

CAPITAL COMMITTEE
BOARD OF TRUSTEES
MINUTES

Meeting of September 10, 2019

Finance/Capital Committee Members 2018-2019:

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 Durso at 5:33 p.m. on Tuesday, September 10, 2019. The meeting took place on the eleventh floor of the Administrative Tower.

Committee members present:

- John Durso (Appointed Chair Ad hoc)
- Wanda Jackson
- Ed Powers
- Linda Green
- George Siberón (Appointed Ad hoc)
- Donna Tuman (Appointed Ad hoc)
- Jorge Gardyn (Ex-Officio)

Committee members absent:

- John DeGrace

Other Trustees in attendance

- Bridget Russell (Student Trustee)

Also in attendance:

- President Williams
- Vice Presidents Collins, Muscarella, Conzatti
- Associate Vice President Sandra Friedman
- Associate Vice President Craig Wright
- Acting VP Finance Lisa Hahn

AGENDA ITEMS:

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Item #1 – Review and Approval of June 11, 2019 minutes:

At the start of the meeting, the minutes could not be approved as not enough committee members were present. However, later in the meeting sufficient trustees were present to approve the minutes. Trustee Green made a motion to approve the minutes. Seconded by Trustee Jackson. Minutes approved. During the discussion of the minutes, Trustee Powers asked about the approval of the Energy Services Agreement between NCC and Nassau County and if the addition of customers to the plant will reduce the overhead that NCC pays. VP Muscarella replied that this is part of the plan for the expansion of the Central Utility Plant.

Item #2 – 2020 County Capital Request:

VP Muscarella discussed the request that was forwarded to the County on September 3rd. Because this request was due to the County prior to the board meeting, Dr. Williams sent an e-mail to the committee members giving them advance notice of the projects that we requested.

Item #3 – Draft State Capital Request:

VP Muscarella explained that because the County approved the 2019 Capital Plan in early 2019, we will be able to make a timely request to the State comprised of all the projects approved by the County in the 2019 Plan. Trustee Durso asked if we would be able to include projects requested of the County in the 2020 request and VP Muscarella responded that there would be no reason to try to expedite the County approval of our projects in the 2020 request as we have more than enough funding from the 2019 Plan (and State match) to keep us busy for another year.

Item #4 – Capital Expenditures Report:

VP Muscarella pointed out the major expenditures for this period. The largest were attributable to the south parking lot project especially as related to the discovery of a large clay deposit which had to be removed and replaced at great expense.

Item #5 – State Reimbursement Status:

VP Muscarella explained that we lost our staff member who had been filing these reimbursement requests with the State but that subsequently Carol Friedman assumed the responsibility herself and has compiled the documentation required to submit the claims.

Item #6 – Discussion of Energy Services Agreement between Nassau County and NCC:

VP Muscarella described the issues that NCC's outside counsel identified as important to NCC such as completion of the documents, rate comparison of old rates and new rates and consideration to NCC for use of our land.

Item #7 – Resolution to approve an easement for new electrical transmission line:

VP Muscarella explained that this easement is requested so that PSEG can extend new electrical power transmission lines from a substation north of the campus to the new substation east of the Central Utility Plant. This easement is in an area of the campus that cannot be used for any other purpose and will benefit NCC by increasing the amount of electrical power available to the campus in the future. Trustee Russell made a motion to approve the resolution. Seconded by Trustee Tuman. Resolution approved

Item #8 – Project Status:

VP Muscarella recapped projects that were completed during the last Academic Year:

- Tower Plaza and Lower Level renovations
- Elevator renovations
- Fire alarm replacements at South Hall, Building H and the Bookstore
- Renovation of an Anatomy and Physiology Lab
- Concrete ramp repairs
- North Hall renovation
- ADA ramp replacements

Ongoing Projects were reviewed:

108 DUNCAN AVENUE AND K BUILDING CULINARY PROGRAM RENOVATIONS: Design development phase for new Culinary program complete. Building design will require substantial design efforts related to existing exterior envelope, roof, and structural conditions.

LIBRARY WRITING CENTER AND EOP TUTORING CENTER: Schematics and layouts have been completed. Detail designs of the spaces along with electrical and mechanical requirements are underway.

C CLUSTER RENOVATION: The Cluster C Renovation Bid Documents have been advertised. The Renovation will entail a complete gut renovation of the Academic Wing and Office Wing of Cluster C.

Once the renovation is completed, the Engineering, Physics and Technology Department will be located on the 1st Floor while Physical Sciences Department will be located on the 2nd and 3rd Floors. The Construction time frame will be 2 years. Bidding will be completed in early October with project award anticipated November 2019.

TOWER HVAC REPLACEMENT: 90% Construction Documents are being reviewed for College approval. The Renovation will entail removal of all original fan coils, piping, fin tube and pumps associated with the heating and cooling system for the Tower. The Construction time frame is pending.

PLAZA TUNNEL REPLACEMENT: Design continuing.

HISTORIC BUILDING (MITCHEL FIELD THEATER) TRANSFER FROM COUNTY: In progress

RENOVATION OF BRICK CAFÉ: Design documents 80% complete for renovation of building for Center for Students with Disabilities.

WEST PARKING LOT RENOVATION: Nearing completion.

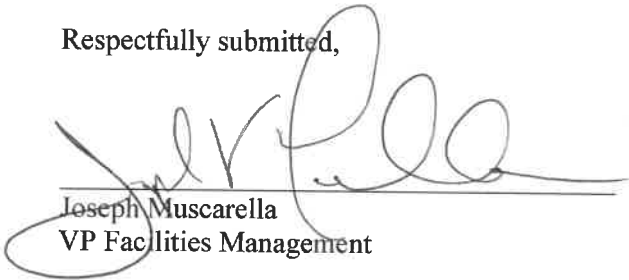
ELEVATOR RESTORATION PROGRAM: Second Library elevator, one each elevator in CCB and G in progress now.

DATA CENTER REDESIGN AND UPGRADE PROJECT: Contract award documents in routing at County. Project includes renovation of office and equipment spaces with state of the art, energy efficient cooling systems.

LIBRARY ROOF REPLACEMENT: Caulking project out to bid this month

Meeting adjourned at 6:04 p.m.

Respectfully submitted,



Joseph Muscarella
VP Facilities Management