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:
Gillian Lester
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4/26/2023

Gillian Lester, Dean, Columbia Law School Date

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Nancy Johnson
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5/1/2023

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

ALFRED LERNER HALL
CAMPUS SERVICES
ROOF AND GLASS BLOCK BULLNOSE REPLACEMENT
Exterior
Construction Phase

Statement of Purpose and Need

Alfred Lerner Hall was completed and opened in 1999. The roof system, including waterproofing and drains, and some of the skylights, have reached the end of their useful lives and are leaking at various locations. The glass block architectural facade feature (bullnose) on the Broadway side of the building is also leaking and is showing unsightly rust in several locations.

Project Scope

An earlier funding request provided design funding for an assessment of the seven roofs and their components as well as the glass block bullnose. The assessment determined that all the flat roofing systems including the skylights and the façade bullnose require replacement. The roofing surfaces total approximately 31,000 gross square feet. The glass block bullnose extends approximately 130 linear feet along the Broadway façade. The scope also includes the repair of the building's lightning protection system to restore its original function and purpose.

Project Budget

	<u>Previous Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$20,500	\$7,000,000	\$7,020,500
A/E Fees and Expenses	163,400	66,600	230,000
Hazardous Materials	10,000	20,000	30,000
Contingency	28,600	1,223,400	1,252,000
Commissioning	0	106,000	106,000
Project Management	14,500	547,000	561,500
Total	<u>\$237,000</u>	<u>\$8,963,000</u>	<u>\$9,200,000</u>

Project Financing

The current request of \$8,963,000 is based on bids received and the total request of \$9,200,000 will be financed internally and supported by the Lerner fee. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$9,200,000 plus costs of issuance and any reserves

established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no significant effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include materials that are low in volatile organic chemicals. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

Hoffman Architects, an architecture firm, was selected to provide design and engineering services. A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Capital Project Management and Planning will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Alfred Lerner Hall.

Project Schedule

This phase of the project is scheduled to be completed in March of 2021.

Approved by:

DocuSigned by:
David Greenberg 6/5/2020
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:
Nancy K. Johnson 4/3/2020
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

CASA ITALIANA (1161 AMSTERDAM AVENUE)
COLUMBIA UNIVERSITY FACILITIES AND OPERATIONS
ROOF REPLACEMENT AND FACADE REPAIRS
Entire Building
Construction Phase

Statement of Purpose and Need

The existing tile roofing system of the Casa Italiana Building, located at 1161 Amsterdam Avenue, is at the end of its serviceable life and is in need of replacement to prevent leak-related water damage and to repair conditions on its facades. After a thorough close inspection of the exterior envelope of the facility by an architect in 2021, it was determined that a full replacement of the historic roof along with minor repairs to the façade would be required to fully protect the building.

Project Scope

The previous request was for site survey, site investigation, and report preparation. The current request is to fund the full replacement of 4,000 square feet of the original terra cotta roof and 1,200 square feet of the existing copper seam roof in addition to minor façade repairs to the limestone, brick, and terra cotta features at all four elevations. The repair and replacement work also will require the installation of protective sidewalk shedding and pipe scaffolding for the duration of the construction. The roof replacement will include the main terra cotta tile and copper batten seam roof along with the small flat setback roof at the north elevation. Façade scope includes terra cotta and limestone patching, brick replacement, and repointing.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$94,000	\$4,021,600	\$4,115,600
A/E Fees and Expenses	50,000	200,000	250,000
Contingency	12,000	473,100	485,100
Project Management	10,000	305,300	315,300
Total	\$166,000	\$5,000,000	\$5,166,000

Project Financing

The current request of \$5,000,000 is based on bids and the total request of \$5,166,000 will be funded with reserves to the extent possible, with the remainder to be funded with debt. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$5,166,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include recycling of construction materials and debris. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

The firm of Walter B. Melvin Architects will provide design services. A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Exteriors and Historical Preservation will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Casa Italiana (1161 Amsterdam Avenue).

Project Schedule

This phase of the project is scheduled to be completed in the Spring of 2024.

Approved by:

DocuSigned by:
David M. Greenberg

1/17/2023

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations

Date

DocuSigned by:
Nancy Johnson

10/26/2022

Nancy K. Johnson, Vice President, Budget and Financial Planning

Date

Project Document

MUDD HALL
FU FOUNDATION SCHOOL OF ENGINEERING AND APPLIED SCIENCE
OFFICE RENOVATION
1300 Level
Construction Phase

Statement of Purpose and Need

The Fu Foundation School of Engineering and Applied Science (SEAS) is requesting to renovate 4,200 square feet of office and workspace on the 1300 level of Mudd Hall located at 500 West 120th Street. The space currently serves as office space for faculty and students in the Department of Electrical Engineering. The proposed renovation aims to modernize an outdated space to provide faculty and students with an optimized space that supports collaboration, improves teamwork, fosters innovation, and enhances the overall learning experience.

Project Scope

This request is to fund the construction phase of the project. The scope of work will include a gut-renovation of existing assigned space that will be fit-out with student benching 'touchdown' stations, private faculty offices, and collaboration space. The final scope of work includes all new partitions and ceilings; new electrical, plumbing, fire and life safety and telecom system distribution; modifications to the existing HVAC; new finishes and furniture. The work will be filed with the Department of Buildings (DOB).

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$46,000	\$2,064,000	\$2,110,000
A/E Fees and Expenses	148,000	42,000	190,000
Furniture & Equipment	0	380,000	380,000
Hazardous Materials	0	165,000	165,000
Contingency	20,800	349,200	370,000
Commissioning	5,900	79,100	85,000
Project Management	14,400	200,600	215,000
Total	\$235,100	\$3,279,900	\$3,515,000

Project Financing

The current request of \$3,279,900 is based on bids received and benchmarking of prior comparable projects. The total request of \$3,515,000 will be funded with Fu Foundation School of Engineering and Applied Science operating reserves. The final allocation of sources of funding will be made

prior to the issuance of University debt, and the following authorization is in place should the University utilize debt financing for the project.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$3,515,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds.

Operations and Maintenance

This project will have no significant impact on maintenance and operations costs.

Energy Considerations

This project will have no significant impact on energy consumption.

Sustainable Design

Sustainable elements of the project will include LED lighting and no-VOC paint. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations. Yearly safety and security costs associated with this project will be \$240. These costs will be the responsibility of the Fu Foundation School of Engineering and Applied Science.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The architectural firm of Shakespeare Gordon Vlado Architects will provide design services. A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Mudd Hall.

Project Schedule

This phase of the project is scheduled to be completed by October of 2024.

Approved by:

DocuSigned by:
David Greenberg 3/5/2024
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:
Shih-Fu Chang 3/5/2024
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Shih-Fu Chang, Dean, Fu Foundation School of Engineering and Applied Science Date

DocuSigned by:
Nancy Johnson 4/1/2024
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document**RIVER HALL**
CAMPUS SERVICES
HOUSING RENOVATION
Basement to 600 Level
Construction Phase**Statement of Purpose and Need**

The purpose of this project is to undertake a comprehensive minor renovation of River Hall, a 29,414-square-foot building that is part of the undergraduate residential portfolio. The goal is to enhance the building to provide an optimal living environment for our students. River Hall has not seen any renovations for the past 26 years, making this project significant and timely.

Project Scope

The scope of the project will include a thorough minor renovation of River Hall, covering every corridor, lounge, pantry, restroom, and flooring in all 128 student bedrooms, from the basement level up to the 600 level, totaling approximately 29,414 square feet. The refresh aims to modernize these spaces, updating their aesthetic appeal and functionality while ensuring compliance with the latest safety and sustainability standards. The scope will include new lighting fixtures, flooring and wall finishes in all spaces, replacement of fixtures with energy efficient and water saving options in restrooms, and any electrical upgrades required in student rooms.

Project Budget

	Total Request
Construction	\$3,973,800
Furniture, Fixtures and Equipment	108,300
Contingency	338,400
Total	\$4,420,500

Project Financing

The total request of \$4,420,500 is based on bids received and will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt, and the following authorization is in place should the University utilize debt financing for the project.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$4,420,490 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the

principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no impact on energy consumption.

Sustainable Design

Sustainable elements of the project include the utilization of recycled materials in flooring, restroom countertops, and the implementation of energy efficient LED lighting. Costs associated with these sustainable components are estimated at \$300,000.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Undergraduate Operations will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for River Hall.

Project Schedule

This phase of the project is scheduled to be completed by August 2024.

Approved by:

DocuSigned by:

David Greenberg

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3/5/2024

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations

Date

DocuSigned by:

Nancy Johnson

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4/1/2024

Nancy K. Johnson, Vice President, Budget and Financial Planning

Date

Project Document

RIVERSIDE CHURCH (MARTIN LUTHER KING BUILDING)
OFFICE OF THE UNIVERSITY REGISTRAR
CLASSROOM RENOVATIONS
6th Floor
Construction Phase

Statement of Purpose and Need

The University is in need of Registrar classrooms to accommodate additional demand while Uris Hall is under construction and its existing classrooms are taken offline. Riverside Church is near the Morningside campus and has offered the University the opportunity to lease 11,000 gross square feet of the entire 6th floor in the Martin Luther King (MLK) building. The existing space was previously used by a non-affiliate preschool and is ideally suited for the University's proposed use as classrooms and supporting spaces with modifications.

Project Scope

The current funding request is for the construction phase of the project, including demolition. The design includes the renovation of approximately 11,000 gross square feet to create nine Registrar classrooms and seminar rooms. In addition, a new women's restroom, men's restroom, and ADA single use bathroom will be constructed. The scope of work includes new supplemental AC units, upgraded electrical and data, plumbing systems, new finishes, new furniture, new Registrar-appropriate audio-visual equipment, and new IT equipment.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$70,000	\$2,485,000	\$2,555,000
A/E Fees and Expenses	290,000	15,000	305,000
Furniture, Fixtures and Equipment	0	943,000	943,000
Hazardous Materials	7,500	230,000	237,500
Contingency	52,800	367,300	420,100
Commissioning	11,000	110,200	121,200
Project Management	28,000	269,800	297,800
Total	<u>\$459,300</u>	<u>\$4,420,300</u>	<u>\$4,879,600</u>

Project Financing

The current request of \$4,420,300 is based on bids received and the total request of \$4,879,600 will be funded with \$2,439,800 in Central Reserves and \$2,439,800 in Central Debt.

The lease is for the 6th floor of 490 Riverside Drive (Martin Luther King Building), a space of 10,403 rentable square feet for a term of 10 years at a negotiated base rent of \$50.63. The base rent with utilities is \$57.09/RSF with a first-year annual rent of \$593,913.

Operations and Maintenance

Any increase in maintenance and operations costs above those included in the lease agreement due to additional requests or negotiations with the landlord will be the responsibility of Central University.

Energy Considerations

Any increase in energy consumption costs above those included in the lease agreement due to additional requests or negotiations with the landlord will be the responsibility of Central University.

Sustainable Design

Sustainable design components have been incorporated into this project including energy efficient LED lighting and controls, water efficient plumbing fixtures, and utilization of acoustical materials.

Safety and Security

This project has been designed and will be constructed in accordance with all University and New York City safety and security regulations.

Yearly safety and security costs associated with this project are \$1,966.35 per year after a warranty period of two years for ongoing maintenance and service. These costs will be the responsibility of Central University.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus. This project will include ADA accessible bathrooms and classrooms, with ADA seating locations in classrooms.

Mode of Accomplishment

The firm of Ronnette Riley Architects, an architecture firm, is providing design services. A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Capital Project Management will provide project management

services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Riverside Church, 490 Riverside Ave.

Project Schedule

This phase of the project is scheduled to be completed in the Summer of 2024.

Approved by:

DocuSigned by:
David M. Greenberg 1/4/2024
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:
Nancy Johnson 4/1/2024
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

INTERNATIONAL AFFAIRS BUILDING
SCHOOL OF INTERNATIONAL AND PUBLIC AFFAIRS
OFFICE, CONFERENCE ROOM, AND RESTROOM RENOVATIONS
1400 and 1500 Levels
Construction Phase

Statement of Purpose and Need

The School of International and Public Affairs (SIPA) is creating a new Institute for Global Politics and has identified space on the 1500 level of the International Affairs Building to accommodate the program which includes seven senior fellows and new faculty. The assigned space is dated and requires renovation to meet the program's needs. In addition, part of the Dean's suite on the 1400 level needs to be renovated to accommodate a new hire related to this new initiative.

Project Scope

This request is to fund the construction phase of the project which will include a cosmetic renovation of approximately 600 square feet on the 1400 Level within the Dean's office suite and a gut-renovation of approximately 3,350 square feet on the 1500 Level of private offices and a large conference room. The scope of work for the renovated private offices will include new HVAC, electrical, fire alarm and IT distribution as well as new lighting, finishes and furniture. The project will also include partial renovations of the existing restrooms on the 1400 and 1500 levels as well as the required creation of a new ADA compliant single-occupant restroom on the 1500 Level. AV equipment will be installed in conference rooms on both floors. Collateral costs to relocate existing occupants are excluded from this request.

Project Budget

	<u>Previous Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$15,000	\$1,586,000	\$1,601,000
A/E Fees and Expenses	223,000	0	223,000
Furniture, Fixtures and Equipment	0	400,000	400,000
Hazardous Materials	3,000	17,000	20,000
Contingency	35,300	455,600	490,900
Commissioning	7,200	60,100	67,300
Project Management	18,400	163,700	182,100
Total	<u>\$301,900</u>	<u>\$2,682,400</u>	<u>\$2,984,300</u>

Project Financing

The current request of \$2,682,400 is based on benchmarking of prior comparable projects and preliminary cost estimates. The total request of \$2,984,300 will be funded with School of

International and Public Affairs operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$2,984,300 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

Any increase in maintenance and operations costs will be determined during this phase of the project. These costs, once determined, will be the responsibility of the School of International Public Affairs.

Energy Considerations

This project will have no impact on energy consumption.

Sustainable Design

Sustainable elements of the project will be negligible.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations. Security costs associated with this project will be determined during this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus. Included in the project will be the inclusion of an ADA accessible restroom.

Mode of Accomplishment

Matiz Architecture, an architectural firm, has been selected to provide design services. A general contracting firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Capital Project Management will provide project management

services for the project. All vendors are selected in accordance with University procurement policies.

Certificate of Occupancy

This project will not affect the certificate of occupancy for the International Affairs Building.

Project Schedule

This phase of the project is scheduled to be completed by September 2023.

Approved by:

DocuSigned by:

David M. Greenberg

5/5/2023

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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:

Keren Yarhi-Milo

5/5/2023

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Keren Yarhi-Milo, Dean of the School of International and Public Affairs Date

DocuSigned by:

Nancy Johnson

6/27/2023

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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

WALLACH RESIDENCE HALL HOUSING SERVICES FIRE ALARM SYSTEM REPLACEMENT AND SPRINKLER EXPANSION Full Building Construction Phase

Statement of Purpose and Need

The existing fire alarm system in the Wallach Residence Hall, located at 1116 Amsterdam Avenue, is at the end of its useful life and requires replacement. Campus Services is requesting to replace the fire alarm system and extend the existing sprinkler system within the building.

The residence hall houses 243 undergraduate students and has a total area of 78,464 square feet. The building has two passenger elevators providing access to floors two through nine with lounge and common spaces on all floors.

Project Scope

The project was previously funded for design and the scope currently reflects the regulatory change with the FDNY requiring a multi-phased construction approach through the summers of 2022, 2023, and 2024 as well as asbestos abatement on each floor. The sprinkler relocation on each floor involves asbestos abatement in the plaster that was found on the floor slab above the finished ceiling. The asbestos abatement must be performed in order to file the fire alarm installation with the FDNY. This funding request is for construction and installation of a full fire alarm system, construction to extend the existing sprinkler system to un-sprinklered areas of the building, and all related asbestos abatement work. An allowance for painting corridors and public spaces on floors 1 through 10 is also included in this request.

Project Budget

	<u>Original Request</u>	<u>Current Request</u>	<u>Total Request</u>
Construction	\$20,000	3,220,000	3,240,000
A/E Fees and Expenses	432,000	-87,000	345,000
Furniture, Fixtures & Equipment	0	10,000	10,000
Hazardous Materials	20,000	80,000	100,000
Contingency	55,600	480,000	535,600
Commissioning	17,100	112,000	129,100
Project Management	35,400	248,000	283,400
Total	<u>\$580,100</u>	<u>\$4,063,000</u>	<u>\$4,643,100</u>

Project Financing

The current request of \$4,063,000 is based on bids received. The total current request of \$4,643,100 will be funded with Housing Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$4,643,100 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no impact on energy consumption costs. The project will conform to relevant energy and green standard codes.

Sustainable Design

This project will have no impact on sustainability. The project will conform to relevant energy and green standard codes.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City and FDNY safety and security regulations.

Consideration for the Disabled

This project will be designed in accordance with the 2010 Americans with Disabilities Act requirements and Columbia University's commitment to accessibility.

Mode of Accomplishment

Lizardos Engineering, an engineering firm, was selected to provide engineering services. A general construction firm will be selected during this phase of the project. Columbia University Facilities and Operations Department of Capital Project Management and Planning will provide project

management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not require modifications to the certificate of occupancy for Wallach Residence Hall.

Project Schedule

The final phase of the project is to be completed by August of 2024.

Approved by:

DocuSigned by:
David M. Greenberg
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1/17/2023

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations

Date

DocuSigned by:
Nancy Johnson
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6/6/2022

Nancy K. Johnson, Vice President, Budget and Financial Planning

Date

Project Document

WATT HALL CAMPUS SERVICES ROOF REPLACEMENT Building Wide Design and Construction Phase

Statement of Purpose and Need

Housing Services wishes to complete a roof replacement at Watt Hall, located at 549 West 113th Street. The existing roofing system is compromised and has reached the end of its serviceable life.

Project Scope

The current request is for the design and construction phase. The anticipated scope of work will include the removal and replacement of approximately 8,000 square feet of the roof, associated flashing, deck repairs as required, drain replacement, and the installation of walk pads. The scope will also include the removal of asbestos containing material. The new roofing system will meet required specifications as mandated by the New York City Energy Conservation Code.

Project Budget

	Current Request
Construction	\$822,800
Contingency	111,000
A/E Fees and Expenses	90,000
Abatement	220,300
Project Management	80,900
Total	\$1,325,000

Project Financing

The current request of \$1,325,000 is based on comparable costs of similar projects and will be funded with Housing Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$1,325,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the

extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include recycling of construction materials and debris. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

An architectural firm and a general construction firm will be selected during this phase of the project. The Columbia University Facilities and Operations Department of Capital Project Management will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Watt Hall.

Project Schedule

This phase of the project is scheduled to be completed in the Fall of 2020.

Approved by:

DocuSigned by:
David Greenberg 4/3/2024
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David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

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Nancy Johnson 4/1/2024
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Nancy K. Johnson, Vice President, Budget and Financial Planning Date

Project Document

WEIN RESIDENCE HALL
CAMPUS SERVICES
ELEVATOR MODERNIZATION
Entire Building
Construction Phase

Statement of Purpose and Need

The New York City Department of Buildings (DOB) Building Code requires Columbia University to maintain its elevators and be regularly inspected. The elevators throughout each campus have been surveyed and each elevator service history reviewed to create a plan for the modernization of the elevators. This request is for the upgrade and general modernization of two passenger elevators located at Wein Residence Hall.

Project Scope

This phase of the project is for the construction phase. The scope includes the installation of new controllers and hardware, new elevator management information systems, machine room and secondary lighting, smoke detectors, raceway, wiring, backboxes, digital position indicators, sump pumps, ascending car over-speed, unintended car movement protections, and new intercom systems. The cab interiors will also be remodeled and will include all other necessary required work.

Project Budget

	Total Request
Construction	\$1,200,000
Project Management	78,000
Total	\$1,278,000

Project Financing

The total request of \$1,278,000 is based on proposals received and will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based upon current cost estimates is \$1,278,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the

extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no significant effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include recycling of construction materials and debris . Costs associated with these sustainable components will be negligible.

Safety and Security

This project will be designed and constructed in accordance with all University and New York City safety and security regulations. Yearly safety and security costs associated with this project will be determined after this phase of the project.

Consideration for the Disabled

This project will be designed to comply with the 2010 Americans with Disabilities Act (ADA) requirements and Columbia University's commitment to accessibility. This project will include the appropriate building accessibility upgrades to further the goal of fully accessible areas throughout the campus.

Mode of Accomplishment

The firm of Citywide Elevator Consulting will provide consulting services. Nouveau Elevator will provide general contracting services. Columbia University Facilities and Operations Department of Engineering will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Wein Residence Hall.

Project Schedule

This phase of the project is scheduled to be completed by September of 2023.

Approved by:

DocuSigned by:

David M. Greenberg

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5/26/2023

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations

Date

DocuSigned by:

Nancy Johnson

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7/26/2023

Nancy K. Johnson, Vice President, Budget and Financial Planning

Date

Project Document

WIEN HALL
CAMPUS SERVICES
FACADE INSPECTION AND SAFETY PROGRAM REPAIRS
Building Wide
Construction Phase

Statement of Purpose and Need

The University is obligated to complete façade repairs at Wien Hall, located at 411 West 116th Street, to remain in compliance with the New York City Department of Buildings Façade Inspection and Safety Program (FISP) which requires buildings higher than six stories to have their exterior walls inspected by a licensed professional every 5 years.

Project Scope

The current request is for the construction phase. The scope of work is dictated by the FISP Cycle 8 Report prepared in October 2018 and includes stone repairs and replacement, brick replacement, joint repointing, sealant replacement. Upon completion of repair work, the architect will file the FISP Cycle 9 Report.

Project Budget

	Previous Request	Current Request	Total Request
Construction	\$90,000	\$1,500,000	\$1,590,000
A/E Fees and Expenses	140,000	0	140,000
Contingency	0	300,000	300,000
Project Management	15,000	117,000	132,000
Total	\$245,000	\$1,917,000	\$2,162,000

Project Financing

The current request of \$1,917,000 is based on bids received and the total request of \$2,162,000 will be funded with Campus Services operating reserves. The final allocation of sources of funding will be made prior to the issuance of University debt.

This is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to permanently fund the project, based on current cost estimates is \$2,162,000 plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with bond proceeds to the

extent that such costs are not funded with external sources and to the extent the University does not elect to permanently finance such costs with University funds.

Operations and Maintenance

This project will have no effect on operations and maintenance costs.

Energy Considerations

This project will have no significant effect on energy costs.

Sustainable Design

Sustainable elements of the project will include re-cycling of construction materials and debris. Costs associated with these sustainable components will be negligible.

Safety and Security

This project will have no impact on safety and security.

Consideration for the Disabled

This project will have no impact on Americans with Disabilities Act compliance.

Mode of Accomplishment

Norfast Engineering will provide design services. A general construction firm will be selected during the construction phase of the project. Columbia University Facilities Department of Exteriors and Historic Preservation will provide project management services for the project. All vendors are selected in accordance with University procurement procedures.

Certificate of Occupancy

This project will not affect the certificate of occupancy for Wien Hall.

Project Schedule

This phase of the project is scheduled to be completed in the Summer 2023.

Approved by:

DocuSigned by:
David M. Greenberg
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3/7/2023

David M. Greenberg, Executive Vice President, Columbia University Facilities and Operations Date

DocuSigned by:
Nancy Johnson
E6D80E9FD33C469

5/1/2023

Nancy K. Johnson, Vice President, Budget and Financial Planning Date

AUTHORIZATION OF TAX-EXEMPT FINANCING FOR
RESIDENTIAL FACILITIES FOR FISCAL YEAR 2024

June 2nd, 2023

BACKGROUND, as indicated in the University's current five-year Capital Plan, Residential Facilities has prepared a Fiscal Year 2024 state of good repair capital budget totaling \$42.39 million for existing apartment renovations, building system upgrades and other repairs. Of this amount, up to \$35.15 million may be funded from external debt. This resolution of official intent to finance expenditures with tax-exempt debt is necessary to maximize the Residential Facilities capital expenditures eligible for such debt.

PROPOSAL, the Executive Vice President for Finance recommends that a declaration of official intent to finance be issued for up to \$35.15 million in Residential Facilities capital expenditures for Fiscal Year 2024.

RESOLUTION, on motion, the Committee voted to adopt the following resolution:

RESOLVED, this is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to fund the project permanently, based on current cost estimates, is \$35.15 million plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with the bond proceeds to the extent that such costs are not funded with external sources.

AUTHORIZATION OF TAX-EXEMPT FINANCING FOR
RESIDENTIAL FACILITIES FOR FISCAL YEAR 2025

May 28th, 2024

BACKGROUND, as indicated in the University's current five-year Capital Plan, Residential Facilities has prepared a Fiscal Year 2025 state of good repair capital budget totaling \$50.60 million for existing apartment renovations, building system upgrades and other repairs. Of this amount, up to \$44.72 million may be funded from external debt. This resolution of official intent to finance expenditures with tax-exempt debt is necessary to maximize the Residential Facilities capital expenditures eligible for such debt.

PROPOSAL, the Executive Vice President for Finance recommends that a declaration of official intent to finance be issued for up to \$44.72 million in Residential Facilities capital expenditures for Fiscal Year 2025.

RESOLUTION, on motion, the Committee voted to adopt the following resolution:

RESOLVED, this is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to fund the project permanently, based on current cost estimates, is \$44.72 million plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with the bond proceeds to the extent that such costs are not funded with external sources.

AUTHORIZATION OF TAX-EXEMPT FINANCING FOR
ACADEMIC FACILITIES FOR FISCAL YEAR 2024

June 2nd, 2023

BACKGROUND, as indicated in the University's current five-year Capital Plan, Columbia University prepared a Fiscal Year 2024 facilities renewal capital budget totaling \$49.32 million for academic building upgrades and other repairs. Of this amount, up to \$48.82 million may be funded from external debt. This resolution of official intent to finance expenditures with tax-exempt debt is necessary to maximize the Academic Facilities capital expenditures eligible for such debt.

PROPOSAL, the Executive Vice President for Finance recommends that a declaration of official intent to finance be issued for up to \$48.82 million in Academic Facilities capital expenditures for Fiscal Year 2024.

RESOLUTION, on motion, the Committee voted to adopt the following resolution:

RESOLVED, this is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to fund the project permanently, based on current cost estimates, is \$48.82 million plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with the bond proceeds to the extent that such costs are not funded with external sources.

AUTHORIZATION OF TAX-EXEMPT FINANCING FOR
ACADEMIC FACILITIES FOR FISCAL YEAR 2025

May 28th, 2024

BACKGROUND, as indicated in the University's current five-year Capital Plan, Columbia University prepared a Fiscal Year 2025 facilities renewal capital budget totaling \$50.91 million for academic building upgrades and other repairs. Of this amount, up to \$48.87 million may be funded from external debt. This resolution of official intent to finance expenditures with tax-exempt debt is necessary to maximize the Academic Facilities capital expenditures eligible for such debt.

PROPOSAL, the Executive Vice President for Finance recommends that a declaration of official intent to finance be issued for up to \$48.87 million in Academic Facilities capital expenditures for Fiscal Year 2025.

RESOLUTION, on motion, the Committee voted to adopt the following resolution:

RESOLVED, this is a declaration of official intent for purposes of United States Treasury Regulations Section 1.150-2. The maximum principal amount of bonds expected to be issued to fund the project permanently, based on current cost estimates, is \$48.87 million plus costs of issuance and any reserves established in connection with the bonds. To the extent that costs increase, it is expected that the principal amount of bonds will be increased to fund the project. Any costs temporarily financed on an interim basis with University funds are expected to be reimbursed with the bond proceeds to the extent that such costs are not funded with external sources.