

CAPITAL COMMITTEE  
BOARD OF TRUSTEES  
MINUTES

Meeting of May 11, 2021

**Finance/Capital Committee Members 2020-2021:**

**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 5:29 p.m. on Tuesday, May 11, 2021. The meeting took place via Zoom.

Committee members present:      John DeGrace (Chair)  
  John Durso  
  Ed Powers  
  Wanda Jackson  
  Linda Green

Committee members absent:      Jorge Gardyn (Ex-Officio)

Other Trustees in attendance      Kathy Weiss  
  George Siberón  
  Sophia Costanzo (Student Trustee)

Also in attendance:                  President Williams  
  Vice Presidents Lausch, Muscarella, Conzatti, Izquierdo, Kerrigan  
  Associate Vice President Sandra Friedman  
  College Counsel Haugen  
  Dean of Admissions Follick  
  Registrar Barkan  
  Treasurer Hahn  
  Procurement Director Cappello  
  Associate VP Craig Wright

**AGENDA ITEMS:**

**Item #1** – Review and Approval of the April 13, 2021 minutes: Trustee Jackson made a motion to approve the minutes. Seconded by Trustee Durso. Minutes approved.

**Item #2** – 2020/2021 County Capital Plans  
VP Muscarella stated that the County Legislature still has not yet approved the 2020 and 2021 Capital Plans but that they will hopefully approve these in time for NCC to request funding from the State during the normal cycle which starts in September.

**Item #3 – State Capital Request:**

VP Muscarella presented the list of project funds in the 2020 and 2021 County Capital Plans and reiterated that we are hope that the County can pass the plans before September so that we can request State matching funding on the regular cycle. VP Muscarella stated that we would keep in close contact with the County DPW on the schedule for the County Plan approval.

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

VP Muscarella stated that we had one item on the expenditure list which was a replacement of a component of the Tower fire alarm system due to a citation by the State Fire Marshal.

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

VP Muscarella stated that there are approximately \$5 million in submitted or pending claim payments from the State. VP Muscarella informed the committee that the State has been making progress in address the older claims.

**Item #6 – Project Status:**

**Data Center Redesign and Upgrade Project**

The Data Center Project is back on track and nearing completion with UPS, HVAC and ATS equipment recently commissioned. Final punch-list items issued to contractors and waiting on fire control inspections. Office spaces are nearly ready for occupancy and the entire data Center space will be turned over to ITS beginning of summer 2021.

**Cluster C Renovation**

The Cluster C Renovation continues to move forward; VRD Contracting Inc. and their subcontractors have been progressing with interior and exterior work. To highlight some recent work; on the interior the planetarium dome is being reconditioned and tilted, MEP insulation is being installed. On the exterior, roofing installation has started back up and framing for the new façade is being installed.

**Library Roof Renovation & Sealing of Building Envelope**

The contract has been awarded and the contractor has begun the submittal process and pre-construction coordination. Mobilization is anticipated within the next two weeks and construction will follow shortly after.

**Boiler Replacements, Building H and North Hall**

The boilers in building H and North Hall are nearing failure and must be replaced. We have received a proposal from our on-call HVAC contractor for total replacement of the existing boilers with new, energy efficient mechanical systems. Building H will also be converted to natural gas as soon as possible and the new equipment makes that conversion easier. North Hall was previously converted to natural gas. County funding is in place and State approval has been granted as well. Contract process is moving to Procurement at this time.

**G Building Door Replacement**

During the 2020 State Fire Marshal Inspection, it was noted that the sliding doors from the ceramics class rooms to the exterior of the building were difficult to open due to their age and design. Permission to proceed with the replacement of the doors was granted by the County and State. Materials have been fabricated and will be shipped within 1 week. Construction is estimated to start within 14 days and take a total of 1-2 weeks.

**Wayfinding and Sense of Place Initiative**

Phase 1 of the initiative has been completed. The initiative concepts address campus boundaries, identification, place making elements, vehicular and pedestrian wayfinding, building and entrances. DDC

is in the process of obtaining proposals to incorporate the study into current ongoing construction projects. The SGA has agreed to fund a first phase of the project which will consist of seating and branding on the Quad.

**College Union Building – Architectural and Engineering Design for Fire Exit Stairway Replacement**

Design and Construction has issued a Request For Proposal to on-call AE Contractors to provide a new design for the two Fire Exit Stairways on the South elevation of the College Union. The existing stairways have been cited by the New York State Office of Fire Prevention and Control as being in violation due to their condition; newly designed stairways will allow for safe exit from the building and can be of a more architecturally aesthetic.

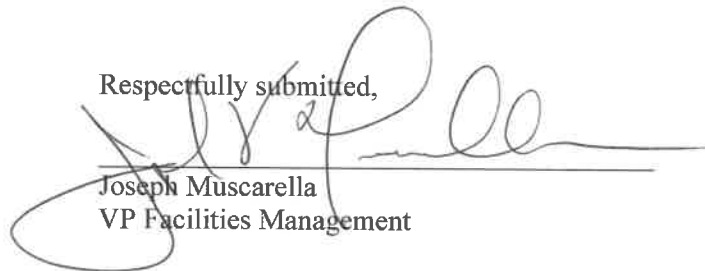
**Fall 2021 Facilities Preparation**

VP Muscarella gave a description of the preparations being made for reopening of the campus this fall to a significantly greater number of face to face classes:

- Unit Ventilator Servicing
  - Design and Construction On-Call Mechanical Contractors have been requested to provide proposals for service of all Cluster, Tower, Library, and Physical Education Building Unit Ventilators and Fan Coil Units. Inspection of all HVAC units – individual room units and central systems for functionality
- ASHRAE/CDC Ventilation Study
  - A solicitation has been sent to our on-call Architect-Engineer firms requesting proposals for a qualified HVAC engineer to oversee the certification of our central HVAC systems according to standards established by ASHRAE and the CDC.
- Operable Window Functionality
  - Windows need to be evaluated, inspected and repaired to make the units functional. The purpose for the repairs is to allow the windows to be operational for added ventilation. The initial evaluation & inspection will identify existing conditions of all units to determine corrective actions, required repairs and costs associated with each unit.
- Inspection of Domestic Water Systems
  - It is recommended that before reoccupation of buildings that have been dormant for a prolonged period, the domestic water system be evaluated for lead content. We have a contractor on hand who performs this service for us on a routine basis and we are in the process of performing the recommended flushing of the systems prior to testing.

Meeting adjourned at 5:43 p.m.

Respectfully submitted,



Joseph Muscarella  
VP Facilities Management