

EXHIBIT B



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: September 17, 2014

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Monday, September 22, 2014:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for September 22, 2014 (**Exhibit B-1**)

EXHIBIT B-1



**Ocean County College Board of Trustees
Buildings & Grounds Committee Agenda
September 22, 2014**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS:

Construction

Project	Action Items / Status	Comments
Administration Building Renovation (Lower Campus) Phase I and Phase II:	<p>Phase I – Minor Interior Renovations: The Ground Level space will be allocated to Purchasing, Media, and College Relations. The first floor will be dedicated to Norma Betz' One-Stop-Shop for Student Services, this will include modification of lobby and foyer. The V.P. of Academic Affairs will be relocated to the 2nd floor Executive Level.</p> <p>Phase II – Once the Instructional renovation is complete, the Administration Building's occupants will be relocated there and the Administrative space will be completely renovated. This will not begin until after 2016.</p>	
Instructional Building:	The Instructional Building is closed as the building is prepared for renovation and rehabilitation. Demolition inside the building is scheduled to begin this Fall and construction to begin this spring. Once completed, the building will have a newly constructed exterior facelift, remodeling of classrooms, a new engineering lab with robotics and 3-D printers, a new lecture hall, a two story open mall lobby along with collaborative meeting rooms for students to gather and, most important, a comprehensive Learning Center that will include: state-of-the-art computer language lab, Math, Science, and tutoring services. The building completion is scheduled for December 2016.	
Major Sidewalk Installation-Connecting Lot 1 to Lot 2 :	The Service road sidewalks are 98% complete. The sidewalk repair work is nearly complete with only one section of sidewalk by the Hiering Building remaining, which will be completed soon. Many of the stairs are close to 50 years old and are in disrepair. Some temporary stair repairs between the Administration and Bartlett Buildings, as well as the Gym and Library exterior stairs are under way. However, we see a need for a more comprehensive engineering study to determine which stairs are beyond repair and need total replacement.	
Mill Creek Sailing Center (MCSC):	The College will be receiving drawings. Once received, there is a plan then to issue a construction RFP for a storage building, boardwalk, and floating dock. The Mill Creek location is ideal for the sailing team training and practice. In conjunction with the Ocean County Parks and Recreation Department, the property parking areas, a pavilion, picnic tables, and restrooms will be maintained.	

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New Student Center:	The construction of the structural steel is almost complete. The electrical shut down that took place over the Labor Day weekend, which shut down power to 9 buildings, went better than expected. The new building will house most of the student activities with game rooms, meeting rooms and a state of the art Cafeteria. The entire project is to be completed by summer of 2015.	
Ocean County Engineering Work Phase II - Parking Lot 5 and Phase III:	Phase II of IV of the County Work is under way with the College/Buckwald Drives road realignment. Phase III has started with the loop road being named North and South College Drive. Unfortunately, there is minor back up on Buckwald Drive and Church Road while the new intersection is being constructed. Phase IV will include the new driveway out to North Bay Ave. The County is obtaining final state permitting. In order to have timely evacuations of the campus and the ability to have emergency response capabilities, the third driveway is needed.	
Storm Water Project:	All is completed on the Mall and re-sodding has begun. The remaining piping between the Television Studio and the Russell Building will be finished by the end of the month. The Contractor has found that the piping was positioned in 3' lengths with a nonlinear layout. We thank everyone for their cooperation and patience during the construction.	
Campus-Wide - Exterior Building Numbers, Site Maps, & Electronic Signs:	The re-numbering of all Campus Buildings is complete. The Media Department has updated the maps accordingly and posted them for the Fall Semester. New maps were sent to the local fire and police departments. Phase III Scope for Electronic signs will include the campus wide way-finding and the entrances at College Drive, Buckwald Drive and N. Bay Avenue. This work will be coordinated after the completion of the County Road Project and the College's Master Plan.	
Combined Heat and Power Plant (CHP):	The CHP building is complete but its systems integration is incomplete. The new heat exchanger and chiller design is nearly completed. In addition, the College has operated the engine/generator since this past March to generate electricity. The application for the first \$750k incentive payment was submitted to the NJBPU and is expected to be received by the College this month. The P4P (Pay for Performance) incentive period started July 1 st .	
Campus-Wide – Heating & Cooling HVAC Project 2 VFD Pumps – 100 hp:	This project will include the infrastructure design of the campus-wide hot and chilled water distribution. The design is underway to specify the new pump size and VFD's to reduce energy consumption and improve underground hot and cold water flow to the building. The Engineers will submit documents shortly.	
Energy - Ongoing Project of Tritium BAS Programming:	CAMPUS ENERGY CONSERVATION PROJECT (CECP). Installed BAS in SEC, Administrative Support, Warehouse, and Security. The programming of the BAS network is in progress, as well as, the upgrade to Tridium. The Library VAV project is 99% completed. The Bookstore will be scheduled when the Automated Building Controls Inc. (ABC) are ready with the controls and graphics. This will reduce the number of hot and cold complaints and reduce energy.	

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Gateway Building:	The front door entrance is now open! The installations of the air curtain heaters in the vestibules will help alleviate all problems, now and in the future. The Kean Graphics Lab modifications and creation of a Kean laptop lab was completed this month, in time for the start of classes.	
Campus-Wide – Heating & Cooling Distribution Project:	The Distribution Project is in the Design Phase with Concord Engineering Group for an entire hot water distribution system with the goal to optimize the efficiency of pumping operations and reduce operating cost.	
Library – Envelope Study:	This project was recently awarded to an architect. The study was split into three phases. Phase I - Provide a study and identification of water intrusion. Phase II - Provide a design to remediate water intrusion. Phase III - Repair work to make building envelope water tight. The work will commence shortly.	
Parking Lot 2, 5 & 6 Lighting & Site Work:	Construction documents for new LED lighting and miscellaneous site work in Lots 5 and 6 is currently out for bid. Lot 2 design work for new poles with LED lighting is underway.	
Retro-Commissioning/ Data Gathering:	The older existing buildings have had major interior changes with little changes to the HVAC systems, resulting in inefficient heating and cooling. The Watson Group, an outside consultant, will be collecting additional data and will report back with their findings.	
Technology – Roof Leak:	This is an ongoing project, which is looking at the cause and damage of the water intrusion. The architect performed its investigation and has identified the cause of the leaks. Drawings are being prepared for the repairs in preparation for bidding.	

Planning

Project	Action Items / Status	Comments
College Master Plan:	Spiezle has held several meetings with the College, which included Dr. Larson and the Board of Trustees. A meeting is necessary to interview the faculty and academic administration. Work continues on the Facilities Assessment, underground utility identification/mapping and master planning. Spiezle has also been tasked with providing programming and schematic design for the Performing Arts Center. An initial programming meeting will be scheduled.	
Hiering - Convert Classrooms to Labs:	The A/E is pending approval at this monthly Board of Trustees meeting and then design can start shortly thereafter. The initial construction is for the one classroom to be converted into an A&P Lab during the winter break and spring semester of 2015. The Organic Chemistry Lab will be converted into a General Chemistry Lab during the summer of 2015. The Physics Lab conversion to a Biology Lab will not take place until after the Instructional Building renovation is completed in 2016.	
Allied Science building (Upper Campus):	Master Planners are working on optimal locations for all future buildings, including locations for the Allied Science Building and possible future STEM Building. In designing the upper campus, some considerations need to be made in order to maintain the ridge and tree lines and the environment as much as possible. Considerations will also be made to connect the upper campus new building with the Allied Health and the lower campus Science building. This would maximize the usage of the upper campus parking lots and allow closer parking to the campus buildings. An RFQ for an A/E firm for the Nursing Building design will be advertised this fall.	
Performing Arts Building:	Proposed joint venture with Vocational Technical School and Ocean County College. The initial project programming phase indicates a need for 30-50,000 sf building. Spiezle Architects are working on optimal locations for programming and building design.	

The mission of the Ocean County College (OCC) Facilities Management and Construction is to operate, maintain, improve, plan, and develop the OCC grounds, buildings, equipment, and the related utilities. Also, to ensure that the best services are provided for the activities of the college, at a minimum cost consistent with the high level standards of performance and reliability required for such an institution.