Minutes of the Meeting of the Board of Trustees
Wednesday, March 5, 2014 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

Edward Moore, Acting Section Head for Division of Budget Higher Education Unit*

In Attendance:
Iris Weinshall, Executive Director, CUCF
Frederick Schaffer, General Counsel, CUNY
Howard Altschuler, Deputy Executive Director, CUCF
Gwen Perlman, Director, Capital Budget, CUNY
Judy Bergtraum, Deputy to the Executive Director
Robert Lemieux, Executive Director, Department of Design, Construction & Management
Meghan Moore-Wilk, Director, Space Planning, CUNY
Jennifer Friedman, Director, Public/Private Partnerships, CUNY
John Antonelli, Director, Financial Compliance and Internal Controls, CUNY
Jeffrey Weinstein, Director, Procurement Services
Daniel Rothbaum, Controller, City University Construction Fund
John Pasicznyk, Managing Director, Downstate Operations, DASNY
Nancy Nichols, Special Assistant to the Fund

Max Pizer, Assistant Director, Design Construction & Management, CUNY
Stephen Errante, Project Manager, Design Construction & Management, CUNY

* 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 December 4, 2013 Meeting of the Fund (No. 2161).

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 Chen and seconded by Trustee Hankin, the minutes were approved.
Executive Director Weinshall welcomed the Board of Trustees, CUNY staff and visitors to the new CUNY Headquarters at 42nd Street, saying that the CUCF Conference room at 57th Street is still under construction.

Ms. Weinshall said that as part of a series of informational reports to the Board about construction projects at various CUNY campuses, her staff would give a presentation today. She requested that the presentation, scheduled as a part of the Executive Director’s report, be given before the Board votes on action items, so that the presenting members of her staff could return to work.

She went on to say a tremendous amount of work is going on across the CUNY campuses, and these presentations to the Board will help delineate how the appropriations that CUNY receives are being spent. As the Board agreed to hearing the presentation first, Ms. Weinshall introduced Max Pizer, Assistant Director for Design Construction and Management, and Stephen Errante, Project Manager at CUNY, who gave a presentation entitled Recent Construction Projects at New York City College of Technology.

Mr. Pizer explained some of the projects that were recently completed or currently in production: the renovation of Namm Hall, with its new central cooling and heating plant; the construction of the New Academic Building with space for several departments, including robust medical technology and video production programs; and several critical maintenance projects, involving newly renovated ADA compliant bathrooms, elevators, and installation of modern windows.

(At 10:20 a.m. Trustee Maxwell joined the meeting.)

The Trustees asked about plans for development of the area, such as the Albee Square Mall, NYU-PolyTech development, and others, and particularly inquired about what kind of jobs NYCCT is preparing their students to take. Mr. Pizer responded that the area around the college is undergoing a building surge. He responded to the question about the students’ education by saying they are particularly well-prepared for positions in the medical field, such as dental hygiene, radiology laboratory technicians, optometry, and nursing. Many graduates with an associate’s degree can get hired right after graduation, in the video and film technology field, in post-production, in the construction industry and in hospitality services. Ms. Weinshall thanked Mr. Pizer and Mr. Errante and her staff for their extraordinarily hard work on their ongoing efforts to improve NYCCT.

2. Resolution of the City University Construction Fund Authorizing a Construction Management Contract for the Roof Replacement and Photovoltaic Panel Array Project at the Borough of Manhattan Community College (BMCC), 199 Chambers Street, New York, NY (No. 2162).

Acting Chairman Berry called upon Ms. Weinshall for her remarks. Ms. Weinshall explained that this resolution would approve the construction management contract for the roof repair. It is a long-term project, and she said its progress is due to the former Manhattan Borough President Scott Stringer, who directed the majority of the money that went into the project. Mr. Stringer
was interested in the college having a cutting edge photovoltaic panel project, which necessitated the construction of a new roof.

The Trustees asked about the cost savings of using photovoltaic panels, and Mr. Lemieux replied that those savings will not be realized in the short term. Most savings reaped by home-owners are the result of residence tax credits, subsidies that CUNY is not eligible to receive. The roof is badly in need of repair.

He went on to say that interestingly, a lot of work is being done currently at CCNY, investigating the development of long-term batteries that are charged during the day and discharged at night, a process that will make photovoltaic panels more cost effective.

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

3. **Resolution of the City University Construction Fund Authorizing a Contract to design a Fire Alarm System for multiple buildings at Bronx Community College under New York State Office of General Services Contract (No. 2163).**

Acting Chairman Berry called upon Ms. Weinshall for her remarks. Ms. Weinshall explained that like several buildings on CUNY campuses, those at Bronx Community College must rely upon using Fire Watches, personnel hired to keep an eye on the campus, as the fire alarm systems are antiquated and no longer comply with New York City Fire Code laws. (When the buildings were constructed, they were only required to comply with New York State Fire laws.) The Bronx campus was built in the 1890s, and shortly after that, NYU stopped investing in substantive repairs. The campus was sold to CUNY in 1975, at which point almost all the buildings needed upgrades to their fire alarms. The new Command Center, in a central location, will provide surveillance for several buildings at once. The systems are tested on a monthly basis.

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.

4. **Amending Resolution of the City University Construction Fund Authorizing the Purchase and Installation of a Fire Alarm System and Related Work in the Student Center Building at Bronx Community College (No. 2164).**

Acting Chairman Berry called upon Ms. Weinshall for her remarks. Ms. Weinshall explained that there was a fire alarm system installed in the building, but it did not meet code. These systems consist of smoke detectors, alarms, strobes, backup lights, elevator recall and shutdown, and voice commands.
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 Chen, the resolution was approved.

5. Resolution of the City University Construction Fund Authorizing Engineering Design Services Requirements Contracts (No. 2165).

Acting Chairman Berry called upon Ms. Weinshall to comment, and she asked Jeffrey Weinstein to explain the item to the Board. Mr. Weinstein said that the resolution is a continuation of an effort begun four years ago to put requirements contracts in place that can handle the day-to-day University business efficiently. Over the last four years, about 100 task orders have been completed. In the days before the requirements contracts were available, that would have meant issuing 100 different solicitations to perform the work for such tasks as special inspections, air monitoring and the like. This is a more streamlined process, going forward for the next 3-6 years. At the most recent submission date over 60 responses were received, about 36 of which are expected to become contracts. Firms are added to the list for a period for approximately 3 years, after which there will be the option to renew the listing for another three years.

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


Acting Chairman Berry asked Ms. Weinshall for comment, and she in turn requested that Executive Director of the Fund Howard Altschuler explain the resolution. Mr. Altschuler reported that every year the certification is required under NY State statute, and it lays out the expected debt service that the Fund will pay back to the bond trustee who administers payments for the senior and community colleges. It also includes the budget and provides the amounts to be transferred to and from the Fund to the University and the City for tuition and fees. Also included is the annual financial statement.

Mr. Berry asked whether the amount is higher or lower than last year. Mr. Altschuler replied that it is about $260 million, about $30 million higher than last year, as a result of interest amounts. Mr. Berry asked about the audit; Mr. Altschuler said the audit report is also attached.

Acting Chairman Berry asked if there were further questions or comments. There being none, he asked for a motion to approve the Annual Certificate. 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
discussed, as the previously reserved date, May 7, doesn’t work for everyone.

Executive Director’s Report

Mr. Berry called upon Executive Director Weinshall for her report. Ms. Weinshall stated that she had recently been in Albany, to speak with the Ways and Means Committee and state finance people about the priority projects on CUNY’s capital budget. Ms. Weinshall expressed her department’s appreciation for the $258 million Critical Maintenance funds awarded for next year, desperately needed funding that she says she is confident Mr. Lemieux and his staff will put to good use. On the City side, the legislative breakfasts in the five boroughs are underway, a chance to acquire sources of funding for projects like those underway at NYCCT. CUNY has put together a priority list for this City funding and are working with the Borough Presidents to get appropriations for particular projects. The state has matched the City’s funding.

A number of our campuses were affected last year by Hurricane Sandy, most notably Kingsborough, where both the T-1 and T-2 buildings, the location of the UAPC centralized CUNY application process, were heavily damaged. This department was moved to space CUNY has at 395 Hudson Street; the completely renovated complex reopened in February. As a side note, Ms. Weinshall explained that the work stations came to us from the new Law School site, which was formerly a Citibank office space. Ms. Weinshall visited the new space with EVC Allan Dobrin recently, and said that the rebuilt bathrooms are probably the nicest in the CUNY system.

Progress on the Brooklyn College Performing Arts Center was slowed down this winter, due to the extreme weather, as you can’t pour concrete below a certain temperature. This has cost the process about 6-8 weeks, Ms. Weinshall expressed confidence that Mr. Lemieux and his staff will find a way to make up for lost time.

The ASRC complex is moving ahead, despite a snag with the fire alarm systems – the original design for them was incorrect and didn’t meet New York Fire codes during the initial walkthrough. As the ASRC is a research facility, meeting a specific deadline is not as crucial as it would be for a building with academic scheduling.

Also, many of CUNY’s campuses have some critical maintenance work going on, thanks to the State and City appropriations.

Trustee Maxwell commended the beautiful work at John Jay and Brooklyn College. Trustee Hankin asked whether the T1 and T2 buildings at Kingsborough have been protected from future hurricane damage. Ms. Weinshall stated that they have not. In order to protect the buildings at Kingsborough, a lot would have to be done to the shoreline, so the space is still vulnerable. That said, the college was spared the devastation experienced by Manhattan Beach, for example, because of its higher elevation.

Trustee Hankin asked about lobbying the State – what was the most compelling argument to use. Ms. Weinshall stated that it varied by project, but the most important factor is lobbying to achieve what today’s student needs to remain current. CUNY’s system has increases in both
enrollment numbers and the time an individual student spends on campus. When discussing science and technology programs, the salient fact is the age of the structures – on average CUNY’s buildings are 50 years old, and the classrooms and laboratory spaces are far behind where they should be for students to stay current. Expenses are higher because more resources go into technology – the majority of new buildings have smart classrooms, and wired technology is all over a campus. CUNY uses its tech fees to provide students with computer systems and connections that they need. When we designed John Jay the technology was just beginning to explode, for example.

Acting Chairman Berry thanked Ms. Weinshall for her report.

Report of the Dormitory Authority

Acting Chairman Berry called upon John Pasicznyk for the report from the Dormitory Authority.

Mr. Pasicznyk said that at the ASRC building project, one of the issues is the redesign of the fire command stations, but that the commissioning of the building can continue to move along while redesign changes are made. Mr. Lemieux said August of 2014 has always been the date identified for the opening of the building, but there is some flexibility built in. DASNY is doing a superb job of pushing the CM despite the delays. Mr. Pasicznyk says that the DASNY Board is considering visiting the site as part of its June board meeting, and he will be working with Ms. Weinshall and her staff to coordinate it.

There are a lot of energy related projects in the pipeline system-wide, under energy performance contracts.

Mr. Pasicznyk spoke about Bronx Community College, giving a brief history of its acquisition. Two active projects are related to recent work on the North Hall and Library: a new parking facility required as part of that project; and across the street on the former Patterson Training Center, they have completely demolished the building and done asbestos abatement. They are re-doing the maintenance garage and new parking lot on that site. The construction cost is $4.4 million. Also associated with that is a new pre-fabricated college receiving building. In addition, they are finishing the design of the campus quad reconstruction, the space in front of the new building. This includes upgrades of the roadways, walking paths, site drainage and site lighting.

Other active construction projects include the McCracken Hall roof replacement, and installation of a campus-wide backflow prevention system. Projects in design include a pool and locker room renovation for the alumni gymnasium building, the rehabilitation of the alumni gym bridge, HVAC upgrades to Begrish Hall, and the Meister Hall roof replacement.

Acting Chairman Berry thanked Mr. Pasicznyk for his report and 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 11:12 a.m.