I. ACTION ITEMS:

A. Approval of the Minutes of the Meeting of February 25, 2019.

B. Policy Calendar
   1. Hunter College – 5th Floor Renovation of the Leon and Toby Cooperman Library
   3. Lehman College – Short-term Lease for Dormitory Space at 247 Bedford Park Boulevard.
   4. Medgar Evers College – Lease Extension at 391 Eastern Parkway
   5. Dr. Derrick Griffith CUNY Preparatory School – New Lease at 2112-2122 White Plains Road

II. INFORMATIONAL ITEMS:

A. Report of the Senior Vice Chancellor

B. Real Estate Items Currently Under Negotiation – New and Updates (for discussion in Executive Session)
The meeting was called to order by Committee Chair Brian D. Obergfell at 4:01 p.m.

The following people were present:

Committee Members:
Hon. Brian D. Obergfell, Chair
Hon. Sandra Wilkin, Vice Chair (joined @ 4:19 p.m.)
Hon. Michael Arvanites
Hon. Charles A. Shorter

Faculty Member:
Prof. Kathleen Barker, faculty alternate

Student Member:
Mr. Leonard Blades, student representative (joined @ 4:17 p.m.)

Trustee Observer:
Hon. Haris Khan

Trustee Staff:
Deputy Secretary Anne Fenton (joined @ 4:04 p.m.)
Assistant Secretary Towanda Lewis
Ms. Adalina Quinones

University Staff:
Interim Chancellor Vita C. Rabinowitz
Senior Vice Chancellor Judy Bergtraum
Chief of Staff Gustavo Ordóñez
General Counsel for CUCF and Executive University Counsel Lisa Bova-Hiatt

The agenda items were considered and acted upon in the following order:

I. ACTION ITEMS:

A. APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 14, 2019. Moved by Trustee Michael Arvanites and seconded by Trustee Charles Shorter, the minutes were approved as submitted. Prof. Kathleen Barker abstained.

B. POLICY CALENDAR

1. LaGuardia Community College – Lease Renewal at 30-20 Thomson Avenue. Committee Chair Obergfell requested the Committee’s approval to authorize the General Counsel and Vice Chancellor of Legal Affairs to execute the lease renewal on behalf of LaGuardia Community College. The lease renewal shall be subject to approval as to form by the University Office of the General Counsel.

Trustee Arvanites expressed concern about elevator maintenance.

Moved by Committee Chair Obergfell and seconded by Trustee Arvanites, and following discussion, the item was unanimously approved for submission to the Board.

II. INFORMATION ITEMS:

A. Report of the Senior Vice Chancellor

Senior Vice Chancellor (SVC) Judy Bergtraum noted that in the next couple of weeks, the members of the Committee will be provided with a draft list of capital projects that are actively in progress on each CUNY campus, including pre-design, design, and construction phases.
Assistant Director Ralph Carmosino gave a presentation on Facilities Planning, Construction and Management (FPCM) active projects at The City College of New York—infrastructure, ADA accessibility, and program.

A discussion about campus projects at City College followed, including the study timeframe to identify priorities to phase out the work, procurement process, funding, infrastructure, architects of the Daycare Center and Aaron Davis Hall, program needs, Minority and Women-owned Business Enterprise (MWBE) requirements, the Master Plan of the Marshak Building, and renovations at the Great Hall and Shepard Hall.

University Student Senate Chair and Trustee Haris Khan also requested the possibility of a committee comprised of students and college presidents to review and discuss capital projects on CUNY campuses.

SVC Bergtraum responded that FPCM can start discussions with students and college presidents at the outset of prioritizing project decisions.

Trustee Arvanites added that perhaps going forward FPCM can have student representation on master plans for specific buildings and campuses.

Committee Chair Obergfell moved to go into Executive Session at 4:54 p.m. The motion was seconded by Trustee Arvanites.

CONVENING OF EXECUTIVE SESSION:
Committee Chair Obergfell called for an Executive Session pursuant to Section 105, Article 7, of the Public Officers Law, for the purpose of discussing real estate items currently under negotiation – new and updates. The Committee met in Executive Session from 4:55 p.m. to 4:57 p.m.

The Committee reconvened in Public Session. Committee Chair Obergfell moved to adjourn the meeting. The motion was seconded by Trustee Arvanites and the meeting was adjourned at 4:58 p.m.
HUNTER COLLEGE – 5TH FLOOR RENOVATION OF THE LEON AND TOBY COOPERMAN LIBRARY

WHEREAS, the City University Construction Fund (“CUCF”) is responsible for developing, planning and designing the capital facilities for the City University of New York (the “University”);

WHEREAS, CUCF and Hunter College (“Hunter”) have identified the need to renovate the Leon and Toby Cooperman Library which occupies more than 150,000 gross usable square feet over nine floors of Hunter’s East Building at 921 Lexington Avenue (the “Cooperman Library”);

WHEREAS, the Hunter College Foundation Inc. (the “Foundation”) is organized for the purpose of aiding and promoting the educational and charitable purposes and activities of Hunter, including raising funds for improvements to Hunter facilities;

WHEREAS, Hunter and the Foundation have recently received a generous donation of $25,000,000 (the “Cooperman Gift”) from Toby and Leon G. Cooperman, both graduates of Hunter’s Class of 1964, who attended Hunter’s Bronx campus – now Lehman College – where the couple met in French class. They married the same year they graduated, and their generous gift, announced in 2014, was to commemorate both their 50th wedding anniversary and their 50th Hunter reunion. The Coopermans designated $15,000,000 of their gift toward renovations of the Cooperman Library and $10,000,000 for a scholarship fund;

WHEREAS, CUCF and Hunter have identified the 5th floor of the Cooperman Library as the next phase of the renovations to the Cooperman Library with an estimated cost of $7,000,000 which will include the largest reading room in the library with open seating for over 150 students, approximately 1,500 linear feet of library collections, suites of small collaborative study rooms, two large classrooms, faculty offices, and a faculty resource center including conference, meeting and workshop spaces (collectively, the “5th Floor Library Renovations”);

WHEREAS, the Foundation has agreed to provide up to $7,000,000 from the Cooperman Gift to CUCF for the 5th Floor Library Renovations; and

WHEREAS, the University is requesting that CUCF accept $7,000,000 from the Cooperman Gift held by the Foundation to effectuate and fund the 5th Floor Library Renovations.

NOW, THEREFORE, BE IT:
RESOLVED, that the University’s Board of Trustees request that CUCF accept the $7,000,000 from the Cooperman Gift held by the Foundation to fund the costs of the 5th Floor Library Renovations; and

RESOLVED, that the University’s Board of Trustees request that CUCF effectuate the 5th Floor Library Renovations.

EXPLANATION: The Cooperman Library is the main library at Hunter and occupies more than 150,000 gross usable square feet over nine floors of Hunter’s East Building at 921 Lexington Avenue. The 5th Floor Library Renovations will mark the next phase of renovation of the Cooperman Library. Previous renovations included:

Phase One - third floor;
Phase Two – B1 level; and
Phase Three – the sixth and seventh floors.

The 5th Floor Library Renovations focus on a variety of 21st century learning and resource spaces for students, faculty, and staff. The floor plate of the 5th floor is 19,100 gross square feet with 16,630 useable square feet. The renovations include the largest reading room in the library with open seating for over 150 students, approximately 1,500 linear feet of library collections, suites of small collaborative study rooms, two large classrooms, faculty offices, and a faculty resource center including conference, meeting and workshop spaces.

Only philanthropy funds held by the Foundation will be used to pay for the 5th Floor Library Renovations.

May, 2019
ATTACHMENT FOR THE COMMITTEE ON FACILITIES PLANNING AND MANAGEMENT

HUNTER COLLEGE 5TH FLOOR RENOVATION OF THE LEON AND TOBY COOPERMAN LIBRARY

Exhibit A - Project Summary
Exhibit B - Site Plan
# EXHIBIT A

## PROJECT SUMMARY

Hunter College East Building  
Cooperman Library 5th Floor Renovation

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<tr>
<td><strong>1. Nature of Action</strong></td>
<td>Request to renovate the 5th floor library in the East Building at Hunter College.</td>
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<tr>
<td><strong>2. Related Trustee Actions</strong></td>
<td>N/A</td>
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| **3. Project History** | The main library at Hunter College is the Leon and Toby Cooperman Library which occupies more than 150,000 gross usable square feet over nine floors of the East Building at 921 Lexington Avenue. The renovation of the fifth floor will mark the next phase of Cooperman Library. Previous renovations included:  
  Phase One - third floor  
  Phase Two – B1 level  
  Phase Three - sixth and seventh floors  
  The fifth floor renovation focuses on a variety of 21st century learning and resource spaces for students, faculty, and staff. |
| **4. Project Scope** | The scope includes the interior renovation of the fifth floor of the Leon and Toby Cooperman Library. The floor plate is 19,100 gross square feet with 16,630 useable square feet. The renovation includes the largest reading room in the library with open seating for over 150 students, approximately 1,500 linear feet of library collections, suites of small collaborative study rooms, two large classrooms, faculty offices, a faculty resource center including conference, meeting and workshop spaces. |
| **5. Net-to-Gross Efficiency** | Not Applicable |
| **6. Schedule** |  
  Design Complete: August 2019  
  Bid Advertisement: September 2019  
  Construction Start: January 2020  
  Construction End: January 2021 |
| **7. Project Funding** | Source: Hunter College Foundation  
  Amounts: $7,000,000 |
| **8. Cost Per Square Foot** | $270 |
BRONX COMMUNITY COLLEGE – REPAIR AND RECONSTRUCTION OF THE GOLDF MEMORIAL LIBRARY DOME ROOF

WHEREAS, the City University Construction Fund ("CUCF") is responsible for developing, planning and designing the capital facilities for the City University of New York (the "University");

WHEREAS, the Gould Memorial Library at the Bronx Community College, built in 1898 and a New York City, New York State and national landmark, is in dire need of renovations;

WHEREAS, funding has been appropriated to CUCF for the renovations of the Gould Memorial Library copper clad dome, including repairs and waterproofing of the dome structure, and replacement of the glass oculus at the top of the dome (the "Dome Renovation Project"); and

WHEREAS, the University requests CUCF to effectuate, and provide funding for, the Dome Renovation Project, in an amount not to exceed $19,500,000.

NOW, THEREFORE, BE IT:

RESOLVED, that the University’s Board of Trustees request CUCF to effectuate the Dome Renovation Project; and

RESOLVED, that the University’s Board of Trustees request CUCF to provide funding for the Dome Renovation Project, to be chargeable to DASNY Project No. 3482909999, for an amount not to exceed $19,500,000.

EXPLANATION:

The Gould Memorial Library (GML) and the Hall of Fame for Great Americans (HOF), designed by Stanford White of the architecture firm McKim, Mead & White around 1892, are the centerpieces of the Bronx Community College. The exterior of the GML and HOF, along with the interior of the GML, are New York City, State and national landmarks. The GML’s roof includes a copper clad dome with skylights and Guastavino vaulting which is a technique for constructing robust, self-supporting arches and architectural vaults using interlocking terracotta tiles and layers of mortar to form a thin skin, with the tiles following the curve of the roof.

While exterior materials have generally proven to be quite durable over time, water filtration through the GML’s roof is compromising the integrity of the structure and interior finishes, and repair work is a priority. A condition assessment study completed...
in February 2018, which amended the 2005 Conservation Plan, determined a need for substantial exterior and interior renovations and recommended a 5-stage construction phasing approach to restoring the GML to active use. The Dome Renovation Project is one of the critical repairs under Stage 1.

The Dome Renovation Project will replace approximately 60% of the GML’s entire building roof, which is the highest priority area. The scope includes replacement of the copper clad dome roof, including repairs, waterproofing of the dome structure, and replacement of the glass oculus at the top of the dome.

The Dome Renovation Project will be managed by DASNY, and the contract(s) will be held by DASNY.

May 2019
ATTACHMENT FOR THE COMMITTEE ON FACILITIES PLANNING AND MANAGEMENT

BRONX COMMUNITY COLLEGE
GOULD MEMORIAL LIBRARY DOME ROOF
BX024-011

Exhibit A  -  Project Summary

Exhibit B  -  Site Plan
EXHIBIT A

PROJECT SUMMARY
BRONX COMMUNITY COLLEGE
GOULD MEMORIAL LIBRARY DOME ROOF
PROJECT NO. BX024-011

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<th>Nature of Action</th>
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<tr>
<td>1</td>
<td>Request to The City University Construction Fund to provide capital funding for the restoration of Bronx Community College’s Gould Memorial Library Dome Roof</td>
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<th>Related Trustee Actions</th>
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<tr>
<td>2</td>
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<th>Project History</th>
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<td>3</td>
<td>Built in 1898, the Gould Memorial Library is a NYC Landmark and a National Landmark, and its building's roof includes a copper clad dome with skylights and Guastavino structure; in order to historically preserve this structure, restoration is required. Please note that this project will replace approximately 60% of the entire building’s roof, which are the highest priority areas.</td>
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<th>Project Scope</th>
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<td>4</td>
<td>The scope includes replacement of the copper clad dome roof, including repairs, waterproofing of the dome structure, and replacement of the glass oculus at the top of the dome.</td>
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<th>Net-to-Gross Efficiency</th>
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<td>5</td>
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<tr>
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<th>Schedule</th>
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| 6 | Design Start July, 2012  
Installation Start June, 2019 |   |

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<tr>
<th></th>
<th>Project Funding</th>
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| 7 | Source: NY City Funds $9,750,000  
State Funds $9,750,000  
TOTAL $19,500,000 |   |

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<th>Cost</th>
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<td>$19,500,000</td>
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<th>Cost per Square Foot</th>
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<td>9</td>
<td>Not Applicable</td>
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LEHMAN COLLEGE - SHORT-TERM LEASE FOR DORMITORY SPACE AT 247 BEDFORD PARK BOULEVARD

WHEREAS, the City University of New York (the “University”) strives to identify and provide affordable quality housing options as part of its mission to provide affordable quality education;

WHEREAS, the University currently leases, on behalf of Lehman College (“Lehman”), the entire building, consisting of 3,969 rentable square feet of space, at 247 Bedford Park Boulevard, Bronx, New York, pursuant to a lease that commenced on November 1, 2008, expired on May 31, 2017 and is being held on a monthly basis (the “Expired Lease”);

WHEREAS, under the Expired Lease the annual base rent for the entire building is $167,436 ($42.00/SF), the landlord is responsible for real estate taxes, snow removal, and exterior, sidewalk and roof repairs, and the University is responsible for utilities, interior maintenance, and cleaning; and

WHEREAS, the University intends to amend and restate the Expired Lease to utilize the University’s form of lease and enter into a four year lease agreement, update the terms and conditions of the Expired Lease, and pay annual base rent not to exceed $250,000 ($63.00/SF) for the first year with annual increases in base rent not to exceed three percent thereafter (the “New Dorm Lease”).

NOW, THEREFORE, be it

RESOLVED, that the University’s Board of Trustees authorize the General Counsel to execute the New Dorm Lease, and such other ancillary documents, on behalf of Lehman College. The New Dorm Lease shall be subject to approval as to form by the University Office of the General Counsel.

EXPLANATION: The New Dorm Lease will provide Lehman College with 21 beds for Lehman College students and an additional bed for a Resident Director. The fees charged to the students for the beds will provide all the funds that the University will pay under the New Dorm Lease. This is a short-term solution while the University develops a long-term strategy for dormitories.

May 2019
MEDGAR EVERS COLLEGE - LEASE EXTENSION AT 391 EASTERN PARKWAY

WHEREAS, the City University of New York (the “University”) currently leases, on behalf of Medgar Evers College (“Medgar Evers”), a portion of the second floor, consisting of 10,700 rentable square feet of office space, at 391 Eastern Parkway, Brooklyn, New York pursuant to a lease that commenced on June 1, 2009 and is set to expire on May 31, 2019 (the “Current Lease”);

WHEREAS, under the Current Lease the annual base rent is $329,394 ($30.78/SF), the landlord is responsible for exterior and structural repairs, and the University is responsible for cleaning and HVAC maintenance; and

WHEREAS, the University intends to enter into a fifteen year lease extension agreement to allow Medgar Evers to continue its operations at the space uninterrupted upon the same terms and conditions as the Current Lease except that the annual base rent will be for approximately $460,100 ($43.00/SF) for the first year with annual increases in base rent not to exceed three percent for the remainder of the term (the “Lease Extension”).

NOW, THEREFORE, be it

RESOLVED, that the University’s Board of Trustees authorize the General Counsel to execute the Lease Extension, and such other ancillary documents, on behalf of Medgar Evers. The Lease Extension shall be subject to approval as to form by the University Office of the General Counsel.

EXPLANATION:

The space provided under the Lease Extension supports Medgar Evers with office space for a variety of the college’s School of Professional Studies and Community Development’s programs including the Caribbean Research Center, the Center for Black Literature, College Now, COPE (College Opportunities to Prepare for Employment), and the Center for Law and Social Justice.

May 2019
WHEREAS, the Research Foundation of the City University of New York (the “Research Foundation”) currently leases, on behalf of the Dr. Derrick Griffith CUNY Preparatory School (“CUNY Prep”), portions of the basement, first and second floors, consisting of 10,000 rentable square feet of office and classroom space, at 2112-2122 White Plains Road, Bronx, New York pursuant to an original lease that commenced on August 1, 2004, and was thereafter extended, and is currently set to expire on July 31, 2019 (the original lease as modified by the extension, “Current Lease”);

WHEREAS, under the Current Lease the annual base rent is $368,239 ($36.82/SF), the landlord is responsible for exterior and roof repairs, and the Research Foundation is responsible for utilities, interior maintenance, cleaning and its share of real estate taxes over a base year; and

WHEREAS, the City University of New York (the “University”) intends to enter into a new lease agreement (the “New Lease”) with the current landlord for a term of ten (10) years commencing on August 1, 2019 and ending on July 31, 2029, utilizing the University’s form of lease to allow CUNY Prep to continue its operations at the space uninterrupted upon the same terms and conditions as the Current Lease except that the annual base rent will start at approximately $379,286 ($37.93/SF) per annum with annual increases of three percent thereafter.

NOW, THEREFORE, be it

RESOLVED, that the University’s Board of Trustees authorize the General Counsel to execute the New Lease, and such other ancillary documents, to support the ongoing operation of CUNY Prep. The New Lease shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: CUNY Prep is an innovative college preparatory program that offers out-of-school youth an alternative pathway to college. CUNY Prep offers a full-time day program for students of ages 16-18, in which students take core classes in math, science, writing, and social studies and work to earn their High School Equivalency Diploma. Once successful, students move into the College Transition Academy, which further prepares them for college.

May 2019