

MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE
BOARD OF HIGHER EDUCATION OF THE CITY OF NEW YORK

HELD

SEPTEMBER 16, 1969

AT THE BOARD HEADQUARTERS BUILDING
535 EAST 80 STREET - BOROUGH OF MANHATTAN

The Chairman called the meeting to order at 4:30 p.m.

There were present:

Francis Keppel, Chairman
David I. Ashe
Frederick Burkhardt
Porter R. Chandler

James Oscar Lee
Jack I. Poses
Luis Quero Chiesa

N. Michael Carfora, Secretary of the Board
Arthur H. Kahn, General Counsel

Chancellor Albert H. Bowker
Deputy Chancellor Seymour C. Hyman
Vice-Chancellor Robert Birnbaum

Vice-Chancellor Julius C. C. Edelstein
Vice-Chancellor T. Edward Hollander
Vice-Chancellor Bernard Mintz

Upon motions duly made, seconded and carried, the following resolutions were adopted or action was taken as noted:

NO. 1. QUEENS COLLEGE STUDENT SERVICES CORPORATION: (a) RESOLVED, That Queens College Student Services Corporation recommendation that the college union fee be amended and changed to read as follows, be approved: The College union fee per semester for the year beginning June, 1970 be \$16.00 for Day Session, \$8.00 for Graduate Students, Evening Session and each Summer Session; that the union fee per semester for the year beginning June, 1971 be \$18.00 for Day Session, \$9.00 for Graduate Students, Evening Session, and each Summer Session; that the union fee per semester for the year beginning June, 1972 be \$20.00 for Day Session, \$10.00 for Graduate Students, Evening Session, and for each Summer Session; that subsequent fees be the same as the 1972 fee schedule; that the Adult Education Program and the English Language Institute continue to be exempt; and that the agreement between the Board of Higher Education and the Corporation dated October 24, 1967 be amended accordingly.

(b) RESOLVED, That the agreement between the Board of Higher Education and Queens College Student Services Corporation, made as of October 24, 1967, be amended as follows: (1) That Paragraph 2, Page 1, Item 1 be amended to read "at an estimated cost of \$8,800,000" instead of "at an estimated cost of \$4,500,000"; (2) That Paragraph 2, Page 2, Item 3 be amended to reflect the proposed fee structure recommended by the Board of Directors; (3) That Paragraph 1, Page 4 be amended to read "a loan from a governmental agency and/or other approved lending institutions in the approximate amount of \$6,000,000" instead of "a loan from a governmental agency or other approved lending institutions in the approximate amount of \$3,000,000."

EXPLANATION: Calendar (a) above was approved by the Board of Directors of the Queens College Student Services Corporation at its meeting on September 8, 1969.

The low bid for construction of the College Union as opened on August 5 was \$3,200,000 over the estimate of construction.

Other avenues of financing such as foundations, conglomerates, brokers, contractors with investment capital, banks, drastic reduction of the size of the project, and additional federal money were all explored to no avail.

An agreement has been reached with the Centurion Corporation, 52 Wall Street, for them to arrange all supplemental financing required to complete the project as competitively bid. In order to complete the project, the college union fee must be increased or the only alternative is to abandon the project.

NOTE: Resolutions adopted with the understanding that a detailed presentation of the financing and planning for the Queens College Student Union facility be made by Queens College officials to the Committee on Campus Planning and Development.

Mr. Ashe requested to be recorded as "not voting."

NO. 2. REAPPOINTMENT - QUEENS COLLEGE: RESOLVED, That, upon recommendation of the President, the Presidential Advisory Committee and the English Department, Henry Lesnick, Assistant Professor of English, be reappointed for the period 9/1/69-8/31/70, at the salary rate of \$11,000 per annum in 1969 and \$11,600 per annum in 1970, subject to financial ability.

NO. 3. NEW ACADEMIC AND PLAZA BUILDINGS - BROOKLYN COLLEGE: RESOLVED, That the Board of Higher Education approve an increased estimated cost of construction from \$20,050,000 to \$25,735,000, the aggregate of low bids received on August 27, 1969, for the construction of an Academic Building, a Plaza Building and a bridge structure over Bedford Avenue at Brooklyn College; and be it further

RESOLVED, That the City University Construction Fund be and is hereby requested to

(1) approve said increased estimated cost of construction, (2) authorize the Dormitory Authority to award contracts to the successful low bidders in the aggregate amount of \$25,735,000; and be it further

RESOLVED, That the action of the Board of Higher Education of April 28, 1969, Calendar No. 5, be amended to increase the total estimated cost of the project from \$25,719,200 to \$32,350,000 and that the Note Agreement be amended accordingly.

EXPLANATION: On April 28, 1969, the Board approved an estimated construction cost of \$20,050,000 for these facilities, as submitted by Evans and Delehanty, Architects.

On August 27, 1969, bids were taken by the Dormitory Authority and the aggregate amount of the low bids was \$25,735,000. These bids may be summarized as follows:

<u>Contract</u>	<u>Low Bid</u>	<u>High Bid</u>	<u>Number of Bidders</u>
1. General Construction	\$13,974,000	\$16,234,000	4
2. HVAC	5,774,000	6,187,000	3
3. Plumbing	1,190,000	2,398,000	4
4. Electric	4,797,000	5,100,000	3
Total	\$25,735,000		

The bids have been analyzed by the Dormitory Authority, the Architects and the estimators and the Dormitory Authority's supervising engineers. Conferences have been held with the contractors for General Construction, Mechanical and Electric Work to determine if possible where the discrepancy between the estimates and the low bids might lie.

The consensus of opinion that has evolved from these activities is that the differences between the estimates and the bids are attributable primarily to differences of opinion as to the pricing of the major elements of construction. The Architects and the estimators attribute the sizable increases in pricing to an extraordinary escalation in costs of construction which has apparently developed in the past six months. It is also considered to be of major significance that the value of construction work now underway in the Metropolitan Area is at an unprecedented high level and that the drain on the labor market has affected bidding conditions adversely.

The Architects, as well as the estimators, are of the firm conviction that rebidding the job would not result in lower bids. It is also their opinion that no significant savings could be effected without major changes to the plans involving significant reduction of the programmed facilities. Any such consideration would also involve long delays in redoing the plans.

The Deputy Chancellor recommends that the low bids be accepted and that the project not be rebid nor that any changes be made to the plans for these urgently needed facilities.

The estimated total project cost approved in April 1969 was as follows:

<u>Item</u>	<u>Estimated Cost</u>
Architect's Fees for Final Design (Academic)	\$ 306,000
(Plaza)	199,200
Construction (6/69)	20,050,000
Supervision and Construction Management (Estimated)	600,000
Equipment (15%) (Estimated)	2,700,000
Miscellaneous Costs (Estimated)	50,000
Contingency and Bid Allowance	1,814,000
	Total \$25,719,200

The revised total project cost based on the new cost of construction is as follows:

<u>Item</u>	<u>Estimated Cost</u>
Architect's Fees for Final Design (Academic)	\$ 306,000
(Plaza)	199,200
Construction (Low Bids)	25,735,000
Supervision and Construction Management (Estimated)	900,000
Equipment (15%) (Estimated)	3,850,000
Miscellaneous Costs	50,000
Contingency for Extras during Construction (5%) (Estimated)	1,300,000
	Total \$32,340,200
	Say \$32,350,000

NO. 4. APPOINTMENT OF VICE-CHANCELLOR FOR ACADEMIC AFFAIRS: RESOLVED, That Dr. Timothy S. Healy be appointed Professor of English and Vice-Chancellor for Academic Affairs for the period September 15, 1969 - June 30, 1970 at the salary rate of \$26,000 per annum as professor and \$6,000 per annum as an administrative supplement, subject to financial ability.

EXPLANATION: At its meeting of August 12, the Executive Committee authorized the Chancellor to appoint a Vice-Chancellor for Academic Affairs. The appointment of Dr. Healy is unanimously recommended by a special search committee consisting of Chancellor Bowker (Chairman), Vice-Chancellor Hollander, President Lief, and Professors Sexton and Weiss (representing the University Senate).

At this point the Board went into Executive Session.

NO. 5. COMMUNITY COLLEGE NUMBER SEVEN: The Executive Committee hereby resolves as follows:

1) The Executive Committee has read and noted the letter from Mr. Albert Vann addressed to Dr. Burkhardt and the reply from Dr. Burkhardt to Mr. Vann.

2) Since the leadership of the Coalition has declined to accept the principle of choosing a president mutually acceptable to the Negotiating Team (reflecting the view of the community) and the Board Committee (reflecting the view of the Board) and since the only name continuously being presented and insisted upon by that leadership has been, and is hereby reaffirmed as being entirely unacceptable to the Board, a complete impasse is found to exist.

Since further efforts along the same lines by the same groupings could only lead to a further exacerbation of relationships, the Executive Committee resolves that the Board's Presidential Search and Planning Committee for Community College Number Seven be and is hereby discharged and dissolved, with appropriate thanks.

The Executive Committee extends the appreciation of the Board for the time, energy and efforts devoted by members of the Negotiating Team, and of the Coalition, during the many months of meeting and deliberations with the Board's Presidential Search and Planning Committee for Community College Number Seven.

The Executive Committee further resolves that the Chairman of the Board is requested to designate the Executive Committee itself to sponsor and direct such further efforts as should and might be made to effectuate and expedite the plans for the establishment of Community College Number Seven in accordance with the creative concepts already developed.

It is further resolved that the Chancellor be instructed to proceed expeditiously to accelerate action on the projected college, under the direction of the Committee appropriately designated by the Board Chairman, so that the college may be opened at the earliest possible date.

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After the passage of the above resolution, the Chairman of the Board designated the Executive Committee to carry on the functions of planning and search for a president for Community College Number Seven.

Upon motion duly made, seconded and carried, the meeting adjourned at 6:30 p.m.

N. MICHAEL CARFORA
Secretary of the Board