

# ***EXHIBIT C***



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

**To:** Board of Trustees

**From:** Office of the President

**Date:** April 18, 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, April 25, 2024:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for April 25, 2024 (**Exhibit C-1**)

***EXHIBIT C-1***



## Ocean County College Board of Trustees Buildings and Grounds Committee Agenda April 25, 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. A final reconciliation is progress with the NJNG representative, Noresco, for any discrepancies or punch-list items.
<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 was awarded the project, recently finished the installation and now working on punchlist items and submitting all closeout documents required.
<b>LIBRARY RENOVATION</b>	Electrical, HVAC, and plumbing trades are currently working throughout the project. The installation of the terrazzo tile is complete. All drywall has been installed and painting is ongoing. Ceilings, bathroom tile and lighting are being installed.

<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. Programming meetings are being held with OCC teams, Architects and their consultants. It is expected to have an 18-month construction period and move-in date.</p> <p>Estimated time frame to completion:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Process</th> <th style="text-align: center;">Est. completion date</th> </tr> </thead> <tbody> <tr> <td>Design development</td> <td>May 10th</td> </tr> <tr> <td>Construction specifications</td> <td>June 28th</td> </tr> <tr> <td>NJ Comptroller review estimate, 1 month</td> <td>August 1st</td> </tr> <tr> <td>GC bid release, review &amp; award, 3 months</td> <td>November 1st</td> </tr> <tr> <td>Begin construction</td> <td>December 1st</td> </tr> <tr> <td>Complete construction, 18 months</td> <td>May 2026</td> </tr> </tbody> </table>	Process	Est. completion date	Design development	May 10th	Construction specifications	June 28th	NJ Comptroller review estimate, 1 month	August 1st	GC bid release, review & award, 3 months	November 1st	Begin construction	December 1st	Complete construction, 18 months	May 2026
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<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<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), Studio Hillier, prepared the design and construction documents. The general contractor RFP was issued and bids were received on April 17, 2024. As such, Forge Signworks is recommended for award.
<b>CONNECTING UPPER &amp; LOWER CAMPUS</b>	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. A majority of the work is completed, some concrete pads have to be re-poured, completion is scheduled for the beginning of May.
<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>ALLIED HEALTH PROGRAM CONSULTING</b>	BKP Architects was awarded the project and a kickoff meeting was held on April 16, 2024. BKP is now evaluating the existing spaces to develop a Best Use Analysis Summary Report for the following programs: Dental Hygiene, Radiography, Veterinary Technician, Pre-Nursing/Certified Nursing Assistant.
<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 the campus population, 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 issued an A/E RFP to provide programming and all architectural, engineering, and other services related to design and construction of the renovation. Presentations were conducted by several A/E firms to a review committee and BKP Architects is recommended for project award.



<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 – DECARBONIZATION 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>The Facilities Department has attended and completed two information meetings, and were approved for Pre-Qualification. Drafting an RFP and submitting to Clean Energy for approval is the next step.</p> <p>Note: Solar panel installation is not part of their program; building envelop analysis is part of their program and would be of interest to the College.</p>