

**BOARD OF TRUSTEES
THE CITY UNIVERSITY OF NEW YORK
535 EAST 80TH STREET
NEW YORK, NEW YORK 10021**

CALENDAR

SEPTEMBER 27, 2004

NO. 1. UNIVERSITY REPORT: RESOLVED, That the University Report for September 27, 2004 (including Addendum and Errata Items) be approved:

EXPLANATION: The University Report consists of the highlights of the personnel actions and other resolutions of a non-policy nature which require approval by the Board of Trustees.

NO. 2. CHANCELLOR'S REPORT: RESOLVED, That the Chancellor's Report for September 27, 2004 (including Addendum and Errata Items) be approved:

EXPLANATION: The Chancellor's Report consists of standard resolutions and actions of a non-policy nature which require approval by the Board of Trustees.

NO. 3. APPROVAL OF MINUTES: RESOLVED, That the minutes of the regular Board meetings and Executive Session of June 28, 2004 be approved.

NO 4. COMMITTEE ON FISCAL AFFAIRS: RESOLVED, That the following item be approved:

A. LAGUARDIA COMMUNITY COLLEGE – MAINTENANCE SERVICES CONTRACT:

RESOLVED, That the Board of Trustees of The City University of New York authorize the General Counsel to execute a contract on behalf of LaGuardia Community College to purchase maintenance services. The contract shall be awarded to the lowest responsive and responsible bidder after public advertisement and sealed bidding by the College pursuant to law and University regulations. Such purchase shall not exceed a total estimated cost of \$1,900,000 for the initial one year term, chargeable to FAS Code 217801400, during the fiscal year ending June 30, 2005. The contract shall include up to four one-year options for the University to renew in its best interest. The contract shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: LaGuardia Community College will use these services to provide maintenance of the buildings and grounds and related systems.

NO.5. COMMITTEE ON ACADEMIC POLICY, PROGRAM, AND RESEARCH: The following items are placed on the calendar pursuant to the resolution on Committee structure last amended by the Board on 5/21/90, Cal. No. 8.D. A quorum was not present at the meeting but the presiding chair determined that it is important for Board action not to be delayed. A majority of the members of the Committee support these resolutions.

A. THE COLLEGE OF STATEN ISLAND – M.S. IN URBAN HEALTH SCIENCE:

RESOLVED, That the program in Urban Health Science leading to the award of the M.S. at The College of Staten Island be approved, effective January 2005, subject to financial ability.

EXPLANATION: The purpose of the proposed program is to provide licensed/certified health professionals with the training necessary to access higher level career opportunities in today's urban health care systems. To advance in management within a complex system serving many populations, health professionals need more than clinical training. They also need advanced education in areas such as management, health policy, epidemiology, and

research methodology. The program will be open to students who hold professional licensure in a health field such as (but not limited to) physician assistant, physical therapy, medical technology, nursing, and have completed a minimum of 36 credits in basic sciences. In addition, the curriculum will enable physician assistants to qualify for recertification by the National Commission on Certification of Physician Assistants (NCCPA), which is an essential condition for licensure.

B. YORK COLLEGE – CERTIFICATE IN CHILD AND YOUTH WORKERS:

RESOLVED, That the program in Child and Youth Workers leading to the award of a Certificate at York College be approved, effective January 2005, subject to financial ability.

EXPLANATION: The purpose of the proposed program is to prepare workers in the area of youth services and after-school education with competencies that will make them effective at their jobs, and promote career development in this increasingly professionalized field. Jobs that once went to largely untrained employees are increasingly being filled by those with some college education. Students completing this program will be eligible for employment as counselors, tutors, after-school youth workers, and group leaders. The program has the potential to bring new students to the College by serving as a point of access to baccalaureate study for a population that might otherwise not pursue higher education.

NO. 6. COMMITTEE ON FACULTY, STAFF, AND ADMINISTRATION: RESOLVED, That the following item be approved:

A. THE CITY UNIVERSITY OF NEW YORK – NON-DISCRIMINATION POLICY:

RESOLVED, That the policy prohibiting discrimination within The City University of New York be adopted effective October 1, 2004.

NOTE: A copy of the non-discrimination policy is on file in the Office of the Secretary of the Board.

EXPLANATION: The City University of New York, as a public university system, adheres to Federal, State, and City laws, and is committed to upholding values and implementing policies that promote respect for the many diverse cultures found within its community. While discrimination is not prevalent at the University, CUNY realizes that no organization is immune to this issue. The purpose of this policy is to make clear that discrimination is prohibited within the University's workforce and within its educational programs and activities. This policy upholds the University's longstanding commitment to non-discrimination in accordance with recent amendments to local and State non-discrimination laws.

NO. 7. COMMITTEE ON FACILITIES, PLANNING, AND MANAGEMENT: RESOLVED, That the following items be approved:

A. THE CITY COLLEGE – ENERGY PERFORMANCE CONTRACT – CENTRAL CHILLER PLANT REPLACEMENT & EXPANSION PROJECT:

RESOLVED, That the Board of Trustees of The City University of New York accept the design of the CCNY Central Chiller Plant Replacement & Expansion Project at City College, as prepared by DMJM + Harris, with a construction budget of \$20,965,829. The Board approved the selection of the design/build engineering firm of DMJM + Harris by resolution dated January 28, 2002, Cal. No. 7.A.; and be it further

RESOLVED, That the City University Construction Fund is requested to authorize the Dormitory Authority of the State of New York to authorize the firm of DMJM + Harris to complete the contract documents, to bid and award contracts, and to supervise the construction of this project.

EXPLANATION: DMJM + Harris, as design/build contractor, will replace and expand the central chiller plant and associated pumping systems at City College. The existing equipment has reached the end of its useful life and

additional capacity is required to meet the future needs of the campus. The plant will be replaced with state-of-the-art efficiency equipment. Major piping and controls will be replaced and upgraded to provide the most efficient operating environment of the new equipment and to support future growth on the campus. A new utility tunnel will be installed to supply central utilities to the south campus.

B. BARUCH COLLEGE – CONSTRUCTION OF THREE NATURAL SCIENCE LABORATORIES:

RESOLVED, That the Board of Trustees of The City University of New York authorize the General Counsel to execute a construction contract on behalf of Baruch College to renovate three rooms in 17 Lexington Avenue as natural science laboratories. The contract shall be awarded to the lowest responsive and responsible bidder after public advertisement and sealed bidding pursuant to law and University regulations. The contract cost shall be chargeable to the City Capital Budget, Projects Nos. BA001-001, BA002-001 and BA060-001, for an amount not to exceed \$400,000. The contract shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: Baruch College will construct and upgrade natural science laboratories in three existing spaces in the 17 Lexington Avenue Building, to promote and extend the teaching and research capabilities of the college science programs.

The Board approved the selection of the design firm of Graf & Lewent Architects by resolution dated January 27, 2003, Cal. No. 7.A.

C. THE CITY COLLEGE – EDUCATIONAL HOUSING SERVICES LEASE:

RESOLVED, That the City University request the Dormitory Authority of the State of New York to enter into a ground lease with Educational Housing Services, 31 Lexington Avenue, New York, NY 10010 for the leasing of a parcel of property on the south campus of City College near 130th Street and St. Nicholas Terrace, for the purpose of providing a student housing facility of approximately 600 beds thereon.

EXPLANATION: The City University has been engaged in a priority effort to focus resources and programs at City College in order to restore it to a pre-eminent position within the University system. CCNY has the only Engineering and Architectural Schools at CUNY as well as the Sophie Davis School of Bio-Medical Education. It is the largest recipient of science research grants and is home for the Structural Biology Consortium located in the renovated and expanded former Park Gym building. A new Graduate Science Research Building has been included in the Capital Budget which will allow researchers from throughout the CUNY system to come to the City College Campus to do advanced research work and attract prominent science students.

As a further step in this effort, the Chancellor and President have determined that providing a residence facility on the campus would significantly enhance the effort. The lack of such a facility has discouraged a significant number of well qualified students (including many from the immediate area) from accepting admission in favor of residential college alternatives. It is also understood that it is University policy that the cost of providing and operating a residence facility must be entirely financed by room rentals and that there be no direct or contingent financial obligation to the University.

Subsequent to this determination, the Office of Facilities Planning, Construction and Management in concert with City College prepared a Request for Proposals and invited a number of experienced firms to propose arrangements whereby they would finance, develop and operate a dormitory on the City College campus on a self supporting basis. Of the firms that responded, six were selected for interviews by a team of central office and college staff, three were invited back for a second interview, references were checked and finally Capstone Development and Management (in association with Educational Housing Services) was selected to develop and operate the facility. Separately and in parallel, a demand study was commissioned to quantify the level of interest and the affordability of room rents in an on-campus dormitory. Although the study estimated that a significantly higher demand existed, it was agreed that a 600 bed facility (with expansion potential) would be the appropriate size.

The deal structure would be as follows. The Dormitory Authority (DASNY) would lease the proposed site of the dormitory to Educational Housing Services (EHS), which in turn would enter into separate development and management agreements with Capstone. EHS, as owner/borrower/leasee would enter into a loan agreement with DASNY, which would issue bonds to finance the project. Capstone (pursuant to its development agreement with EHS) would use the bond proceeds to engage architects, contractors, furniture suppliers, etc. to design, construct and equip the building. When completed, Capstone (pursuant to its management agreement with EHS) would collect rents which would be used to pay debt service on the bonds, operate the facility, accrue reserve funds for future repairs, and return surpluses to the University. The ground lease as well as the development and management agreements would be reviewed and approved by the General Counsel and Vice Chancellor for Legal Affairs. It is intended that a substantial portion of the anticipated surplus rental revenue would be applied to reduce the rent charges for a number of students who could not afford the rental cost.

Subject to adjustment, it is estimated that the project will provide approximately 600 beds included in 76- 4 single bedroom/2 bath suites, 69 double bedroom/1 bath and 10 one bedrooms/1 bath units as well as lounges and other support facilities and between 5 to 10 faculty studio units. The direct construction cost is estimated at \$38.4 million and a bond issue of about \$60.2 million (to include required reserves, design and construction supervision costs, various fees, etc.). It is anticipated that the financing will be completed by the end of this year and construction completed in time for a Fall 2006 opening.

D. NEW YORK CITY COLLEGE OF TECHNOLOGY – 25 CHAPEL STREET LEASE:

RESOLVED, That the Board of Trustees of The City University of New York authorize the Vice Chancellor for Legal Affairs to execute a ten-year lease agreement, on behalf of the New York City College of Technology, to rent approximately 21,000 square feet of space at 25 Chapel Street, Brooklyn, New York. The agreement shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: The University currently rents the entire 4th and 11th Floors at 25 Chapel Street in Brooklyn for use by the New York City College of Technology pursuant to a lease that will expire on May 31, 2012. The College is in desperate need of additional classroom space. The proposed new ten-year lease will provide 21,000 rentable square feet of additional classroom space on the ground floor at 25 Chapel Street. The rent for the new space will be \$693,000 (\$33/SF) per annum. The University will be responsible for real estate tax escalations over the base year and operating escalations of 1.5% per annum. The landlord, at landlord's cost, will renovate the new space to the University's specifications. The ten-year term will start upon substantial completion of landlord's work. The landlord will maintain all mechanical, plumbing and other building systems. The University will pay for the cost of electricity on a direct meter.

NO. 8. HONORARY DEGREE: RESOLVED, That the following honorary degree, approved by the appropriate faculty body and recommended by the Chancellor, be presented at the commencement exercise as specified:

COLLEGE

DEGREE

THE GRADUATE SCHOOL AND UNIVERSITY CENTER

Fernando Henrique Cardoso

Doctor of Humane Letters

(To be awarded at a special ceremony on Friday, October 29, 2004.)

Brooklyn College	Purchase of Printing Services for the Brooklyn College Magazine - Bid for contract to purchase printing services.	\$105,000
College of Staten Island	Intracampus Bus Service - Bid for contract to purchase intracampus bus service.	\$243,000
University Contracting Office	Immunization Services - Bid for contract to purchase immunization services.	\$131,940
Lehman College	Purchase of Uniformed Guard Services - Purchase under NYS Contract of uniformed guard services from FJC Security services, Inc.	\$250,000