

CAPITAL COMMITTEE
BOARD OF TRUSTEES
MINUTES

Meeting of June 11, 2019

Finance/Capital Committee Members 2018-2019:

John DeGrace, Chair

Linda Green

Wanda Jackson

Ed Powers

John Durso

The Capital Committee segment of the Finance/Capital Committee meeting of the Board of Trustees was called to order by Trustee DeGrace at 5:57 p.m. on Tuesday, June 11, 2019. The meeting took place on the eleventh floor of the Administrative Tower.

Committee members present: John DeGrace
 Jon Durso
 Wanda Jackson
 Linda Green

Committee members absent: Ed Powers

Other Trustees in attendance George Siberón
 Bridget Russell (Student Trustee)

Also in attendance: President Keen
 Vice Presidents Collins, Muscarella, Reznik, Conzatti
 Associate Vice President Sandra Friedman
 Associate Vice President Craig Wright
 Treasurer Lisa Hahn

AGENDA ITEMS:

Because of the presentation to the committee by the County on the Central Utility Plant expansion, Item #7 was introduced first:

Item #7 – Resolution to grant an easement for expansion of the Central Utility Plant:

VP Muscarella introduced the resolution by explaining that NCC is being asked to approve the expansion of the Central Utility Plant onto NCC property so that improvements can be made to the plant. This proposal is being made as part of the new contract for operation of the plant. The expansion onto NCC property is a very small area on the northeast corner of the existing CUP so that additional equipment can be installed that will aid in the efficiency of the plant and result in savings for all the plant customers.

A presentation to the committee was made by Chris Nolan, Nassau County Office of Management and Budget and Josh Meyers, outside counsel to the County.

Chris Nolan: To take you through some of the high points I don't know how much of this is necessary, but we did take a look out the window to see the facility itself, the cogeneration facility which is just off to our right here and that facility provides hot chilled water and steam to about eight customers. I don't remember all of them, but obviously the Coliseum, the Marriott Hotel, the museums and the Aquatic Park along museum row our medical center and at the end of the three-mile steam pipe the Nassau University

Medical Center which also branch off provides some of that thermal energy to Corrections. The facility was built originally as a central utility plant just to provide hot water and chilled water in the early 70's. The customers at that time were mainly the College and the Coliseum. In the late 80's, the County wanted to get out of the business of energy and turned over the operation to a private entity which installed a gas turbine and that company, Trigen, installed gas turbines to provide steam and electricity. All that electricity was then sold to LILCO under the federal laws - they had special pricing. The County never had the opportunity, the customers really never had the opportunity to benefit from any of the lower costs of electricity that was produced by the facility, except for a very small portion. So they continued to provide, Trigen, now has a subsidiary called Nassau LLC and they are the ones who are operating the facility today and again that metered service is provided to all those customers. This has taken a long time for the County to get to this point. We acknowledge that. It's a complicated process that we have to go through when dealing with facilities of this nature and size, so we issued an RFP in January 2016. There were initially seven interested parties, two parties with a final bid and we've gone through that over the last several years. We had to go through those bids to - we left the RFP very open so there were some differences between the bids - and we had to have our team work with the proposers to balance out so we have a true apples to apples comparison of the proposals. Through that time period we also had a change of administration and we lost some folks along the way, so the County had to reconstitute the committee in early 2018 to make the final selection and then begin negotiations. That's what brought us here today. So, what we ultimately, at the end of the day, the County's team selected the incumbent, Nassau Energy and its parent company Engie, the major multi-national corporation, and the benefits to the College and the customers as a whole, as Joe mentioned earlier, is that we're going to benefit from the lower demand and service cost. We had PFM helping us throughout this process as our financial advisor and they had put together the tables, some of which are in here and currently there are several components of cost that the County and the customers are required to absorb as part of the delivery of the thermal energy. Those components are demand and service and variables and then, because the way the agreement was structured for the company paying taxes, they passed along a lot of the tax cost to us originally. The main service cost and fixed cost, the cost of capital, the cost of maintaining the system to date were in comparison they had been at about \$5.2 million annually with two components growing at two different rates of CPI. What we are doing now is combing those two charges as one annual fixed charge of \$4.7 million, so that is a reduction there and then that will be in place annually. Then we have lower variable costs, this will be the actual cost of the commodity itself. The company proposed to install currently what is in there, a jet engine - also known as frame 6 - capable of producing 53 megawatts of electricity as well hot water, chilled water for the customer's use. So we wanted them to right size to what the actual needs of the County are. Knowing that they're selling a lot of electricity making a lot of money selling it to the open market we were concerned really about the core customers. So they right sized this new turbine that they want to install and along with that right sizing comes a better heat rate which provides lower cost of thermal energy. So the higher customer base is obviously (good) for the College, where Joe noted. You're about 50% of the usage outside of what is used by the Medical Center. I think you see that the Medical Center itself is around 60 to 65% of total use and you are about 50% of the other customers on this side of the Meadowbrook. So, what that means to you is exactly we estimate and PFM has worked through it, that this should be anywhere from \$300,000 to \$500,000 a year savings. On page 8 over the near term and then again with the fixed demand charges at a lower pace and growing in the variable rate. The biggest component of this though for me has always been sort of a thorn in my side is when the original deal was struck, the operator passed along everything but the first \$100,000 in property tax to the customer base. That was back in 1991 and I can guess what the taxes were at that point in time, probably a stable amount. Now that has grown to about \$3.2 million in property taxes, the customer is bearing the lion's share, more than the lion's share. So, going forward we have negotiated that the operators will bear 34% of the property taxes, which at the current rate is about a million dollars rather than \$100,000. So that's a significant benefit to the customers and of course the College ensures that benefit. The term of the proposed lease and MEA (Master Energy Agreement) that we negotiated is 25 years for the operation date with up to a 10-year option and one of the other key considerations outside with financial benefits, although it does have serious financial benefits to the customer base that we did not factor into this, is that Nassau Energy has the full risk asset management of the of the system. So, if there's a failure they have to

replace it. They are on the hook for every piece of equipment that is part of the system of keeping the system moving forward. The only thing of course would be an expansion of the system which certainly could be for the benefit of all customers if that's done correctly. What Josh is going to talk about in a few minutes is again that the County always envisioned it to be a broader system, one that could expand to include other customers particularly on the energy side. We want to be able to tap into that energy side. There have been changes in the laws on the federal level that allow, I think for these systems now to transmit electricity across wires a lot easier, more economical benefits that many of the customers can enjoy that benefit. As Joe noted, here's the portion of the property with a very small, just a road, that takes a fire access road taking it around. So I think it's only 11,000 square feet.

Trustee Durso: What's there already?

Chris Nolan: There is nothing there in that portion of the property. They're losing some parking in the area so they are moving some parking over here as you note on this, but this is what they are proposing to do is just cut a road around so they can access.

Trustee Siberón: Where is the existing?

Chris Nolan: The existing is in this building. This portion right here is the original Central Utility Plant, so there are boilers and chillers in here. This is the expanded plant.

Trustee Durso: How will this affect where the Police Academy is going now?

VP Muscarella: This is on the extreme south end of the campus that the road that you are seeing is Charles Lindbergh Blvd, and just east of that. The road going somewhat north is Blenn Blvd. - that goes into the campus eastside parking lot. The Police Academy is about another half mile to the east. So this is nowhere near that. All of these projects are somewhat related in the fact that in order to provide additional energy throughout the entire hub area of the County, expansion of plant is required. PSEG, you remember from the previous meeting, is going to build a new substation. That's submitted and approved, I think last year or the year before. We're in the process of actually starting that job and also, PSEG has been running upgraded transmission lines down Perimeter Road, which is also on the eastside of the campus. So, between the Police Academy and the expansion of the College's facilities, the development of the Coliseum area, all those are related in some fashion, so we are looking at ways to increase the amount of energy available and they will all be serviced by this. The Academy is not going to be served by the Central Plant. The cost analysis on that was that running hot water, chilled water pipes from the Central Utility Plant all the way out to the Police Academy site would be cost prohibitive and it would be less expensive for them to design into the academy project, your own heating and cooling plant.

Trustee Siberón: Question: Would it impact on services now provided here? Would the surrounding areas be impacted negatively?

Chris Nolan: No, I don't believe so.

VP Muscarella: This is remote enough to everything on the campus here so any construction and operation has no effect on it.

Josh Meyer: Slide 13 Customer agreement – and what I would also say about this facility as well, is that as Chris was saying, look to stand in that general area, is the true district energy system, so that's what this is called and what the state is encouraging now are microgrids push electricity over the existing line to the development across the street - the Coliseum is basically across Charles Lindbergh so it would be just down below there. So the potential development that goes on there, anything at Hofstra that can be done, and the more customers that the company can bring on, the better it is for everybody because it will reduce the demand and service charge for all the participants.

Trustee Siberón: Question: Will you be able to take care of the hub as it is being developed?

Mr. Meyer: In terms of electricity for one it could and it does have additional capacity that it could service things across the street, any additional development and what they are going to do is maintain, what Chris was saying, is the 56 megawatt generators currently on site, so between that, they could produce hot and cold water and steam out of that right now and then when they bring on, within the next 2 or 3 years this brand new smaller right size cogeneration plant, you are going to have additional capacity to service across the street. So they could go to Hofstra, they could do that, they don't have them as a customer now, we're going to pursue them and any additional development.

Trustee DeGrace: What does that do to the cost?

Josh Meyer: It's going to be beneficial to everyone, but it's also the fact that it would bring that demand and service charge down because it spreads the cost over additional customers and then still be paying based on what your variables are – what you are actually using.

VP Muscarella: Very important point there because we paid for more for the demand and service charge - basically distribution of the overhead - than we do for the cost of energy. So we are about a little bit more than a million dollars a year in actual costs of high temp hot water and chilled water - we get charged on for unit basis for that - but the overhead for such a large customer when you look at the total overhead and what we have to pay for that is more than the cost of energy. So, the more customers over demand service charge, the better deal it is for us, and then of course we still pay less, the same or less rate for a unit of energy.

Josh Meyer: So our firm, just by way of background represents the County on the Coliseum project on the redevelopment of the site. We also looked at the private operations of the sewer systems, so we kind of looked under there and bigger projects along the line, but the redevelopment is continuing, they are pursuing plans to do that as soon as they have developers and so that is hopefully the project. So this is going to be the customer agreement - as Chris said there are a few main documents here, there's the Lease for the company - for the property that's there right now - a real estate document where the company leases the property from the County. Then there's the Master Energy Agreement between the County and the company as well - Nassau Energy - and that's discussed in how the company's going to furnish thermal energy to the customer and how the payments are going to be made. This document, the Customer Agreement - there's only a few of the customers and those that are the ones that the County is not in control over and is not paying the bill for. The hotel is actually built into the lease - NUMC now they have a Customer Agreement. At the time this was entered into NUMC was actually part of the County. Since that time, no longer part of the County. The Aquatic Center, County Correctional Facility, Administrative Building - the County controls those, pays those bills, so you don't need a Customer Agreement. This document between the County and the Community College is to detail the fact that the College agrees to receive the thermal energy and accept those services and agrees to pay the County for those, talks about audit rights and billing and things along those lines. So that's what I'll speak about here. The first bullet is about creating a true district energy system, like I said, would be the hot and chilled water that's going to other customers, not the College, but in this one because of the rules and regulations of the state now and the ability to utilize electricity, electricity is built into this now and the County and any customers, including the College can receive electrical services from the company receive electricity, depending on how you want to approach that, it would be at better rates. So, it's great so that you can push that across the street to the new development, but it's also any customer can accept electricity and that would have to be worked out. There are certain costs associated with that, that the infrastructure doesn't provide that in here now in this agreement. Second Bullet-Commodities available for purchase under the agreement that is hot water and steam and electricity. As Chris said, it's the right size environmentally friendly equipment so it's a smaller unit and will be more environmentally friendly and meet all the current regulations.

The last one is 25 years old, a big system. They don't build them like that anymore and if you keep replacing the parts, it could last for a long time. The County prefers to have new equipment that is more reliable. On pricing, as Chris talked about the service charge and the variable charges are detailed in this document and those are in the Master Energy Agreement that discusses how the pricing works between the company and the County. Those are detailed, incorporated in here to discuss how those charges will be passed on to the College. On 15 discussed the availability so that's important to all the customers, especially the College, that Nassau Energy agreed to provide, to continue thermal energy and electrical energy service and have back-up as well available. If interrupted, have restored as quickly as possible, if they don't, the County can step in and provide that and the company would have to pay for that, except for the County's fault or a hurricane or flooding or something that's an uncontrollable circumstance. On 16 is the metering, which is interesting is what is built into the agreement is additional checks and balances, additional meters the County could have the ability to have these checks on exactly what thermal energy is going back and forth for every customer so what we have built in here is the company has to install the meters, the County will have access to them, they have to do reports, reading, testing, servicing, maintaining and calibrated twice a year. All that's important, was fully detailed out in the prior

document, currently utilizing so we felt that's extremely important to make sure that you're getting the service that you requested. Talks about the billing, how the heated and chilled water and if there are any errors and even the College can come out and say, hey we think that there is a problem with this and request additional reports on that and request the check. Finally, on the last slide on 17, it's about the electric energy and if you so choose start to do that and request electric energy, that can be discussed with the company. They have to provide it under those circumstances and it will be a more beneficial break, from the utility, you just have to negotiate the cost of the infrastructure to get it there, if there are more customers in this area, you would obviously share the cost and if it's done in combination with the development across the street then there could be economy of scale. So that is one that we are actually to discuss whether or not is that required from the Board to approve the execution of that, which means that someone from the College needs to execute that on behalf of the College.

VP Muscarella: We will have to consult with the College Attorney on that.

Josh Meyer: As far as the property, the way that it is currently drafted now is that for the College to consent to the signature block on the lease itself, so there is the lease and the Master Energy Agreement, the Customer Agreement, on the lease between the County and the company, we have signature block that says the College consents to the lease between the County and the company. So, we had discussed at one point, with the easement, we have it drafted in, we are currently under a lease, that's what we utilized to date, we were just adding this small piece, this half an acre potentially, so that's what we were asking for, at that time, was for the College to consent to just that.

Trustee DeGrace: How long?

Josh Meyer: 25 years.

VP Muscarella: As far as the actual lease is concerned, we have to consult the County attorneys on that. If the intention of the County is to lease an additional area, my opinion is that we have to consult with our attorneys - that the County can't lease property that's under NCC's control. If the County could lease to you, I believe that all the payment should go to NCC. As far as the benefit to NCC, I just have a couple questions on slide 8 here, where you had the 2017/2018 actuals and the proposed first year, third year and you've got the variables - what we are paying for the commodity. The fixed line is what we refer to as demand and service. So, on slide 14, under pricing, the first bullet says all users' shares in the initial cost of capital and fixed operations are in proportion to the usage of the system. Is that cost reflected on slide 8 or is it some additional cost to the College?

Chris Nolan: What I said is initially the \$4.7 million fixed cost which will grow incrementally - that's what happens.

VP Muscarella: That's all reflected in baseline customer use.

Chris Nolan: Yeah, whatever additional build outs or requests are required, let them be an additional cost to capital that would be worked into anything.

Joh Meyer: That's the second bullet - incremental capital expansion.

VP Muscarella: And that the College has control over that aspect, so as far as the overall services agreement here doesn't allow the County just to go to the contractor and say, go ahead and expand the plant and by the way NCC will owe another \$100 million dollars.

Chris Nolan: Right. The intention that is for any expansion is to only impact the future customer or the existing customer who is requesting it.

Josh Meyer: The Customer Agreement, that's why you should like the Customer Agreement because that protects you in that regard though, we can't do that and that's why it's more beneficial to you to have that it protects your interest and spells out who the rest of our customers, the County would control that because that own entities that they control, the Museum and the Correction Facility but for you a Customer Agreement protects you.

VP Muscarella: On slide 17 there, the College would be very interested in looking what the rates are. We get a pretty good rate from PSEG about 13-14 cents per kilowatt hour blended, so if they can beat that we are certainly interested. The infrastructure to access the College's electrical distribution system is at the Central Utility Plant, so we wouldn't see a huge investment if it went from one of the generators to where our meter is. This is not my area of expertise, but we are only going 100 yards, I hope it's not going to be that expensive?

Chris Nolan: It's not my area of expertise either, but I'm of the same mind, it doesn't seem like it would be that much of a stretch.

VP Muscarella: This is worth a lot of money for at the College in the long run, when we look at it on an annual basis it is a couple of hundred thousand dollars. We have no way of getting off of this plant.

Dr. Keen: I wanted clarification about the fact that's on the last piece as well. So a microgrid, and I assume this constitutes a microgrid that serves this region here, has various advantages, one of which of course, is wide outages are maybe not affecting this plant unless this plant were the source of the problem, so if there are widespread outages we are still protected by having the plant providing the chilled and hot water right? But what about electricity? If we're not buying into the electricity, is there any added element of protection of electricity generation, when there is wide spread outages, but we've got a microgrid here.

Chris Nolan: I would just say, I can't speak to every aspect of that because there is a certain activity with the larger grid and sometimes that may cause impact to the system. I do want to mention in 2003 when everybody else went down on the east coast, they were able to stay up, I don't think they could transmit their electricity but they were able to stay live and disconnect from the system so it didn't impact their ability to deliver the thermal energy.

VP Muscarella: The hot water production is completely natural gas driven and so as long as the natural gas is flowing it produces hot water and we get good service. They also have reserve tanks - they store a monstrous amount of diesel fuel so if the natural gas supply gets taken down for some reason they just go to diesel fuel and they can run the hot water generation on that. So the campus is very well protected as far as the operation is concerned. We have been extremely lucky on the electrical side. Even during Sandy, we had no outages, not at all. We would definitely be very interested in looking at the electricity side. I don't know if they can provide 100% of our electrical requirements.

Mr. Meyer: You should have that conversation, but what they do here is that the way the County has operated was to utilize the natural gas and diesel to power boilers and chillers to provide the hot and chilled water. Now what they do is they fire up this jet engine and offtake from that and the heat that they utilize, so they generate electricity, they sell that out to the grid and that's where they make their money and they subsidize their rates for everybody else and through that, the off take of that is the heat coming off, with that they power boilers and chillers, produce steam or whatever they utilize. So electricity is their primary production.

VP Muscarella: Does the agreement with the contractor here, upgrade the existing boiler plant because I know things were pretty old.

Josh Meyer: They are taking the risk on that as well.

VP Muscarella: If it did go down, it's on them to upgrade.

Josh Meyer: That's their back-up.

VP Muscarella: We do need to take a look at that as far as the overall good for NCC. I don't know how imminent is this work they would like to do on this expansion of the plant?

Josh Meyer: We won't proceed until you give your say so.

VP Muscarella: We agreed to the substation for PSEG two years before they ever planned on doing it, so what I'm asking is are we delaying something from happening tomorrow if the Board wants to get more information. All we're doing is granting the easement - we've done this many times before - we granted an easement to PSEG, we granted an easement for National Grid for some lines they ran on the south side of the Central Utility Plant a few years ago. So we've done that several times and that enables the process to go forward. Again the Board doesn't meet again until September - do we just want to approve the easement and take a more in-depth look at the energy agreement. Where are we on the execution time line here?

Josh Meyer: We're looking to go to Legislature in July and August and that would delay from that standpoint and then we would have to probably potentially revise the agreement and adjust the easement to start with the lease and then figure out how to go from there. We would need the Customer Agreement in order to move forward with the actual approval from the Legislature. That piece of the Customer Agreement would need to be finalized in order to be approved by Legislature.

VP Muscarella: Our College Attorney should be able to interpret whether we need board action to agree to that. Granting the easement is something we can certainly do at this point if everyone is comfortable with that.

Josh Meyer: So you could grant the easement and then depending on how we come out on the lease that will be modified to be the consent of the overall lease.

VP Muscarella: As I said before, I really think that the County Attorney is needed to look at the lease terms, because I don't really think that the County can lease, or if they do, how the County leases property that is still on NCC's books. I don't think the County can accept that lease payment, I think that has to come to the College.

Inna Reznik: I would think that I agree with you. All the projects are funded 50/50, so the value of that land was taken into consideration by originally SUNY and State and provided their 50% of their funding so now we are taking something out of that 50%.

Josh Meyer: And that's so with the easement as well, in a sense, to be honest, you know we are sort of in that realm where the difference between the easement is the right to go on to the property, the lease is the possessory interest in there where it runs in concurrence with the agreement and so we're in that situation in a sense with the easement as well. In the case of LIPA PSEG they are actually constructing and putting equipment there. So you really lose the ability to utilize that.

VP Muscarella: That has something to do with the actual use of land there, in order for us to convey any property that is currently listed as in trust for (NCC) that takes you through the Board and it takes you through SUNY, so as far as a lease is concerned as long as the Board is OK with this particular arrangement right now, if we can work out with the County Attorneys as we have in the past, where the County wants to lease that land to someone, as long as the Board is satisfied that we're getting the consideration we should get from the lease that the County is charging somebody else, then I'm sure the Board would agree with it.

Trustee Jackson: So what's the question today, the easement?

Josh Meyer: That's the consent to the County granting an easement.

Trustee Siberón: Can you do the easement part first?

Josh Meyer: You could do the easement today, then we could go back and take that back and see how we can work that out. We can't do the final approval by the County Legislature unless we have the customer agreement because since you are a customer we need to know from our attorneys that the agreement with the company that what they're producing someone who is actually going to use.

Trustee Durso: So until you have our agreement, you cannot take it to the Leg.

Josh Meyer: That's correct.

Trustee Siberón: And you're talking about July or August?

Josh Meyer: We are talking about August.

Trustee Jackson: Is that the only thing that's on today's agenda, the easement?

VP Muscarella: If we wanted to have full analysis of the Energy Services Agreement between ourselves and the County we received that a few weeks ago. Two documents a hundred pages long each, the Master Energy Agreement - this is something that would require very significant review. This would require us to retain outside counsel to look at it and give the College, once that we have reassurance - we are a different entity to the County overall.

Trustee Siberón: Is there a time issue here because our Board does not meet in July or August and so for us to get any kind of feedback from our lawyers, figure out where it is that we should be at - if we are not meeting, it makes it difficult for your timeframe, which is to go before the Leg in July or August.

Josh Meyer: That's a reality we have to deal with.

Trustee Siberón: Is the Town of Hempstead - are they a player in this at all?

Josh Meyer: They have their permits they have everything they need.

Trustee Siberón: With the history with the Hub and all of those delays.

Josh Meyer: No

VP Muscarella: What we need to do would be to go to our college counsel and ask them to see who we may have within outside counsel qualified to review the documents and let us know how that affects the College, so at least that won't delay anything beyond the point where we need to have the College's

approval. We all looked at the documents and have the same conclusion that this is way beyond our level of expertise to advise the board on whether or not these terms are advantageous.

Trustee DeGrace: Thank you very much.

Item #1 – Review and Approval of May 14, 2019 minutes:

Trustee Jackson made a motion to approve the minutes. Seconded by Trustee Siberón. Minutes approved.

Item #2 – 2019 County Capital Request:

VP Muscarella noted that we are in communication with the County concerning bonding for our projects and that they have indicated that bonding will go forward at the next opportunity.

Item #3 – Final State Community College Capital Funding:

VP Muscarella explained that because the County was not able to approve a CIP before the State deadline for submission of documentation, SUNY would not accept any NCC projects for State funding in 2019/20. However, now that the County CIP is passed, we will have the documentation needed to make a submittal to SUNY well in advance of the State 2020/21 deadline.

Item #4 – Capital Expenditures Report:

VP Muscarella noted that the contracts for the Data Center Renovation were approved during the Finance Committee meeting and that the C Cluster Renovation contract will be brought to the BOT in September.

Item #5 – State Reimbursement Status:

VP Muscarella reported that there are a number of pending reimbursements at this time.

Item #6 – Resolution to accept capital funding from Follett Higher Education Group:

A resolution was introduced by VP Muscarella for the BOT to accept a \$1.5M investment in the capital improvement of the Bookstore. As part of the new Bookstore operator contract Follett has invested approximately \$1.5M in improvements to the Bookstore and up to this amount is eligible for matching funds from SUNY. Trustee Durso made a motion to approve the resolution. Seconded by Trustee Jackson. Resolution approved.

Item #7 – Resolution to grant an easement for expansion of the Central Utility Plant:

A resolution was introduced by VP Muscarella for the BOT to grant an easement for the expansion of the Central Utility Plant. Trustee Green made a motion to approve the resolution. Seconded by Trustee Russell. Resolution approved.

Item #8 – Project Status:

WEST PARKING LOT RENOVATION: Stage 3 (Final) new pavement, curbing, lighting, and drainage are 90% complete. Line striping, landscaping, and remaining road paving scheduled for completion by September 2019. New tree-lined plaza walkway being constructed with illuminated ornamental column gates and raised seating planter wall. Final design approved by NCDPW for new left turn intersection and signal at Blenn Blvd.

ELEVATOR RESTORATION PROGRAM: Construction on the stage 1 elevators is proceeding on the B Cluster, Library – Car #1, and North Hall elevators with construction for each elevator scheduled to be completed about June 17th, June 24th, and July 16th respectively. Stage 2 construction will follow with construction on Library – Car #2 scheduled to start on July 8th. The CCB Passenger, G Building East, and Phys. Ed elevators are included in Stage 2. Each elevator will be out of service for approximately 12 weeks. New electrical feeds and disconnect switches for the elevators have been installed at B Cluster, the Library and North Hall.

NORTH HALL RENOVATIONS: Project scope includes: Complete renovation of 1st & 2nd floor restrooms on the first and second floors which is in progress now; Complete renovation of the elevator;

Complete replacement of the HVAC system to include heating/cooling units in every room and new piping; Removal of all asbestos floor tiles on the first and second floor and replacement with new floor tiles; Repainting of all interior spaces – classrooms, hallways, etc.; and New blinds throughout the building.

DATA CENTER REDESIGN AND UPGRADE PROJECT: Project's 100% Design and Construction Documents were issued for bidding. All Bids received May 30.

Bidding process and Contract award is expected to be completed by the end of July 2019; Construction expected to be completed by April 2020. Currently awaiting County bonding. Delays in funding may delay schedule. Project includes renovation of office and equipment spaces with state of the art, energy efficient cooling systems.

108 DUNCAN AVENUE AND K BUILDING CULINARY PROGRAM RENOVATIONS: Design development phase for 108 Duncan complete. Requires substantial design efforts related to existing exterior envelope, roof, and structural conditions.

LIBRARY ROOF REPLACEMENT: Follow up surveys and evaluation of existing conditions are on-going including Infrared imaging of roof areas and caulking adhesion testing. Evaluation reports were received. Structural analysis to determine best roof type materials/design methods to accommodate future rooftop solar system were completed. Field visits to project sites to inspect and evaluate roof types to take place in June. Design documents are being developed with potential bidding in summer, 2019.

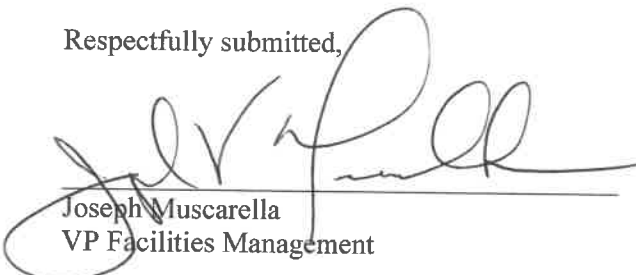
LIBRARY WRITING CENTER AND EOP TUTORING CENTER: Schematics and layouts have been completed and approved by end users. Furniture and finishes were selected. Detail designs of the spaces along with electrical and mechanical requirements are underway. Project includes renovations to parts of the 2nd and 3rd floors of the Library to accommodate the needs of the Writing and Tutoring Center and create a separate suite for the requirements of the EOP program. EOP Personnel have been temporarily relocated in the Tower Building. Funding pending with County.

C CLUSTER RENOVATION: The Cluster C Renovation Bid Documents have been issued. The Renovation will entail a complete gut renovation of the Academic Wing and Office Wing of Cluster C. Once the renovation is completed, the Engineering, Physics and Technology Department will be located on the 1st Floor while Physical Sciences Department will be located on the 2nd and 3rd Floors. The Construction time frame will be 2 years. Bidding will be taking place over the Summer 2019 with project award anticipated over Fall 2019.

TOWER HVAC REPLACEMENT: 90% Construction Documents are being reviewed for College approval. The Renovation will entail removal of all original fan coils, piping, fin tube and pumps associated with the heating and cooling system for the Tower. The Construction time frame is pending.

Meeting adjourned at 6:45 p.m.

Respectfully submitted,



Joseph Muscarella
VP Facilities Management