

# ***EXHIBIT C***



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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** June 22, 2011

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **June 27, 2011**:

1. Recommend acceptance of the Facilities Engineering and Operations Status Report for May 31, 2011 (**Exhibit C-1**)

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



## ***OFFICE OF FACILITIES ENGINEERING AND OPERATIONS***

### **Year to Date Project Status Report for May 31, 2011**

#### **NOTE THAT DEFICIENCIES HAVE BEEN UPDATED BASED ON OUR MAY 2008 FACILITIES AUDIT**

##### **Status of Facilities Projects**

**Capital Construction:** New Construction or the addition of building area or volume. Includes civil amenities such as new parking, roadways or infrastructure.

**Capital Improvement:** Projects which improve, enhance or update existing building structures. Includes code compliance upgrades, ADA improvements.

**Capital Renewal:** Projects which correct unacceptable conditions caused by worn-out building components - building components that have exceeded their useful life cycle or will exceed their useful life cycle in the foreseeable future. Includes replacements in kind of building materials and equipment of equal quality and function.

**Deferred Maintenance:** Projects necessary due to postponed or past due maintenance. Includes curable physical deterioration where the repair is reasonable and economically feasible. Includes operational repairs caused by failure of building components such as roof leaks, broken door hardware, damaged paint, ceilings, carpet, etc.

Facilities Project Status Report.xls

## Status of Current Capital Construction Projects

EXHIBIT C-1

New Construction or the addition of building area or volume. Includes civil amenities such as new parking, roadways or infrastructure.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
44-0-1-00000-14035	Arts and Community Center Addition Phases I and II.	8	Chapter 12	\$12,926,680	\$11,408,766	\$1,517,914	Project Completed	9/30/2010
44-0-1-00000-14057	Arts and Community Center Theater Renovation and Cultural Center Addition.	8	County and Fund Balance	\$3,000,000	\$4,517,914	-\$1,517,914	Project Completed	9/30/2010
44-0-1-00000-14042	Mill Creek Sailing Center	4	Cita Foundation	\$850,000	\$48,006	\$801,994	Preparing for AE Bidding	TBD
11-6-1-40105-70501	Phase 1 of Campus camera surveillance installation which is limited to parking lots.	7	Fund Balance	\$150,000	\$0	\$150,000	Added to Security Assessment project.	TBD
44-0-1-00000-14067	Athletic Complex	6	Chapter 12	\$2,303,890	\$2,079,617	\$224,273	Punch list items.	6/1/2011
44-0-1-00000-14064	CHP Plant	5	Debt Service	\$6,475,200	\$7,561,225	-\$1,086,025	Field work initiated during week of May 13, 2011	12/1/2011
44-0-1-00000-14060	Kean at Ocean Gateway Building	5	OCC/County/Kean	\$30,000,000	\$27,499,022	\$2,500,978	Footing and foundation completed.	12/31/2012
NA	Campus Loop Road	5	County	\$0		\$0	Southern portion will be completed by October 2011.	9/1/2012
NA	North Bay Avenue Campus Exit	5	County	\$0		\$0	Applying for permits.	9/1/2012
	TOTALS			\$55,705,770	\$53,114,550	\$2,591,220		

### PHASE KEY

- |            |                |
|------------|----------------|
| 1 Planning | 5 Construction |
| 2 Program  | 6 Punch list   |
| 3 Design   | 7 Inactive     |
| 4 Bidding  | 8 Completed    |

## Status of Future Capital Construction Projects

EXHIBIT C-1

New Construction or the addition of building area or volume. Includes civil amenities such as new parking, roadways or infrastructure.

Account Number	Project Description	Phase	Date Required	On Schedule	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status
44-0-1-00000-14068	College Center Addition	3	TBD	N/A	No		\$726,325	-\$726,325	Feasibility stage extended for possible changes.
	Hierling Science Building Lab Rooms 124 and 227 Improvements.	7	TBD	N/A	Partial Kean Contribution	\$0	\$0	\$0	On hold.

### PHASE KEY

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|------------|----------------|
| 1 Planning | 5 Construction |
| 2 Program  | 6 Punch list   |
| 3 Design   | 7 Inactive     |
| 4 Bidding  | 8 Completed    |

## Status of Capital Improvement Projects

EXHIBIT C-1

Projects which improve, enhance or update existing building structures. Includes code compliance upgrades, ADA improvements.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	TOTAL TEN YEAR PROJECTED DEFICIENCY 10/2000 - \$4,532,910, 5/2008 - \$7,500,000	Note 1						
44-0-1-00000-14036	W. Kable Russell Building roof replacement.	7	No	\$2,700,000	\$0	\$2,700,000	Design completed. Waiting for funding	TBD
11-7-1-41500-70910	Campus entry lake outflow repairs.	7	Plant Reserves	\$65,000	\$29,000	\$36,000	Project on Hold	TBD
11-7-1-41800-71818	Campus wide energy management upgrade.	6	Plant Reserves	\$3,000,000	\$2,478,225	\$521,775	Final punch list items.	3/15/2011
44-0-1-00000-14056	HHP Gymnasium air conditioning installation.	8	Yes	\$350,000	\$369,033	-\$19,033	Project Completed.	7/30/2010
44-0-1-00000-14059	Facilities Warehouse Addition/Administration Ground Floor Renovation	8	Plant Reserves	\$1,287,711	\$1,373,801	-\$86,090	Project Completed.	6/30/2010
44-0-1-00000-14065	IT Building Power/HVAC/Furniture Upgrade	8	Fund Balance	\$1,650,000	\$1,972,884	-\$322,884	Project Completed.	3/31/2011
	TOTALS			\$9,052,711	\$6,222,943	\$2,829,768		

### PHASE KEY

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|--|---|
| 1 Planning<br>2 Program<br>3 Design<br>4 Bidding | 5 Construction<br>6 Punch list<br>7 Inactive<br>8 Completed |
|--|---|

## Status of Capital Renewal Projects

EXHIBIT C-1

Projects which correct unacceptable conditions caused by worn-out building components - building components that have exceeded their useful life cycle or will exceed their useful life cycle in the foreseeable future. Includes replacements in kind of building materials and equipment of equal quality and function.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	TOTAL TEN YEAR PROJECTED DEFICIENCY 10/2000 - \$2,614,250, 5/2008 - \$11,000,000	Note 1						
44-0-1-00000-14052	Administration Building elevator replacement.	5	College Fund Reserves	\$186,564	\$189,584	-\$3,020	Hydraulic shaft replacement to be scheduled for summer 2011.	4/30/2011
	Replacement of the Library Cooling Tower	3					Engineering services awarded.	
44-0-1-00000-14048	Planetarium Upgrade	8	County Support	\$2,531,500	\$2,695,431	-\$163,931	Project Completed.	3/15/2011
44-0-1-00000-14073	Nursing Renovation	8	Fund Balance	\$58,380	\$154,419	-\$96,039	Project Completed.	1/15/2011
Foundation Funding	Planetarium Theater Equipment Upgrade	8	Private Donors	\$1,500,000	\$1,450,000	\$50,000	Project Completed.	9/31/2010
44-0-1-00000-14072	Ric-Wil Piping replacement - Planetarium	8	Fund Balance	\$218,175	\$230,175	-\$12,000	Project Completed.	10/15/2010
	TOTALS			\$4,494,619	\$4,719,609	-\$212,990		

NOTE 1: Projected ten year deficiencies are based on Facilities Audits completed October 2, 2000 and May 1, 2008 by Entech Engineering.

### PHASE KEY

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|------------|----------------|
| 1 Planning | 5 Construction |
| 2 Program  | 6 Punch list   |
| 3 Design   | 7 Inactive     |
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## Status of Deferred Maintenance Projects

EXHIBIT C-1

Projects necessary due to postponed or past due maintenance. Includes curable physical deterioration where the repair is reasonable and economically feasible. Includes operational repairs caused by failure of building components such as roof leaks, broken door hardware, damaged paint, ceilings, carpet, etc.

Account Number	Project Description	Phase	Funds Approved	Project Budget	Total Committed	Project Balance	Current Status	Completion Date
	<b>TOTAL TEN YEAR PROJECTED DEFICIENCY</b>	Note 1						
	10/2000 - \$1,922,740, 5/2008 - \$3,100,000							
	Maintenance compound paving repairs and installation of new paving.	7	No	\$0	\$0	\$0	Ocean County Road Department project request.	TBD
	HHP Building paving repairs and installation of new paving behind building.	7	No	\$0	\$0	\$0	Ocean County Road Department project request.	TBD
	Instructional Building interior renovations and upgrades.	7	No	\$4,800,000	\$0	\$4,800,000	Waiting for funding.	TBD
	HHP Natatorium upgrades and ADA compliance.	7	No	\$1,200,000	\$0	\$1,200,000	Waiting for funding.	TBD
	Replacement of Unit Ventilators in Instructional and Russell Buildings	4	Fund Balance Set Asides	\$15,700	\$0	\$15,700	Bidding.	8/15/2011
	Pool Circulation Pump	8	Fund Balance Set Asides	\$8,500	\$8,500	\$0	Project Completed.	2/30/2011
	Pool Heat Exchanger Replacement	8	Fund Balance Set Asides	\$9,250	\$9,250	\$0	Project Completed.	12/30/2010
	Instructional Building Chiller Repairs	8	Fund Balance Set Asides	\$92,252	\$92,252	\$0	Project Completed.	9/30/2010
	<b>TOTALS</b>			\$6,125,702	\$110,002	\$6,015,700		

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