Prepared for the

Committee on Finance and Facilities

Board of Governors

Status of Significant Projects

May 11, 2026

RUTGERS UNIVERSITY
Institutional Planning and Operations

Henry X. Velez, CPA, CFP, CCSA, CITP

Interim Senior Vice President and Chief Operating Officer

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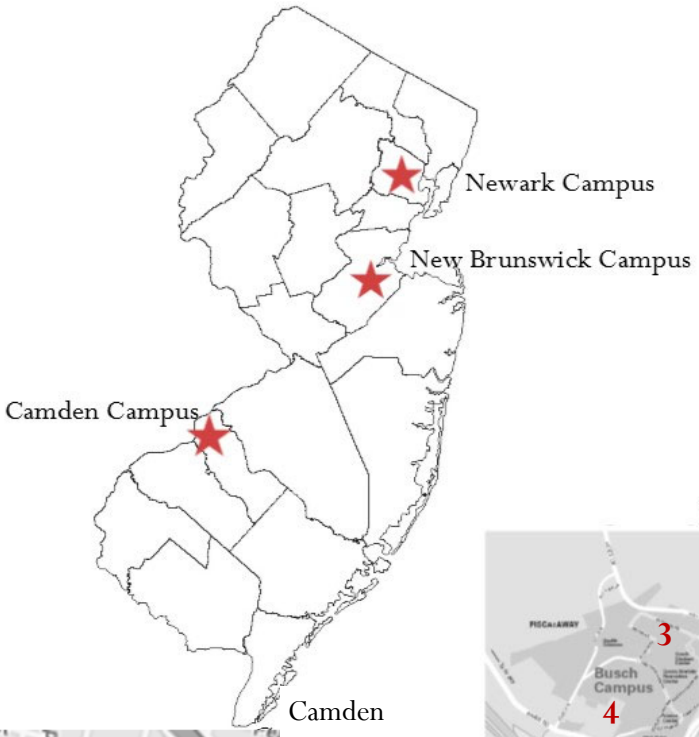
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Camden Total	**$ 60.0 M**		
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New Brunswick Total	**$ 79.7 M**		

Rutgers Biomedical & Health Sciences

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12. Health and Life Science Exchange (HELIX-H3-Housing)	$ 39.9 M	15	Campus Life
Rutgers Biomedical & Health Sciences Total	**$ 1.3 B**		

Multiple Campuses and Off-Site Locations

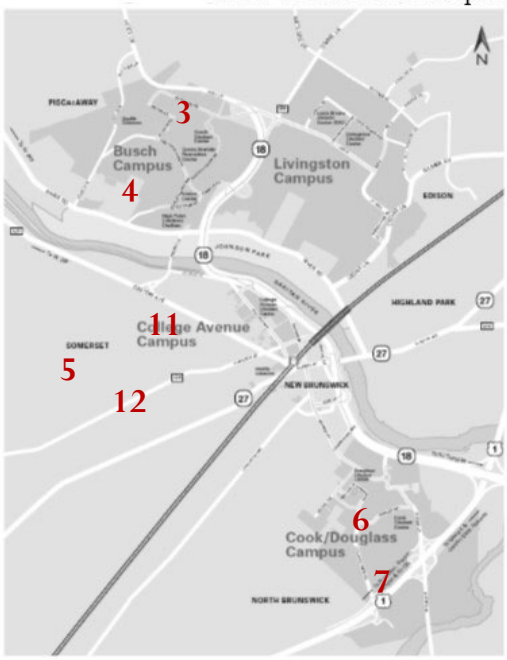
13. Building and Site Improvements (not shown on map, page 3)	$ 10.0 M	16	Infrastructure
14. Fire Safety Improvements (not shown on map, page 3)	$ 10.0 M	17	Infrastructure
15. Classroom Access and Security Improvements (not shown on map, page 3)	$ 5.0 M	18	Student Services
16. Higher Education Grant Funded Programs (not shown on map, page 3)	$ 55.8 M	19	Infrastructure
17. Deferred Maintenance/Capital Renewal and Renovation (not shown on map, page 3)	$ 106.7 M	20	Infrastructure
Multiple Campuses and Off-Site Locations Total	**$ 187.5 M**		
Project Total University Wide	**$ 1.65 B**		



Camden



New Brunswick Campus



Newark Campus

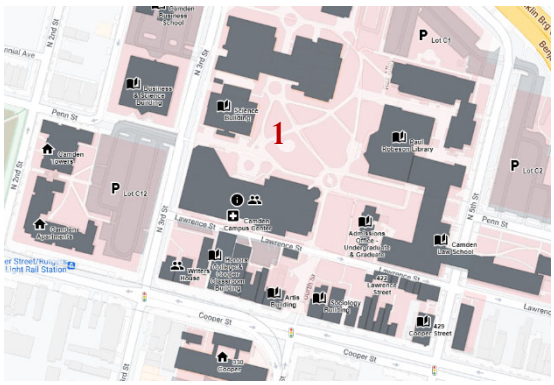


1. Cooper Street Gateway — Administration





Camden Campus



Key Information:

Cost: **$ 60.0 M**

Dates:
BoG Approval Date: April 18, 2024
Anticipated Completion Date: Summer 2027

Design & Construction Status:
Construction underway, 50% complete

Project Description

This project will add 48,000 square feet of new construction and will consolidate office space for the Faculty of Arts and Sciences department currently scattered among five buildings on campus. The new addition will create a landmark gateway to the campus while respecting the historical context within the Cooper Street Historic District. It entails construction of new education and community engagement spaces on the main frontage of the Rutgers University-Camden campus. Upon the completion of this project, spaces will vacate for academic and student life uses.

2. Life Sciences Center 2 — Teaching & Research

Newark Campus





Key Information:

Cost: **$ 22.0 M**

Dates:
BoG Approval Date: April 18, 2024
Anticipated Completion Date: Summer 2026

Design & Construction Status:
Construction underway, 98% complete

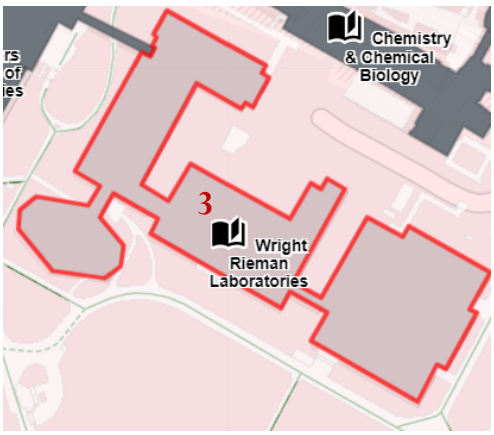
Project Description

This project entails the fitout of the current shell space to create new research labs in the heart of the Rutgers University–Newark campus. Approximately 17,000 total square feet of space was identified for new research lab space, located on the 2nd and 3rd floor. Wet and dry bench research space will increase research capacity and enhance life science research demonstrating a commitment to STEM education and research in Newark. The overall intent of the project is to enhance life science research within the State of New Jersey and ensure that access to STEM education is available to underserved students.

3. Earth and Planetary Science Lab Renovations — Teaching & Research



Busch Campus



Key Information:

Cost: **$ 9.9 M**

Dates:
BoG Approval Date: June 23, 2023
Anticipated Completion Date: Summer 2026

Design & Construction Status:
Construction underway, 90% complete

Project Description

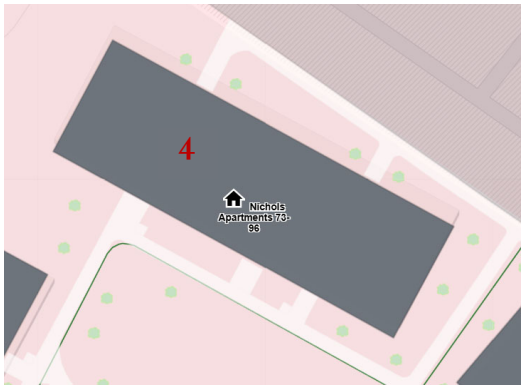
This project consists of a 3,000-sf dedicated space for a state-of-the-art research laboratory located in the Wright Rieman building on Busch campus. The proposed renovations will provide dedicated space for research conducted by the students, professors and scientists from the Department of Earth and Planetary Sciences (EPS). EPS is a new environmentally controlled lab funded by NSF (National Science Foundation). The labs include Carius Tube Lab, Spike Lab, Trace Metals Lab, Mass Spectrometer Instrument Lab, and Support Spaces. This is an essential part of the analytical backbone of EPS.

4. Nichols Apartments Renovations — Student Services





Busch Campus



Key Information:

Cost: **$ 6.5 M**

Dates:
BoG Approval Date: December 17, 2024
Anticipated Completion Date: August 2026

Design & Construction Status:
Construction underway, 65% complete

Project Description

This project continues a decade-long campaign of renovations at the Nichols apartment complex. This phase will include significant interior and exterior renovations. The interior will consist of new kitchens, bathrooms, new floor, wall and ceiling finishes, new furniture, water heaters replaced, and electrical upgrades to support the renovations including upgraded security components and IT systems.

The exterior will include replacement of the building's façade, including exterior wall finishes, insulation, and windows. The building's exterior will match the design of previously completed Nichol's façade, a marked aesthetic and energy improvement over the mid-1970's faux-stucco.

5. Health and Life Science Exchange (HELIX-H3 SoE) Teaching & Research



College Avenue



Key Information:

Cost: **$ 40.92 M**

Dates:
BoG Approval Date: April 24, 2025
Anticipated Completion Date: TBD

Design & Construction Status:
Planning and Design underway

Project Description

H-3 is a new 554,000 square foot 40-story (including mechanical penthouse) building that will have housing units over office and commercial floors. This building will provide space for Rutgers medical and graduate students housing as well as RU-NB School of Engineering (SoE) research space. The last of a three-building development, the H-3 building will have Rutgers as an occupant with a small footprint, taking less than 15% of the gross square footage of the building. Rutgers would ultimately own its units. Once complete, the three (3) new buildings will have a significant operational and economic impact within the city and bolster Rutgers' role as a research and economic innovation leader in the region.

The dedicated Rutgers SoE space, totaling 34,395 square feet, is on floor 2. Wireless Information Network Laboratory (WINLAB) and Energy Storage Research Group (ESRG), currently co-located and off campus, perform research closely aligned with Nokia Bell Labs mission.

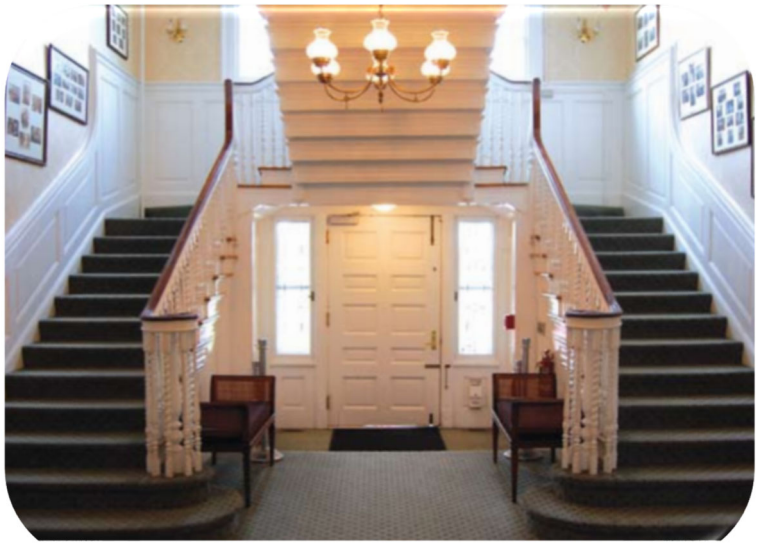
@ Cook/Douglass

6. Wood Lawn Renovations — Academic



Cook/Douglass





Key Information:

Cost: **$ 14.4 M**

Dates:
BoG Approval Date: December 17, 2024
Anticipated Completion Date: Summer 2027

Design & Construction Status:
Design underway

Project Description

The project entails the historically appropriate restoration of the exterior of the building including replacement of the roof, repair and restoration of defining elements such as rails, porches, widespread carpentry repairs, and painting. Windows will be replaced with energy-efficient units that match historic profiles. On the interior, new fan coil units will replace existing heating and cooling equipment, to provide energy efficient temperature control within the building. The restoration of the exterior fabric of the historic structure will extend the life of this iconic building by decades.

Cook/Douglass





Key Information:

Cost: **$ 8.0 M**

Dates:
BoG Approval Date: October 16, 2025
Anticipated Completion Date: August 2027

Design & Construction Status:
Contractor Procurement underway

Project Description

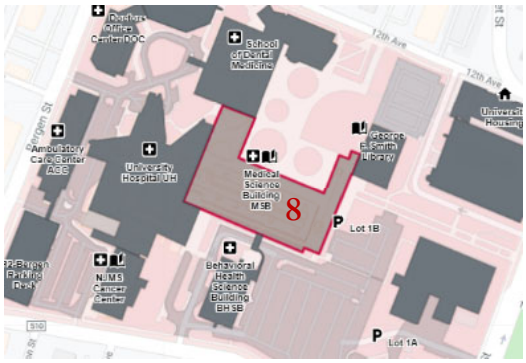
The project entails non-structural capital, infrastructure, aesthetic and functional upgrades and renovations to the 3-story 19,900 GSF Jameson Residence Hall D for all 54 beds. Rutgers University-New Brunswick and Evans seek to co-locate all the enrolled Rutgers Evans Scholars in a residence hall building dedicated to be occupied by Rutgers Evans Scholars. The scholarship house will provide an important living and learning environment for the Rutgers Evans Scholars and is a hallmark of the Evans brand.

@ Newark

8. Medical Science Building — Health Sciences



Newark Campus





Key Information:

Cost: **$ 350.0 M**

Dates:
BoG Approval Date: December 2, 2019
Anticipated Completion Date: Summer 2029

Design & Construction Status:
Design and Procurement underway

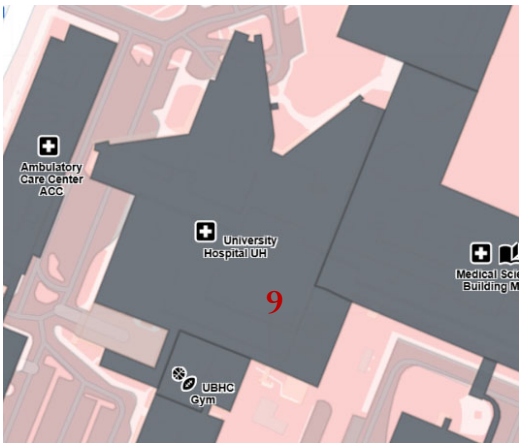
Project Description

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 and the design development 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.
Phase II of the project built upon the schematic designs from Phase I and moved into design development, particularly with respect to building-wide infrastructure upgrade, selected research, and academic spaces.
Phase III of the project, which will build upon the designs from Phases I and II, will include the preparation to complete construction plans, pre-construction services, minor renovations, asbestos abatement, and relocations.
Phase IV and IVa work includes completion of construction documents associated with additional core educational programs for the New Jersey Medical School (NJMS) and School of Dental Medicine (SDM), continuing pre-construction and relocation activities, and restoration of select areas of the building's concrete façade, to address sections of the exterior walls that are suffering from water infiltration and resultant spalling.

Newark Campus





Key Information:

Cost: **$ 325.0 M**

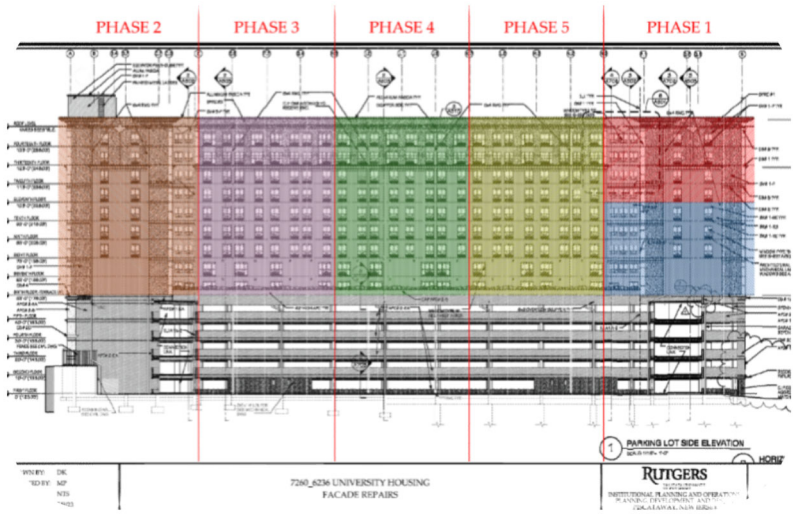
Dates:
BoG Approval Date: December 17, 2024
Anticipated Completion Date: Fall 2027

Design & Construction Status:
Construction underway, 25% complete

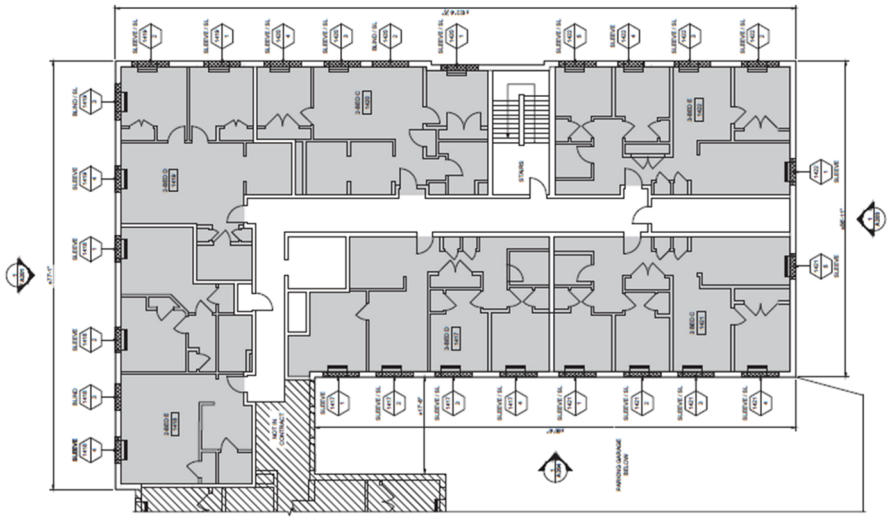
Project Description

This project is the first of several sequential phases of the University Hospital (UH) master plan in concert with Rutgers at the site of the existing ADMC complex. This includes demolition of eleven ADMC buildings, site prep work of 5 acres, and the construction of a building to include 875-car parking deck with four stories of offices above for Rutgers and University Hospital use.

Newark Campus







Key Information:

Cost: **$ 20.0 M**

Dates:
BoG Approval Date: December 17, 2024
Anticipated Completion Date: Summer 2030

Design & Construction Status:
Phase 1 of 5 complete. Phase 2, Contractor Procurement underway

Project Description

This project entails the repairs to the exterior façade, new HVAC wall sleeves, and new through-wall HVAC units, and minor cosmetics touch-up of affected interior wall surfaces. The work is being undertaken in phases, coordinated with Residence Life, to minimize disruptions to the students in the building and to avoid large portions becoming unavailable due to construction activities. The work will benefit students who occupy the apartments and will provide an improved apartment building that will serve students for decades to come.

@ College Avenue

11. Health and Life Science Exchange (HELIX) — Teaching & Research



College Avenue





Key Information:

Cost: **$ 567.0 M**

Dates:
BoG Approval Date: February 28, 2023
Anticipated Completion Date: Summer 2026

Design & Construction Status:
Construction underway, 96% complete

Project Description

This project is a contract with New Brunswick Development Corporation. Located on a four-acre redevelopment site across the street of New Brunswick Train station. This building will be 573,000 square feet high-tech high-rise with Rutgers occupying a total of 441,000 square feet. Rutgers will be located on floors 2 - 4 (Translational Research), 5 – 8 (RWJMS and Chancellor's Suite), and 12 (Vivarium). Floors 9, 10, and 11 house the New Jersey Innovation Hub and Core Partner spaces.

12. Health and Life Science Exchange (HELIX-H3-Housing) Campus Life



College Avenue



Key Information:

Cost: **$ 39.9 M**

Dates:
BoG Approval Date: April 24, 2025
Anticipated Completion Date: TBD

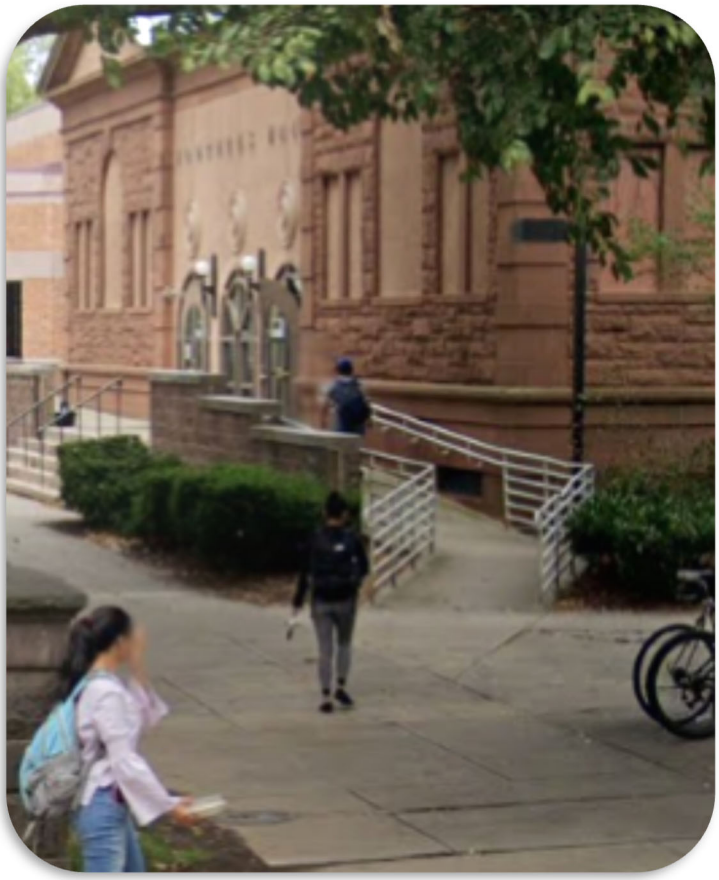
Design & Construction Status:
Planning and Design underway

Project Description

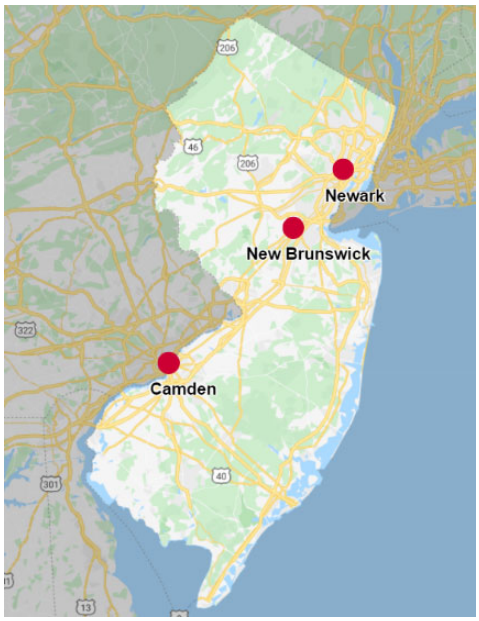
H-3 is a new 554,000 square foot 40-story (including mechanical penthouse) building that will have housing units over office and commercial floors. This building will provide space for Rutgers medical and graduate students housing as well as RU-NB School of Engineering (SoE) research space. The last of a three-building development, the H-3 building will have Rutgers as an occupant with a small footprint, taking less than 15% of the gross square footage of the building. Rutgers would ultimately own its units. Once complete, the three (3) new buildings will have a significant operational and economic impact within the city and bolster Rutgers' role as a research and economic innovation leader in the region.'

The dedicated Rutgers Housing space, totaling 48,325 square feet, is on floors 8-10. This space will include apartment-style units, each including a kitchen. The space will accommodate ninety-eight beds of residential housing.

13. Building and Site Improvements — Infrastructure



Multiple Campus Locations



Key Information:

Cost: **$ 10.0 M**

Dates:
BoG Approval Date: February 23, 2021
Anticipated Completion Date: FY 2027

Design & Construction Status:
Implementation underway

Project Description

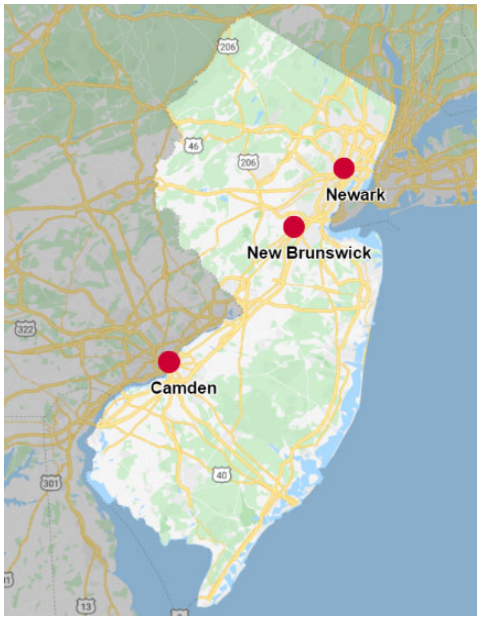
The project will include assessment, prioritization, design, asbestos abatement (where required), and renovations to buildings and selected site improvements as required to create accessible routes to buildings within public areas of buildings. Improvements to accessible routes (exterior walkways, ramps, 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 the experience of students, visitors, faculty, and staff, reduce the 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.

14. Fire Safety Improvements — Infrastructure



Multiple Campus Locations



Key Information:

Cost: **$ 10.0 M**

Dates:
BoG Approval Date: February 23, 2021
Anticipated Completion Date: FY 2027

Design & Construction Status:
Implementation 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.

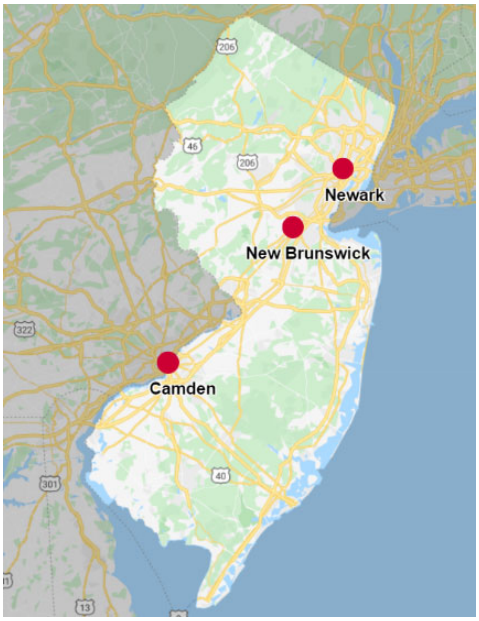
The primary benefit of the project is enhancement of fire safety in buildings – protection of life and property. Fire safety improvements will provide for safe occupancy, reduce risk of claims, and increase compliance with state code. The University's image will benefit from a proactive program that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

15. Classroom Access and Security Improvements — Student Services





Multiple Campus Locations



Key Information:

Cost: **$ 5.0 M**

Dates:
BoG Approval Date: February 23, 2021
Anticipated Completion Date: FY 2027

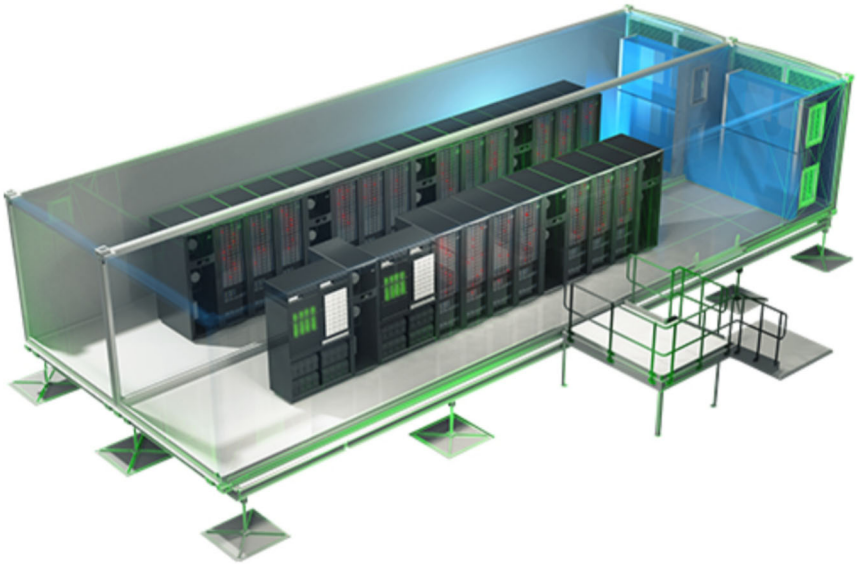
Design & Construction Status:
Implementation underway

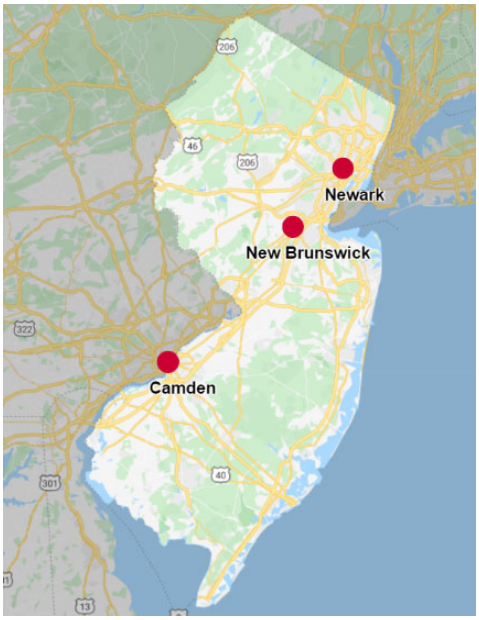
Project Description

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: **$ 55.8 M**

Dates:
BoG Approval Date: June 23, 2023
Anticipated Completion Date: Fall 2026

Design & Construction Status:
Implementation underway

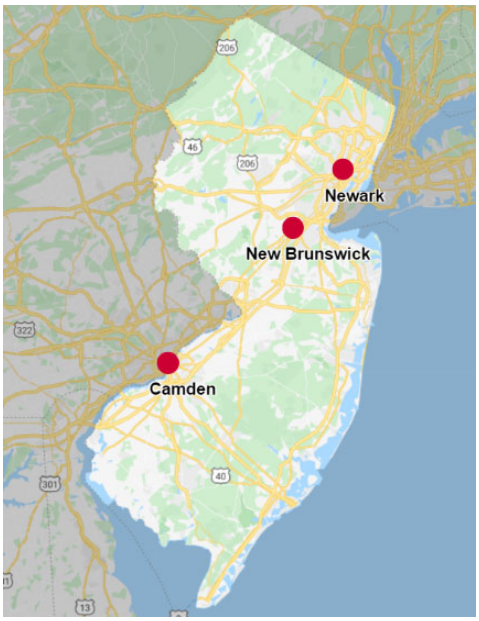
Project Description

Rutgers submitted thirty-seven (37) individual applications for thirty-six (36) projects (one project tapped into two programs), covering all chancellor-led units and enterprise-wide technology needs. Seven (7) projects received funding through the grant awards. The majority of funds were awarded for technology projects, including a Data Center (shown above), and one renovation of educational spaces at Rutgers University-Camden.

17. Deferred Maintenance/Capital Renewal and Renovation — Infrastructure

Multiple Campus Locations





Key Information:

Cost: **$ 106.7 M**

Dates:
BoG Approval Date: April 23, 2026
Anticipated Completion Date: Fall 2029

Design & Construction Status:
Planning underway

Project Description

As part of the university's financial sustainability initiative, significant funding has been identified to apply towards an extensive capital renewal and renovation ("CRR") campaign. CRR – defined by the State as "making the changes necessary to address deferred maintenance needs; to meet all State and Federal health, safety, fire, and building code standards; or to provide a safe and appropriate educational or working environment" can have a significant impact in on the physical environment in which faculty and staff work, reach, research, and heal. CRR projects can have obvious visible impact (refreshed classrooms to support modern teaching methods) or, more often, cannot be seen as the work improves infrastructure systems and building envelope/roofs, often not visible to the average building occupant. University wide Improvements of the campus environment, both inside building and outside on the campus, is inherently beneficial to the delivery of higher education.