The meeting was called to order at 4:10 p.m. Committee Vice Chair Jeffrey S. Wiesenfeld chaired this meeting in absence of Committee Chair Freida D. Foster.

There were present:

**Committee Members:**
- Hon. Jeffrey S. Wiesenfeld, Vice Chair
- Hon. Wellington Z. Chen
- Hon. Rita DiMartino
- Hon. Brian D. Obergfell
- Hon. Charles A. Shorter
- Prof. Jay Weiser, faculty member
- President Gail O. Mellow, COP liaison

**Ex-officio:**
- Vice Chairperson Philip Alfonso Berry

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

**Trustee Staff:**
- Senior Vice Chancellor and Secretary of the Board Jay Hershenson
- Deputy to the Secretary Hourig Messerlian
- Ms. Towanda Lewis
- Mr. Steven Quinn

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

**I. ACTION ITEMS:**

A. **APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 3, 2013.** The minutes were unanimously approved as amended, as follows:

In response to a question from Prof. Weiser about the circulation system for the elevators at the new building at John Jay College, Vice Chancellor Iris Weinshall stated that CUNY put in the escalators that were prescribed by the architects, and that one of the great features is that the new building has so many staircases. There are groups of elevators that take users to different zones within the building and then people are encouraged to use the stairs.

In response to another question from Prof. Weiser, Mr. Schliemann noted that the six elevators at MSK/CUNY will be oversized as if the stairs were not going to be used; and, the peak of the population will be around 10am and then again around 3pm.

B. **POLICY CALENDAR**

1. **Hunter College – Construction Funding for Design and Construction Management of Renovation of 6th and 7th floors of Wexler Library.** Vice Chancellor Iris Weinshall asked for the
Committee’s approval to authorize the City University Construction Fund (CUCF) to accept design and construction management pre-construction funding from the Hunter College Foundation, Inc. of all of the funds, presently in the amount of $2 million, and any contributions on the same terms, necessary to cover all of the costs associated with the design and construction management pre-construction services in the renovation of the 6th and 7th floors of the Wexler Library at Hunter College. As a result of this renovation, the library will have smart classrooms, a new education library, a center for the Macaulay Honors College, and open study areas—which reflects the way the students like to study now at the college and on other campuses as well. On the 7th floor there will be learning centers for math, science, and writing and a pre-professional center.

In response to a question from Interim Chancellor William Kelly, Vice Chancellor Weinshall stated that the architectural manager of this project is Marble Fairbanks.

In response to a question from Prof. Jay Weisler, Vice Chancellor Weinshall stated that the total project cost for both floors is $15 million and the way that it works is that the Hunter Foundation transfers the money to CUCF. CUCF then arranges the contracts and oversees the construction of the project.

2. **The City College of New York – Construction Funding for Renovation of the City College Alumni House for the Colin Powell Center.** Vice Chancellor Weinshall asked for the Committee’s approval to authorize CUCF to accept construction funding from the City College 21st Century Foundation, Inc. of all the funds, presently in the amount of $6,500,000, and any future contributions on the same terms, necessary to cover all of the costs associated with the construction and related services in the renovation of the City College Alumni House in order to accommodate the Colin Powell Center.

In response to a question from Prof. Weisler, Vice Chancellor Weinshall stated that this building is located on a National Historic site so the college will not be able to add on space to the exterior of the building in the future. As a matter-of-fact, to build a special form of egress stairs at the back of the building, the college needed state approval. In consultation with City College, Colin Powell, and the staff at the Colin Powell Center—which already exists—there will be adequate space for the students to have seminars and events at the site.

Interim Chancellor Kelly stated that this is an attractive space that memorializes City College’s history.

In response to a question from Trustee Charles Shorter, Vice Chancellor Weinshall stated that the renovation of the City College Alumni House for the Colin Powell Center will be completely done by Ennead Architects.

3. **Hunter College – Amended Resolution Authorizing two Contracts for the Renovation and Equipment Fit-Out of the Broadcast Media Center at 695 Park Avenue, NY, NY.** Vice Chancellor Weinshall asked for the Committee’s approval to amend the resolution adopted at the Board of Trustees meeting on February 25, 2013 to authorize an increase in the estimated total project cost. The first contract is to upgrade the existing TV studio lighting and HVAC system and the second contact is for teleproduction fit-out from an analog production facility to a high definition production and teaching space.
Following discussion, items I.B.1 through I.B.3 were unanimously approved for submission to the Board.

4. The City University of New York – Five-Year Capital Budget Request.

***PRESENTATION BY VICE CHANCELLOR IRIS WEINSHALL ON THE CITY UNIVERSITY OF NEW YORK FY2014-15 THROUGH FY2018-2019 CAPITAL BUDGET REQUEST***

Interim Chancellor Kelly noted that the new science building at Brooklyn College would be a game changer, particularly its emphasis on undergraduate research instruction in the science and technology disciplines.

Vice Chancellor Weinshall stated that the footprint of the new science building at Brooklyn College is 280,000 square foot but only the first 180,000 is being built. The college will determine what would go in the other hundred thousand square feet.

Interim Chancellor Kelly stated that the newly opened dorm at the College of Staten Island is fully leased.

In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that Garrison & Associates is the architectural manager of the prefabricated modular building at Lehman College housing a recently completed childcare center.

Vice Chairperson Philip Berry stated that CUNY ought to think of all the projects that have already added to the infrastructure of the boroughs. The new Academic Complex at New York City College of Technology is going to be a nice lynch pin. That is not a small feat, in fact, there is a lot of anticipation, giving people a good feeling about Brooklyn again as it is continuing to grow. It is great that the CUNY name is helping to revitalize this area.

Interim Chancellor Kelly added that virtually every political figure in Brooklyn agrees with the revitalization that CUNY is having in the borough.

Trustee Shorter suggested that CUNY undertake some form of economic impact analysis of its campus projects over a period of time.

Vice Chairperson Berry stated that he would like the Committee to look into the feasibility of that proposal.

Interim Chancellor Kelly agreed, and noted that this will happen.

Prof. Weiser stated that by building and renovating facilities during the recent real estate downturn, when nobody else was building, the University was acting counter-cyclically. That means CUNY got better prices on its construction projects.

Vice Chancellor Weinshall stated that the other issue with private retail space is that there are limitations to the space allowed because CUNY is using the Dormitory Authority State of New York (DASNY) financing.

Prof. Weiser stated that there may be some legal structures, such as condominiums, that meet the legal requirements for financing public projects while permitting the addition of retail or other street life-adding amenities. He added that he is not saying that it is necessarily the case.
Board Member Shorter stated that he does not think it is the purview of this committee to form some sort of motion to look at developing a formal approach for economic impact and then costing that out. As stated previously, there are firms that do this and what Prof. Weiser is referring to is called the HALO effect. The building and what it does is one thing, but what happens in the surrounding area is another and it is measurable.

In response to a question from Prof. Weiser, Vice Chancellor Weinshall stated that due to Hurricane Sandy, the physical therapy program at the Brookdale campus was totally wiped out from salt water. CUNY has done the minimal amount of work, but it will be a couple of years before Brookdale moves to its temporary space at LaGuardia Center 3.

In response to another question from Prof. Weiser, Vice Chancellor Weinshall stated that on very large projects, CUNY works very closely with the state DOB on an 1184 process, whereby it receives permission to proceed with a design and create a schematic. Typically DOB will not give consent unless all funding is available.

In response to another question from Prof. Weiser, Vice Chancellor Weinshall stated that what is in construction now is built into the state plan and that includes both the critical maintenance projects as well as the larger projects. This is within the plan that the DOB and the Governor's office have already approved. CUNY feels pretty confident that over the next couple of years there will be enough ability for the University to move forward on the projects that have already been set into the ground and are in construction.

In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that the University performs an actual versus budget cost analysis for each of its projects. CUNY has always stayed within budget on each project.

Prof. Weiser stated that for CUNY public projects, considering that many public projects run 30 percent or over, that is good management.

In response to another question from Trustee Shorter, Vice Chancellor Weinshall stated that The City College of New York project is overseen by DASNY. The project in Brooklyn is one of those that CUNY itself is overseeing the management of.

In response to a question from Prof. Weiser, Vice Chancellor Weinshall stated that all projects are subject to Wicks Law.

In response to a question from Trustee Shorter, Vice Chancellor Weinshall stated that the Office of Facilities Planning, Construction and Management (OFPCM) would never impose its values on a campus. The presidents have learned that the OFPCM staff is pretty honest in terms of creating expectations.

Interim Chancellor Kelly added that all of the presidents feel privileged to be working with Vice Chancellor Weinshall and her staff, not simply because of their competence, but because of their values and collaborative spirit.

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

The meeting was adjourned at 4:59 p.m.