

BOARD OF TRUSTEES FINANCE/CAPITAL COMMITTEE MEETING MINUTES OF NOVEMBER 14, 2017  
(CAPITAL COMMITTEE MEETING MINUTES)

Finance/Capital Committee Members 2017-2018:

Linda Green, Chair  
John DeGrace  
Wanda Jackson  
Ed Powers

The Capital Committee segment of the Finance/Capital Committee meeting of the Board of Trustees was called to order by Trustee Green at 5:35 p.m. on Tuesday, November 14, 2017. The meeting took place on the eleventh floor of the Administrative Tower.

Committee members present:           Jorge Gardyn, ex-officio  
Linda Green  
Ed Powers  
John DeGrace

Trustees also in attendance:           Therese Russell, Student Trustee  
Donna Tuman

Also in attendance:                    President Keen  
Vice Presidents Conzatti, Murray, Muscarella, Reznik  
Comptroller Izquierdo  
Procurement Director Cappello  
Asst. Vice President Lawless

Trustee Gardyn appointed Trustee Donna Tuman and Student Trustee Russell to the Finance/Capital Committee for today's meeting.

**AGENDA ITEMS:**

**Item #1-**Review and Approval of November 14, 2017 minutes:

Student Trustee Russell made a motion to approve the minutes of September 12, 2017, and Trustee Green seconded the motion. Minutes approved.

**Item #2-**New 2017 County Capital Plan:

VP Muscarella noted that the handout in the packet was the "proposed" new County Capital Plan that was only provided to NCC on November 10<sup>th</sup>. The Legislature has yet to address it.

**Item #3-**FY 2017/18 State Capital Funding:

VP Muscarella reported. NCC has more lines for funding (as shown on the meeting handout) than any of the other colleges listed.

**Item #4-**2017 Proposed Capital Requests to County/State:

VP Muscarella gave update. VP Muscarella reviewed the list of projects and noted which requests the County included in the 2017 plan just released and which requests were not included. He noted that we still had the opportunity to make additions.

**Item #5-Capital Expenditures Report:**

VP Muscarella gave report. The largest expenditures for November 2017, for Best Climate Control in the amount of \$171,350, is for the replacement of an HVAC unit at the Physical Plant Building and an asbestos abatement in the amount of \$70,219.21 at H Building. Other expenditures were briefly discussed.

**Item #6-State Reimbursement Status:**

VP Muscarella reported there are no reimbursements pending for October 2017. Thus far, reimbursements from the State total over \$54M. There are five pending payments from the state.

**Item #7-Project Status:**

**NORTH & SOUTH HALL RAMP REPLACEMENT:** New foundation work on going at South Hall, Demolition slated to begin at North Hall on 11/8/17. Project is slightly behind schedule due to existing conditions.  
**ELEVATOR RESTORATION:** The Elevator Restoration Project is out to bid at this time, bid due date was extended to 11/21/17 to respond to bidder questions. Our on-call contractors will complete additional related work.

Phased renovation will include ten (10) elevators and will be as follows:

Stage 1: Library - 2 elevators, North Hall and B Cluster – 1 elevator each = 4 elevators

Stage 2: CCB – 2 elevators, P – 1 elevator = 3 elevators

Stage 3: G – 2 elevators, South Hall – 1 elevator = 3 elevators

**BRICK CAFÉ RENOVATION:** H2M is progressing the design, which is now 60% complete. Lizardos Engineering has been retained as the Commissioning agent for the project. Project is still on track to qualify for a significant rebate from PSEG, a rebate of \$230/KW for solar PV on the roof AND a Silver LEED level. This will allow us to comply with the County and SUNY Energy/climate initiative programs. The project design is expected to be complete in February 2018 with contract award anticipated for June 2018. Funding has been approved but is not yet bonded.

**DATA CENTER RENOVATION:** NV5 Architects is progressing the design of the data center renovation and the College is reviewing several draft layouts.

**FIRE ALARM UPGRADE PROJECT:** Work is proceeding at South Hall, Building H and Bradley Hall. Major asbestos abatement work, with a cost of over \$70k needs to be completed before Building H work can proceed.

**ROOFTOP SOLAR PROJECT:** The roofs of 7 buildings were inspected and evaluated (Phys Ed Complex, Cluster D, Library, Life & Sciences, Clusters A,B & C, G Building and CCB Building) for the first phase of a potential large rooftop Solar PV Project initiative. Martone Bros. will evaluate and determine roof conditions, repairs/replacements needed, recommend scope of work, estimate costs and provide a report. Concurrently, meetings were held with Solar Liberty and SunPower, two large Solar PV Integrators, to determine project potential, site plans, solar system sizing and options from an economic and electrical on-site generation perspective.

**UTILITY COST REDUCTION PROGRAM:** Proposals were reviewed and the firm Troy and Banks was selected as the most qualified to provide a review of all utility services to NCC. This will include a detailed review of billing statements, rate and tariff structures, identify possible errors, identify incorrect billing issues, identify & quantify monetary adjustments, make necessary recommendations and reach out to responsible parties for credit.

**TOWER PLAZA LEVEL:** New storefront and doors have been installed to allow access to the Gallery from the Plaza; reception counter and interior office work is progressing on schedule.

**TOWER LOWER LEVEL:** Design for the Lower level is complete and proposals are being requested from our on-call contractors. Work will include a new seating area outside the SSC, renovated restrooms, floors, ceilings, etc.

TOWER RENOVATION: Design for the fifth floor and seventh floor renovation are complete and are being reviewed by the NCC departments who will occupy the spaces. Second and third floor will follow. It is anticipated that construction cost proposals will be received from on-call contractors by the end of 2017.


PEDESTRIAN RAMPS: Cannon Design completed the stabilization drawings for the Cluster F ramp, which will include adding temporary to support the ramp. A work order has been issued to the contractor and work will begin immediately. Additional repair work will also be needed at the E Cluster ramp where severe deterioration was discovered. Restoration of ramp surfaces on going; this is a temporary measure until complete restoration can be designed and funded. An industrial designer, Billings Jackson, has been retained to evaluate the complete replacement of the ramps vs restoration. The evaluation is on-going.

108 DUNCAN AVENUE RENOVATION: Liro Architects is complete with roof replacement drawings and proposals will be obtained from our on-call contractors. Nassau County Planning Commission (NCPC) approved minor subdivision at 10/19/17 meeting; NC Legislature also approved the property transfer this month. Final documentation being processed by Nassau County. RFP to A/E's for design of complete building renovation is 50% complete and is based on new AES Culinary program.

WEST PARKING LOT RENOVATION: Web Construction mobilized and began work on the new parking lot exit. Demolition is expected to begin the second week of November. Main renovation project is out for public bidding, with bid due date extended to 11/15/17. NV5 has submitted design for new left turn signal at Blenn Blvd intersection at Charles Lindbergh Blvd; awaiting NCDPW approval NICE Bus submitted schematics for a new mini-terminal bus stop at the Life Sciences building to alleviate cross traffic thru the middle of NCC campus; currently under review by NCC.

POTENTIAL THEATER BUILDING PROJECT: Document received from Nassau County to allow NCC to temporarily repair/close damaged roof areas of the building still in processing. Proposal to tarp roof has been requested of our on-call contractors. Renovation of this building will be included in Performing Arts Center RFP. While County CIP indicates Performing Arts project of \$45.0M, only \$14.0M has been allocated in the Capital Plan to date and less than \$3.0M has actually been made available. Agreement between NCC and Nassau County includes not only completing the PAC funding in the next County CIP but adding \$3.0M for the Theater building renovation as well.

Meeting adjourned at 6:00 p.m.



Joseph Muscarella  
VP Facilities Management