

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
HIGHER EDUCATION OF THE CITY OF NEW YORK**

HELD

MAY 29, 1978

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

The Chairperson called the meeting to order at 5:40 P.M.

There were present:

Harold M. Jacobs, Chairperson
Patricia Carry Stewart, Vice Chairperson

Walter H. Crowley
Armand D'Angelo
Edith B. Everett
Ronald T. Gault

Gurston D. Goldin
Emanuel R. Piore
David Z. Robinson
Stuart Scheftel

Ann M. Burton, ex officio

Edward A. Roberts, ex officio

Richard M. Catalano, Secretary of the Board
Mary P. Bass, General Council and Vice Chancellor for Legal Affairs

Chancellor Robert J. Kibbee
President Milton G. Bassin
President Roscoe C. Brown, Jr.
Acting President Peter J. Caffrey
Acting President Anthony Santiago
President Joseph Shenker

Acting President Joshua L. Smith
President Edmond Volpe
President Jacqueline G. Wexler
Vice Chancellor Julius C.C. Edelstein
Vice Chancellor J. Joseph Meng

The absence of Ms. Conway, Mr. Maniscalco, Ms. Maynard and Mr. Rivera was excused.

A. WELCOME TO PROFESSOR BURTON: The Chairperson introduced Professor Ann M. Burton, the new chairperson of the University Faculty Senate, and welcomed her as an ex officio member of the Board.

Upon motions duly made, seconded and carried, the following resolutions were adopted:

NO. 1. COMMITTEE ON LONG-RANGE PLANNING: RESOLVED, That the following item be adopted:

A. PROPOSAL FOR FACILITIES NEEDED AT THE CITY UNIVERSITY OF NEW YORK THROUGH 1990: RESOLVED, That the recommendations for remedying the University's need for improved physical facilities, as contained in the Proposal for Facilities Needed at The City University of New York through 1990, be adopted as follows:

**RECOMMENDATIONS CONTAINED IN PROPOSAL FOR
FACILITIES NEEDED AT THE CITY UNIVERSITY OF NEW YORK THROUGH 1990**

A. At Hunter College, the University should resume, as soon as possible, the suspended construction of the two buildings at the main campus to provide adequate facilities for the college as well as to permit the abandonment of the several leased spaces. Additionally, it should plan a scaled down program for the subsequent renovation and upgrading of facilities in the main building at a cost of approximately \$19 million to be expended over a several year period. The total projected cost will be \$103 million, a reduction of \$37 million from the approved master plan.

B. The University should proceed as soon as possible to complete the construction of the \$83 million permanent campus for Borough of Manhattan Community College to provide an adequate educational facility for the college as well as to eliminate an enormous rental obligation. The deplorable conditions of the College are fully described in the Proposal.

C. The University must proceed immediately with the \$3 million renovation of the acquired office building at Hostos Community College, thereby providing the college with an adequate interim facility and permitting the abandonment of two smaller leased facilities. Development of a permanent campus should be considered as part of the comprehensive plan for South Bronx redevelopment.

D. At Bronx Community College, the University should indefinitely defer any building additions with the exception of the new selective energy plant which, together with a related site utility distribution system, must be begun as soon as possible. Immediate priority should also be given to the planned alteration of Silver Hall and Tech II buildings to permit the college to abandon the existing badly deteriorated science facilities, as well as other obsolete spaces. The cost of these projects is approximately \$18 million. Plans should also be begun for a \$12 million program of campus rehabilitation work to be advanced over the next several years. This represents a savings from the master plan of \$34 million.

E. The University should go forward with the construction of a campus for York College at the Jamaica site as soon as possible - hopefully within six (6) months. The campus should accommodate an enrollment of 4,000 to 4,500, and the previous design for construction should be accordingly adjusted. There will be a cooperative education curriculum focussed on business and health sciences as well as programs in the liberal arts. It is estimated that such a facility will cost \$80 million in 1978 dollars. This represents a \$60 million savings from the previously approved master plan.

F. At Queens College, the University should proceed to construct the already designed \$33 million science building. Further, it should initiate planning for additional facilities for the Music and Art Departments as well as for a new library and instructional facility. A scaled-down plan for renovation work and plant rehabilitation should be advanced, representing a master plan reduction of \$194 million. Completion of a recommended \$110 million in construction work will permit the college to abandon a number of its temporary and obsolete buildings.

G. The University should acquire and renovate a five year old building located directly across the street from the main building at LaGuardia Community College to provide approximately 100,000 net assignable square feet of space. The college already leases 49,000 square feet in the building. Acquisition and alteration of the facility (tentatively estimated at approximately \$6 million) would permit the college to abandon 31,000 square feet of other leased space and to provide for approximately 20,000 square feet of expansion. The two-building complex would provide for the college's needs for the immediate future.

H. The University should postpone indefinitely the implementation of \$55 million master plan at the New York City Community College. It should proceed to plan for consolidating the college on its Brooklyn Campus, closing the Voorhees Campus and abandoning the leased facilities. Involved will be a renovation program to accommodate programs currently housed at Voorhees at a tentatively estimated cost of \$5.0 million.

I. The University should abandon plans to construct a new Science/Academic Building at Lehman College and defer indefinitely construction of the new gymnasium and subsequent alterations of the old gym. The conversion of the existing library to accommodate the Art Department now housed in an off-campus leased facility should be planned. A reduced program of renovation and upgrading of existing facilities should be provided. The cost of all of the foregoing will be approximately \$5.0 million (1978 dollars) rather than the \$61 million expenditure described in the master plan.

J. At Medgar Evers College, the University should advance plans to provide for abandonment of the leased facility (47,000 net sq. ft.) and for a modest increase in classroom and office space. This would call for construction of a new facility to provide 75,000 net square feet at a tentatively estimated cost of \$11.0 million.

K. The University should abandon the plan to construct a South Academic Center at City College, which will save \$54 million. It should proceed to plan for the renovation of the Cohen Library and the Administration Building to provide for new purposes including relocation of the School of Architecture now housed in an off-campus rented location. Additionally, it should provide funding for about one-third of the recommended master plan program for renovation of the older north campus buildings and for demolition of the obsolete south campus structures. Implementation of this program will require the expenditure of approximately \$18 million over the next several years and will save \$89 million from the approved master plan.

L. The University should indefinitely defer any new construction at Brooklyn College for a savings of \$47 million. However, in recognition of the need to adequately maintain the present facilities and to meet the educational program requirements of the college, the University should permit one-third of the planned renovation/alteration work (\$6.0 million) to be advanced. Use of four existing temporary buildings and a small leased building should be discontinued.

M. Proceed to plan and construct a new campus for Baruch College to better meet the educational program requirements of the college and thereby permit abandonment and sale of the existing owned facilities and termination of the present costly rental obligations. The estimated cost is \$121 million.

N. At The College of Staten Island, the University should abandon plans to construct a new campus at South Beach and initiate efforts to dispose of the 113 acre site reserved for the construction of the former Richmond College.

The University should initiate plans to construct or acquire new facilities at or nearer to the Sunnyside campus. Plans were completed and approved prior to 1975 to construct an additional 322,000 square feet of space at what was formerly the Staten Island Community College campus. These plans should be reexamined to determine their

suitability for the new combined college and for their impact upon the community. Since existing facilities, although undesirably separated, are available at the present time, this phase of the master plan is planned for implementation between 1985 and 1990.

When suitable facilities have been constructed or acquired in the general vicinity of the Sunnyside Campus, the University should vacate and dispose of its St. George facilities.

The total estimated cost of the proposed construction in 1978 dollars is \$100 million, approximately one quarter of which is in renovation and site work.

O. No plan is projected to expand the Graduate School and University Center beyond its present space accommodation.

P. The two facilities acquired in 1973 for John Jay College should continue to adequately provide for the needs of the college. No additional construction program is presently contemplated.

Q. The University should defer indefinitely any further campus development at Kingsborough Community College.

R. The University should defer indefinitely construction of any additional facilities at Queensborough Community College.

Following are the priorities for implementing the recommendations set forth above:

Priority A (Immediate)

Hunter College - Complete two towers
 Borough of Manhattan Community College - Complete campus
 Hostos Community College - Renovate 500 Grand Concourse
 Bronx Community College - General repairs and renovations
 Selective energy plant
 Silver Hall renovations
 Tech II renovations

Priority B (1979-1982)

Queens College - New Science building
 York College - New campus
 LaGuardia Community College - Purchase and renovate building
 New York City Community College - Renovate Brooklyn facilities
 Lehman College - Alter old library building
 Bronx Community College - Renovate other existing buildings
 Medgar Evers College - Build library and classroom facility
 City College - Renovate Cohen Library and Administration Bldg.
 Brooklyn College - Renovate existing buildings
 Queens College - Construction and renovation for music and art programs

Priority C (1983-1990)

- Hunter College - Renovate Park Avenue building
- Lehman College - Modernize existing buildings
- Bronx Community College - Phase II Alterations of existing buildings
- Baruch College - New campus
- Queens College - Energy plant, utilities, renovate existing buildings
- Brooklyn College - Alter existing buildings
- City College - Renovate existing buildings
- i Hunter College - Alter existing buildings
- Queens College - New library and academic facilities
- College of Staten Island - New buildings and renovations
- City College - Alter existing buildings

(A copy of the Proposal is on file in the Office of the Secretary of the Board.)

EXPLANATION: Over the past one and a half years the Committee on Long Range Planning has undertaken a careful and systematic analysis of both external and internal factors that might impinge upon the future size, scope, configuration and program of the University. One major aspect of this process of self-evaluation has been a consideration of the needs of the University for new facilities which are now rented or which are in extremely poor condition. Also identified were badly needed renovations of existing facilities either to bring them to a reasonable standard of quality or to make them more useful in carrying out the educational missions of the several colleges of the University.

The University is now in critical need of adequate physical facilities at many of its campuses in order to continue its educational program. At present, space provided per student is markedly lower at The City University of New York than at other sectors of higher education in New York as well as nationally.

The Proposal sets out needs which the Board believes to be both real and realistic and which should be met during the decade of the 1980's. In arriving at the recommendations set forth in the Proposal, the Board has been guided by understandings gleaned from its review of the demography of the City and of the University, of the current state of the University's facilities, and of the mission of the University and of its several colleges. These in turn have been tempered by recognition of the severe fiscal constraints of the City of New York which, under existing law, must bear half of the amortization costs of the capital debt.

The Proposal recommends construction costs approximately half of that originally approved by City and State authorities within the last decade when facilities master plans had been developed for most of the campuses of the University. The cost of completing these previously approved master plans would have been \$1.5 billion in 1978 dollars. The Proposal recommends construction totaling \$680 million in 1978 dollars. It calls for reductions in virtually all of the master plans for colleges of the University which had previously approved master plans, and modest construction at those few campuses which had not drawn master plans.

Central to any consideration of the need for facilities is the anticipated enrollments they will be designed to accommodate. The Proposal is based on two sets of enrollment projections: the one considered most likely and a more conservative series. The projections are based on the assumption that all senior colleges will accept only students who have attained a college admissions average of 80 or are above the 66th percentile. The sole exception will be John Jay College of Criminal Justice where the special focus of the curriculum for the uniformed services makes it more appropriate for the College's admissions average to be 75 or the 46th percentile. The projections also assume a limit on the number of freshmen assigned to every college each year. These maxima will serve to prevent major fluctuations in enrollment levels and will serve more to differentiate colleges.

The Proposal calls for the construction of 2.8 million net assignable square feet, of which 70 percent will replace facilities which are now rented or are of a temporary nature or are in poor condition.

The Proposal also sets forth priorities which phase the costs of amortization of its debt obligation.

The Proposal is made from an awareness of the City's continuing financial crisis but also from a sense of the need for the Board of Higher Education to plan for appropriate physical accommodation of its colleges.

Mrs. Everett and Mrs. Stewart abstained and made the following statement:

We believe our responsibility as members of this Board is to provide the best education possible to all students and prospective students of this City, and to apply the limited financial resources available to us in a manner which can best achieve that objective.

We feel that the plan just voted on would achieve this with one exception. It was apparent from discussions with our colleagues on the Board that any effort made to amend the item would be defeated. Therefore, we felt obliged to abstain from voting on the proposal and are using this opportunity to explain why.

We cannot, in good conscience, recommend that priority be given to allocating funds for a new \$80 million campus at York College as spelled out in this plan.

While we wish to take notice here of the many fine programs offered by York College; while we wish to note, too, the sincere expressions of concern by faculty, administration, students, and community in support of this proposal, we are no less sincere in our belief.

Given the data which we have reviewed very carefully, particularly with respect to future declining University enrollment and projections of total University space, when weighed against our limited resources, we could not honestly support this proposal.

Mr. Crowley asked that the record show that the Proposal be amended to reflect the wording of Recommendations B and E above.

Upon motions duly made, seconded and carried, the meeting was adjourned at 5:50 P.M.

RICHARD M. CATALANO
Secretary of the Board