

# ***EXHIBIT C***



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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** January 17, 2019

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, January 24, 2019:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for January 24, 2019 (**Exhibit C-1**)

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



**Ocean County College Board of Trustees  
Buildings and Grounds Committee Agenda  
January 24, 2019**

**FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS**

LOCATION / PROJECT	Latest Project Update
<b>CONSTRUCTION PROJECTS</b>	
PERFORMING ARTS ACADEMY – PAA	Construction continues with the site, foundation, masonry, underground utility structural steel work and MEP work in the building. 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) RFP. 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 Instruction Renovation Project with the roof repair and replacement project. Jottan Roofing was awarded the project and begun work. Approximately 60% of the roof is complete.
SCIENCE LABS AND CPE OFFICES	<p>The new Anatomy and Physiology (A&amp;P) Labs and the offices for the Continuing Professional Education department are under construction in 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, electrical and structural steel. Finish work is almost complete. The casework, stainless dissection tables and rooftop mechanical equipment have a long lead time with a February 2019 delivery.</p> <p>On the mall side of the building, an ADA entrance and exterior door replacement will occur prior to building occupancy. 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 are being deferred. The ADA student parking pad, sidewalk/ramp from rear of building to the mall, will be rolled into the larger Service Road Project.</p>
GATEWAY 5 <sup>TH</sup> FLOOR AND SAFETY HANDRAILS	This prevention project will prevent accidental falls and unauthorized entry. The unauthorized entry safety design for the fifth floor door entry system is complete and the project will go out to bid by the end of January. The second prevention – the Safety Handrails project – guardrails were installed over the winter break; contractor needs to replace a small section on the fifth floor.
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 Phase 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	On the Kean side of the building, the heating, ventilation and air condition (HVAC) have 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 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 are recommending the use of the fifth story chase to supplement the HVAC. This project will be completed as to not encumber traffic.
CENTRAL PLANT LOOP	This project is on schedule, PJM Mechanical Contractors and T&M Engineers meet every two weeks to review progress. PJM has begun installation of the pipe. Permits have been approved and materials are on campus.

PROGRAMMING & DESIGN	
NEW STUDENT ENROLLMENT BUILDING	When complete, the Student Enrollment building will provide synergy with the Larson Student Center and the new Conference Center. The internal programming phase, schematic design and schematic estimating is complete. Facilities is reviewing the documents in order to move to the next phase of design. The proposed one-story, 20,000 square foot facility will house 70 staff members and is expected to be completed by December 2020.
UPPER AND LOWER CAMPUS	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.
MALL VEHICLE ACCESS PREVENTION	Langan has presented draft options for the specifications of repaving parking surfaces, entrances and egresses, and improve 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.
OCEAN COUNTY ROADS DEPARTMENT - ASPHALT MAJOR PROJECT SCHEDULE C – REQUEST FOR 2020	Ocean County College will be working on securing Chapter 12 funding of approximately \$2.5 million for parking lot resurfacing. <ul style="list-style-type: none"> <li>• Facilities Parking Lot: Approximately 52,000 sq. ft. /5,740 sq. yds.</li> <li>• Service Road: Approximately 73,000 sq. ft. / 7,840 sq. yds.</li> <li>• Lot #1 – Nursing Area: Approximately 48,000 sq. ft. /5,334 sq. yds.</li> <li>• Lot #2 – PAA Bus Lane parking and resurface.</li> </ul>
ADMINISTRATION BUILDING	The new Administration Building project is in the early stages of internal concept programming. The College anticipates a three-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 the respective administrative support services. Once completed, the building will allow ADA access from lot 2R.



CRIME SCENE LAB	<p>The Security building design is complete. The Crime 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 and it was issued for bid last month to the general contractors as one project. Proposals were issued to the College, but all 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. The College Center (CCTR) demolition project was issued for bid this month.</p> <p>The Conference Center (CONF) design has been re-evaluated and will be included in the Student Enrollment Building project.</p>
FACILITIES STORAGE STRUCTURE	<p>Langan verified there appears to be no wetlands limitations for the new facility. The programming design will include the maximum effectiveness of the site location while adhering to the wetlands buffer restrictions.</p>