

# Capital Projects Quarterly Report / March 31, 2022

## CPDC Planning Studies

### **Rec Center Renovations and Additions**

CPDC provided a study for adding Sports Therapy Labs and an Ergonomics & Gait Assessment Lab within the facility. The study also included a new 13,500sf classroom addition for eleven (11) Sports Therapy classrooms. This study is on hold until further direction.

### **Matelson Hall Reuse as an Office Facility**

CPDC provided a study for converting the Matelson student residence hall into office space for the current College Hall offices that include Capital Planning, Employment Equity, Payroll, Human Recourses, EIS and IT Services, Marketing, Purchasing, Accounts Payable, Administration, Controller, among others. The study was completed October 26, 2021. This study is on hold until further direction. A project cost estimate was included, as well as an estimated real estate sales price for College Hall.

## CPDC Capital Projects Status Report

### **Hobart Manor Façade Upgrades**

CPDC received a quote from Sky High Waterproofing Company to restore and tuckpoint the lower level retaining wall and steps, and to tuckpoint the facade at the lower level office window to stop chronic leaks. This project has been scheduled for summer 2022.

### **1800 Valley Road Child Development Center & Continuing and Professional Education**

GPC, Inc. was awarded the construction contract. Renovation work began on January 2021, and GPC substantially completed the renovation in December 2021. Furniture installation and Departmental moves are scheduled for completion in January 2022. The Certificate of Occupancy has been received.

Classes are expected to start in late spring, and the classes for the normal summer academic programs are expected to start in June. The Child Development Center licensing is scheduled for April-May 2022.

Plans for a new sidewalk connection from 1600 Valley Road to 1800 Valley Road have been drawn. The current easement will allow for installation of proposed sidewalk. Sidewalk will be installed in late spring of 2022.

### **University Commons Interior Renovation Project**

Phase 2 & 3 Renovation Work: Settembrino Architects was awarded the agreement for construction documents and construction phase services.

The Phase 2 work includes the renovation of the Speert Hall Metro Lounge, Conference Rooms and Ballroom. New furniture for these spaces are also included. The Conference Rooms, Conference Rooms Lounge and Ballroom Lounge renovation work were completed in January 2022. The Ballroom and Metro Lounge renovation work will be completed in June-July 2022.

The Phase 3 work will include the Speert Hall Promenade, the University Commons Ground Floor Game Room, and Student Café; the first Floor Multi-Purpose Room; the Second Floor Conference Room, and Second & Third Floor Corridors. Renovation will include new flooring, finishes, furniture, equipment and lighting.

Settembrino Architects provided a preliminary cost estimate for the Phase 3 work at \$2,150,000. It is anticipated that the University will determine which Phase 3 improvements will be financed for completion in Fiscal Year 2023.

## **Campus Dining Facilities Upgrades**

The CCH Construction Documents were issued for bid in April, and Unity Construction Services, Inc. was awarded the construction work. NJ DCA has advised that sprinkler installation was necessary for entire project. DCA recently approved the sprinkler drawings and work has commenced on installation of sprinklers. This project is scheduled for completion in late June 2022. A new dishwasher will be installed in June 2022.

## **Raubinger Hall Offices for Academic Foundations & Student Services**

The Academic Foundations & Student Services Offices (along with its furniture & equipment) will be moved from Raubinger Suite 205 to Raubinger Suite 309 by or before June 1, 2022. Two small 40sf counseling rooms will be added to the suite. CPDC will work with PPO to complete the renovation work. The Provost Office will utilize the Raubinger 205 Suite of Offices.

## **Residence Halls Renovation Work**

CPDC met with Residential Life to discuss renovation work in High Mountain East and West, Hillside Hall, Century Hall, and White Hall that should be done during summer 2022. A new office will be built within the High Mountain East entry space. New shower inserts will be installed in (47) High Mountain East and (48) High Mountain West student suites. New corridor flooring will be installed in High Mountain East & West. Electric Ranges and refrigerators will be installed in the Century Hall lounges. Entry vestibules in Century Hall, Hillside Hall and White Hall will be upgraded with a security storefront and door with access controlled at the desk.

## **Carriage House Renovation into 1<sup>st</sup> Floor Warming Kitchen space and 2<sup>nd</sup> Floor Office Space**

In December 2019, Peter Johnston Architect completed the Schematic Design Documents and Preliminary Construction Cost Estimate for the renovation of the Carriage House into a first floor Warming Kitchen with University Offices on the second floor. Following Aramark's review of the Warming Kitchen design, Peter Johnston completed the construction documents in May 2021, and they were sent to DCA for Permit Approval. The project was issued for competitive bidding in August, and bids were received in September 2021. R. J. Michaels was the low bidder @ \$734,354. The project was put on hold. A decision will be made soon if the project will be rebid, so that the renovation work could start in summer 2022.

## **White Hall Façade Restoration**

CPDC met with Tremco Products to determine the scope of façade restoration work in July 2020. The work will be comprised of re-caulking 126 windows, replacing 146 damaged bricks, grinding back and repoint steel lintels, and pressure washing entire façade. The restoration work will conclude with power washing and sealing the masonry, and washing all of the windows. The project is scheduled to begin in May 2022 following graduation. Completion is scheduled for June 2022.

## **Power Arts Roof Replacement Project**

ALSA Architecture, LLC completed the construction documents in accordance with the final roofing scope and specifications prepared by Tremco Roofing. Logistics are planned with Juice Energy for the removal and reinstallation of approximately 312 Solar Panels that are on the roof. The DC feeder conduits and combiner boxes will also be taken off the roof as necessary for re-roofing work to begin. Waterproofing Technologies, Inc. will begin the roof replacement work in April 2022 with completion scheduled for June 2022.

## **Athletic Locker Facility at Wightman Field**

CPDC contracted with CCH Architects to provide preliminary design services for the renovation of the Women's Locker Room, Football and Baseball Locker Rooms. The goal is to upgrade the facilities to comply with Article IX Guidelines. The Training Room, Equipment Room and mechanical systems are to be part of the renovation work. The Architectural services for the DD, CD and CA phases will be bid in April 2022 and awarded in June. Project completion is scheduled for fall of 2023.