

CAPITAL COMMITTEE
BOARD OF TRUSTEES
MINUTES

Meeting of June 21, 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 5:35 p.m. on Monday, June 21, 2021. The meeting took place via Zoom.

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

Committee members absent: Jorge Gardyn (Ex-Officio)
 Ed Powers

Other Trustees in attendance Kathy Weiss
 George Siberón
 Donna Tuman

Also in attendance: President Williams
 Vice Presidents Lausch, Muscarella, 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 May 11, 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 will be taking up the 2021 Capital Plan at their June 28th full Legislature meeting and that they will hopefully approve it 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 2021 County Capital Plan and reiterated that we hope that the County can pass the plans before September so that we can request State matching funding on the regular cycle.

Item #4 – Capital Expenditures Report:

VP Muscarella stated that we had one item on the expenditure list which was funding for the addition of Wayfinding and Sense of Place features to the C Cluster Renovation project.

Item #5 – State Reimbursement Status:

VP Muscarella stated that there are approximately \$3.3 million in submitted or pending claim payments from the State and that the majority of older claims have now been paid.

Item #6 – Project Status:

Data Center Redesign and Upgrade Project

The Data Center Project is 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 at the end of summer 2021.

Cluster C Renovation

The Cluster C Renovation continues to move forward; VRD Contracting Inc. and their subcontractors have been progressing. To highlight some recent work; existing HTHW valves in the valve pit have been demolished and new deck valves & handwheel valves are being installed. Penthouse ductwork has been released to be installed, roofing being prepared, and sheet-rocking is moving forward.

Library Roof Renovation & Sealing of Building Envelope

The contractor has started work and is progressing well. Completion is scheduled for fall 2021.

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. Project is in the procurement process at this time.

G Building Door Replacement

During the 2020 State Fire Marshal Inspection, it was noted that the sliding doors from the ceramics classrooms 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. The project is complete.

Wayfinding and Sense of Place Initiative

The initiative concepts address campus boundaries, identification, place making elements, vehicular and pedestrian wayfinding, building and entrances. The Department of Design and Construction 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. Our design firm will work with SGA on an appropriate scope of work.

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. DDC has received proposals from the A/E firms; the proposals will be reviewed and rated by DDC and Public Safety in order to determine the most qualified firm to provide design and engineering services.

Renovation of T-154 for Training and Education Center

NCC has received a \$500K grant from New York State to renovate the last remaining wooden structure associated with Mitchel Field to serve as a training and education center for faculty and staff. Additional County and State Capital funding will be used to cover the full cost of the project. Planning to update the design based on current requirements will begin soon.

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 submitted proposals for service/repair of all Cluster, Tower, Library, and Physical Education Building Unit Ventilators and Fan Coil Units. A contractor has been selected and has begun work.
- ASHRAE/CDC Ventilation Study
 - An Architect-Engineer firm has been selected to oversee the certification of our central HVAC systems according to standards established by ASHRAE and the CDC. Project is in progress.
- 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. Procurement of replacement windows for Bradley Hall is now in progress.
- Inspection of Domestic Water Systems
 - It is recommended that before reoccupation of buildings that have been dormant for prolonged periods, the domestic water system be evaluated for lead content. We have a lab that performs this service for us on a routine basis. Samples have been taken in locations where testing is required.
- Cluster Buildings – Replacement of Water Fountains with Bottle Filler Stations
 - Design and Construction has engaged our on-call Plumbing Contractors to provide proposals for the replacement of drinking fountains in up to 14 locations in the Cluster Buildings A, B, D, E and F.

Meeting adjourned at 5:45 p.m.

Respectfully submitted,


Joseph Muscarella
VP Facilities Management