

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees

From: Office of the President

Date: May 13, 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, May 20, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for May 20, 2021 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
May 20, 2021**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
STUDENT ENROLLMENT BUILDING (SEB)	The Student Enrollment Building project is on schedule and budget. The Ribbon Cutting date is set for after the June Board of Trustees meeting. The building finishes, such as painting, flooring, and tiling, are completed. The new sidewalks and landscaping are underway. The audio/visual (AV) and furniture installation has started with minor adjustments for the installer to complete. Currently, the building has a Temporary Certificate of Occupancy (TCO) and a Certificate of Occupancy (CO) will be given in June. All move-ins are scheduled for July 1.
CONFERENCE CENTER RENOVATION (CONF)	The Conference Center (#10) has been fully renovated. Meanwhile, the Lobby Design Committee met to formulate an interactive and passive display through photographs and written messages. The display depicts the importance of preserving New Jersey land and water resources through education and awareness. The first display will show the campus community with a bird's eye view of the campus eastward out to Barnegat Bay. The Barnegat Bay Partnership, faculty, and students are intended to assist with the displays and photography.
NJNG / OCC ENERGY CONSERVATION PROGRAM	Ocean County College is participating in the New Jersey Natural Gas (NJNG) Engineering Solutions Program. Facilities has received and approved the lighting retrofit kit samples. Bid documents have been received for the lighting and sent to purchasing. 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.
STUDENT CENTER – SEATING EXPANSION	MSA Architects has completed the design to reduce the Bookstore to expand dining seating. The project has been awarded and the College is waiting for signed contracts and bonds. Once received, a construction kick-off meeting will be scheduled. The renovation is on a tight schedule with only four weeks to complete the project. Barnes and Noble has temporarily relocated their operations to the server area so construction can commence. Completion is expected in July, just in time for the Fall semester!
FACILITIES STORAGE STRUCTURE (BARN)	The site behind Facilities is ready for the construction of a barn and paving will follow afterwards. The barn's design was completed this month and the Toms River Planning Board approved the project. The construction has been issued for bid to the general contractor (GC) with a bid opening scheduled for May 11. Completion is anticipated this summer.



PROGRAMMING & DESIGN – In Progress	
DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS	<p>Small FY2021/22 Projects:</p> <ul style="list-style-type: none"> • Grunin – Provide security/isolation for PAA classrooms. <ul style="list-style-type: none"> ➤ The construction document design is complete. The project was issued for a general contractor (GC) bid last month; however, no bids were received. The project was reissued this month with a site visit scheduled for May 11. Completion is anticipated for September 2021. • Quotes for projects: <ul style="list-style-type: none"> ➤ Library Steps Replacement/Repair – The Library’s south and east stairs will be replaced with new concrete and railings and the west stairs will be repaired. The contract was awarded to Ocean Construction. A kick-off meeting was held on May 23 and the contractor is waiting for permit approval so construction can begin. Completion is expected in summer 2021. ➤ Gateway Terrazzo Repair – A small section in the lobby was repaired in-house. ➤ IT Generator – Part of the IT Business Continuity RFP. ➤ Grunin – The replacement of the theater stage floor was awarded to George Koustas Painting & Construction, LLC. There will be a scheduled kick-off meeting. ➤ Library Renovation – A complete modernization of an existing space, such as the Library, is being analyzed to ensure the space configuration meets student needs. ➤ Music Rooms – The renovation of the old Human Resources area will be converted into practice rooms. A preliminary programming meeting was held with the end user last month. The college is waiting for quotes for an asbestos survey of the renovation area.
NEW AND OLD ADMINISTRATION BUILDING AND EXPANSION	<p>The new Administration Building is currently in the design phase, but has been placed on hold due to the pandemic. The project will advance once the college can secure proper funding. The new building will be erected between the existing Administration Building and the Planetarium. The existing Administration Building will then be demolished after the completion of its replacement due to the age, functionality, and building materials which makes the building impractical for renovation. The mall redesign is also part of the Administration Building project to include new trees and landscaping.</p>
SAILING CENTER	<p>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 approval. The completion date is anticipated to be 2022.</p>



2021- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
HANDICAPPED PARKING LOT	The concept of handicapped parking lot spaces close to the Gateway Building (Kean main office side) is being reviewed. The current handicapped spaces are too far and steep to walk to the building or campus.
TECHNOLOGY BUILDING/ROOF REPLACEMENT	The roof of the Technology Building needs to be replaced. The roof is past warranty and is breaking down due to the elements. Specifications are being developed.
CAMPUS MALL/UPGRADE WALKWAYS	The campus mall and walkways are cracked and discolored. The pavement will be replaced, as well as a change in the exterior lighting and some planting of trees and landscaping.
GRUNIN CENTER LOBBY OPTION	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.
GATEWAY/HOVNANIAN LANDSCAPING	The landscaping around the Gateway and Hovnanian Buildings has been completed. Irrigation was needed.
BUCKWALD AND NORTH BAY/WELCOME SIGNS	Large welcoming signs were proposed to be installed at the college campus entrances to invite visitors and the community onto the campus. Concepts from sign vendors are being requested.
CAMPUS UPGRADE LIFE SAFETY COMMUNICATIONS	To update the communications system on campus for efficiency and safety, the original copper wire used in the campus emergency phones, elevator phones and fire panels with fiber, coaxial, or cell systems will be replaced. A scope of work is being developed to solicit consultants.
SCIENCE BUILDING/UPPER AND LOWER CAMPUS LINK	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.
NORTH BAY ENTRANCE/INSTALL TALL SIGN	Installation of an approximate 70’ tall billboard-style pylon structure on West College Drive was proposed so that the billboard can be seen from the Garden State Parkway.