

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees
From: Office of the President
Date: August 17, 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, August 24, 2023:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for August 24, 2023 (**Exhibit C-1**)

EXHIBIT C-1



**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
August 24, 2023**

FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update
CONSTRUCTION PROJECTS	
NJNG / OCC ENERGY CONSERVATION PROGRAM	Ocean County College is participating in the New Jersey Natural Gas (NJNG) Engineering Solutions program. LGB Mechanical, Inc., is progressing with the Grunin boiler replacement. Troller Electric has completed about 90% of the LED and energy saving equipment installations. A final reconciliation will be done with the NJNG representative, Noresco, when the work is completed.
PLANETARIUM – INDEPENDENT HVAC SYSTEM	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.
TECHNOLOGY BUILDING – ROOF REPLACEMENT	The roof of the Technology Building is past its warranty and is breaking down due to the elements. SSP Architects has created construction drawings for the replacement and Wright-Strober Roofing was awarded the project as the general contractor. Construction has been completed and the punch list items are being addressed by the contractor.

PROGRAMMING & DESIGN – In Progress	
NEW AND OLD ADMINISTRATION BUILDING & EXPANSION	<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>
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, 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	
LIBRARY RENOVATION	A complete modernization of an existing Library space 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. General contracting bids were received on August 16, 2023, and the Facilities department recommends that Santorini Construction receives the award for the project.
ENTRANCE SIGNAGE	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 was held with the architect on August 22.
CONNECTING UPPER & LOWER CAMPUS	<p>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. Aspen Landscaping Contracting, Inc., was awarded the project and has begun construction.</p> <p>Designer Sign Systems, LLC, was awarded the work to complete an ADA compliant wayfinding survey and the signage of routes to the upper campus. Specifications for new campus maps (parking lots) and new directional signs, as well as updating some of the current monoliths will be put out to bid in September.</p>
GRUNIN CENTER – LOBBY EXTENSION	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 and the architects are now working on the predesign/programming phase.
GRUNIN – MUSIC PRACTICE ROOMS	The renovation of the old Human Resources area in the Grunin Center will be converted into practice rooms. SSP Architects has been awarded the architectural and engineering services for the project. An RFP was issued for general contractor bid in June. Additional specifications and drawing details are necessary to clarify the scope of work; therefore, the revised RFP will be reissued for bid in the upcoming weeks.

PROGRAMMING & DESIGN – In Progress	
FIBER-OPTIC INFRASTRUCTURE UPGRADE	<p>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.</p> <p>Crown Castle is the contractor that will be installing the lines by way of trenching, directional drilling, pulling through existing conduit and aerial installation. We are currently waiting for a project schedule.</p>
TV STUDIO LIGHTING PROJECT	<p>Consultant (NVR) is finalizing the drawings and specifications. Construction will be complete January 2024 during Winter break.</p>

2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
PARKING LOT #1	<p>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 repairs, signage and a feasibility study on solar panels.</p>