

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: October 29, 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, November 3, 2014:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for November 3, 2014 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings & Grounds Committee Agenda
November 3, 2014**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS:

Construction

| Project | Action Items / Status | Comments |
|---|---|----------|
| Administration Building Renovation Phase I and Phase II: | <p>Phase I – Minor Interior Renovations: The Ground Level space will be allocated to Purchasing and College Relations. The first floor will be dedicated to Norma Betz' One-Stop-Shop for Student Services; this will include a modification of lobby and foyer. The V.P. of Academic Affairs will be relocated to the second floor Executive Level. Design is progressing.</p> <p>Phase II – The Administration Buildings occupants will be relocated in the Instructional Building once renovations are complete. Then the Administrative space renovations will begin after 2016.</p> | |
| Instructional Building: | <p>The Instructional Building is closed as the building is being prepared for renovation and rehabilitation. Demolition inside the building is scheduled to begin this Fall while construction is scheduled to begin this coming Spring. Once completed, the building will have a newly constructed exterior facelift, a 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.</p> | |
| Major Sidewalk Installation-Connecting Lot 1 to Lot 2 : | <p>The Service road sidewalks are complete. The various other sidewalk repair work is nearly complete with a section of the Administration ramp and Bartlett's bench pads around the building remaining. Additional sidewalks were constructed at the Russell and the OIT building, while other additional sidewalks and stairs were created at the Gateway Building. With many of the stairs in disrepair, the stairs between the Administration and Bartlett Buildings, as well as Library exterior stairs, will have some temporary repairs. An Engineering study for the stair assessment and replacement has been put out to bid.</p> | |

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|---|--|----------|
| Mill Creek Sailing Center (MCSC): | 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. The floating dock construction will be issued for bid this month and the storage building shell-only construction documents will be discussed with Partner Engineering with the intent of completing designs soon. | |
| New Student Center: | The construction of the structural steel is almost complete. Mechanical, electrical, plumbing (MEP), and masonry work has begun. Final furniture finishes were selected. 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 III of IV of the County Work is close to completion with the College/Buckwald Drives road realignment and new loop road construction. The new loop road will be named North and South College Drive. The County just approved the building of the new driveway out to North Bay Ave October 23 rd . In order to have timely evacuations of the campus and the ability to have emergency response capabilities, the North Bay Avenue driveway is needed. | |
| Storm Water Project: | Piping and underground structural work is complete and working! Basins will be completed this month but the site restoration is ongoing. We thank everyone for their cooperation and patience during the construction. | |
| Campus-Wide - Electronic & Way Finding Signage: | 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 plant is operable. The College will expect to receive the \$750k incentive from NJNG by the end of October 2014. | |
| Campus-Wide – Heating & Cooling HVAC Project 2 VFD Pumps – 100 hp: | This project included the infrastructure design of the campus-wide hot and chilled water distribution. This project has been gathered into the new central boiler plant project within the CHP plant. | |
| Energy - Ongoing Project of Tritium BAS Programming: | CAMPUS ENERGY CONSERVATION PROJECT (CECP). The programming of the Building Automate Systems (BAS) network is in progress, as well as the upgrades to Tridium. The Bookstore BAS upgrades are almost complete. This programing of the BAS will reduce the number of hot and cold complaints and reduce energy. | |
| Gateway Building: | Niram has not acted in accordance with the executed agreement. Due to the many repair issues, the College will proceed with repairing all remaining issues. | |



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|---|--|----------|
| Campus-Wide – Central Heating & Cooling Plant Project: | The Central Heating and Cooling Plant Project will start moving forward in November. Concord Engineering Group is currently handling design for the chiller plant. Entech will begin design for a central boiler plant that will be placed inside the CHP building; it is an entire hot water distribution system with the goal of optimizing the efficiency and operation of heating, cooling, and pumping operations, and reduce operating cost. | |
| Library – Envelope Study: | This project was awarded to SSP and the work has begun. The study was split into three phases. Phase I - Provide a study and identification of water intrusion. An infrared scan of the building was performed. Phase II - Provide a design to remediate water intrusion. Phase III - Repair work to make building envelope water tight. | |
| Parking Lot 2, 5 & 6 Lighting & Site Work: | Construction will be awarded for Lots 5 and 6 at this Board meeting. Lot 2 design work for new poles with LED lighting, conduit, wiring, and controls 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 has presented their findings and a report will be submitted. | |
| Technology – Roof Leak: | This project is looking at the cause and damage of the water intrusion to the Technology roof. The architect has performed their investigation and has identified the cause of the leaks. There are drawings 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. The meetings have been scheduled in October to interview the faculty and academic staff. Work continues on the Facilities Assessment, underground utility identification/mapping and Master Planning. Spiezle has also begun the programming and schematic designs for the impending Performing Arts Center. | |
| Hiering - Convert Classrooms to Labs: | Design Resource Group (DRG), a design firm, has begun design work for this project. 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 a 50-60,000 square foot building. Spiezle Architects are working on 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.