

# ***EXHIBIT C***



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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** September 19, 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, September 26, 2019:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for September 26, 2019 (**Exhibit C-1**)

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



## Ocean County College Board of Trustees Buildings and Grounds Committee Agenda September 26, 2019

### FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
<b>CONSTRUCTION PROJECTS</b>	
PERFORMING ARTS ACADEMY (PAA)	Construction continues. The building's HVAC system was connected to the College's central HVAC plant and turned on. Finishes are in progress. The County, the College, and OCVTS held discussions with Wallace to recover some of the lost time in order to occupy the building in January 2020 based on their acceleration plan. The accelerated schedule has a December 2019 substantial completion date but the College does not believe Wallace will achieve this and; therefore, the building will not be occupied on January 4, 2020. The next joint meeting is October 1st to evaluate the GC progress, as promised.
GATEWAY 5 <sup>TH</sup> FLOOR SAFETY	The fifth floor door entry safety design bid documents have been received and will be sent to Purchasing for this month's Board. This project will prevent unauthorized entry to the fifth floor. The project is currently on hold due to bids being too high. Facilities will look into alternatives.
SECURITY ACCESS AND CAMERA UPGRADE	Phases 1 and 2 are complete. Phases 3 and 4 Security Access Control and Video Management Systems (VMS) integrations specifications from Elert Associates are being finalized. Phase 5 will add or replace the existing analog cameras to digital. Some of the cameras are 10-15 years old; however, we will replace them over multiple years pending funding capabilities.
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 are recommending the use of the fifth story chase to supplement the HVAC. Currently the project is on hold due to Facilities looking into nine more economical repairs.
CENTRAL PLANT LOOP	The testing of the piping to both the GYM and PAA locations is complete. Pending closeout documents, the entire system needs to be rebalanced. Water flow and measurements needs to be completed for the entire system and this work will be over and beyond the scope of the original contract.
COLLEGE CENTER DEMOLITION	The building's demolition is complete. Site restoration will be completed this month.

LOCATION / PROJECT	Latest Project Update
NATATORIUM RENOVATION TO GYMNASIUM	The Health and Physical Education Center's (HPEC) pool are now infilled and the room renovation continues. 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 recreational use. A wet fire sprinkler system will be added into this room, which will allow for large groups of people to use the space. At the moment, demolition is complete. Plumbing rough-in is nearly complete, the vestibule addition is underway, and HVAC, gym equipment, and seating is on order.
NEW STUDENT ENROLLMENT BUILDING	The proposed 16,261 square foot, one-story, facility will house 70 enrollment service staff members and expected to be complete by winter 2020/2021. When complete, the \$8,500,000 Student Enrollment building will provide a single point of synergy with the Larson Student Center and the new Conference Center. The project will be issued for bid to general contractors this month and recommendation for award at the December BOT meeting. Request for Proposals (RFP's) will be issued this month for construction material testing and inspection services and for building envelope and MEP commissioning services.
CRIME SCENE LAB	The Crime Lab will have a capacity of 32 students for multipurpose programming: a 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. Facilities anticipates a 10-month construction time frame. The construction trailers and fencing was delivered. The footings and foundation is being working on.

PROGRAMMING & DESIGN	
UPPER AND LOWER CAMPUS	An RFP will be issued within the next month requesting architectural concepts to achieve simpler pedestrian movement from the upper to the lower campus. Additionally, the feasibility of including a Mechatronics lab will be included in this RFP. The project proposes to maximize the upper and lower campus egress by way of an interior elevator system to be even with the Gateway Building elevations. The best option is for the elevator to be located adjacent to the Science Building, with an extended lobby that will add additional space for a Mechatronics lab, creating an egress to the second floor, and provides a better ADA entrance.
ADMINISTRATION BUILDING	The design of the new Administration Building has begun. The design calls for a three-story, 25-30,000 square foot building located adjacent to the Planetarium. Once completed, the building will provide ADA access from parking lot 2-R. 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.



<b>PROGRAMMING &amp; DESIGN</b>	
OCEAN COUNTY ROADS DEPARTMENT - ASPHALT MAJOR PROJECT SCHEDULE C – REQUEST FOR 2020	<p>Ocean County College had received Chapter 12 funding of \$2 million for parking lot improvements.</p> <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 –Entire Lot: Traffic pattern change, landscaping and resurfacing.</li> </ul> <p>The PO was issued this month to Earle Asphalt for all work except the Facilities parking lot. A kickoff meeting will be held this month and planning for the work is underway. The schedule was revised so only traffic flow modifications will occur this fall with all other work scheduled for 2020. 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 renovation of the Conference Center includes a conference room, two breakout conference rooms, public lobby for 60 persons, and a place to house the Barnegat Bay Partnership (BBP) offices. The modified design includes a new upgraded HVAC system, public restrooms, and infilling of the loading dock to maximize the street entrance. The project will then be issued for General Contractors (GC) proposals in early October. The anticipated project completion date is summer of 2020.</p>
FACILITIES STORAGE STRUCTURE	<p>Langan verified that 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 concepts were received on August 13, 2019.</p>