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

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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, Vice Chancellor Weinshall stated that not all the lower floors are in use. The Steiner organization is slowly developing this building; there are a few production companies that are using the space right now.

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
百汇学院和家庭学院项目，规定它将花费三十多年的时间在材料和安装上的费用为700万美元。这包括了五年的时间在安装，技术和教学设施的准备。

在回应大学教职员工服务委员会主席和信托人Terrence Martell的问题时，副校长Weinshall表示，他们将花费30-22个月的时间来完成这个项目。

Loewenson女士表示，由于这个区域不是住宅区，但是，将会有一个机会在建筑的外墙上做噪音工作，因为它是一个主要的建筑群。

副校长Weinshall表示，大学并不完全占据这座建筑。7楼、8楼和9楼是空的，并且私人出租了一栋建筑—一个手表制造商—在6楼将在这个夏天搬出去。CUNY继承了这个租户，当它购买这个建筑时。

在回应Prof. Weiser的问题时，副校长Weinshall表示，没有临时教室在新的楼层上未完成的建筑里，噪音在无占空间的延伸到这个建筑的程度是噪音，因为楼层未在该项目中建成。

- **Report of Vice Chancellor Iris Weinshall**

  状态预算在过去的一个星期里被通过，并且在预算案中有一些重要的变化。原来的大学预算将获得大约$258百万的维护资金和另外$55百万的第二阶段的CUNY 2020。CUNY获得了大约$206百万的维护资金，状态预算还给出了大学新的项目级资金。有五个项目，之前在提案给该大学的高级学院中收到的基金，CUNY已经开始了第一阶段的翻新项目，Baruch学院和已经已经接收$30百万的基金，用于第一个阶段的存储，CUNY将获得$35百万的基金用于Brooklyn学院的Roosevelt Hall—Mitchell Giurgola，设计建筑师的新的建筑科学楼。大学获得了$22百万，并且已经收到了$20百万的预算，用于在Lehman学院为护理项目提供一个新设施，这将需要一点更多的钱才能开始这个项目。

  CUNY收到了$10百万用于新的高性能计算机中心在Staten岛的College，和$30百万用于York学院。总的来说，大学获得$127百万的项目级资金。此外，大学收到了$67百万的在资本预算中的基金，这是一个标杆一次之前。这些基金不仅需要CUNY获得DOB的批准，但是也从寄回的联邦基金中获得的。

  该委员会知道，城市在为社区学院提供资金是非常重要的，因为它会得到有资金的匹配。去年，CUNY为Proposed Allied Health Building at Hostos Community College from the City Council. The Borough President and now the State has matched that $4.5 million. CUNY now has the ability to go out and 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.

  在回应Trustee Shorter的问题时，副校长Weinshall表示，$67百万的基金将被用于特定的新项目，CUNY将与单独的学院合作来制定项目的优先级。目标是确保这些资金被用于有效的项目。
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.