

# ***EXHIBIT C***



**BOARD OF TRUSTEES**  
**Buildings and Grounds Committee Agenda Items**

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** January 20, 2010

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **January 25, 2010**:

1. Recommend acceptance of the Facilities Engineering and Operations Status Report for December 31, 2009 (**Exhibit C-1**)

***EXHIBIT C-1***



# OFFICE OF FACILITIES ENGINEERING AND OPERATIONS

## Year to Date Project Status Report for December 31, 2009

**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
44-0-1-00000-14037	New Academic Building	8	Chapter 12	\$11,969,600	\$11,832,730	\$136,870	Project completed.	9/1/2009
44-0-1-00000-14035	Arts and Community Center Addition Phases I and II.	6	Chapter 12	\$12,925,493	\$11,869,364	\$1,056,129	Final Punch list.	02/30/2009
44-0-1-00000-14057	Arts and Community Center Theater Renovation and Cultural Center Addition.	5	County and Fund Balance	\$4,500,000	\$4,204,459	\$295,541	Construction underway by Gingerelli Brothers Construction	9/1/2010
44-0-1-00000-14042	Mill Creek Sailing Center	1	Citta Foundation	\$800,000	\$48,006	\$751,994	Waiting for public hearing.	TBD
	Master Plan for Kean construction on OCC campus.	8	Master Plan Founded by County	\$0	\$0	\$0	Project completed.	9/30/2009
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
11-6-1-401065-70501	Exterior loudspeaker notification system installation.	8	Fund Balance	\$110,000	\$0	\$110,000	Project completed.	10/15/2009
44-0-1-00000-14006	Electronic Sign at Campus Entrance	8	Fund Balance	\$103,000	\$118,593	-\$15,593	Project completed.	9/30/2009
	<b>TOTALS</b>			\$30,558,093	\$28,073,151	\$2,484,942		

**PHASE KEY**

- 1 Planning
- 2 Program
- 3 Design
- 4 Bidding
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**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
	College Center Addition	1	TBD	N/A	No	\$22,000,000	\$0	\$22,000,000	Preliminary planning stage.
	Campus telecommunications emergency backbone.	7	TBD	N/A	No	\$550,000	\$0	\$550,000	
	Hiring Science Building Lab Rooms 124 and 227 Improvements.	7	TBD	N/A	Partial Kean Contribution	\$0	\$0	\$0	On hold.
44-0-1-00000-14064	Kean at Ocean Cogeneration feasibility study.	3	3/1/2009	Yes	Accounting Ordinance	\$6,000,000	\$400,330	\$5,599,670	Design consulting services awarded to Concord Engineering.

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## Status of Capital Improvement Projects

EXHIBIT C-1

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
44-0-1-00000-14066	W. Kable Russell Building window replacement.	5	Yes	\$180,000	\$101,000	\$79,000	Construction scheduled for March 2010.	4/15/2010
44-0-1-00000-14054	HHP Building - Installation of automatic chlorination system	8	Yes	\$80,000	\$80,772	-\$772	Project Completed.	12/30/2009
11-7-1-41500-70910	Campus entry lake outflow repairs.	4	Plant Reserves	\$65,000	\$29,000	\$36,000	RFP for construction being developed.	2/15/2010
92-8-1-93521-71302	Sambol/Citta Arboretum. PTK project.	8	Private Donors thru Foundation	\$378,000	\$378,000	\$0	Project completed.	8/30/2008
11-7-1-41800-71818	Campus wide energy management upgrade.	5	Plant Reserves	\$3,000,000	\$2,478,225	\$521,775	All major buildings are completed. Lighting upgrades 80% completed	12/31/2009
44-0-1-00000-14056	HHP Gymnasium air conditioning installation.	4	Yes	\$150,000	\$9,800	\$140,200	Design completed. Preparing bid specs and construction documents.	5/1/2010
11-7-1-41500-70920	Maintenance Building Wash down Area as mandated by the state.	6	Yes	\$85,000	\$67,000	\$18,000	Punch list items being addressed.	12/15/2009
44-0-1-00000-14001	Administration Ground Floor Alterations.	3	Plant Reserves	TBD	\$0	\$0	BLDG Architect working on preliminary design.	2/15/2010
44-0-1-00000-14059	Facilities Warehouse Addition.	5	Plant Reserves	\$975,000	\$769,088	\$205,912	Building addition under construction.	12/30/2009
11-6-1-40105-70501	Campus wide Security Assessment.	3	Yes	\$25,000	\$0	\$25,000	Reviewing report.	5/15/2009
44-0-1-00000-14058	Fiber Optic Ring Enhancement	8	Plant reserves	\$640,000	\$648,079	-\$8,079	Project Completed.	9/30/2009
11-6-1-40105-70501	Campus Map Upgrade	8	Yes	\$15,000	\$15,000	\$0	Project Completed.	7/30/2009
44-0-1-00000-14063	Kinesiology Lab Conversion - HPEC	3	Yes	\$230,000	\$23,245	\$206,755	Design completed. Preparing bid specs and construction documents.	4/30/2010

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Effective Date
44-0-1-00000-14065	IT Building Power/HVAC/Furniture Upgrade	3	Yes	\$1,200,000	\$22,270	\$1,177,730	Design being finalized for RFP.	4/30/2010
	TOTALS			\$9,723,000	\$4,621,479	\$5,101,521		

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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	\$145,000	\$152,100	-\$7,100	Construction contract awarded to US Elevator Inc. 90% completed.	1/30/2010
44-0-1-00000-14048	Planetarium Upgrade	5	County Support	\$2,480,234	\$2,302,229	\$178,005	Construction ongoing.	3/1/2010
Foundation Funding	Planetarium Theater Equipment Upgrade	5	Private Donors	\$1,500,000	\$1,450,000	\$50,000	Construction in progress.	3/1/2010
	TOTALS			\$4,125,234	\$3,904,329	\$220,905		

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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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. C-1

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	Ocean County Road Department project request.	TBD
	HHP Building paving repairs and installation of new paving behind building.	7	No	\$0		\$0	Ocean County Road Department project request.	TBD
	Nursing Building HVAC replacement and installation of DDC controls.	8	College Fund Reserves	\$475,000	\$0	\$475,000	Work completed under the Campus wide energy management upgrade project.	10/15/2009
	Instructional Building interior renovations and upgrades.	7	No	\$4,800,000	\$0	\$4,800,000	Architectural conceptual design completed. Waiting for funding.	TBD
44-0-1-00000-14019	Title V Clean Air Act compliance, environmental audit, and other environmental services.	8	Fund Balance Set Asides	\$50,000	\$24,292	\$25,708	Title V permit is complete.	10/15/2009
	HHP Natatorium upgrades and ADA compliance.	7	No	\$1,200,000	\$0	\$1,200,000	Waiting for funding.	TBD
44-0-1-00000-14061	Tennis Courts	8	Fund Balance	\$930,000	\$901,835	\$28,165	Completed	12/1/2009
44-0-1-00000-14067	Athletic Complex	3	Fund Balance	\$5,000,000	\$152,220	\$4,847,780	Construction in progress.	TBD
44-0-1-00000-14050	Parking Lot #2 expansion.	8	Fund Balance	\$1,200,000	\$1,000,758	\$199,242	Project Completed	8/30/2009
	CCTR, window sill repair fan coil unit covers	4	Fund Balance Set Asides	\$1,500	\$0	\$1,500	No bids received. To be re-bid in December.	1/31/2010
	HPEC, ADA parking	3	Fund Balance Set Asides	\$4,100	\$0	\$4,100	Added to the County paving project.	9/15/2009
	Fire seal Russel Building interior wall penetrations	4	Fund Balance Set Asides	\$10,046	\$0	\$10,046	No bids received. To be re-bid in December.	1/31/2010
	Instructional Building pipe and insulation repairs.	4	Fund Balance Set Asides	\$16,434	\$0	\$16,434	No bids received. To be re-bid in December.	1/31/2010
	CCTR window sill and fan coil units repairs	4	Fund Balance Set Asides	\$10,684	\$0	\$10,684	No bids received. To be re-bid in December.	1/31/2010

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	NURS restroom exhaust fan replacement	4	Fund Balance Set Asides	\$2,200	\$0	\$2,200	No bids received. To be re-bid in December.	1/31/2010
	Air handler coil replacement - Library	8	Fund Balance Set Asides	\$16,100	\$17,160	-\$1,060	Completed	12/30/2009
	HPE Center offices rooftop HVAC replacement	8	Fund Balance Set Asides	\$17,525	\$17,525	\$0	completed	12/30/2009
	Replacement of Liebert HVAC unit in IT Bldg.	3	Fund Balance Set Asides	\$60,000	\$0	\$60,000	Part of IT Building Upgrade Project.	4/30/2010
	TOTALS			\$13,793,589	\$2,113,790	\$11,679,799		

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