

# ***EXHIBIT C***



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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** August 20, 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, August 25, 2014:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for August 25, 2014 (**Exhibit C-1**)

## ***EXHIBIT C-1***



**Ocean County College Board of Trustees  
Buildings & Grounds Committee Agenda  
August 25, 2014**

**FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS:**

**Construction**

Project	Action Items / Status	Comments
<b>Administration Building Renovation (Lower Campus) Phase I and Phase II:</b>	<b>Phase I</b> – Interior Renovations: The Ground Level space will be divided by Purchasing, Media, and College Relations while the first floor will have a One-Stop-Shop approach for Student Services, which will include a lobby and foyer modification. An early schematic design and programming interviews were deliberated with the staff. <b>Phase II</b> – For now, the HVAC renovation and the major rehab will be on hold until 2016.	
<b>Ocean County Engineering Work Phase II - Parking Lot 5 and Phase III:</b>	Phase II of IV of the County Work is completed. The College rented light towers until permanent site lighting is installed in Lot 5. Phase III includes the completion of the loop road and the College/Buckwald realignment and work began this month. The North Bay entrance driveway has been separated from the Phase III work and is now considered Phase IV. The County is working on obtaining final permitting and approvals prior to bidding Phase IV work. Status of Phase IV work will not be known until August at the earliest.	
<b>Existing Nursing Building:</b>	Currently simulation labs ready and all classrooms have new furniture. The Nursing renovation for window replacement, new entrance doors and other upgrades is near completion. A handicap ramp will be constructed for, as well as, with parking lot for twelve more spaces for handicap parking and future security needs.	
<b>Instructional Building:</b>	Instructional building is closed as the building is prepared for renovation and rehabilitation. The new exterior facelift, remodeling of all three floors, and tutoring labs, with demolition inside the building to begin this Fall. The building opening will be 24 months.	
<b>Major Sidewalk Installation-Connecting Lot 1 to Lot 2 :</b>	Work to extend the sidewalks leading from Parking Lot #2 to the back of buildings to divert pedestrians from active roadways is progressing nicely. The contractor is on location and work will be completed shortly. The repairs to the Administration and Bartlett Building steps are being scheduled for repair. This action may require a change order.	
<b>Mill Creek Sailing Center (MCSC):</b>	The College will be receiving dock drawings soon and a RFP for construction will be going out shortly.	



Project	Action Items / Status	Comments
<b>New Student Center:</b>	The construction of the steel metal is underway. Unfortunately, an electrical shut down will affect 9 buildings and is expected to happen on Labor Day weekend. The new building is anticipated to be completed in the summer of 2015 with occupancy of the space possibly in January of 2016.	
<b>Russell – Roof Replacement:</b>	The roof re-coating, sealing and repairs were completed and will be monitored during rain events as a precaution.	
<b>Storm Water Project:</b>	The Contractor began work. We anticipate construction completion Fall 2014. Unfortunately, the construction was not in time to prevent the flash flooding of the TV Studio. Many thanks to our staff. They were able to be on location and prevent major damage to building.	

## Facilities

Project	Action Items / Status	Comments
<b>Campus HVAC Project - Hot Water Systems/ 2 VFD Pumps – 100 hp:</b>	This project will include the design of the campus-wide hot and chilled water distribution. Design is underway to specify the new pump size and VFD's to reduce energy consumption. Documents will be submitted shortly.	
<b>Campus-Wide - Exterior Building Numbers &amp; Site Maps:</b>	Phase I is currently underway to re-number all Campus Buildings using a new sequence protocol and all doorways will be labeled with alpha identifier signs. The Media Department has updated the maps accordingly and will post them for the Fall Semester. The re-numbering of the buildings should be completed prior to fall semester.	
<b>Combined Heat and Power Plant (CHP):</b>	The CHP building is complete but its systems integration is incomplete. The new heat exchanger and chiller design is nearly completed. This work is critical as it affects construction inside the new Student Center building and Instructional renovation and efficiency performance/receipt of incentive payments. In addition, the College has operated the engine/generator since this past March to generate electricity. The chiller has been running with the engine as of this month. The application for the first \$750k incentive payment was submitted to the NJBPU and is expected to be received by the College this September. The P4P (Pay for Performance) incentive period started July 1 <sup>st</sup> .	
<b>Energy - Ongoing Project of Tritium BAS Programming:</b>	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. Bookstore upgrades were submitted for approval and the Library VAV controller's project has begun. Replacement of boilers with high efficiency condenser boilers is being specified into the Instructional Project.	
<b>Gateway Building:</b>	Niram signed the settlement agreement. The College released Niram's retainage along with a small amount of the settlement agreement funds, but still holds \$750K until air infiltration repairs are made. The College is waiting for Niram to begin investigation and repairs of the air infiltration. Installation of air curtain heaters in the vestibules that will help alleviate cold air entrance through the sliding doors will begin this August. The Kean Graphics Lab modifications and creation of a laptop lab will have new furniture and modifications before the Fall Semester.	
<b>Hot Water Distribution Project:</b>	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 to reduce operating cost.	

Project	Action Items / Status	Comments
<b>Library – Envelope Study:</b>	This project was pulled from bidding and revised to be an extensive envelope study. This project is split into three phases. <b>Phase I</b> - Provide a study and identification of water intrusion. <b>Phase II</b> - Provide a design to remediate water intrusion. <b>Phase III</b> - Repair work to make building envelope water tight. The study was awarded and work will commence shortly.	
<b>Parking Lot 2, 5 &amp; 6 Lighting &amp; Site Work:</b>	There are poles in Parking Lot 2 that are in need of replacement. The lighting design for this Lot, along with Lots 5 and 6, has begun to be upgraded with LED fixtures with integrated control by the Fall. Construction documents for lighting and miscellaneous site work in Lots 5 and 6 will be issued for bidding shortly, with Lot 2 design work to follow.	
<b>Retro-Commissioning/Data Gathering:</b>	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, collected the first stage of data and Siemens BAS trending data to correct the necessary problems and will report back with their findings.	
<b>Technology – Roof Leak:</b>	An ongoing project 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
<b>Campus-Wide - Electronic Signs:</b>	Phase III Scope for Electronic signs includes the College Drive, Buckwald Drive, and N. Bay Avenue entrances. This work will be coordinated after the completion of the County Road Project and the College's Master Plan.	
<b>College Master Plan:</b>	Spiezle has held several meetings with Facilities and President Larson. A concept for future buildings on campus layout is still in progress. Spiezle is working with the College on a number of projects from looking at the College's utilities to the new STEM building and Performing Arts Academy.	
<b>Hiering - Convert Classrooms to Labs:</b>	A programming meeting with the Science department and Facilities was held to discuss converting the current classrooms back into laboratories. Facilities reviewed the space and determined that lab utilities are readily available for a conversion. The completed scope of work is to change two or three classrooms into laboratories. Everything (gas, electric, etc.) is available to T-off from the hallway into the classrooms. The scope was sent internally for review and, due to the scheduling of the laboratories being in use, a date will be chosen to begin work when occupancy is down.	
<b>New Building (Upper Campus):</b>	Master Planners are working on optimal locations for all future buildings, including locations for the Allied Science building and possible future STEM buildings. In designing the upper campus, some considerations need to maintain the ridge and tree lines and the environment as much as possible and connect the upper campus new building with the Allied Health and the lower campus Science buildings. This would maximize the usage of the upper campus parking lots and allow closer parking to the campus buildings.	
<b>Performing Arts Building:</b>	Proposed joint venture with Vo-Tech School and OCC. The initial project programming phase indicates a need for 30-50,000 sf building. Master planners are working on optimal locations for future building.	

*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.*