

II.J. Facilities and Major Capital Projects/Improvements

In the fall of 2008, the NJIT campus consisted of 2.6 million gross square feet of built environment on a 48 acre campus. With the recently completed construction and major rehabilitation, the average age of campus facilities is 14 years. This is in spite of the original building dates of the pre-1967 expansion campus which includes Eberhardt Hall built in 1897, Colton Hall in 1911 and Campbell Hall in 1930. In concert with the development of University Heights Science Park, NJIT was able to consolidate a whole block just west of the major portion of the campus, but contiguous to the land acquired for its Enterprise Development Center II, in a “land swap” with the NJ Economic Development Agency of several disparate parcels that NJIT had acquired over time with land the EDA was acquiring on behalf of Science Park. The third building in Science Park Newark, a 170,000 square foot laboratory building and an addition have now been completed.

NJIT, with active participation of area stakeholders, has recently embarked on a major project to lead a redevelopment effort in a portion of the historic James Street section of Newark adjacent to campus. This project will involve repurposing some facilities from NJIT, Saint Michael's Hospital, the relocation of Greek housing to campus land along Warren Street, and the systematic creation of a model residential and small business zone within walking distance of Newark's central business district. NJIT has been selected and the work plan was submitted to the city for the selection of a planner / developer of this project. The Newark City Council recently adopted a redevelopment plan for the Broad Street Station Area which includes the NJIT gateway plan. The Council also confirmed NJIT as the redeveloper for the Gateway Project.

II.J.1. Planning, the next step

In 2005 the previous building phase was completed and NJIT has embarked on a comprehensive facilities planning project to identify facilities needs for the next five to ten years. This effort will take a comprehensive look at the curriculum and instructional needs for a growing campus in addition to the student service infrastructure that growing campus will require.

II.J.2. Deferred Maintenance

Another critical element of the facilities plan addresses the outstanding major items of deferred maintenance. To this end, a significant allocation of resources has been made. It should be noted that NJIT has, on an annual basis, continually made progress on this important issue.

II.J.3. Financing

The financing for the recent projects came from several sources. Several of the projects have multiple sources of funding reflective of certain restrictions on funds. For example, the US Economic Development funds could only be used for Enterprise Development III. While the overall debt of the university has risen owing to this construction, the annual debt service is covered from operating revenues, including student fees, residence hall rentals and tenant income from EDCIII. The university issued general obligation bonds through the NJ Educational Facilities Authority. As usually issued Moody's Investors Service and Standard and Poor's Ratings Group have assigned Series 2001 bond ratings of "Aaa" and "AAA," respectively. Moody's Investors Service and Standard and Poor's Ratings Group have used underlying ratings of "A2" and "A+," respectively.

II.J.4. Future Needs

With all the expansion and new facilities, can there be further needs? In a growing technological university the answer is a firm yes. As NJIT continues to place greater emphasis on the use of technology in the life sciences, new spaces will be needed. Further, as new research oriented faculty join NJIT, more laboratory space will be necessary. The overall enrollment is projected to have modest growth in the next 5 to 10 years. The new Master Plan addresses these issues in more detail. Additionally, in the long term, NJIT has utilized almost all of the available land as building sites. These represent the major challenges facing the university with respect to facilities.

To meet these challenges, NJIT will continue to pursue multiple paths. Limitations on funding and available land make it imperative that alternative solutions be found. As a critical element of its planning process, NJIT has developed and strengthened strategic alliances with its university neighbors. The Council for Higher Education in Newark (CHEN), which is discussed more fully earlier in this report, consists, in addition to NJIT, of the Newark campus of Rutgers University, the University of Medicine and Dentistry of New Jersey and Essex County College. This consortium has developed both joint academic and administrative programs. In the area of facilities this has enabled a researcher in the College of Computing Sciences to test computer models on learning curves in laboratory animals by using the animal facilities just across the street. There are several federated departments at NJIT and Rutgers University, including history, physics, and biology, which permit NJIT to have a faculty critical mass without the full facilities burden.

In addition, NJIT and the Newark Public Schools have executed a purchase agreement for Central High School and the completion or rehabilitation of another (West Side) high school. This could provide future classroom space, relieve a growing demand on physical education facilities as well as space for our math, science teacher education efforts.