

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: August 19, 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, August 24, 2015:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for August 24, 2015 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings & Grounds Committee Agenda
August 24, 2015**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS:

Construction

Project	Action Items / Status	Comments
Administration Building Renovation	Interior Renovations to the Ground and First Floors: The estimate for the ground-level space design renovation of the major renovation was over budget. As a result, the Ground floor renovation will be minimized and, more importantly, an attempt to use a less intrusive method to eliminate water penetration into the building lower level will be made. All future renovations will be focused on the First floor Student Services lobby area to facilitate better student interaction and improve the enrollment process flow.	
Instructional Building	The modification to the exterior design is with the Building and Grounds Subcommittee and recommendations to the Board will be made once a final design has been formulated. The delay has set back the Hot Water Distribution projects and work around instructional piping will be needed. The project has been in the Design and Programming phase for 18 months. It is paramount to move into the Construction phase and complete this project as the classroom space is greatly needed.	
Mill Creek Sailing Center (MCSC) - Student Sailing Program	This phase of the project is expected to be completed this summer. The dock gangway is installed and the electrical and plumbing work continues; completion is expected no later than September. The next step will be to begin fundraising for the completion of the boat storage building. This project is a dream come true for the OCC Sailing program!	
Student Center	Exterior and interior finish work continues on the building. The new Student Center is expected to be complete this fall and Student Services will move in prior to the winter recess in preparation for a January grand opening of the club activity rooms, gaming room, conference rooms, and a state-of-the-art Cafeteria. The Bookstore will be moving after the winter semester.	
North Bay Entrance - Ocean County Engineering	Construction activities continue on the new driveway leading to North Bay Avenue. The ribbon-cutting ceremony of the new driveway will be in September. Once completed, the College campus will have a complete internal access road and a better unimpeded traffic flow during peak class times.	



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Energy - Ongoing Project of Tridium 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. Tridium, an open protocol software framework for Internet-enabled control and automated applications used in the BAS network, has been implemented in the Technology building. The outdoor lighting to 7 buildings (Instructional Computer Center, TV Studio, Technology, Health and Human Performance Center, Kable Russell, Bookstore, and the Jay and Linda Grunin Center) has also been installed and the programming will be outfitted soon.	
Gateway Building	Niram began repair work to eliminate air penetrations that caused the pipe burst last winter. Work is anticipated to be ongoing during the Fall semester prior to the winter season.	
Parking Lot 2, 5 & 6 Lighting & Site Work	Light installation in Lots 5 and 6 is complete. Lot 2 light installation began this month and work is scheduled for completion this fall. The Grounds Department will be installing better directional signs to allow easy egress out of the parking facilities.	
Retro-Commissioning/Data Gathering	The older existing buildings had major interior changes with little changes to the HVAC systems, resulting in inefficient heating and cooling. The CO ₂ Sensors, instruments that can monitor the indoor air quality of buildings, were installed in the Administration Building. The sensors will measure the carbon dioxide and take immediate action to continue to maintain the safety of the campus community and its inhabitants.	
Technology – Roof Repairs	A major roof design malfunction has allowed water to penetrate. This has been a deferred maintenance project that was placed on hold and is now being corrected. Roof repairs will be complete in September.	
Parking Lot #2 Resurfacing	A major deferred maintenance project, Parking Lot 2 has deteriorated beyond repair and is in need to be resurfaced. Redesigning the lot with landscape, LED lighting and medium diverted for better traffic flow was recommended. Resurfacing of Lot 2 will improve the appearance, structure and durability of the lot. The College has plans for the improvements of the migration of traffic to be completed in the future. The feasibility cost factors of these projects must be determined. However, at minimum, to replace the lighting to LED and resurface the black top is needed.	
Hiering - Convert Classrooms to Labs	The \$900,000 lab renovation work is ongoing and approximately 95% complete. Due to the closure of the Instructional lab spaces, classes were relocated to the Hiering building so that all renovations can proceed concurrently. However, there has been a high demand for A&P Labs and the Chemistry Labs; as a result, with the two labs and the Physics Lab being converted to a Biology Lab, the College will be able to offer much needed classroom instruction space. All effort to have the work completed by the start of the Fall semester is being made.	



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Campus-Wide Infrastructure Project – Central Plant Heating Project	With the continuation of the Combined Heat and Power Plant (CHP) complex, the new Central Boiler Plant construction continues in the CHP. The College will have an entire Hot Water Distribution System meeting and the goal to optimize the efficiency and operation of heating, pumping operations will result in reducing operating cost. The expected completion date of the Central Boiler Plant is in October. Unfortunately, with the delay of the Instructional Building renovation, the project has encountered underground pipe work issues which will hopefully be resolved, with the project kept on track for this heating season.	
Campus-Wide Infrastructure Project – Central Plant Cooling Project	With the need to provide cooling in the Student Center, the newly designed Health Sciences Building, the renovated Instructional Building, the projected STEM Building, as well as the back up to the existing buildings, a proposed plant will be placed alongside the Combined Heat and Power Plant (CHP) Building. The project has been awarded and coordination for construction is under way. The College will also have a cost savings of \$63,330 for the selection of a Marley Cooling Tower. The completion of the Chiller Plant is estimated to be in the Spring of 2016.	
Electrical Connection to the East Side of Campus	Three buildings on the east side of the campus (the Administration, Planetarium and the Grunin Center) will finally be connected to the College's underground, high-voltage Electrical Distribution System this fall. Completing this project will save the College energy costs since the buildings will be connected to the CHP engine-generator. The project has been awarded and coordination for construction is under way. Some weekend power outages should be expected.	



Planning

Project	Action Items / Status	Comments
Library – Envelope Study	The building investigation is complete and Facilities is evaluating ways to stop leaks and make improvements to the building's exterior in an economical manner. Unfortunately, the cost of completing the recommendation is not possible at this time. Stop-gap issues will need to be resolved and the project will be a deferred maintenance project.	
College Master Plan	The Spiezle Architectural Group is nearly complete with the Phase 1 Report, which will reflect data collected and existing campus conditions. Work will then continue on actual master planning activities for the campus. An initial draft building assessment was presented, as well as the landscape proposal.	
Campus-Wide - Electronic & Way finding Signage	The scope for the Electronic Signs will include the Campus-Wide Way-Findings 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. Funding for the project has not been determined.	
Health Sciences Building (Upper Campus)	With Kimmel Bogrette Architects programming and creating the layout work for the project, the College has determined that the 3-story high and 45,000 square foot building will be placed on the north side of the Gateway Building. A detailed design began in June and work still continues. 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. At first indications, the cost estimates are high and some programming will need to be reduced.	
S.T.E.M. Building	The building will be home to Science, Technology, Engineering, and Math (S.T.E.M.) learning. The building will also be used for public use as a business incubator. The College has determined that the building will be placed on the north side of the Gateway Building, next to the new Health Sciences Building. Funding for the project is yet to be decided.	

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.