

EXHIBIT C



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

To: Board of Trustees
From: Office of the President
Date: June 17, 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, June 24, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for June 24, 2021 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
June 24, 2021**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
STUDENT ENROLLMENT BUILDING (SEB)	The Student Enrollment Building project is on budget and schedule. The Ribbon Cutting Ceremony is set for after the June Board of Trustees meeting. The building finishes (such as painting, flooring, and tiling), new sidewalks and landscaping are complete. Punchlist and commissioning items are being completed. Currently, the building has a Temporary Certificate of Occupancy (TCO). A Certificate of Occupancy (CO) will be given in June and move-ins are scheduled to begin on June 14 with full occupancy by July 7.
CONFERENCE CENTER – RENOVATION (CONF)	The Conference Center (#10) is fully renovated. The Lobby Design Committee has met to formulate an interactive and passive display through photographs and written messages. The display depicts the importance of preserving New Jersey’s 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 a New Jersey Natural Gas (NJNG) Engineering Solutions Program. The Facilities department has received and approved the lighting retrofit kit samples. The (2) chillers and (4) ice-storage tanks that help cool the building occupants in the Grunin Building have been removed; the chiller replacement will be completed outside of this project scope.
STUDENT CENTER – SEATING EXPANSION	MSA Architects has completed the design to reduce the Bookstore and expansion of dining seating. The project has been awarded to Frankoski Construction who has begun demolition. The renovation is on a tight schedule with only four weeks to complete the project. Barnes and Noble have 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 the Facilities Complex is ready for the construction of a barn; paving will follow afterwards. The construction has been awarded to Catel, Inc., and a construction kick-off meeting are scheduled for June 16, 2021. Completion is anticipated this fall.
LIBRARY – STEPS REPLACEMENT/REPAIR	The south and east stairs of the Library building will be replaced with new concrete and railings while 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 the summer.



LOCATION / PROJECT	Latest Project Update
GRUNIN – 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 users last month. The college is waiting for quotes on an asbestos survey of the renovation area.

PROGRAMMING & DESIGN – In Progress	
GATEWAY – HEAT PUMP CONVERSION	<p>The College is considering upgrading the Gateway HVAC system from heat pumps to a conventional variable air volume (VAV) system that enhances the overall indoor air quality, reduces noise and temperature swings, while saving energy. A feasibility study would need to be conducted that includes a timeline of expected full or partial building shutdowns.</p> <ul style="list-style-type: none"> • Ultraviolet germicidal irradiation (UVGI) is the use of ultraviolet (UV) energy to kill viral, bacterial, and fungal organisms. • Bipolar ionization (also called needlepoint bipolar ionization) is a technology that can be used in HVAC systems or portable air cleaners to generate positively and negatively charged particles. • HVAC filters at least a MERV 6 rating.
NEW AND OLD ADMINISTRATION BUILDING & EXPANSION	The new Administration Building is currently in the bid/design phase and will advance once college funding is approved. The new building will be erected between the existing Administration Building and the Planetarium. It is expected to have an 18-month construction and move in date and then the demolition of the existing Administration Building. The existing building is impractical for a renovation. As part of a larger initiative, the mall renovations will include all new trees, benches and landscaping to create a park like setting beneficial for students to enjoy, gather, and study.
SAILING CENTER	The Sailing Center project is still in the NJDEP comprehensive review process. The NJDEP report requested OCC remove the completed dock, and the ramp be separated from the building construction project application. It has been revised and resubmitted. With the new fiscal year, the Ocean County Parks and Recreations department will be allocating funding to the project, pending approval. Completion is anticipated to be in 2022.
LIBRARY RENOVATION	A complete modernization of an existing space, such as the Library, is being analyzed to ensure the space configuration meets student needs. A meeting was set-up to gain insight into these needs.
GRUNIN – PAA SECURITY	To provide security/isolation for PAA classrooms, the construction document design is complete. The project was issued for a general contractor (GC) last month; however, no bids were received. The project was reissued last month, bids were received and are now being reviewed. Completion is anticipated for September 2021.



2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
HANDICAPPED PARKING LOT	The concept of handicapped parking lot spaces close to the Gateway Building is being reviewed. The current handicapped spaces are too far and steep to walk to the building or campus.
TECHNOLOGY BUILDING – ROOF REPLACEMENT	The Technology Building roof needs to be replaced before May 2022. The roof is past its warranty and is breaking down due to the elements. Specifications have been sent and are being reviewed.
CAMPUS MALL & WALKWAYS UPGRADE	The campus mall and walkways are cracked and discolored. The pavement will be replaced, as well as a change of the exterior lighting and some planting of trees and landscape.
GRUNIN CENTER – LOBBY OPTION	The conceptual designs for a sized addition adjustment 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 & HOVNIANIAN LANDSCAPING	The landscaping around the Gateway and Hovnianian Buildings are completed. Irrigation was needed.
BUCKWALD & NORTH BAY WELCOME SIGNS	A large welcoming sign was proposed to be installed at the college campus entrances to invite visitors and the community onto the campus. Concepts from vendors are being requested.
CAMPUS – LIFE SAFETY COMMUNICATIONS UPGRADE	To update the communications system on campus for efficiency and safety. The original copper wire used in the campus emergency phones, elevator and phones, as well as the fiber in the fire panels, coaxial, or cell systems will be replaced. A scope of work is being developed to solicit consultants.
CONNECTING SCIENCE BUILDING/UPPER & LOWER CAMPUS	To connect the upper and lower campus, an elevator system was proposed. The extension to the Science Building would include an elevator lobby and an egress to the second level, to be even with the Gateway Building elevations.
NORTH BAY ENTRANCE SIGNAGE	Installation of an approximate 70 feet tall billboard-style pylon structure on West College Drive was proposed so that the billboard can be seen from the Garden State Parkway.
PLANETARIUM – INDEPENDENT HVAC SYSTEM	The College will install a stand-alone HVAC system (boilers and chillers) for the Planetarium. This will allow the Planetarium to operate independently of the Administration Building which currently supplies its heating and cooling.
GRUNIN – STAGE FLOORING	The replacement of the theater stage floor in the Grunin Center is being installed by George Koustas Painting and Construction, LLC.
IT – GENERATOR	Part of the IT Business Continuity RFP.