

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees

From: Office of the President

Date: January 20, 2022

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, January 27, 2022:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for January 27, 2022 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
January 27TH, 2022**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

| LOCATION / PROJECT | Latest Project Update |
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| CONSTRUCTION PROJECTS | |
| STUDENT ENROLLMENT BUILDING (SEB) | The Student Enrollment Building (#9) 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 Spring 2022. |
| CONFERENCE CENTER – RENOVATION (CONF) | The Conference Center (#10) is fully renovated and the remaining punch list items have been completed. Barnegat Bay Partnership is modifying their office area to receive additional furniture for new staff and expand their lab; awaiting proposals for these modifications. |
| NJNG / OCC ENERGY CONSERVATION PROGRAM | Ocean County College is participating in New Jersey Natural Gas (NJNG) Engineering Solutions. Bids have been received for the mechanical equipment (Grunin boilers) and the lighting retro-fits which provide the energy savings. The costs will be reviewed by NJNG to verify the viability of the project, both economically and in terms of energy conservation. |
| STUDENT CENTER – SEATING EXPANSION | A TCO was received at the end of August for the expansion of the dining seating and reduction of the bookstore. The remaining punch list items are being completed and a Certificate of Occupancy is anticipated in February. |
| FACILITIES STORAGE STRUCTURE (BARN) | Catel, Inc. has completed construction of the structure. The final paving is scheduled for spring when weather conditions allow. The punch list items are being completed and the TCO is anticipated in the upcoming week. |
| LIBRARY – STEPS REPLACEMENT/REPAIR | The south and east stairs of the Library Building have been replaced with new concrete and railings, while the west stairs have been repaired. Ocean Construction will be receiving the final punch list items to close out this project. |
| GRUNIN – PAA SECURITY | The construction to provide security and isolation for PAA classrooms is almost complete. The contractor, Catel, Inc., is currently working on the punch list provided by the Architect. A CO is expected to be issued in the first quarter of 2022. |



| PROGRAMMING & DESIGN – In Progress | |
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| GATEWAY – HEAT PUMP CONVERSION | <p>The College is considering upgrading the Gateway heating, ventilation, and air conditioning (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.</p> <p>H2M has been awarded the bid and is now working on a feasibility study. The study is expected to be completed mid-February.</p> |
| NEW AND OLD ADMINISTRATION BUILDING & EXPANSION | <p>The new Administration Building is currently in the design phase for minor revisions. 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. A meeting was held with the architect, Joe Horan from Kimmel Bogrette, on 1/13/22 to discuss what is necessary to proceed with the project. Joe will be providing the College with a cost estimate for the revisions to the exterior and interior of the building, an updated schedule and construction cost estimate.</p> |
| SAILING CENTER | <p>The Sailing Center project has received all NJDEP permits. A meeting was held with the architect, Joe Horan from Kimmel Bogrette, on 1/13/22 confirming that all materials specified in the plans are still available. Joe will be providing an updated construction cost estimate and, once approved, the project can be issued for general contractor bid.</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.</p> |
| BUCKWALD & NORTH BAY WELCOME SIGNS | <p>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 have been received. A site survey plan is required for review and permitting purposes including boundary, right-of-way, and topography information. An Engineering RFP was issued and awarded on 12/17/21 to French & Parrello Associates, who is currently working on the project.</p> |
| NORTH BAY ENTRANCE SIGNAGE | <p>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. A site survey plan is required for review and permitting purposes, including boundary and topography information. An engineering RFP was issued and awarded on 12/17/21 to French & Parrello Associates, who is now working on the survey and site plan.</p> |
| SEC – PARKING LOT & SIDEWALK REPAIRS | <p>The site has multiple areas within the parking lot where the asphalt and curbing are sinking. Areas of concrete sidewalk in front of the building also are being affected and has become a safety concern. As such, OCC requires professional engineering services to assist in remedying this situation. An engineering RFP was issued and awarded to Matrix New World Engineering and a kickoff meeting was held onsite 1/19/2022. A schedule for surveying and geotechnical investigation will be provided within the upcoming weeks.</p> |



| PROGRAMMING & DESIGN – In Progress | |
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| HEALTH & HUMAN PERFORMANCE CENTER – EXTERIOR WALL REPOINTING | The walls currently have grout and caulking that is cracked and missing throughout areas of the brickwork and masonry block walls. As a result, the building experiences water infiltration when wind driven rain events occur. As such, the College seeks these issues to be remedied by repointing and caulking the northeast and east walls of the building. An architectural RFP was issued and awarded to SSP Architects on 1/11/22 to provide construction documents, bid assistance and construction administration. A kickoff meeting will be scheduled for the upcoming weeks. |
| 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. Kimmel Bogrette Architects is currently in the process of revising the construction drawings. |
| 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. The College has hired a vendor to perform an asbestos survey. A scope of work for the project will be created and included in a request for proposals from architects in the approved vendor pool. This project is currently placed on hold while COVID testing is being performed in this area. |
| TECHNOLOGY BUILDING – ROOF REPLACEMENT | The roof of the Technology Building 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 and approved a proposal from Weatherproofing Technologies, Inc., participants in the ESCNJ (Middlesex County) cooperative. Before the roof is replaced, the doghouse (surrounding raised wall/windows) needs to be repointed and the leaking windows must be replaced. An RFP to complete this work will be issued in early Spring 2022 and packaged together with the Building #29 pointing project. |
| 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. This project was approved and equipment has been ordered for 2022 installation. |

| 2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS | |
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| 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. |
| 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, redesign of roof structures, and an addition of a mezzanine art gallery and lounge area. The College is now awaiting final renderings from DRG Architects. |



| 2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS | |
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| CAMPUS – LIFE SAFETY COMMUNICATIONS UPGRADE | 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. |
| CONNECTING SCIENCE BUILDING/UPPER & LOWER CAMPUS | To connect the upper and lower campus, an elevator system was proposed. The extension to the Science Building (#27) would include an elevator lobby and an egress to the second level, to be even with the Gateway Building elevations. |