

EXHIBIT C



BOARD OF TRUSTEES
Buildings and Grounds Committee Agenda Items

To: Board of Trustees

From: Office of the President

Date: July 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, July 25, 2024:**

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

EXHIBIT C-1

**Ocean County College Board of Trustees
Buildings and Grounds Committee Agenda
July 25, 2024**

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., was awarded the project to change the Grunin boiler. A final reconciliation is in progress with the NJNG representative, Noresco, for any discrepancies or punch-list items.
PLANETARIUM – INDEPENDENT HVAC SYSTEM	The College will install a stand-alone HVAC system (boilers and chillers) for the Planetarium Building (#13). This will allow the Planetarium to operate independently of the Administration Building (#1), which currently supplies its heating and cooling. LGB Mechanical was awarded the project, recently finished the installation, and is now working on punch-list items and submitting all closeout documents required.
LIBRARY RENOVATION	All trades are currently working throughout the project to finish in August. Ceilings, bathroom fixtures, carpeting and furniture are all being installed. Preliminary punch lists are being performed by the Architects.
RUSSELL – VOTEC CERTIFIED NURSING ASSISTANT (CNA) PROGRAM	Vocational Technical (VOTEC)'s CNA program will hold classes in the Russell Building (#7) this fall. Rooms 142 and 144 will be combined and renovated into a simulated, (12) bed patient care center. Renovation will include removing the dividing wall, new flooring, new electrical sub-panel and outlets, upgraded lighting, painting, stand-alone sink, and IT/AV equipment and connections. Additionally, rooms 135 and 108 will be used for class/lectures with new furniture. Work is expected to be completed prior to the start of the Fall Semester (September 5).
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. The architectural/engineering (A/E), Studio Hillier, prepared the design and construction documents. Forge Signworks was awarded the general contractor (GC) bid. Sign installation will be completed in August.
BLACK BOX THEATER LIGHTING UPGRADE	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 created design drawings and specifications. The GC bid has been posted to the public and a site visit is scheduled for August 1.

LOCATION / PROJECT	Latest Project Update
<p>GRUNIN MAIN THEATER LIGHTING UPGRADE</p>	<p>The existing Grunin Main Theater utilizes a lighting system that is roughly 20 years old. The purpose of this lighting upgrade project is to raise the level of the Theater’s infrastructure to be consistent with what performers and artists’ request in their contracts and riders, as well as providing a more enhanced experience for students and community patrons. The improved system will attract high level performers who request LED lighting and will provide a better theatrical experience for patrons. Schuler Shook was awarded the consulting bid and created design drawings and specifications. The GC bid has been posted to the public and a site visit is scheduled for August 1.</p>

PROGRAMMING & DESIGN – In Progress															
<p>NEW AND OLD ADMINISTRATION BUILDING & EXPANSION</p>	<p>The new Administration Building is currently in the Design Phase. Programming meetings are being held with OCC teams, Architects and their consultants. 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" data-bbox="557 884 1417 1241"> <thead> <tr> <th data-bbox="557 884 1101 930">Process</th> <th data-bbox="1101 884 1417 930">Est. Completion Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="557 930 1101 978">Design development</td> <td data-bbox="1101 930 1417 978">June 28</td> </tr> <tr> <td data-bbox="557 978 1101 1026">Construction specifications</td> <td data-bbox="1101 978 1417 1026">July 12</td> </tr> <tr> <td data-bbox="557 1026 1101 1075">NJ Comptroller review estimate, 1 month</td> <td data-bbox="1101 1026 1417 1075">August 12</td> </tr> <tr> <td data-bbox="557 1075 1101 1123">GC bid release, review & award, 3 months</td> <td data-bbox="1101 1075 1417 1123">November 12</td> </tr> <tr> <td data-bbox="557 1123 1101 1171">Begin construction</td> <td data-bbox="1101 1123 1417 1171">December 1</td> </tr> <tr> <td data-bbox="557 1171 1101 1241">Complete construction, 18 months</td> <td data-bbox="1101 1171 1417 1241">May 2026</td> </tr> </tbody> </table>	Process	Est. Completion Date	Design development	June 28	Construction specifications	July 12	NJ Comptroller review estimate, 1 month	August 12	GC bid release, review & award, 3 months	November 12	Begin construction	December 1	Complete construction, 18 months	May 2026
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<p>GRUNIN CENTER – LOBBY EXTENSION</p>	<p>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 were awarded the project and are now working on the design drawings and specifications.</p>														
<p>GRUNIN – MUSIC PRACTICE ROOMS</p>	<p>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. 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.</p>														

PROGRAMMING & DESIGN – In Progress	
ALLIED HEALTH PROGRAM CONSULTING	BKP Architects was awarded the project and a kickoff meeting was held on April 16. BKP is now evaluating the existing spaces to develop a Best Use Analysis Summary Report for the following programs: Dental Hygiene, Radiography, Veterinary Technician, and a Pre-Nursing/Certified Nursing Assistant.
PLANETARIUM RENOVATION	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.

2024- 2025 CONCEPTUAL DESIGN FOR POSSIBLE FUTURE PROJECTS	
PARKING LOT #1	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.