Project Manager: Andrew Winters
Architects: Skidmore, Owings & Merrill
(Master Planning & Site Development)
Morphosis (First Academic Building)
Location: Roosevelt Island, New York City
Contractors: Tishman (Pre-Construction)

Project Description:
This project is to plan, develop, and build the Cornell NYC Tech campus, a new applied science and engineering campus located on Roosevelt Island, south of the Ed Koch Bridge on the current site of the Goldwater Memorial Hospital. When complete, the project is anticipated to include academic and research space, graduate student, staff, and faculty housing, commercial space targeted to related commercial research and development, accessory parking, and an academic conference center. The campus will contain significant publicly accessible open space. The project will be built over approximately 25 years.

Phase I of the project must be completed by 2017 pursuant to the University’s agreement with the City of New York. This initial phase includes at a minimum a master plan/site development, a new academic building and a research and development facility developed by a third party developer. Note that the budget for the initial phase is very preliminary and will be further developed in the next several months. This report will focus on the first phase of this overall project.

Project Status:
The New York City Council voted to approve the project (re-zoning, mapping and land disposition) on May 8th. The New York City Public Design Commission gave preliminary approval to the design for the First Academic Building (FAB) and the landscape/utilities package. The design development of the First Academic Building continues, with a focus on the development of the façade, as well as the building systems and information technology.

The design for the campus landscape is also in design development, with a focus on key nodes of activity such as the entry, plaza, and lawn.

Tishman Construction continues to provide pre-construction services in support of the development of the campus, and we are negotiating with them to provide ‘CM-as-Agent’ services for Cornell during the abatement and demolition phase of the work.

Discussions with potential third-party developers are ongoing and a recommendation is expected in early June.

Rendering of the First Academic Building

Approvals to Date: CF&PC B&P
Project Plan Jan 12 Jan 12
First Academic Building
Authorize Design Mar 12 Apr 12
Site Development
Authorize Design Aug 12 Sep 12
Campus Plan & Design Guidelines
Approval Nov 12 Dec 12

Project Milestones: Begin Complete
Academic Building I:
Pre-Schematic Design Apr 12 Aug 12
Schematic Design Sep 12 Jan 13
Design Development Feb 13 Oct 13
Construction Documents Nov 13 May 14
Bid Jun 14 Oct 14