

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: April 21, 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, April 28, 2022:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for April 28, 2022 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
April 28, 2022**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
STUDENT ENROLLMENT BUILDING (SEB)	The remaining punch list items 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; furniture has been ordered and installation is scheduled for May.
NJNG / OCC ENERGY CONSERVATION PROGRAM	Ocean County College is participating in New Jersey Natural Gas (NJNG) Engineering Solutions. The bid opening for the Grunin boiler replacement is May 3; the LED lighting upgrade quote will be submitted in the next two weeks.
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. As such, Ocean Construction has removed the east stairs and replaced them in their entirety. Project approval pending re-inspection.
GRUNIN – PAA SECURITY	The construction to provide security and isolation for PAA classrooms is complete and a Certificate of Occupancy (CO) has been issued. The contractor, Catel, Inc., is working on submitting all closeout documents required.

PROGRAMMING & DESIGN – In Progress	
GATEWAY – HEAT PUMP CONVERSION	<p>The College hired H2M Engineers and Architects to evaluate the Gateway heating, ventilation, and air conditioning (HVAC) system with the goal of replacing 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 provided three alternatives: modify the existing system, installation of a VAV system, or a fan coil unit (FCU) system. Estimated project costs range from \$4.3 to 10.8 million and would cause significant disturbances and/or possible closing of the building. The recommendation would be to budget a phased-in approach to modify the existing system implementing <i>some</i> of H2M's recommendations.</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 and the Planetarium Buildings. 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.</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 January 13, 2022, confirming that all materials specified in the plans are still available. A courtesy presentation to Berkley Township was held on March 17, 2022. Kimmel Bogrette provided an updated construction cost estimate and funding is now being determined.</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 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.</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 December 17, 2021, to French & Parrello Associates, who is currently working on the project.</p>

PROGRAMMING & DESIGN – In Progress	
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 December 17, 2021, to French & Parrello Associates, who is now working on the survey and site plan.
SEC – PARKING LOT & SIDEWALK REPAIRS	The Southern Educational Center site has multiple areas within the parking lot where the asphalt and curbing are sinking. Areas of concrete sidewalk in front of the building are also being affected and has become a safety concern. As such, the College 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 January 19, 2022. Surveying and geotechnical investigation has been completed and a GC RFP is being issued.
HEALTH & HUMAN PERFORMANCE CENTER – EXTERIOR WALL REPOINTING	The walls of the Health & Human Performance Center 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 to remedy these issues by repointing and caulking the northeast and east walls of the building. An architectural RFP was issued and awarded to SSP Architects on January 11, 2022, to provide construction documents, bid assistance and construction administration. SSP Architects has finalized the construction documents and a GC RFP is being issued.
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 include a request for proposals from architects from 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 Technology Building's roof is past its warranty and is breaking down due to the elements. Due to significant price increases and a potential four-month delay in materials, the College will not use the ESCNJ contractor, Weatherproofing Technologies. The project will require an architect's specifications and bid out. The roof replacement will be moved to Spring 2023. The atrium rooftop (also known as a "doghouse") needs to be repointed and the leaking windows be replaced. An RFP to complete this work will be issued in Spring 2022 and packaged together with the Building #29 pointing project.



PROGRAMMING & DESIGN – In Progress

GRUNIN – CHILLER REPLACEMENT	The replacement of (2) 60-ton chillers with (2) 80-ton chillers has been completed in the Grunin Center. The new units will provide redundancy, a reliable and noticeable stability during the cooling season.
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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 sizeable 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 and seating, upgraded lighting and temperature controls, and an expanded lobby access to the theater.
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.