Minutes of the Meeting of the Board of Trustees
Wednesday, March 11, 2015 at 10:00 a.m.
205 East 42nd Street, Room 770
New York, New York 10017

Trustees Present:
Hon. Philip Berry, Acting Chairman
Hon. Wellington Chen
Hon. Marcella Maxwell

Edward Moore, Acting Section Head for Division of Budget Higher Education Unit*
Jeffrey Beal, Examiner, Division of Budget Higher Education Unit*

In Attendance:
Judith Bergtraum, Interim Executive Director, CUCF
Frederick Schaffer, General Counsel, CUNY
John Antonelli, Deputy Executive Director, CUCF
Robert Lemieux, Executive Director, Department of Design, Construction & Management, CUNY
Gwen Perlman, Director, Capital Budget, CUNY
Meghan Moore-Wilk, Director, Space Planning, CUNY
Dana Sunshine, Interim Director, Public/Private Partnerships, CUNY
Jeffrey Weinstein, Director, Procurement Services, CUNY
Vincent Green, Director, Vendor Integrity and Investigations, CUNY
Daniel Rothbaum, Controller, City University Construction Fund
Al Toscano, Real Estate Manager, CUNY
Michael Stabulas, Managing Director, Downstate Operations, DASNY
Nancy Nichols, Special Assistant to the Fund

* Designee for Robert Megna, Executive Director of NYS Division of the Budget in Albany, attending via videoconference.

At 10:04 a.m., Acting Chairman Berry called the meeting to order, noting that a quorum was present.

Action Items

1. Approval of the Minutes of the November 19, 2014 Meeting of the Fund (No. 2190).

Acting Chairman Berry asked if there was any discussion or amendments to be made to the minutes. There being none, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the minutes were approved.
2. **Resolution of the City University Construction Fund Authorizing the Design and Installation of a New Building Automation System for the Administration Building at Baruch College (No. 2191).**

Acting Chairman Berry called upon Interim Vice Chancellor, who requested that Robert Lemieux explain the item. Mr. Lemieux stated that the new building automation system will provide air handling and automatic controls for the air conditioning in the entire 9-story building on East 22nd Street.

Acting Chairman Berry asked if there was any discussion regarding the item. There being none, on motion duly made and seconded, the resolution was approved.

3. **Resolution of the City University Construction Fund Authorizing the Purchase and Installation of Construction Equipment for Campus-wide Fire Alarm and Security Systems at Brooklyn College (No. 2192).**

Acting Chairman Berry called for a brief explanation. Mr. Lemieux stated that the entire fire alarm system at Brooklyn College is in the process of being upgraded, and this will be the first phase of that initiative. They are also installing a new command center into Ingersol Hall, relocating it from Whitehall. With the work on the Performing Arts Complex and Whitman, we want one central location for the fire department to come to. It will take about two years to complete this first phase, and there will be additional phases of subsequent work.

Acting Chairman Berry asked if there was any discussion regarding the item. There being none, on motion duly made and seconded, the resolution was approved.

4. **Resolution of the City University Construction Fund Authorizing the Design of the Allied Health and Natural Sciences Building Complex at Hostos Community College (No 2193).**

Acting Chairman Berry called for an explanation. Mr. Lemieux explained that an RFQ process to select an architect generated about 50 applications which have been narrowed down to five firms, each of whom have submitted detailed proposals. The selection committee, composed of participants from the College and from another college and several people from the facilities office, chose FLAD Architects to be the design consultant on this project. FLAD is the designer for the new ASRC/CCNY buildings at City College. The new building will go up on the site of an old Allied Carpet building on Walton Avenue, acquired by CUNY about nine years ago.

Acting Chairman Berry asked whether there was oversight into the adherence to MWBE regulations. Mr. Lemieux said the requirement in CUNY’s office is a participation of 20%; the project is at that level or possibly above it, and FLAD Architects are well aware of the requirements.

Interim Vice Chancellor Bergtraum called on Jeffrey Weinstein to report on the MWBE participation, and he concurred, saying FLAD is at 22%. All contractors in the near future are
being asked to amend their percentage to 30% to comply with new state regulations that were set on January 1. CUNY has met and exceeded the required participation, this year and are better than 40% this year. The steel contract for the new NYCCT building and concrete contracts for the Brooklyn PAC, for instance, are held by MWBE firms.

Interim Vice Chancellor Bergtraum remarked that the project will need about $240 million, and the design will take about 18 months. She called attention to the importance of the new building, which will house programs that have outgrown their current location.

Acting Chairman Berry requested that a presentation should be given at a future meeting to the CUCF and CUNY Boards about why we are so successful in achieving high MWBE compliance.

Acting Chairman Berry asked if there was any discussion regarding the item. There being none, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.


Acting Chairman Berry called upon Mr. Lemieux for his remarks. Mr. Lemieux said that as the IT process has grown, the server equipment has often been put into un-airconditioned closets in the buildings, where the lack of air conditioning causes the servers to overheat and burn out. This project will put air conditioning into 38 closets throughout the college that will keep the equipment running.

Acting Chairman Berry commended the attention paid to necessary upgrades that go on to improve the learning environment. Mr. Lemieux agreed, saying that 10 years ago the DOB stressed the need to invest in the physical plant. CUNY’s 300 buildings, about 290 of which are old, need to be kept up – it is reinvestment to keep them functioning, as many of the old buildings aren’t equipped to house today’s technology. It is an ongoing program of upgrading and critical maintenance investment.

Ms. Bergtraum reported that from 2008 to the present there has been $3.8 billion invested from the state. There are large infrastructure projects on every campus, taking care of the backlog.

She went on to say that it is budget season, and she wished to say thank you to the Department of the Budget. She commended the City and State for their participation in keeping the critical maintenance process alive. Mr. Berry wanted to know if CUNY issued a report to the City and State to demonstrate the magnitude. Ms. Bergtraum said that there are regular meetings with City and State officials and borough presidents, by borough, to keep them apprised of what is happening, listing the infrastructure projects and where the funds are coming from.

Acting Chairman Berry asked if there was any discussion regarding the item.
There being no further comments, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.


Acting Chairman Berry called upon Jeffrey Weinstein, Director, Procurement Services, to explain the item. Mr. Weinstein stated that the Annual Report reflects all of the fiscal activity of the Construction Fund up and to June 30, 2014. The total amount of the final payments was over $100 million, which over the last few years has been the highest paid out through the Fund. Last June’s report was a preliminary one.

Acting Chairman Berry asked if there were any questions or discussion regarding the item. There being none, he entertained a motion that the resolution be approved. On motion duly made and seconded, the resolution was approved.

Interim Vice Chancellor mentioned that at the previous meeting several members of her staff presented updates on what they are currently working on. At that meeting there was mention made of the Governor’s project, NY-CUNY 2020. Funding for this project was received in the last month for this, and one particular project – the purchase of a building -- was part of the project. She explained that it was expected that finding a building for this project would take time, but Al Toscano, the CUNY FPCM Chief of Real Estate, was able to identify a potential location right away.

Ms. Bergtraum called upon Dana Sunshine to give a presentation entitled “NY-CUNY 2020 Round I Awards” about the challenge grant program. Ms. Sunshine explained that the Governor enacted the NY CUNY 2020 Challenge Grant Program, part of the state-wide strategy utilizing institutions of higher education in economic development zones. The goal of the program is to incentivize long-term economic development implementation, driven by CUNY campuses, in areas of their academic strengths.

The selection committee was comprised of representatives from CUNY, Empire State Development, and the State Department of Budget. Selections were based on economic impact and advancement of academic goals, innovation and collaboration. Competition for these grants is open to all CUNY senior and community colleges, professional programs and graduate schools. In July of 2014 $55 million of capital dollars were awarded in the initial round. For Round One, eight projects involving 20 CUNY campuses received these rewards, distributed across senior and community colleges, all the boroughs and a multitude of business sectors, including health care, technology, sustainability and media.

Ms. Sunshine then went on to detail the awards that were made to the colleges:

- Brooklyn College and Kingsborough Community College’s proposed Science and Resilience Institute at Jamaica Bay, an outgrowth of President Obama administration’s America Great Outdoors Initiative, and NY City’s efforts to preserve Jamaica Bay and surrounding parklands. An award of $7.7 million was made.
- Bronx Community College’s CUNY Center for Sustainable Energy and its automotive program. The college and its partners will expand its automotive program and invest in sustainable fuel research and product development, training students in alternative transportation technology. An award of $9 million was made to renovate 3 existing buildings on campus into research, classroom and training facilities. This will double the automotive program to 500 students, training technicians for jobs in a field that is projected to grow by 17% in the current decade.

- College of Staten Island and the Graduate Center in collaboration proposed The Big Data Consortium, to develop degree and non-degree training programs, offer processing, and foster start-up enterprises in big data analytics and visualization. The project will support CUNY’s high-performance computing and the City’s strength as a hub for high tech innovation. Two centers for CUNY analytics will be created – one at the Graduate Center and one at the College of Staten Island, as well as smaller program at the School of Professional Studies. $15 million was awarded to the project.

- Hostos Community College will expand its allied health care training degree and non-degree training program, with a goal of upgrading their equipment to offer training on the latest technology to students entering the allied health care field. Funding will upgrade equipment for radiologic technology, nursing, and dental hygiene, and develop new programs in occupational therapy and physical therapy. The College’s goal is to provide over 500 graduates a year to the workforce, which is expected to grow by 20% in coming years; this project was awarded $2.2 million.

- LaGuardia Community College, in collaboration with Goldman Sachs, plans to expand its successful 6-week program called the Ten Thousand Small Business Education Center. The program is designed to educate local small business owners in business practice leadership and financing. The program has graduated over 300 small businesses since its inception, with 70% reporting an increase in revenues; graduating businesses have created over 600 new jobs. The CUNY 2020 award of $5 million was used to expand classrooms and administrative space. They aim to graduate 100 businesses per year going forward.

- Macaulay Honors College, Hostos, and Lehman College collaborated on the New Media Jobs Incubator and Innovation Lab to create a certificate and degree program, building on Lehman’s animation and graphic design, Hostos’ music and game design expertise, and Macaulay’s multi-platform storytelling and business creation enterprise. Their goals are to enhance the student academic experience and use of limited resources. They were awarded $4.6 million to renovate classrooms and labs on all 3 campuses.

- Queensborough CC will open an advanced manufacturing center focusing on 3-D printing to train students and be used by local partners as an income producing venture. The award was $1.5 million to fund the renovation of the lower level of their technology building and for equipment purchases.

- Queensborough CC Center for Allied Healthcare Education and Workforce Development is a partnership with York College and several other CUNY schools, as well as Urban Health Plan, a health care provider. The project will establish health care centers in Queens and the Bronx to train students as well as provide health care services to the community. The project was awarded $10 million, which will be used to purchase and renovate and equip a 17,000 square foot facility in Queens.
CUNY 2020 Round 2 applications will be made available this spring. The focus will be on the development of technology to improve academic success and job opportunities for students, and leveraging public/private partnerships through the StartUp NY program at participating campuses.

7. **Resolution of the City University Construction Fund Authorizing the Acquisition of Property on Behalf of Queensborough Community College (No. 2196).**

Acting Chairman Berry called upon Ms. Bergtraum for her remarks. Ms. Bergtraum stated that, as Ms. Sunshine explained in her presentation, this resolution will approve the purchase or lease and renovation of a 16,000 square foot building located at 32-20 108th Street in Queens on behalf of Queensborough Community College, for an amount not to exceed $5.5 million. The property will be used by Queensborough and its CUNY 2020 partner, Urban Health Plan, Inc., to house a new primary and preventative care center.

Mr. Berry asked if there were questions. There being no further questions or comments, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.

Ms. Bergtraum stated that Phase 2 of the CUNY 2020 project will begin shortly, and she plans to present the successful awards and to speak of the next round at the next meeting of the CFPM Standing Committee of the CUNY Board of Trustees.

8. **Resolution of the City University Construction Fund in Appreciation of Noel N. Hankin, Trustee (No. 2197).**

Acting Chairman Berry commended departing Trustee Noel N. Hankin for his diligent service, his participation and insight since his appointment on June 3, 2010. The Fund extends their best wishes for his future interests developed during his long and successful career, and thanked him for his support of the transformation of the Fund to its full capacity, as it approved a number of different projects.

Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.

**REPORTS**

**Acting Chairman’s Report**

Mr. Berry stated the next scheduled meeting is set for April 8, but the office will be in touch with everyone to confirm that, as it is only a month away. Mr. Berry asked that a status report on the progress of construction be presented to the Trustees. Mr. Lemieux said that construction should be picking up by the next meeting, as the weather improves.

**Executive Director’s Report**
Acting Chairman Berry called on Interim Executive Director Bergtraum for her report. Ms. Bergtraum said that it is budget season, and in the Governor’s budget CUNY received $103 million for critical maintenance and $55 million for the CUNY 2020 program. On the Assembly side CUNY received an additional $32 million, funds that are vital for the more than 400 projects that are currently underway. On the Senate side, CUNY received an additional $100 million, and Ms. Bergtraum told the Board that she participated in the recent City Council budget hearings.

Acting Chairman Berry asked about the progress of the NYCity Tech building. Mr. Lemieux replied that it is going well, despite bad weather in February. The steel is now up to the 3rd floor on the Tillary Street side, with another 5 floors to go. All the contracts are in place and hopefully by late summer the steel will be complete. This month the concrete on the deck will be poured. Projected opening is September of 2017. He noted that the steel contractor is a WBE firm, and they will move quickly, and the other trades will follow once the decking is up.

Acting Chairman Berry thanked Ms. Bergtraum and Mr. Lemieux for their reports.

**Report of the Dormitory Authority**

Acting Chairman Berry called upon Mr. Stabulas, who stated that he would continue his report about infrastructure projects. Currently, there are 8 active projects, either in design or construction, ongoing at LaGuardia Community College, with a budget of around $130 million.

Most of the work is being done on the Center 3 Building, at over 880,000 square feet the largest of the 4 owned and leased buildings on campus. The building was the former Sunshine Biscuit Factory, and is now over 100 years old and in need of renovation. Over the years renovation has proceeded on a floor-by-floor basis, most recently for the Humanities Department. Other renovations have taken place – the boiler plant replacement, renovation of bursar’s area, and a library expansion project in construction. The building contains one of the best one-stop student centers in the CUNY system, work that was completed a few years ago.

Mr. Lemieux explained that the Center 3 building is on the National Historic Register, which would prevent its being demolished. Total replacement of the façade will be begun before long, a huge undertaking, as it will be done while classes are in session. Replacing the terra cotta facade will cost $110 million alone, but it must be done as it is susceptible to storm damage, which would compromise the interior. In three years the new façade that retains the historic lines of the old one will make Center 3 a spectacular building and a tribute to CUNY.

There are also projects in the other buildings – boiler/chiller plants, distribution system upgrades and roofing replacement.

Acting Chairman Berry asked how the boiler/chiller replacement was progressing at Medgar Evers. Mr. Lemieux explained that they are working with DASNY and Genesys, the engineering firm to complete repairs and develop training procedures. He commended the team effort with DASNY that got everything in shape.

Mr. Stabulas said the new ASRC building is progressing, and some researchers have started moving into the new CCNY building.
Acting Chairman Berry thanked Mr. Stabulas for his report, and the important input of the Dormitory Authority, and expressed his admiration for the hard work by Executive Director Judy Bergtraum and her staff.

Mr. Berry then asked if there were further questions or items to discuss. There being none, he requested a motion to adjourn. On motion duly made and seconded, the meeting of the Board of Trustees was adjourned at 11:00 a.m.