

BOARD OF TRUSTEES FINANCE/CAPITAL COMMITTEE MEETING MINUTES OF SEPTEMBER 12, 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 5:15 p.m. on Tuesday, September 12, 2017. The meeting took place on the eleventh floor of the Administrative Tower.

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

Trustees also in attendance: Donna Tuman, appointed ad hoc  
Kathy Weiss, appointed ad hoc  
Therese Russell, student trustee, appointed ad hoc

Also in attendance: President Keen  
Vice Presidents, Conzatti, Muscarella, Reznik  
Interim Vice President Collins  
Asst. to President for Governmental and Media Relations Murray  
Comptroller Izquierdo  
Treasurer Hahn  
Procurement Director Cappello

**AGENDA ITEMS:**

**Item #1-**Review and Approval of June 27, 2017 minutes:

Trustee Weiss made a motion to approve the minutes, and Trustee Tuman seconded the motion. Minutes were approved.

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

VP Muscarella gave update. The last version of the Plan is included in packet In October of this year the County will pass an amendment to the 2016 Plan. They have not passed the 2017 Plan and now the 2018 Plan needs consideration. We need the County to take some action so they will add projects to any Plan so that we can go the State to get matching funds for those projects. The 2017 Plan should hopefully be approved by December. AVP Friedman noted that SUNY knows the delay is not our fault, but the delay is from the County.

**Item #3-**FY 2017/18 State Capital Funding:

VP Muscarella reviewed handout in meeting packet.

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

AVP Friedman reviewed handout in meeting packet. The largest expenditure, \$14,300,000., is a pre-bid item, which is for the renovation of the parking lots, with a 10% change order allowance included in the amount. The second expenditure, \$2,453,000., is for renovation of ten elevators on campus. The third item, NV5 for \$780,906., is for pre-bid request for a new architectural firm to replace the former firm (SBLM) on the Renovation of NCC Cluster C project. The fourth expenditure, Saracino Construction for \$185,440, is for temporary repairs to elevated tunnels. The tunnels will need to be replaced. The fifth expenditure, Web Construction for \$170,330, is for a new campus entrance at Charles Lindbergh Blvd. to help ease traffic congestion in that area. Other expenditures were briefly addressed.

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

AVP Friedman reported that there are ten pending reimbursements this month. We have received \$53M in reimbursements to date.

**Item #6-Project Status:**

AVP Friedman gave update.

**NORTH & SOUTH HALL RAMP REPLACEMENT:** Demolition work is well under way with one ramp entirely removed and a temporary ramp provided to maintain access into the building. Minor change order work has been approved as unexpected underground utilities were found. Project is progressing on schedule.

**NORTH & SOUTH HALL RAMP REPLACEMENT:** Forming for new foundation work has begun.

**ANATOMY AND PHYSIOLOGY LAB RENOVATION:** With grant funds received through the Perkins grant, Design and Construction utilized matching SUNY funds to create a new state-of-the art laboratory.

**PLAZA LEVEL TOWER RENOVATION:** Floor treatment has been completed. Change order work to expand the gallery into the lobby has been approved and the funds have been encumbered. Notice to proceed has been given to contractors. Submittals have been reviewed and awaiting material delivery for construction to begin, anticipated early September.

**CONCRETE RAMP /LOADING DOCK REPAIRS:** As the Master Plan revealed that concrete restoration was needed at the Cluster ramps and loading docks, testing was done and restoration design and repair work has begun. F Cluster ramp work was immediately performed as it was in the worst condition. At the Cluster ramps, the concrete was spalling. A restoration design was completed and it called for a new structural mesh and a new structural concrete coating to be applied. With Cluster F appearing to be in the worst condition, it was the first to be completed. The other Cluster delivery areas will immediately follow; Clusters C & E have already begun.

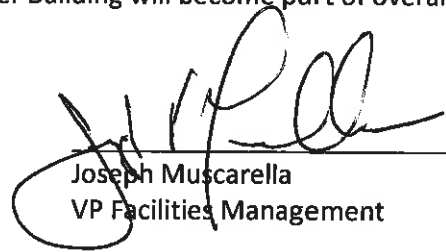
**108 DUNCAN AVENUE RENOVATION:** Still working with Nassau County to complete closing documents. Protective fencing has been installed to safeguard site and electrical system upgrades have been completed to facilitate work and fire protection system. An RFP to retain a design firm is 40% complete with an October advertising date expected.

**BUILDING T-154 (previously AV Department):** As structural floor beams were found to be rotted, building was jacked up, beams were removed and replaced and building exterior was closed up. Existing rotted windows were removed and replaced with new Andersen replacement windows.

**CLUSTER C RENOVATION:** NCC has officially terminated SBLM. SBLM has turned over documents to NCC and a final payment has been processed. NV5's takeover proposal has been accepted. Encumbrance documents are have been routed and are at their final stage with Comptrollers.

**WEST LOT RENOVATION – 70086, 70092:** Project design is complete. Nassau County has approved phase 1, new lot opening onto Charles Lindbergh. Attempt to use County paving contract was unsuccessful as contract renewal is held up at NIFA. NCC bid the work to our on-call contractors and is awarding to Web Construction for \$170,330, over 50% less than the County contractor's bid. The schedule was directly affected however as this was slated as summer work. This phase will be executed in several planned

stages and includes improvements to road and parking stall layouts, drainage, site lighting, landscaping, security cameras, access control gates, signage, and pedestrian access. This project will reduce the high maintenance costs incurred by the Physical Plant in an attempt to maintain the current lots, as well as reduce the College's costs relative to vehicle damage. The estimated construction cost is \$13.0M and 10% contingency funding (\$1.3M) for change orders for a total expected expenditure of up to \$14.3M. 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. PERFORMING ARTS CENTER -70094: While County CIP indicates a 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. Once funding is present in CIP, a design RFP will be issued. Currently, a program level of design is all that has been completed. As project progresses, Old Theater Building will become part of overall program.



---

Joseph Muscarella  
VP Facilities Management