

# ***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:** June 23, 2025

The following Buildings and Grounds Committee item is recommended to the Ocean County College Board of Trustees for approval at its meeting on **Monday, June 30, 2025:**

1. Recommend acceptance of the Buildings and Grounds Committee Report for June 30, 2025 (**Exhibit C-1**)

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

# Ocean County College Board of Trustees Buildings and Grounds Committee Agenda June 26, 2025

## FACILITIES MANAGEMENT AND CONSTRUCTION PROJECTS

LOCATION / PROJECT	Latest Project Update														
<b>CONSTRUCTION PROJECTS</b>															
<b>LIBRARY RENOVATION</b>	Departmental moves into the Library Building (#3) are completed, a temporary certificate of occupancy was issued by the township, and the ribbon cutting ceremony was held on September 11, 2024. A final punch list was created by the Architects and issued to the general contractor, who is scheduling their subcontractors accordingly.														
<b>RUSSELL – VOTEC BUILDING RENOVATION</b>	Interior renovation of the building has begun by VOTEC's general contractor. Bids were received for the exterior doors and security renovations. The building's front and rear entrances are replaced with new doors and secure card access; a front window, check point has been added. The project is funded by the County.														
<b>NEW ADMINISTRATION BUILDING</b>	<p>The new Administration Building construction documents were posted for general contractors bidding and Newport Construction Management Corporation has been recommended for award. The project is expected to have an 18-month construction period and move-in date.</p> <p>Estimated time frame to completion:</p> <table border="1"> <thead> <tr> <th>Process</th><th>Est. Completion Date</th></tr> </thead> <tbody> <tr> <td>Design development</td><td>June 28, 2024</td></tr> <tr> <td>Construction specifications</td><td>October 12, 2024</td></tr> <tr> <td>GC bid release, review &amp; award</td><td>January 23, 2025</td></tr> <tr> <td>Begin construction</td><td>June 2, 2025</td></tr> <tr> <td>Complete construction</td><td>July 2026</td></tr> <tr> <td>Punchlist/Occupy</td><td>September 2026</td></tr> </tbody> </table> <p>The Project Labor Agreement (PLA) was fully executed on March 12, 2025, and the general contractor kickoff meeting was scheduled on March 28, 2025. Newport is now awaiting permits and will begin mobilizing soon to commence construction.</p>	Process	Est. Completion Date	Design development	June 28, 2024	Construction specifications	October 12, 2024	GC bid release, review & award	January 23, 2025	Begin construction	June 2, 2025	Complete construction	July 2026	Punchlist/Occupy	September 2026
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<b>GRUNIN CENTER – LOBBY EXTENSION</b>	The Conceptual Designs (developed by DRG Architects) for a sizeable addition adjustment of the Grunin Center (#11) 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 accessible to the theater. DRG Architects (A/E) and Shorelands Construction (GC) has been awarded the														

LOCATION / PROJECT	Latest Project Update
	project. A kickoff meeting was held on February 19, 2025, and construction has begun.
<b>GRUNIN – MUSIC PRACTICE ROOMS</b>	The renovation of the old Human Resources area in the Grunin Center (#11 B) will be converted into practice rooms. SSP Architects has been awarded the architectural and engineering services for the project. G. Meyer Group has been awarded the general contracting services for the project and a kickoff meeting was held on November 20, 2024. Construction began on December 18, 2024, and is scheduled to be completed this summer.

<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>ALLIED HEALTH – RADIOGRAPHY AND DENTAL HYGIENE PROGRAMS</b>	The College has decided to offer new Dental Hygiene and Radiography programs to the community. An A/E RFP has been posted to provide programming and all architectural, engineering, and other services related to design and construction for these two programs. The College received proposals and recommended RSC Architects for award. The project kickoff meeting was held on January 15, 2025. Programming and schematic design is now underway.
<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 as 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. BKP Architects has been awarded the project and a kickoff meeting is being scheduled.
<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 (#101). The projects will include lighting, landscaping, striping, underground pipe repairs, signage, pedestrian access in Lot #3, a feasibility study on solar panels and the installation of EV (electric vehicle) charging stations. The College awarded the engineering bid to French & Parrello and the general contractor bid to Earle Asphalt Company. Construction has begun and all work except the installation of EV charging stations will be completed by the end of August. The charging stations will be installed after the electrical gear (transformers, etc.) is received.

<b>PROGRAMMING &amp; DESIGN – In Progress</b>	
<b>FACILITIES MASTER PLAN</b>	<p>Colliers Engineering has been awarded to update the Facilities Master Plan. The plan was last updated in 2016. The update will focus on 6-key deliverables, plus a final plan and presentation.</p> <ol style="list-style-type: none"> <li>1. Comprehensive Building Analysis – (6) Oldest buildings and Student Center kitchen</li> <li>2. Building Structural Condition Assessment (17) buildings</li> <li>3. 2016 Master Plan update – Chapter 2 Campus Development</li> <li>4. Planning for future growth</li> <li>5. Continuity of operations</li> <li>6. Sustainability – Including solar panel study.</li> </ol> <p>The Collier team has begun building surveying and interviews with OCC personnel. Project and presentation are scheduled for completion September 2025.</p>
<b>ROOF REPLACEMENT</b>	<p>The IT building and the Planetarium dome roofs are out of warranty, have leaks in spite of several attempts to repair/patch. Quotes are being requested for planned replacement.</p>
<b>HIERING SCIENCE BLDG/ LECTURE HALL RENOVATION</b>	<p>The Hierung Science Building lecture hall's renovation will include replacing the original mounted student desks with mounted tables and seating. This will provide more student work space and power for electronic devices. The carpet will be replaced and the floors, walls, and duct work painted. AV and faculty podium will be upgraded.</p>