The meeting was called to order at 4:04 p.m.

There were present:

**Committee Members:**
- Hon. Freida D. Foster, Chair
- Hon. Brian D. Obergfell, Vice Chair
- Hon. Rita DiMartino
- Hon. Charles A. Shorter
- Prof. Jay Weiser, faculty member

**University Staff:**
- Executive Vice Chancellor and Chief Operating Officer Allan H. Dobrin
- Vice Chancellor Iris Weinshall

**Trustee Observers:**
- Hon. Terrence Martell
- Hon. Muhammad Arshad

**Trustee Staff:**
- Senior Vice Chancellor and Secretary of the Board Jay Hershenson
- General Counsel and Senior Vice Chancellor Frederick P. Schaffer
- Deputy to the Secretary Hourig Messerlian
- Ms. Towanda Lewis

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 6, 2014.** The minutes were unanimously approved as submitted.

**II. INFORMATION ITEMS:**

- **Brooklyn College – Steiner Film Studio**

  ***PRESENTATION BY RICHARD DATTNER AND DANIEL HEUBERGER, DATTNER ARCHITECTS***

In response to a question from Trustee Charles Shorter, Vice Chancellor Iris Weinshall stated that the Dattner organization is contracted to Steiner rather than to CUNY; however, the University will have total control even though it is not the client, as the plans and specifications get affixed to the lease that gets approved.

In response to another question from Trustee Shorter, Vice Chancellor Weinshall stated that the Office of Facilities Planning, Construction and Management (OFPCM) will have oversight to this project, as will Brooklyn College. OFPCM has been working closely with President Karen Gould and the new dean of the school, and has had a great flow of communication with Dattner, Brooklyn College, and Steiner.
In response to a question from Prof. Jay Weiser, Vice Chancellor Weinshall stated that equipment usage could cycle out every five years. OFPCM is working on a model the University has developed, along with the college, as to what type of equipment would be needed assuming that the facility would open in 2016. She added that CUNY worked closely with former NYC Film Commissioner Catherine Oliver and received a grant of about $4.7 million, a portion of which was required for video equipment. If the facility is successful, there will be many sponsors who will want to work with the college. The Mayor, the City Council and the Borough President have all been very generous to these programs in terms of Reso-A money, so if the equipment has to be changed out over years, the University will have to purchase it.

In response to another question from Prof. Weiser, Vice Chancellor Weinshall stated that in terms of President Gould’s structuring of the program, the Studio will be used twelve months out of the year; however, there is an expectation that CUNY would be able to get some rental income for periods that the facility is not in use. CUNY will have the ability to work with all facets of this industry.

In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that this program is for full-time graduate students and that the projected enrollment for it will be at maximum 400 students. The length of the lease is thirty years with two subsequent renewals. This is a very complex space; therefore there are various degrees of operating expenses that will be required.

In response to another question from Trustee Shorter, Mr. Richard Dattner stated that environmental indemnification for has been put in place, and that the building was completely renovated by Steiner prior to this project.

In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that the Steiner Film Studio is the first graduate film program at the University.

- LaGuardia Community College – Center 3 Façade Replacement

***PRESENTATION BY CAROL LOEWENSON, MITCHELL GIURGOLA ARCHITECTS***

In response to a question from Trustee Shorter, Ms. Carol Loewenson stated that the Center’s finished façade will have curtain wall construction--a full height glass allowing the cross-corridors to be flooded with light. It will have real longevity and be secure as it is panelized. The advantage of curtain wall construction is that quality control is based at the factory. Everything will already be in place when it arrives at the field for installation. All contractors are all required to survey the building, so that every condition will be understood and planned for. No adjustments will be made in the field as they will have all been taken care of ahead of time.

In response to another question from Trustee Shorter, Ms. Loewenson stated that CUNY and the Dormitory Authority of New York have hired the firm of TDX as a construction manager, which has worked closely with CUNY throughout the collaborative process.

In response to a question from Prof. Weiser, Ms. Loewenson stated that the provider of the paneling has not been identified yet, but it is out for bid. To make the bid competitive, it was
designed so that multiple entities could reasonably bid on it. She added that the provider’s warranty should consist of five years on the installation, ten years on the materials and on all sealants—typically curtain walls fail in about 25 years.

In response to a question from University Faculty Senate Chairperson and Trustee Terrence Martell, Vice Chancellor Weinshall stated that it will take thirty-two months to accomplish this project.

Ms. Loewenson stated that the immediate area of this site is not residential; however, there will be opportunities for noisy work to be done on the building’s façade after hours because it is a key building to the campus.

Vice Chancellor Weinshall stated that the University does not totally occupy this building. The 7th, 8th and 9th floors are vacant and a private tenant—a watch manufacturer—on the 6th floor will be moving out this summer. CUNY inherited the tenant when it bought the building.

In response to a question from Prof. Weiser, Vice Chancellor Weinshall stated that there will be no temporary classrooms on new floors for unoccupied space to the extent there is noise because the floors are not built out in this program. CUNY is very cognizant of the fact that people are working and taking classes and will try to be as observant as possible.

- **Report of Vice Chancellor Iris Weinshall**

The State Budget passed last week and there have been some significant changes to the Budget Bill that was passed by both the Assembly and the State Senate. Originally, the University was going to get about $258 million in critical maintenance and another $55 million for the second phase of CUNY 2020. CUNY got critical maintenance funds of about $206 million, and the Budget Bill now gives the University new programmatic funding for projects. There were five projects that went before the legislature for senior colleges that received funding. CUNY already started phase 1 of the renovation project at Baruch College and has now received $30 million that will allow for the second phase of this project. CUNY will be getting $35 million toward Brooklyn College’s Roosevelt Hall—Mitchell Giurgola, the design architects—for its new Instructional Science Building. The University received $22 million, and already has $20 million budgeted and appropriated for a new facility for the nursing program at Lehman College—and, with a little bit more money it will be able to start this project fairly quickly. CUNY received $10 million for the new high Performance Computational Center at the College of Staten Island, and $30 million for York College. In total, the University got $127 million in new programmatic funds. In addition, there was a lump sum of $67 million in the Capital Budget, which was done once before. These funds require not only that CUNY get approval from DOB, but that approval also come from the Senate once each project is identified.

This committee knows that City funding for community colleges is very important because it gets matched by the State. Last year CUNY got $4.5 million for the proposed Allied Health Building at Hostos Community College from the City Council. The Borough President and now the State have matched that $4.5 million. CUNY now has the ability to go out and to hire an architect and plan what that building will be. Furthermore, the legislature added a second round of the $55 million for CUNY 2020. So altogether, CUNY got new funding of about $512 million that will be very well used.

In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that the $67 million lump sum monies are essentially allocated for specific new projects, and CUNY will work with the individual colleges in terms of priorities. The goal is to get such funds directed to projects
where the University could actually start a project and get it in the ground after review and approval by this committee. CUNY will then seek approval from the DOB followed by that of the State. There are lump sums in the critical maintenance fund as well, as money is allocated to individual colleges in the actual budget bill. They are included in the critical maintenance report CFPM initiated did six years ago and then updated three years ago. Emergency projects that come that the University also use such critical maintenance funds. There are sub categories within that—ADA upgrades, facilities preservations, etc.

Prof. Jay Weiser stated that it might be useful for this committee to look at particular critical maintenance items from a portfolio perspective annually, even if there is not a full scale report as you are doing on a three year cycle. Fire safety has been mentioned two meetings in a row, and obviously facades, and I know that OFCPM is working as hard as possible. $800 million shows the level of commitment and effort, but if we are looking at the portfolio, the 80 percent is more than 40 years old and probably 20 percent is more than 70 years old, so this committee will be well-advised to look at the portfolio year by year to really see where CUNY is, what is being done, and what the key items are, particularly given the extreme difficulty in cobbling all sources of funding together even to do the most critical thing.

Vice Chancellor Weinshall responded that in about a year the Committee will be reviewing another critical maintenance report.

B. POLICY CALENDAR

1. Bronx Community College – Student Center Fire Alarm Project. Vice Chancellor Weinshall asked for the Committee’s approval to authorize the fire alarm system at the Center. It is not in compliance with the current building code and the City University Construction Fund (CUCF) intends to upgrade the system to meet the new code requirements. The work will include removal of the existing system, purchase of materials required and labor to install and final approval by the Fire Department of the City of New York. Even though the system is not in compliance the College does have a fire watch.

Following discussion, the item was unanimously approved for submission to the Board.

2. LaGuardia Community College – Center 3 Building Replacement of Façade. Vice Chancellor Weinshall asked for the Committee’s approval to authorize the replacement of Center 3 Building façade.

Following discussion, the item was unanimously approved for submission to the Board.

3. The City University of New York – Engineering Design Services Requirements Contracts. Vice Chancellor Weinshall asked for the Committee’s approval to authorize a Request for Qualifications (REQ) to award approximately 36 separate requirements contracts to replace the expiring engineering design services requirements contracts currently in use. The contracts will expedite on an as needed basis at the University’s various sites all facilities, mechanical, electrical, plumbing, environmental and special inspections. Each contract shall not exceed the amount of $4.95 million, with a three-year renewal option. Historically, CUNY has gone out individually for these services. Engineering Design Services Requirements Contracts will eliminate a very expensive and burdensome process.
In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that the engineering design services are parallel to the process that is being used for architectural design.

In response to another question from Trustee Shorter, Vice Chancellor Weinshall stated that thus far pre-contracting has been great because the Committee broke it down into categories. The way that it works is that the University does a mini bid among those firms within that category to cut down on the amount of time and effort that it takes to go into vetting through these firms. As a result, a number of projects have been able to move along much more quickly knowing that the University has architectural plans.

In response to a question from Prof. Weiser, Vice Chancellor Weinshall stated that CUNY will be following by function a similar process for electrical plumbing, environmental and special inspection.

Following discussion, the item was unanimously approved for submission to the Board.

4. **John Jay College of Criminal Justice – Lease Renewal for 845 Tenth Avenue, New York, New York.** Vice Chancellor Weinshall asked for the Committee’s approval to authorize a lease renewal for John Jay College of Criminal Justice which occupies not only office space and classroom space but also has the John Jay bookstore in the basement at 845 10th Avenue. The lease was entered into in 2004 and it stands to expire in 2014. This resolution will create a new twenty-year lease at the site of almost 60,000 square feet.

   In response to a question from Prof. Weiser, Vice Chancellor Weinshall stated that the University is monitoring this lease as a whole to see what kind of debts it is incurring. In light of the area that it is in, CUNY did well on this lease. Chief of Real Estate Operations Alfred Toscano and his staff do an excellent job in terms of trying to hit the market at the right time to get a good deal when the market is dipping. She added that Related Companies is the landlord of this lease.

   Following discussion, the item was unanimously approved for submission to the Board.

The meeting was adjourned at 5:01 p.m.