I. ACTION ITEMS:

A. Approval of the Minutes of the meeting of June 4, 2018.
B. Policy Calendar
   1. University-Wide Program to Upgrade Fire Alarm Systems - Baruch College, College of Staten Island, and Queens College
   2. Queensborough Community College – Acquisition of Building

II. INFORMATIONAL ITEMS:

A. Report of the Senior Vice Chancellor
B. Real Estate Items Currently Under Negotiation – New and Updates (for discussion in Executive Session)
The meeting was called to order by Committee Vice Chair Sandra Wilkin at 7:24 p.m.

The following people were present:

**Committee Members:**
- Hon. Sandra Wilkin, Vice Chair
- Hon. Michael Arvanites
- Hon. Charles A. Shorter
- Hon. Lorraine A. Cortés-Vázquez
- Prof. James McElwaine, faculty alternate
- Ms. Fatime Uruci, student member
- Mr. Leonard Blades, student alternate
- President Thomas Isekenegbe, COP Liaison

**University Staff:**
- Vice Chancellor Judy Bergtraum (left @ 7:53 p.m.)
- Chief of Staff Gustavo Ordóñez
- Associate General Counsel Richard J. Naddeo
- Director of Capital Budget Gwen Perlman (left @ 7:53 p.m.)
- Director of Real Estate Transactions Meghan Mulgrew

**Trustee Staff:**
- Assistant Secretary Towanda Lewis
- Ms. Adalina Quinones

<table>
<thead>
<tr>
<th>Cal. No.</th>
<th>DISPOSITION</th>
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The agenda items were considered and acted upon in the following order:

I. **ACTION ITEMS:**

A. **APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 16, 2018.** Moved by Committee Vice Chair Wilkin and seconded by Trustee Charles Shorter, the minutes were unanimously approved as submitted.

B. **POLICY CALENDAR**

1. **City University of New York – Adoption of Fiscal Year 2018-19 Capital Budget.** Committee Vice Chair Wilkin requested the Committee’s approval to adopt the University’s FY 2018-19 Capital Budget, including $370 million in new State capital appropriations, $2.7 billion in State capital re-appropriations, and $291 million in the City Fiscal Year 2019 capital budget, for projects authorized by the City University Construction Fund to address critical maintenance, infrastructure, and programmatic initiatives in support of the University’s mission.

   Vice Chancellor Judy Bergtraum presented the Capital Plan and answered questions about the Capital Budget, including campus budget plans, appropriation of funds to the CUNY campuses, and capital infrastructure at the University.

   Committee Vice Chair Wilkin noted that the Committee on Facilities Planning and Management would be referring the resolution to the Committee on Fiscal Affairs so that a joint resolution of both the Operating and Capital Budgets for the University could be considered for approval by the Board.

   Moved by Committee Vice Chair Wilkin and seconded by Trustee Shorter, and following discussion, the item was unanimously approved for submission to the Board.
Vice Chancellor Bergtraum left the meeting in order to present the Capital Budget to the Committee on Fiscal Affairs, which was meeting at the same time.

2. City University of New York – Lease for Space at 425 Grand Concourse, Bronx, N.Y.
   Committee Vice Chair Wilkin requested the Committee’s approval to authorize the General Counsel and Vice Chancellor of Legal Affairs to execute a fifteen year lease for approximately 28,640 rentable square feet of space on the ground and second floors at 425 Grand Concourse, Bronx, New York, on behalf of Hostos Community College.

Trustee Shorter inquired about the real estate taxes for the property.

Trustee Shorter made a motion to modify the resolution by authorizing the General Counsel and Vice Chancellor of Legal Affairs to negotiate a longer term for the space at 425 Grand Concourse. Committee Vice Chair Wilkin seconded, and following discussion, the motion was approved.

Moved by Committee Vice Chair Wilkin and seconded by Trustee Michael Arvanites, and following discussion, the item was unanimously approved for submission to the Board as amended as follows:

In the second paragraph, “RESOLVED, That the Board of Trustees of The City University of New York authorizes the General Counsel and Vice Chancellor of Legal Affairs to execute a fifteen year lease for a term of not less than fifteen years and up to twenty five years, for approximately 28,640 rentable square feet of space on the ground and second floors at 425 Grand Concourse, Bronx, New York, on behalf of Hostos Community College. The lease shall be subject to approval as to form by the University Office of the General Counsel.”

II. INFORMATION ITEMS:

- Capital Budget Reports
  - Capital Budget Exhibit A and Detail

Moved by Committee Vice Chair Wilkin and seconded by Trustee Lorraine Cortés-Vázquez, the meeting adjourned to go into Executive Session at 8:04 p.m.

CONVENING OF EXECUTIVE SESSION:
Committee Vice Chair Sandra Wilkin called for an Executive Session pursuant to Section 105, Article 7, of the Public Officers Law, for the purpose of discussing real estate items currently under negotiation – new and updates. The Committee met in Executive Session from 8:05 p.m. to 8:34 p.m.

The Committee reconvened in Public Session. Committee Vice Chair Wilkin moved to adjourn the meeting. The motion was seconded by Ms. Fatime Uruci and the meeting was immediately adjourned 8:34 p.m.
UNIVERSITY-WIDE PROGRAM TO UPGRADE FIRE ALARM SYSTEMS - BARUCH COLLEGE, COLLEGE OF STATEN ISLAND, AND QUEENS COLLEGE

WHEREAS, the University has embarked in a University-wide program to upgrade and modernize the fire alarm systems at its facilities; and

WHEREAS, the University intends to review and, if necessary, upgrade certain fire alarm systems, including central monitoring stations, in a total of 22 different buildings on three campuses, specifically, six (6) at Queens College, fifteen (15) at the College of Staten Island and one (1) at Baruch College with the listings of the specific buildings attached (the “Fire Alarm Upgrades”); now therefore be it

RESOLVED, That the Board of Trustees of The City University of New York requests the City University Construction Fund (“Fund”) to execute a Purchase Order for the design, purchase and installation of the Fire Alarm Upgrades under an existing New York State Office of General Services Contract. The Purchase Order shall be subject to approval as to form by the Fund’s General Counsel. The total cost of all Fire Alarm Upgrades shall be chargeable to the State Capital Construction Fund under DASNY Project Number 342809999, for an amount not to exceed thirty million dollars ($30,000,000).

EXPLANATION: This project will undertake a comprehensive review of the fire alarm systems in 22 different buildings on these three campuses and upgrade the fire alarm systems in these buildings, as necessary.

The scope of work includes:

1. Preparation of plans and specifications for the installation of the upgraded Fire Alarm Systems and Central Monitoring Stations;
2. Obtaining plan approval from NYC DOB and the Fire Department; and
3. Provision of labor and materials required to update and/or replace the Fire Alarm Systems and Central Monitoring Stations.

October, 2018
## Fire Alarm Upgrades Second Round of Design and Construction

<table>
<thead>
<tr>
<th>Campus</th>
<th>Building Name</th>
<th>Official Address</th>
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<tbody>
<tr>
<td>Baruch College</td>
<td>William and Anita Newman Vertical Campus</td>
<td>55 Lexington Avenue, New York, NY 10010</td>
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<tr>
<td>College of Staten Island</td>
<td>2A-North Administration Building</td>
<td>2800K Victory Blvd. Staten Island, NY 10314</td>
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<tr>
<td>College of Staten Island</td>
<td>5N-Physical Therapy</td>
<td>2800H Victory Blvd. Staten Island, NY 10314</td>
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<tr>
<td>College of Staten Island</td>
<td>1P-Center for the Arts</td>
<td>2800Y Victory Blvd. Staten Island, NY 10314</td>
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<td>College of Staten Island</td>
<td>6S-Biological &amp; Chemical Sciences</td>
<td>2800U Victory Blvd. Staten Island, NY 10314</td>
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<tr>
<td>College of Staten Island</td>
<td>1A-South Administration Building</td>
<td>2800P Victory Blvd. Staten Island, NY 10314</td>
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<tr>
<td>College of Staten Island</td>
<td>4S-Psychology, Sociology &amp; Anthropology</td>
<td>2800V Victory Blvd. Staten Island, NY 10314</td>
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<td>College of Staten Island</td>
<td>1N-Computer Science, Engineering Science</td>
<td>2800M Victory Blvd. Staten Island, NY 10314</td>
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<td>College of Staten Island</td>
<td>2N-History</td>
<td>2800L Victory Blvd. Staten Island, NY 10314</td>
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<tr>
<td>College of Staten Island</td>
<td>3N-Business Building</td>
<td>2800-I Victory Blvd. Staten Island, NY 10314</td>
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<td>College of Staten Island</td>
<td>4N-Engineering Technologies</td>
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<td>College of Staten Island</td>
<td>1S-Mathematics Building</td>
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<td>College of Staten Island</td>
<td>2S-English, World Languages &amp; Literatures</td>
<td>2800-Q Victory Blvd. Staten Island, NY 10314</td>
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<td>College of Staten Island</td>
<td>3S-Education Building</td>
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<td>College of Staten Island</td>
<td>5S-Marcus Hall-Nursing</td>
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<td>College of Staten Island</td>
<td>3A-West Administration Building</td>
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<td>Queens College</td>
<td>Jefferson Hall (H Bldg)</td>
<td>65-90 Kissena Blvd. Queens, NY 11367</td>
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<td>Queens College</td>
<td>Colwin Hall (E Bldg)</td>
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<td>G Building</td>
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<td>Alumni Hall Entrepreneurship Center (J Bldg)</td>
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<td>Queens College</td>
<td>Virginia Frese Hall (B Bldg)</td>
<td>65-44 Kissena Blvd. Queens, NY 11367</td>
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Total Number of Buildings: 22
WHEREAS, the University’s Accelerated Study in Associate Programs (“ASAP”) assists students in earning associate degrees within three years by providing a range of financial, academic, and personal supports including comprehensive and personalized advisement, career counseling, tutoring, waivers for tuition and mandatory fees, MTA MetroCards, and additional financial assistance to defray the cost of textbooks,

WHEREAS, the University is committed to expanding the ASAP program but there is very limited space at its community colleges to do so,

WHEREAS, a 11,330 square foot two-story building located at 50-35 Cloverdale Boulevard, Bayside, New York (Block 7502, Lot 11) (the “Building”), which is located across the street from Queensborough Community College (the “College”), is available for purchase,

WHEREAS, the University is proposing to acquire the Building to provide classroom and administrative support space for ASAP operations at the College and to support other College initiatives such as the Center for Advanced Technology,

WHEREAS, the University commissioned an appraisal that supports the $4 million being paid for the facility,

WHEREAS, the Building needs some repairs to be utilized by the College, and

WHEREAS, the University requests that the City University Construction Fund (the “Fund”) acquire the Building and do the required repairs; now therefore be it

RESOLVED: That the Board of Trustees of the City University of New York requests that the Fund (a) acquire the Building, (b) procure design services for preliminary renovations thereto, (c) execute a purchase and sale contract, a design services contract and any other documents related thereto, and (d) pay up to $4.2 million for the acquisition (inclusive of a $200,000 commission) and up to $800,000 for the design services and other related closing costs. Such purchase, design and other costs shall not exceed $5 million. The total cost will be chargeable to the State and City Capital funds under DASNY Project Number 3497409999. All agreements, including the purchase and sale contract and the design services contract, shall be subject to approval as to form by the Fund’s General Counsel.

EXPLANATION: The Fund intends to purchase, on behalf of Queensborough Community College, the existing 2 story building formerly used by the Hollis Hills
Bayside Jewish Center. The facility will be used by Queensborough Community College in connection with classrooms and faculty offices to support its ASAP program and other College initiatives such as the Center for Advanced Technology.

CUCF will finance the acquisition, design services and related costs from a combination of New York City and New York State funding.

October 2018