

I. Major capital projects

In an effort to mitigate the risk of severe emergencies and system failures due to aging infrastructure and buildings, the University identified and prioritized approximately \$30.0 million of critical capital improvements needed to address deferred building and infrastructure maintenance requirements. These capital improvements are derived from the 2009 Deferred Maintenance study performed by Entech Engineering, Inc. The University implemented a financing project, which culminated in a bond sale in September 2010, to fund these projects.

The Entech report provided the basis for prioritizing the projects selected for funding from the bond proceeds. The prioritization criteria included factors relating to life and safety, ADA accessibility, energy efficiency, heating, ventilation, and air conditioning, building façade and roofs, and utility infrastructure. The phasing plan was further developed to undertake corrective action in the academic spaces first. Management also developed a scope of services for engineering and architectural services, which provided for obtaining a second opinion on the approach outlined by the Entech report. This additional feedback allowed for utilization of new technologies that were not considered in the written report. Buildings included in each phase are as follows:

PHASE I

Fries Hall
 Building) Education & Professional Studies Building
 Rossey Hall
 Science Building
 Visual Arts Building
 Vodra Hall
 Vodra Hall Dormitory

PHASE II

251 Westside Avenue (Facilities
 Co-op Dormitory
 Michael B. Gilligan Student Union
 Hepburn Hall
 John J. Moore Athletic and Fitness Center

The campus-wide capital renewal effort began with independent architectural and engineering designs for the Rossey Hall and Science Building projects, respectively. A third design effort began in December 2010 for the remainder of the Phase I and Phase II projects.

Campus Wide Capital Renewal

Construction of the Phase I projects began in May 2012. Logistics are being carefully managed to minimize the impact on students, faculty, and staff. Much of the work will be performed during normally scheduled shutdowns or “off peak” times.

With the design of Phase I completed, the University is repeating the design process for the Phase II projects. Phase II design began in September 2011 with construction of these projects to begin in Fall 2012. The Phase II design work was bifurcated so the specialized work associated with the Michael Gilligan Student Union building exterior and parking garage repairs would be completed using a specialty design firm.

All work on the Capital Renewal projects funded by the 2010 G-Series Bonds will be completed by May 2013. The work associated with the 2010 F-Series Bonds will be completed by the Fall of 2013.

Phase I Capital Renewal Projects Completed: Summer, 2011

Rossey Hall

This project consisted of bringing the building up to high rise code requirements and some critical capital renewal items. A completely new fire command center was built to meet high rise code requirements. All new fire devices and panels were installed; a new generator; air handlers; building controls; ductwork cleaning; water booster pump; electrical panels; fire pump controller; interior stair and mechanical room fire doors, and elevator controls were all a component of this project.

The Data Center also had the following work completed: new air handling unit with back up ceiling units, a dry fire suppression system was installed along with the existing pre-action sprinkler system as back-up and the windows were blocked up/removed.

Science Building

This project was the start of the \$30M Campus Capital Renewal projects and was the first major step to becoming a more efficient campus. The project consisted of replacing the following major equipment in the building: all the air handler units and return fans, all new VAV boxes with digital building controls, chiller, cooling tower, exhaust fans, fire alarm system, , main electrical switch gear, motor control center, hot water heating and plumbing system upgrades.

This project required a sophisticated coordination effort with the building being shut down during the summer I session of 2011. There was a very time critical schedule to have the building back in operation for the Summer II classes and completing all of the work that had to be done. The project is complete and the building was open per the required schedule.

Phase I Capital Renewal Projects in Progress: Summer 2012

Education and Professional Studies Building

All of the restrooms in the Education and Professional Studies building are being upgraded to meet the Americans with Disabilities Act (ADA) accessibility standards including space and hardware changes. Additionally the following energy efficient features are being installed: high velocity hand dryers, automatic light sensors, touch less faucets and dual-

function water saving toilet devices. Mechanical work includes replacement of the chiller, cooling tower, and upgrade of the air handling units (AHU).

Fries Hall

The ceiling and light fixtures, as well as new sprinkler heads are being installed in the TV Studio along with HVAC upgrades and new flooring. Additionally the sprinkler expansion is taking place in the basement and 1st floor classrooms and the exterior doors are being replaced.

Michael B. Gilligan Student Union

This building is undergoing an extensive exterior upgrade as well as a new roof, generator replacement and kitchen electrical panel replacements and upgrades, respectively. Additionally, the exterior façade is being repaired and a new entry ramp is being constructed. The parking deck is getting upgraded to resolve water issues that have occurred in the past. The plaza will undergo a complete renovation with improved ADA accessibility access and a new design to foster social campus engagement activities and small group gatherings. The design includes an amphitheater, lawn space and flower and vegetable gardens.

Rossey Hall and Science Hall

In addition to the capital renewal work completed last summer, this summer the roofs are being replaced in Rossey Hall and all of the Rossey Hall and Science Hall restrooms are being upgraded with ADA accessibility renovations and the installations of high velocity hand dryers, automatic light sensors, touch less faucets and dual-function water saving toilet devices. Exterior brick work and entry door replacements are also being performed in Science Hall.

University Academy Charter High School

Currently the University Academy Charter High School kitchen is being renovated to provide a facility to meet student needs.

Vodra Hall

Installation of air conditioning in the residence hall section (currently not available) is being completed. The domestic water and HVAC systems are being replaced. Windows are being replaced on the 2nd floor and energy efficient lighting is being installed on the 1st and 2nd floors. Additionally, fire alarms, electrical panels and doors are being replaced.

Restrooms in the residence hall rooms are being upgraded with ADA accessibility renovations and the installation of new sinks and toilets with dual-function water saving flushometers.

West Campus Redevelopment Plan

The West Campus Redevelopment Project will proceed with Phase One, Option One, which will feature a 400-bed student residence hall and an academic facilities building to partially address approximately 49,000 square-feet of additional academic space needs identified in the Facilities Master Plan.

Honeywell's remediation, which began on August 9, 2010, is complete. Honeywell filed the appropriate paperwork with the NJDEP and received a conditional no further action letter on May 7, 2012. NJCU filed a deed notice on May 4, 2012 for the property as required by the consent decree.

NJCU received approval from the New Jersey Environmental Infrastructure Trust (NJEIT) to complete our portion of the remedial work in December 2010. We went through the public bidding process, but only received one bid. This bid was approximately \$4M over the projected construction budget, so NJCU determined that we could not proceed due to limitations on funding. Concurrently, we procured the services of a Licensed Site Remediation Professional and Construction Management firm to work as part of our West Campus professional services team. These firms have assisted NJCU in determining ways to improve bidder interest in the project as well as technical suggestions to be incorporated. NJCU further investigated the combined sewer separation work required on this project. Facilities and Construction Management suggested a design change to the routing of the piping to lessen the impact on the adjacent Honda dealership property and another contaminated site. Our engineering partner is reworking this design.

Additional investigation of the X warehouse building is also taking place. Revised plans including these modifications have been submitted to NJDEP for approval and authorization to advertise. The remedial work will begin in late Fall 2012. NJEIT interim financing will be utilized to fund the construction with conversion to the FY13 NJEIT loan program next year.