

## SECTION J MAJOR CAPITAL PROJECTS

### **Major Capital Projects / Improvements (Academic Year 2007-2008)**

During the Academic Year 2007-2008, the following Facilities Master Plan related projects and other major capital projects and improvements were undertaken at Brookdale Community College.

#### **I. FACILITIES MASTER PLAN FUNDING EFFORTS**

Capital funding for 2007-2008 has been identified for the following projects:

- \$1,700,000 Renovation of the Long Branch Higher Education Center
- \$750,000 Renewals & Replacements for College Infrastructure
- \$525,000 Completion of the 1<sup>st</sup> and 2<sup>nd</sup> Floor of the NAS (Natural and Applied Science) Building

#### **II. FACILITIES MASTER PLAN PROJECTS**

**Renovation of the Natural & Applied Science (NAS) Building.** Construction began on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the NAS building in January 2005 and was substantially completed in January 2007. The work was awarded as multiple prime contracts totaling \$8,513,381. As of June 30, 2008, \$18.5 has been expended over three fiscal years.

**Renovation of the Long Branch Higher Education Center.** Construction began on June 9, 2007 on the interior portion of the Long Branch Higher Education Center. The work was awarded as multiple prime contracts totaling \$1,505,429. The project was completed in September 2008. As of June 30, 2008, \$1,650,000 has been expended.

**Renovation of the Northern Monmouth Higher Education Center.** Construction began in January 2007 and was completed in October 2007. The work was awarded as multiple prime contracts totaling \$4,142,904. As of June 30, 2008, \$4,100,000 has been expended. Additionally, furniture was purchased in the amount of \$846,668 to be allocated to the three recently renovated Higher Education Centers.

**Renovation of the Eastern Monmouth Higher Education Center.** Interior construction took place at the relocated Eastern Monmouth Higher Education Center located at 60 Neptune Blvd. Approximately \$100,000 was spent on updating the HVAC, relocation of some walls and new finishes throughout the facility

#### **III. OTHER MAJOR CAPITAL PROJECTS / IMPROVEMENTS**

**Main Electric Distribution Loop/High Voltage Switch Replacement.** During FY08, Brookdale Community College spent approximately \$155,000 on the replacement of two high voltage switches. The replacement of the switches, high voltage cables, and continuation of the high voltage loop will ensure the delivery of reliable electric power to all the academic buildings on the Lincroft campus for the next two decades and beyond.

**Retaining Walls for High Voltage Switches.** Brookdale Community College invested \$9,800 to construct retaining walls surrounding two access covers to switch cables at two locations with extreme grade changes. This work was done to facilitate access during emergency situations where switches may be buried by soil from storm water run off or by damage caused by plowing.

**Parking Lot Connector Road.** A short connector road was built between parking lots 5 and 6 on the Lincroft campus at a cost of \$41,000. This road will reduce traffic at the major parking lot entrances and will increase campus safety by reducing vehicle conflicts and motor vehicle accidents.

**Concrete Sidewalk Replacements.** In the first year of a five year plan, \$67,500 was spent to replace approximately 1,560 feet of asphalt sidewalks with concrete at the north end of the Lincroft campus. These sidewalks will enhance the quality of life for the mobility impaired as well as improve the appearance of the sidewalks in general.

**Northern Monmouth Interior Signage.** Brookdale Community College spent \$5,000 on interior signage for the new Higher Education Center in Hazlet. The signage will assist members of the Brookdale community in navigating the new site.

**Larrison Hall Pump Replacement.** The College invested \$18,750 to purchase two sewage lift pumps outside of Larrison Hall. The replacement was necessary to prevent sewage back-ups on the north end of the Lincroft Campus.

**Wayfinding Signage.** Brookdale Community College invested \$6,700 in repairing and updating the way finding signage at the Lincroft campus. The project will assist visitors finding their respective destinations on campus and will improve the overall campus aesthetics.

**Stair Tread Replacement.** Stair treads in the Advanced Technology Center and the Center for the Visual Arts were replaced at a cost of \$13,600. The replacements were necessary because the original treads were worn and slipping, which posed tripping hazards.

**Fire Alarm Project.** The fire alarm system in the Robert Collins Arena was repaired at a cost of \$12,146. This investment was necessary to enhance the safety of life and property at Brookdale's primary large audience venue.

**Main Academic Central Staircase.** The primary egress staircase from the south end of the Main Academic Central (MAC) building was failing due to the delamination and erosion of the exterior concrete stairs. The deteriorating stairs were demolished and replaced with reinforced concrete stairs at a cost of \$17,500.

**Classroom Lock Replacements.** Classroom locks, at all locations, were replaced with locks that allow occupants to quickly lock the doors from the inside. These locks should provide an additional measure of security should the College be confronted with a "Virginia Tech" type of campus violence. Upon notification of a shooter situation, all College campuses can go into a "lockdown" condition. This safety measure cost \$33,408.

**Parking Lot Repairs at Western Monmouth.** Brookdale Community College spent \$17,095 to repair large potholes and a failed storm-water drain in the parking lot at the Western Monmouth location. This was done to prevent damage to vehicles and injury to visitors at the site.

**Level One Classroom Upgrades.** The College invested \$115,000 to upgrade fifty standard classrooms to “smart” classrooms. The rooms were equipped with computers, projectors, and additional electrical and data cabling that will support the use of technology in the learning process.

**Centrifugal Chiller Repairs.** Two electrical chillers were repaired at a cost of \$18,300. These repairs will increase the efficiency and reliability of the chillers, leading to reduced energy consumption and greenhouse gas emissions. The repaired chillers allow Brookdale Community College to provide a comfortable and safe work environment to members of the campus community during periods of high heat and humidity.

**Entrance Signage.** Electronic message boards were installed at both entrances of the Lincroft campus. These signs can provide information about current and upcoming events and will allow immediate notification should an emergency situation occur. This \$65,000 purchase allows the College to present an image consistent with Brookdale’s branding.

**Electrical Upgrades at Eastern Monmouth HEC.** The College spent \$70,000 to convert a former bank branch in Neptune for education purposes. The electrical portion of the project was funded using infrastructure funds.

**Smoking Shelters.** Two gazebo-style smoking shelters were purchased to provide covered areas for smoking. The gazebos and installation cost \$9,600 and will enhance the quality of air in the buildings by providing a suitable alternative to smoking directly outside building entrances.

**Variable Speed Drive Replacements.** Three Variable Speed Drives (VSDs) were replaced in the Warner Student Life Center at a cost of \$13,960. The VSDs control the operation of the Air Handling Units in the Center. Their replacement was necessary to maintain heating and air-conditioning in the Center.

**Lighting Retrofit.** The College invested \$32,000 to retrofit T-8 lighting fixtures in two regional locations. Approximately 350 fixtures were replaced. Due to improved energy efficiency, it is anticipated that the fixtures will pay for themselves in less than two years.

**Northern Monmouth Pond Fountain.** Brookdale Community College spent \$3,700 to place a fountain in the pond at the new Northern Monmouth Higher Education site in Hazlet. The fountain will maintain water quality and add aesthetic appeal to an otherwise brackish pond.

**Interactive Television Classrooms.** The College spent \$11,800 to re-install Interactive Television (ITV) Classrooms at our regional locations, expanding Brookdale’s ability to offer distance education courses at those sites.

**Hot Water Heater at Western Monmouth.** A hot-water heater was installed and many of the hot water lines were re-run at the Western Monmouth Higher Education Center. This \$4,400 project was completed so that food preparation classes can be safely offered at this location.