I. ACTION ITEMS:

A. Approval of the Minutes of the meeting of October 9, 2018.

B. Policy Calendar
   1. City University of New York – Authorization for NYPA Projects up to $10 Million
   2. City College of New York – HVAC Upgrades Within the North Academic Center (NAC)
   3. Bronx Community College Campus-Wide Utility Phase 5 Upgrade

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 Chair Brian D. Obergfell at 6:36 p.m.

The following people were present:

**Committee Members:**
Hon. Brian D. Obergfell, Chair  
Hon. Sandra Wilkin, Vice Chair  
Hon. Michael Arvanites  
Hon. Charles A. Shorter

**University Staff:**
Senior Vice Chancellor Judy Bergtraum  
Chief of Staff Gustavo Ordóñez  
General Counsel for CUCF and Executive University Counsel Lisa Bova-Hiatt  
Associate General Counsel Richard J. Naddeo

**Faculty Member:**
Prof. James McElwaine, faculty representative

**COP Liaison:**
President Thomas Isekenegbe

**Trustee Staff:**
Deputy Secretary Anne Fenton (left @ 6:49 p.m.)  
Assistant Secretary Towanda Lewis  
Ms. Adalina Quinones

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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 JUNE 4, 2018.** Moved by Committee Chair Obergfell and seconded by Trustee Charles Shorter, the minutes were unanimously approved as submitted.

B. **POLICY CALENDAR**

1. **Baruch College, College of Staten Island, and Queens College - University-Wide Program to Upgrade Fire Alarm Systems.** Committee Chair Obergfell requested the Committee’s approval for the City University Construction Fund (CUCF) to execute a purchase order for the design, purchase and installation of fire alarm upgrades under an existing New York State Office of General Services Contract. Total cost shall be chargeable to the State Capital Construction Fund for an amount not to exceed $30 million.

   Trustee Michael Arvanites praised the launch of the University-wide program to upgrade the fire alarm system, especially in the time of active shooters.

   President Thomas Isekenegbe noted that as a result of the fire alarm upgrades, Bronx Community College initiated a cost-effective approach to reducing the budget of the Public Safety.

   Trustee Shorter inquired about savings quantification.

   Moved by Committee Chair Obergfell and seconded by Trustee Arvanites, and following discussion, the item was unanimously approved for submission to the Board.
2. Queensborough Community College - Acquisition of Building. Committee Chair Obergfell requested the Committee’s approval of the City University Construction Fund (a) acquire the building located at 50-35 Cloverdale Boulevard, Bayside, New York, (b) procure design services for preliminary renovations, (c) execute a purchase and sale contract, a design services contracts 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, for a total that shall not exceed $5 million.

Moved by Committee Chair Obergfell and seconded by Trustee Shorter, the item was presented and opened for discussion.

Trustee Arvanites made a motion to modify the resolution by removing the words, “such as the Center for Advanced Technology” in the fourth WHEREAS paragraph and the first EXPLANATION paragraph. Trustee Shorter seconded, and following discussion, the amended motion was unanimously approved for submission to the Board.

II. INFORMATION ITEMS:

A. Report of the Senior Vice Chancellor

Moved by Committee Chair Obergfell and seconded by Trustee Arvanites, the meeting adjourned to go into Executive Session at 6:48 p.m.

CONVENING OF EXECUTIVE SESSION:

Committee Chair Obergfell 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 6:49 p.m. to 7:19 p.m.

The Committee reconvened in Public Session. Committee Chair Obergfell moved to adjourn the meeting. The motion was seconded by Trustee Shorter and the meeting was adjourned at 7:20 p.m.
THE CITY UNIVERSITY OF NEW YORK – AUTHORIZATION FOR NYPA PROJECTS UP TO $10 MILLION

WHEREAS, the City University of New York (the “University”) has been working with the Power Authority of the State of New York (“NYPA”) since 1995 on energy-related projects at University facilities pursuant to various inter-agency agreements (the “Prior NYPA Agreements”);

WHEREAS, prior to 2014, NYPA lacked authority to directly enter into agreements with the University, so the University relied on NYPA’s agreements with the City of New York to enter into energy-related projects;

WHEREAS, in 2014 the Public Authorities Law was amended to allow NYPA to contract directly with public entities, including the University, to finance and design, develop, construct, implement, provide and administer energy-related projects, including energy efficiency projects;

WHEREAS, NYPA and the University entered into an Energy Services Program Master Cost Recovery Agreement and other related agreements, all dated as of June 23, 2017 (the “2017 NYPA Agreements”), to develop and implement energy-related projects at University facilities, which supersede the Prior NYPA Agreements;

WHEREAS, under the 2017 NYPA Agreements, energy-related projects will be implemented through the execution of work orders known as Customer Project Commitments (“CPCs”); and

WHEREAS, the University seeks authorization to execute CPCs for energy-related projects up to $10 Million.

NOW, THEREFORE BE IT:

RESOLVED, that the University’s Board of Trustees authorizes the University’s Vice Chancellor for Facilities Planning, Construction and Management or his/her designee to execute any CPC where the total overall cost for an energy-related project does not exceed $10 Million; and

RESOLVED, that the University’s Board of Trustees requests that the City University Construction Fund either provide funding directly to NYPA or authorize the Dormitory Authority of the State of New York to provide funding to NYPA for CPCs where the total overall cost for an energy-related project does not exceed $10 Million.
EXPLANATION: Pursuant to the 2017 NYPA Agreements, the University and NYPA have collaborated to develop energy efficiency projects to be implemented through CPCs. The 2017 NYPA Agreements, which supersede the Prior NYPA Agreements, are interagency performance contracts where NYPA provides financing, program management and design/build implementation of energy efficiency construction projects, thereby reducing energy consumption and greenhouse gas generation at University facilities.

December 2018
CITY COLLEGE OF NEW YORK – NYPA CPC FOR HVAC UPGRADES WITHIN THE NORTH ACADEMIC CENTER (NAC)

WHEREAS, the City University of New York (the “University”) has been working with the Power Authority of the State of New York (“NYPA”) since 1995 on energy-related projects at University facilities pursuant to various inter-agency agreements (the “Prior NYPA Agreements”);

WHEREAS, prior to 2014, NYPA lacked authority to directly enter into agreements with the University, so the University relied on NYPA’s agreements with the City of New York to enter into energy-related projects;

WHEREAS, in 2014 the Public Authorities Law was amended to allow NYPA to contract directly with public entities, including the University, to finance and design, develop, construct, implement, provide and administer energy-related projects, including energy efficiency projects;

WHEREAS, NYPA and the University entered into an Energy Services Program Master Cost Recovery Agreement and other related agreements, all dated as of June 23, 2017 (the “2017 NYPA Agreements”), to develop and implement energy-related projects at University facilities, which supersede the Prior NYPA Agreements;

WHEREAS, under the 2017 NYPA Agreements, energy-related projects will be implemented through the execution of work orders known as Customer Project Commitments (“CPCs”); and

WHEREAS, the University would like to execute a CPC to install energy efficient upgrades for the HVAC system within the North Academic Center (NAC) at the City College of New York (the “NAC HVAC Upgrades”).

NOW, THEREFORE BE IT:

RESOLVED, that the University’s Board of Trustees authorizes the University’s Vice Chancellor for Facilities Planning, Construction and Management or his/her designee to execute a CPC for the NAC HVAC Upgrades which shall be chargeable to DASNY Project No. 3423109999, for an amount not to exceed thirty million dollars ($30,000,000); and

RESOLVED, that the University’s Board of Trustees requests that the City University Construction Fund authorize the Dormitory Authority of the State of New York to provide funding to NYPA for the NAC HVAC Upgrades in an amount not to exceed thirty million dollars ($30,000,000).

EXPLANATION: Pursuant to the 2017 NYPA Agreements, the University and NYPA
have collaborated to develop energy efficiency projects to be implemented through
CPCs. The 2017 NYPA Agreements, which supersede the Prior NYPA Agreements, are
interagency performance contracts where NYPA provides financing, program
management and design/build implementation of energy efficiency construction
projects, thereby reducing energy consumption and greenhouse gas generation at
University facilities.

The NAC HVAC Upgrades will greatly enhance the University’s ability to reduce energy
consumption and greenhouse gas generation at the City College of New York campus.
The scope of the NAC HVAC Upgrades includes the upgrade of air handling units
control devices and the rehabilitation of each unit, including the replacement of coils,
dampers, and damper actuators. Also included is the replacement of Variable Frequency
Drives and the conversion of 100% outside air return air systems.

December 2018
ATTACHMENT FOR THE COMMITTEE ON
FACILITIES PLANNING AND MANAGEMENT

CITY COLLEGE OF NEW YORK – HVAC UPGRADES WITHIN THE
NORTH ACADEMIC CENTER (NAC)
NYPA PROJECT NO. ES-GSN-0590

Exhibit A - Project Summary
Exhibit B - Site Plan
EXHIBIT A

PROJECT SUMMARY

City College of New York North Academic Center
HVAC Upgrade
NYPA Project No. ES-GSN-0590

1. **Nature of Action**
   Request for permission to install energy efficient upgrades for the HVAC system within the North Academic Center

2. **Project History**
   The North Academic Center currently has outdated pneumatic HVAC controls which are barely functional. This leads to overheating and over-cooling in the building and subsequently high energy usage.

3. **Project Scope**
   The project will be implemented through the New York Power Authority (NYPA) under the NYPA BuildSmart program of Executive Order 88. The scope includes the upgrade of air handling unit control devices and the rehabilitation of each Air Handling Unit (AHU). The rehabilitation of each AHU will include the replacement of coils, dampers, damper actuators, control valves, filter racks, enclosure insulation, water proofing, and piping connections. Also included is the replacement of Variable Frequency Drives (VFD) and the conversion of 100% outside air units to return air systems.

4. **Schedule**
   - Design Complete: August 2017
   - Construction Start: July 2018
   - Construction End: August 2020

5. **Project Funding**
   - **Source:** DASNY Project No. 3423109999
   - **Amount:** Design/Build: $30,000,000

6. **Cost Per Square Foot**
   Not applicable
WHEREAS, the City University of New York (the “University”) has been working with the Power Authority of the State of New York (“NYPA”) since 1995 on energy-related projects at University facilities pursuant to various inter-agency agreements (the “Prior NYPA Agreements”);

WHEREAS, prior to 2014, NYPA lacked authority to directly enter into agreements with the University, so the University relied on NYPA’s agreements with the City of New York to enter into energy-related projects;

WHEREAS, the University, under the Prior NYPA Agreements, has undertaken campus wide, multi-phased utility infrastructure upgrades at Bronx Community College (the “BCC Utility Upgrades”);

WHEREAS, Phases 1 and 2 of the BCC Utility Upgrades, both of which were completed in 2012 at a cost of $50.5 million, provided for the installation of two new chillers in the Selective Energy Plan, distribution piping for hot and chilled water to 8 buildings in the central and north campus, domestic hot water heaters for 11 campus buildings and heat exchangers/steam generators for 19 buildings;

WHEREAS, Phase 3 of the BCC Utility Upgrades, which was completed in 2013 at a cost of $22 million, completed the installation of high temp hot water piping, chilled water piping, electric conduit, and telecommunications conduit to the west side of campus;

WHEREAS, Phase 4, which is currently underway, at a cost of $27 million, completed the installation of high temp hot water piping, chilled water piping, electric conduit, and telecommunications conduit to the east side of campus, and is nearing completion of the construction of the new electric service building on the south-east side of campus where the new Con Ed service connection will enter campus; Phase 4 is scheduled for completion on or about April 2019;

WHEREAS, in 2014 the Public Authorities Law was amended to allow NYPA to contract directly with public entities, including the University, to finance and design, develop, construct, implement, provide and administer energy-related projects, including energy efficiency projects;

WHEREAS, NYPA and the University entered into an Energy Services Program Master Cost Recovery Agreement and other related agreements, all dated as of June 23, 2017 (the “2017 NYPA Agreements”), to develop and implement energy-related projects at University facilities, which supersede the Prior NYPA Agreements;
WHEREAS, under the 2017 NYPA Agreements, energy-related projects will be implemented through the execution of work orders known as Customer Project Commitments (“CPCs”); and

WHEREAS, the University would like to execute a CPC for Phase 5 of the BCC Utility Upgrades which will install a new Con Edison Vault on 180th Street, bring electrical power distribution (wiring) to 22 campus buildings and new transformers and switchgear for all main campus buildings (the “Phase 5 BCC Utility Upgrades”).

NOW, THEREFORE BE IT:

RESOLVED, that the University’s Board of Trustees authorizes the University’s Vice Chancellor for Facilities Planning, Construction and Management or his/her designee to execute a CPC for the Phase 5 BCC Utility Upgrades which shall be chargeable to DASNY Project No. 3033409999, for an amount not to exceed seventy million dollars ($70,000,000); and

RESOLVED, that the University’s Board of Trustees requests that the City University Construction Fund authorize the Dormitory Authority of the State of New York to provide funding to NYPA for the Phase 5 BCC Utility Upgrades in an amount not to exceed seventy million dollars ($70,000,000).

EXPLANATION: Pursuant to the 2017 NYPA Agreements, the University and NYPA have collaborated to develop energy efficient projects to be implemented through CPCs. The 2017 NYPA Agreements, which supersede the Prior NYPA Agreements, are interagency performance contracts where NYPA provides financing, program management and design/build implementation of energy efficiency construction projects, thereby reducing energy consumption and greenhouse gas generation at University facilities.

Bronx Community College occupies a relatively old and historic campus. The first buildings were built at the beginning of the 20th century and the most recently constructed building (prior to current construction) was built in the 1950’s. The BCC Utility Upgrades are required because the existing service and distribution was installed by the previous owner, New York University, as its campus was being developed. Requirements for electric power in the days prior to the universal use of computers, and an expectation to provide air conditioning, was much less than it is today. Currently, the amount of electric power available to most buildings on campus is inadequate to provide for current needs, and does not allow at all for growth. The
BCC Utility Upgrades will supply adequate power to each building on campus to address current deficiencies and will allow for future electric expansion.

Phases 1-4 of the BCC Utility Upgrades included the installation of two new chillers in the Selective Energy Plan, distribution piping for hot and chilled water to 8 buildings in the central and north campus, domestic hot water heaters for 11 campus buildings and heat exchangers/steam generators for 19 buildings, the installation of high temp hot water piping, chilled water piping, electric conduit, and telecommunications conduit to the west side of campus, the installation of high temp hot water piping, chilled water piping, electric conduit, and telecommunications conduit to the east side of campus, and the construction of the new electric service building on the south-east side of campus where the new Con Ed service connection will enter campus.

Phase 5 of the BCC Utility Upgrades will install new electrical wiring and cabling, transformers, and switchgear that will allow the College to bring high tension power from Con Edison and transform it into usable electricity for the campus.

December 2018
ATTACHMENT FOR THE COMMITTEE ON
FACILITIES PLANNING AND MANAGEMENT

CITY COLLEGE OF NEW YORK – HVAC UPGRADES WITHIN THE
NORTH ACADEMIC CENTER (NAC)
NYPA PROJECT NO. ES-GSN-0590

Exhibit A - Project Summary
Exhibit B - Site Plan
1. **Nature of Action**
   Request for authorization to execute a construction contract on behalf of Bronx Community College in order to install new campus electrical service and power to twenty-two buildings on the main campus.

2. **Project History**
   Bronx Community College occupies a relatively old and historic campus. The first buildings were built at the beginning of the 20th century and the most recently constructed building (prior to current construction) was built in the 1950’s. The upgrade of the campus electric infrastructure is required because the existing service and distribution was installed by NY University as their campus was being developed. Requirements for electric power in the days prior to the universal use of computers, and an expectation to provide air conditioning, was much less than it is today. Currently, the amount of electric power available to most buildings on campus is inadequate to provide for current needs, and does not allow at all for growth. This project will supply adequate power to each building on campus to eliminate current deficiencies and to allow for growth.

3. **Project Scope**
   This request represents part 5 of a multiple phase project. Previous phases included new chillers with associated auxiliary systems, and underground piping infrastructure throughout campus serving 14 buildings. Phase 4 which is currently under construction, will install a new Utility Building and the remaining piping, conduits, manholes, and vaults to distribute utilities to the campus. This fifth phase will install new electrical wiring and cabling, transformers, and switchgear that will allow the College to bring high tension power from Con Edison and transform it down into usable electricity for the campus.

4. **Schedule**
   - Start Construction: January 2019
   - Complete: April 2022

5. **Project Funding**
   - Source: DASNY Project No. 3033409999
   - Amount: Design/Build: $70,000,000

6. **Cost per Square Foot**
   Not Applicable
Location of Work: New Electric Service Building

Location of Work: 22 Buildings on Main Campus

LEGEND
EXISTING FACILITIES
FUTURE FACILITIES
PROPERTY LINE

BRONX COMMUNITY COLLEGE