Minutes of the Meeting of the Board of Trustees
Wednesday, April 25, 2018, at 9:30 a.m.
205 East 42nd Street, Room 0725
New York, New York 10017

Trustees Present:
Hon. Philip Berry, Acting Chairman
Hon. Brian Obergfell
Hon. Michael Walsh
Hon. Victor Pichardo**

Jeffrey Beal, Team Leader, Division of Budget Higher Education Unit*
Edward Moore, Section Head, Division of Budget Higher Education Unit*

In Attendance:
Judith Bergtraum, Executive Director, CUCF
Robert Lemieux, Executive Director, Department of Design, Construction & Management, CUNY
John Antonelli, Deputy Executive Director, CUCF
Gustavo Ordóñez, Chief of Staff, FPCM, CUNY
Daniel Rothbaum, Controller, CUCF
Gwen Perlman, Director, Capital Budget, CUNY
Michael Stabulas, Managing Director, Managing Director, Downstate Operations, DASNY
Nancy Nichols, Special Assistant to the Fund

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

** Joined meeting via conference call.

At 9:31 a.m., Acting Chairman Berry called the meeting to order, noting there was a quorum and thanking the attendees for their participation.

Action Items

1. Approval of the Minutes of the March 16, 2018 Meeting of the Fund (No. 2266).

Acting Chairman Berry asked if there were any discussion or amendments 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.

After reading the Resolution, Acting Chairman Berry called upon Executive Director Judith Bergtraum for an explanation of the item. Ms. Bergtraum reported that the resolution asks for an increased amount, above that authorized by the original resolution No. 2258, brought to the CUCF Trustees on November 1, 2017. The original amount was for $400,000; this amendment will allow for an additional $400,000 for the design and installation of security cameras and related work.

Questions from the Trustees included why the additional amount was necessary. Ms. Bertraum explained that this amended resolution is necessary because the original bid did not have a sophisticated enough system to handle the surveillance and did not include the number of cameras needed for such a large campus. Also, when the project was reviewed with the school, it was discovered there were materials and equipment needed that were not covered by the original estimate, including the number of cameras, 21 of which are equipped for providing outdoor images in all kinds of weather and lighting conditions. The additional equipment will provide video surveillance and technology sensitive enough to read license plates.

It was asked how this need to amend a prior resolution could be avoided in the future. Ms. Bergtraum stated that the original project scope was provided by the school and was insufficient for their needs. She said that the approval of the original estimate was given in order to usher the project along in a timely fashion, but that growth in the project scope made the increase necessary. In future, she explained, she and her team will be more vigilant in making sure the initial scope and estimates are complete.

Mr. Berry asked if there were any further comments or questions. There being none, Mr. Berry called for a motion to approve. On motion duly made and seconded, the resolution was approved.

REPORTS

Acting Chairman’s Report

Acting Chairman Berry let the attendees know the next CUCF meeting will be held on Wednesday, June 27 at 9:30 a.m.

Executive Director’s Report

Mr. Berry called upon Executive Director Judy Bergtraum for her report.

Ms. Bergtraum said that she plans to report on all the CUNY colleges’ projects at upcoming CUCF Board meetings, to inform the Trustees and attendees of the progress of these ongoing very important efforts.
Today, she stated, she would give an update of the capital projects being addressed at Brooklyn College. There are $42 million worth of projects at Brooklyn College; about $100 million worth of renovation is needed, most of which will be small projects. This is typical of a senior college – it will need significant funding for renovation of older buildings.

She then presented images and information about the status of various construction projects at Brooklyn College, including those at Ingersol Hall, Boylan Hall, Whitehead Hall and Whitman Hall.

Ingersol was part of the original Brooklyn College campus, built in 1939 as a WPA project. The building had an addition constructed in 1961. Renovations to the HVAC system for the laboratories are taking place, approximately 10 different construction projects underway, to bring the labs up to code. It is expected to be completed next year and is going very well, considering how disruptive it is. There are also fire alarm upgrades taking place. At Whitman Hall, exterior conditions have been addressed, particularly entrance ways to performance spaces like the ADA ramp at the entrance to the theater, which is the second-largest theater in Brooklyn; parapets, plazas and roofs. Also, interior work is being done in the black box theater. Boylan Hall is getting a renovated lecture hall, which will be ready in January, and new Ansul System, which is a kitchen monitoring system. Plans are underway for window replacement. Ingersol and Boylan were the original classroom buildings – Ingersol for the sciences, Boylan for administration, English, and other typical curriculum. Whitehead Hall will receive new windows, and a plaza underneath that needs repaving and regrading. And as always, working on a campus while classes are in session is a major disruption.

Mr. Lemieux reported that there are an additional 13 projects in design, waiting to go into construction.

In reply to a question from Acting Chairman Berry about the status of the Performing Arts Center, Mr. Lemieux explained that construction is finished, and they are currently working with the fire department to receive a re-inspection, at which point the DOB will be able to issue a TCO. They expect a grand opening this summer.

The $132 million replacement of Roosevelt Hall is on hold, Ms. Bergtraum stated. The building is on hold now because additional funding is needed. The project has advanced through design development. No construction documents will be issued until the funding is in place. There is $342 million in projects in place at Brooklyn College, $240 million of that is in the new buildings, and $100 million is in renovations; $42 million went to the HVAC project in Ingersol Hall.

Acting Chairman Berry thanked Ms. Bergtraum for her report and presentation. He then called upon Michael Stabulas of the Dormitory Authority.

**Report of the Dormitory Authority**

Mr. Stabulas said he will bring his reports to the next meeting, with some photographs to illustrate the particulars.
Acting Chairman Berry thanked Mr. Stabulas for his report, and thanked everyone for attending the meeting.

On motion duly made and seconded, the meeting of the Board of Trustees was adjourned at 10:04 a.m.