

# ***EXHIBIT C***



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

**To:** Board of Trustees

**From:** Office of the President

**Date:** January 21, 2021

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, January 28, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for January 28, 2021 (**Exhibit C-1**)

***EXHIBIT C-1***



## Ocean County College Board of Trustees Buildings and Grounds Committee Agenda January 28, 2021

### FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
<b>CONSTRUCTION PROJECTS</b>	
<b>STUDENT ENROLLMENT BUILDING (SEB)</b>	The Student Enrollment Building project is on schedule and budget. The building is still slated to open Summer 2021, ready for the fall registration and the Hubsters. The roof installation, windows, and masonry wall work are completed. Currently, interior framing is complete while HVAC, plumbing, fire protection, and electrical work are in progress. The building's location perfectly fits with the Student Center (#8), the Conference Center (#10), and the Grunin Center (#11).
<b>CONFERENCE CENTER RENOVATION</b>	The Conference Center Building (#10) renovation project received its Certificate of Occupancy (CO) last month. The event and video-conferencing audio/visual equipment installation will be completed by mid-February prior to the April deadline for the Cares Act Funding distribution. The surrounding SEB construction will be completed soon with an anticipated opening prior to the start of school and return to campus. Meanwhile, the Design Committee met last month to formulate an interactive and passive display through photographs and written messages depicting the importance of preserving New Jersey land and water resources through education and awareness. College students are intended to assist with the photography.
<b>NJNG Engineered Solutions Partnership/Energy Conservation Program</b>	Ocean County College has an opportunity to participate in New Jersey Natural Gas (NJNG)'s Engineering Solutions Program which is funded through their existing clients. The College has several HVAC equipment and significant lighting retro-fits that would qualify for the NJNG's energy conservation program. OCC would benefit from this program by NJNG paying 60% of the costs, managing the work, and allowing OCC to payback our share (40%) over 5 years interest free - the cost being \$404,113 or \$80,223 per year. The projects, once complete, are estimated to yield \$86,635 in energy savings per year. This translates to a 4.7-year payback on OCC's share of the cost. As the HVAC in the Grunin Center was slated to be replaced at a cost of \$450,000, Facilities recommends the energy savings/mechanical upgrade program. It is a win-win!
<b>GATEWAY – KEAN OFFICE RENOVATION</b>	With the construction completed in the new office space for Kean-Ocean within the Student Lounge area, the Certificate of Occupancy (CO) is expected this month. Kean representatives have toured the space and were pleased with the work: a new front entrance, additional offices, and expanded clerical areas with a new fully equipped kitchenette.
<b>SAILING CENTER</b>	The Sailing Center project is still in the NJDEP comprehensive review process. An archaeological survey, required by the NJDEP, was performed last month, but no Native American artifacts had turned up. The OC Park and Recreation department will contribute \$500,000 to the project pending the College Opportunity Fund's approval. The completion date is anticipated to be 2022.



LOCATION / PROJECT	Latest Project Update
<b>PERFORMING ARTS ACADEMY (PAA)</b>	The final closeout documentation and punch list corrections are nearly complete; however, Wallace has not completed the closeout requirements. One of Wallace’s subcontractors, Earle Asphalt, has filed a lawsuit against Wallace for lack of payment and has named the College in the suit. The College’s insurance attorney will respond. The College is in negotiations with Steve Wallace to turn over the final closeout documents and required maintenance bond.
<b>FACILITIES STORAGE STRUCTURE (BARN)</b>	The Barns site and design work have begun this month. Facilities are drawing up bid documents to remain in compliance and to submit the signed and sealed documents to the Township.
<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 – Provide security/isolation for PAA classrooms. <ul style="list-style-type: none"> <li>➤ Schematic design was approved by OCC and OCVTS. Construction documents must be created so the security can be put in place. The architect and engineer surveyed the building last month and have begun design work. Expected completion is Summer 2021.</li> </ul> </li> <li>• Bookstore – Reduce the Bookstore size to expand dining seating. <ul style="list-style-type: none"> <li>➤ MSA Architects studied the area and an option for expanded seating and second means of egress was chosen. A feasibility study was provided earlier this month. The architect and engineer will begin design work this month. Expected completion is Summer 2021.</li> </ul> </li> <li>• Quotes for projects: <ul style="list-style-type: none"> <li>➤ Library steps repair or replace – A safety issue; an engineer has been awarded and a design is nearly complete.</li> <li>➤ Gateway terrazzo repair – The floor is buckling in the lobby; will repair in-house.</li> <li>➤ IT generator – Part of the IT Business Continuity RFP.</li> </ul> </li> </ul>