CITY UNIVERSITY CONSTRUCTION FUND
555 W. 57th Street, 10th Floor, New York, NY 10019

Minutes of the Meeting of the Board of Trustees
Wednesday, December 4, 2013 at 10:30 a.m.
205 East 42nd Street, 7th Floor, Conference Room 0775
New York, New York 10017

Trustees Present:
Hon. Philip Berry, Acting Chairman
Hon. Wellington Chen
Hon. Noel Hankin
Hon. Marcella Maxwell
Jeffrey Beal, Budget Examiner*
Edward Moore, Budget Examiner*

In Attendance:
Iris Weinshall, Executive Director, CUCF
Frederick Schaffer, General Counsel, CUNY
Howard Altschuler, Deputy Executive Director, CUCF
Gwen Perlman, Director, Capital Budget, CUNY
Meghan Moore-Wilk, Director, Space Planning, CUNY
Vincent Green, Director of Vendor Integrity and Investigations, CUNY
Jennifer Friedman, Director, Public/Private Partnerships, CUNY
Judy Bergrtraum, Deputy to Executive Director
John Antonelli, Director, Financial Compliance and Internal Controls, CUNY
Michael Stabulas, Director of CUNY Projects, 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 10:35 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 October 23, 2013 Meeting of the Fund (No. 2156).

Acting Chairman Berry asked if there was any discussion or amendments to be made to the minutes. Trustee Hankin mentioned the number of construction workers cited in the Report of the Dormitory Authority, suggesting that CUNY’s consistent employment of construction workers be publicized. Executive Director Weinshall stated that those numbers are used in the spending plan prepared each year for the Division of the Budget, for instance, and reports that are issued from Michael Arena’s office; in addition, SVC Jay Hershenson publicizes the statistics in the in-house publication “CUNY Matters.” As a new administration is coming in, Ms. Weinshall replied, these numbers will help to inform them of the importance of CUNY as an employer of large numbers of people in the construction trades.
There being no corrections to the minutes, Mr. Berry entertained a motion that this item be approved. On motion duly made by Trustee Maxwell and seconded by Trustee Hankin, the minutes were approved.

2. **Resolution of the City University Construction Fund Authorizing a Contract to Purchase Equipment and Provide Installation Services to Upgrade the Field Building, 17 Lexington Avenue, Fire Alarm System at Baruch College under New York State Office of General Services Contract PT63200 (No. 2157).**

3. **Resolution of the City University Construction Fund Authorizing a Contract to Purchase Services and Equipment to Design and Install Required Additional Work for the Administration Building Fire Alarm System at Baruch College Under New York State Office of General Services Contract PT63200 (No. 2158).**

Acting Chairman Berry requested that the Trustees discuss and vote on these two resolutions as a block, as they both concern Fire Alarm systems at Baruch College. He called upon Executive Director Weinshall for her explanation.

Ms. Weinshall remarked that a number of CUNY buildings are renovating their fire alarm systems to comply with New York City’s building codes. This is happening now because many of the buildings in the CUNY system were built by DASNY, who did not have to follow the NY building code requirements. The buildings in question at Baruch are currently served by fire watches until the additional work to upgrade them has been completed.

There being no further questions or discussion, Mr. Berry entertained a motion that both items be approved. On motion duly made by Trustee Maxwell and seconded by Trustee Hankin, Items 2 and 3 were approved.

4. **Resolution of the City University Construction Fund Authorizing a Space Needs Analysis for John Jay College (No. 2159).**

Acting Chairman Berry called upon Executive Director Weinshall for an explanation of this item.

Ms. Weinshall stated that since 1995 when John Jay’s last space analysis was completed, as a part of its Master Plan, the college has experienced burgeoning enrollments and the completion of its new 620,000 gross square foot building. John Jay is requesting a new space needs analysis, and has offered to provide funding from its auxiliary fund.

Work on this analysis will be overseen by Meghan Moore-Wilk, CUNY’s Director of Space Planning, and vendors will be selected from the approved list of firms from the requirements contract. Neither State nor City funding will be utilized in this project, Ms. Weinshall explained.

There being no further questions or discussion, Mr. Berry entertained a motion that Item 4 be approved. On motion duly made by Trustee Chen and seconded by Trustee Hankin, the item was approved.
5. Resolution of the City University Construction Fund Authorizing the Award of a Contract for the Design of the Lehman College Nursing Education, Research and Practice Center (No. 2160).

Acting Chairman Berry called upon Executive Director Weinshall for an explanation of this item.

Ms. Weinshall reported that Phase I of Lehman’s Science Building is finished. Phase II will involve moving several functions into temporary space; one of these programs is Nursing Education, CUNY’s second largest nursing program after that of Hunter College. The T-3 building, currently housing the Nursing Ed program, will be demolished to make way for the new Science building. The new Nursing Education center may be constructed as a modular building, similar to that of the new Child Care center. Ms. Weinshall stated that they are asking the architect to come up with a modular alternative, as using modular structures are a proven time saver.

Robert Lemieux stated that Phase I of the Lehman Science construction relocated the child care center, which opened last September. The necessity of moving the Nursing School has been under discussion for some time. Initially, an off-site location was considered, but then the College was persuaded to use the parking lot site at the east end of campus by Davis Hall, as Lehman has plenty of parking in a large lot on the other side of campus by the Jerome Reservoir. Also, Lehman is in an area with robust transit options.

Mr. Lemieux explained that the idea of combining the new Nursing School structure with a parking garage was raised, but the construction involved would be complicated, as it would require ramps, elevators and a special foundation for the load requirements, which would make using a modular structure impossible.

Acting Chairman Berry asked if there were further questions or comments. There being none, he asked for a motion to approve the resolution. On motion duly made by Trustee Chen and seconded by Trustee Hankin, the resolution was approved. The representatives from Albany wished the record to show that they abstained from voting on the item. When asked for an explanation, they said there were too many moving parts to the item for them to approve. Ms. Weinshall replied that she would have Gwen Perlman, the Director of the Capital Budget at CUNY, call them shortly to discuss the item.

REPORTS

Acting Chairman’s Report

Acting Chairman Berry stated that the next meeting of the CUCF Board will need to be rescheduled at a time that works for everyone. An alternative date will be located and circulated to the Trustees and participants.
Executive Director’s Report

Acting Chairman Berry called upon Ms. Weinshall, who in turn asked Meghan Moore-Wilk to make a presentation related to two projects on the campuses – the Egress and Roof Work at Gould Memorial Library at Bronx Community College, and the playground at Lehman College. Ms. Moore-Wilk pointed out the similarities between the design of BCC’s Gould Library and that of Columbia University’s library. Bob Lemieux stated that this was because both structures were designed by two members of the same well-known architectural firm, McKim Mead & White, in competition with one another.

Acting Chairman Berry thanked Ms. Weinshall and Ms. Moore-Wilk for the presentation.

Ms. Weinshall then called on Robert Lemieux, who gave an update on the progress of the projects whose resolutions have been approved in the past calendar year. He explained that many of the past year’s resolutions have dealt with state of good repair projects rather than those involving new buildings, as CUNY has a large amount of deferred maintenance to remedy. Many smaller construction projects will be handled in the coming months. For instance, there are 17 projects at Lehman and 9 at John Jay, going across the buildings. There are a couple hundred projects underway at this time, the bulk of which are done through the DASNY contracts, which do not have to be presented to the CUCF Board, as the CUCF doesn’t hold the construction contracts.

Report of the Dormitory Authority

Mr. Stabulas explained there are generally 250-300 active projects underway at any one time. Then there are planned projects in the funding plan, to be started in the next 5-year period. So, for example the 17 projects at Lehman will involve about $67 million, while the John Jay projects will be approximately $38 million. Mr. Lemieux said most projects are in the $1-3 million range.

Trustee Hankin asked how the number of projects and the amount of money spent on them has trended in the last few years. Ms. Weinshall said both the number of projects and the money spent has risen. There are over 400 active projects currently, for about $800 million.

Mr. Lemieux explained that over the past 10 years CUNY has completed 10 large new buildings with DASNY, at an average per-project cost of $200 million. Currently, a couple hundred projects are being done with critical maintenance money, whose dollar value per project is substantially less. There are 5-6 large projects currently in design; these will require a large outlay when they are ready to be constructed and when money is available.

Acting Chairman Berry asked if there were further questions or items to discuss. There being none, he asked for a motion to adjourn.

Ms. Weinshall announced that her department was having its annual holiday party on December 12, and invited the Trustees and attendees to come by the department’s new space on the 16th floor of the 57th Street office.
Mr. Berry thanked Executive Director Weinshall for the excellent work she and her team is doing, and expressed his appreciation and that of the Trustees for the impact her work is making on the university. As he tours the CUNY colleges, he says people remark on the “customer service” they feel they are receiving from the department.

He wished everyone a healthy and happy holiday break to everyone and asked if there was a motion to adjourn. On motion duly made and seconded, the meeting of the Board of Trustees was adjourned at 11:23 a.m.