

EXHIBIT C



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

To: Board of Trustees
From: Office of the President
Date: April 18, 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, April 25, 2019:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for April 25, 2019 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
April 25, 2019**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
PERFORMING ARTS ACADEMY – PAA	Construction continues on all aspects of the building. The furniture design and layout with OCVTS is nearly complete and will be purchased within the next month. The audio/visual (A/V) RFP has been created and is out for pricing with an anticipated award within the next 1-2 months. Wallace Contracting, the general contractor, is 2-3 months behind schedule based on their monthly schedule updates; a possible sequence re-works and the actual work that occurs versus what is scheduled. Wallace claims the delays are due to three reasons: weather conditions, the College-owned relocation of utilities, and unsuitable soil conditions. We do not agree with Wallace's assessment.
INSTRUCTIONAL BUILDING – ROOF	With funding from the County of Ocean, the College completed the Instructional Renovation Project roof replacement. The new roof includes a 20-year warranty.
SCIENCE LABS AND CPE OFFICES	The new Anatomy and Physiology (A&P) Labs and the offices for the Continuing & Professional Education department are nearly complete in Building #4. The project is funded by a bond award received from the State. The stainless steel, vented, dissection tables were delivered and installed this month. Final mechanical connections, testing, and balancing remain to be completed within the next month. 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. For now, the screen wall installation around the mechanical equipment is being deferred. The ADA student parking pad and sidewalk/ramp from rear of building to the mall will be rolled into the larger Service Road Project and is currently in the design phase.
GATEWAY 5 TH FLOOR SAFETY	The fifth floor door entry safety design is pending bid documents from the architects. This project will prevent unauthorized entry to the fifth floor.
SECURITY ACCESS AND CAMERA UPGRADE	The master plan for the security systems are in four phases: 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 becomes 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.
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. The piping to the PAA will be completed within the next few weeks. The project is anticipated to be completed in early May.

PROGRAMMING & DESIGN	
NEW STUDENT ENROLLMENT BUILDING	The internal programming phase, schematic design, schematic estimating and detailed design phases are complete. The construction document phase is underway. The proposed one-story, 16,261 square foot facility will house 70 staff members and is expected to be completed by December 2020. When complete, the Student Enrollment building will provide synergy with the Larson Student Center and the new Conference Center.
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.
OCEAN COUNTY ROADS DEPARTMENT - ASPHALT MAJOR PROJECT SCHEDULE C – REQUEST FOR 2020	<p>Ocean County College will be working on securing Chapter 12 funding of \$2 million for parking lot resurfacing.</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. <p>Construction documents are nearly complete for the Parking Lot 2 and Service Road modifications. Improvements include new islands to redirect traffic flow and accommodate the PAA school buses, and the repaving and landscaping in Parking Lot 2. The Service Road improvements include safety enhancements for pedestrians, new sidewalks and parking areas. Parking Lot 2's work is anticipated to be completed by the end of this summer. The Service Road work will not start until after the PAA, Pool Renovation, and Conference Center projects are completed in 2020.</p>
ADMINISTRATION BUILDING	The internal College programming is complete for the new Administration Building project. 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. An architect/engineer RFP will be issued in the next few months.



CRIME SCENE LAB	The Security/Crime Lab building design is complete. The Crime Lab will have a capacity of 32 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 Facilities department has received the bid specifications and will start the review process. Once awarded, Facilities anticipates a 10-month construction time frame.
COLLEGE CENTER DEMOLITION	The kick-off meeting with the contractor was held this month and administrative work has begun. The building demolition will be complete by midsummer, in-line with the start date of the Student Enrollment Building project.
NATATORIUM RENOVATION TO GYMNASIUM	The Health and Physical Education Center's (HPEC) pool will be infilled and the room will be renovated into an auxiliary gymnasium, making it ADA accessible. The space will be used by the College for volleyball, basketball, and other College events. The Performing Arts Academy high school students will use the renovated area for lunch and gym classes. A wet fire sprinkler system will be added into this room which will allow for large groups of people to use the space with food catering. The general contractor's (GC) recommendation for award is on this month's Board of Trustees agenda.
CONFERENCE CENTER RENOVATION	The Conference Center Renovation Project will be made an independent project and not be part of the Student Enrollment Building project due to logistical issues. The Conference Center's design will be modified to include a new HVAC system and the infilling of the loading dock so that more parking can be provided for the Security and Facility departments. The HVAC and electrical systems are currently being modified. The project will then be issued for GC proposals. The anticipated project completion date is spring of 2020.
FACILITIES STORAGE STRUCTURE	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. New facility options are being presented.