

# ***EXHIBIT C***



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

**To:** Board of Trustees

**From:** Office of the President

**Date:** March 18, 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, March 25, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for March 25, 2021 (**Exhibit C-1**)

***EXHIBIT C-1***



**Ocean County College Board of Trustees  
Buildings and Grounds Committee Agenda  
March 25, 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 current completion date is scheduled for late May and to officially open in July, in preparation for fall registration and enrollment services. The building finishes, such as painting, flooring and tiling, are nearly complete. The new sidewalks and landscaping began this month. Partial shipment of audio/visual (AV) and furniture installation has started and will be completed in April. The Ribbon Cutting date is set for after the June Board of Trustees meeting.
<b>CONFERENCE CENTER RENOVATION</b>	The Conference Center (#10) has been fully renovated since the end of 2020. The new redesign includes large, flexible conference spaces, lounge seating and tables, and will be home to the Barnegat Bay Partnership's offices and labs. The audio/visual is partially set up pending microphones, monitors, and a passive camera to be installed by IT. Meanwhile, the Design Committee met 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. The display will show the campus community a bird's eye view of the OCC campus eastward to Barnegat Bay. The Barnegat Bay Partnership, faculty, and students are intended to assist with the photography.
<b>NJNG / OCC ENERGY CONSERVATION PROGRAM</b>	Ocean County College is participating in the New Jersey Natural Gas (NJNG) Engineering Solutions Program with several HVAC equipment and significant lighting retro-fits that would qualify for the NJNG's energy conservation program. Once complete, the College is estimated to yield \$86,635 in energy savings per year. This translates to a 4.7-year payback on the college's share of the cost. It is a win-win! The project is in the design phase.
<b>GATEWAY – KEAN OFFICE RENOVATION</b>	Short of a few punch list items, the project is complete. Kean's representatives have toured the space and were pleased with the work - a new student reception area at the front entrance, additional offices, and an expanded clerical area with a new fully equipped kitchenette. The Certificate of Occupancy was received.
<b>STUDENT CENTER – SEATING EXPANSION</b>	MSA Architects has completed the design for the reduction of the Bookstore to expand dining seating and the project was issued for general contractor bids this month. The confirmation by the Toms River Planning Board to review the project was not necessary. The renovation is on a tight schedule with only four weeks to complete the project and coordination is currently underway with Barnes and Noble to relocate their operations during construction. Completion is expected in July, just in time for the Fall semester.



LOCATION / PROJECT	Latest Project Update
<b>PERFORMING ARTS ACADEMY (PAA)</b>	Ocean County College is at the end of documentation and contract closeout. An agreement will be reached with Wallace, pending this month's board approval.
<b>FACILITIES STORAGE STRUCTURE (BARN)</b>	The site behind Facilities is ready for the barn construction; paving will follow afterwards. The barn's design was completed this month and the Toms River Planning Board approved the project. The construction will be issued for bid to general contractors this month. Completion is anticipated this summer.
<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS</b>	<p>Small FY 2021/22 Projects:</p> <ul style="list-style-type: none"> <li>• Grunin – Provide security/isolation for PAA classrooms. <ul style="list-style-type: none"> <li>➢ The construction document design is nearly complete. 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. The contractor award recommendation is on this month's agenda.</li> <li>➢ Gateway Terrazzo Repair – The floor is buckling in the lobby; will be repaired in-house.</li> <li>➢ IT Generator – Part of the IT Business Continuity RFP.</li> <li>➢ Grunin – Theater stage floor replacement to be put out for re-bid.</li> <li>➢ Library Renovation – A complete modernization of existing space, such as the Library, is being analyzed to ensure the space configuration meets the current student needs.</li> <li>➢ Music Rooms – The renovation of the old Human Resource area will be converted into practice rooms. A preliminary programming meeting was held this month.</li> </ul> </li> </ul>
<b>NEW AND OLD ADMINISTRATION BUILDING AND EXPANSION</b>	The new Administration Building is currently in the design phase, but has been placed on hold due to the pandemic. The project will advance if the College can secure proper funding. The building will be erected between the current Administration Building and the Planetarium. The existing Administration Building will be demolished after the completion of its replacement. The age, functionality, and building materials makes the existing building impractical for renovation. The mall redesign is also part of the Administration Building project. The main mall sidewalks are planned to be redesigned to include new trees and landscaping.
<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, but no Native American artifacts had turned up. The report was issued to the NJDEP this month. The Ocean County Parks and Recreations department will contribute to the project pending their approval. The completion date is anticipated to be 2022.
<b>2021- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS</b>	
<b>HANDICAPPED PARKING LOT</b>	There is a requirement to design and construct handicapped parking lot spaces close to the Gateway Building (Kean main office side). The current handicapped spaces are too far and steep to walk to the building or on campus.



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<b>TECHNOLOGY BUILDING/ROOF REPLACEMENT</b>	The roof of the Technology Building needs to be replaced. It is past warranty and is breaking down due to the elements.
<b>CAMPUS MALL/UPGRADE WALKWAYS</b>	The campus mall and walkways cracked and discolored pavement will be replaced, as well as a change in the exterior lighting and some planting of trees and landscaping.
<b>GRUNIN CENTER LOBBY OPTION</b>	The conceptual designs for a different size addition of the Grunin Center Lobby was presented to the President's Leadership Team (PLT) for review and comments. Dr. Larson will present to the County and possible donors.
<b>GATEWAY/HOVNANIAN LANDSCAPING</b>	The landscaping around the Gateway and Hovnanian Buildings has been completed. Irrigation was needed.
<b>BUCKWALD AND NORTH BAY/WELCOME SIGNS</b>	Large welcoming signs were proposed to be installed at the college campus entrances to invite visitors and the community onto the campus.
<b>CAMPUS UPGRADE LIFE SAFETY COMMUNICATIONS</b>	To update the communications system on campus for efficiency and safety, the original copper wire used in campus emergency phones, elevator phones and fire panels with fiber, coaxial, or cell systems will be replaced.
<b>SCIENCE BUILDING/UPPER AND LOWER CAMPUS LINK</b>	To connect the upper and lower campus, an elevator system was proposed. An extension to the Science Building would include an elevator lobby and egress to the second level to be even with the Gateway Building elevations.
<b>NORTH BAY ENTRANCE/INSTALL TALL SIGN</b>	Installation of an approximately 70' tall billboard-style pylon structure on West College Drive was proposed so that the billboard can be seen from the Garden State Parkway.