ROOSEVELT ISLAND TOWN HALL MEETING: FACILITIES UPDATE

03.29.17
Central Utility Plant 11,000 SF
Unoccupied building w/ electrical transformer vaults, switchgear 15,000 kVA electrical distribution vault.

The House @ Cornell Tech: 270,000 SF
26-Story (550 beds) full apartments for graduate students, staff & faculty

The Bridge Building 240,000 SF
Cornell academic space & tech-related business space; ground floor retail Forest City Ratner developed and owned.

Master Site Plan 12 acres
Rebuild all loop road utilities, widen road to 50’ ROW, bike lane, wide sidewalks

Ground Source Heat Well field
80 wells @ 400 ft. deep supporting Bloomberg Center

Bloomberg Center 150,000 SF
Classrooms, work areas for students, staff & faculty, 200 seat lecture hall, public café.

Tennis & Racquetball
281 Main street
2,112 ft. from Bloomberg Center front entrance

Sports Park
250 Main street
1,584 ft. from Bloomberg Center front entrance

Residential Building
450 Main street
2,745 ft. from Bloomberg Center front entrance

Tram
2,640 ft. from Bloomberg Center front entrance

Future Buildings
Verizon Executive Education Center & Partner Hotel (currently in planning)
The Bloomberg Center embodies Cornell Tech’s commitment to collaboration and innovation. The building aspires to Net Zero energy by reducing consumption by generating its own power.

- Year 1 occupancy is estimated at about 450.
Facilities Management

- Currently at Request For Information / Request For Pricing phase.
- Invited 14 companies to participate in the process.
  - Services included:
    - Custodial Services
    - Dayporter Services
    - Operating Engineers
    - Building Maintenance
    - Grounds Maintenance
    - Housekeeping Services
    - Mailroom Services
  - Anticipate having a finalized contract in place by the end of May 2017.

The selected Facilities Management provider will be expected to start the application process in Late May / early June 2017.
Welcome to Cornell Tech
Campus Public Open Space

Cornell Tech campus is patrolled by Cornell Tech Safety & Security Department.

Hours of Operation

- Use of the campus public access spaces from 6:00 a.m. until 10:00 p.m..
- Total Open Space (436,245 sf)
  - = Phase 1 (Public space 129,957 sf)

- Rules & Regulations for open space are currently in development, once completed they will be made available upon request.
**Design for PAA**

**Legend**
- PAA Public Access Area
- COA Central Open Area
- NSC North-south Connection
- WCC Waterfront Connection Corridor

**Seating in COA**
- 317 LF required
- 317 LF provided
  - Wood bench w/back: 133 LF
  - Wood bench w/o back: 52 LF
  - Movable seating: 63 LF (32 chairs) required
  - Seating wall: 36 LF

**Seating in NSC**
- 228 LF required
- 305 LF provided
  - Wood bench w/back: 80 LF
  - Wood bench w/o back: 161 LF
  - Movable seating: 64 LF (32 chairs)

**Seating in PAA**
- 543 LF required
- 679 LF provided
  - 272 LF seating w/back required (50%)
  - 272 LF seating w/back provided (50%)

**Planting in COA**
- 9,497 SF required (30% of COA)
- 23,849 SF provided (75% of COA)

**Planting in PAA**
- 543 LF required
- 679 LF provided

**Total Open Space (436,245 sf)**
- Phase 1 Public space 129,957 sf
Introduction of John Benson – Asst. Director of Safety & Security.

- Provides leadership of the safety and security of Cornell Tech.
- Experienced in Higher Education and Corporate, with physical security, access control, camera implementation and fire safety.
- Retired 20+ year veteran of the NYPD, served as Detective/Sergeant with assignments in the Organized Crime Control Bureau and as the Commanding Officer in the Detective Bureau.
  - Received awards for Meritorious and Excellent Police Duty while with the NYPD.
Allied Universal Security

Company & Team Introduction

- Stephen Sacchetti – Vice President of Business Development
  - Former Surface Warfare Naval Officer, 8 years with Allied Universal
- Kevin Francis - Business Development Specialist
  - 5 years with Allied Universal
- Andy Saavedra – Director of Operations
  - Former Corporal E4 USMC, 28 years of Security experience, 24 years with Allied Universal
Allied Universal

Providing unparalleled service, systems and solutions to serve, secure and care for the people and businesses of our communities.

• The largest security services company in North America.

• More than 150,000 employees.

• Headquarters in Santa Ana, CA and Conshohocken, PA.

• Operations in the United States, Canada, U.S. Virgin Islands and Puerto Rico.

• 10,000+ Security Professionals in NYC Area.
Higher Education Experience

Research-Based Experience
Notable Clients in NY Metro Area

- NYIT
- conEdison
- THE PORT AUTHORITY OF NY & NJ
- LaGuardia Airport
- The City of New York
- Deutsche Bank
- WORLD TRADE CENTER
- John F. Kennedy International Airport
- AMTRAK
- STATEN ISLAND FERRY
- AllianceBernstein
- New York City Transit
- Google
- Facebook
- CREDIT SUISSE
- related
- Moody's
- HEARST CORPORATION
- EATALY
- Time Warner
- CBS
- HBO
- Colgate-Palmolive
- Smithsonian
- GSL GREEN REALTY CORP.
- AVON
- GUGGENHEIM
Safety & Security Positions:

Anticipated Positions that our Safety & Security Partner – Allied Universal will be hiring approximately 13 - 17 positions and will consist of a combination of the below positions:

- Security Officers
- Dispatch Operator / Fire Safety Director
- Dispatch Operator / Building Evacuation Supervisor
- Roving (Lead) Patrol Officer
- Bloomberg Post

Allied Universal is expected to start the phased application process in late March through late May 2017.
Example of Shift Schedule

<table>
<thead>
<tr>
<th>Position/Post</th>
<th>2nd Shift</th>
<th>3rd Shift</th>
<th>1st Shift</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security Officers Post 1</td>
<td>7am-3pm</td>
<td>3pm-11pm</td>
<td>11pm-7am</td>
</tr>
<tr>
<td>Security Officers Post 2</td>
<td></td>
<td>4pm-12am (W-S)</td>
<td></td>
</tr>
<tr>
<td>Dispatch Operator / Fire Safety Director</td>
<td>7am-3pm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dispatch Operator / BES</td>
<td></td>
<td>3pm-11pm</td>
<td>11pm-7am</td>
</tr>
<tr>
<td>Roving (Lead) Patrol Officer</td>
<td>7am-3pm</td>
<td>3pm-11pm</td>
<td>11pm-7am</td>
</tr>
<tr>
<td>Bloomberg Post</td>
<td>7am-3pm(M-F)</td>
<td>2pm-10pm(M-F)</td>
<td></td>
</tr>
</tbody>
</table>
CORNELL TECH
FACILITIES OPERATIONS

SAFETY & SECURITY OPERATIONS

- Allied Universal Security
  - Cornell Tech & Island Community Training (limited at 150 attendees per session)
    - R.A.D. – Basic Self Defense
    - Property Identification Program (PIP)
    - Bystander Intervention Training
    - Cornell Tech Safety & Security Awareness
Bluelight Locations –w/ Cameras

Each bluelight location will have a camera bracket at 16’ ft. with one 360° pan tilt camera.
CORNELL TECH
FACILITIES OPERATIONS
CAFÉ OPERATIONS

▪ Starr Catering Group
  ▪ Company & Team Introduction
    ▪ Simon Powles - CEO
    ▪ Guy Kellner - COO
    ▪ Deana Perez - Director of HR
    ▪ Julian Alonzo - NYC Regional Chef
Café & Catering Positions:

Anticipated Positions that our Café & Catering Partner – Starr Catering Group will be hiring approximately 35 - 39 positions and will consist of a combination of the below positions:

- Cashier
- Salad Station
- Hot Line Station
- Busser
- Commissary
- Catering
- Prep Station
- Sandwich Station
- Barista / Coffee Station
- Utility
- Commissary Driver

Starr Catering Group is expected to begin the phased application process in late May through early July 2017.
The café

Flexible space facilitates easy communication. The café can accommodate 180 seats at 48 tables and a 112 seat terrace invites the public to share in the discourse. The maximum occupancy for the entire café space, based on its floor area, is approximately 343 people. The café will have 8 managers on site and an estimated 36 hourly employees.
WE BELIEVE IN GOOD FOOD THAT’S GOOD FOR YOU. • WE USE LOW FAT PREPARATION METHODS TO ENSURE FRESH, SEASONAL NATURALLY DELICIOUS INGREDIENTS STAY THAT WAY, SLOWLY ROASTED TURKEY, QUICKLY WOK-FRIED SHRIMP, AND GRILLED SEASONAL VEGETABLES.

WE REDOCGNIZE THE IMPORTANCE OF A ROBUST SUSTAINABILITY PROGRAM AND SEEK OPPORTUNITIES TO INTEGRATE SUSTAINABILITY INITIATIVES ACROSS OUR COMPANY.

WE SOURCE ONLY SEAFOOD WATCH-APPROVED SPECIES • WE PARTNER WITH LOCAL FARMS • WE USE BIODEGRADABLE DISPOSABLES • WE USE THESE INITIATIVES TO BUILD AN ETHICAL BUSINESS • WE VALUE TRANSPARENCY AND ARE PROUD TO SERVE YOU OUR PRODUCT

WE ARE COMMITTED TO PURCHASING LOCAL INGREDIENTS AND SOURCING AS MANY PRODUCTS AS POSSIBLE FROM REGIONAL FARMS AND PURVEYORS • NOT ONLY DOES THIS GUARANTEE A SUPERIOR PRODUCT IT ALSO REDUCES TRANSPORT EMISSION AND OUR CARBON FOOTPRINT

WE WILL SERVICE THE CAFÉ FROM OUR BRONX COMMISSARY • WITH MINIMIZED DELIVERIES TO THE ISLAND

WE CONTRIBUTE TO THE COMMUNITY • LISTEN TO FEEDBACK AND ADJUST ACCORDINGLY • WE GENUINELY CARE
A CULTURE OF PASSION

EXCEPTIONAL COFFEE AND ESPRESSO

AN AUTHENTIC COFFEE CONCEPT

HIGHLY TRAINED AND KNOWLEDGEABLE BARISTAS WITH A FLAIR FOR LATTE ART!

THE BEANS: 100% ARABICA BEANS SOURCED, DRIED, AND ROASTED FROM FARM DIRECT TRADING.

DELICIOUS ARTISAN PASTRIES, SNACKS, QUICK LUNCH FAVORITES AND AFTERNOON TREATS
THANK YOU

from the people of
Elior NA
STARR Catering Group
& Aladdin
Questions?