

BOARD OF TRUSTEES FINANCE/CAPITAL COMMITTEE MEETING MINUTES OF OCTOBER 10, 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, October 10, 2017. The meeting took place on the eleventh floor of the Administrative Tower.

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

Trustees also in attendance: Kathy Weiss
John DeGrace
Therese Russell, Student Trustee

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

Trustee Weiss appointed student trustee Russell to the Finance/Capital Committee for today's meeting.

AGENDA ITEMS:

Item #1-Review and Approval of September 12, 2017 minutes:

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

Item #2-Last version of 2016 County Capital Plan:

VP Muscarella noted that the handout in the packet was for the Committee's reference. The County is talking about producing a new Capital Plan for multiple years. They are well behind in publishing the 2017 and 2018 Plans. We need these Plans published so we can submit paperwork to the State to secure matching funds.

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. Projects highlighted in pink on the handout are projects we already have on the books, but we have not yet received the bonding from the County. The bonding request for these

projects totals over \$3.6M. We want the County to execute this as soon as possible. We are looking for more funding. The projects highlighted in blue are projects for which we have external funding. We need these projects listed on County Plan in order to secure the State match. These funds come from grants and donations to College. In the CulinArt CCB Food Services contract, part of the contract includes injecting \$1.5M into our facilities. Those expenditures are eligible for matching funds by the State. The areas in white are our new requests to the County. As soon as we get these projects approved by the County and included on the County Capital Plan we will be able to submit a request to the State for matching funds. The areas in gold are for real estate for which we will be able to secure matching funds on building and property.

Item #5-Capital Expenditures Report:

VP Muscarella gave report. The largest expenditure for October 2017, for H2M in the amount of \$303,014.40, is for a multi-year commitment for one employee. 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. Everything submitted to the State for reimbursement thus far has been paid.

Item #7-Project Status:

NORTH & SOUTH HALL RAMP REPLACEMENT: New foundation work on-going at South Hall, 6000 gallon underground fuel oil tank at North Hall was removed/abated and NCDOH performed satisfactory inspection, site area is now clear for ramp renovation. Approximately 3000 gallons of clean fuel oil from North Hall's tank was transferred which saved NCC a net of approx. \$4,000. Demolition slated to begin at North Hall on 10/14/17 after BEP moves out Project is progressing on schedule.

ELEVATOR RESTORATION: Project is out to bid at this time, with a bid due date of 11/14/17. Additional related work will be completed by our on-call contractors. 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: A stakeholders' project meeting took place on 9/29/17 and included the Users, Physical Plant, PSEG-LI, H2M and Lizardos Engineering. Outcome showed that the renovation will qualify for a significant rebate from PSEG as well as be able to qualify for \$230/KW for solar PV on the roof. At this time, it also appears as though the design will qualify for a Silver LEED level, possibly even a Gold level; this assists us in complying with the County and SUNY Energy/climate initiative programs. Currently, the project is 60% through the construction documents development phase, due to be completed by 10/30/17 with potential for public bidding by early June 2018. Funding has been approved but is not yet bonded.

DATA CENTER RENOVATION: A new project is underway for the renovation and upgrading of the existing Data Center in the Library building. After an RFP was issued, NV5 was selected as the design consultant. A design Kick-Off meeting was held on 10/5/17 with the design team and ITS. Project programming will continue for the next few weeks.

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

ANATOMY AND PHYSIOLOGY LABS: With installation of new Smart Board and final finish work, A&P lab renovation is now complete and successfully in use by the Department.

TOWER PLAZA LEVEL: Floor treatment completed. Construction began mid-September and is ongoing with a mid-November completion date anticipated.

TOWER LOWER LEVEL: Design for the Lower level are complete and proposals requested from our on-call contractors. Fifth floor renovation will follow with HR being relocated to that level; seventh floor to follow.

PEDESTRIAN RAMPS: F Cluster ramp work has been completed and the ramp reopened. Design began on the main Cluster building ramps with a study into alternative ramp materials and options. Cannon Design completed the stabilization drawings for the Cluster F ramp, which will include adding temporary columns at the loading dock entry to Cluster F to support the ramp. A work order will be issued to the on-call contractors for proposals. Funding for the ramp restoration/replacement has been included in next year's funding requests.

108 DUNCAN AVENUE RENOVATION: Liro Architects is 50% complete with roof replacement drawings and proposals will be obtained as it has been determined that tarping the roof is no longer a viable option; the existing roof is too deteriorated and cannot support the load. An RFP to retain a design firm is 50% complete with an end of October advertising date expected. Property transfer "closing" documents completed by NCC and sent to Nassau County Planning Commission (NCPC), tentatively scheduled for approval at NCPC's next meeting on 10/19/17. RFP to A/E's for design of complete building renovation based on new AES Culinary program to be finalized in the next two weeks.

CLUSTER C RENOVATION: NV5's proposal encumbered and redesign has begun. A value-engineering meeting was held on Oct. 5th to begin evaluating cost-saving opportunities. The possibility of including Cluster D into this project being considered as the two buildings share MEP systems and considerable dollars can be saved by completing the two buildings at once.

WEST PARKING LOT RENOVATION: Project is out for public bidding, with bids due 10/24/17. Web Construction has begun the submittal phase for the Phase 1 renovation work at Chas. Lindbergh Blvd. Meeting with DPW and Nice Bus has tentative approval for work at Blenn Blvd; awaiting proposed mini-bus terminal from Nice Bus. Main renovation project is out for public bidding, with bids due 10/24/17. NICE Bus developing schematics for new mini-terminal bus stop on East campus that will alleviate cross traffic thru the middle of NCC campus and requires the creation of new left turn intersection at Blenn Blvd to execute. NV5 is currently designing new left turn intersection entrance onto Blenn Blvd from Charles Lindbergh Blvd, design will be submitted to NCDPW for approval.

POTENTIAL THEATER BUILDING PROJECT: Document received from Nassau County allowing NCC to repair temporarily and close damaged roof areas of the building still in processing. Proposal to tarp roof 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 5:50 p.m.



Joseph Muscarella
VP Facilities Management