

CAPITAL COMMITTEE
BOARD OF TRUSTEES
MINUTES

Meeting of November 12, 2019

Finance/Capital Committee Members 2019-2020:

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 Powers at 5:00 p.m. on Tuesday, November 12, 2019. The meeting took place on the eleventh floor of the Administrative Tower.

Committee members present: Ed Powers
John Durso
Linda Green
Jorge Gardyn (Ex-Officio)

Committee members absent: Wanda Jackson
John DeGrace (Chair)

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

Also in attendance: President Williams
Vice Presidents Collins, Muscarella, Conzatti
Associate Vice President Sandra Friedman
Associate Vice President Craig Wright
Acting VP Finance Lisa Hahn

AGENDA ITEMS:

Item #1 – Review and Approval of the October 15, 2019 minutes:
Trustee Durso made a motion to approve the minutes. Seconded by Trustee Green. Minutes approved.

Item #2 – 2020 County Capital Request:
VP Muscarella discussed the request that was forwarded to the County on September 3rd. He stated that the approval of the County Capital Plan is on the Legislature Committee Agenda for tomorrow -- the plan, not the bonding. VP Muscarella stated that he spoke to the Commissioner of Public Works today and he said they expect it will probably pass at the Committees, but then will be awhile before it goes thru the full legislature process. It probably will not be passed until next year.

Item #3 – Draft State Capital Request:
VP Muscarella stated that because the County passed the 2019 Capital Plan earlier this year, we used that as documentation to secure state matching funds that you see on Item 3. The Governor will submit the budget to the Legislature early in the calendar year. Hopefully by the end of March it will be passed by the Legislature. That's when we will get confirmation.

Item #4 – Capital Expenditures Report:

VP Muscarella pointed out the major expenditures for this period. The highest dollar value amount is for the Cluster C construction management contract, primarily for the contractor's salary hours. The construction management firm will have 2 people on site for the duration of the project, which is 2 years. That is the reason for the high cost.

Item #5 – State Reimbursement Status:

VP Muscarella referenced the reimbursement requests and explained that the largest pending reimbursements are for the parking lot project, a \$12-13 million project.

Item #6 – Project Status:

WEST PARKING LOT RENOVATION: All four (4) project stages are completed for full use by students and faculty as of start of Fall'19. Final line striping, landscaping, signage, installation of covered walkway canopy structures, and punch list being completed throughout the Fall/Winter.

ELEVATOR RESTORATION PROGRAM: Construction on the Stage 1 elevators - B Cluster, Library Car #1, and North Hall elevators - is complete. Stage 2 construction – Library Car #2, CCB Passenger and G Building East elevators - is proceeding on schedule. The Library Car #2 and CCB Passenger elevators were put in service in early November. Construction on the G Building East elevator will be completed the middle of November. Stage 3 construction – Construction on the CCB Service and Physical Education Complex elevators is starting in early November. Construction on the G Building West and South Hall elevators will start mid-January 2020. All 10 elevators are scheduled to be complete and in service by the end of May 2020.

DATA CENTER REDESIGN AND UPGRADE PROJECT: Project is ready to start. All personnel were relocated and the space cleaned out. Construction will start the week of November 11, 2019 and is expected to be completed by the end of June 2020. A total four (4) separate Contracts were awarded and funding encumbered. Scope of work includes complete renovation of the entire space with state of the art, energy efficient systems and equipment.

108 DUNCAN AVENUE AND K BUILDING CULINARY PROGRAM RENOVATIONS: Construction Documents 65% developed for 108 Duncan Avenue space with full reconstruction of deteriorated roof and façade elements in design. We are exploring geothermal heating/cooling system for building. Planning for Fall semester 2021 opening. It was also stated that the façade of the building was deteriorated to the extent that it will have to be demolished and reconstructed.

LIBRARY ROOF REPLACEMENT: Follow up surveys and evaluation of existing conditions, including Infrared imaging of roof areas and structural analysis to determine ability to accommodate future rooftop solar system were completed. Design documents were completed and bidding documents were developed. The work will be bid and implemented as two separate projects. The Sealant/Caulking Replacement is currently out to bid and will be followed by the Roof Renovation Project. Bidding is expected to be completed by year end. Contracts awarded 1st quarter 2020 and construction to start 2nd quarter 2020.

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.

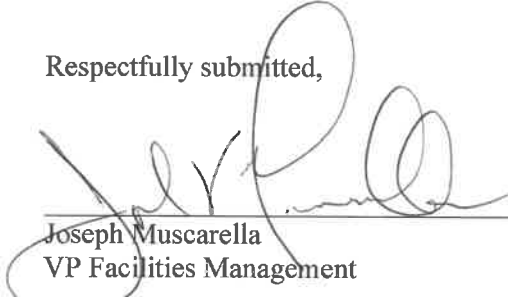
TOWER HVAC REPLACEMENT: 90% Construction Documents have been reviewed by the College. The A/E, H2M, is addressing College Comments. The Renovation will entail removal of all original fan coils, piping, fin tube and pumps associated with the heating and cooling system for the Tower. The Construction time frame is pending.

C CLUSTER RENOVATION: The Cluster C Renovation bids have been opened, bid analysis completed and reference check completed. DDC is recommending that a Construction Contract be awarded the lowest responsible bidder, VRD Contracting Inc. This agreement has an anticipated expenditure of \$28,712,000 plus 10% contingency funding of \$2,871,200 for change orders. For a total expenditure of \$31,583,200. The Construction time frame will be 2 years. 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. It was also stated that VRD is highly competent and has successfully constructed 2 Nassau County Police Department Precinct houses in recent years.

Trustee Powers asked a question about the impact of the moratorium on new natural gas services on NCC's natural gas conversions. VP Muscarella responded that the conversion of the 4 remaining buildings on the campus that need new services is delayed but only one project in progress – 108 Duncan – is a concern. If the natural gas service moratorium is not lifted by the time of construction, we will use a temporary propane tank to serve the kitchen equipment. We are planning to use a geothermal system for heating and cooling, which is electrically driven and not dependent on natural gas.

Meeting adjourned at 5:17 p.m.

Respectfully submitted,



Joseph Muscarella
VP Facilities Management