

BOARD OF TRUSTEES FINANCE/CAPITAL COMMITTEE MEETING MINUTES OF DECEMBER 12, 2017  
(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 DeGrace at 4:00 p.m. on Tuesday, December 12, 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  
Kathy Weiss

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

**AGENDA ITEMS:**

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

Trustee Green made a motion to approve the minutes of November 14, 2017, and Trustee Gardyn 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. The Legislature deferred passing the plan until January when the new County Executive takes office. VP Muscarella noted and VP Murray commented that we are working with the County to try to pass the plan as soon as possible to lock in state funding as will. We need to provide documentation to SUNY prior to the release of the Governor's budget to ensure that our projects are included in the state budget. Otherwise, we would have to ask our state representatives to add projects for NCC during budget deliberations.

**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.

**2017 Proposed Capital Requests to County/State:**

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 #4-Capital Expenditures Report:**

VP Muscarella gave report. The largest expenditure (\$55,000) for December 2017, for MT Group is for materials testing. Other expenditures were briefly discussed.

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

VP Muscarella reported there are three reimbursements pending for December 2017. Thus far, reimbursements from the State total over \$54M.

**Item #6-Approval of Facilities rental fee waiver:**

A resolution to waive the facilities rental fee for the Interagency Council of Developmental Disabilities to use the Multi-Purpose room for their regional meeting on December 19<sup>th</sup> was introduced. Trustee Green made a motion to consider the resolution, and Trustee Gardyn seconded the motion. Resolution approved.

**Item #7-Project Status:**

**NORTH & SOUTH HALL RAMP REPLACEMENT:** At South Hall concrete footings poured, walls being formed now and poured this week; At North Hall excavation complete, forms and rebar being installed for footings, existing piping segments and electrical conduit for cooling tower being replaced by College thru BCC while excavation is open;

**ELEVATOR RESTORATION:** Received three bids on 11/22 with the low bidder being Unitech with a bid of \$2,033,900.00. Bidder's qualifications are being evaluated and if qualified, recommendation of award will be at next BOT meeting. An RFP for additional related work was issued to NCC's on-call contractors and for general construction work, two proposals received on 11/23; lowest cost was from WEB with a bid of \$144,641.24. Encumbering of funds in progress. For related electrical work, one proposal was received from Roland's Electrical with a cost of \$277,620.98.

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:** Design is now 75% complete and expected to be complete by February 2018 with contract award anticipated for June 2018. Funding approved but not bonded.

**FIRE ALARM UPGRADE PROJECT:** New fire alarm system currently under construction in Y Building.

Installation of new systems in S & H Buildings are 95% complete; however the installation is on hold – waiting for encumbrance of asbestos removal work by Nassau County. Waiting for funds to be encumbered (\$190,089.50) to install new FACP in clusters A, B, D, E & F and P Building.

**TOWER PLAZA LEVEL:** Construction is progressing quickly. Project will be at substantial completion by the end of next week. The Art Director has begun sending items to the space.

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

**PEDESTRIAN RAMPS:** RFP issued to contractor to repair Cluster F ramp but proposal was over \$250k. Currently negotiating cost and once final, work will begin immediately. Additional repair work needed at the E Cluster ramp where we discovered severe deterioration. NCC has contracted with industrial

designer Billings Jackson Design to perform a feasibility study to replace the existing concrete bridges with prefabricated bridges. We have received the Final BJD study and alternate proposals are being evaluate by NCC. Temporary repairs by Saracino Completed the temporary patching to the underside of the walking surfaces.

108 DUNCAN AVENUE RENOVATION: RFP for roof replacement to be issued to NCC on-call contractors during the next two weeks. Nassau County Planning Commission (NCPC) approved minor subdivision at 10/19/17 meeting; NC Legislature also approved the property transfer. Still waiting for deed to be processed by Nassau County. New fiber run currently being installed to hook up fire alarm system. WEST PARKING LOT RENOVATION: New Entrance from Charles Lindbergh Blvd approximately 75% complete, all fencing/demo/removals/excavation/site prep done, street light relocation complete, RCA sub-base installed/compacted. Only installation of asphalt, line striping, and signs remain; NV5 has submitted design for new left turn signal at Blenn Blvd intersection at Charles Lindbergh Blvd; awaiting NCDPW approval. Main lot bids received on 11/15/17, two (2) low bids at \$12.24M (Pioneer) and \$12.44M (G&M Earthmoving), represents a \$20k difference = 0.163%. We are evaluating bidders and will present contract at next BOT meeting with NTP immediately after. Project completion of all stages planned for December 2019.

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. Proposed County CIP allocates complete funding for Performing Arts project for a total of \$45.0M, but 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 4:30 p.m.



Joseph Muscarella  
VP Facilities Management