Minutes of the Meeting of the Board of Trustees
Monday, May 13, 2013 at 10:00 a.m.
555 West 57th Street, 11th Floor CUCF Conference Room
New York, New York 10019

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

Denard Cumming, 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
Dana Sunshine, Assistant Director, Public/Private Partnerships, CUNY
John Antonelli, Director, Financial Compliance and Internal Controls, CUNY
Jeffrey Weinstein, Director, Procurement Services
Judy Bergrtraum, Deputy to the Vice Chancellor
Victor Anaya, Controller
Terra Alpaugh, Executive Assistant to VC Weinshall

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

At 10:02 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 March 5, 2013 Meeting of the Fund (No. 2146).

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 by Trustee Maxwell and seconded by Trustee Hankin, the minutes were approved.
2. Resolution of the City University Construction Fund Authorizing Design and Construction Services of Meister Hall Dual Temp Piping Replacement at Bronx Community College (No. 2147).

As Acting Chairman Berry noted, this resolution is one of several that cover maintenance issues, taking care of insuring the safety and longevity of the structures on CUNY campuses. He called upon Executive Director Weinshall for her explanation.

Ms. Weinshall reminded the Board that Bronx Community College receives half of its funding from the City, with the other matching half coming from State allotments. In the State of Good Repair report issued a few years ago that assessed the CUNY facilities, it was found that Bronx Community College is particularly riddled with maintenance issues, many of which are being addressed in current construction projects. BCC’s many old buildings are in need of upkeep. Last winter the heating system in Meister Hall failed, and upon investigation it was found that the piping had reached the end of its useful life. NYPA is doing piping for the entire campus, correcting the usual problem of leaks that develop at the start of the heating season when the system is turned on. This contract with NYPA will allow them to perform the work for us. Meister Hall was the last building constructed on campus in the late 1960s, when it was a part of the NYU system, before CUNY purchased the campus in 1972. Typical of construction of the era, it is solid concrete with rebar that isn’t sunk sufficiently, causing the façade to pop off when the rebar rusts. The building is a landmarked structure, by Marcel Breuer, but it has not had sufficient investment into keeping it maintained. The cost of opening up concrete walls to repair rusted piping is not small, and there is asbestos to be dealt with as well.

Mr. Berry asked how particular critical maintenance projects are chosen from the many needing to be done. Ms. Weinshall stated that because it was a heating issue for the campus, it took top priority. Fortunately, the Governor’s office and the Legislature have appropriated sufficient money for critical maintenance, and it is being used to help with emergency projects in particular. Mr. Lemieux added that for the senior colleges these kinds of projects have been accomplished easily, because no City approval is needed. For several years the City didn’t put up their half, so the State money could not be accessed. But an agreement with the City means this can progress. Many projects are being addressed at all the CUNY campuses now – piping, HVAC programs, etc.

Mr. Berry asked whether newly elected officials could be made aware of the progress of these projects. Ms. Weinshall said that John Kotowski and his staff are particularly active. Even so, she said, another presentation like the one CUNY gave five years ago when the Chancellor testified before the City Council could be effective in keeping them aware of CUNY’s progress.

There being no further discussion or questions, Acting Chairperson Berry asked for a motion to approve the resolution. On motion duly made by Trustee Hankin and seconded by Trustee Maxwell, the resolution was approved.

4. Resolution of the City University Construction Fund Authorizing a Contract to Purchase Services and Equipment to Upgrade the Existing Fire Alarm System at Hostos Community College (No. 2149).

Acting Chairperson Berry suggested that as these two resolutions dealt with design, purchase and installation of fire alarm systems, at Baruch and at Hostos, they should be discussed and voted on as a block.

Acting Chairman Berry called upon Executive Director Weinshall for her remarks. Ms. Weinshall explained that both resolutions will bring the respective colleges into compliance with the NYC Building and Fire Codes. Ms. Weinshall explained that the colleges employ a Fire Watch at all times when fire alarm systems do not operate properly. The State OGS contract has been a good mechanism to complete these jobs, because the contract allows the employment of one vendor to do the design, supply materials, and perform the installation. In the case of a very complicated installation, CUNY can contract the design services first, and then complete the purchase and installation. NYC codes change all the time, requiring upgrades, and with 30 campuses CUNY always has modifications to perform.

There being no more questions, Acting Chairperson Berry asked for a motion to approve the resolution. On motion duly made by Trustee Chen and seconded by Trustee Hankin, the resolutions were approved.

REPORTS

Acting Chairman’s Report

Acting Chairman Berry requested that the next scheduled meeting, that of June 4, be used to conduct a site visit. Ms. Weinshall proposed using the Fiterman Hall site, or John Jay’s new building, or perhaps at Bronx Community College’s new library building. Mr. Berry asked whether there was any preference among the Trustees, and Fiterman Hall at BMCC was selected. There is a conference room there that will allow for videoconferencing.

Ms. Weinshall stated that if everyone could arrive by 9:30, a tour could be arranged, and the meeting could be held afterwards. Mr. Berry said that a confirmation of the date and time would be sent via email shortly.

Executive Director’s Report

Executive Director Weinshall reported that the last Five Year plan provided for the creation of many new buildings, the last of which is the new Klitgord Building at New York City College of Technology. Deconstruction of the old Klitgord building has begun, and with it the City’s
recording studio, the start of a major project for CUNY, with a total anticipated budget of $420 million.

In addition, construction of the new Performing Arts Center at Brooklyn College is underway. Robert Lemieux and James Gleba report that the project has required some 550 piles to be driven into the site, and the structure will go up over the summer.

As a result of Superstorm Sandy, the temporary buildings at Kingsborough Community College were destroyed. Their staff has been relocated to 395 Hudson Street in Manhattan, home of CUNY’s CIS system. It is hoped the temporary buildings will be redone by January and the staff will be able to move back to the Kingsborough campus.

At Baruch, the College has finally gotten 25th Street between Lexington and Third Avenues cordoned off to create a plaza between the Library and the Vertical Campus buildings. There was an official opening of that plaza six weeks ago, giving Baruch a sense of campus. Ms. Weinshall stated there is still a lot of work on remaining to be done, as there is sewer and water main work to be accomplished.

Lastly, Ms. Weinshall reported, Critical Maintenance work has begun on the LaGuardia façade, a $100 million project. It is expected to take a long time, as conducting façade work while people are still in a building is extremely noisy and dirty. The City budget just came out – the good news is that CUNY did not have its budget cut, but only about $8 million was received for Critical Maintenance. It looks as though the City Council will provide some funding for the new Hostos Health Science building. The Bronx Borough President allocated $2 million, which will be matched with state money.

Acting Chairman Berry asked whether there was any news about the hotel project in Queens. Executive Director Weinshall said the consultants performed an extensive study, showing that developers and consultants’ views of the site were very different from CUNY’s. Ultimately, the numbers they came up with didn’t make sense to proceed. For instance, the hotel programming needs space for its educational portion, like a catering facility and ballroom, but the consultants did not feel those options would work for the site. If you allocate that amount of land to catering and a ballroom, the demand within the community has to be there to justify that. Ultimately, the consultants claimed that a high-end hotel wouldn’t be a good fit in that part of Queens.

Executive Director Weinshall announced that the CUNY departments formerly located at 80th Street are now in their new offices at 205 East 42nd Street, and she suggested a future meeting be held there so the Board could see the new space. Also, as the CUNY’s CIS offices have moved from the 16th floor of 555 West 57th Street to 395 Hudson Street, FPCM will be moving into the 16th floor space, and other departments will backfill the former FPCM offices on the 10th and 11th floors.

**Report of the Dormitory Authority**

Acting Chairman Berry called upon Michael Stabulas, who showed images of the new Advanced Science Research Center and the CCNY Science Facility, both of which are being built on the 7-
acre south campus site at City College. Their purpose is to encourage participation by researchers from all the CUNY colleges, to allow them to focus on nanoscience, remote imaging and other specialty research. The CCNY facility will share some of these spaces, which are about 60% complete. Beneath the plaza between them is a huge connecting floor. The glass curtain wall on both facilities is complete, and the plaza between the two buildings has been waterproofed; the metal panels at the ends of the buildings are the only part of the exterior enclosure still to be completed. On average, about 530 tradespeople are working on the site on any given day, a large population. In the interior, most of the spaces are modular laboratory space, which will have flexible configuration to make different kinds of research possible. The mechanical ductwork and sprinkler piping have been installed, as has been the branch electrical circuits. Fans for the fume exhaust will take up the roof. All major equipment – air handlers, boilers, mechanical switchgear and pumps -- are set in place. On the upper floors the studs are going into the walls. Occupancy is expected in fall of 2014.

Acting Chairman Berry thanked Mr. Stabulas for the explanation of the details of the project, and expressed his gratitude to Ms. Weinshall’s team for their hard work throughout the year. He then asked if there were further questions or items to discuss. There being none, he asked for a motion to adjourn. On motion duly made and seconded, the meeting of the Board of Trustees was adjourned at 11:14 a.m.