

EXHIBIT C



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

To: Board of Trustees
From: Office of the President
Date: September 16, 2009

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **September 21, 2009**:

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

EXHIBIT C-1



OFFICE OF FACILITIES ENGINEERING AND OPERATIONS

Year to Date Project Status Report for August 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	\$11,706,362	\$263,238	Building is functionally complete. Installing furnishing.	9/1/2009
44-0-1-00000-14035	Arts and Community Center Addition Phases I and II.	6	Chapter 12	\$12,925,493	\$11,605,568	\$1,319,925	Final Punch list.	9/30/2009
44-0-1-00000-14057	Arts and Community Center Theater Renovation and Cultural Center Addition.	5	County and Fund Balance	\$4,500,000	\$4,083,995	\$416,005	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.	3	County is presently Funding Master Plan	\$0	\$0	\$0	Master Plan public hearing slated for July 2009	10/1/2009
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.	5	Fund Balance	\$110,000	\$0	\$110,000	Awaiting delivery of equipment.	10/15/2009
44-0-1-00000-14006	Electronic Sign at Campus Entrance	6	Fund Balance	\$103,000	\$118,000	-\$15,000	Replacement modules received. Punch list near completion.	9/30/2009
	TOTALS			\$30,558,093	\$27,561,931	\$2,996,162		

PHASE KEY

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

Status of Future 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	Date Required	On Schedule	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status
	College Center Addition	7	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	
	Hiering Science Building Lab Rooms 124 and 227 Improvements.	1	TBD	N/A	Partial Kean Contribution	\$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		\$6,000,000	Recommendation to award for design consulting services being presented to the September BOT.

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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 10/2060 - \$4,532,910, 5/2008 - \$7,500,060	Note 1						
	W. Kabie Russell Building roof replacement, and PEOSHA HVAC upgrades.	7	No	\$2,700,000	\$0	\$2,700,000	Design completed. Waiting for funding	TBD
	W. Kabie Russell Building window replacement.	4	No	\$180,000	\$0	\$180,000	RFP issued. Response due 09/24/09	12/15/2009
44-0-1-00000-14054	HHP Building - Installation of automatic chlorination system	5	Yes	\$60,000	\$79,400	-\$19,400	Construction ongoing by Annese Mechanical.	10/1/2009
11-7-1-41500-70910	Campus entry lake outflow repairs.	4	Plant Reserves	\$65,000	\$29,000	\$36,000	RFP for construction being developed.	10/1/2009
92-8-1-93521-71302	Sambol/Citta Arboretum. PTK project.	6	Private Donors thru Foundation	\$378,000	\$378,000	\$0	Minor punch list items remain.	10/1/2008
11-7-1-41800-71818	Campus wide energy management upgrade.	5	Plant Reserves	\$3,000,000	\$2,478,225	\$521,775	Construction completed in the Health Science Building, Library, Russel Bldg and Administration Bldg.	9/30/2009
	HHP Gymnasium air conditioning installation.	3	Yes	\$90,000	\$0	\$90,000	Design completed, on hold for JCP & L approval.	10/1/2009
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.	9/15/2009
44-0-1-00000-14001	Administration Ground Floor Alterations.	3	Plant Reserves	TBD	\$0	\$0	Architect and CM firms selected. Construction bids due 06/03/2009 for Facilities addition.	3/1/2010
44-0-1-00000-14059	Facilities Warehouse Addition.	5	Plant Reserves	\$975,000	\$771,735	\$203,265	Building addition under construction.	11/30/2009
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	5	Plant reserves	\$640,000		\$640,000	Construction ongoing.	9/30/2009
11-6-1-40105-70501	Campus Map Upgrade	8	Yes	\$15,000	\$15,000	\$0	Completed.	7/30/2009

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
44-0-1-00000-14063	Kinesiology Lab Conversion - HPEC	3	Yes	\$150,000	\$0	\$0	Design stage.	1/30/2009
11-6-1-40105-71818	IT Building Power/HVAC/Furniture Upgrade	3	Yes	\$400,000	\$0	\$400,000	HVAC and power upgrade design being finalized for RFP.	4/30/2010
	TOTALS			\$8,763,000	\$3,818,360	\$4,794,640		

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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. Scheduled for December 2009.	1/30/2010
44-0-1-00000-14048	Planetarium Upgrade	5	County Support	\$2,172,000	\$2,302,229	-\$130,229	Construction ongoing.	3/1/2010
Foundation Funding	Planetarium Theater Equipment Upgrade	5	Private Donors	\$1,500,000	\$1,450,000	\$50,000	Awarded to Spitz.	3/1/2010
	TOTALS			\$3,817,000	\$3,904,329	-\$87,329		

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.

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.	5	College Fund Reserves	\$475,000	\$0	\$475,000	Part of Guaranteed Energy Savings Project, Under construction.	12/15/2009
	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.	3	Fund Balance Set Asides	\$50,000	\$24,292	\$25,708	Title V permit is complete.	TBD
	HHP Natatorium upgrades and ADA compliance.	7	No	\$1,200,000	\$0	\$1,200,000	Waiting for funding.	TBD
44-0-1-00000-14061	HHP Track and field upgrade.	5	Fund Balance	\$3,800,000	\$0	\$3,800,000	Construction in progress.	TBD
44-0-1-00000-14050	Parking Lot #2 expansion.	8	Fund Balance	\$1,200,000	\$1,000,488	\$199,512	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.	9/30/2009
	HPEC, ADA parking	5	Fund Balance Set Asides	\$4,100	\$0	\$4,100	Added to the County paving project.	9/15/2009
	Fire seal Russell Building interior wall penetrations	4	Fund Balance Set Asides	\$10,046	\$0	\$0	No bids received. To be re-bid.	9/30/2009
	Instructional Building pipe and insulation repairs.	4	Fund Balance Set Asides	\$16,434	\$0	\$0	No bids received. To be re-bid.	9/30/2009
	CCTR window sill and fan coil units repairs	4	Fund Balance Set Asides	\$10,684	\$0	\$0	No bids received. To be re-bid.	9/30/2009
	NURS restroom exhaust fan replacement	4	Fund Balance Set Asides	\$2,200	\$0	\$0	No bids received. To be re-bid.	9/30/2009

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Expiration Date
	Air handler coil replacement - Library	5	Fund Balance Set Asides	\$16,100	\$0	\$0	Bid received. Submitted to September BOT for award.	12/30/2009
	HPE Center offices rooftop HVAC replacement	5	Fund Balance Set Asides	\$17,525	\$0	\$0	Bid received. Submitted to September BOT for award.	12/30/2009
	Replacement of Liebert HVAC unit in IT Bldg.	3	Fund Balance Set Asides	\$60,000	\$0	\$0	Part of IT Building Upgrade	4/30/2010
	TOTALS			\$11,663,589	\$1,024,780	\$10,505,820		

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