

# ***EXHIBIT C***

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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** March 31, 2020

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Tuesday, April 7, 2020:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for April 7, 2020 (**Exhibit C-1**)

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

**Ocean County College Board of Trustees  
Buildings and Grounds Committee Agenda  
April 7, 2020**

**FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS**

LOCATION / PROJECT	Latest Project Update
<b>CONSTRUCTION PROJECTS</b>	
<b>PERFORMING ARTS ACADEMY (PAA)</b>	A temporary certificate of occupancy (TCO) was issued by the Toms River Buildings Department on January 4, 2020. The building is open to students, faculty, and staff as of January 6. The Black Box and the rest of the building is now complete except for certain punch list items. Other work to be completed includes HVAC Air Handler issues, paving, landscaping and irrigation. The turnover of closeout documents is slow coming from the general contractor (GC). Training of the Facilities staff is not complete.
<b>SECURITY ACCESS AND CAMERA UPGRADE</b>	The construction of Phase III of the Security Camera install has begun. The contractor is moving along one building at a time. They are supported by Security and IT as a joint project.
<b>NEW AUXILIARY GYM</b>	The auxiliary gym floor in the Health and Human Performance Center (#29) was completed and the certificate of occupancy (CO) was issued and received. The building is open for use.
<b>NEW STUDENT ENROLLMENT BUILDING (SEB)</b>	The general contractor (GC), Catel, has received building permits and has begun field work. Site work is ongoing. Meanwhile, with the restricted flow of general pedestrian traffic on campus, the College is taking advantage in proceeding with the mall concrete part of the project. This will replace the sidewalks from the Larson Student Center Building to the Planetarium Building.
<b>CONFERENCE CENTER RENOVATION</b>	The general contractor (GC), Tri-Form, filed building permits and began demolition. The proceedings are going well. Initial documentation submission is in process. The anticipated completion of this project is September 2020.
<b>CRIME SCENE LAB/ SECURITY BUILDING</b>	Work is ongoing and the Security department moved into the new addition last month. Renovations are expected to be completed by June 2020.

LOCATION / PROJECT	Latest Project Update
<b>PARKING LOT/ SERVICE ROAD PROJECT SCHEDULE C – FY 2020</b>	<p>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 ADA – (CLC, #4): Approximately 48,000 sq. ft. / 5,334 sq. yds.</li> <li>• Lot #2 – Entire Lot: Traffic pattern change, landscaping and resurfacing.</li> </ul> <p>Parking Lot 2 curbs, islands, and irrigation are now complete. New curbing and sidewalks along the Service Road is underway. Paving of Lot 2 and the Service Road is scheduled for April and May. Facilities is looking at accelerating the schedule to take advantage of the empty parking lots.</p>
<b>GATEWAY – KEAN OFFICE RENOVATION</b>	<p>Construct of the new space will be within the Student Lounge area on the first floor. General contractor bid documents were issued last month and are due on April 9. With the building empty we will attempt to accelerate the schedule.</p>

PROGRAMMING & DESIGN	
<b>ADMINISTRATION BUILDING (ADMN)</b>	<p>The design of the new Administration Building is in progress and should be complete by June 2020. The design calls for a three-story, 33,000 square foot building located adjacent to the Planetarium. For this building, we are using a chilled beam HVAC technology to reduce life cycle maintenance cost and for better comfort to building occupants.</p>
<b>FACILITIES STORAGE STRUCTURE</b>	<p>The storage facilities selected is a light gauge steel building with large bay openings to accommodate every need. Overall design and materials, will take into consideration moisture, thermal control, and the flexibility for future changes. The replacement of the delegated barn will be more economically feasible with a superior appearance, strength, and meet our needs of storing non-temperature controlled materials.</p>
<b>GRUNIN CENTER LOBBY OPTION</b>	<p>Conceptual designs for different size additions were created last month and presented to the Presidents Leadership Team (PLT) for review and comments. Doctor Larson will present to the County and possible donors.</p>
<b>UPPER AND LOWER CAMPUS</b>	<p>In consulting with an architect, it was indicated that there is more of a need for signage and identifying campus mapping to highlight the path more clearly. Otherwise, when additional Science Labs warrant an expansion of the building and the educational program is better defined, reconsideration of proceeding is recommended; nevertheless, at this time, it is not economically feasible.</p>

PROGRAMMING & DESIGN	
<b>SMALL PROJECTS FOR 2020</b>	<p>In 2020 the following small on-going projects are scheduled:</p> <ul style="list-style-type: none"><li>• Planetarium Building – Reupholster seating</li><li>• Grunin Center – New music practice rooms</li><li>• Grunin Center – Replace chillers and boiler; Facilities met with NJNG</li><li>• SEC Building – Replace four of ten HVAC roof top units</li><li>• Library Building – Modification of the space</li><li>• Technology and SEC Buildings – Replace roofs</li><li>• Facilities Management Building – Modify office space</li><li>• Russell Building – Modify second floor offices</li><li>• Existing HPEC GYM – Bleacher replacement</li></ul>