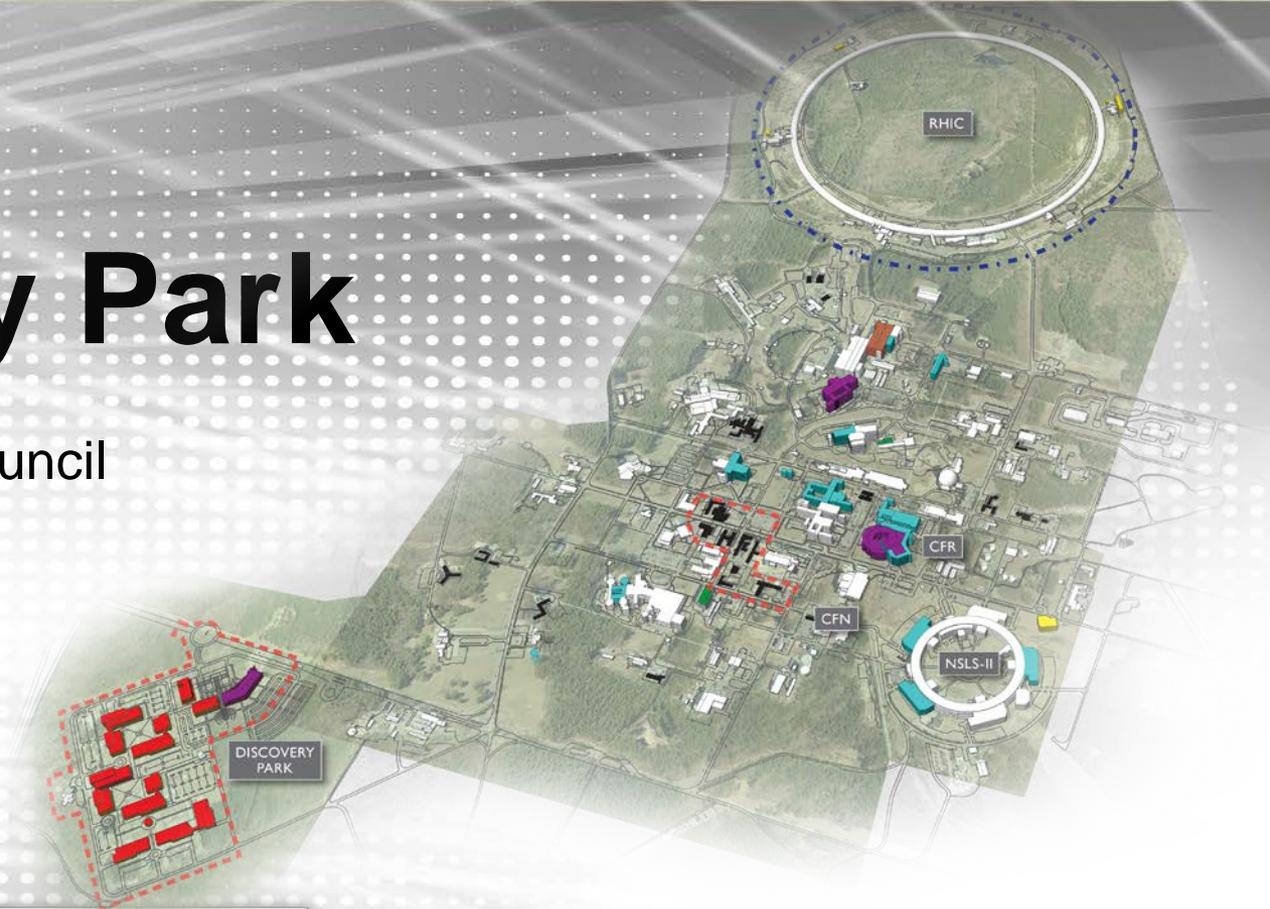


Discovery Park

Community Advisory Council
October 12, 2017

Lanny Bates
Director,
Campus Development



70 YEARS OF
DISCOVERY

A CENTURY OF SERVICE



BROOKHAVEN
NATIONAL LABORATORY

Discovery Park – Evolving to a Compelling Vision

Discovery Park Repurposes an Existing Developed Property



Discovery Park – Evolving to 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

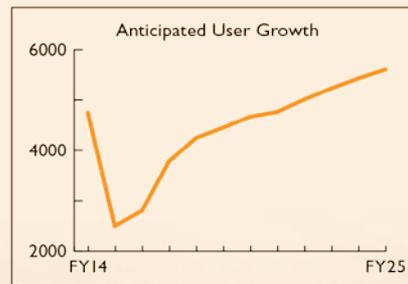
- Enables demolition of 250,000 SF of old inadequate wood buildings
- Eliminates \$34M of repair and ESH legacy deficiencies

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 concept of Discovery Park is fully aligned with regional economic development

- \$1.8M Economic Development Grant from NYS for utility infrastructure
- Major utility provider interactions (National Grid and PSEGLI) completed with strong interest and opportunities for additional financial support
- Integration of Discovery Park into the Suffolk County ConnectLI “High-Tech Economic Plan”
- \$20M for the Yaphank Train Station relocation (“The BNL Station”) in Governor’s massive \$5.6B Long Island transportation upgrade project
 - BNL participating with the wide array of stakeholders in the Yaphank project

Governor Cuomo on Long Island
July 19, 2017

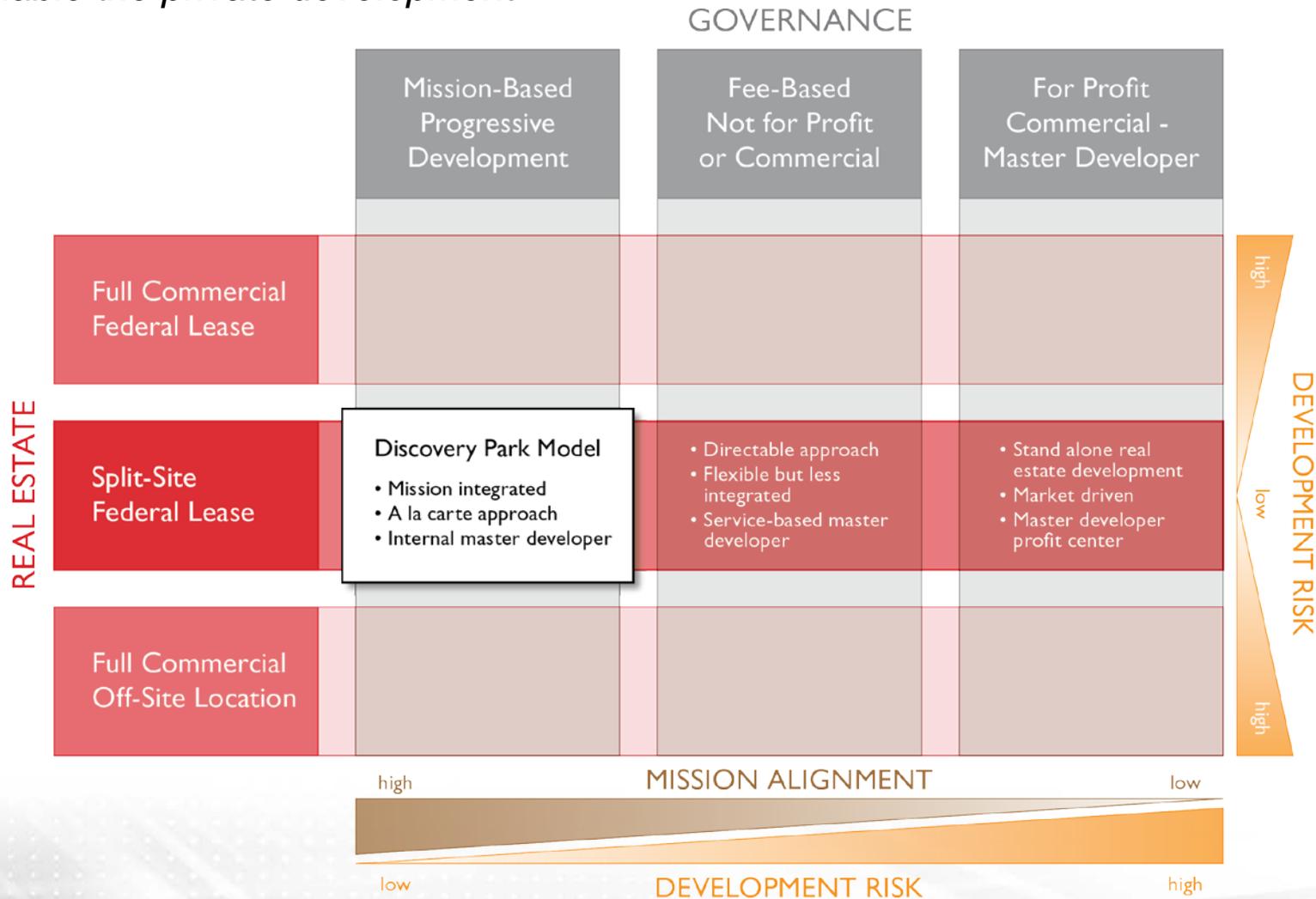


“In a luncheon hosted by the LIA and attended by nearly 1,000 people, Governor Cuomo outlined \$5.6 billion in state investments in the LIRR system which will include the new Third Track, the Double Track, 39 renovated LIRR stations and grade crossing eliminations -- modernizing transportation across the region to provide a state-of-the-art system for Long Island.”



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

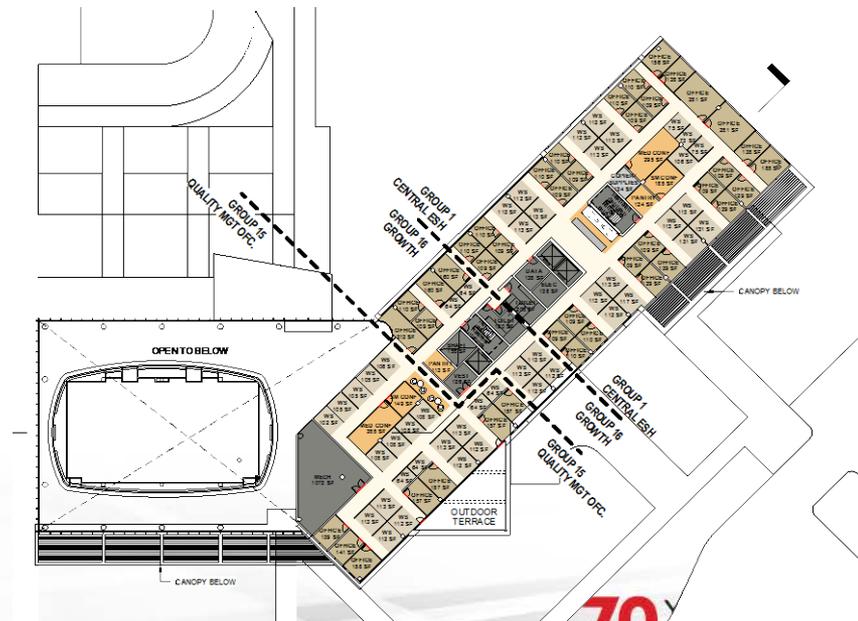


SUSC	The Federal Science and User Support Center
Housing	An innovative renewed housing facility
Education Outreach	A unique regional hub, that will leverage private funding and adjacency to BNL to inspire teachers and students in discovery
User Amenities	Selected amenities collocated in the two private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

Science and User Support Center (SUSC)

A Signature Facility enabling infrastructure renewal and Scientific User Accommodation

- CD-0 (Approval of Mission Need) achieved in Dec 2016
- Preliminary Cost Estimate: ~\$80M
 - ~80,000-100,000 GSF
 - ~250-300 person occupancy
 - ~300 person Conference Facility
- Conceptual Design is complete to support a CD-1 for a Federal Line Item investment
- Additional engineering work completed to design the Entrance Project as a BNL enabling investment (IGPP)
- The SUSC is the “anchor tenant” in Discovery Park that will enable additional private investment



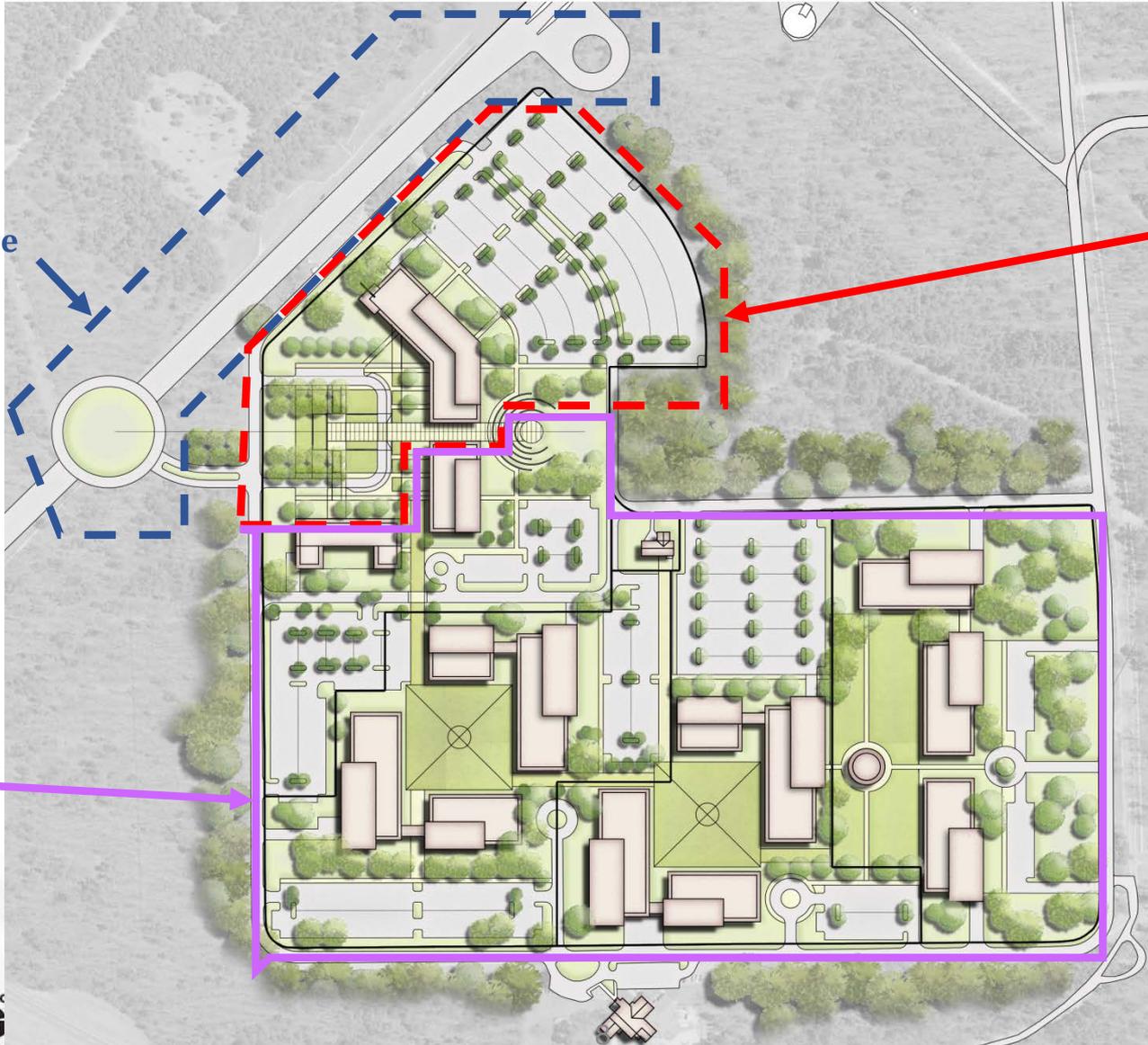
Discovery Park Master Plan

The Discovery Park Master Plan Integrates multiple investment options through phased development for maximum impact

IGPP Entrance Project

SUSC Federal Investment

Private Investment



Discovery Park Tenant Development

The Discovery Park Project has included an effort, complimentary to the BNL Growth Strategy, to identify and target potential scientific tenants

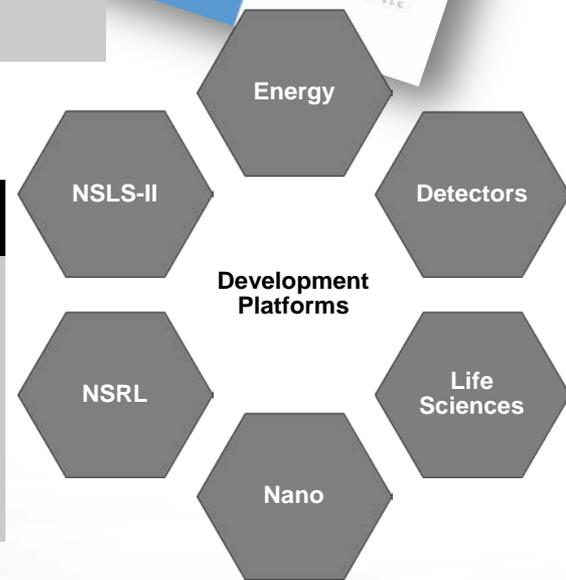
Phase I TEconomy Study – Platform Technologies

Phase I BNL Platform Technologies	TBED Platform Criteria
<ul style="list-style-type: none"> Advanced Energy Materials and Chemistry Instrument, Detector and Sensor Development Life Sciences Technologies Nanomaterials Development, Fabrication and Characterization Space Radiation Effects on Bio/man-made Materials Ultra-High Resolution Functional and In Operando Imaging 	<ul style="list-style-type: none"> Built on competency in R&D Leverages existing business and institutions in similar areas Opportunity for public/private partnerships Associated with a significant market and line-of-sight to market technology growth



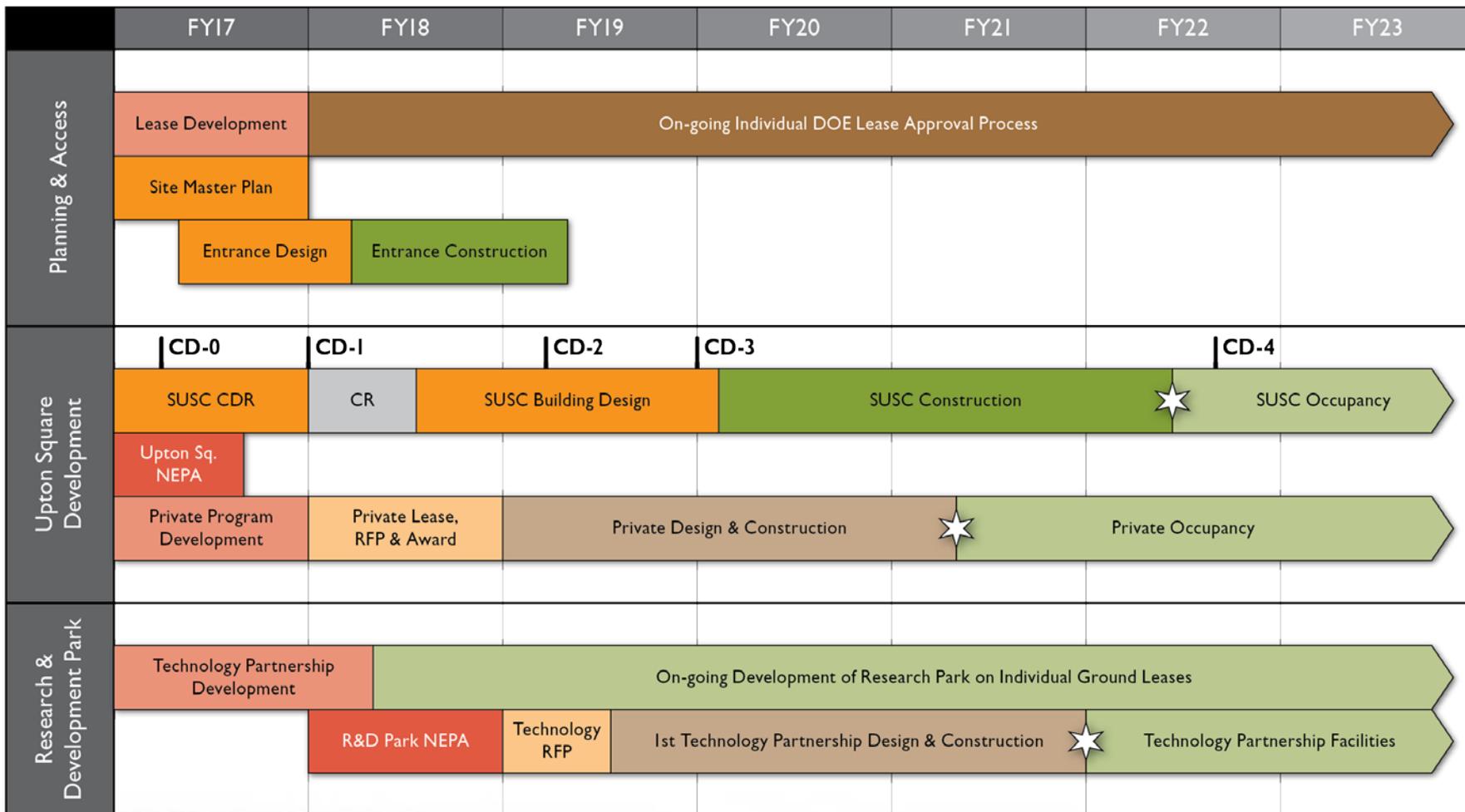
Phase II TEconomy Study – Near-Term Opportunities

Phase II BNL Near-Term Opportunities	Opportunity Drivers
<ul style="list-style-type: none"> Drug Discovery Medical Isotopes Space Radiation Effects on Biological and Man-made Materials Materials for Nuclear Energy Applications Advanced Electric Grid Development Computational Sciences and Big Data Analytics 	<ul style="list-style-type: none"> Leveraging New York State's investment in energy and bioscience Co-locating partner facilities Advancing new product development and startup formation



Discovery Park Path Forward

The SUSC Schedule is the index for planning other elements of Discovery Park



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