

# ***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:** November 30, 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, December 7, 2023:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for December 7, 2023 (**Exhibit C-1**)

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



## Ocean County College Board of Trustees Buildings and Grounds Committee Agenda December 7, 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. LGB Mechanical, Inc., was awarded the project to change the Grunin boiler. A significant amount of work has been completed, but LGB still has punch list items to complete. Troller Electric has completed about 95% of the LED and energy saving equipment installations. A final reconciliation will be done with the NJNG representative, Noresco, when the work is 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 a significant amount of work has been completed. However, LGB has missed their completion date and have been notified repeatedly to finish the project.
<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 has created construction drawings for the replacement and Strober-Wright Roofing was awarded the project as the general contractor. Construction and punch list items have been completed by the contractor and closeout documents will be submitted soon.

<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>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 New Jersey Comptroller for review.</p>





<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>LIBRARY RENOVATION</b>	A complete modernization of the 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. All departments housed throughout the building have been relocated to other buildings on campus in anticipation of construction commencing in early Fall. Permits have been issued and Santorini has begun demolition.
<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 A/E for rebid, and the project was awarded to Studio Hillier. A kickoff meeting was held with the architect on August 22 and the project is now in the Design Phase.
<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. Aspen Landscaping Contracting, Inc., was awarded the project, performed the work, and is now completing the punch list. Specifications for new campus maps (parking lots) and new directional signs, as well as updating some of the current monoliths were bid out and were received. Vendors' submissions are being reviewed.
<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 and the architects are now working on the Design/Programming Phase.
<b>GRUNIN – MUSIC PRACTICE ROOMS</b>	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.

PROGRAMMING & DESIGN – In Progress	
<b>FIBER-OPTIC INFRASTRUCTURE UPGRADE</b>	<p>A new fiberoptic cable will be installed from Church Road, eastbound on Buckwald Drive, southbound on North College Drive, across the street to Parking Lot #2, through Parking Lot #2 to the telephone pole by OCEAN Inc. (#40), eastbound on the Service Road poles around the Health and Human Performance Center (#29), finally landing at the Office of Information Technology Building (#23) .</p> <p>Crown Castle has installed the lines by way of trenching, directional drilling, pulling through existing conduit and aerial installation. We are currently waiting for the contractor to bring the new cabling online within their system network.</p>
<b>TV STUDIO LIGHTING PROJECT</b>	<p>Consultant (NVR) has finalized the drawings and specifications. A site walkthrough was conducted on November 1 and the request for proposals are due November 29. Construction will be complete January 2024 during Winter break.</p>
<b>OCC – ‘MANAHAWKIN’</b>	<p>The renaming of the ‘Southern Education Center’ to ‘Ocean County College – Manahawkin’ has included changing road, parking lot and entrance signage as well as interior name plates. Quotes to replace the existing exterior, plastic letter, message board with an electronic board was received from vendors.</p>

2022- 2023 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
<b>PARKING LOT #1</b>	<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, pedestrian access in Lot #3 and a feasibility study on solar panels and/or EV (electric vehicle) charging stations.</p>