



The College of New Jersey



2011 Facilities Master Plan Update

PROJECT INFORMATION

The facilities master plan update will build upon the existing master plan, focusing on academics, student activities, student services and housing. The College has identified 7 Potential Paths that have space needs. While we have identified these as separate paths, they must also be considered as a whole, and they may overlap or change as we go through the master planning process. Paths 1 through 3 are included in the current Campus Master Plan but may need to be revised. Path 4 is partially in the current Campus Facilities Master Plan. Paths 5 through 7 are not included in the current Campus Facilities Master Plan. The 7 Potential Paths are as follows, with additional information in the appendices:

1. Housing
2. '34 Building / Loser Renovation / Nursing
3. '68 Building / Academic Side Student Support Services / Green Hall
4. Engineering / Science / New Academic Building
5. Brower Student Center (BSC)
6. Student Services / Dining Expansion / Student Activities
7. Athletics & Recreation

The facilities master plan will identify the physical structures and program spaces needed to meet the College's mission and strategic initiatives, as well as to meet the goals of the facilities master plan. The facilities master plan will look to the strategic plan update to prioritize the Paths.

GENERAL SCOPE OF WORK

Phase 1 – Investigation / Programming Criteria: The Consultant will meet with the Steering Committee, the Working Group, and representatives from the 7 Potential Paths. The Consultant will review documentation provided by the College, including the current facilities master plan, feasibility studies, and building plans. The Consultant will review the College's right-size enrollment plan and determine the effects on the updated facilities master plan. In general, the Consultant shall determine how the enrollment plan affects the 7 Potential Paths. For academic schools, this includes not only the overall enrollment, but the enrollment by School.

The current master plan developed goals and tasks based on the College's Mission, Core Beliefs, and Strategic Initiatives. The goals and tasks were developed specifically to address housing and the academic and administrative groups included in the master plan, and were not prioritized. The goals and tasks are as follows:

1. **GOAL:** To reduce the effective age and increase the remaining useful life expectancy of the academic and residential facilities.
TASK: Determine feasibility of renovating versus replacing buildings that are nearing functional obsolescence, which will help determine the need for new construction.
2. **GOAL:** To support the educational and residential needs of the optimal size for the entering first-year class.
TASK: Determine the optimal size for the entering first-year class, which will help determine the physical facilities required.

3. **GOAL:** To increase the percentage of students living on campus and to enhance the residential experience.
TASK: Determine the ideal and feasible number of on-campus beds for each cohort, as well as the appropriate residential configurations and amenities for each cohort.
4. **GOAL:** To maintain the spacious feel of the campus including green spaces, outdoor recreational areas, and open sight lines.
TASK: Determine appropriate locations of new buildings with consideration to adjacencies, outdoor spaces, green quads, and sight lines.
5. **GOAL:** To develop a schedule that minimizes disruption of the teaching-learning environment that is feasible both financially and in terms of construction management.
TASK: Determine funding sources and feasible expenditure, as well as the most appropriate schedule for design and construction.
6. **GOAL:** To enhance the academic transformation and continue development of a living-learning environment.
TASK: Determine the facilities needed to provide the flexibility to allow interdisciplinary learning and research, encourage faculty/student engagement, and create multifunctional spaces.
7. **GOAL:** To support initiatives from the Presidents' Climate Commitment Committee by incorporating sustainability and energy efficiency into existing and new facilities.
TASK: Determine the most appropriate way to incorporate environmental responsibility and energy efficiency into the design of capital projects.

The facilities master plan update shall review and update the goals and tasks to include the broader perspective of the 7 Potential Paths. The update shall prioritize the goals and add measures for the goals.

The Consultant shall develop program documents for each of the groups in the 7 Potential Paths, including approximate square foot, desired adjacencies within the group, desired adjacencies to other groups, and most appropriate location/ zone on campus.

Phase 2 – Test Fitting Programs and Buildings: The Consultant shall review floor plans of existing buildings, as well as the existing conditions section of the *Academic and Administrative Facilities Master Plan and Housing Master Plan Summary Report*.

The Consultant shall provide a summary of existing building stock and an analysis of how that stock meets the College's needs. The Consultant shall develop test fit options for the 7 Potential Paths. Each option shall include:

- Block diagram of program spaces in proposed building, as well as written program
- Written summary of recommendations for demolition, alterations additions needed to make building operational for proposed program, including MEP and IT upgrades, campus utility infrastructure upgrades, and square foot (or per bed) construction cost.
- Written description of all new buildings proposed, including approximate square footage, square foot (or per bed) construction cost, campus utility infrastructure requirements, and siting on campus.

- Temporary swing space may be needed to accommodate personnel during renovations and/or additions. Existing buildings may need to be demolished to provide a site for a new building, which also may require temporary swing space. All requirements for swing space must be included in the options.
- Advantages and disadvantages of each option

Phase 3 – Cost, Schedule, and Summary: Based on the information prepared in Phases 1 and 2, the College will select one or two of the test fit options to continue into this phase. A cost and schedule shall be developed for these options, and shall include the following information:

1. Costs shall include all costs associated with the project, including, but not limited to construction costs; escalation; professional design fees; permitting and reviewing costs; government agency fees; furniture, fixtures and equipment; moving costs, and infrastructure upgrade costs.
2. The schedule shall include time for programming, design, government agency review, bidding, and construction.
3. The schedule shall consider the academic schedule
4. The schedule shall identify swing space requirements. Students, faculty and staff shall be disrupted as little as possible.

A report shall be prepared by the Consultant, which summarizes the information gathered in each phase, the conclusions reached at each phase, and the final agreed upon recommendations of the Plan. A separate implementation plan shall be developed, including the final recommendation, costs, block diagrams, and schedules. The Consultant shall also prepare a presentation document to be published in print and on the College's web page.