

# ***EXHIBIT C***



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

**To:** Board of Trustees

**From:** Office of the President

**Date:** February 15, 2024

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Thursday, February 22, 2024:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for February 22, 2024 (**Exhibit C-1**)

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



**Ocean County College Board of Trustees  
Buildings and Grounds Committee Agenda  
February 22, 2024**

**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. This project is in the final stages of completion. 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 majority of the work has been completed. A final punch list was created by the Architect and issued to LGB for completion.
<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 (GC). Construction and punch-list items have been completed by the contractor and closeout documents are being submitted.
<b>LIBRARY RENOVATION</b>	The general contractor, Santorini Construction, has completed demolition and now the framing, electrical and plumbing trades are currently working throughout the project. The flooring contractor has begun preparing the ground and first floor landing for installation of terrazzo tile soon. The painter is also being scheduled to begin priming all existing block walls.

<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 sent to the New Jersey Comptroller for review. If no further changes are necessary, the documents will be included in the GC and MEP/envelope commissioning RFP's.</p>



PROGRAMMING & DESIGN – In Progress	
<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. The architectural/engineering (A/E) design and oversight was awarded to Studio Hillier, who has recently completed the required construction documents. The general contractor RFP was issued and bids are due on February 22.
<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 submitting the closeout documents. Specifications for new campus maps (parking lots) and new directional signs, as well as updating some of the current monoliths were bid out and awarded to Forge Signworks. Completion is scheduled for the end of March.
<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. DRG Architects were awarded the project and 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.
<b>TV STUDIO LIGHTING PROJECT</b>	Consultant (NVR) has finalized the drawings and specifications. Generation Services was awarded the general contracting bid and will begin the lighting installation in March when the material and equipment is delivered.
<b>PLANETARIUM RENOVATION</b>	The College has determined that the Robert J. Novins Planetarium Building #13 requires renovations to modernize the facilities and provide enhanced engagement and educational offerings for campus populations, K-12 students and the public without increasing the square footage of the existing building. The goal is to elevate its status from a Planetarium with limited programming and educational opportunities to a unique science learning center serving Ocean County College and the surrounding Jersey Shore region. A conceptual plan has been created by KSS Architects and the College has issued an A/E RFP to provide programming and all architectural, engineering and other services related to design and construction of the renovation.

<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>BLACK BOX THEATER LIGHTING UPGRADE</b>	The existing Black Box Theater utilizes a lighting system that is over 30 years old with obsolete technology features. Many of the lights do not work, the lighting console is not fully functional and some of the cabling is beginning to break down. This entire system needs to be replaced with a modern, energy efficient system that utilizes LED technology. NV5 was awarded the A/E bid and has begun with the project design.

<b>2024- 2025 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS</b>	
<b>PARKING LOT #1</b>	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.
<b>NJ CLEAN ENERGY – DECARBONZIATION PROGRAM</b>	<p>NJ Clean Energy is rolling out a pilot program for Higher Education institutions to participate in site-based decarbonization strategies. The goal is to reduce Greenhouse Gas (GHG) emissions over a 3-year period.</p> <p>The process includes: Pre-Qualification, Submitting a plan, Implementation and Closeout. If approved, Clean Energy will provide financial incentives to develop and implement the plan as well as incentives for actually reducing GHG.</p> <p>Note: Solar panel installation is not part of their program.</p>