

# ***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:** September 17, 2020

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 24, 2020:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for September 24, 2020 (**Exhibit C-1**)

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



## Ocean County College Board of Trustees Buildings and Grounds Committee Agenda September 24, 2020

### FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
<b>STUDENT ENROLLMENT BUILDING (SEB)</b>	The new Student Enrollment Building project is on schedule and on budget. The building is still slated to open summer 2021. Currently, general contractor (GC) is progressing with the slab-on-grade and the structural steel was erected. The exterior wall and window installations are underway.
<b>CONFERENCE CENTER RENOVATION</b>	The Conference Center Building (#11) renovation project is in its final phase of completion with a Spring 2021 opening. OCC is in the preliminary design of an interactive exhibit in the lobby to highlight Barnegat Bay (BBP) and the Pinelands area's rich natural resources. The proposed exhibit is to help explain BBP restoration, protecting and enhancing of NJ natural resource efforts.
<b>SECURITY ACCESS AND CAMERA UPGRADE</b>	The Integrated Service Consulting has upgraded the college's software with immense improved clarification. The installation of the Security Camera Phase III project continues. The GC is proceeding on time with assistance from the Security and IT departments. Security is reviewing the additional phases to be sure OCC meets the overall Security Migration Master Plan goals.
<b>GYM BLEACHERS UPGRADE</b>	The existing gymnasium in the Health and Human Performance Center (HPEC), bleachers were removed and pending the delivery and installation of the new bleachers with a completion date of October.
<b>GATEWAY – KEAN OFFICE RENOVATION</b>	Construction of the new office space for Kean-Ocean will be within the Student Lounge area on the first floor of the Gateway Building. The material submittal process has begun. The completion date is this December.
<b>THE J. PHILIP CITTA CENTER FOR SAILING AND MARITIME ARTS AND SCIENCES</b>	The Phase II design of the building is complete, which includes a 2,500 square foot sailing boat house and site-parking lot improvements. Currently the college has submitted to the NJDEP and OCSCD – a permit package which, once approved, the project bidding will begin for construction. The project was deemed complete for the NJDEP administrative review within its 30-day time-frame. The project now moves to the NJDEP comprehensive review, which is allowed a 90-day time-frame. The completion date is in 2021.
<b>PERFORMING ARTS ACADEMY (PAA)</b>	After nearly nine months of occupancy and multiple requests, the closeout documents are still incomplete from the general contractor (GC). The HVAC issues within the incorrect fabrication of AHU-1 were finally resolved this month. Wallace received the building's Certificate of Occupancy (CO) on September 3. The final closeout documentation and punch list corrections are nearly complete.



LOCATION / PROJECT	Latest Project Update
<b>CRIME SCENE LAB/ SECURITY BUILDING</b>	The Security-Crime Lab project was completed this month and the Certificate of Occupancy (CO) was received. The building will be used for forensics labs and classes this fall.
<b>FACILITIES STORAGE STRUCTURE</b>	The general contractor had walked through the site to discuss logistics and applied for permits this month to begin work. The permits between Toms River Zoning and Building department are still pending as of September 18, 2020. The demolition date is scheduled for October and the building and GC selection will come in the following month.
<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>SMALL PROJECTS FOR 2020</b>	<p>Small on-going projects in FY 2021:</p> <ul style="list-style-type: none"> <li>• Grunin – Replacing chillers and boilers – NJNG meeting is scheduled.</li> <li>• Grunin – Provide security/isolation for PAA classrooms. <ul style="list-style-type: none"> <li>➢ MSA visited the spaces and is performing a feasibility analysis this month.</li> </ul> </li> <li>• Bookstore – Reduce the Bookstore size to expand dining seating. <ul style="list-style-type: none"> <li>➢ MSA studied the area and an option for expanded seating and second means of egress was chosen. The feasibility study was provided earlier this month.</li> </ul> </li> <li>• Quotes for projects: <ul style="list-style-type: none"> <li>➢ Library steps repair or replace – Safety issue.</li> <li>➢ Gateway terrazzo repair – Floor buckling in lobby.</li> <li>➢ IT generator – Pending proposal price from the electrical contractor.</li> </ul> </li> </ul>
<b>PROGRAMMING &amp; DESIGN – Hold</b>	
<b>ADMINISTRATION BUILDING (ADMN)</b>	The design of the new Administration Building is complete. The design is for a three-story, 33,000 square foot building located adjacent to the Planetarium. The building will use a new HVAC technology to reduce the life-cycle maintenance cost and for optimal comfort to building occupants. The general contractor biddings are on hold for the foreseeable future until funding is available from NJ/OC Chapter 12. The \$8,000 permit payment to TRMUA is also on hold.
<b>ADMINISTRATION BUILDING – DEMOLITION MALL RENOVATION</b>	Ocean County College wishes to increase the canopy coverage of trees to offset the demolition of the Administration Building's landscape. With a ten-year plan to create a park-like setting on the main mall, Kimmel has provided renderings and a short video.
<b>GRUNIN CENTER – LOBBY OPTION</b>	Conceptual designs for a different-sized addition of the Grunin lobby was created and presented to the President's Leadership Team (PLT) for review and comments. At the right time, Dr. Larson will present to the County and possible donors. For now, this project is on hold for the foreseeable future until funding is available.



LOCATION / PROJECT	Latest Project Update
<b>SMALL PROJECTS</b>	<ul style="list-style-type: none"><li>• Technology and SEC – Roof Replacements – FY 2021/22.</li><li>• Facilities – Redesign of the mailroom layout and offices – Pending funding.</li><li>• Library – Modification of the space – On hold.</li><li>• Grunin – New music practice rooms – On hold.</li></ul>