

CAMPUS PLANNING

Mission

The Office of Campus Planning oversees the planning and design services to provide efficient, quality facilities in support of The College of New Jersey's mission. The Office of Campus Planning provides long-range facilities master planning; manages architectural and engineering services for major new structures and alterations to existing structures; oversees interior design, furniture planning, exterior graphics and site development; and serves as an "aesthetic conscience" for the campus.

Strategic Planning

LONG-RANGE FACILITIES MASTER PLANNING (STRATEGIC PRIORITY IV, GOAL 1)

Facility Condition Assessment – Campus Planning hired and managed a consultant to perform a comprehensive Facility Condition Assessment, which will be used to update the Asset Renewal Implementation Plan. The consultant identified and documented current facility condition deficiencies, recommended corrections and provide cost estimates for facility condition deficiencies, and forecast future facility renewal costs. The assessment encompassed the entire College of New Jersey campus with 40 buildings of approximately 2.6 million gross square feet and 298 acres of property.

The consultant inspected exterior and interior building systems; site features, including utility connections, paving, stairs, retaining walls, exterior lighting, and landscaping; health/fire/life safety; accessibility; Heating, Ventilation, and Air Conditioning; electrical systems; plumbing systems; elevators; storm water management ponds and surface drainage structures; non-building campus infrastructure including underground utilities, parking garages, roads, walks, flagpoles, and fences; and outdoor athletics facilities including running track, baseball, softball, soccer and football stadiums, and tennis courts.

The consultant has completed all survey work and has input data into a software system. The consultant will be conducting a prioritization workshop with College personnel in Fiscal Year 18 to complete the updating of the Asset Renewal Implementation Plan.

8 Year Outlook Plan – The 2015 Facilities Master Plan outlined long-term strategic goals, major drivers and program needs. The plan anticipated a phased implementation, but did not include a funding plan or a schedule. Starting in FY'16 and completing in FY'17 the College leadership, in conjunction with Campus Planning, identified the priority projects for the next eight (8) years and developed a funding plan and a schedule.

Americans with Disabilities Act (“ADA”) Plan –

The Priority 1 projects have been completed. The accessibility recommendations of the Facilities Condition Assessment will be incorporated into an updated ADA Plan.



FIGURE 34 - EXTERIOR VIEW OF NEW STEM FORUM



FIGURE 35 - EXTERIOR VIEW OF NEW STEM BUILDING

Space Management Software – Substantial progress has been made on the multi-year plan for the implementation of the space management plan. Archibus, the #1 global provider of real estate, infrastructure, and facilities management software, was purchased and selected Campus Planning staff attended training to use the software. All non-residential buildings on campus have been field surveyed and AutoCAD floor plans have been updated to reflect current conditions. All non-residential building spaces have been polylined, cataloged, and linked to the Archibus data system. In the upcoming fiscal year, room use data will be confirmed with building occupants and work will begin residential facilities.

MANAGE ARCHITECTURAL AND ENGINEERING SERVICES FOR MAJOR NEW STRUCTURES AND ALTERATIONS TO EXISTING STRUCTURES (STRATEGIC PRIORITY IV, GOALS 1 AND 4)

This fiscal year saw the substantial completion of the new **STEM** (Science, Technology, Engineering, Mathematics) **Building/Forum/Chemistry Addition**, the **Brower Student Center Renovation/Addition** and the **Chiller Upgrades** to serve the new buildings. The Brower Student was featured in the Fall 2017 TCNJ Magazine.

The Science Complex and Biology Renovation, Phase 2 of the STEM Complex project, completed design during the past fiscal year and will start construction in fiscal year '18.



FIGURE 36 - INTERIOR VIEW OF NEW STEM BUILDING ATRIUM



FIGURE 37 - INTERIOR VIEW OF STEM STUDY LOUNGE



FIGURE 38 - INTERIOR VIEW OF STEM LABORATORY

The Armstrong Renovation, Phase 3 of the STEM Complex project started design during this past fiscal year. This project is funded by the CIF Bond and will focus on asset renewal needs while providing much needed renovation for the School of Engineering.

Campus Planning managed the design and/or provided support during construction for over twenty asset renewal, fiscal year, or strategic initiative projects during fiscal year '17. Due to the nature of these projects, they span several fiscal years.

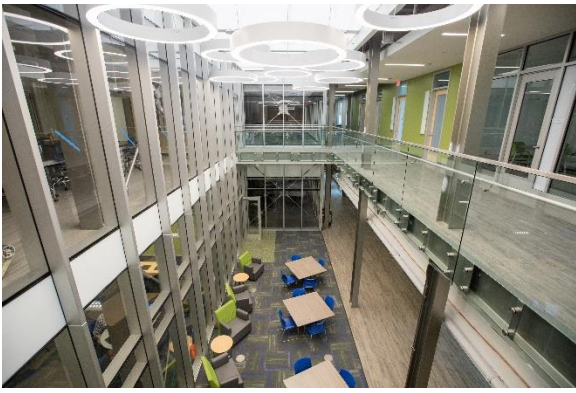


FIGURE 40 - INTERIOR VIEW OF STEM ATRIUM



FIGURE 39 - EXTEERIOR VIEW OF THE STEM FORUM



FIGURE 45 - EXTERIOR VIEW OF THE FORUM



FIGURE 41 - INTERIOR VIEW OF STEM LABORATORY



FIGURE 44 - INTERIOR VIEW OF THE BROWER STUDENT CENTER



FIGURE 42 - INTERIOR VIEW OF THE BROWER STUDENT CENTER ATRIUM



FIGURE 46 - EXTERIOR VIEW OF THE BROWER STUDENT CENTER



FIGURE 43 - EXTERIOR VIEW OF THE BROWER STUDENT CENTER

OVERSEE INTERIOR DESIGN, FURNITURE PLANNING, EXTERIOR GRAPHICS AND SITE DEVELOPMENT (STRATEGIC PRIORITY IV, GOAL 3)

Signage Plan – The Signage Plan has a 10-year implementation, contingent upon fiscal year funding. In FY’17, Campus Planning worked with The PRC Group (the developer for campus town) and Cloud Gehshan Associates (signage consultant), to develop a new gateway entrance and signage for the Route 31 entrance to the campus. The remaining FY’17 funds will be used for new building identification signage at the Science Complex and Biology to rename the buildings after the construction has been completed. The new signs will be installed in summer 2018.

Mid-Year Request Process – Funding requests are typically submitted through the College’s annual Fiscal Year request process. The mid-year request process addresses issues that need to be addressed in a timelier manner than the annual process permits. Mid-year requests are limited to minor office moves, repair of broken furniture, ergonomic evaluations, signage for department name changes, and projects that address health and safety concerns. Over 100 mid-year requests were addressed in fiscal year 2017.

Campus Planning played an integral role in the selection, procurement, and installation of furniture for the STEM Building/Forum/Chemistry Addition, Brower Student Center Renovation/Addition and CAPS/SHS Renovation. Samples of various pieces of furniture were brought to campus for faculty and staff to test and provide their opinions and preferences. The Brower Student Center furniture includes large bean bag seating and FEEK seating. The FEEK seating can be made in various shapes and Campus Planning requested the seating be made in the shape of the letters TCNJ. This is the first such installation with letters and we have heard that two other higher education institutions have contacted the manufacturer.

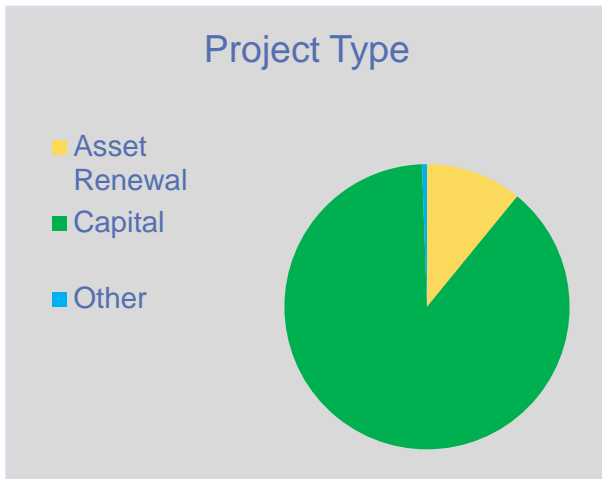


FIGURE 47 - PROJECT TYPE CHART

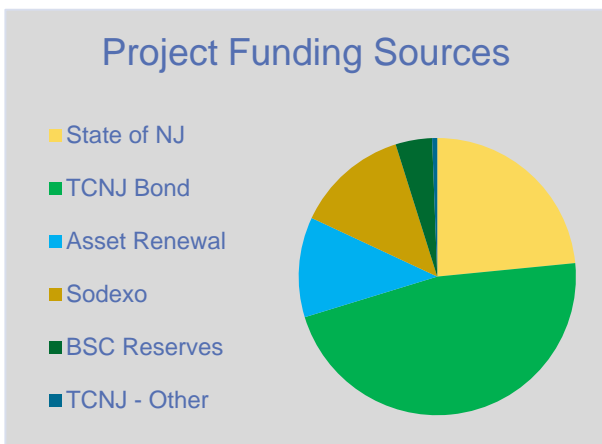


FIGURE 48 - PROJECT FUNDING SOURCE CHART

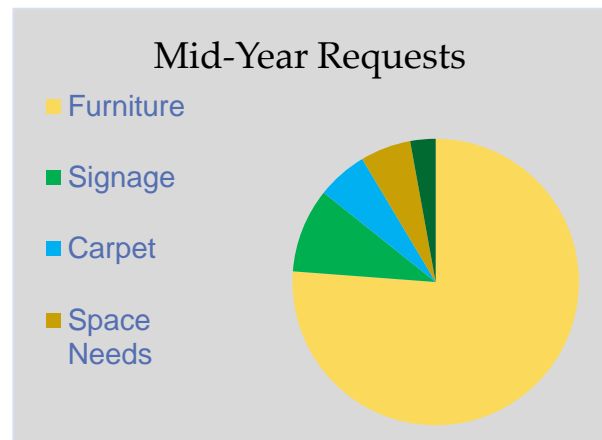


FIGURE 49 - MID YEAR REQUEST TYPE CHART



FIGURE 50 - PROJECT VALUE BY STATUS

SERVE AS AN "AESTHETIC CONSCIENCE" FOR THE CAMPUS

Sustainability: The most sustainable building is the one that is not built. The decision to renovate the Brower Student Center was a sustainable decision. The existing building was structurally sound and the location was ideal. Maintaining the existing structure, façade, floors, and utility infrastructure meant far fewer materials in the landfill and far fewer materials that need to be manufactured. Renovating the building was not only environmentally sustainable; it was also financially sustainable. The College was able to renovate the existing building and construct an addition at a lower cost than a new building of the same size.

After much analysis, the College decided to renovate Travers-Wolfe Hall instead of demolishing it and replacing it with new buildings. Similar to the Brower Student Center Renovation, the Travers-Wolfe Hall Renovation is both environmentally and financially sustainable. In addition, the Travers-Wolfe Hall Renovation occupies a smaller footprint than new buildings would have, which allows us to preserve green space and a potential future building site.



FIGURE 51 - FURNITURE SELECTION FOR THE BROWER STUDENT CENTER

LEED ("Leadership in Energy and Environmental Design") is the most widely used green building rating system in the world and focuses on saving energy, water, and resources; generating less waste; and supporting human health. The STEM Building and the Brower Student Center Renovation/Addition were designed to meet LEED Silver. The Travers-Wolfe Renovation will be designed to meet LEED Silver at a minimum and LEED Gold will be considered.

PROMOTE DIVERSITY

Inclusive bathrooms: Working in partnership with the LGBTQ Task Force, Campus Planning requested and received Fiscal Year 17 funding to improve the inclusivity of bathroom facilities on campus. Locations of single use bathrooms and the type of signage were cataloged. A phased implementation plan was developed that will allow the College to most efficiently use the approved funding. The first phase of the plan replaced the Man/Woman signage at single use bathrooms with gender inclusive signage, which was completed in Fiscal Year 17.

Diversity in the Design Process for Capital Projects: The design process for capital projects is an inclusive process that invites participation from across the campus, including Student Government, Faculty Senate, Staff Senate, Facilities Planning Council, User Groups, Facilities, Utilities, Campus Construction, Campus Police, Steering Committee, Board of Trustees, and others as required for the specific project.

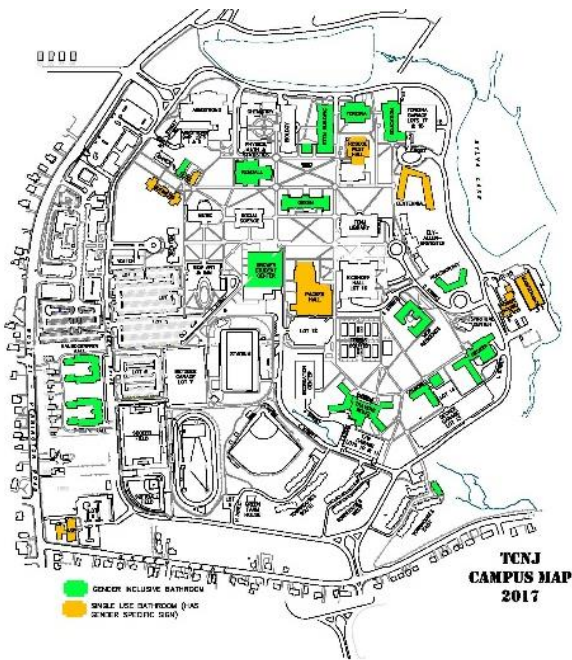


FIGURE 52 - LOCATION OF GENDER INCLUSIVE BATHROOMS ON CAMPUS

All new buildings and buildings undergoing a major renovation, including the STEM Building and the Brower Student Center, are designed to include single user, non-gender specific bathroom facilities. These bathrooms also provide a space for adults with children and adults with caregivers. All projects are designed to comply with the Accessibility Code and the American with Disabilities Act.

Selecting Diverse Consultants Receive RFPs

Campus Planning issues Requests for Proposal (RFP) to selected architecture, engineering, and landscape firms to provide design and construction administrative services for asset renewal and capital projects. In addition to ensuring that the selected firms have the required experience and expertise for the specific project type, Campus Planning includes firms with a WBE (women business enterprise), SBE (small business enterprise), MBE (minority business enterprise) and/or VOB (veteran owned business) designation to receive Requests for Proposals.

In Fiscal Year 16, fourteen (14) Requests for Proposals were issued to forty-eight (48) firms. Some firms received more than one RFP and some firms have more than one designation.

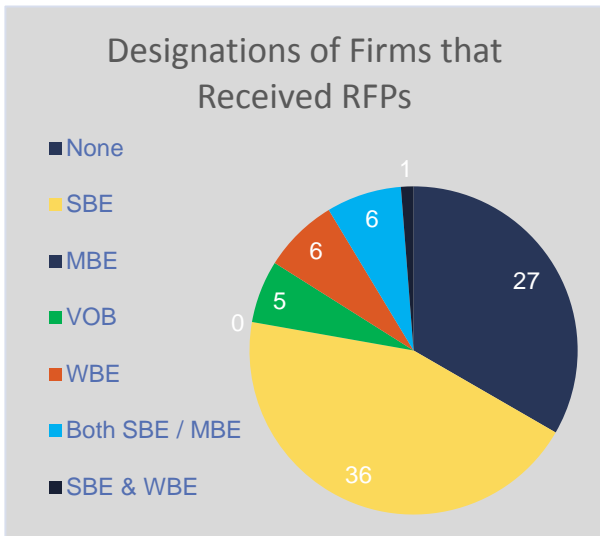


FIGURE 53 - PROPORTION OF FIRMS RECEIVING PROFESSIONAL REQUESTS FOR PROPOSALS

PROFESSIONAL DEVELOPMENT AND INTERACTION

SCUP conference: The April 2017 the Society of College and University Planning (SCUP) held its Mid-Atlantic Regional conference, titled *Necessity is the Mother of REinvention*, in Princeton and offered tours of The College of New Jersey and Princeton University. Campus Planning hosted a tour of the shared insights into the campus facilities master plan and shared stories about the development of the projects on the tour. The tour included the new STEM complex, Campus Town, and the Brower Student Center Renovation/Expansion. SCUP noted that “This gem of a Collegiate Georgian campus shows how to grow strategically, responsibly, and coherently.”

Alliance for Action Conference: The campus architect presented at the New Jersey Alliance for Action’s “Building Our Future” – NJ Higher Education Capital Construction event held in April 2017. The presentation provided on update on the status of projects funded by New Jersey State bond, as well as upcoming TCNJ funded projects.





FIGURE 54 - TCNJ CAMPUS ARCHITECT (RIGHT) ACCEPTS DISTINGUISHED ENGINEERING AWARD FROM THE NEW JERSEY ALLIANCE FOR ACTION

The STEM Building won a ***Distinguished Engineering Award*** from the New Jersey Alliance for Action. The New Jersey Alliance for Action solicited entries for the Distinguished Engineering Awards program, which recognized innovative and outstanding engineering companies for developing unique projects that positively impact New Jersey's economy and environment.