



MEMORANDUM

To: Professor Caterina Mata

From: Jorge E. Yafar, RA LEED AP

Date: June 06, 2019

Subject: Report of the Committee on Facilities and Safety May 8, 2019

I. Review of March 6, 2018 Meeting Report

Due to scheduling conflicts no Committee meeting was held in the month of May. The Committee will receive an updated copy of ongoing and future projects under separate cover (Attached).

II. Facility Projects Report

- a. In-house and Capital projects listing (copy Attached)
- b. Bathroom project: Napkin dispensers have been installed in staff bathrooms. Installation of triangular shelving prototype for testing and approval in process, will coordinate with committee when completed.
- c. College furniture orders for the 2019 Fiscal year have been approved by the BOT. Procurement of furniture, delivery and installation currently in process.
- d. BMCC continues to emphasize to the Plaza reconstruction and re-roofing project management team, the importance of installing vehicle barriers at the foot of the Ramp, when the new surface is installed.
- e. The Science Department (Christine Priano) has reserved room N699L for the NSF/REU Summer Program (5/29-7/29) in coordination with Anita Samuels of the Office of Administration and Planning.

III. Environmental Health and Safety

- a. Public Announcement and Fire Alarm systems have been reviewed and adjusted to improve the decibel level at Main Campus and Fiterman Hall.
- b. Locations for Single-unit dispensers of menstruation products have been identified at both Main Campus and Fiterman Hall. Procurement of dispensers is slated for the early part of FY20.

- c. In March, during an off time in the labs, I lit several burners and tested the atmosphere with a three-gas meter for flammables. None were detected and no further complaints were received.
- d. The request for new lab chairs will be addressed during early part of FY20.

IV. Sustainability

- a. The annual College Sustainability Fair was held with great success on April 17 in the RHT. Student and Faculty participation was high and the planning team is looking forward to continuing the success of this very important event.

Attachments

CAPITAL AND IN-HOUSE PROJECTS 2017-2020 (Updated 6/6/19)

COMPLETED

- **70 Murray Street Expansion (Approx. 55,000sqft):** Additional instructional space on the 2nd and 3rd floor of this facility, with 31 smart classrooms (inclusive of 6 computer labs) and supporting spaces, such as administrative offices, conference rooms, students lounge areas, printing/copying facilities, respite room and bathrooms (including an all gender, single use). The floors are also connected via grand modern open stair, allowing ease of access without relying on elevators. *Current Status – Operational (winter 2019)*
- **Comprehensive Energy Efficiency HVAC Upgrade:** Installed two new chillers and pumps, replaced 3 air handlers and refurbished 7 air handlers, insulation, new vents, and louvers and fume hoods. *Current Status – Substantially Completed and Operational (Pending UV Filtration)*
- **Gym HVAC Installation:** Install new self-contained HVAC rooftop with new piping, controls and retrofitting of existing catwalk. *Current Status – Substantially Completed and Operational (Pending Commissioning for Cooling Operations).*
- **Pool Renovation:** New HVAC, filtration and pumping system, tiling, mural, bleacher and pool cover. *Current Status – Operational (winter 2019)*
- ***Maker Lab (Room S608):** Install exhaust fan unit for adequate ventilation – finish ceiling, lighting, VCT flooring and built inside storage room, new furniture – *Current Status - Operational (summer 2018).*
- ***Media Studios Area:** Sound proof studios, relocate several walls, new ceiling/lighting/painting, new VCT/carpet flooring, new glass walls/cubicles, install new doors and window shades – *Current Status – Operational (summer 2018).*
- ***Bursar’s Office:** Complete renovation and new furniture – *Current Status – Operational (summer 2018)*
- ***Student Development Center:** Fabrication and installation of new entry doors – *Current Status – Operational (spring 2018).*
- ***FH Bathrooms Flushometer:** Retrofit existing flushometer with Sloan Optima Plus (G2 Units). Work completed by Sloan at no charge (\$100K potential cost) – *Current Status – Operational (spring 2018).*
- ***Public Affairs Reception Area:** Reconfigure reception area – *Current Status – Operational (spring 2018).*
- ***FH Air Handler Return Units:** Purchase and replace additional bypass board due to life expectancy failure – *Current Status – Operations (winter 2018).*
- ***Multi-purpose Computer Lab (FH1113):** Remove/replace existing furniture – Install new power whips for new furniture, IT provide Data – *Current Status - Operational (winter 2018).*
- **Photovoltaic Panels Installation:** Install 956 solar panels capable of generating 306,500 kW annually, inverters and attendant monitoring. *Current Status – Operational (winter 2017).*

CONSTRUCTION

- **Façade and Column Reconstruction:** Deficiencies related to Local Law 11 compliance, including replacing spalled concrete from 36 columns and 51 damaged window sills, Gym and Harrison exterior walkways, to include scraping, form casting and cleaning. *Current Status – Substantially Completed (Pending change order work to install new metal panels along gym walkway. Anticipated completion summer 2019).*
- **West Street Lower Level Window Install:** Create new windows, frames, sills, insulation, masonry and millwork over 5 column bays. *Current Status – Substantially Completed (Ongoing block installation, anticipated completion summer 2019).*
- **Emergency Generator:** Install two new standalone units in NE section of roof to replace the 1 North generator. *Current Status – 85% Completed (Pending Commissioning of Equipment and Removal of Old Equipment. Additional scope requires replacement and relocation of existing Automatic Transfer Switches ATS. Anticipated completion summer 2019).*
- **Harrison Street Feeders:** Pull and replace 6 damaged electrical feeders from North to South Harrison. *Current Status – 95% Completed (Pending additional scope requires replacement and relocation of Main switch gear and riser disconnect switches. Anticipated Completion summer 2019).*
- **ADA Bathroom Upgrade:** Phased project (5 total phases) to upgrade all restrooms with new lighting, flooring, tiling and fixtures in addition to ADA compliance. *Current Status – 75% Completed (Phases 1-4 operational, phase 5 ongoing, anticipated completion Fall 2019)*
- **Ramp and Courtyard Reconstruction (Roof Replacement):** Phased project (5 total phases) replacement of roofing membrane at plaza areas, including replacement of pavers, childcare center play areas and selected low level roofs. *Current Status – 15% Completed (Phase 1 and 2 ongoing with subsequent phases and overall anticipated completion date of summer 2020).*
- **Gymnasium Lighting Upgrade:** Replacement of existing halogen lighting with Energy efficient LED fixtures with lighting controls. *Current Status – ON HOLD (Anticipated completion TBD).*
- ***Panther Station/Admissions Construction:** Consolidating Admission services for all students. *Current Status – General construction completed, pending delivery and installation of furniture (Anticipated completion summer 2019)*
- ***Lab 779:** Complete renovation of lighting, furniture, floors and ceilings – *Current Status – Pending delivery and installation of furniture (Anticipated completion summer 2019)*
- ***Classroom Renovations:** Phased project (5 total phases) Upgrade of existing lighting, furniture, floors and ceilings. – *Current Status – 10% Completed (Phase 1 at south end 7th Floor to continue during summer break with subsequent phases and overall anticipated completion dependent on available OTPS funding).*
- ***Corridor Lighting Upgrade:** Phased project (7 total phases) Upgrade of existing corridor lighting to LED lights and upgrade ceiling to BMCC standard grid system, to improve energy consumption and operational efficiency on drop ceiling access. *Current Status –*

5% Completed (Phase 1 at south end 7th Floor during summer break with subsequent phases and overall anticipated completion dependent on available OTPS funding).

- **Public Safety Locker Rooms:** Construction of adequate locker room space for Male and Female Public Safety Staff. *Current Status – 95% Completed, pending delivery and installation of lockers (Anticipated completion summer 2019).*
- ***Quite Study Area:** Phased upgrade of area / increase number of offices. *Current Status – 95% Completed, pending installation and delivery of furniture (Anticipated completion summer 2019)*
- ***Theater Staff Office:** Complete renovation of lighting, furniture, floors and ceilings. *Current Status – 10% Completed (Anticipated completion summer 2019).*
- ***E-learning Center:** Complete renovation of lighting, furniture, floors and ceilings. *Current Status – 5% Completed (Anticipated completion summer 2019).*
- ***Center for Career Development:** Complete renovation of lighting, furniture, floors and ceilings. *Current Status – 10% Completed (Anticipated completion summer 2019).*
- **Overhaul of Work Order System:** Integration of Work Order System with ARCHIBUS workplace management platform to improve the customer service experience and expedite the processing of work orders. *Current Status – 75% Completed Testing Implementation (Anticipated completion summer 2019)*

DESIGN

- **Cooling Tower:** Replace existing towers with water and energy efficient 4 unit system with smaller footprint. *Current Status – Phased project due to funding constraints, emergency repairs completed for the 2019 cooling season, complete replacement TBD.*
- **Student Café, Food Prep. and Serveries Reconstruction:** Overhaul to 1 and 2 floor food preparation area, complete renovation of café and serveries to include lighting, flooring, HVAC, fixtures and restaurant equipment. *Current Status – 60% Completed (Anticipated design completion winter 2019)*
- **Battery Storage:** Installation of 10 rack Ni-Mg storage unit in telecom room behind gym capable of storing 115kW. *Current Status – 75% Completed (Project on Hold due to regulatory approval on battery equipment)*
- **Replacement of Water Main Isolation Street Valves:** Replacement of existing inoperable isolation valves to provide the operational flexibility to isolate water flow for emergency repairs and plumbing upgrades, without having to turn off water for entire building. *Current Status – 50% Completed (Anticipated design completion fall 2019).*
- ***RHT Shades/Lighting AV:** Install suspended lighting grid/AV system/Projector screens, fix/replace window blackout shades. *Current Status – 100% Completed (Project on hold pending procurement of materials).*
- **Door Program:** Upgrade existing exterior and interior door frames in specific areas where existing components have exceeded end of useful life. *Current Status – 10% Completed (Anticipated Implementation fall 2019, pending availability of OTPS funds).*

PLANNING

- **Theater Lighting Upgrade:** Replacement of theater 1 and 2 halogen lights in common areas with energy efficient LED lighting and controls. *Current Status – Scope development and funding source allocation.*
- **Campus Wide Emergency Resiliency Program:** Strengthen campus resiliency and recovery capabilities, including flood proofing, exterior lighting and emergency dual-fuel capabilities. Current Status - *Scope development and funding source allocation.*
- ***Library:** Increase number of office spaces – *Current Status – Scope development and funding source allocation.*
- **Electrical System Upgrade:** Replace all existing outdated Federal Pacific panels, breakers, etc. with equipment that is readily available in today's market. *Current Status – Scope development and funding source allocation.*
- **Fire Alarm Upgrade:** Replace and extend Fire Alarm coverage to include code compliance and extended monitoring. *Current Status – Scope development and funding source allocation.*
- **Early Childhood Center HVAC:** Upgrade existing standalone HVAC system for this area with a more energy efficient and modern system. *Current Status – Scope development and funding source allocation.*