

# ***EXHIBIT C***



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

**To:** Board of Trustees

**From:** Office of the President

**Date:** July 15, 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, July 22, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for July 22, 2021 (**Exhibit C-1**)

***EXHIBIT C-1***



## Ocean County College Board of Trustees Buildings and Grounds Committee Agenda July 22, 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 is now occupied and fully functional. The remaining punch list and commissioning items are being completed. Currently, the building has a Temporary Certificate of Occupancy (TCO), with a Certificate of Occupancy (CO) expected in July.
<b>CONFERENCE CENTER – RENOVATION (CONF)</b>	The Conference Center (#10) is fully renovated. The remaining punch list items are being completed. The Lobby Design Committee has formulated an interactive and passive display that depicts the importance of preserving New Jersey’s land and water resources through education and awareness. The Barnegat Bay Partnership, faculty, and students assisted with the displays and photography.
<b>NJNG / OCC ENERGY CONSERVATION PROGRAM</b>	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.
<b>STUDENT CENTER – SEATING EXPANSION</b>	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!
<b>FACILITIES STORAGE STRUCTURE (BARN)</b>	The site behind the Facilities Complex is ready for the construction of a barn; paving will follow afterwards as issues are being resolved with the original sitework contractor. The barn construction has been awarded to Catel, Inc. A construction kick-off meeting was held on June 16 and the General Contractor (GC) is now waiting for approved permits from the Township. Completion is anticipated this fall.
<b>LIBRARY – STEPS REPLACEMENT/REPAIR</b>	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 mobilizing and beginning construction the week of July 12th. Completion is expected in August.
<b>GRUNIN – MUSIC ROOMS</b>	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.



<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>GATEWAY – HEAT PUMP CONVERSION</b>	<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. An engineering RFP would need to be conducted that includes a timeline of expected full or partial building shutdowns.</p> <ul style="list-style-type: none"> <li>• Ultraviolet germicidal irradiation (UVGI) is the use of ultraviolet (UV) energy to kill viral, bacterial, and fungal organisms.</li> <li>• 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.</li> <li>• HVAC filters are at least a MERV 6 rating (mean it can remove large particles like allergens, dirt, debris, lint, dust, etc.).</li> </ul>
<b>NEW AND OLD ADMINISTRATION BUILDING &amp; EXPANSION</b>	<p>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 period and move in date, followed by 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.</p>
<b>SAILING CENTER</b>	<p>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.</p>
<b>LIBRARY RENOVATION</b>	<p>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 conducted to gain insight into these needs.</p>
<b>GRUNIN – PAA SECURITY</b>	<p>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 re-issued last month and bids were received. The construction has been awarded to Catel, Inc. and completion is anticipated for October.</p>



2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
<b>HANDICAPPED PARKING LOT</b>	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.
<b>TECHNOLOGY BUILDING – ROOF REPLACEMENT</b>	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.
<b>CAMPUS MALL &amp; WALKWAYS UPGRADE</b>	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.
<b>GRUNIN CENTER – LOBBY OPTION</b>	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.
<b>GATEWAY &amp; HOVNIANIAN LANDSCAPING</b>	The landscaping around the Gateway and Hovnianian Buildings are completed. Irrigation was needed.
<b>BUCKWALD &amp; NORTH BAY WELCOME SIGNS</b>	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.
<b>CAMPUS – LIFE SAFETY COMMUNICATIONS UPGRADE</b>	To update the communications system on campus for efficiency and safety is necessary. 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.
<b>CONNECTING SCIENCE BUILDING/UPPER &amp; LOWER CAMPUS</b>	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.
<b>NORTH BAY ENTRANCE SIGNAGE</b>	Installation of an approximate 70 foot tall billboard-style pylon structure on West College Drive was proposed so that the billboard can be seen from the Garden State Parkway.
<b>PLANETARIUM – INDEPENDENT HVAC SYSTEM</b>	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.
<b>GRUNIN – STAGE FLOORING</b>	The replacement of the theater stage floor in the Grunin Center has been completed by George Koustas Painting and Construction, LLC.
<b>IT – GENERATOR</b>	This is part of the IT Business Continuity RFP.