

EXHIBIT C



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

To: Board of Trustees
From: Office of the President
Date: June 20, 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, June 27, 2019:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for June 27, 2019 (**Exhibit C-1**)

EXHIBIT C-1



Ocean County College Board of Trustees Buildings and Grounds Committee Agenda June 27, 2019

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
PERFORMING ARTS ACADEMY (PAA)	Construction continues. The audio/visual (A/V) package award recommendation is on this month's agenda. Wallace Contracting, the general contractor, is three months behind schedule based on their monthly schedule updates. Wallace claims the delays are due to three reasons: weather conditions, the College-owned relocation of utilities, and unsuitable soil conditions. The College can attribute 30 days to site conditions and weather, with poor planning, lack of labor at the beginning of the project, and Wallace's failing to uphold to the prescribed agreed upon schedule. Discussions have been held with the College, OCVTS, and Wallace to evaluate ways to recover some of the lost time to try to occupy the building in January 2020. A resolution is still being developed.
SCIENCE LABS AND CPE OFFICES	The new Anatomy and Physiology (A&P) Labs and the offices for the Continuing and Professional Education (CPE) department in Building #4 will be completed this month. The project is funded by a bond award received from the State. On the mall side of the building, an ADA entrance ramp is currently being constructed and will be finished by June 30. All of the exterior doors have been replaced, two of which are automatic doors. Facilities is working on upgrading the building fire alarm system. Construction will be completed by summer 2019 with CPE occupying the building shortly thereafter. A screen wall, previously planned to be installed around the mechanical equipment, has been deferred. A new ADA parking lot for students and a sidewalk/ramp to the rear of the building will be rolled into the larger Service Road Project, which is currently in the bid phase.
GATEWAY 5 TH FLOOR SAFETY	The fifth floor door entry safety design bid documents have been received and will be sent to Purchasing for the August Board. This project will prevent unauthorized entry to the fifth floor. Some technical issues caused delays, but we are moving to bid documents and award sometime this summer.
SECURITY ACCESS AND CAMERA UPGRADE	Phases 3 and 4's Security Access Control and Video Management Systems (VMS) integrations are on schedule, the bid specifications are moving forward. Phase 5 is to add or replace the existing 263 cameras to the college with a pending funding plan.
GATEWAY HVAC PROJECT	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 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.
CENTRAL PLANT LOOP	This project is on schedule, PJM Mechanical Contractors and T&M Engineers meet every two weeks to review progress. The project is anticipated to be completed in early July.



LOCATION / PROJECT	Latest Project Update
COLLEGE CENTER DEMOLITION	The building's demolition began in late May and is well underway. The site will be complete by mid-summer. Logistics are 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 renovated into an auxiliary gymnasium, making it ADA accessible. The space will be used by the College for volleyball, basketball, and other College events while 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 is on board and planning the project's work. The township building permits are not yet issued. Work will begin upon issuance of permits.

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.
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 parking lot 2R. An architect/engineer request for proposal (RFP) was issued this month. When received, architect interviews will be held to aid in selecting the best architect for the project. Recommendations are anticipated to be made at the July Board meeting.
CRIME SCENE LAB	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 for a "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 kickoff meeting is scheduled for June 27. Once awarded, Facilities anticipates a 10-month construction time frame.



PROGRAMMING & DESIGN	
OCEAN COUNTY ROADS DEPARTMENT - ASPHALT MAJOR PROJECT SCHEDULE C – REQUEST FOR 2020	<p>Ocean County College received Chapter 12 funding of \$2 million for parking lot improvements.</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 – Entire Lot: Traffic pattern change, landscaping and resurfacing. <p>Construction documents for the Parking Lot 2 and Service Road improvements were issued for bid last month, however, no bids were received. A re-bid and new schedule will have to be developed while taking into account the parking lot and Service Road's usage by the College and PAA. 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.</p>
CONFERENCE CENTER RENOVATION	<p>The Conference Center's design will be modified to include a new HVAC system and infilling of the loading dock so that more parking can be provided for the Security and Facility departments. The project will then be issued for General Contractors (GC) proposals in early July. The anticipated project completion date is spring of 2020.</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. New facility options are being presented.</p>