

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees

From: Office of the President

Date: March 17, 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, March 24, 2022:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for March 24, 2022 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
March 24, 2022**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
STUDENT ENROLLMENT BUILDING (SEB)	The Student Enrollment Building (#9) is now occupied and fully functional. The remaining punch list and closeout documents are being completed. Currently, the building has a Temporary Certificate of Occupancy (TCO), with a Certificate of Occupancy (CO) anticipated in Spring 2022. A claim was submitted by Catel, Inc., requesting additional compensation for alleged delays to the project.
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 to expand their lab; finalizing proposals for these modifications.
NJNG / OCC ENERGY CONSERVATION PROGRAM	Ocean County College is participating in New Jersey Natural Gas (NJNG) Engineering Solutions. The hot water pump replacement in the Library will be removed from this project because of its low energy savings in proportion to its cost. The mechanical portion of the project is being rebid.
STUDENT CENTER – SEATING EXPANSION	The Certificate of Occupancy was received for the expansion of the dining seating and reduction of the bookstore. The remaining punch list items are being completed.
FACILITIES STORAGE STRUCTURE (BARN)	The Certificate of Occupancy was received and the GC is working on completing punch list items. The final paving is scheduled for spring when weather conditions allow.
LIBRARY – STEPS REPLACEMENT/REPAIR	The replacement and repair of the exterior Library stairs is complete; however, there is a surface scaling issue that has occurred at the east stairs. After a meeting with OCC, French & Parrello Engineering, Ocean Construction, and a representative from manufacturer of the scaling product, it was determined that Ocean Construction must remove the east stairs and replace in their entirety.
GRUNIN – PAA SECURITY	The construction to provide security and isolation for PAA classrooms is almost complete. The contractor, Catel, Inc., is working on the final punch list items and scheduling the final inspections. A CO will be issued after passing the final inspections.

PROGRAMMING & DESIGN – In Progress	
GATEWAY – HEAT PUMP CONVERSION	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. H2M has provided a final draft of their study and, after review, have been asked for some clarifications before submitting their final report.
NEW AND OLD ADMINISTRATION BUILDING & EXPANSION	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. The architect will be finalizing the design specifications and preparing bid documents to be submitted to Purchasing.
SAILING CENTER	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. A courtesy presentation to Berkley Township was held on 3/17/22. Kimmel Bogrette will be providing an updated construction cost estimate.
LIBRARY RENOVATION	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 were conducted 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.
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 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.
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. 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.
SEC – PARKING LOT & SIDEWALK REPAIRS	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. Surveying and geotechnical investigation is currently being performed.



PROGRAMMING & DESIGN – In Progress	
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. SSP prepared a draft set of construction documents which has been reviewed by OCC. SSP is finalizing the documents for bid.
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 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 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. Supply chain issues has delayed the start from March to April.

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.
GRUNIN CENTER – LOBBY EXTENSION	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 lobby extension will be an open area to accommodate standing room for 450 persons. Additionally, it will have a side Art Gallery, high top tables & seating, upgraded lighting & temperature controls, and an expanded lobby access to the theater.

**2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS****CONNECTING UPPER &
LOWER CAMPUS**

Existing elevations are being evaluated for ADA compliancy to connect the upper and lower campus. A preliminary review shows that the upper campus can be accessed through the Technology Building elevator. An analysis of the various sidewalk inclines for ADA compliance will be completed.