

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: November 28, 2018

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, December 6, 2018:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for December 6, 2018 (**Exhibit C-1**)

EXHIBIT C-1



Ocean County College Board of Trustees Buildings and Grounds Committee Agenda December 6, 2018

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
PERFORMING ARTS ACADEMY – PAA	Construction continues with the site, foundation, masonry, underground utility and the structural steel work. The submittal process is almost complete and the contractor coordination continues. The furniture design and layout is in progress with OCVTS. Next will be the audio/visual (A/V) selection and RFP. Work completed to date includes the building's foundation, site light wiring, underground storm water basins, the natural gas line, and the building pad excavation. Wallace Contracting, the general contractor, is roughly one and a half months behind schedule based on their monthly schedule updates. Wallace claims the delay is due to three reasons - weather conditions, the College owned the relocation of utilities, and design questions/answers. The College is stressing improved planning and coordination of field work to avoid future delays.
INSTRUCTIONAL BUILDING – ROOF	With funding from Ocean County, the College will complete the Instructional Building Renovation Project with the roof repair and replacement project. Jottan Roofing was awarded the project and has completed the submittal process, obtained a building permit, and has scheduled the material delivery. Facilities anticipates a December completion based on good weather.
SCIENCE LABS AND CPE OFFICES	<p>The new Anatomy and Physiology (A&P) Labs and offices for the CPE department are under construction inside the Old Nursing building (#4). The project is funded by a bond award received from the State. The general contractor is nearly complete with the plumbing, mechanical and electrical, and the needed structural steel is being fabricated. The stainless dissection tables have a long lead time with a February 2019 delivery.</p> <p>On the mall side of the building, the construction of an ADA entrance and exterior door replacement continues. Facilities is working on upgrading the building fire alarms. Construction will be completed by summer 2019.</p> <p>For now, the screen wall installation around the mechanical equipment is being deferred. The ADA student parking pad, sidewalk/ramp from the rear of building to the mall, will be rolled into the larger Service Road Project.</p>
GATEWAY 5 TH FLOOR AND SAFETY HANDRAILS	This project will prevent accidental falls and unauthorized entry. The unauthorized entry safety design for the fifth floor door entry system is complete and the installation will be completed over the winter break. The second project – Safety Handrails – guardrails are in the process of fabrication with an eight-week installation and completion timeline.
SECURITY CARD ACCESS AND CAMERA UPGRADES	The master plan for the security systems defines the total scope of work for four phases: The majority of work for Phases 1 and 2 are complete and Phases 3 and 4's Security Access Control and Video Management Systems (VMS) integrations are on schedule. Phase 5, to add 263 cameras to the college, will be added if funding is available.



LOCATION / PROJECT	Latest Project Update
GATEWAY HVAC PROJECT	<p>On the Kean side of the building, the heating, ventilation and air condition (HVAC) has an outside air leak leading into the common area by the second floor offices which will need to be corrected. One concern is the open-air atrium between the floors, which requires a separate venting system. The project's first design was cost prohibitive and other options are being looked into.</p> <p>The main lobby atrium is not providing sufficient heat during the winter due to the poor HVAC convection design and the outside air leaks. DLB Associates is recommending the use of the fifth story chase to supplement the HVAC. This project will be completed as to not encumber traffic.</p>
CENTRAL PLANT LOOP	<p>A kickoff meeting with PJM Mechanical Contractors and T&M Engineers was held. PJM will begin the staging of pipe installation during the first week of December. Permits have been approved and materials are on campus.</p>

PROGRAMMING & DESIGN	
NEW STUDENT ENROLLMENT BUILDING	<p>When complete, the Student Enrollment building will provide synergy with the Larson Student Center and the new Conference Center.</p> <p>The internal programming phase is complete and Facilities has met with the architect for their programming, schematic, and design phases. The proposed one-story, 20,000 square foot facility will house 80 staff members and is expected to be completed by December 2020.</p>
UPPER AND LOWER CAMPUS	<p>The concept of this project is to link the upper and lower campus by way of an elevator system. Facilities is looking at an extension of the Science Building to include an elevator lobby and an egress to the second floor to be even with the Gateway Building elevations. This project is in an internal conceptual phase.</p>
MALL VEHICLE ACCESS PREVENTION	<p>Langan has presented draft options for the specifications of repaving parking surfaces, entrances and egresses, and improvement of traffic flow by using tree planting, grass islands, and plants; additionally, to prevent vehicle access to the mall via the campus service road and parking lot 2R. The purpose is to increase pedestrian safety from vehicles deliberately or accidentally driving on the mall. Langan will edit the draft and resubmit to the College for review.</p>
OCEAN COUNTY ROADS DEPARTMENT - ASPHALT MAJOR PROJECT SCHEDULE C – REQUEST FOR 2020	<p>Ocean County College will be working on a 2020 request from the County to provide parking lot resurfacing under the Schedule C – Major Project's request for (3) asphalt projects and submission to the County Roads department (OCC Asphalt Overlay file).</p> <ul style="list-style-type: none"> • Facilities Parking Lot: Approximately 52,000 sq. ft. / 5,740 sq. yds. • Service Road: Approximately 73,000 sq. ft. / 7,840 sq. yds. • Lot #1 – Nursing Area: Approximately 48,000 sq. ft. / 5,334 sq. yds. • Lot #2 – PAA Bus Lane parking and resurface
ADMINISTRATION BUILDING	<p>The new Administration building project is in the early stages of internal concept programming. The College anticipates a 2.5 story, 25,000 square foot building located close to the Planetarium. It will house the Executive Vice President suites, president's office, the Board of Trustees Board room, Alumni Foundation, and respective administrative support services. Once completed, the building will allow ADA access from lot 2R.</p>



CRIME SCENE LAB	<p>The Security Building design is complete. The Crime Scene Lab will have a capacity of 30 students for multipurpose programming: Criminal Justice Degree, popular summer camps, house a 360 degree virtual room "shoot-don't shoot" and a mock two bedroom apartment for search and seizure training for the College, Toms River Police Department, and the Ocean County District Attorney's Office. The Security Department will have adequate offices, locker rooms, and a two bay garage to house electronic billboards, safety equipment and electric golf carts. Currently, the architects are completing the bid specifications and, once awarded, Facilities anticipates a 10-month construction time frame.</p>
COLLEGE CENTER; CONFERENCE CENTER AND GYM	<p>The design of the three projects is complete. It was issued for bid last month to the general contractors as one project. Proposals were issued to the College but were over budget.</p> <p>The College Center (CCTR) must be demolished to make way for the Student Enrollment Building and the pool room in the Health and Physical Educational Center (HPEC) must be renovated to meet the Performing Arts Academy's (PAA) completion date. As such, the College will direct the architect to issue the CCTR and the HPEC Pool Renovation as separate projects.</p> <p>The Conference Center (CONF) design will be re-evaluated and possibly included in the Student Enrollment Building project.</p>
FACILITIES STORAGE STRUCTURE	<p>Prior to the Facilities Storage design, Facilities will engage an architect and engineer to verify the wetlands limitations. The programming design will include the maximum effectiveness of the site location while adhering to the wetlands buffer restrictions.</p>