

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: December 1, 2010

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **December 6, 2010**:

1. Recommend acceptance of the Facilities Engineering and Operations Status Report for October 31, 2010 (**Exhibit C-1**)

EXHIBIT C-1



OFFICE OF FACILITIES ENGINEERING AND OPERATIONS

Year to Date Project Status Report for October 31, 2010

NOTE THAT DEFICIENCIES HAVE BEEN UPDATED BASED ON OUR MAY 2008 FACILITIES AUDIT

Status of Facilities Projects

Capital Construction: New Construction or the addition of building area or volume. Includes civil amenities such as new parking, roadways or infrastructure.

Capital Improvement: Projects which improve, enhance or update existing building structures. Includes code compliance upgrades, ADA improvements.

Capital Renewal: Projects which correct unacceptable conditions caused by worn-out building components - building components that have exceeded their useful life cycle or will exceed their useful life cycle in the foreseeable future. Includes replacements in kind of building materials and equipment of equal quality and function.

Deferred Maintenance: Projects necessary due to postponed or past due maintenance. Includes curable physical deterioration where the repair is reasonable and economically feasible. Includes operational repairs caused by failure of building components such as roof leaks, broken door hardware, damaged paint, ceilings, carpet, etc.

Facilities Project Status Report.xls

Status of Current Capital Construction Projects

EXHIBIT C-1

New Construction or the addition of building area or volume. Includes civil amenities such as new parking, roadways or infrastructure.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
44-0-1-00000-14035	Arts and Community Center Addition Phases I and II.	8	Chapter 12	\$12,926,680	\$11,463,789	\$1,462,891	Project Completed	9/30/2010
44-0-1-00000-14057	Arts and Community Center Theater Renovation and Cultural Center Addition.	8	County and Fund Balance	\$4,500,000	\$4,858,815	-\$358,815	Project Completed	9/30/2010
44-0-1-00000-14042	Mill Creek Sailing Center	1	Citta Foundation	\$850,000	\$48,006	\$801,994	Waiting for approvals.	TBD
11-6-1-40105-70501	Phase 1 of Campus camera surveillance installation which is limited to parking lots.	7	Fund Balance	\$150,000	\$0	\$150,000	Added to Security Assessment project.	TBD
44-0-1-00000-14067	Athletic Complex	5	Fund Balance	\$5,000,000	\$2,136,870	\$2,863,130	Construction to begin during first week of December.	6/1/2011
44-0-1-00000-14064	CHP Plant	4	Debt Service	\$6,000,000	\$2,008,760	\$3,991,240	December BOT.	12/1/2011
44-0-1-00000-14060	Kean at Ocean Gateway Building	4	OCC/County/Kean	\$30,000,000	\$26,660,013	\$3,339,987	November BOT.	12/31/2012
NA	Campus Loop Road	5	County	\$0		\$0	Rough grading.	9/1/2012
NA	North Bay Avenue Campus Exit	5	County	\$0		\$0	Applying for permits.	9/1/2012
	TOTALS			\$59,426,680	\$47,176,253	\$12,250,427		

PHASE KEY

- 1 Planning
- 2 Program
- 3 Design
- 4 Bidding
- 5 Construction
- 6 Punch list
- 7 Inactive
- 8 Completed

EXHIBIT C-1

Status of Future Capital Construction Projects

New Construction or the addition of building area or volume. Includes civil amenities such as new parking, roadways or infrastructure.

Account Number	Project Description	Phase	Date Required	On Schedule	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status
44-0-1-00000-14068	College Center Addition	3	TBD	N/A	No	\$22,000,000	\$717,325	\$21,282,675	Feasibility study completed.
	Hiring Science Building Lab Rooms 124 and 227 Improvements.	7	TBD	N/A	Partial Kean Contribution	\$0	\$0	\$0	On hold.

PHASE KEY

- 1 Planning
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Status of Capital Improvement Projects

Projects which improve, enhance or update existing building structures. Includes code compliance upgrades, ADA improvements.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	TOTAL TEN YEAR PROJECTED DEFICIENCY 10/2000 - \$4,532,910, 5/2008 - \$7,500,000	Note 1						
44-0-1-00000-14036	W. Kable Russell Building roof replacement.	7	No	\$2,700,000	\$0	\$2,700,000	Design completed. Waiting for funding	TBD
11-7-1-41500-70910	Campus entry lake outflow repairs.	7	Plant Reserves	\$65,000	\$29,000	\$36,000	Project on Hold	TBD
11-7-1-41800-71818	Campus wide energy management upgrade.	6	Plant Reserves	\$3,000,000	\$2,478,225	\$521,775	Final punch list items	12/31/2010
44-0-1-00000-14056	HHP Gymnasium air conditioning installation.	8	Yes	\$350,000	\$368,491	-\$18,491	Project Completed.	7/30/2010
44-0-1-00000-14059	Facilities Warehouse Addition/Administration Ground Floor Renovation	8	Plant Reserves	\$1,078,097	\$1,329,620	-\$251,523	Project Completed.	6/30/2010
44-0-1-00000-14065	IT Building Power/HVAC/Furniture Upgrade	5	Yes	\$1,200,000	\$1,650,812	-\$450,812	Construction 90% completed.	12/15/2010
	TOTALS			\$8,393,097	\$5,856,148	\$2,536,949		

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Status of Capital Renewal Projects

EXHIBIT C-1

Projects which correct unacceptable conditions caused by worn-out building components - building components that have exceeded their useful life cycle or will exceed their useful life cycle in the foreseeable future. Includes replacements in kind of building materials and equipment of equal quality and function.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	TOTAL TEN YEAR PROJECTED DEFICIENCY 10/2000 - \$2,614,250, 5/2008 - \$11,000,000	Note 1						
44-0-1-00000-14052	Administration Building elevator replacement.	5	College Fund Reserves	\$186,564	\$189,583	-\$3,019	Hydraulic shaft replacement scheduled for Christmas break.	1/30/2011
44-0-1-00000-14048	Planetarium Upgrade	6	County Support	\$2,531,500	\$2,589,733	-\$58,233	Final Punch list.	12/15/2010
44-0-1-00000-14073	Nursing Renovation	5	Fund Balance	\$58,380	\$58,380	\$0	Construction scheduled for 12/22/2010 to 01/12/2011	1/15/2011
Foundation Funding	Planetarium Theater Equipment Upgrade	8	Private Donors	\$1,500,000	\$1,450,000	\$50,000	Project Completed.	9/31/2010
44-0-1-00000-14072	Ric-Wil Piping replacement - Planetarium	8	Fund Balance	\$218,175	\$230,175	-\$12,000	Project Completed.	10/15/2010
	TOTALS			\$4,494,619	\$4,517,871	-\$11,252		

NOTE 1: Projected ten year deficiencies are based on Facilities Audits completed October 2, 2000 and May 1, 2008 by Entech Engineering.

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Status of Deferred Maintenance Projects

EXHIBIT C-1

Projects necessary due to postponed or past due maintenance. Includes curable physical deterioration where the repair is reasonable and economically feasible. Includes operational repairs caused by failure of building components such as roof leaks, broken door hardware, damaged paint, ceilings, carpet, etc.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	TOTAL TEN YEAR PROJECTED DEFICIENCY 10/2000 - \$1,922,740, 5/2008 - \$3,100,000	Note 1						
	Maintenance compound paving repairs and installation of new paving.	7	No	\$0	\$0	\$0	Ocean County Road Department project request.	TBD
	HHP Building paving repairs and installation of new paving behind building.	7	No	\$0	\$0	\$0	Ocean County Road Department project request.	TBD
	Instructional Building interior renovations and upgrades.	7	No	\$4,800,000	\$0	\$4,800,000	Waiting for funding.	TBD
	HHP Natatorium upgrades and ADA compliance.	7	No	\$1,200,000	\$0	\$1,200,000	Waiting for funding.	TBD
	Replacement of four Unit Ventilators in Instructional and Russel Buildings	4	Fund Balance Set Asides	\$15,700	\$0	\$15,700	On Hold per Purchasing Department.	12/15/2010
	Pool Circulation Pump	4	Fund Balance Set Asides	\$8,500	\$0	\$8,500	Waiting for bid process to be completed.	1/30/2011
	Pool Heat Exchanger Replacement	5	Fund Balance Set Asides	\$9,250	\$0	\$9,250	Scheduled for 12/18/10	12/30/2010
	Instructional Building Chiller Repairs	8	Fund Balance Set Asides	\$92,252	\$92,252	\$0	Project Completed.	9/30/2010
	TOTALS			\$6,125,702	\$92,252	\$6,033,450		

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