

BOARD OF TRUSTEES FINANCE/CAPITAL COMMITTEE MEETING MINUTES OF March 27, 2018  
(CAPITAL COMMITTEE MEETING MINUTES)

Finance/Capital Committee Members 2017-2018:

John DeGrace, Chair  
Linda Green  
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 Kathy Weiss at 5:30 p.m. on Tuesday, February 13, 2018. The meeting took place on the eleventh floor of the Administrative Tower.

Committee members present: Kathy Weiss, ex-officio, appointed ad hoc as Chair  
Jorge Gardyn, ex-officio  
Wanda Jackson  
Therese Russell, Student Trustee (appointed ad hoc)

Committee members absent: John DeGrace, Linda Green, Ed Powers

Also in attendance: President Keen  
Vice Presidents Collins, Murray, Muscarella, Reznik  
Associate Vice President Sandra Friedman  
Treasurer Hahn  
Procurement Director Cappello

**AGENDA ITEMS:**

**Item #1-Review and Approval of January 9, 2018 and February 13, 2018 minutes:**

The January 2018 and February 2018 minutes could not be approved, as there were not enough committee members in attendance who were present at the January meeting.

**Item #2-Amended 2016 County Capital Plan:**

VP Muscarella noted that there have been no further changes to the Nassau County CIP since its approval by the Legislature in February. No 2017 or 2018 Capital Plans have been approved by the County.

**Item #3-2017/18 Proposed Capital Requests to County/State:**

VP Muscarella reviewed the updated list of requests to the State based on the County's approval of the 2016 amended CIP. Dr. Keen related his discussion with Josh Sager, SUNY Associate Vice Chancellor for Finance and Business, concerning the status of the state request. NCC's funding has been included in both one-house bills and awaits approval in the final budget.

**Item #4-Capital Expenditures Report:**

VP Muscarella gave report. The largest expenditure was the County approval of the West Parking Lot reconstruction project at over \$12M. This is a significant project, which will completely alter the entrance to the campus from the South.

**Item #5-State Reimbursement Status:**

VP Muscarella reported that there are four reimbursements pending from the state. Total amount received to date is just over \$55M.

**Item #7-Project Status:**

**NORTH & SOUTH HALL RAMP REPLACEMENT:** At South Hall: all concrete footings, foundation walls, and slab/stair segments are complete; At North Hall: concrete footings and foundation walls complete, slab/stairs are formed and ready for concrete pour. Fabrication and installation of stainless steel hand railings, parking lot asphalt replacement, and site restoration remain.

**ELEVATOR RESTORATION:** Contract to lowest bidder (Alliance-Unitec Elevator) being routed through County approval and encumbrance process; recent CIP approval included additional funding needed to encumber contract. Awaiting access to funding. Work orders being processed to on-call contractors for additional related work; GC work of approx. \$144k and electrical work of \$277k. Work to begin immediately after contract processing, beginning with Library elevators.

**UTILITY COST REDUCTION PROGRAM:** After RFP, contract with Troy & Banks has been fully executed; Project Kick-Off meeting was held on Thursday 12/28/2017. Consultant's fee will be based on percentage of credit/savings identified and includes them reviewing and auditing all NCC utility service accounts. Currently in the data collection phase. Project duration approximately 6 months.

**FIRE ALARM UPGRADE PROJECT:** Buildings S, H & Y: Installation of new fire alarm system in Y Building is complete and in S & H Buildings is 95% complete. Asbestos abatement completed in H Building. This work was temporarily delayed pending County encumbrance. Clusters: Funds have been encumbered (\$190,089.50) to install new FACP in clusters A, B, D, E & F and P Building. Equipment has been installed in clusters A, B, D, E and F. Existing system will be tied in to new equipment.

**TOWER QUAD STREET SIGNS:** New Street Signs were installed around the Quad to complement the previously completed lighting and sidewalk renovation along Davis Ave.

**TOWER LOWER LEVEL:** An RFP was issued to our on-call contractors, proposals were evaluated and with new funding now in place, encumbrance documents are being routed to the County. Value of work is slightly under \$1.0M. Work will include a new seating area outside the SSC, a new entry vestibule from Education Dr., completely renovated restrooms, floors, ceilings, etc.

**PEDESTRIAN RAMPS REPAIR/REPLACEMENT:** An RFP was issued to our on-call contractors for the F Cluster Ramp shoring. A proposal has been accepted. Additional repair work will also be needed at the E Cluster ramp beam where severe deterioration was discovered. Funding for the ramp restoration/replacement has been included in the recently approved CIP. NCC has accepted the pre-fabricated design done by industrial designer Billings Jackson Design; design work is proceeding. Plan is to replace systematically concrete ramps, beginning with F and E Cluster ramps, which are the most deteriorated. Current funding should cover first 2-3 ramps.

**WEST PARKING LOT RENOVATION:** New Entrance from Charles Lindbergh Blvd approx. 98% complete with new asphalt roadway and signage installed; Waiting for warmer weather for new line striping; Design for new left turn signal at Blenn Blvd still awaiting NCDPW approval. Contract to lowest bidder (Pioneer Asphalt) was delayed due to lack of sufficient funds, recent bonding approved on 2/5/18 and contract is fully encumbered as of 3/2/18. Current expectation is to issue NTP mid-March and project phasing will have to be revised. Proposals received from on-call CM firms also reviewed and rated and task order will be issued to AVCMG as most qualified with fee of \$641k.

**BRICK CAFÉ RENOVATION:** Design is now at the 90% stage and is expected to be complete by March 2018 with contract award anticipated for July 2018. Funding has been approved but is not yet bonded,

estimated at \$5M. The new Center will include dedicated testing and advisement spaces that will accommodate any handicap. Additional testing spaces are being provided for Testing Services.  
DATA CENTER REDESIGN AND UPGRADE PROJECT: Project is progressing well with Design Documents at 90% completion; Currently under review with NCC DD&C and ITS. Bidding and Contract award is expected to be completed by the end of July 2018; Construction expected to be completed by December 2019. Currently awaiting County bonding and delays in funding may postpone construction schedule. Project will include renovated office and equipment spaces with state of the art, energy efficient cooling system.

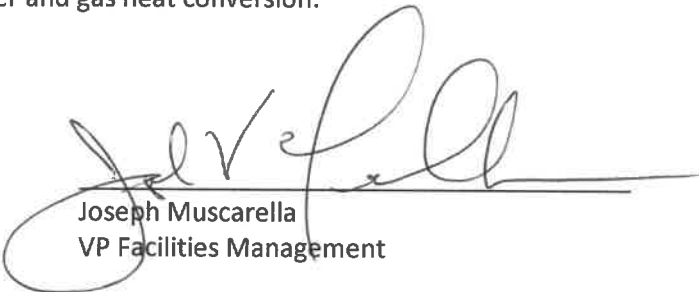
108 DUNCAN AVENUE RENOVATION: New deed has been executed and recorded and NCC is now the Owner-of-Record of the building. Copy has been forwarded to SUNY to secure funding for renovation (match to value of building and property - \$910k). Roof design is being completed by Liro Architects with the hope that replacement can be done in the early summer, 2018. RFP for new Culinary and Nutrition programs/facilities was issued to our on-call architects on March 8, 2018. Renovation of 108 Duncan, Building K and outdoor pool site are all included and will be completed using a phased construction program. Design will take approximately one year.

POTENTIAL THEATER BUILDING PROJECT: Draft memo received from Nassau County to allow NCC to temporarily repair/close damaged roof areas of the building however, DPW approval is still pending. They requested additional info last week and NCC submitted the same. While awaiting approval, NCC will work towards retaining estimates of building value, as it will be required for SUNY funding.

CLUSTER C RENOVATION: New design firm, NV5 is progressing the design and along with the CM, is evaluating various cost saving measures to bring project back into budget. Additionally, the office wing has been added to the design to save on phasing and demolition costs. Project is successfully moving forward and it is hoped that it will be ready for bidding by fall, 2018.

NORTH HALL RENOVATION: A moderate renovation of North Hall is underway. The project will consist of the following -- Fan Coil Unit replacement, restroom renovations, painting, elevator complete overhaul, ADA ramp replacement, new cooling tower and gas heat conversion.

Meeting adjourned at 5:45 p.m.



Joseph Muscarella  
VP Facilities Management