

EXHIBIT C

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

To: Board of Trustees
From: Office of the President
Date: April 20, 2016

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Monday, April 25, 2016:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for April 25, 2016 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
April 25, 2016**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

Master Plan Projects — Highlights

Project	Action Items / Status	Comments
COLLEGE MASTER PLAN	The Board of Trustees, at the February 29 meeting, approved the Master Plan and the next steps will be to review the construction standards and identify Facilities Condition Assessment Index (FCI) 1-5, 5-10 year plans. We anticipate to post on the college FMC web page.	
STUDENT CENTER	Construction close out has been completed with the exception of a roof coating. Warmer weather is needed to complete. With our 2 nd winter (last night it hit 42 degrees) upon us, we are hoping to conclude the last of the closeout and hopefully warmer weather.	
MILL CREEK SAILING CENTER	The dock installation is complete; unfortunately, the new NJDEP flood plan has it in a high wave zone that requires it to be recessed or raised. With that requirement the architect redesigned an alternate separating the boat house from boat storage on the site. The college will acquire the final biddable drawings with engineers signed and sealed.	
ENERGY Management - Ongoing Project of BAS Programming	To complete our energy management, we will tie in both of the metering stations (EMS) to our central building automated system (BAS) that includes constant heat, cooling, humidity, and CO ₂ monitoring levels to maximize occupant comfort and the most effective use of resources. We are in the process of applying for a NJ state sponsored energy audit program.	
PARKING LOT 2 - Lighting and Site Work	The light installation in Parking Lot 2 is complete. The Langdon PO for parking surface repaving, entrances and egresses of the parking facilities, increasing vehicle flow using tree planting, grassed islands, and plants are on hold. A different design may be needed with the anticipated VO-TECH High School.	
CAMPUS-WIDE INFRASTRUCTURE PROJECT –	The new fabricated central chiller plant is being installed this month with the temporary chiller. As all is going well we will have the plant fully operational for this summer's cooling schedule.	



Project	Action Items / Status	Comments
HEALTH SCIENCES BUILDING -Upper Campus	<p>A recommendation for award to a General Contractor is on this month's agenda for approval. The proposal is under budget. We are holding the HSB contractor to the following time schedule:</p> <ul style="list-style-type: none"> • 3/29/16 Bids Due, 2 PM (5 weeks after Pre-bid) • 4/8/16 Bid Evaluation/ Recommendation to OCC • 4/25/16 BOT Approval • 4/27/16 Notice to Proceed <p>Construction completion is expected to be Summer 2018.</p>	
LIBRARY Part One - Envelope Study	<p>We have the architect specs for the construction documents with an approximate cost of \$275,000. We will be issuing an RFP. The goal is to perform the work during the summer 2016 season.</p>	
NURSING BUILDING - Phase II Renovations	<p>This project will be conducted during the summer. The architect has been revising the design. Windows and doors will be replaced with new efficient ones and ADA accessibility will be improved. Once complete, this will close out the last of the State Bond.</p>	

Planning

Project	Action Items / Status	Comments
ADMINISTRATION BUILDING – Ground, 1st and 2nd	The ground floor is planned to be set up for Purchasing, Accounting, and College Relations. The College Relations renovation was completed last month with in-house mechanics and is successfully occupied. Renovation work continues this month in the old Admissions area. The second floor is in the planning stage for Academic Affairs and renovations are expected to be completed by Fall 2016 (FY17). On the first floor, the Student Affairs VP will be located, along with her staff, in the One-Stop Center. Veteran Affairs will be able to expand its operation with a newly renovated office on the Ground Floor. That renovation will be completed by Facilities in-house and contracted staff by May 2016.	
TECHNOLOGY BUILDING - Roof Leaks	There was a discovery of leaks occurring in the building. The locations of these leaks are being reviewed, but it is theorized that the source may be from glass and molding.	
INSTRUCTIONAL BUILDING - Renovation	The redesign (a revised exterior design) will be complete this month and will be forwarded to the NJ Comptroller and then out to bid.	
VO-tech	We have engaged the Master Planner to review the feasibility of Lot #2 for an ideal location.	

Finding New Space in Old Places:

*DISCLAIMER - Repurposing is one of sustainability, which could be a prime consideration for the reuse of old spaces. This is based on available space and for planning purpose only. We currently have no available funds to make into actionable items.

Project	Action Items / Status	Comments
Repurpose the Old Bookstore to New OCC Conference Center	As the Bookstore operations will be relocated to the new Student Center this July, our goal will be to repurpose the old space as a Conference Center. The Conference Center would provide adequate student-centered activity and meeting rooms for external and internal users. The Conference Center external architectural and lighting systems are in excellent condition with easy access to the loading dock. Some repair to the building's mechanical, electrical, and plumbing (MEP) systems may be needed.	
Repurpose the Gym – Pool to OCC Open Lab	One approach to repurpose the Pool in the Health and Human Performance Center is to turn the open space into a Criminal Justice crime lab. This is a practical and economical way to transform un-utilized space into something usable. Another option is to convert the space into a track.	
Demolition of the Barn	Design for the Barn behind Facilities is pending between a few options. The storage structure is measured to be approximately 1200 sq. ft. while the barn is about 2400 sq. ft. A pole-type barn with gas heaters may be suitable to replace the current structure; unfortunately there is no funding for this project. Mike Bruno has a layout and costs to remove the current barn and build a new two-story structure in a possible "L" shape configuration.	

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.