Minutes of the Meeting of the Board of Trustees
Wednesday, September 16, 2015 at 9:00 a.m.
205 East 42nd Street, Room 725
New York, New York 10017

Trustees Present:
Hon. Philip Berry, Acting Chairman
Hon. Guillermo Linares
Hon. Brian Obergfell
Hon. Michael Walsh

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

In Attendance:
Judith Bergtraum, Interim Executive Director, CUCF
Frederick P. Schaffer, General Counsel, CUNY
John Antonelli, Deputy Executive Director, CUCF
Gustavo Ordonez, Chief of Staff, FPCM
Robert Lemieux, Executive Director, Department of Design, Construction & Management, CUNY
Gwen Perlman, Director, Capital Budget, CUNY
Meghan Moore-Wilk, Director, Space Planning, CUNY
Jeffrey Weinstein, Director, Procurement Services, CUNY
Daniel Rothbaum, Controller, City University Construction Fund
Ralph Carmosino, Interim Assistant Director
John Pasicznyk, Managing Director, Construction and Metro NY Operations, DASNY
Nancy Nichols, Special Assistant to the Fund

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

At 9:05 a.m., Acting Chairman Berry called the meeting to order, noting there was a quorum and welcoming three new Trustees to the Board of the Fund: Dr. Guillermo Linares, Brian Obergfell, and Michael Walsh. He also recognized John Pasicznyk from DASNY, and thanked him for his attendance.

Action Items

1. Approval of the Minutes of the September 16, 2015 Meeting of the Fund (No. 2208).

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 and seconded, the minutes were approved.

Mr. Berry explained that the Construction Fund Board processes quite a bit of paperwork, but that the meetings will also help to explain the function of the group. He said there will be
invitations to Trustees to attend opening events of new facilities, for instance, and the FPCM
department will make informational presentations about new programs and ongoing
construction, to keep the Board apprised of projects that are going on in the field.

2. **Resolution of the City University Construction Fund Appointing Judith Bergtraum as Executive Director of the Fund (No. 2209).**

Acting Chairman Berry explained that Ms. Bergtraum was recently appointed Vice Chancellor of
Facilities Planning for CUNY, and will also serve as Executive Director of The City University
Construction Fund. She has served as Interim Executive Director while a thorough search was
performed for a new CUNY Vice Chancellor of Facilities. Her breadth of experience and depth
of knowledge of the field and of New York City made her the ideal choice. He called on Ms.
Bergtraum for her remarks.

Acting Chairman Berry asked if there was any discussion or questions about the resolution. There being none, Mr. Berry entertained a motion that this item be approved. On motion duly
made and seconded, the appointment was approved. Mr. Berry congratulated Ms. Bergtraum
and called upon her for some remarks.

Ms. Bergtraum stated that she has spent 8 years working for CUNY, the last year as Interim Vice
Chancellor. She commended the staff of CUNY’s Facilities Planning, Construction and
Management for their qualified support, experience and energy. She said she couldn’t work for
an institution with a better mission and more qualified team than CUNY.

Ms. Bergtraum explained that her background lies on the academic side of facilities. She said
she feels strongly that the facilities we give students are a reflection of what we think about
them, and therefore it is important to keep our structures up to date. Some of CUNY’s buildings
are magnificent, but many are more than 50 years old, and they all require our support.

Mr. Berry thanked Ms. Bergtraum, and proposed that in a future meeting Executive Director of
DDCM Robert Lemieux present a picture to the Board of the impact that new CUNY campus
buildings can have on the economic and social environment of their neighborhoods. He
mentioned the number of jobs created. Mr. Lemieux stated that generally for every $1 million
spent on a construction project, around 60 jobs are created, between the manufacturing of
materials, putting them into place, and the planning. In our critical maintenance program, for
instance, around $300 million is received. For example, in the NYC Tech new building, about
110 people are employed every day. For the Performing Arts building project at Brooklyn
College, another 60 people are working on the site. Behind each of these projects are a similar
number of people manufacturing, delivering materials, etc., as construction is an economic
engine, even in slow times. Several years ago, when no private construction was going on in NY
City (not the case today), CUNY occupied approximately 40% of the construction market in the
city.

Ms. Bergtraum stated that the presentation that will be given today on the work at Brooklyn
College demonstrates the synergy between economic development and educational institutions.
3. **Resolution of the City University Construction Fund Authorizing a Contract for Construction and Construction Services for a Building Wide HVAC and Controls Project at the Borough of Manhattan Community College (No. 2210).**

Acting Chairman Berry called upon Executive Director Judy Bergtraum for her remarks. Ms. Bergtraum explained that Fiterman Hall was damaged in the destruction of the World Trade Center, and the 199 Chambers Street building was used by the City in the recovery effort.

Mr. Lemieux explained that the college’s enrollment has risen to 26,000 students, and the building is used 7 days a week, from 8:30 a.m. to 11:00 p.m. Its roof has been untouched since its original construction in 1974, when the City’s financial crises buried the project. In 1979 construction was restarted; no renovation has taken place since it was completed in 1981. All of its systems are at the end of their useful life. This resolution concerns an energy project being undertaken with the City, where DASNY’s energy performance contractor Genesys does the design, and bids for construction through their pre-qualified bidding program guarantee performance. They will replace chillers, controls, and mechanical systems throughout the building.

Ms. Bergtraum explained the project will take about 27 months. The renovations will be accomplished while the building is in use – a big challenge for construction, as well as for the professors, students and administrators in residence.

Acting Chairman Berry asked if there was any discussion regarding the item. There being none, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.

4. **Resolution of the City University Construction Fund Authorizing an Equipment and Installation Contract for the 3-D Printing Lab at Queensborough Community College, as Part of the CUNY 2020 Award (No. 2211).**

Acting Chairman Berry called upon Executive Director Bergtraum for her remarks. Ms. Bergtraum said that the CUNY 2020 Award program is funded by the Governor’s allocation of $55 million for programs that spur economic development, most particularly community jobs. A competition among the CUNY colleges was held, with grant awards to ten proposed programs. Some were small - $1.5 million, to the largest, which was $15 million. The second round of grants are about to be decided. This program gives the schools funds for projects that would never have gotten done otherwise. The project under discussion is the creation of a 3-D printing lab at Queensborough, a helpful program because the market is outstripping the education to serve it. This lab will train people to fill jobs that require this kind of preparation. A small amount of money here will go a long way.

Acting Chairman Berry said the CUNY 2020 grants are being applied for with a number of very exciting projects.
Acting Chairman Berry asked if there were questions regarding the item. There being none, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.
5. **Resolution of the City University Construction Fund Authorizing the Execution of a Contract of behalf of Hostos Community College for Removal and Replacement of the Roof at Savoy Manor Building, Located at 120 East 149th Street (No. 2212).**

Acting Chairman Berry called upon Executive Director Bergtraum for her report. Ms. Bergtraum showed the Trustees on the map where the Savoy building is situated on the Hostos campus. Like lots of CUNY schools, Hostos grew up in buildings that were repurposed from those used for business – in this case, one that was owned by an insurance company. Mr. Lemieux concurred – very few CUNY campuses were built as educational facilities.

The total roof area of the Savoy is 17,000 square feet. The structure is 20 years old. Its new roof will be covered with a sedum plant, which requires little water and maintenance. A real roof will be constructed beneath, and dirt and the sedum plant will be placed on top to absorb water and drain normally, absorb the sun and keep the building cool. They are very low maintenance.

Mr. Berry asked for further elaboration on two points: what the LEED*\(^1\) certification means? Mr. Lemieux said a sustainability point system is associated with a LEED certification. Generally speaking, CUNY’s minimum requirement is to receive a LEED Silver Certification on new buildings, and a whole checklist of features results in added points: using sustainable materials, and when demolishing a previous building the materials are to be recycled; use of bicycles is encouraged; the new building is expected to be close to mass transit. Almost all new CUNY buildings are built to a LEED standard of some sort – some silver, some gold, and we have built a platinum. The proposed roof for the Savoy Building will be a green roof, which they favor for its sustainability and promotion of a cooler interior.

Executive Director Bergtraum stated that many elected officials have expressed interest in CUNY having solar panels on their building roofs. She explained that in order to perform any modification of that nature, the roof itself must be structurally ready to support photovoltaic panels. And such structural repairs require investment. Mr. Lemieux went on to explain that solar roofs in general make sense because they provide tax credits for the company putting them up. CUNY pays no taxes, so economically it is very hard to justify such a modification.

Mr. Berry stated that CUNY is a leader in the encouragement of bidding from Minority and Women-owned businesses in the State. The percentage goal set by Albany was originally 20%. That goal has risen to 30%, and CUNY’s participation is at 40%. This shows we are able to expand economic development while encouraging such participation and meeting the Governor’s goals.

Acting Chairman Berry asked if there were further questions regarding the item. There being none, Mr. Berry entertained a motion that this item be approved. On motion duly made and seconded, the resolution was approved.

\(^1\) LEED: Leadership in Energy and Environmental Design
REPORTS

Acting Chairman’s Report

Mr. Berry stated the next scheduled meeting will be arranged for a mutually convenient date next month. An update on that will be provided shortly, and future dates will be scheduled as well. All meetings will be held in the 42nd Street office, and will need no more than 90 minutes.

Executive Director’s Report

Acting Chairman Berry called on Interim Executive Director Bergtraum for her report.

Executive Director Bergtraum explained that Round II of CUNY 2020 is beginning, with proposals about to be reviewed by the committee, after which selections will be made. At the next meeting, Ms. Bergtraum said she would like to show images of construction projects, the critical maintenance that is ongoing.

Recently an MWBE conference was held in mid-August, at which more than 600 vendors participated. The University’s participation has been very successful, and Ms. Bergtraum hopes we can keep it that way.

Ms. Bergtraum said two new CUNY schools have recently opened – the School of Public Health and Brooklyn College’s Steiner Graduate School of Cinema. At the suggestion of Acting Chairman Berry, President Gould has been invited to speak to the Board about the Graduate School of Cinema, the only one in the country on a working studio lot. This presentation, Ms. Bergtraum explained, is a way of making CUNY’s construction “alive”.

President Gould thanked the Board and she and Ralph Carmosino gave a presentation on the programming and construction of the new school.

(At 9:38 Counsel Frederick Schaffer entered the meeting.)

Acting Chairman Berry thanked President Gould and Mr. Carmosino for their reports and the inspiration of their vision. Ms. Bergtraum thanked President Gould as well for coming to the meeting.

Report of the Dormitory Authority

Acting Chairman Berry called upon Mr. Pasicznyk for his report.

Mr. Pasicznyk said given the resolution passed for the Borough of Manhattan Community College, he wished to highlight a couple of other projects. As Ms. Bergtraum mentioned, the other building at BMCC is Fiterman Hall. The building is up and running, with the exception of the BMCC Welcome Center, a small piece currently housed in some leased space. With its completion the project will be finalized.
The other projects are related: the 199 Chambers Building, as was noted, has a lot of work going on because of the age of the structure, including some hurricane work – preliminary work related to water damage. Also, a second phase of that is related to the electrical upgrades; a repair to the pool deck is going on, an expansion of the Student Commons, and the Ramp and Plaza, which are getting redone. Also, a fairly significant façade restoration is being done. The gym AC equipment and emergency generator project are being completed as well.

Mr. Berry then asked if there were further questions or items to discuss. There being none, he requested a motion to adjourn. On motion duly made and seconded, the meeting of the Board of Trustees was adjourned at 10:36 a.m.