

Discovery Park

Update for
RHIC/AGS Users Meeting
June 23, 2017



70 YEARS OF
DISCOVERY

A CENTURY OF SERVICE



Discovery Park – Evolving a Compelling Vision

2012

Initial idea to repurpose land

Created early master plan

2013

Initial public discussion at invitation of Town of Brookhaven

2014

Campus development plan and BSA Contract proposal
Engaged GSA

2015

Became a “recognized project”
Awarded \$1.8M NYS grant

2016

Completed Feasibility Study
Received DOE endorsement for a Federal anchor building

2017

Received SUSC CD-0
Created Upton Square as initial development focus

Infrastructure Renewal

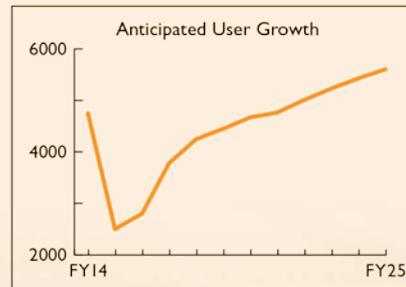
- Enables demolition of 250,000 SF of old inadequate wood buildings
- Eliminates \$34M of repair and ESH legacy deficiencies

| Facility Type (Total 4.75M SF) | Adequate | Sub-standard | Inadequate |
|-----------------------------------|----------|--------------|------------|
| Mission Unique Facilities | 20% | 11% | 1% |
| Conventional Facilities | 18% | 29% | 21% |



User Accommodation

- Enhanced one-stop guest/user experience
- Renewed user housing and collaboration space
- Accessible conference center
- Attractive “sense of place”



Economic Development

- Technology transfer, growth, and impact

Opportunities for
Discovery Park Tenants

Supply Chain Relationships

“Implant Laboratories”

Joint Institutes

Technology Incubators

Strong Regional Support is in Place

The Public-Private Partnership (P3/P4) concept of Discovery Park is fully aligned with regional economic development

- \$1.8M Economic Development Grant from NYS in addition to the \$65M science contribution
- \$20M for the Yaphank Train Station relocation (“The BNL Station”) in Governor’s current State Budget, with support from Suffolk County and LIRR
- Integration of Discovery Park into the Suffolk County ConnectLI “High-Tech Economic Plan”
- Other engaged National and Regional Leaders
 - NYS Senator Gillibrand, Economic Development Staff
 - NYS Congressman Lee Zeldin
 - Lieutenant Governor Kathy Hochul
 - Howard Zemsky, CEO, Empire State Development and Commissioner, NYS Economic Development
 - State Senators Ken LaValle, Phil Boyle, and Tom Croci
 - Town Supervisors Ed Romaine, Brookhaven, Sean Walter, Riverhead, and Angie Carpenter, Islip
 - Suffolk County Legislators Al Krupski and Sarah Anker

NEWS

Gov. Cuomo delivers State of the State address from Farmingdale



NYS Governor, Andrew Cuomo



County Executive, Steve Bellone

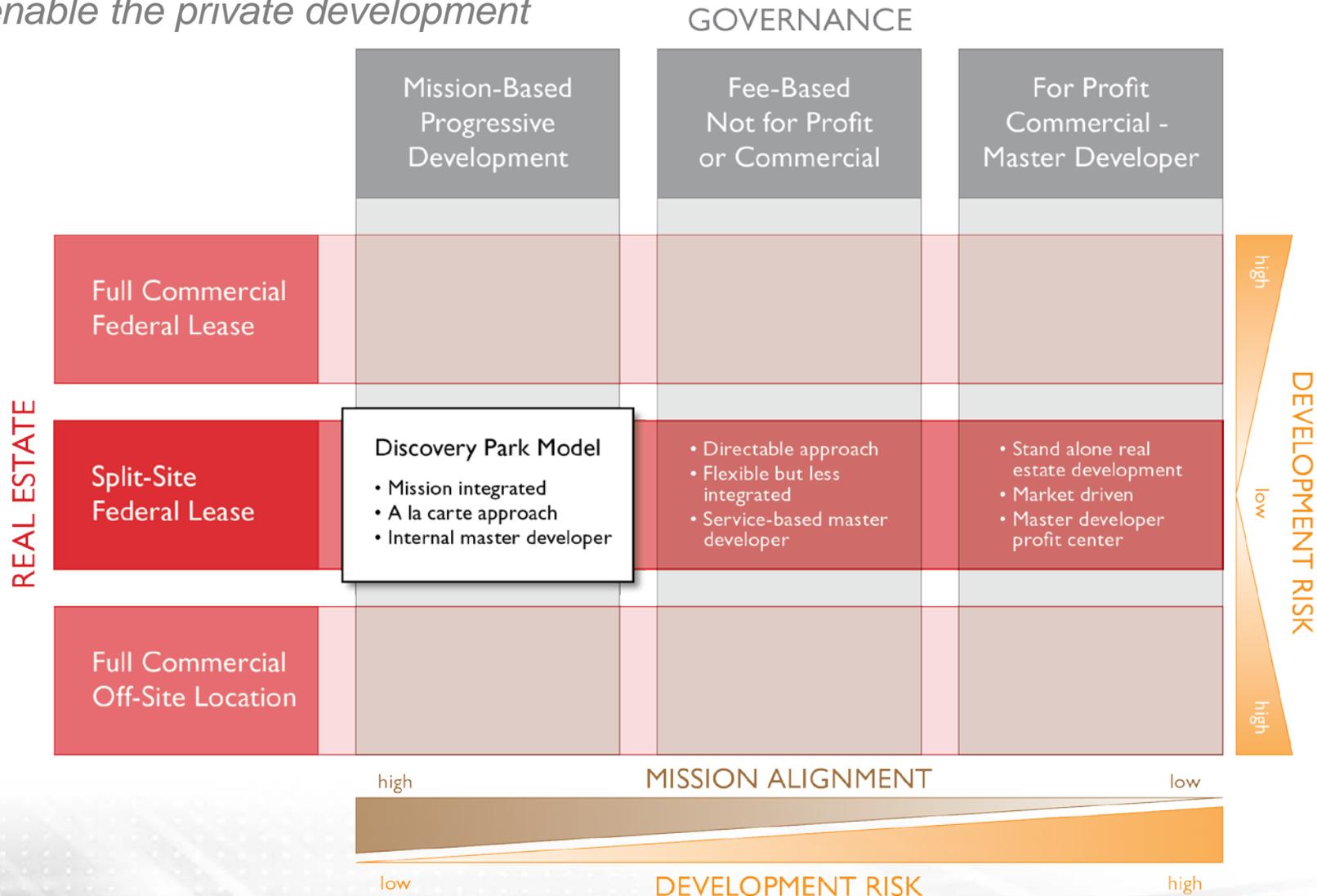


BROOKHAVEN
NATIONAL LABORATORY

70 YEARS OF
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Discovery Park Model

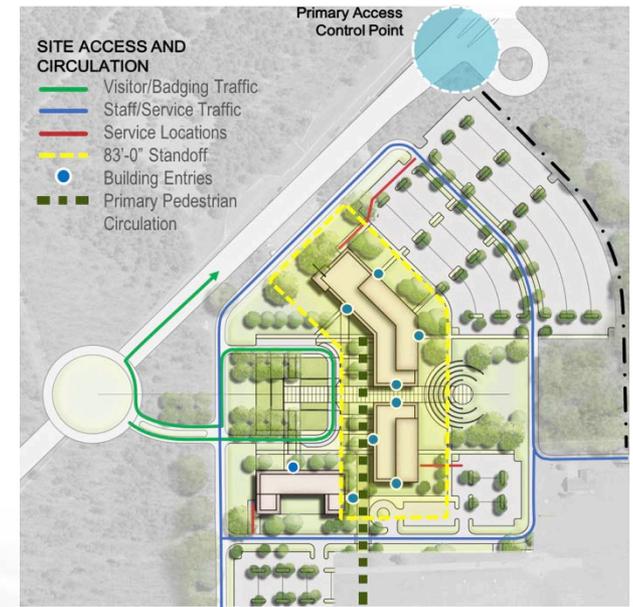
Work is underway on development of a model lease and resolution of issues to enable the private development



Upton Square

A concept to allow for accelerated development and identification of the “User Village” component of Discovery Park

- Highlights the history of BNL (Camp Upton) and perpetuates a unique historical name
- Creates an initial three-building, dense, user village, establishing a significant component of the Discovery Park vision



| | |
|--------------------|--|
| SUSC | The Federal Science and User Support Center |
| Housing | An innovative renewed housing facility |
| Education Outreach | A unique regional hub, that will leverage private funding and adjacency to BNL to inspire teachers and students in discovery |
| User Amenities | Selected amenities collocated in the two private buildings |

Upton Square Education Center

A joint center inspiring the next generation of scientific discovery and serving as the public face of Upton Square

- An integral component of the Upton Square user & visitor environment
- A privately funded venue which substantially expands the regional impact in science and technology awareness and interest
- The public visitor center and showcase for Upton Square
 - Display space for energy, technology, tenant and sponsor outreach
- Owned and operated by a Foundation/Not for Profit utilizing philanthropic sources, corporate sponsorships, and program fees



Preliminary Programming

- 60,000 – 75,000 SF
- Classroom, teaching laboratory, administrative, exhibit and event space
- Food service for internal and Upton Square needs

Discovery Park Master Plan

Upton Square
(Phase I)

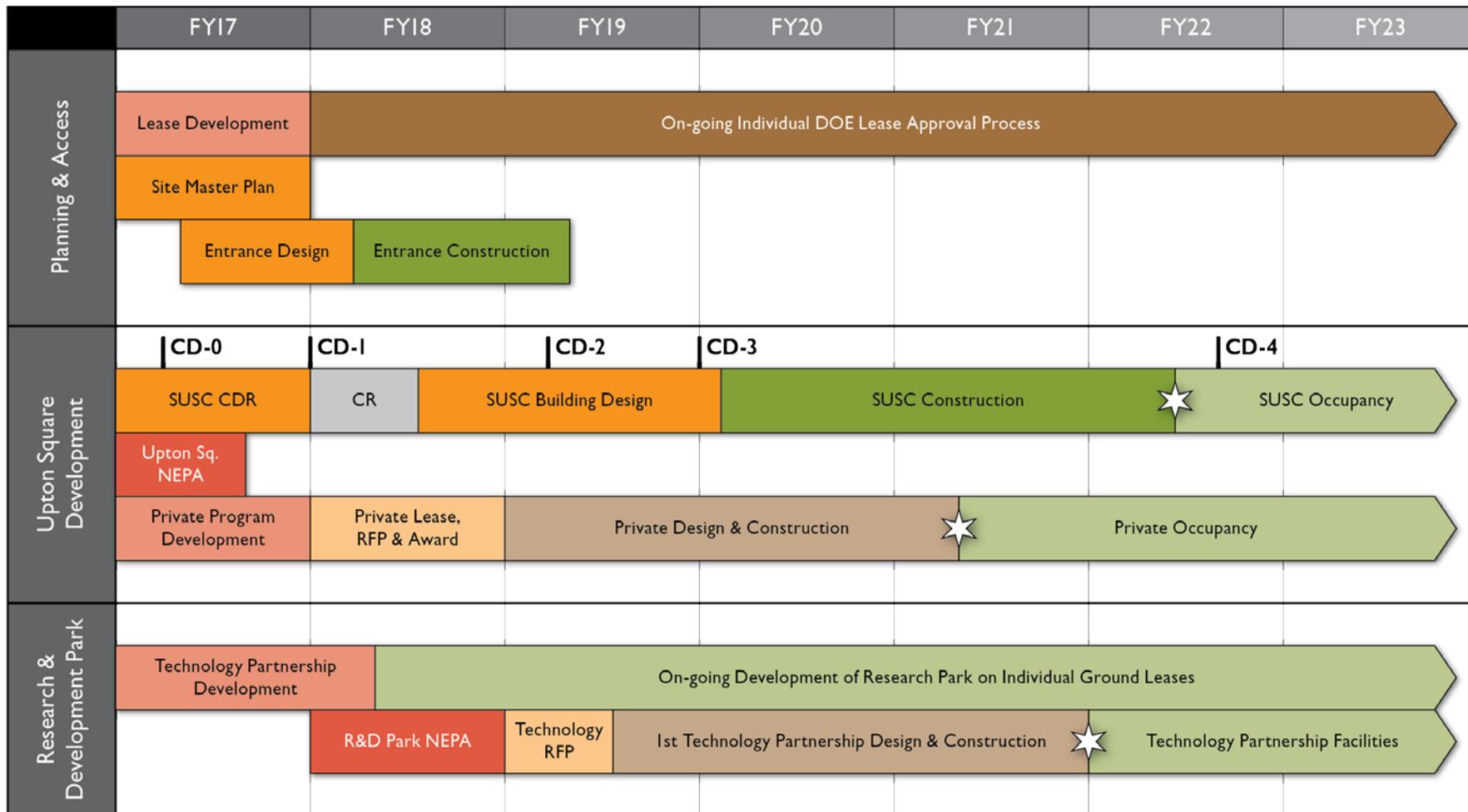
Research Park
(Phase III)

Research Park
(Phase II)

Research Park
(Phase IV)



Path Forward Schedule



- Environmental Approval
- Design Process
- Administrative Approval
- Construction
- Development Process
- Procurement
- Design/Build Process
- Occupancy/Operation