

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: March 17, 2017

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, March 23, 2017:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for March 23, 2017 (**Exhibit C-1**)

EXHIBIT C-1



Ocean County College Board of Trustees Buildings and Grounds Committee Agenda March 23, 2017

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

Location / Project	Latest Project Update
ADMINISTRATION BUILDING - Phase 3 - First Floor	The One Stop Shop concept has great potential at OCC - a focus on service built into a single location making this an ideal station for a "ONE STOP" designation. This month the architects have met with the Student Services team and provided several space planning options. One layout design option was favored and will be fine-tuned. The next steps will be to estimate the work, detail designs and planning out of the project phasing of space relocations for construction.
ATHLETIC FIELD LIGHTING	The College and the Players Development Academy (PDA) soccer association have agreed to have lighting installed on the soccer field with the PDA funding the project. A recommendation for award will be on this meeting's agenda. Work will begin upon Board approval. The project is expected to be completed by the summer of 2017.
CAMPUS MASTER PLAN	The next steps in the College Master Plan is to use the Facilities Condition Assessment Index (FCI) to determine a 1-5, 5-10 year plan to guide capital planning. The intent is to put the building systems and components into a useful framework or perspective from which sound asset management decisions can be made with cyclical repairs and replacements that extend the life of the facility. This will produce a Forecast Capital Renewal Based on Life.
CAMPUS MASTER PLAN - Design Standards	The construction standard guidelines for the college campus will be the last source of information used for future renovation and construction from the very first planning and designing stages to actual construction, facilities maintenance, and management. The level of quality will be the basis from which designers and consultants use to create specifications.
CAMPUS-WIDE - Cooling and Hot Water Distribution Project – Infrastructure Expansion	The Central Plant has met the College's goals of energy efficiency and cost reduction. The next course of action will be placed on incorporating the CHP into all renovated and new buildings; next steps: incorporating the Central Plant's chilled water supply and return piping into the Administration building's chiller and the failing cooling tower. This will require the installation of new underground piping starting at the Central Chiller Plant, possibly routed through Lot 1, then wrapping back to the Administration building and further to the new Performing Arts Academy (PAA). The extension of the hot water piping to the new PAA is also required. For this reason, an engineer will study the scope, make recommendations, and establish a timeline to coincide with future programming needs. Furthermore, with significant parking lot and landscape renovations proposed, the opportunity to upgrade and tap into nearby utility infrastructure



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	should be taken. The cost savings can be realized by bundling improvements; while the initial disruption to the campus may be larger, the need for subsequent disturbance of that area will be significantly reduced.
CAMPUS-WIDE - Energy Management System	The New Jersey Board of Public Utilities (NJBP) has sponsored an Energy Audit (LGEA) Report for Ocean County College (OCC). As part of the LGEA, TRC was enlisted to review the operation of the campus's new combined heat and power (CHP) plant. The campus hot water load profile indicates there is a continuous demand for hot water. Using engine exhaust and jacket water to satisfy the campus heating load is the most efficient way to use the engine waste heat. Their analysis shows that using the existing magnetic bearing chillers to produce chilled water and the dedicated high-efficiency exhaust heat recovery system is the most expeditious way to optimize CHP plant performance.
CAMPUS-WIDE – Wayfinding Signage & Site Maps	The College has completed a comprehensive design guideline for future implementation of the wayfinding and signage throughout the campus. Currently, the scope of work and the requisition is complete for a three-phase project beginning within the inner campus mall and expanding out to the entire campus. The three-phase project enhances its ability to provide a welcoming environment and a pleasant, memorable experience for campus visitors, while affirming a positive identity and a consistent image. Funding is pending.
CHAPTER 12 FUNDED PROJECTS	The determination to demolish the College Center due to the building exceeding its useful life expectancy and being programmatically not suitable for alternate services. The obsolete building is not up to code, difficult to utilize and has significant building system issues, amongst other concerns. Given that, the limited value of the building and the high cost to rehabilitate does not warrant a renovation. It is important to reduce substandard existing inventory of inadequate space as new space comes on-line. Currently, there is no funding in place and any action will be deferred. Also, the College has requested funding to replace the pool with a new gym space.
FACILITIES STORAGE STRUCTURE	The over 30-year old storage barn behind the Facilities Management building has exceeded its usefulness. A layout and cost to remove the current barn, and build a new two-story structure in a possible "L" shape configuration, approximately 2,400 sq. ft., has been reviewed. Design for the Barn is pending with a few options, but no work will occur until funding is available. In addition, we see a need for two bay utility buildings for the Security electronic street signage and emergency equipment storage.
HEALTH SCIENCES BUILDING - Upper Campus	The project is on schedule, as well as within budget, with the exterior building skin, site work and the interior MEP and fit-out moving along, for 2018.



Location / Project	Latest Project Update
INSTRUCTIONAL BUILDING - Renovation	The building's window, precast concrete removal and interior demolition are in progress. The project is expected to be completed in August of 2018.
LIBRARY - Part 1 - Envelope Study	A kick-off meeting was held this month with the contractor to fix the water intrusion issues emanating from the building envelope. Work will begin shortly with the disturbance to residences inside being respected.
MILL CREEK SAILING CENTER	A sailing center building is being proposed to be built and the engineer on the project is completing the building's design with the FEMA flood requirements. When funding is available and the design is finalized, the building will be ready for bidding. Permits will expire June of 2017 if the building construction does not begin by then, we must reapply for all permits.
NURSING BUILDING - Phase 2 Renovations	The Nursing Renovation project will begin this fall. The next phase of renovations will be to issue GC bids shortly and includes ADA compliant sidewalk and parking lot construction, door replacement, fire alarm replacement and screen wall installation around mechanical equipment. The possible fit-out of the center of the building with Anatomy and Physiology Labs is being considered. The new labs would supplement existing campus labs and account for a larger nursing student population and the scheduling of more lab time by Kean. The project's fire alarm replacements will be reviewed to determine if an in-depth meeting is needed. Once completed, this will close out the last of the State Bond.
REPURPOSING – OCC Conference Center (old Bookstore)	The goal for the Conference Center will be to repurpose the space. The Barnegat Bay Partnership (BBP) currently occupies the loading dock area of the building and the vacated Conference Center spaces are ideal for external and internal users. The Center's external architectural and lighting systems are in excellent condition with easy loading dock access. Repairs of the building's mechanical systems are needed. The connection to the Hot Water Plant and Chiller Water Plant is also needed and being investigated. An RFQ for A/E services was issued this month.
PERFORMING ARTS ACADEMY - PAA	The Preliminary concept drawings have been approved by the Toms River Planning Board and the Department of Education. An RFQ for architectural/ engineering design services proposals were received and the College and OCVTS are evaluating them. A recommendation and award will be given shortly.
SECURITY UPGRADES	Engaged with an outside consultant to determine our critical needs and overall Security master plan, we anticipate an enhanced security feature to improve the overall OCC campus safety. Once the draft is accepted, the master plan deliverable will begin a total revamp of all camera and door access to central storage to IT servers. IT/Security – IT will support Security Access Control and Cameras equipment selection, planning, and maintenance to ensure the campus gets the most from its security cameras. Summer relocation of the servers to Data Center, upgrade all CPUs in building #30, as well as software versions.

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Deferred Maintenance (DM): Repairs and replacements that have been delayed.	
ADMINISTRATION BUILDING – HVAC	The building's mechanical systems are effectively critical. The cooling tower is beyond its life expectancy. Long term access to the Central Chiller Plant will be needed. The goal is to bring underground utilities from the CHP to necessary location, including the anticipated Performing Arts Academy/Vocational Technology High School Project. A review of the building's current condition will be reviewed.
ADMINISTRATION BUILDING - Structural Investigation and Repair	With the building at the end of its useful life expectancy, it is still under critical watch. We will continue to address until there is an opportunity to completely renovate within the next five years. Currently, the building exterior is stabilized.

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.