

Sustainable Ulster Workforce Innovation Center

Funding Proposal Submitted by Ulster County Economic Development Alliance to the NoVo Foundation

September 2024

Funding request: Ulster County Economic Development Alliance (UCEDA) is seeking \$670,000 in grant support from the NoVo Foundation to complete the transformation of 20,000 square feet of space at iPark-87 (the former IBM complex in the Town of Ulster) into the Sustainable Ulster Workforce Innovation Center. The funding would cover certain lighting upgrades and other physical enhancements to the space, as well as furnishings and equipment for the training and meeting rooms and public spaces.

Project summary:

The Ulster County government is undertaking a transformational project, the Sustainable Ulster Workforce Innovation Center, to equip our workers with the skills and knowledge for family-sustaining jobs in the new green economy and ensure equitable access to these opportunities by our residents. The project aligns with the County's vision to create a resilient, sustainable, thriving Ulster County that leaves no one behind.

The Center will bring together, under one roof, Ulster County's workforce, economic development, and tourism departments, SUNY Ulster, SUNY New Paltz, Ulster BOCES, as well as employers, and community-based organizations to collaborate on curriculum, micro-credentials, apprenticeships, and programming, breaking down traditional silos among these institutions to provide educational, training, and hands-on learning opportunities that lead directly to job placements. The plan for the Center includes public transportation, childcare, and other supportive services to reduce barriers that have kept many people from accessing educational and job opportunities.

The Center itself will be a magnet for the kinds of investments Ulster County is seeking to encourage, including clean tech and renewable industries, sustainable products and services of all kinds, food and beverage industries, and tourism and film, among others.

The Ulster County Economic Development Alliance (UCEDA) has entered into a ten-year, below-market rate lease with National Resources, the owner of iPark-87, which includes 40,000 square feet of space in the main building on the east campus for the Sustainable Ulster Workforce Innovation Center. Directly adjacent to the County's Workforce Innovation Center, Ulster BOCES is creating a new 110,000 square-foot Career and Technical Center. Archtop Fiber, a company building out fiber optic infrastructure and service in the region, is located in

the same complex, and other companies are actively in discussions with National Resources on leasing space.

The first floor of the two-story 40,000 square-foot Workforce Innovation Center will include the Ulster County Office of Employment and Training (OET), Economic Development, and Tourism Departments, as well as the new home of Ulster YouthBuild and Communities for Local Power. The space will include offices, classrooms, computer labs, a large public meeting/flex educational/training space, and smaller conference and meeting spaces. SUNY New Paltz and SUNY Ulster will share 20,000 square feet of educational space on the second floor, along with the SUNY New Paltz Venture Hub.

We are seeking funding only for furnishings and improvements to the first floor. The fit-out concept plan for the first floor is attached. The goal is to create an inspiring, state-of-the-art facility with spaces and furnishings that encourage collaboration and that are flexible and easily reconfigured for different needs. The funding would be used for space improvements, such as lighting, and furnishings and equipment for the following spaces:

- Large lobby and visitors' area for the Workforce Innovation Center;
- 1,500 square-foot main meeting room/flex training space that can be partitioned into three rooms;
- OET classroom;
- OET small conference room;
- OET reception room, which includes public computer/work spaces;
- Shared Economic Development/Tourism Department reception area;
- Shared Economic Development/Tourism conference room;
- Wayfinding signage.

Attached please find an itemized list of estimated costs.

Project timeline

Demolition is currently under way and construction/fit out is expected to take 4-5 months. We anticipate construction to begin in the next month, and completion of the space in time for the County to move in at the beginning of 2025.

Design consultant	\$60,000
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Flooring	est. cost
Hallways (2,900 sq ft): Forbo marmoleum	\$14,790.00
OET/ED/Tourism common work areas (3,150 sq ft)	\$16,065

Main entrance (1,290 sq ft) honed, polished concrete	\$10,320
Main meeting room (1,500 sq ft) concrete	\$12,000

Security cameras	
3 exterior, 5 interior + DVR	\$20,000

wayfinding signage	\$2,500
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Breakroom appliances	
Energy Star refrigerator	\$2,000
microwave	\$200

MAIN MEETING ROOM/flex training spaces (1,500 sq ft)

Audio/Visual	
5'x8' motorized screen	\$1,000
2 projectors	\$8,000
audio for main meeting room	\$100,000
2 60" smart-screen TVs	\$10,000

Main mtg room partitions	\$59,500
perimeter lighting	\$8,490
Sound baffles	\$6,520
20 24x60 nesting training tables (folding)	\$ 16,129.00
12 60" tables (round, folding)	\$14,000
40 conference chair loop arms upholstered	\$22,925.00
150 chairs (upholstered, stackable)	\$85,000

Lobby	
RBW lighting	15000
seating	\$9,500
two small tables	\$800
2 reception/security chairs	\$1,924
plants	\$200
Custom security/welcome desk	\$15,000

Tourism/Econ Devel open recept/workspace	
RBW lighting	\$30,000
seating	\$7,500
2 small table	\$800
2 reception chairs	\$1,924
reception desks for 2	\$5,000

14 filing cabinets (3-drawer)	\$19,384
plants	\$200

OET Conference/flex space

40 chairs (upholstered, stackable)	\$20,640
lighting	\$3,000
tables	\$4,000

OET reception

lighting	\$3,000
reception desk for 2	\$5,000
2 reception chairs	\$2,611
upholstered chairs (waiting area)	\$8,000
2 4-top tables	\$1,000
8 chairs for tables	\$2,144
small high table	\$800
6-8 computer work stations	\$12,000

OET classroom

8 nesting tables	\$7,192
10 nesting half round	\$8,575
20 conference chair loop arms upholstered	\$11,463

OET open work area

plants	\$300
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Economic Development/Tourism conference room

lighting	\$3,000
10 conference chair loop arms upholstered	\$5,732
Conference table	\$3,000

Contingency

TOTAL	\$678,128
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