

EXHIBIT C



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

To: Board of Trustees

From: Office of the President

Date: August 19, 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, August 26, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for August 26, 2021 (**Exhibit C-1**)

EXHIBIT C-1



Ocean County College Board of Trustees Buildings and Grounds Committee Agenda August 26, 2021

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
STUDENT ENROLLMENT BUILDING (SEB)	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) anticipated on August 31.
CONFERENCE CENTER – RENOVATION (CONF)	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.
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 Grunin boilers (2) will be replaced under this project. The replacement of the chillers (2) will be completed separately, outside of this project scope.
STUDENT CENTER – SEATING EXPANSION	MSA Architects has completed the design to reduce the Bookstore and the expansion of dining seating. The project has been awarded to Frankoski Construction who has begun demolition and construction. Barnes and Noble has temporarily relocated their operations to the server area so construction can commence. Completion is anticipated in August.
FACILITIES STORAGE STRUCTURE (BARN)	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 site work contractor. The barn construction is awarded to Catel, Inc. A construction kick-off meeting was held on June 16 and the General Contractor (GC) is now waiting for approved building permits from Toms River Township. 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 who has begun demolition, repair, and construction of the new stairs. Completion is anticipated on August 31.
GRUNIN – MUSIC ROOMS	The renovation of the old Human Resources area in the Grunin Center 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.



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. An engineering RFP feasibility study is 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 are at least a MERV 6 rating (mean it can remove large particles like allergens, dirt, debris, lint, dust, etc.).
NEW AND OLD ADMINISTRATION BUILDING & EXPANSION	<p>The new Administration Building is currently in the bid/design phase and will advance once college funding is available. 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. 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>
SAILING CENTER	<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>
LIBRARY RENOVATION	<p>A complete modernization of an existing space, such as the Library, is being analyzed to ensure the space configuration meets student needs. Several meetings were conducted and site visits to recent renovated libraries in New Jersey are being scheduled to gain insight into these needs. A survey is also being developed to include student involvement for certain design aspects of the renovation. Once all the aforementioned information is obtained, an Architect/Engineer (A/E) RFP will be issued this fall.</p>
GRUNIN – PAA SECURITY	<p>To provide security/isolation for PAA classrooms, construction document design is complete and has been awarded to Catel, Inc. The contractor has begun demolition and construction. Completion is anticipated for October.</p>



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 in May 2022. The roof is past its warranty and is breaking down due to the elements. Specifications have been reviewed and the college is now awaiting proposals.
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. The design has to be modified to include increased square footage on the first and second floors, removal of interior columns and redesign of roof structures. Once revised, 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 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.
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-foot-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 – CHILLER REPLACEMENT	The replacement of (2) 60-ton chillers with (2) 80-ton chillers is necessary in the Grunin Center. The units are past their useful life cycle and were sized for the original building, not the additions.