Section Contents

## Five-Year Capital Plan FY 22-23 through FY 26-27

| *Amounts in thousands* | FY 22-23 | Five-Year |
|---|---|---|
| | | Total |
| Elevator Upgrades | $3,500 | $7,000 |
| Campus-Wide Fire Alarm Replacement | $4,005 | $4,005 |
| Campus-Wide Roofing | $6,000 | $13,992 |
| Technology Infrastructure Modernization | $3,000 | $11,000 |
| Colston Hall HVAC Upgrade | $9,000 | $9,000 |
| Carl Polowczyk Hall Envelope Rehabilitation | $0 | $7,500 |
| Guggenheim Hall Envelope and Infrastructure Renovation | $0 | $8,000 |
| **Capital Renewal Five Year Plan Subtotal** | **$25,505** | **$60,496** |
| **Five Year Grand Total** | **$25,505** | **$60,497** |

| | |
|---|---|
| City Share Five Year Total | $30,248 |
| State Share Five Year Total | $30,248 |

## City Reso-A Requests FY 2023

| Amounts in thousands | FY 2023 |
|---|---|
| Elevator - GML | $3,500 |
| Colston Hall Envelope Upgrade | $4,000 |
| **City Reso-A Request Total** | **$7,500** |

# Statement and Statistics

*President Thomas Isekenegbe*

Bronx Community College was first established in 1957 to meet the growing demand for higher education in the Bronx. On February 2, 1959, the first classes began with 125 students on East 184th Street. In 1973, the College moved to its current home with the acquisition of the former NYU University Heights Campus. Today, the picturesque campus consists of 34 buildings, situated on 44.9 acres overlooking the Harlem River.  The College offers over 30 courses of study and can accommodate over 10,000 students, although current enrollment is significantly lower.  The cornerstone of the College is the Accelerated Study in Associate Programs or "ASAP" program which encourages full-time enrollment and provides holistic, comprehensive wrap-around services to support the health, well-being and success of all aspects of the student life.   The College also offers the Advancing Part-Time Excellence Program "APEX" program, which provides similar supports to part-time students.

BCC is CUNY's oldest community college. Half of its 34 buildings are over 80 years of age with significant infrastructure and deferred maintenance issues. Many of the buildings are converted dormitories not ideally suited for office and classroom use. The campus is home to many architectural treasures, which hold National Historic Landmark status, making BCC the only community college to hold this distinction. BCC is currently undergoing a campus-wide service infrastructure upgrade and investing in building exterior and life safety system improvements. The College has also launched a new strategic maintenance program called BIC (Building Intensive Clean), initiating a targeted, cyclical, local building improvement program.  The pandemic has heavily impacted Bronx Community and the surrounding areas; however, the essential staff have been working onsite to use the time effectively to accelerate several large-scale projects, including water fountain and bottle fill stations, and office relocations to maximize student services in the seven core buildings with optimal HVAC.

BCC's goal for capital improvement is to balance the historic campus's preservation with updates to deteriorating systems, instructional and outdoor space and sustainability efforts.  With the completion of the fifth phase of the infrastructure project in sight, BCC looks forward to phase six which will replace the aging boiler plant and to upgrading interior building systems.  The College will also continue to focus on building exterior and life-safety system upgrades. As a COVID-19 response, BCC will seek to accelerate HVAC and water restoration projects. Elevator renovations, improved accessibility, and modernizing the technology infrastructure are also critical efforts.   The campus wide lighting upgrade will modernize an aging system while providing energy efficiency and improved design.

The following critical projects are currently in construction: Fire Alarm Upgrades, Utility Phase IV and V, GML Dome Restoration, GML Egress Stairs, the heating repipe project, RBSC Envelope Restoration, the 2020 STEM, and Automotive Labs. The first comprehensive interior space redesign to support more modern operations is the BCC Express, which provides a one-stop enrollment management center and the Campus looks forward to relocation of our Food Pantry.

| Master Plan/Enrollment Information | | Net Assignable Square Footage (NASF) | |
|---|---|---|---|
| Original Master Plan Approved: | 1975 | Owned Occupied: | 695,116 |
| Master Plan Amendment Approved: | 2007 | Owned Vacant: | 1,568 |
| Master Plan Projected FTES: | 7,509 | Leased/Temp: | 34,360 |
| Fall 2020 FTES: | 5,993 | Non-CUNY: | 3,129 |
| Master Plan Approved NASF: | 661,808 | Total NASF: | 734,173 |
| | | | |
| **State Senate District:** | **33** | **State Assembly District:** | **86** |
| **City Council District:** | **14** | **City Community Board:** | **Bronx CB 7** |
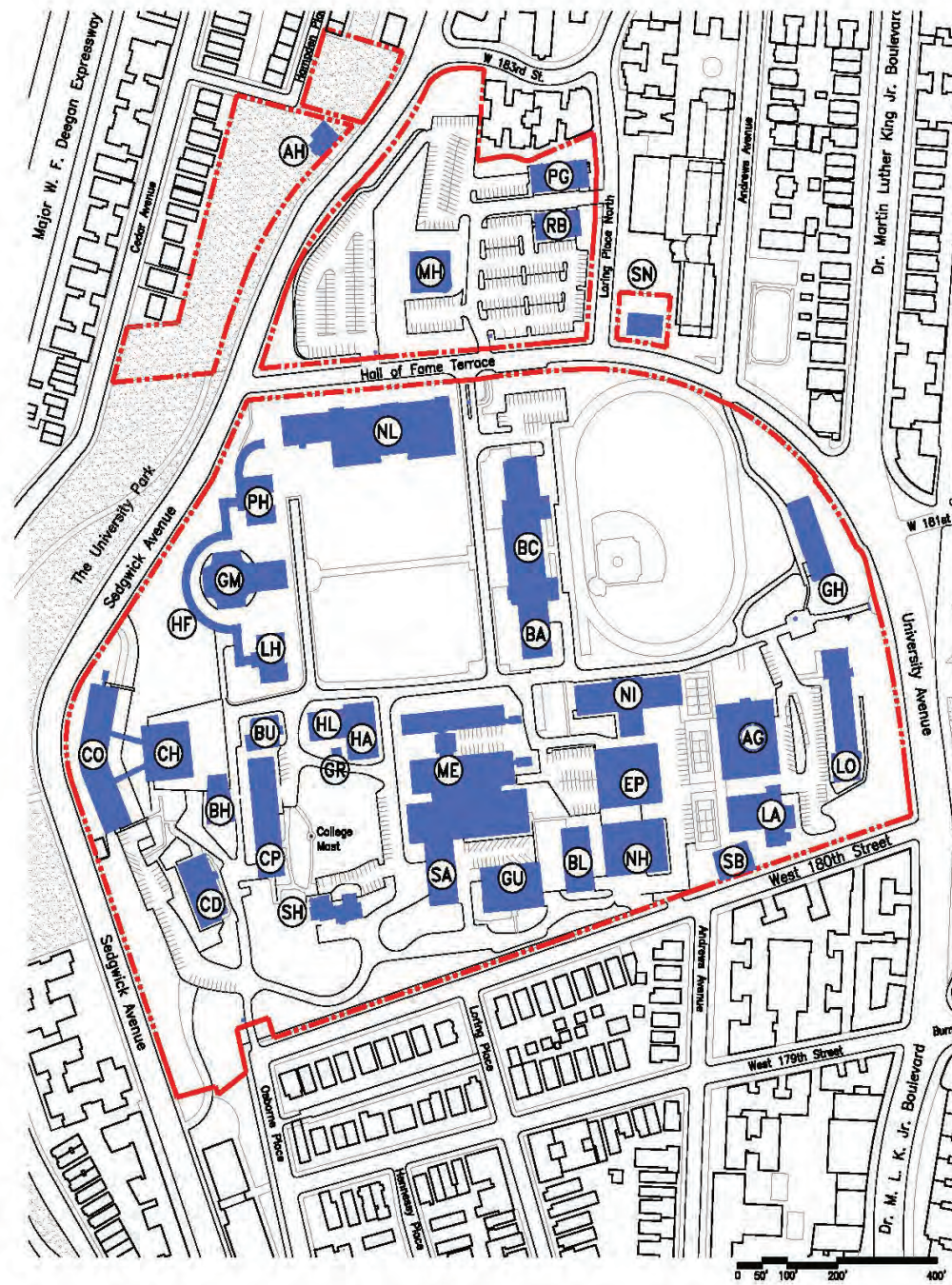
## BUILDING KEY

| | |
|---|---|
| AG | ALUMNI GYMNASIUM |
| AH | ALTSCHUL HOUSE |
| BA | BROWN ANNEX |
| BC | ROSCOE C. BROWN STUDENT CENTER |
| BH | BEGRISCH HALL |
| BL | BLISS HALL |
| BU | BUTLER HALL |
| CD | CHILDREN'S CENTER |
| CH | COMMUNITY HALL |
| CO | COLSTON HALL |
| CP | CARL POLOWCZYK HALL |
| EP | ENERGY PLANT |
| GR | GREENHOUSE |
| GM | GOULD MEMORIAL LIBRARY |
| GH | GOULD HALL |
| GU | GUGGENHEIM HALL |
| HA | HAVEMEYER LAB ANNEX |
| HF | HALL OF FAME, AUDITORIUM & COLONNADE |
| HL | HAVEMEYER LAB |
| LA | LOEW ANNEX |
| LH | LANGUAGE HALL |
| LO | LOEW HALL |
| ME | MEISTER HALL |
| MH | MacCRACKEN HALL |
| NH | NEW HALL |
| NI | NICHOLS HALL |
| NL | NORTH HALL AND LIBRARY |
| PG | PATTERSON GARAGE |
| PH | PHILOSOPHY HALL |
| RB | RECEIVING BUILDING |
| SA | SAGE HALL |
| SB | SERVICE BUILDING |
| SH | SOUTH HALL |
| SN | SNOW HALL |

## LEGEND

EXISTING FACILITIES
PROPERTY LINE

**BRONX COMMUNITY COLLEGE**

# Bronx Community College

## Five Year Capital Plan
*Amounts in thousands/Projects in priority order*

| Project Name | Phase | Need | Phase | Need | Phase | Need | Phase | Need | Phase | Need | Five Year Need Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | FY 22-23 | | FY 23-24 | | FY 24-25 | | FY 25-26 | | FY 26-27 | | |
| Elevator Upgrades | DC | $3,500 | | $0 | DC | $3,500 | | $0 | | $0 | $7,000 |
| Campus-Wide Fire Alarm Replacement | DC | $4,005 | | $0 | | $0 | | $0 | | $0 | $4,005 |
| Campus-Wide Roofing | DC | $6,000 | C | $3,000 | DC | $4,992 | | $0 | | $0 | $13,992 |
| Technology Infrastructure Modernization | DC | $3,000 | C | $3,000 | C | $3,000 | C | $2,000 | | $0 | $11,000 |
| Colston Hall HVAC Upgrade | DC | $9,000 | | $0 | | $0 | | $0 | | $0 | $9,000 |
| Carl Polowczyk Hall Envelope Rehabilitation | | $0 | | $0 | D | $550 | DC | $3,550 | C | $3,400 | $7,500 |
| Guggenheim Hall Envelope and Infrastructure Renovation | | $0 | | $0 | D | $600 | DC | $3,600 | C | $3,800 | $8,000 |
| **Capital Renewal** | | **$25,505** | | **$6,000** | | **$12,642** | | **$9,150** | | **$7,200** | **$60,497** |

| | |
|---|---|
| City Share Five Year Total | $30,248 |
| State Share Five Year Total | $30,248 |

## Project Descriptions: Capital Renewal

### Elevator Upgrades

This project will initiate a campus-wide elevator replacement program. Twelve elevators have been identified as needing replacement: four in Colston Hall, one in Community Hall, one in Carl Polowczyk Hall, one in Roscoe Brown Student Center, one in Nichols Hall, and four in Meister Hall. The elevators are antiquated, marginally functional, not fully ADA-accessible, and have experienced ongoing repair issues. The first priority is Colston Hall, one of the busiest buildings on campus.

| | |
|---|---|
| Total Project Cost | $7,000 |
| Prior Funding | $0 |
| Five-Year Need | $7,000 |

Anticipated Completion: June 2024

### Campus-Wide Fire Alarm Replacement

This project will replace fire alarm systems in the 18 remaining campus buildings that have antiquated systems. The line-voltage fire alarm system in each building will be replaced with new solid-state, low-voltage systems. The existing fire alarm systems in these buildings are increasingly difficult to maintain, and replacement parts are difficult to obtain. Eventually, the fire alarm systems will be beyond repair and cease to function (fire watch services will be provided in the event of a system failure). Previous capital funding has been used to upgrade systems in 11 other buildings. Priority buildings for fire alarm system replacement are Nichols Hall, Bliss Hall, Alumni Gym, Gould Residence Hall, Guggenheim Hall, and Philosophy Hall.

| | |
|---|---|
| Total Project Cost | $24,000 |
| Prior Funding | $19,995 |
| Five-Year Need | $4,005 |

Anticipated Completion: January 2025

### Campus-Wide Roofing

This project will replace deteriorated roofs on 15 of the college's 34 buildings and carry out related masonry, window, and door upgrades. This project is part of an ongoing cycle of envelope upgrades to ensure building integrity and protect the city and state's capital resources and investment. At each of these 15 buildings, the roof has exceeded its useful life and has been subject to water infiltration, causing interior deterioration. Existing funding is being used to replace roofs on Gould Memorial Library, Havemeyer Lab, Roscoe Brown Student Center, and New Hall. The next priorities for roof replacement include Bliss Hall, Philosophy Hall, Alumni Hall, and Meister Hall.

| | |
|---|---|
| Total Project Cost | $13,992 |
| Prior Funding | $0 |
| Five-Year Need | $13,992 |

Anticipated Completion: September 2026

### Technology Infrastructure Modernization

Modernizing the college's network infrastructure will provide an opportunity to correct severe deficiencies of the existing system while improving network performance, stability, resiliency, and security to deliver reliable, high-quality services to the college's users into the foreseeable future. The project will provide redundancy in fiber to primary and secondary data centers. The project also will provide distribution and access layer switches to 10 GB per second with power over Ethernet service to all buildings on campus and provide a secondary failover network core switch in the secondary data center at Colston Hall. This new core switch will provide connectivity to the campus in a disaster/failure. The project will also include air conditioning required to maintain the viability of this equipment.

| | |
|---|---|
| Total Project Cost | $11,000 |
| Prior Funding | $0 |
| Five-Year Need | $11,000 |

Anticipated Completion: June 2025

### Colston Hall HVAC Upgrade

At the start of the spring 2019 semester, the heating systems in Colston Hall failed. The building filled with ice and water, and 43 classrooms and 95 offices had to be relocated on an emergency basis for 6 weeks. This project will upgrade the building's HVAC equipment, address deferred maintenance and safeguard the viability of the building, which is the second largest on campus and houses the departments of Education, English, Communications, History, Modern Languages, and Social Sciences as well as the offices for Financial Aid, Registrar, Business office and IT.

| | |
|---|---|
| Total Project Cost | $9,000 |
| Prior Funding | $0 |
| Five-Year Need | $9,000 |

Anticipated Completion: August 2026

### Carl Polowczyk Hall Envelope Rehabilitation

Carl Polowczyk Hall is one of the larger buildings on campus; it contains 20 classrooms, three labs, the Academic Computing Center, and houses the following departments: Physics, Engineering, and Technology; Mathematics and Computer Science; and Nursing and Allied Health. The building has had little improvement to its exterior since it was built in 1960. This project will upgrade the deteriorated exterior envelope. The building has inefficient, single-glazed windows and chipped and spalling concrete around all four sides of its exterior. Elements to be replaced include the roof, windows, exterior doors, concrete masonry on the façade, exterior entry stairs, and building entrance canopies.

| | |
|---|---|
| Total Project Cost | $7,500 |
| Prior Funding | $0 |
| Five-Year Need | $7,500 |

Anticipated Completion: September 2025

## Guggenheim Hall Envelope and Infrastructure Renovation

This project will provide critically needed upgrades to Guggenheim Hall. This will include removing and replacing existing roofing, flashings, and roof drains at all three levels of roofing. The project will rebuild the parapet around the top roof and lowest roof and replace the coping stone. Exterior masonry will be restored and repointed. All windows and rusted lintels will be replaced. Access to the building will be improved by replacing the exterior entrance stairs with a concrete entrance ramp and stairs to provide safe and compliant access. Plumbing upgrades will include replacing the building's domestic hot and cold water risers that are at the point of failure, jeopardizing its bathroom facilities' continuing function.

| | |
|---|---|
| Total Project Cost | $8,000 |
| Prior Funding | $0 |
| Five-Year Need | $8,000 |

Anticipated Completion:
September 2024

## City Reso-A Requests (City Council and Borough Presidents)
*Amounts in thousands*

|  | FY 22-23 | |
| --- | --- | --- |
| Projects in priority order | Phase | Need |
| Elevator - GML | DC | $3,500 |
| Colston Hall Envelope Upgrade | C | $4,000 |
| **City Reso-A Requests** | | **$7,500** |

## Project Descriptions: Reso-A

### Elevator - GML   Phase: DC

| | |
| --- | --- |
| This project will provide accessibility to all floors of the Gould Memorial Library and bring the facility up to current egress and public assembly code requirements. It involves work to remove the existing elevator and install a new, appropriately sized elevator in the GML building, and will include a comprehensive site study, design, and installation. The college is currently working to protect the exterior envelope of buildings and improve safety and accessibility across the campus, and this project affirms those efforts. | FY 2023 City Request: $3,500<br>State Match: $3,500<br><br>Anticipated Completion: March 2025 |

### Colston Hall Envelope Upgrade   Phase: C

| | |
| --- | --- |
| This project will provide an energy efficient and safer building envelope for Colston Hall, the second largest building on campus, which includes 43 classrooms and offices for the departments of Education, English, Communications, History, Modern Languages and Social Sciences. In January, 2019 Colston Hall heating equipment failed, the building had to be vacated, and all classes and staff relocated for a month. A significant contributing factor was the deterioration of the building's windows and doors. This project will help prevent similar emergencies and provide a stable appropriate environment for teaching and learning. | FY 2023 City Request: $4,000<br>State Match: $4,000<br><br>Anticipated Completion: March 2025 |