Prepared for the
Committee on Finance and Facilities
Board of Governors

Status of Significant Projects

April 1, 2021

Antonio M. Calcado
Executive Vice President and Chief Operating Officer
<table>
<thead>
<tr>
<th>Project Type</th>
<th>Budget</th>
<th>Page</th>
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<tr>
<td>Student Services One-Stop – New Brunswick</td>
<td>$36.0 M</td>
<td>4</td>
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<tr>
<td>Bruce and Phyllis Nicholas School of Engineering Student Projects Studio</td>
<td>$7.3 M</td>
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<tr>
<td>New Brunswick Total</td>
<td>$43.3 M</td>
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<tr>
<td>Camden Recreation Fields</td>
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<tr>
<td>Camden Total</td>
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<tr>
<td>Student Services One-Stop and Commuter Center</td>
<td>$10.0 M</td>
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<tr>
<td>Newark Total</td>
<td>$10.0 M</td>
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<tr>
<td>Brandt Behavioral Health Treatment Center and Residence</td>
<td>$42.5 M</td>
<td>8</td>
</tr>
<tr>
<td>Co-Generation Plant Upgrades</td>
<td>$50.5 M</td>
<td>9</td>
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<tr>
<td>Medical Science Building</td>
<td>$14.0 M</td>
<td>10</td>
</tr>
<tr>
<td>University Behavioral Health Care Center for Excellence (not shown on map, page 3)</td>
<td>$4.5 M</td>
<td>11</td>
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<tr>
<td>Rutgers Biomedical &amp; Health Sciences</td>
<td>$111.5 M</td>
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</table>

Rutgers Biomedical & Health Sciences
### Multiple Campuses and Off-Site Locations

9. Building and Site Improvements  
   (not shown on map, page 3)  
   $10.0 M  
   12 Infrastructure

10. Fire Safety Improvements  
    (not shown on map, page 3)  
    $10.0 M  
    13 Infrastructure

11. Classroom Access and Security  
    (not shown on map, page 3)  
    $5.0 M  
    14 Student Services

<table>
<thead>
<tr>
<th>Multiple Campuses and Off-Site Locations</th>
<th>$25.0 M</th>
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<tbody>
<tr>
<td>Project Total University Wide</td>
<td>$197.3 M</td>
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1. **Student Services One-Stop - New Brunswick**

**Project Description**

This project establishes a facility that supports student services needs under one roof. Students will benefit from a highly accessible, one-stop service center that allows them to easily address their needs in a single, streamlined location, connected to the transportation hub.

The project consists of the gut renovation of half of the first floor (approximately 13,000 square feet) of the building for the front-facing student services space, with an associated small addition that will allow for an effective entrance and waiting area. The second and third floors (26,000 square feet each) will each undergo substantial renovation including HVAC systems, window units, and new finishes and furnishings. This work will take place in multiple phases.

**Key Information:**

- **Cost:** $36.0 M
- **Dates:**
  - BoG Approval Date: October 4, 2018
  - Anticipated Completion Date: Fall 2021
- **Design & Construction Status:**
  - Construction underway, 70% complete
Project Description

The project entails construction of a new single-story 5,000 square foot building. The building has been sited to allow for an addition to the west, should the program require expansion. The building will be the first Net-Zero building at Rutgers - meaning the total amount of energy used by the building on an annual basis is equal to the amount of renewable energy created on the site.

The building will accommodate a launch pad for innovative project development, enhanced student experience and an expansion of Rutgers’ commitment to research and innovation. The facility will offer opportunities for industry-student collaboration on real-world technological challenges and will create an environment that fosters teamwork, originality, and problem-solving and management skills. The dedicated space is adequately sourced and will be a home to student engineering organizations associated with specialized competitive opportunities.
### Project Description

The Camden County Improvement Authority (CCIA), Rutgers-Camden, and the City of Camden are jointly redeveloping underutilized sites, to create additional recreation and athletic fields. Three (3) critically important fields will be constructed and will be used by the Division III teams as well as the intramural sports program. Additionally, local recreation programs and the Camden Board of Education would have access. The project will include baseball, soccer, and lacrosse fields, bleachers, lighting, and locker and restroom facilities.

**Key Information:**

- **Cost:** $7.5 M
- **Dates:**
  - CPAC Approval Date: Not Applicable
  - BoG Approval Date: December 7, 2017
  - Anticipated Completion Date: Not Applicable
- **Design & Construction Status:** Development underway
4. **Student Services One-Stop and Commuter Center**

**Newark Campus**

**Key Information:**

- **Cost:** $10.0 M
- **Dates:**
  - BoG Approval Date: October 4, 2018
  - Anticipated Completion Date: Fall 2022
- **Design & Construction Status:**
  Design for this project has been put on hold

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**Project Description**

The One Stop Student Services Center (One Stop) at Rutgers University-Newark will represent an integrated and coordinated cross-functional service in the areas of financial aid, student accounts, and registration. The center will serve as a “single point of service” across these areas to promote a progressive, simplified, and consistent student experience and a culture that supports student satisfaction and success. This 22,000 square foot project comprises the renovation of 15,500 square feet and the addition of 6,500 square feet.
5. **Brandt Behavioral Health Treatment Center and Residence**

**Health Services**

**Cook Campus**

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**Project Description**

The Brandt Behavioral Health Treatment Center and Residence will comprise two buildings that provide residences and clinical treatment for up to sixteen (16) clients, as well as daily ambulatory treatment for hundreds of youth from the surrounding communities.

The treatment center will provide space for ambulatory healthcare for both occupants of the residence and clients living off-site but visiting during the day. The one-story 15,600 square foot treatment building will accommodate counseling and socialization spaces, studio therapy spaces (art, music, etc.), and departmental/administrative spaces for the clinical program.

The two-story 26,600 square foot residential building will accommodate sixteen (16) private bedroom suites, interactive kitchen and dining space, fitness space, social spaces – small-scale too large to accommodate all residents, and support functions for the residential program.

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**Key Information:**

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<th>Cost</th>
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<tr>
<td>Design &amp; Construction Status:</td>
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6. Co-Generation Plant Upgrades

Project Description

The replacement of the three aging turbines with a capacity increase of at least 2.8 MW will improve reliability and efficiency, reduce energy costs, reduce emissions, and produce energy credits. The new equipment would eliminate the use of 8,000,000 gallons of water per year, much of which is discharged to sanitary sewers. This project also includes electrical and mechanical upgrades.

Key Information:

| Cost:       | $ 50.5 M |
| Dates:     |          |
| BoG Approval Date: April 6, 2017 |
| Anticipated Completion Date: Winter 2021 |
| Design & Construction Status: | Construction underway, 77% complete |
**Project Description**

This project consists of renovations to provide new medical research laboratories, elevator and fire alarm upgrades, reconfigure and/or expand all medical education spaces, and enhance the exterior appearance of the existing building.

Phase 1 focuses on the schematic design effort for 650,000 gross square feet of the building and key infrastructure upgrades. These efforts are the first step towards modernizing the building and providing much needed upgrades to the facility.

**Key Information:**

<table>
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8. University Behavioral Health Care Center for Excellence

**Project Description**

The UBHC Center for Excellence in Addictions Research, Training, and Treatment will provide all spaces required to offer both inpatient and outpatient services. Space for outpatient counseling, inpatient beds, program administration, and clinical support will be provided. A unit dedicated to inpatient withdrawal management is included in the program.

The four-story 20,000 gross square foot building will accommodate twenty-four (24) inpatient beds, twenty (20) inpatient withdrawal management (“detox”) beds, counseling rooms, group therapy rooms, administrative and clinical support spaces, exam rooms, food service, and exercise, yoga, meditation spaces.

**Key Information:**

- **Cost:** $4.5 M
- **Dates:**
  - BoG Approval Date: April 7, 2020
  - Anticipated Completion Date: Spring 2022
- **Design & Construction Status:**
  - Construction underway
Multiple Campuses and Off-Site Locations

9. Building and Site Improvements

Project Description

The project will include assessment, prioritization, design, asbestos abatement (where required), and renovations to buildings and selected site improvements as required to create accessible routes to buildings within public areas of buildings. Improvements to accessible routes (exterior walkways, ramps, entrance doors, and door operators), public lavatories, circulation within major areas of the building, classroom and lecture hall seating, and elevators are likely candidates for prioritization.

Accessibility improvements will enhance experience of students, visitors, faculty, and staff, reduce risk of claims, and increase compliance with state code and federal law. The University’s image will benefit from a proactive program that provides for strategic enhancements.

Key Information:

Cost: $10.0 M

Dates:
BoG Approval Date: February 23, 2021
Anticipated Completion Date: FY 2026

Design & Construction Status:
Design underway
Project Description

This project will include assessment, prioritization, design (where required), and renovations to buildings and select systems improvements as required to upgrade existing systems, provide new infrastructure, and abate conditions highlighted by code-mandated fire safety inspections.

Work will concentrate on areas that have been identified as priorities by University Facilities, University Emergency Services, and the New Jersey Division of Fire Safety.

The primary benefit of the project is enhancement of fire safety in buildings – protection of life and property. Fire safety improvements will provide for safe occupancy, reduce risk of claims, and increase compliance with state code. The University’s image will benefit from a proactive program that provides for strategic enhancements.
11. Classroom Access and Security Improvements

Project Description

This project includes continuation of security enhancements that were previously developed. The focus is on retrofit of doors and door hardware that will permit safe egress when necessary and effective shelter-in-place if ever required.

The primary benefit of the project is enhancement of public safety in classrooms and lecture halls adding protection in the event of an active threat.

Multiple Campus Locations

Key Information:

Cost: $ 5.0 M

Dates:
BoG Approval Date: February 23, 2021
Anticipated Completion Date: FY 2026

Design & Construction Status:
Design underway