

EXHIBIT C



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

To: Board of Trustees
From: Office of the President
Date: September 28, 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, September 28, 2017:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for September 28, 2017 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
September 28, 2017**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

Location / Project	Latest Project Update
ADMINISTRATION BUILDING – HUB	The space mapped out by MSA Architects and the finalized floor layout will be developed into construction specifications. Our next step will be to release the RFP to our pool of GC's. The construction is to begin in December and finish by summer 2018.
ATHLETIC FIELD LIGHTING	The College and the Players Development Academy (PDA) soccer association previously agreed to have lighting installed on the soccer field with the PDA funding the project. The project engineer has recommended lowering lighting levels and adjusting the original scope of work to lower the project cost of \$100,000. A meeting will be held with the College and PDA to determine PDA's willingness to fund the project at the lower cost.
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 incorporate the CHP into all renovated and new buildings, then 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 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 should be taken. A cost savings can be realized by bundling improvements; while the initial disruption to the campus may be greater, the need for subsequent disturbance of that area will be significantly reduced.
CAMPUS-WIDE – Energy Management System	The New Jersey Board of Public Utilities (NJBPU) has sponsored an Energy Audit Report for Ocean County College. As part of the Local Government Energy Audit (LGEA), TRC Solutions were enlisted to review the operation of the campus' new combined heat and power (CHP) plant. The 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. TRC has submitted drafts of energy audit reports for the Administration, Library, and Health and Human Performance Center buildings. A summary report and action has been developed.

Location / Project	Latest Project Update
Campus Signage & Wayfinding	As the College continues to grow, the need for new signage on campus has become increasingly apparent. Not only is it important that signs are clear to help everyone navigate the campus, but they should also be more informational and welcoming. As the project is 98% completed, we have received very positive feedback from respondents that the signs are brighter, more visible, and consistent in colors incorporating school colors and logos. They also expressed that the signs were larger and more visible at night. As we head into the final stage, we anticipate complete xx of the Campus Map Entrance signs.
CHAPTER 12 FUNDED PROJECT: College Center Demolition	The determination was made to demolish the College Center due to the building exceeding its useful life expectancy and programmatically not suitable for alternate services. The obsolete building is not up to code, is difficult to utilize, and has significant building system issues, among 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 existing substandard inventory of inadequate space as new space comes on-line. This project was approved to receive Chapter 12 funding and an architect will be hired within the next few months to design the project with a demolition date of approximately summer 2018.
HPEC – Pool Conversion to GYM	The College's Health and Human Performance pool area will be replaced with a new gym space. This project has become a high priority as the new gym space will be used by the PAA for their daily gym classes and the College for additional indoor sport space. Funding is available and designers will be engaged in the next few months. This project will be separate from the College Center Demolition project.
FACILITIES STORAGE STRUCTURE	Over 30-years old, the 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, there is a need for two-bay utility buildings for the Security electronic street signage and emergency equipment storage.
HEALTH SCIENCES BUILDING – Upper Campus	The new Health Sciences Building project is on schedule, as well as within budget, with the exterior building skin, site work, the interior MEP and fit-out moving along. Occupancy is expected in 2018.
INSTRUCTIONAL BUILDING – Renovation	The Instructional Building is on schedule and within budget. The exterior envelope construction is under way while the interior rough-in and fit-out is progressing. The project is expected to be completed August 2018.

Location / Project	Latest Project Update
MILL CREEK SAILING CENTER	<p>The J. Philip Citta Center for Sailing and Maritime Arts and Sciences, located at Mill Creek County Park in Bayville, has two project phases. Phase I, which was completed in September 2015, included a dock and floating boat launch, along with landscaping and lighting; the OCC Sailing Club can now begin using the dock. Fundraising is underway for Phase II, which includes a 1,400 square foot sailing boat house. The Sailing Center construction cost, estimated at \$1,296,300, is now revised and detailed as follows:</p> <ul style="list-style-type: none"> • Site \$340,500 • Core and Shell \$603,200 • Fit-out \$352,600 <p>The final drawings of the building and its associated site work has been submitted. The next step is to submit sealed copies by the architect and engineer for permits whenever construction would be slated to begin. Lastly, the issue of the existing permits will run out at the end of, June 2017, if work does not begin. This is not an issue, since an electrical conduit has already been run to the building's location for future construction. The final determination would be up to the various State entities to determine, along with possibly the County Parks Department. Overall, the cost estimates were higher than expected, resulting a review by the Sailing Committee for either scaling back or raising the shortfall of \$600,000.</p>
NURSING BUILDING – Phase 2 Renovations	<p>The College has determined that the existing Nursing Building is a suitable space to construct two new Anatomy and Physiology (A&P) labs. These labs are required to support the increase of student enrollment in the STEM disciplines, along with the Nursing program. These new labs will be designed to match the previously constructed A&P lab in the Hering Science Building completed in 2015. Funding will be provided by the balance of the State bond. Additional work includes construction of an ADA-compliant sidewalk and parking lot, exterior door replacement, fire alarm replacement, and screen wall installation around mechanical equipment. Design began this month with an anticipated construction start date of summer 2018.</p>
REPURPOSING – OCC Conference Center (Old Bookstore)	<p>The goal for the building will be to repurpose the space into a Conference Center. The Barnegat Bay Partnership (BBP) currently occupies the loading dock area of the building and the vacated retail area space is ideal for a Conference Center to be used by external and internal parties. 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 is being investigated. An architect has been hired and is designing the Conference Center space. Engineering design began this month.</p>
PERFORMING ARTS ACADEMY – PAA	<p>Programming and schematic design are complete. RSC submitted the revised DOE specifications this month. The College and construction management met with the Mechanical, Equipment and Plumbing designers in late July to discuss MEP</p>

Location / Project	Latest Project Update
	standards for the new building. The architect is working on Design Development documents and estimate reconciliation and the scope definition is ongoing.
SECURITY UPGRADES	Elert & Associates (E&A) have provided an assessment and a master planning report for the security systems at Ocean County College. This assessment report defined the total scope of work for multiple phases along with anticipated construction costs. The project design phase is complete and the next step in this project is review the video surveillance demos that are scheduled for the week of October 2nd. Next will be for E&A to produce technical specifications and scope of work for a competitive request for proposal of Phase 1 and Phase 2 construction and install.

Deferred Maintenance (DM): Repairs and replacements that have been delayed.					
Year	Bldg.	Item	Vendor	Cost Estimate	Comment
2016-17	Security	Install generator.	NRG	\$30,000	
2017-18	Campus	Re-surface 1/20 of parking spaces 43 acres x 43,560 sq. = 1,873,080/20 = 93,654sq.ft/year - Chapter 12 funds?	Bid	\$150,000	Fill in pot holes and replace sections along services roads - Hold off Lot 2 as long as possible.
2017-18	Gateway	Replace existing lock system with some push button units and all other converted to OCC Standards.	Bid	\$200,000	Need to rewire building.
2017-18	Instructional	Replace roof.	Bid	\$250,000	Discovered during renovation.
2017-18	Maintenance	Remove existing Barn and replace with pole barn.	Bid	\$160,000	
2017-18	Exterior	Cover/cap three exterior stairs entering library.	Wooster Products	\$30,000	Major replacement of concrete steps at Library and Administration.
2017-18	Gateway	Shade replacement in classrooms.	Bid	\$40,000	Standard from HSB - classroom unable to see white boards.
2017-18	Campus	Door replacements: Planetarium entrance; Administrations Ground floor (conference room and office entrances); and Gym (8) doors.	Bid	\$30,000	Constant problems with swing door and air infiltration - reduce energy and improve comfort.
2017-18	Administration	Upgrade restrooms to correspond with the HUB opening; all floors will receive new lighting, ceiling tiles, painting, and fixtures and sinks.	Bid	\$60,000	ADA Requirement added to HUB Project.
2017-18	Gateway	Assessment and possible replacement of (138) heat pump valves to stop constant air blowing down on occupants.	CORE	\$45,000	Balance study required as rate of water flow through valves need to be determined.



Location / Project		Latest Project Update			
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2017-18	Security	Purchase (2) security vehicles; move older security vehicles into facilities fleet department.	State Contract	\$70,000	Must have back – up.
2017-18	Grounds	Purchase all-purpose utility vehicle.	State Contract	\$25,000	Kubos replace golf cart.
2017-18	Russell	Caulked windows, repair leaks, replaced exterior vents, and brick repointed where needed.	Bid	\$50,000	
2017-18	Grunin	Located and repaired source of leaks under parapet and Second floor gallery.	Bid	\$25,000	Requested by Linda Novak.
2017-18	Facilities	Replace vehicles: 2002 and 2003 Chevy Pick-ups, S10 and 1998 Dodge pickup with either Transit or F-150 trucks.	State Contract	\$105,000	Replace large with smaller utility vehicles.

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.