

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: April 22, 2015

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 27, 2015:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for April 27, 2015 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings & Grounds Committee Agenda
April 27, 2015**

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 ground floor's design is nearly complete. 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. The design of the Ground floor will be performed as a separate phase from the First floor due to One-Stop-Shop consultant. Doing so will allow the construction of the Ground floor renovations to proceed while the First floor design progresses.</p> <p>Phase II – Major Building Renovation: The Administration building's occupants must be relocated into the Russell building after the Instructional building renovation is completed in late 2016. Once the Administration Building's occupants are relocated, the renovation can begin.</p>	
Instructional Building:	<p>The interior demolition and asbestos abatement are approximately 80% complete. New construction work will begin this summer, but once completed the building will have a newly constructed exterior facelift, a remodeling of classrooms, a new engineering lab, a new lecture hall, a two story open mall lobby, along with collaborative meeting rooms for students to gather and, most importantly, a comprehensive Learning Center that will include: state-of-the-art computer language lab, Math, Science, and tutoring services. The building's total completion is scheduled for December 2016.</p>	
Mill Creek Sailing Center (MCSC):	<p>A kick-off meeting with the contractor was held this month. It is anticipated that the dock will be completed this summer. The design of the building's shell is postponed pending discussions with the engineer.</p>	
New Student Center:	<p>As seen from the campus, the construction of the building's exterior envelope is almost complete while the mechanical, electrical, plumbing (MEP) and masonry work continues. The campus community is looking forward to the opening of the new building which will house most of the student activities, with game rooms, meeting rooms and a state-of-the-art Cafeteria. The project is expected to be completed by late 2015.</p>	

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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 Drive's road realignment and new loop road construction. The new loop road will be named North and South College Drive. With the return of favorable weather, construction has been able to continue on the new driveway leading to North Bay Avenue which will provide a timely evacuation of the campus and the ability to have emergency response capabilities.	
Campus-Wide - Electronic & Way finding Signage:	Phase III Scope for Electronic signs will include the campus-wide Way-finders and the entrances at College Drive, Buckwald Drive and North Bay Avenue. This work will be coordinated after the completion of the County Road Project and the College's Master Plan.	
Campus-Wide Infrastructure Project – Heating, Cooling HVAC, & Electrical Connection to the East Side of Campus:	The award recommendation for the Central Boiler Plant is on this Board agenda. The Central Boiler Plant will be placed inside the Combine Heating Power Plant (CHP) building, providing an entire hot water distribution system with the goal to optimize the efficiency and operation of heating, pumping operations and reduce operating cost. The expected completion date of the Central Boiler Plant is late 2015. The College has also decided to install a Central Cooling Plant. The design for the Central Cooling Plant has begun and the expected completion of the Chiller Plant will be in 2016. Finally, three buildings on the east side of the campus (Administration, the Planetarium and the Grunin Center) will be connected to the College's underground, high-voltage electrical distribution system this summer. Completing this project will save the College energy costs since the buildings will be connected to the engine-generator.	
Energy - Ongoing Project of Tritium BAS Programming:	CAMPUS ENERGY CONSERVATION PROJECT (CECP). The programming of the Building Automated Systems (BAS) network on the campus will reduce the number of hot and cold complaints and reduce energy. Currently, Parking Lots 1, 3, and 4, as well as the exterior lighting outside of the Bartlett and Health Science buildings are complete. The Technology building and the outdoor lighting to 7 buildings are anticipated to be completed shortly.	
Gateway Building:	An award recommendation for repairs due to the Niram Construction Co. not acting in accordance with the executed agreement will be on this month's Board agenda. Work is expected to be completed this year.	
Library – Envelope Study:	The building investigation is complete and the report collected continues to be evaluated by Facilities.	
Parking Lot 2, 5 & 6 Lighting & Site Work:	Light installation in Lots 5 and 6 is complete. Parking Lot 2's award recommendation for construction is on this month's Board agenda. Work is scheduled for the spring and summer.	
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. It was determined that CO ₂ Sensors, an instrument that can monitor the indoor air quality of a building, would be a beneficial to the safety of the campus community and its occupancies. The CO ₂ Sensors have been ordered.	



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Technology – Roof Leak:	The architect has performed their investigation of the Technology building and has identified the cause of the leaks. The award recommendation for the repairs is on this Board agenda. Work should take place this summer.	
Parking Lot #2 Resurfacing	Parking lot 2 has deteriorated and should be resurfaced. This will improve the appearance, structure, and durability of the lot. The College is evaluating this project.	

Planning

Project	Action Items / Status	Comments
College Master Plan:	The Spiezle Architectural Group is nearly complete with the Phase 1 Report, which will reflect data collected and existing campus conditions. They will then continue to work on actual master planning activities for the campus.	
Hiering - Convert Classrooms to Labs:	A kick-off meeting was held the contractor on the project this month and work will begin shortly. The first renovation will convert an existing classroom into an A&P Lab and the Organic Chemistry Lab will be converted into a General Chemistry Lab starting late this summer. The Physics Lab conversion to a Biology Lab will not take place until after the Instructional building renovation is completed in 2016.	
Health Sciences Building (Upper Campus):	With Kimmel Bogrette Architects programming and creating the layout work for the project, the College has determined that the building will be placed on the north side of the Gateway building. The building will be 3-stories high and 45,000 square feet. A draft program is in place and will be finalized this month. Spiezle Architectural Group, the master planning architect, has helped identify optimal locations for all future buildings, including locations for the Health Sciences building. Considerations will be made to connect the upper campus new building with the Health Sciences building and the lower campus Science building, as well as maintaining the ridge, tree lines, and the environment as much as possible. This would maximize the usage of the upper campus parking lots and allow closer parking to the campus buildings.	
S.T.E.M. Building	Spiezle Architectural Group, the master planning architect, has helped identify optimal locations for all future buildings, including locations for a possible future S.T.E.M. building. The building will be home to (S.T.E.M.) Science, Technology, Engineering, and Math learning. The building will also be used for the public use as a business incubator.	

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.