

# ***EXHIBIT C***

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

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** July 20, 2023

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, July 27, 2023:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for July 27, 2023 (**Exhibit C-1**)

## ***EXHIBIT C-1***



**Ocean County College Board of Trustees  
Buildings and Grounds Committee Agenda  
July 27, 2023**

**FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS**

LOCATION / PROJECT	Latest Project Update
<b>CONSTRUCTION PROJECTS</b>	
<b>NJNG / OCC ENERGY CONSERVATION PROGRAM</b>	Ocean County College is participating in the New Jersey Natural Gas (NJNG) Engineering Solutions program. A kickoff meeting with LGB Mechanical, Inc., (boiler replacement) is under way and should be completed by end of July. Lighting materials have been received. Troller Electric was awarded the work to change the current fluorescent lights to energy efficient LED lamps. The project is 90% completed.
<b>PLANETARIUM – INDEPENDENT HVAC SYSTEM</b>	The College will install a stand-alone HVAC system (boilers and chillers) for the Planetarium Building. This will allow the Planetarium to operate independently of the Administration Building, which currently supplies its heating and cooling. LGB Mechanical has been awarded the project and begun construction, which is expected to be complete in August.
<b>TECHNOLOGY BUILDING – ROOF REPLACEMENT</b>	The roof of the Technology Building is past its warranty and is breaking down due to the elements. SSP Architects created construction drawings for the replacement and Wright-Strober Roofing was awarded the project as the general contractor. Construction has been completed and punch list items are being addressed by the contractor.

<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>NEW AND OLD ADMINISTRATION BUILDING &amp; EXPANSION</b>	<p>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.</p> <p>Revisions are being explored to reduce price and improve design for current needs; the architect will submit a price for updated specifications/drawings.</p> <p>The finalized documents will then be included in the RFP for a commissioning agent's full peer review and MEP/envelope commissioning. If no further changes are necessary, documents will be sent to the NJ Comptroller for review.</p>
<b>SAILING CENTER</b>	The Sailing Center project has received all NJDEP permits. A meeting was held with the architect, Joe Horan, from Kimmel Bogrette on January 13, 2023, to confirm that all materials specified in the plans are still available. Kimmel Bogrette had provided an updated construction cost estimate while funding is being determined.



PROGRAMMING & DESIGN – In Progress	
<b>LIBRARY RENOVATION</b>	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. BKP Architects finished the Design Phase, finalizing drawings and specifications and an RFP to General Contractors has been posted. All departments housed throughout the building have been relocated to other buildings on campus in anticipation of construction commencing in early fall. A site visit with potential general contractors was held on July 18, 2023, and RFP bids are due on August 16, 2023.
<b>ENTRANCE SIGNAGE</b>	The electronic signage, located near the intersection of Hooper Avenue and College Drive, needs to be replaced. Visibility is limited for motorists driving in the northern travel lanes along Hooper Avenue at the height that it currently stands. Architects/engineers (A/E) proposals were received and were deemed too expensive for the scope of this work. An in-house design to raise the signage by 5 feet was presented to and approved by the Toms River Planning Board on February 15. A revised RFP was issued to Architects/Engineers (A/E's) for rebid, and the project was awarded to Studio Hillier. A kickoff meeting is being scheduled with the architect.
<b>CONNECTING UPPER &amp; LOWER CAMPUS</b>	A preliminary review shows that the upper campus can be accessed through the Technology Building elevator. An analysis followed by construction drawings of the various sidewalk inclines for ADA compliance has been completed by French & Parrello Associates. A General Contractor RFP was issued and we recommend Aspen Landscaping Contracting, Inc. for project award. Designer Sign Systems, LLC, was awarded the work to complete an ADA compliant wayfinding survey and the signage of routes to the upper campus. Preliminary signage designs are being created. A final mapping, content, and specifications for signage will be developed in July.
<b>GRUNIN CENTER – LOBBY EXTENSION</b>	The Conceptual Designs (developed by DRG Architects) 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. An Architect/Engineer (A/E) RFP was issued and DRG Architects were awarded the project. A kickoff meeting was held on July 13, 2023, and the architects are now working on the pre-design/programming phase.
<b>FIBER-OPTIC INFRASTRUCTURE UPGRADE</b>	A new fiberoptic cable will be installed from Church Road, eastbound on Buckwald Road, southbound on North College Drive, across the street to Parking Lot #2, through Parking Lot #2 to the telephone pole by OCEAN Inc., eastbound on the Service Road poles around Building #29, finally landing at Building #23. Crown Castle is the contractor that will be installing the lines by way of trenching, directional drilling, pulling through existing conduit and aerial installation. Work is anticipated to commence in July.



PROGRAMMING & DESIGN – In Progress	
TV STUDIO LIGHTING PROJECT	Consultant (NVR) is finalizing the drawings and specifications. Construction will be complete January 2024 during Winter break.

2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
PARKING LOT #1	Parking Lot #1 will be updated and repaved. An additional ADA compliant parking lot will be placed near the Gateway Building. The projects will include lighting, landscaping, striping, underground pipe repair and signage.