

SECTION I MAJOR CAPITAL PROJECTS

Major Capital Projects/ Improvements (Academic Year 2009/2010)

During the Academic Year 2009-2010, 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 2008-2010 has been identified for the following projects:

\$21,600,000	Renovation and expansion of Collins Arena
\$ 7,400,000	Renovation and expansion of Automotive Technology Center
\$ 6,700,000	Interior Renovation of Western Monmouth Branch Campus
\$ 1,500,000	Renewal & Replacements for College Infrastructure

II. FACILITIES MASTER PLAN PROJECTS

Renovation and Expansion of Collins Arena. Construction began in May 2009 with an expected completion date of January 2011. The work was awarded as multiple prime contracts totaling \$15,832,992. As of June 30, 2010 \$10.4 million has been expended, including \$1.4 million from prior years. This project allows for the renovation of 58,000 square feet and the addition of a fitness center which opened in September 2010 and an event center which opened in July 2010 totaling approximately 31,600 square feet. The Collins Arena portion is anticipated to open in January 2011.

<i>FY09 Expense</i>	<i>FY10 Expense</i>	<i>Total Project to Date</i>
\$1,400,000	\$9,033,456	\$10,433,456

Renovation and Expansion of the Auto Technology Center. Construction began in May 2009 with substantial completion having occurred by January 2010. This project renovated 17,400 square feet and added approximately 12,000 square feet. The work was awarded as multiple prime contracts totaling \$4,747,300. As of June 30, 2010 \$7,023,841 was expended, including \$1.35 million during prior years.

<i>FY09 Expense</i>	<i>FY10 Expense</i>	<i>Total Anticipated Project Cost</i>
\$1,350,000	\$5,673,841	\$7,023,841

Interior Renovation of Western Monmouth Branch Campus. Western Monmouth Branch Campus was transformed through interior renovation on the 1st, 3rd and 4th floors of the building which began in February, 2009. This project included the renovation of 37,900 square feet on three floors and minor finish work on the 2nd floor. This project was awarded as multiple prime contracts totaling \$4,255,931 with total cost of \$6.8 million being expended as of June 30, 2010, including \$2.5 million in prior years. This project was substantially completed in January 2010.

<i>FY09 Expense</i>	<i>FY10 Expense</i>	<i>Total Anticipated Project Cost</i>
\$2,500,000	\$4,327,486	\$6,827,486

III. OTHER MAJOR CAPITAL PROJECTS / IMPROVEMENTS

Main Electric Distribution Loop/ High Voltage Switch Relocation. The College spent approximately \$188,000 on the relocation of the high voltage loop to allow for major construction activities at the Automotive Technology Center and Collins Arena projects. The completion of this project provided the flexibility required to complete these projects as designed.

Roofing Repairs. The college expended \$168,000 to repair standing seam metal roofs, membrane roofs and asbestos shingled roofs caused by extreme weather conditions this year. The vast majority of these roofs are 30-40 years old frame and are at or near the end of their life expectancy.

Fresh Air Intake Security Measures. The College has invested \$7,500 to install fencing around many below-grade intakes, which are covered with grates that are subject to failure due to ages that date back to the mid 70's. The fencing is designed to prevent the College community from walking on the grates and potentially falling into pits that are 15-20 feet deep.

Installation of Campus Clock. The Class of 2009 provided donations toward a campus clock valued at \$25,000. The project cost approximately \$40,000, covering the installation of the foundation and anchoring of the clock as well as the necessary electrical conduit and connections. This clock is very similar to ones found in town centers throughout New Jersey.

Biocide Cleaning of MAS Office Suite. The College expended \$34,000 to clean an office suite identified as one with potential "sick building syndrome." The project included removal of ceilings, furnishings, and non-rigid ductwork with a thorough biocide cleaning of all exposed surfaces and ductwork.

Parking Lot 3 Paving. The College recently invested \$120,000 in milling and repaving approximately three acres of parking and replacing storm sewer outlets with bicycle safe grates. This project also provided the opportunity to reallocated ADA compliant parking spaces to better serve the campus community.

Concrete Trash Receptacles. The College spent \$21,000 to purchase exterior trash containers. This purchase will provide an opportunity for visitors to properly dispose of their trash while fostering an aesthetically pleasant appearance at the entrance to various buildings.

Restroom Remodels. The College invested \$177,000 in construction costs to update multiple pre -1990 restroom facilities located throughout the campus and make them ADA compliant.

Concrete Repairs. The College expended approximately \$55,000 to rebuild crumbling storm drains. The College increased the height of existing drains by one course, installed new curbing in some parking areas, and made paver walkways adjacent to the parking lots ADA compliant.

Wall Student Success Center. The College invested approximately \$40,000 to modify the Student Success Center located at the Wall Higher Education Center. This renovation included construction of an enclosed office for faculty counseling, an enclosed testing center, enhanced entry and egress, and a floor plan conducive to the educational mission of the space.

Emergency Back Up Generators. The College expended \$316,500 for the design and installation of an emergency back-up generator support system to maintain the critical operations of the College during power outages. This project will protect our server farm, radio station, telephone system and commercial refrigeration systems. Brookdale Community College is a county evacuation site, so it is essential to maintain these critical operations.

Renovation of MAS Office Suite. The College invested \$112,000 to rebuild an office suite due to environmental safety concerns. The remediation required removal of all walls to studs, remediation and reinstallation all necessary materials.

Miscellaneous Items..

- ***Picnic Tables and Benches*** -The College spent about \$11,000 to purchase ADA compliant benches and picnic tables to replace aging ones located throughout several campuses.
- ***Furniture*** - The College spent approximately \$25,000 to purchase new banquet furniture for the Student Life Center.
- ***Lighting Retrofit*** – the College spent approximately \$17,500 to install energy efficient lighting in approximately 25,000 square feet of office and administrative space in the Brookdale Administration Center building. The payback on this investment is anticipated to take less than two years.
- ***Professional Fees***-The College spent about \$65,000 in architectural and engineering fees to complete several of the projects listed above.
- ***Roadway Markings*** - The College invested approximately \$14,000 on relining roadways and parking lots to increase traffic safety at the Lincroft Campus.
- ***Transit Shelter*** – The College expended approximately \$16,500 to provide much needed shelter to members of the campus community who use the Access Link Transportation System.
- ***Hydro Seeding*** – The College expended approximately \$17,000 to stabilize bare areas of campus to prevent infiltration into the storm water system and adjacent reservoir.
- ***Fuel Tank Reconditioning*** - The College spent approximately \$6,000 to recondition the campus fuel tank to prevent leaks and maintain a safe environment.
- ***Deterrent Devices*** - The College committed approximately \$3,000 to install pigeon deterrent devices in select areas to prevent the annual roosting which has caused a considerable amount of fecal matter to accumulate.