

# ***EXHIBIT C***



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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** July 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, July 27, 2015:**

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

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



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

**FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS:**

**Construction**

Project	Action Items / Status	Comments
<b>Administration Building Renovation Phase I</b>	<b>Phase I – Interior Renovations to the Ground and 1<sup>st</sup> Floors:</b> The Ground level space design is complete and estimated. Before proceeding with any work, the Scope and Feasibility is to be discussed. The Ground floor is allocated to Purchasing and College Relations while Norma Betz' One-Stop-Shop for Student Services, including a modification of the lobby and foyer, is dedicated to the First floor. The V.P. of Academic Affairs will be relocated to the Second floor Executive Level. The Ground floor design will be performed as a separate phase from the First floor due to One-Stop-Shop consultant, allowing the construction of the Ground floor renovations to proceed while the First floors design progresses.	
<b>Instructional Building:</b>	The interior demolition and asbestos abatement is complete. The College and the Board of Trustees will review the project and its scope as it is currently over-budget. The College, Kimmel Bogrette, and the Berger Group have analyzed the project to determine a scope that can be built within budget. The results of this analysis are forthcoming.	
<b>Mill Creek Sailing Center (MCSC):</b>	The contractor began work on the floating dock this month. Pilings, sheeting and underground electrical and plumbing are expected to be complete this month. Dock completion is expected this September. The building's construction documents will proceed shortly, but will not be built until funding is settled.	
<b>New Student Center:</b>	Exterior and interior finish work continues on the building. The new Student Center is expected to be complete by late 2015 and will house most of the student services, student life and club activity rooms, game room, conference rooms and a state-of-the-art Cafeteria. The Bookstore and an ATM will be relocated to the facilities.	
<b>North Bay Entrance - Ocean County Engineering</b>	<b>Phase III, IV of IV -</b> The new loop road (Phase III), named North and South College Drive, is complete. Construction activities continue on the new driveway leading to North Bay Avenue. The new driveway will benefit the College by providing a timely evacuation of the campus, and Office of Emergency Management the ability to have emergency staging capabilities within our campus parking lots. The opening date of the new driveway is anticipated this September.	

Project	Action Items / Status	Comments
<b>Energy - Ongoing Project of Tritium BAS Programming:</b>	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. The remaining outdoor lighting to 7 buildings is anticipated to be completed shortly.	
<b>Gateway Building:</b>	Niram began repair work this month. Work is expected to be completed this year.	
<b>Parking Lot 2, 5 &amp; 6 Lighting &amp; Site Work:</b>	Light installation in Lots 5 and 6 is complete. Parking Lot 2 light installation was put on hold so that traffic circulation could be studied and revisions designed. The revisions to traffic flow may affect new light installation. Light work is now scheduled for completion this fall.	
<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. It was determined that CO <sub>2</sub> 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 inhabitants. The CO <sub>2</sub> Sensors have arrived and installation work will be implemented soon.	
<b>Technology – Roof Leak:</b>	Leak repairs began this month. Work should be complete this summer.	
<b>Parking Lot #2 Resurfacing</b>	Parking lot 2 has deteriorated and should be resurfaced. This will improve the appearance, structure and durability of the lot. The College is evaluating the project and studying a revision to the traffic flow to make the parking lot and loop road safer.	
<b>Hiering - Convert Classrooms to Labs:</b>	Lab renovation work is ongoing and approximately 50% complete. Classes were relocated so that all renovations can proceed concurrently. The renovations will convert an existing classroom into an A&P Lab and the Organic Chemistry Lab will be converted into General Chemistry Lab. The Physics Lab will be converted to a Biology Lab. Work is scheduled to be complete by the start of the fall semester.	
<b>Campus-Wide Infrastructure Project – Central Plant Heating Project</b>	The Central Boiler Plant construction continues. The plant will be placed inside the Combine Heating Power Plant (CHP) building. This will have an entire hot water distribution system capability with the goal to optimize the efficiency and operation of heating, pumping operations resulting in reducing operating cost. The expected completion date of the Central Boiler Plant is October 2015. Work within the Instructional building must be issued as a change order to the heating plant contractor, PJM Mechanical, in order for the heating plant to feed existing buildings on campus. This is a result of the Instructional building project not being awarded per original scheduling.	

## Planning

Project	Action Items / Status	Comments
<b>Library – Envelope Study:</b>	The building investigation is complete and we are waiting for the final report.	
<b>College Master Plan:</b>	The Spiegle 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.	
<b>Campus-Wide Infrastructure Project – Central Plant Cooling Project</b>	As the campus expands, Ocean County College will need to add a minimum of 600 tons of chiller capacity to provide cooling to the new Student Center, the soon to be renovated Instructional building, and back up to the existing buildings. The proposed plant will be placed alongside the Combine Heating Power Plant (CHP) building. For the purpose of cost savings and partial operating redundancy, a third 300 ton chiller is required. The completion of the Chiller Plant is estimated to be in 2016. This project is out for bid and should be recommended for the award this month.	
<b>Electrical Connection to the East Side of Campus</b>	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 Fall. Completing this project will save the College energy costs since the buildings will be connected to the engine-generator. The project was awarded to the lowest bidder; however, has been held up with a vendor requesting review of the documents with the Board.	
<b>Campus-Wide - Electronic &amp; Way finding Signage:</b>	The scope for Electronic Signs will include the Campus-Wide Way-finding 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.	
<b>Administration Building Renovation Phase II:</b>	<b>Phase II – Major Building Renovation:</b> 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. The College has already assumed the building must be completely renovated in order to achieve acceptable HVAC operation. The Master Planners discovered during their building investigations that substantial renovations may be needed to achieve current egress codes.	



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<b>Health Sciences Building (Upper Campus):</b>	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, 3-stories high and 45,000 square feet. Detailed design began in June and continues now. 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.	
<b>S.T.E.M. Building</b>	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 Science, Technology, Engineering, and Math (S.T.E.M.) learning. The building will also be used for 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.*