

# ***EXHIBIT C***



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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** September 16, 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, September 23, 2021:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for September 23, 2021 (**Exhibit C-1**)

***EXHIBIT C-1***



**Ocean County College Board of Trustees  
Buildings and Grounds Committee Agenda  
September 23, 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) anticipated in October.
<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. Facilities and Purchasing are reviewing the prepared bid documents for the lighting retrofits and the Grunin boilers (2).
<b>STUDENT CENTER – SEATING EXPANSION</b>	The expansion of dining seating and reduction of the bookstore area received a TCO at the end of August. The remaining punch list items are being completed and a Certificate of Occupancy is anticipated in October.
<b>FACILITIES STORAGE STRUCTURE (BARN)</b>	The barn construction was awarded to Catel, Inc., who is now waiting for approved building permits from Toms River Township. The project is currently on hold until legal issues regarding the sitework contractor are resolved.
<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 who has begun demolition, repair, and construction of the new stairs. Temporary railings being installed. Completion is anticipated in October.
<b>GRUNIN – MUSIC ROOMS</b>	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 has hired a vendor to perform an asbestos survey and is awaiting the results.

<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. A request for an engineering RFP feasibility study is in process.</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 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>
<b>SAILING CENTER</b>	<p>The Sailing Center project has received all NJDEP permits and is now waiting for funding to be allocated by the County Parks and Recreation Department. 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. 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>
<b>GRUNIN – PAA SECURITY</b>	<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>

<b>2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS</b>	
<b>HANDICAPPED PARKING LOT</b>	<p>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.</p>



<b>2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS</b>	
<b>TECHNOLOGY BUILDING – ROOF REPLACEMENT</b>	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 received a proposal from Weatherproofing Technologies, Inc., participants in the ESCNJ (Middlesex County) cooperative.
<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. The design has to be modified to include increased square footage on the first and second floors, removal of interior columns, redesign of roof structures, and an addition of a mezzanine art gallery and lounge area.
<b>GATEWAY &amp; HOVNIANIAN LANDSCAPING</b>	The landscaping around the Gateway and Hovnianian Buildings are complete. 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>	An update of 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 – CHILLER REPLACEMENT</b>	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.