EXHIBIT B

PROJECT SUMMARY
QUEENS COLLEGE
RECONSTRUCTION OF STEAM LINE SYSTEM
Project No. 2881309999

1. **Nature of Action**
   Request for permission to execute a construction contract on behalf of Queens College to reconstruct campus-wide steam line system.

2. **Related Trustee Actions**
   None.

3. **Project History**
   There are numerous steam lines, both buried and running in the steam pipe tunnel, that provide heat and hot water from the central boiler plant to other buildings on campus. A recent study of the tunnel revealed leaking expansion joints, ineffective steam trap stations, structural failure of pipe supports, and the presence of asbestos containing materials.

4. **Project Scope**
   The goal of this project is to implement recommendations for corrective actions outlined in the steam tunnel study. This includes replacement of the steam lines, condensate return lines, valves, steam traps, flash tanks, condensate pumps, expansion joints, pipe anchors and insulation. PRV stations for Fitzgerald Gym, Dinner Hall, Klapper Hall, Rathaus Hall, Kiely Hall and buried sections of piping from the central plant to Fitzgerald Gym will also be replaced.

5. **Net-to-Gross Efficiency**
   Not Applicable

6. **Schedule**
   - **Bid/Award**: Summer, 2014
   - **Constr Start**: Fall, 2014
   - **Constr Finish**: Fall, 2015

7. **Project Funding**
   - **Source**: DASNY
   - **Amounts**:
     - **Construction**: $3,500,000
     - **Equipment**: $0

8. **Cost Estimate**
   See attached cost estimates prepared by Ellana. Estimators’ record of accuracy with similar projects:
a. Project: Farmingdale School of Business, Farmingdale, NY  
Estimate: $18,985.00  
Bid: $18,430.00  
Date of Estimate: (05/12)  
Date of Bid: (06/12)

b. Project: PS146, SCA/Boiler Upgrade Project  
Estimate: $3,584,845  
Bid: $3,432,800  
Date of Estimate: (01/14)  
Date of Bid: (02/14)

c. Project: PS455, SCA/Boiler Upgrade Project  
Estimate: $7,149,548  
Bid: $7,094,000  
Date of Estimate: (01/14)  
Date of Bid: (02/14)

9. Cost Estimate  
See attached cost estimate.

10. Cost per Square Foot  
n/a