

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: June 21, 2017

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, June 29, 2017:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for June 29, 2017 (**Exhibit C-1**)

EXHIBIT C-1



Ocean County College Board of Trustees Buildings and Grounds Committee Agenda June 29, 2017

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

Location / Project	Latest Project Update
ADMINISTRATION BUILDING – HUB	<p>The HUB concept is one piece of a bigger initiative on Strategic Enrollment Management that will increase retention and graduation based on programming needs. The space has been mapped out by MSA Architects giving key considerations for “OCC HUB,” a focus of Student Services built into a single location, making the following an ideal station for a “HUB” designation:</p> <ul style="list-style-type: none"> • Use technology in developing greater service to students. • An office environment where sharing of information naturally enhances communication. • The staff will have full access/information to make decisions. • An open environment that promotes guided training/self-service so students are able to answer questions that surface in the future. • Establish a space plan that connects offices to move complex questions from the HUB generalist to a campus specialist. • Create a point of intervention when issues arise and the campus specialist would be brought to students, via technology, within the HUB. <p>A floor layout has been finalized and the construction cost is estimated to be \$500,000. The next step is from planning to design and then prepare an RFP to the contractors. The next steps for OCC staff will include a timeline of construction, with logistical moves during the renovation planned to begin this fall once final approvals are made.</p>
ATHLETIC FIELD LIGHTING	<p>The College and the Players Development Academy (PDA) soccer association previously agreed to have lighting installed on the soccer field with the PDA funding the project. The College had the project engineered and then bid to contractors. The PDA believes the prices received are too high and has recommended lower lighting levels and a lesser scope of work to lower the project cost. The College is evaluating PDA’s ideas.</p>
CAMPUS-WIDE - Cooling and Hot Water Distribution Project – Infrastructure Expansion	<p>The Central Plant has met the College’s goals of energy efficiency and cost reduction. The next course of action will incorporate the CHP into all renovated and new buildings, then incorporating the Central Plant’s chilled water supply and return piping into the Administration Building’s chiller and the failing cooling tower. This will require the installation of new underground piping starting at the Central Chiller Plant, possibly routed through Lot 1, then wrapping back to the Administration Building and to the new Performing Arts Academy (PAA). The extension of the hot water piping to the new PAA is also required. For this reason, an engineer will study the scope, make recommendations, and establish a timeline to coincide with future programming needs. Furthermore, with significant parking lot and landscape renovations proposed, the opportunity to upgrade and tap into nearby utility infrastructure should be taken. A cost savings can be realized by</p>



Location / Project	Latest Project Update
	bundling improvements; while the initial disruption to the campus may be greater, the need for subsequent disturbance of that area will be significantly reduced.
CAMPUS-WIDE – Energy Management System	The New Jersey Board of Public Utilities (NJBP) has sponsored an Energy Audit Report for Ocean County College. As part of the Local Government Energy Audit (LGEA), TRC Solutions were enlisted to review the operation of the campus's new combined heat and power (CHP) plant. The analysis shows that using the existing magnetic bearing chillers to produce chilled water and the dedicated high-efficiency exhaust heat recovery system is the most expeditious way to optimize CHP plant performance. TRC has submitted drafts of energy audit reports for the Administration, Library, and Health and Human Performance Center buildings. The review of findings and recommendations has begun and all reports should be completed by August 1, 2017. A summary report and action will be developed.
CAMPUS-WIDE – Wayfinding Signage & Site Maps	The College has completed a comprehensive design guideline for future implementation of the wayfinding and signage throughout the campus. Currently, the scope of work and the requisition are complete for a three-phase project beginning within the inner campus mall and expanding out to the entire campus. North Star was awarded to the project.
CHAPTER 12 FUNDED PROJECTS	The determination was made to demolish the College Center due to the building exceeding its useful life expectancy and being programmatically not suitable for alternate services. The obsolete building is not up to code, difficult to utilize, and has significant building system issues, among other concerns. Given that, the limited value of the building and the high cost to rehabilitate does not warrant a renovation. It is important to reduce existing substandard inventory of inadequate space as new space comes on-line. The College has submitted this demolition project for Chapter 12 funding. The College also requested Chapter 12 funding to replace the pool with a new gym space. This project has become a high priority as the new gym space will be used by the PAA for their daily gym classes and the College for additional indoor sport space. The College is awaiting the funding determination.
FACILITIES STORAGE STRUCTURE	Over 30-years old, the storage barn behind the Facilities Management Building has exceeded its usefulness. A layout and cost to remove the current barn and build a new two-story structure in a possible "L" shape configuration, approximately 2,400 sq. ft., has been reviewed. Design for the barn is pending with a few options, but no work will occur until funding is available. In addition, we see a need for two-bay utility buildings for the Security electronic street signage and emergency equipment storage.
HEALTH SCIENCES BUILDING – Upper Campus	The new Health Sciences Building project is on schedule, as well as within budget, with the exterior building skin, site work, the interior MEP and fit-out moving along. Occupancy is expected in 2018.



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INSTRUCTIONAL BUILDING – Renovation	The Instructional Building is on schedule and within budget. The exterior envelope construction is under way while the interior rough-in and fit-out is progressing. The steel framing for the addition was installed this month. The project is expected to be completed in August of 2018.
LIBRARY - Envelope Repairs	Repair work was completed this month. Windows and masonry joints have been re-sealed. Old brick and mortar in several locations were repaired and sealed. The College will consider as a future project when funds become available the total re-pointing of the mortar joints in the old (1965) section of the building.
MILL CREEK SAILING CENTER	A sailing center building is being proposed to be built and the engineer on the project has completed the building's design with FEMA flood requirements. When funding is available, the building will be ready for bidding. Permits will expire June of 2017; if the building construction does not begin by then, we must reapply for all permits.
NURSING BUILDING – Phase 2 Renovations	The College has determined that the existing Nursing Building is a suitable space to construct two new Anatomy and Physiology (A&P) labs. These labs are required to support the increase of student enrollment in the STEM disciplines, along with the Nursing program. These new labs will be designed to match the previously constructed A&P lab in the Hering Science Building done in 2015. Funding will be provided by the balance of the State bond. Additional work includes construction of an ADA-compliant sidewalk and parking lot construction, exterior door replacement, fire alarm replacement, and screen wall installation around mechanical equipment.
REPURPOSING – OCC Conference Center (Old Bookstore)	The goal for the building will be to repurpose the space into a Conference Center. The Barnegat Bay Partnership (BBP) currently occupies the loading dock area of the building and the vacated retail area space is ideal for a Conference Center to be used by external and internal parties. The Center's external architectural and lighting systems are in excellent condition with easy loading dock access. Repairs of the building's mechanical systems are needed. The connection to the Hot Water Plant and Chiller Water Plant is also needed and is being investigated. An architect has been hired and is designing the Conference Center space. An RFQ was issued this month to engineers to review the building's HVAC system.
OCC-Assiut/OCC-Cairo Steering Committee	Salim Hussein, OCC Director of International Partnerships, is the Project Manager for the development and implementation of OCC's additional campus location in Cairo and Assiut (just south of Cairo). This project aims to open an "additional location" (per MSCHE terms) consisting of a 20,000 square foot campus in Cairo and Assiut, Egypt. These locations will contain administrative staff, instructional space, classrooms, labs, meeting rooms, and offices, serving as Egypt's first on-the-ground community college, beginning this Fall with approximately 500 students. A team will be traveling to Egypt to finalize Ocean County College's project and get

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	things moving. The Steering Committee will meet to ensure that the College is covering all aspects of setting up an operation of this nature efficiently and effectively.
PERFORMING ARTS ACADEMY – PAA	RSC Architects have been hired to provide architectural and engineering services for the project. Programming with the College and OCVTS has begun. A favorable building design was developed this month and design will proceed. RSC is working with OCVTS on revisions to the DOE specifications.
SECURITY UPGRADES	The College engaged with a consultant to determine its critical needs and overall security master plan. We anticipate an enhanced security program to improve the overall College campus safety. Once the draft plan is accepted, the master plan deliverable will begin a total revamp of all camera and door access to central storage to IT servers. IT will support Security Access Control and Camera equipment selection, planning, and maintenance to ensure the campus gets the most from its security cameras. Summer relocation of the servers to a Data Center, the upgrade of all CPUs in building #30, as well as software versions, will take place.
Deferred Maintenance (DM): Repairs and replacements that have been delayed.	
ADMINISTRATION BUILDING – HVAC	The building's mechanical systems are effectively in "critical condition." The cooling tower is beyond its life expectancy. Long-term access to the Central Chiller Plant will be needed. The goal is to bring underground utilities from the CHP to necessary locations, including the anticipated Performing Arts Academy/Vocational Technology High School Project. A review of the building's current condition will be reviewed.
ADMINISTRATION BUILDING – Water Infiltration Study and Repair	With the building at the end of its useful life expectancy, it is still under critical watch. We will continue to address until there is an opportunity to completely renovate within the next five years. Currently, the building exterior is stabilized and Joseph B. Callaghan, Inc., will be conducting an engineering study to determine the cause and recommended solution(s) to the numerous leaks on the First and Ground floor offices.
SECURITY BUILDING – HVAC & ENTRANCE RENOVATIONS	Replacement of rooftop HVAC unit is complete. The unit is approximately 25 years old, and there has been an increase in service calls. Also, the front entrance configuration will be altered to provide higher security provisions in the building while limiting the public's access into the functional space within the building.
ICCT BUILDING – HVAC	Replacement of rooftop package HVAC unit is also needed. The unit is approximately 20 years old, and there has been an increase in service calls. Work to begin in June.



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HEALTH & HUMAN PERFORMANCE CENTER – HVAC	Replacement of two York 20 ton condensing units and a Carrier package unit for Gym offices is needed. All the units are aged (approximately 15-20 years) and service calls have increased. Work to begin in June.

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.