

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees

From: Office of the President

Date: August 18, 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, August 25, 2022:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for August 25, 2022 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
August 25, 2022**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
STUDENT ENROLLMENT BUILDING (SEB)	The remaining punch list items have been completed and closeout documents have been submitted. The project is in the process of being closed-out.
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; the furniture has been ordered and installation is scheduled for August.
NJNG / OCC ENERGY CONSERVATION PROGRAM	Ocean County College is participating in the New Jersey Natural Gas (NJNG) Engineering Solutions. A kickoff meeting with LGB Mechanical, Inc. (boiler replacement), will be scheduled. Lighting materials have been received. A vendor will be selected to change the current fluorescent lights to energy efficient LED lamps.
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 completed and awaiting closeout documents.
FACILITIES STORAGE STRUCTURE (BARN)	The Certificate of Occupancy was received and the general contractor (GC) is working on completing the punch list items and closeout documents.
LIBRARY – STEPS REPLACEMENT/REPAIR	The replacement and repair of the exterior Library stairs are complete. Permanent railings have been installed on the east stairs. The general contractor is now working on completing punch list items and closeout documents.
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 required closeout documents.

PROGRAMMING & DESIGN – In Progress	
NEW AND OLD ADMINISTRATION BUILDING & EXPANSION	The new Administration Building is currently in the Design Phase for minor revisions. It is expected to have an 18-month construction period and move-in date, followed by the demolition of the existing Administration Building. A virtual page-turn-through of the construction drawings has been performed with individual departments (IT, Security, and Facilities) to ensure all items within the design are agreed upon and coincide with the College's standards. The architect is finalizing the design specifications and preparing bid documents to be submitted to Purchasing. An RFP for a commissioning agent will then be sent out to provide an overall plan review, an MEP, and an envelope commissioning for the project.
SAILING CENTER	The Sailing Center project has received all NJDEP permits. A meeting was held with the architect, Joe Horan, from Kimmel Bogrette on January 13, confirming that all materials specified in the plans are still available. A courtesy presentation to Berkley Township was held on March 17. Kimmel Bogrette provided an updated construction cost estimate while funding is being determined.
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 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. BKP Architects have been awarded the Architect/Engineering (A/E) contract for the project and has begun programming and schematic design.
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, required for review and permitting purposes, including boundary, right-of-way, and topography information has been performed by French & Parrello Associates. The College is waiting for our attorney to advise on the next steps to move forward.
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, required for review and permitting purposes, including boundary and topography information, has been performed by French & Parrello Associates. The College is waiting for our attorney to advise on the next steps to move forward.
SEC – PARKING LOT & SIDEWALK REPAIRS	The Southern Educational Center site has multiple areas within the parking lot where the asphalt and curbing are sinking. Paving, striping, and concrete work has been completed and a punch list will be issued by the engineer prior to closeout.



PROGRAMMING & DESIGN – In Progress	
HEALTH & HUMAN PERFORMANCE CENTER – EXTERIOR WALL REPOINTING	The walls of the Health and Human Performance Center currently have cracked and are missing grout and caulking 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. Spartan Construction has been working on the repointing and will be completed by the end of August.
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. The project has been issued for bid to general contractors.
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. SSP Architects has been awarded the project and a kickoff meeting is being scheduled.
TECHNOLOGY BUILDING – ROOF REPLACEMENT	The roof of the Technology Building is past its warranty and is breaking down due to the elements. The project will require an architect's specifications and bid out. An A/E RFP has been issued and are recommending SSP Architects to receive the bid award. The atrium rooftop (also known as a "doghouse") needs to be repointed and the leaking windows be replaced. Spartan Construction has been awarded the project and has begun repointing. The project completion is expected to be by the end of August. The doghouse windows will be replaced once received in November.
CAMPUS WIDE – MASS NOTIFICATION SYSTEM	The mass notification system that broadcasts emergency messages to be heard anywhere on campus needs to be replaced. The more than 15-year-old electronics cannot be replaced or repaired. The broadcasting speakers on the Library and Gymnasium are still functional, but will be repositioned. Hopefully the upper campus buildings will be in range with the new positioning; if not, a third speaker would need to be added. In addition to audio broadcasting, the new equipment will have the capability of emergency notifications to desktops and phones. The system will meet the National Fire Protection Agency (NFPA) code and Clery Act compliance for mass notification. ALERTUS has been awarded the contract; a kickoff meeting was completed and equipment is on order.



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. A proposal for an ADA compliant wayfinding survey and the signage of routes to the upper campus was requested from Designer Systems.