THE BOARD OF TRUSTEES OF THE CITY UNIVERSITY OF NEW YORK
COMMITTEE ON FACILITIES PLANNING AND MANAGEMENT

AGENDA
November 13, 2017
205 East 42nd Street

I. ACTION ITEMS:
   A. Approval of the Minutes of the meeting of October 2, 2017.
   B. Policy Calendar
      1. Brooklyn College – Replacement of Fire Alarm System in the Roosevelt Hall and Roosevelt Hall Extension Buildings: To request that the City University Construction Fund execute a Purchase Order for upgrading the Fire Alarm System in the Roosevelt Hall and Roosevelt Hall Extension buildings at Brooklyn College.
      2. Borough of Manhattan Community College – Replacement of Ramp, Plaza and Roof at 199 Chambers Street, Chambers Street Building: To accept the design for the replacement of the existing entrance ramp and third floor plaza pavers, drains, insulation and roofing systems and the fifth and sixth floor set back roof systems at BMCC’s 199 Chambers Street Building, as prepared by Superstructures Engineers + Architects, a DASNY Term Consultant.

To request that the City University Construction Fund authorize the Dormitory Authority of the State of New York to complete the contract documents, bid and award contracts and supervise the construction of this project. The total project, including design, is estimated to cost approximately $11,900,000. This project is chargeable to the State and City Capital Budget.

3. Borough of Manhattan Community College – Amendment to Resolution Authorizing a Contract to Provide Construction Services for Installation of New Windows at 199 Chambers Street Building: To amend the resolution adopted at the regular meeting of the Trustees of the City University of New York, held on September 26, 2016, Calendar No. 5-D, which requested the City University Construction Fund to execute a contract with the lowest responsive and responsible bidder to provide construction services to install new windows on the 2nd floor of BMCC’s 199 Chambers Street Building. The amendment will increase the approved amount for this project from $800,000 to $900,000.
4. **Lehman College – Amendment to the Architectural Services Contract for the Nursing Education, Research, and Practice Center**: To request that the City University Construction Fund amend the previously approved Architectural Design Services Contract with Urbahn Architects, adopted at the regular meeting of the Trustees of the City University of New York, held on June 30, 2014, Calendar No. 6A, from the amount of $3 million to a not-to-exceed amount of $4 million, for professional design and construction administration services for the Lehman College Nursing Education, Research and Practice Center.

5. **New York City College of Technology – Purchase and Install Cooling Systems for Namm Hall Datacenter and Telephone Equipment Room**: To request the City University Construction Fund to execute a Purchase Order to purchase and install new cooling systems for the data center and telephone equipment room in the Namm Hall Building.

6. **City University of New York – Execution of Lease Amendment for 5030 Broadway, New York, For the CUNY in the Heights Center**: To amend the resolution adopted by the Board on May 1, 2017, authorizing the General Counsel and Vice Chancellor of Legal Affairs to execute a lease amendment, along with associated agreements, to effect the leasing of an additional 15,000 rentable square feet of space, at 5030 Broadway.

II. INFORMATIONAL ITEMS:

- Reports of the Vice Chancellor
  - Strategic Initiatives
  - Enterprise Information Technology Overview
- 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 5:02 p.m.

There were present:

Committee Members:
Hon. Brian D. Obergfell, Chair
Hon. Sandra Wilkin, Vice Chair (joined @ 5:07 p.m.)
Hon. Michael Arvanites
Hon. Charles A. Shorter
Prof. Philip Pecorino, faculty member
Mr. Donavan Borington, student alternate (joined @ 6:03 p.m.)

Ex-Officio:
Hon. Barry Schwartz (left @ 5:51 p.m.)

Trustee Staff:
Senior Advisor to the Chancellor and Secretary of the Board Gayle M. Horwitz (left @ 6:03 p.m.)
Assistant Secretary Towanda Lewis
Ms. Adalina Quinones

University Staff:
Vice Chancellor Judy Bergtraum
Mr. Gustavo Ordóñez
Ms. Gwen Pearlman
Ms. Rachel Stephenson

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 5, 2017. Moved by Committee Chair Obergfell and seconded by Trustee Charles Shorter, the minutes were approved as submitted. Prof. Philip Pecorino and Trustee Michael Arvanites abstained.

B. POLICY CALENDAR

1. The City University of New York – Five Year Capital Budget Request, FY 2018-19 through FY 2022-23. Committee Chair Obergfell asked for the Committee’s approval of the five-year Capital Budget Request for FY 2019-19 through FY 2022-23 of approximately $6.7 billion for projects authorized by the City University Construction Fund.

Vice Chancellor Bergtraum added that every year the University is required to compile a five year Capital Request as part of the annual budget process.

Ms. Rachel Stephenson then made a few comments about the CUNY Strategic Framework Initiative, Connected CUNY, noting the importance of CUNY’s mission which recognizes the new challenges the University is facing in the 21st century. She highlighted the compelling study published by Stanford University that talked about CUNY’s power as an engine of economic and social mobility, supporting the effectiveness of CUNY. She also discussed how Connected CUNY underscores the importance of connectivity within instruction to pursue important goals. She concluded by discussing the substantive pillars of the framework.
See attached presentation on the Five-Year Capital Budget Request, FY2018-19 through FY 2022-23 presented by Vice Chancellor Bergtraum.

A discussion regarding the budget followed. Various topics were addressed including the $2.4 billion backlog in deferred maintenance from 2012, the allocation funds, and upgrades for equipment and the deferred maintenance line on the request.

Senior Advisor to the Chancellor and Secretary of the Board Gayle Horwitz highlighted that capital dollars are for construction of a building and the expense dollars maintain the building. She added that only deferred maintenance ends up with a capital project.

There was further discussion about the framework of deferred maintenance, questions about the timeline of the College of Staten Island (CSI) project, private-public partnerships for solar energy generation, and praise for the Five-Year Capital Plan priorities are a positive thing for the University.

Vice Chancellor Bergtraum then stated that the Office of Facilities Planning, Construction and Management will provide the Committee at its next meeting with an outline regarding plans for the $121 million in critical maintenance money.

Moved by Committee Chair Obergfell and seconded by Trustee Shorter, and following discussion, the item was unanimously approved for submission to the Board.

2. The City University of New York – Execution of Lease for Retail Space at 55 West 125th Street, New York, N.Y. Committee Chair Obergfell asked for the Committee’s approval to authorize the General Counsel and Vice Chancellor of Legal Affairs to execute a 15-year lease for 2,937 rentable square feet of space on the ground floor at 55 West 125th Street, to host a Career Path Center for CUNY and the Healthy Harlem Community Space for the CUNY Graduate School of Public Health and Health Policy.

Vice Chancellor Bergtraum gave a brief overview about the details of the lease, noting the CUNY Graduate School of Public Health and Health Policy initially started out with 25,000 square feet of space two years ago.

Dean Ayman El-Mohandes then made a few comments about the drive of the CUNY Graduate School of Public Health and Health Policy utilizing the distribution of space for both research purposes and workforce development, noting CUNY is now represented on the 125th Street Corridor of Harlem, one of the most historic and important cultural corridors in the city that have been associated with the evolution of the civil rights movement in New York and around the country. He further noted that the CUNY Graduate School of Public Health and Health Policy is a school of applied science, and as such, is interested in three aspects of the community: health literacy; collaborative research; and health oriented initiatives in the area of social entrepreneurship.

Trustee Michael Arvanites inquired about Single Stop College initiative participation at the space.

Moved by Committee Chair Obergfell and seconded by Trustee Shorter, and following discussion, the item was approved for submission to the Board. Mr. Donavan Borington abstained.
3. **Guttman Community College – Execution of Lease Extension for 50 West 40th Street, New York, N.Y.** Committee Chair Obergfell asked for the Committee’s approval to authorize the General Counsel and Vice Chancellor of Legal Affairs to execute a lease extension, along with any associated agreements, for approximately 91,000 rentable square feet of space at 50 West 40th Street, New York, NY, on behalf of Guttman Community College.

Vice Chancellor Bergtraum gave a brief overview about the details of the lease extension, noting that Guttman Community College has the highest graduation rate for community colleges in the United States.

Trustee Shorter inquired about the management of the lease extension.

Trustee Shorter suggested that the RESOLVED section of the resolution, the first paragraph to read as follows:

“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 lease extension for 3 years until 2023, along with any associated agreements, for approximately 91,000 rentable square feet of space, at 50 West 40th Street, New York, New York, on behalf of Guttman Community College. The lease extension shall be subject to approval as to form by the University Office of General Counsel.”

Moved by Committee Chair Obergfell and seconded by Prof. Pecorino, and following discussion, the item was unanimously approved for submission to the Board as amended.

II. INFORMATION ITEMS:

Committee Chair Obergfell moved to go into Executive Session at 6:14 p.m. The motion was seconded by Prof. Pecorino.

**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 6:15 p.m. to 6:44 p.m.

The Committee reconvened in Public Session. Moved by Committee Chair Obergfell and seconded by Trustee Shorter, the meeting was adjourned at 6:45 p.m.
BROOKLYN COLLEGE - REPLACEMENT OF FIRE ALARM SYSTEM IN THE ROOSEVELT HALL & ROOSEVELT HALL EXTENSION BUILDINGS

RESOLVED: That the Board of Trustees of The City University of New York requests the City University Construction Fund (the “Fund”) to execute a Purchase Order for upgrading of the Fire Alarm System in the Roosevelt Hall & Roosevelt Hall Extension buildings at Brooklyn College. The proposed work will be performed under a New York State Office of General Services Contract. The total cost of all such purchases shall be chargeable to the State Capital Fund, for an amount not to exceed $2,300,000. The purchase order will be subject to the approval of the Fund’s General Counsel.

EXPLANATION: The Fund on behalf of the City University of New York intends to upgrade the fire alarm system at the Roosevelt Hall & Roosevelt Hall Extension buildings.

The scope of work includes:

1. Installation of the Fire Alarm System and Central Monitoring Station;
2. Obtaining the plan approvals and permits from NYC DOB and NYC Fire Department; and
3. Labor and materials required for upgrading the complete fire alarm system and Central Monitoring Station.
EXHIBIT A

BROOKLYN COLLEGE
ROOSEVELT HALL & ROOSEVELT HALL EXTENSION BUILDINGS
FIRE ALARM UPGRADES

1. **Nature of Action**
   Request to engage Johnson Control, Inc. for the replacement of the fire alarm system in the Brooklyn College Roosevelt Hall & Roosevelt Hall Extension buildings to meet the new code requirements as directed by the New York City Fire Department.

2. **Related Trustee Actions**
   Not Applicable

3. **Project History**
   This work is an ongoing campus-wide effort to upgrade the existing fire alarm systems to comply with current code.

4. **Project Scope**
   This work is comprised of the removal of the existing fire alarm devices, panels and associated wiring from each building. The installation of the new fire alarm system is inclusive of new wiring, conduits, devices, connecting to the central monitoring station and coring of floors for required wiring pathways in each building.

5. **Net-to-Gross Efficiency**
   Not Applicable

6. **Schedule**
   Bid + Construction
   November 2017 – November 2018

7. **Project Funding**
   **Source:** New York State Capital Funds
   **Amount:** Not to exceed: $2,300,000

8. **Cost**
   Construction Administration, Equipment, Installation Proposal by Johnson Control, Inc., under OGS Contract, with construction contingency included in Resolution amount.

9. **Cost per Square Foot**
   Not Applicable
BOROUGH OF MANHATTAN COMMUNITY COLLEGE -- REPLACEMENT OF RAMP, PLAZA AND ROOF AT 199 CHAMBERS STREET BUILDING

RESOLVED: That the Board of Trustees of The City University of New York accept the design for the replacement of the existing entrance ramp and third floor plaza pavers, drains, insulation and roofing systems and the fifth and sixth floor set back roof systems at the Borough of Manhattan Community College’s 199 Chambers Street building, as prepared by Superstructures Engineers + Architects, a DASNY Term Consultant.

RESOLVED: That the Board of Trustees of The City University of New York requests that the City University Construction Fund authorize the Dormitory Authority of the State of New York to complete the contract documents, bid and award contracts and supervise the construction of this project. The total project, including design, is estimated to cost approximately $11,900,000. This project is chargeable to the State and City Capital Budgets.

EXPLANATION: The project will remove and replace the 199 Chambers Street main campus building’s failing entrance ramp and third floor plaza pavers, drains, insulation and roofing systems, along with the fifth and sixth floor set back roof systems.
EXHIBIT A

PROJECT SUMMARY
BOROUGH OF MANHATTAN COMMUNITY COLLEGE
CHAMBERS STREET RAMP, PLAZA AND ROOF REPLACEMENT
PROJECT NO. CA201-MC04

1. Nature of Action
   Request for design acceptance and request for CUCF to authorize
   DASNY to execute a construction contract on behalf of the
   Borough of Manhattan Community College for the replacement
   of the 199 Chambers Street main campus building entrance ramp,
   third floor plazas and fifth and sixth floor set back roofs.

2. Related Trustee Actions
   Not Applicable

3. Project History
   The 199 Chambers Street main campus building is a 34 year-old
   building in need of ramp, plaza and roof replacement work to
   accommodate the current needs of the College. In 2004 DASNY
   retained the services of Superstructures Engineers + Architects to
   survey all of the plazas and roofs at 199 Chambers Street. This
   report has been used as a tool to prioritize projects and to
   understand the long term ramp, plaza and roof projects required
   at the college. This project is the last of several projects done to
   replace the failing roof and plaza paver systems at the main
   campus building.

4. Project Scope
   Scope of work includes the removal and replacement of the
   existing entrance ramp and third floor plaza pavers, drains,
   insulation and roofing systems and the fifth and sixth floor set
   back roof systems. This work will be done in phases in order to
   provide access to the main entrance of the building during the
   course of construction.

5. Net-to-Gross Efficiency
   Not Applicable

6. Schedule
   Bid/Award: November 2017
   Construction Start: January 2018

7. Project Funding
   Source: City and State Capital Funds
   Amounts: Design and Construction: $11,900,000
RESOLVED: That the Board of Trustees of The City University of New York amend the resolution adopted at the regular meeting of the Trustees of the City University of New York held on September 26, 2016, Calendar No. 5D, which requested the City University Construction Fund to execute a contract with the lowest responsive and responsible bidder to provide construction services to install new windows on the 2nd floor of the Borough of Manhattan Community College’s 199 Chambers Street Building, for an amount not to exceed $800,000. This amendment will increase the approved amount for this project to $900,000. This project is chargeable to the State and City Capital Budgets. The contract shall be subject to approval as to form by the Fund’s General Counsel.

EXPLANATION: The Fund, on behalf of The City University of New York, intends to install new windows on the second floor of the 199 Chambers Street building. The original resolution needs to be amended, since during the bid phase of the project it was determined that an additional $100,000 would be required for the project, due to the bids coming in higher than the design consultant’s original cost estimate. The installation of the new windows will offer views of the Hudson River and bring natural light into the adjacent spaces, making them more useful as offices and for student services.
LEHMAN COLLEGE - AMENDMENT TO THE ARCHITECTURAL SERVICES CONTRACT FOR THE NURSING EDUCATION, RESEARCH, AND PRACTICE CENTER

RESOLVED: That the Board of Trustees of The City University of New York requests the City University Construction Fund to amend the previously approved Architectural Design Services Contract with Urbahn Architects, adopted at the regular meeting of the Trustees of the City University of New York held on June 30, 2014, Calendar No. 6A, from the not-to-exceed amount of $3,000,000, executed for professional design and construction administration services for the Lehman College Nursing Education, Research, and Practice Center, to the not-to-exceed amount of $4,000,000. The increase will be chargeable to the State Capital Fund. The contract amendment shall be subject to approval as to form by the Fund’s General Counsel.

EXPLANATION: Request for permission to amend the Architectural Services Contract with Urbahn Architects to increase fees for designing 50,000 GSF instead of 40,000 GSF for the Lehman College Nursing Education, Research, and Practice Center (NERPC). The construction of the Lehman College NERPC will accommodate the Department of Nursing, which has experienced growth far exceeding projections, and allow for the demolition of the temporary T-3 building permitting expansion of the Science Hall as per the Lehman Master Plan. The project is in the Design Development phase.
EXHIBIT A

PROJECT SUMMARY
LEHMAN COLLEGE
NURSING EDUCATION, RESEARCH, AND PRACTICE CENTER
PROJECT NO. 2873609999

1. Nature of Action
   Request for permission to amend the Architectural Services Contract with Urbahn Architects to increase fees for designing 50,000 GSF instead of 40,000 GSF for the Lehman College Nursing Education, Research, and Practice Center.

2. Related Trustee Actions
   Approved resolution dated June 30, 2014, Calendar No. 6A

3. Project History
   The Department of Nursing is currently housed in the temporary T3 Building which must be demolished in order to clear the site for construction of Phase II of the college's Science Hall as per the Master Plan adopted by the University in 2002.

4. Project Scope
   The scope of the project is to design and construct a 50,000 gross square foot building in the parking lot adjacent to Davis Hall to house the Department of Nursing which has experienced growth far exceeding projections. The new Nursing Building will include 9,259 SF of classrooms, 10,940 SF of instructional and research labs and 10,940 SF administrative and support space. As part of this project, the building will be connected to Lehman College's underground tunnel system.

5. Net-to-Gross Efficiency
   51.80%

6. Schedule
   Design Start: Fall 2014

7. Project Funding
   Source: DASNY Bonded Funds
   Amounts: $53,150,000

8. Cost
   Contract for Architect not to exceed $4,000,000

9. Cost per Square Foot
   $735
NEW YORK CITY COLLEGE OF TECHNOLOGY – PURCHASE AND INSTALL
COOLING SYSTEMS FOR NAMM HALL DATACENTER AND TELEPHONE
EQUIPMENT ROOM

RESOLVED: That the Board of Trustees of The City University of New York requests
the City University Construction Fund to execute a Purchase Order to purchase and
install new cooling systems for the datacenter and telephone equipment room in the
Namm Hall Building. The proposed work will be performed under a New York State
Office of General Services Contract. The total cost of this project shall be chargeable to
the State Capital Fund for an amount not to exceed $1,250,000. The Purchase Order will
be subject to the approval of the Fund’s General Counsel.

EXPLANATION: The City University Construction Fund on behalf of the City
University of New York intends to contract for design and construction services to
provide cooling systems that will improve existing indoor environmental conditions
and protect highly sensitive IT and telephone equipment in the Namm Hall datacenter
and telephone room.

The scope of work includes:

1. Design of the AC system and related work. This includes preparation of contract
drawings and specifications.
2. Purchase and install the AC system in accordance with the approved drawings
and specifications.
# EXHIBIT A

**NEW YORK CITY COLLEGE OF TECHNOLOGY**

**PURCHASE AND INSTALLATION OF COOLING SYSTEMS FOR NAMM HALL DATACENTER AND TELEPHONE EQUIPMENT ROOM**

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<th><strong>Nature of Action</strong></th>
<th><strong>Related Trustee Actions</strong></th>
<th><strong>Project History</strong></th>
<th><strong>Scope of Work</strong></th>
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<td>1</td>
<td>Request for permission to contract for the purchase and installation of cooling systems to improve existing indoor environmental conditions for the Namm Hall datacenter and telephone equipment room.</td>
<td>Not Applicable</td>
<td>Currently the existing cooling system is not adequate to maintain proper temperature and humidity in the datacenter and telephone equipment room. New cooling systems are required to improve existing indoor environmental conditions and protect highly sensitive IT and telephone equipment in the Namm Hall datacenter and telephone room.</td>
<td>To design the AC system and related work. This includes the preparation of contract drawings and specifications. Purchase and install the AC system in accordance with the approved drawings and specifications.</td>
<td>Not Applicable</td>
<td>Design and Construction November 2017 - December 2018</td>
<td>Source: New York State Capital Funds</td>
<td>Design, Construction, Equipment, Installation under OGS Contract, with construction contingency included in Resolution amount.</td>
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<td><strong>Amount:</strong> Design, Construction, Equipment: <strong>$1,250,000.00</strong></td>
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8. **Cost**

Cost per Square Foot Not Applicable
RESOLVED: That the Board of Trustees of The City University of New York (the “Board”) amend the resolution adopted by the Board on May 1, 2017 (Cal. No. 6C), authorizing the General Counsel and Vice Chancellor of Legal Affairs to execute a lease amendment, along with any associated agreements, to effect the leasing of an additional 15,000 rentable square feet of space, at 5030 Broadway, New York, New York, for the CUNY in the Heights Center, by approving an increase in the annual base rent for the first year from $668,550.00 ($44.57/SF) to $684,000 ($45.60/SF). The lease amendment shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: The CUNY in the Heights Center has occupied 15,000 rentable square feet of classroom and office space on the ground floor at 5030 Broadway in the Inwood/Washington Heights section of Manhattan since June 2012 pursuant to a lease that will expire on May 31, 2027. Both Borough of Manhattan Community College and Hostos Community College operate educational programs at this location. Under the existing lease the current base rent is $35.72/SF and escalates at 2% per annum. Pursuant to the lease amendment, an additional 15,000/SF second floor space will be added to the lease – for a combined total of 30,000/SF. The additional space provided under this lease amendment will provide Borough of Manhattan Community College with needed additional classrooms and support spaces in order to increase the number of credit-bearing classes offered at the CUNY in the Heights Center. The CUNY Xpress Immigration Center (CUNY Citizenship Now!) will be relocated to the ground floor.

The term for the additional space will be co-terminous with the current lease, expiring on May 31, 2027, and will start upon substantial completion by landlord of the interior renovations specified by the University. The University will reimburse the landlord for the cost of the renovations. The annual base rent for the additional space was negotiated almost a year ago at $668,550.00 ($44.57/SF) in the first year with 2% escalations every year thereafter. Since then leasing rates have gone up and the annual base rent for the additional space has increased to $684,000 ($45.60/SF) in the first year with the same 2% escalations every year thereafter.

The Landlord is still responsible for exterior, structural and roof repairs. The University is still responsible for the cleaning and increases in real estate taxes over a base year.