Minutes of the Meeting of the Board of Trustees
Wednesday, October 23, 2013 at 10:00 a.m.
205 East 42nd Street, 7th Floor, Conference Room 0770
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
John Antonelli, Director, Financial Compliance and Internal Controls, CUNY
Jeffrey Weinstein, Director, Procurement Services
Michael Stabulas, Director of CUNY Projects, DASNY
Nancy Nichols, Special Assistant to the Fund

Kay Conway, Faculty Senate Representative

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

At 10:04 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 May 13, 2013 Meeting of the Fund (No. 2150).

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 Hankin and seconded by Trustee Maxwell, the minutes were approved.

Executive Director Weinshall welcomed the Board of Trustees, CUNY staff and visitors to the new CUNY Headquarters at 42nd Street, where her staff has been in residence since April of this year. Also, her staff at 57th Street has moved to the 16th floor from its prior 10th floor location, and both the 10th and 11th floors are under construction for use by other CUNY functions.
2. Resolution of the City University Construction Fund Authorizing the Award of a Contract for the Construction of a Playground for the Lehman College Child Care Center (No. 2151).

The Child Care Center at Lehman College is one of several such facilities, serving nearly 1300 children in daycare centers in the CUNY system. With 140 children, the Center provides an important function for the college’s parents, and having small children on site gives a CUNY college the feeling of being a “cradle to grave” institution of learning. The Child Care Center was recently moved to a modular structure to make room for the construction of the new Lehman Science Building, a multi-step process. The new location is no longer near the children’s playground. A playground is necessary in order to obtain a DOH permit, and there is room to locate one immediately adjacent to the new building, so that the children will not have to cross the street to access it. The play area will accommodate a range of ages, with swings, soft surfaces and crawl spaces, covering around a quarter of an acre.

Ms. Weinshall explained that the new two-story Center is a modular building, something that is not apparent at first glance to a layperson’s eye. It is the second of its kind in the CUNY system to be built in the last few years. Modular construction has changed, and in future, with new technologies it will be possible to receive permission to erect modular structures of up to 30 stories. The City is now giving the go-ahead to developers for the use of larger modular structures. Near the Barclay center and in Brooklyn will be some of the first residential modular buildings, for instance. Ms. Weinshall stated that she and Mr. Lemieux are looking at various projects to see which might be appropriate for a modular structure.

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

3. Resolution of the City University Construction Fund Authorizing Two Contracts for the Renovation of the Broadcast Media Center for Hunter College Main Campus at 695 Park Avenue, New York, NY 10021 (No. 2152).

Acting Chairman Berry called upon Executive Director Iris Weinshall for her explanation.

Ms. Weinshall stated that this resolution is an amendment to a resolution adopted at the February 2013 CUCF Board of Trustees Meeting, and is being brought to the Board because increased construction costs in the industry have driven up the cost of this renovation. The upturn in the economic climate has resulted in a more competitive field, with fewer bids in response to RFP’s, and higher bid estimates. Also, the construction estimates for the project that appeared in the February Resolution came from the engineers. While the increase is not large in most cases, as CUNY is using Reso-A and City funds for the project it is important to allocate funds as conservatively as possible.

Ms. Weinshall explained that the Broadcast Media Center, like the one at Brooklyn College and other recording studios in the CUNY system, requires new HD digital equipment, and that cost is a large part of the projected increase. The recording studio will be up to date, providing the
students with experience working with the latest technology, exposure that they will need in their future job market. (As a side note, Ms. Weinshall stated that the previous evening’s mayoral candidates held their debate in the CUNY TV’s studios at the Graduate Center, whose design consultant will be doing the design work for the Hunter facility.) Robert Lemieux noted that funds for the project came from local elected officials, without using any state funds. The question arose as to why there were no state funds involved. Mr. Lemieux explained that this is a project that most elected officials like to support, making state funds unnecessary.

There being no further questions, Acting Chairman 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.

(10:24 a.m.: At this point, Trustee Chen joined the meeting.)


Acting Chairman Berry called upon Ms. Weinshall for her remarks.

Ms. Weinshall stated that the Gould Memorial Library is a historic building and a NY City Landmark, is listed on the New York State and National register of historic places, and will soon be designated a National Historic Landmark, which will make it eligible for Federal grant monies for future upgrades. Ms. Weinshall and Bronx Community College’s President went to Washington last year to testify before the National Historic Landmark’s panel in support of this action. The building’s rotunda is a magnificent space, but is currently only accessible via a single staircase, limiting the number of visitors to 75 people. This means the building is not eligible for a public assembly permit, resulting in limited use by the College and the public. An additional egress stair would allow another 225 people to utilize the space, and permit the College to rent out the Rotunda for revenue-generating events such as conferences and community functions. She commended Robert Lemieux and the current architect, who have worked closely to get permission to obtain the necessary approvals for this project.

Robert Lemieux stated that the building was constructed the same time as the Low Library at Columbia University by two partners of the Mead White & Kim architectural firm in competition with one another.

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

5. Resolution of the City University Construction Fund Authorizing the Receipt of Construction Funding for Construction of the Wexler Library from the Hunter College Foundation Inc. (No. 2154).

Acting Chairman Berry called upon Ms. Weinshall for her explanation of this item.
Ms. Weinshall stated that the Wexler Library is situated on Hunter’s 68th Street campus, and like many older libraries on college grounds, is in need of redesign in order to better serve the needs of today’s students. There are too few areas available for group or individual study, and too much space devoted to stacks of books.

This particular resolution will authorize the use of construction funding raised by the Hunter College Foundation for phase 2 of renovation being performed on floors 6 and 7 of the building. (Phase 1 was devoted to renovation of the 3rd floor space.) So far, the Foundation has raised $2 million to cover the costs of design and construction management pre-construction services. At this point, no City or State money is involved in the renovation. The stipulation is that the funding raised must be deposited with CUNY before construction can begin.

Robert Lemieux explained that in a project of this type, CUNY is responsible for managing the project, choosing 3-4 suitable firms from the list of pre-approved construction managers; then CUNY oversees the design, construction and work of the construction manager. CUNY’s procedures throughout for bidding and project oversight are followed to the letter.

CUNY has hired Marble Fairbanks, a firm that specializes in design and construction of library spaces for this project. The $2 million that the Foundation has received so far will go to pay the architect, and as more is received by the Foundation, they can proceed with the construction phases.

Ms. Weinshall stated that her department is the agent for the colleges in these projects, giving input and advice. The College is given plenty of opportunity to have a dialog with the department – including the faculty, Provost and in this case the library staff. If the college opposes the plans, the projects do not go forward.

In regards to book storage, Ms. Weinshall described a wave of the future for libraries – she visited a facility at Princeton that stores books for libraries such as Columbia University, the New York Public Library, and others. There books can be ordered by a college and received within 24 hours. As campus space is expensive, this kind of arrangement may prove a viable solution in the future for CUNY colleges as well.

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

6. Resolution of the City University Construction Fund Authorizing the Receipt of Construction Funding for City College Alumni House from The City College 21st Century Foundation, Inc. (No. 2155).

Acting Chairman Berry called upon Executive Director Weinshall for her explanation of this item.
Ms. Weinshall reported that this item will approve the receipt of funds raised for the renovation of the City College Alumni House from the City College 21st Century Foundation. City College acquired the Alumni House a number of years ago, a four-story structure in Hamilton Heights at 141st Street and Convent Avenue. Although it is a historic structure, the building is in disrepair.

Colin Powell, an alumnus of CCNY, has made a generous grant in a spearheading effort to The City College 21st Century Foundation in support of the creation of the Colin Powell Center. At that time, there was no state or city money available to build this structure. It was estimated the project would need approximately $80-100 million to erect a new building. To date, Mr. Powell has raised about $8 million, and the City College Foundation has funds they are ready to commit to the project. Ennead Architects were hired to put together a schematic showing where best to locate the new Center, and ultimately it was decided to use the old Alumni House structure. The exterior elements of the building will remain, as it would require Landmark approval to change them, but the interior will need extensive renovation to be brought up to code.

Again, as with the Hunter College Foundation fundraising, Robert Lemieux and his staff will oversee the construction. Now that approvals are in from all the historic agencies, construction should move fairly quickly.

Questions arose as to why the cost would be so high. Ms. Weinshall explained that the renovation will concern more than the usual construction project – the building will need to be fully gutted, made ADA compliant, including installation of an approved elevator, and exterior staircases added for fire safety. Due to a fire that gutted the internal structure, there is nothing much to work with. There is no appropriate electrical service for modern technology, for instance. Mr. Powell hopes to be able to use part of the funds raised for Center programs as well.

At this juncture, Ms. Weinshall explained, it is planned that this renovation of the Alumni House will be conducted without supplemental State or City monies. The Center is expected to become a great resource for the College and the community.

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 Hankin and seconded by Trustee Maxwell, the resolution was approved.

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 everyone. He also requested that Ms. Weinshall’s office provide some construction photos for the Trustees to look at during the next meeting.
Executive Director’s Report

Executive Director Weinshall explained that CUNY is in the middle of budget season. Typically, her office brings the Capital Budget to the CUNY Board in November. She stated she would be giving a briefing in what the capital budget contains. The last few years have been financially tight. The Five-Year plan was finished last year and the State opted not to do another. However, there is still money in appropriations available for use in current projects, even though there is no money to begin new ones.

Ms. Weinshall called upon Gwen Perlman, Director of Capital Budget, to present the highlights of the capital budget for fiscal years 2014-15 through 2018-19. Ms. Perlman passed around a draft summary of that request and talked about the focus of the plan. It represents hundreds of projects from the colleges, as well as lump-sum CUNY-wide projects that allow CUNY to do projects throughout the university.

The process of getting to each year’s capital request begins in April, right after the state budget is completed. Shortly thereafter, the capital budget department starts meeting with the vice presidents of finance and facilities staff from each college, Robert Lemieux, Meghan Moore-Wilk and Ms. Perlman and their staff go through every project the campus is requesting. These requests are discussed to ensure there are no funding issues; they are then reviewed and updated by the office of Facilities Planning, Construction and Management and returned to the College for their approval. After the reviews and discussions are completed, the Presidents sign off on their college’s projects, which are organized in priority order. As a University, the current request is prioritized based on several factors: of the State of Good Repair initiative, ongoing partial projects, the Chancellor’s initiative, the Governor’s CUNY 2020.

Each College has a individual requests, but the budget request also includes CUNY-wide listings, which are lump-sum funding that can be tapped for projects at all the colleges. Of course the community colleges require a City funding match. CUNY’s five-year total will be around $6.7 billion, which sounds like a large number, but when spread over 26 million square feet it’s not as much as it sounds. Despite CUNY’s ten new buildings, most of the more than 200 other buildings are old and in need of upgrades.

Trustee Hankin asked about the status of the Louis Armstrong House at Queens College. Mr. Lemieux said that construction is going forward, without buying the building next door. A zoning override has been received, but before DASNY can begin construction, the Foundation has to get agreements with neighboring properties.

Ms. Weinshall reported that on Friday NY City Tech’s new Academic Building ground-breaking will occur. It is a project that has been in the making for 15 years. The Klitgord building was demolished this past summer, as was the City’s recording studio. She thanked President Hotzler and his staff for their patience during the process.

Also the ASRC complex is moving ahead quickly. When she visited the site with EVC Jay Hershenson recently, they arrived at quitting time and were able to see the very impressive exodus of some 500 workers from the site.
Mr. Lemieux said the progress is all the more remarkable when you consider the amount of rock excavation that has happened and is continuing for the complex, at what will someday be the third building site, where they chopped away the rock and replaced it with gravel for easy excavation in the future.

The project is expected to be completed in March or April, and the building will be ready for occupancy in August. Ms. Weinshall thanked Michael Stabulas and the DASNY staff for their assistance.

**Report of the Dormitory Authority**

Mr. Stabulas reported that the ASRC was in full swing, and employing some 550 tradespeople, and 200 people on weekends. (John Jay had approximately 350 workers, with 200 on weekends by comparison.) If you are touring the floors where laboratories are you can see the fume hoods and see the progress being made.

Mr. Altschuler reminded the Board that in addition to the employment of on-site workers, there are between 200 to 250 steel and iron workers who erected the site.

LEED certifications have been received for a couple of buildings: LEED Silver for the Bronx Library, and Platinum certification for the Lehman Science Building, the highest available, and very unusual for a science facility. It is the first facility of its type in New York City to receive a platinum certification, and probably only the fourth in the State of New York, a significant achievement. Even more important is the ongoing work being done on the energy conservation appropriations that are budgeted yearly. There are probably over 30 projects that are in the works now, with about $140 million in funding, involving boiler plant renovations, upgrades to science facility HVAC systems, chiller plant installations.

Most significant, Mr. Stabulas said, has been the work on the new Library at Medgar Evers, a $27 million project. All the demolition has been done, and the piling work is complete on the small addition to the front. HVAC and plumbing has begun. The library should be completed by next fall.

Mr. Lemieux explained that space was recaptured in the basement by decking over the atrium, which recaptured about 18,000 square feet of space. It will front Bedford Avenue in a different way and open onto the court in the back.

At the Gould Memorial Library at BCC, there is a project to remove the old false ceiling, which was not an original part of the building. The original design had light coming through a glass cupola at the top of the building, and this project will restore that, with restoration of the glass and new waterproofing. Part of the funds for this project is coming from a grant from the State Historic Preservation.
Acting Chairman Berry 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 11:16 a.m.