

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: October 28, 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, November 2, 2015:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for November 2, 2015 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings & Grounds Committee Agenda
November 2, 2015**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS:

Construction

Project	Action Items / Status	Comments
Administration Building Renovation	Interior Renovations to the Ground and First Floors: The Ground floor interior restoration will be minimized and exterior work will be limited to eliminate water penetration into the building lower level. Next, we will conduct a project analysis of the First floor Student Services lobby area and the office flow to facilitate better student interaction and improve the enrollment processes. For future planning, the initial master planning has identified an issue in the layout of the building egress patterns. This may include installing an additional stairwell at the opposite end of the building.	
Instructional Building	Option 5, a revised exterior design that will have a rectangular addition with a flat roof, was chosen by the College. The redesign delay has set back the project by six months, but the A/E will begin revising the design upon change order approval. The project has been in the Design and programming phase for 18 months and it is paramount to complete the design and move into the construction phase to address the classroom space shortages.	
Student Center	The new Student Center will open this winter and Student Services will move in prior to the winter recess in preparation for a January grand opening of the new club activity rooms, gaming room, conference rooms, and a state-of-the-art Cafeteria. The Bookstore will be moving after the spring semester. The grand dedication opening will occur in January 2016.	
Capital Renewal and Deferred Maintenance Programs	In conjunction with the Master Plan, we are performing our Facilities Inventory and Assessment, which includes projects on roofs, major building component, mechanical equipment, underground utilities, and roads and walkways. The replacements for heating, ventilation, and air conditioning (HVAC); electrical systems; and plumbing systems are also included. Once completed, a comprehensive Facilities Condition Index (FCI) report program for all major maintenance, capital renewal, and deferred maintenance reduction, along with operations and maintenance activities will be compiled. Our Capital Renewal Index (CRI) will assist the College in developing a long-term planned investment program that ensures that facilities will function at levels commensurate with the academic priorities and the College's mission.	

Project	Action Items / Status	Comments
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 at the Instructional Computer Center (ICCT).	
Gateway Building	Exterior building repairs are complete! We look forward to a warm building and a problem free winter.	
Parking Lot 2 - Lighting & Site Work	The light installation in Parking lot 2 is a work in progress and is scheduled for completion late this fall. Once complete, the parking surface will be re-paved, pending funding availability. Meanwhile, the entrances and egresses of the parking facilities pose numerous traffic concerns and have not operated as anticipated. The College has engaged a traffic engineer to design a better vehicle flow which will include tree planting, grassed islands, and plants. With the completion of LED installation in parking lots 1, expansion lot 1, 3, and 4, a total rebate of \$9,100 from NJ Clean Energy will be presented to the College shortly.	
Parking Lot #2 Resurfacing	A major deferred maintenance project, Parking Lot 2 has deteriorated beyond repair and is in need of resurfacing. Redesigning the lot with landscaping, LED lighting, and multiple medians for better traffic flow was recommended and 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 a minimum, to replace the lighting to LED and resurface the black top is needed.	
Campus-Wide Infrastructure Project – Central Cooling and Heating Project (CCHP)	With the major construction and renovation programs, the College has exceeded the capacity of the Central Heating Plant (CHP). To address the aging utility infrastructure and needs for increased heating & cooling capacity, our current 3 tractor trailer size boilers that were installed in 1987 (state of the art technology at the time) will be replaced by 3 high efficiency condensing boilers. The boilers will be starting the week of November 9 due to NJNG delays. The cooling plant is currently being designed and fabricated in anticipation of a spring 2016 startup. The cooling plant was designed to add 1400 tons of chilled water capacity as air conditioning is added to the buildings. Both projects will reduce overall campus energy consumption.	
Electrical Connection to the East Side of Campus	As part of the overall electrical plan, the three buildings on the east side of the campus (the Administration, the 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. This project will be completed in the final week of October.	

Planning

Project	Action Items / Status	Comments
Library – Envelope Study	The investigation of the Library building is complete and Facilities are 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 Spieze Architectural Group completed the initial draft building assessment as well as the landscape study. The Facilities Condition Assessment (FCA) Draft Report has been reviewed and recommendations were made to Spieze for improvements. Once completed, the larger Campus Master Plan will include: 1) Space Utilization/Needs Assessment 2) Facilities Condition Assessment 3) Capital Planning Prior to the final draft of the Master Plan, a presentation of the draft plan will be reviewed by the College Board of Trustees. Revisions will be made as necessary.	
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)	The project scope and budget have been finalized. The building will be 3 stories tall and reflect current designs that mimic Gateway's look. Programming inside the space has been determined and Kimmel Bogrette is performing the detailed design. The project was presented to the Toms River Planning Board for a courtesy review on October 21. Meanwhile, the building will be capable of housing the new Health Science partnerships. Accommodations have been made for a possible future health clinic addition.	

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.