THE BOARD OF TRUSTEES OF THE CITY UNIVERSITY OF NEW YORK
COMMITTEE ON FACILITIES PLANNING AND MANAGEMENT

AGENDA
June 3, 2013

I. ACTION ITEMS:
   A. Approval of the Minutes of the meeting of February 4, 2013.
   B. Policy Calendar

   Please Note: Vice Chancellor Weinshall will give a brief presentation entitled
   “Memorial Sloan Kettering/Hunter Project” to the Committee.

   1. Bronx Community College – Gould Memorial Library Rotunda Egress Stair: To authorize the City University Construction Fund to execute a construction contract on behalf of Bronx Community College for the installation of a new egress stair for the rotunda in the Gould Memorial Library. The contract shall be awarded to the lowest responsive and responsible bidder after public advertisement and sealed bidding. The contract cost shall be 50% chargeable to New York City Funds per CP 57718 and 50% chargeable to New York State Capital Construction Funds for an amount not to exceed $855,000. The contract shall be subject to approval as to form by the University Office of the General Counsel. This project will be a CUNY managed project, and the contract will be held by the CUCF.

   2. Queens College – TV Production Facility Upgrade: To authorize the General Counsel to execute a construction contract on behalf of Queens College to renovate the Queens College TV Station. The contract shall be awarded to the lowest responsive and responsible bidder after public advertisement and sealed bidding pursuant to law and University Regulations. The contract cost shall be chargeable to the City Capital Budget, Project No. QC040-011, for an amount not to exceed $3,145,000. The contract shall be subject to approval as to form by the University Office of the General Counsel.

   Note: This is the first Contract to be approved by the Board for this project, as the Consultant’s design contract was under $500,000.

   3. LaGuardia Community College – Library Expansion and Renovation: to accept the design of the Library Expansion in the E Building at LaGuardia Community College, as prepared by Gruzen Samton Architects, with a construction budget of $8,986,000 million dollars. The design firm of Gruzen Samton was retained through the CUCF Architectural Services Requirements contract. The City University Construction Fund is requested to authorize the
Dormitory Authority of the State of New York to complete the contract documents, to bid and award contracts and to supervise the construction of this project. The Project will expand the existing library into an additional 21,250 SF of space located on the 2nd floor of the E Building (directly above the existing library). The expansion will maximize student seating and study space while ushering the library into the 21st century.

4. **Baruch College – Campus-Wide Fire Alarm Project:** to authorize the Vice Chancellor to execute a Purchase Order for the services to design, purchase and install a Fire Alarm System in the Information and Technology Building at Baruch College under an existing New York State Office of General Services Contract. The total cost of all such purchases shall be chargeable to the State Capital Construction Fund, Project No. 3167209999 for an amount of not to exceed $900,000. The fire alarm system in the Baruch Information and Technology Building is not in compliance with the current New York City Building and Fire Codes and the building is now under Fire Guard. In order for this building to have the required fire safety, the fire alarm system must be replaced immediately.

5. **Bronx Community College – Meister Hall Dual Temp Piping Replacement:** To authorize the City University Construction Fund to execute a design and construction contract for the replacement of dual temperature mechanical piping in Meister Hall. The contract shall be awarded to the lowest responsive and responsible bidder after public advertisement and sealed bidding. The contract cost shall be 50% chargeable to New York City Funds per CP 57450 and 50% chargeable to New York State Capital Construction Funds for an amount not to exceed $2,569,594. In addition, City University Construction Fund is authorized to enter into a contract with the New York Power Authority for design and construction services. This resolution will authorize the replacement of old and deteriorated mechanical piping in Meister Hall. This project will be a CUNY managed project, and the contract will be held by the CUCF.

6. **Hostos Community College – Lease Amendment for 560 Exterior Street, Bronx, New York:** to authorize the General Counsel to execute a lease amendment, for approximately 17,864 rentable square feet of space, at 560 Exterior Street, Bronx, New York. Hostos Community College has occupied 11,153 rentable square feet of classroom and office space at 560 Exterior Street (also known as the Gateway Mall) since May 2012, pursuant to a lease that will expire on July 31, 2027. Two additional suites – for a combined total of 17,864 rentable square feet of space - will be added to the existing space for a grand total of 29,017 rentable square feet of space. The commencement of the added spaces will be upon substantial completion of the landlord interior
renovation work and the termination date will be July 31, 2027. The new spaces will be used by the college for additional offices and classrooms.

7. **Borough of Manhattan Community College – Lease Renewal at 70 Murray Street, N.Y., N.Y.**: to authorize the General Counsel to execute a 20-year lease renewal, for approximately 166,206 rentable square feet of space, at 70 Murray Street, New York, New York. The Borough of Manhattan Community college has occupied 186,551 rentable square feet of office and classroom space at this location since June 2004 pursuant to a lease that will expire in May 2015. Under the existing lease the current annual base rent is $8,415,351 ($45.11/RSF). To insure the college’s long term occupancy at these premises under favorable rental terms, the University has come to an early agreement with the landlord to extend and modify the current lease.

8. **Central Office – Lease Renewal at 230 West 41st Street, New York, N.Y.**: to authorize the General Counsel to execute a twenty-year lease renewal and Modification Agreement, for approximately 179,901 rentable square feet of space, at 230 West 41st Street, New York, New York. The Central Office has occupied 177,292 rentable square feet of office and academic spaces on several floors at this building under two leases starting in July 2004. The leases will terminate in June 2017. The building is owned by the Research Foundation of CUNY. The University and the Research Foundation have agreed on a new twenty year early renewal of the leases to secure the University’s long term occupancy and enhance the Research Foundation’s ability to refinance its existing mortgage on the property. The University will also take an additional 2,609/RSF of space on the 17th Floor of the building for a total of 179,901 rentable square feet of space.

9. **Brooklyn College – New Lease of Space at 25 Washington Street, Brooklyn, New York**: to authorize the General Counsel to execute a twenty-five year lease, for approximately 69,941 rentable square feet of space at 25 Washington Avenue, Brooklyn Navy Yard, Brooklyn, New York, for use by Brooklyn College. The University and Steiner Studios have come to an agreement on a new twenty-five year lease of approximately 69,941 rentable square feet of space at 25 Washington Avenue located within the Brooklyn Navy Yard. Steiner Studios owns a long-term ground lease on certain areas of the Brooklyn Navy Yard, including the facility at 25 Washington Avenue. The new space will house the Brooklyn College Film Studies Department, and will include offices, classrooms for design and production, a digital lab, studios and other specialized spaces.

10. **Central Office – Lease Renewal at 39-07 Prince Street, Flushing, N.Y.**: to authorize the General Counsel to execute a ten-year lease extension and modification agreement, for approximately 10,000 rentable square feet of
space, at 39-07 Prince Street, Flushing, New York, on behalf of the Central Office. The University has occupied 10,000/RSF of space on part of the Second Floor at this site since 2003. The current ten-year lease is due to expire in August 2013. The University is currently paying a base annual rental rate of $469,692 ($46.96/RSF). The space is used by the University’s Citizenship and Immigration Program as well as Queensborough Community College. Pursuant to the proposed lease extension and modification agreement, the University will extend the term of the current lease for ten years effective at the end of the current lease term. The base annual rent will remain the same at $469,692 ($46.96/RSF) for the first year and escalate by 2.5% per annum each year thereafter.

11. College of Staten Island – New Lease for Classroom Space at 100 Merrill Avenue, Staten Island, N.Y.: To authorize the General Counsel to execute a two-year lease with three one year options for a furnished 8,064 square foot modular building located at 100 Merrill Avenue, Staten Island, New York, for use by the College of Staten Island’s Office of Continuing Education and Professional Development. The College has a shortage of instructional space on the campus. To alleviate some of the scheduling difficulties, the College will relocate the Office of Continuing Education and Professional Development and many of its adult education programs to this site. The proposed lease will be for two years with renewal options for three additional years.

12. City University of New York – Kennedy Center Acquisition, 149 East 67th Street, New York, N.Y., on Behalf of Hunter College: To authorize the City University of New York to enter into a Purchase and Sale Agreement with The Catholic Charities of the Archdiocese of New York for the acquisition of an existing 7 story building located at 149 East 67th Street, New York, New York (Block 1402, Lot 24), and to execute any other documents related thereto, all such agreements subject to approval by the University Office of General Counsel. CUNY intends to purchase, on behalf of Hunter College, the existing 7 story building currently used by the Kennedy Child Study Center. The facility will be used by Hunter for academic programing, including classrooms and faculty offices. The purchase price of $18 million will be financed by Hunter through a $10 million donation by a Hunter alumna and the balance from construction cost savings of the recently developed Silberman School of Social Work Building at 2180 Third Avenue.

June, 2013