

Prepared for the
Committee on Finance and Facilities
Board of Governors

Status of Significant Projects

June 3, 2025



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Executive Vice President & COO

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Newark Total **\$ 40.0 M**

New Brunswick

@ Busch

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New Brunswick Total **\$ 685.0 M**

Rutgers Biomedical & Health Sciences

Budget Page Project Type

@ Newark

10. Medical Science Building	\$ 54.0 M	13	Health Sciences
11. University Hospital Master Plan	\$ 325.0 M	14	Health Sciences
12. 180 West Market Renovations	\$ 20.0 M	15	Health Sciences

Rutgers Biomedical & Health Sciences Total \$ 399.0 M

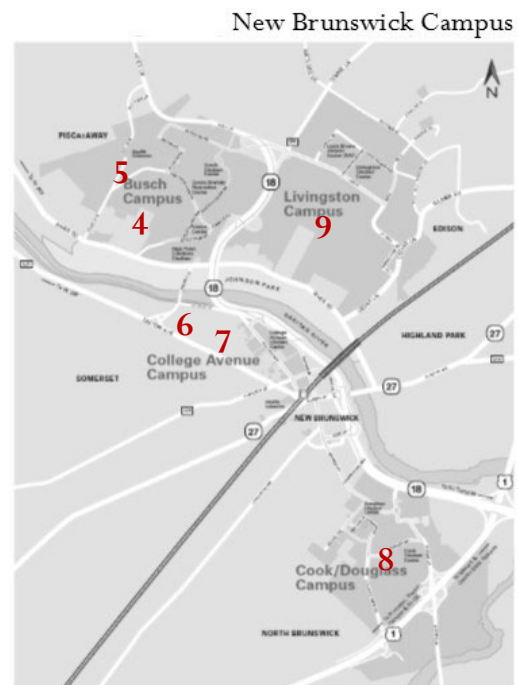
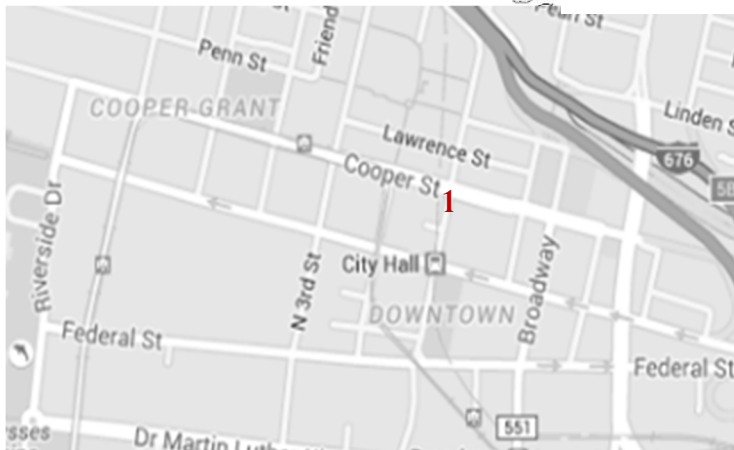
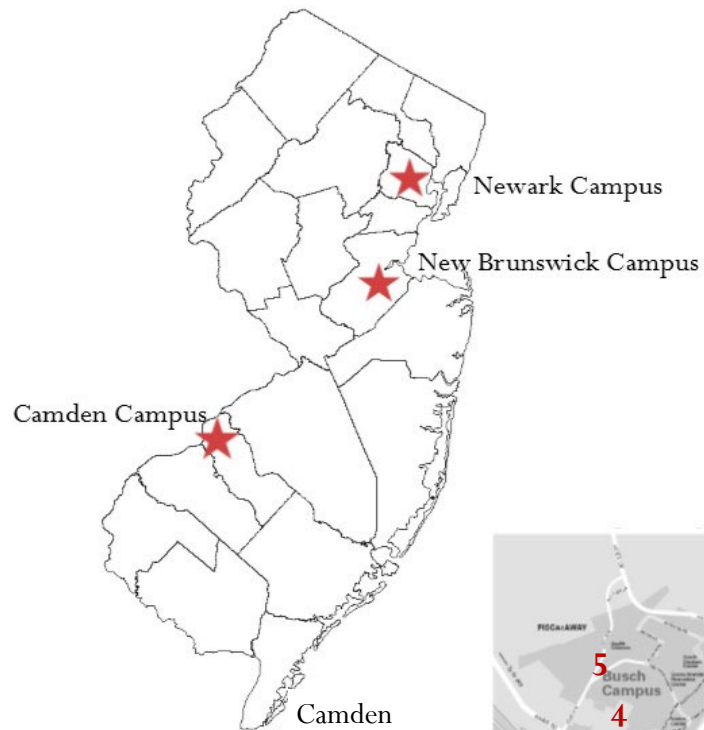
Multiple Campuses and Off-Site Locations

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)	\$ 49.8 M	19	Infrastructure

Multiple Campuses and Off-Site Locations Total \$ 74.8 M

Project Total University Wide \$ 1.3 B

Capital Projects at Rutgers, The State University of New Jersey

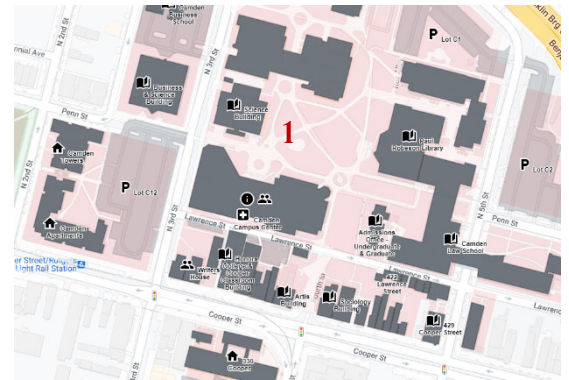


Camden

1. Cooper Street Gateway

Administration

Camden Campus



Key Information:

Cost: \$ 60.0 M

Dates:

BoG Approval Date: April 18, 2024

Anticipated Completion Date: Spring 2027

Design & Construction Status:

Construction underway, 6% complete

Project Description

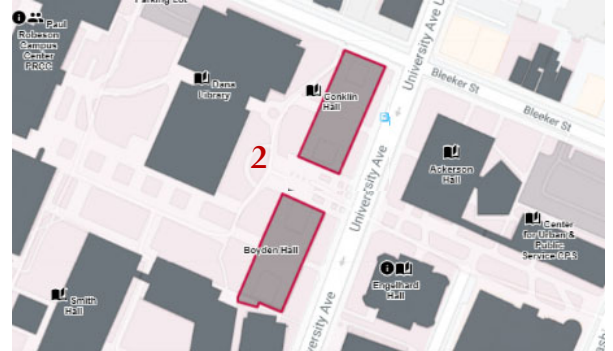
This project will add 43,000 square feet of new construction and will consolidate office space for the Faculty of Arts and Sciences department currently scattered among five buildings on campus. The new addition will create a landmark gateway to the campus while respecting the historical context within 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.

Newark

2. Student Services One-Stop and Commuter Center

Student Services

Newark Campus



Key Information:

Cost: \$ 18.0 M

Dates:

BoG Approval Date: December 7, 2021
Anticipated Completion Date: Summer 2025

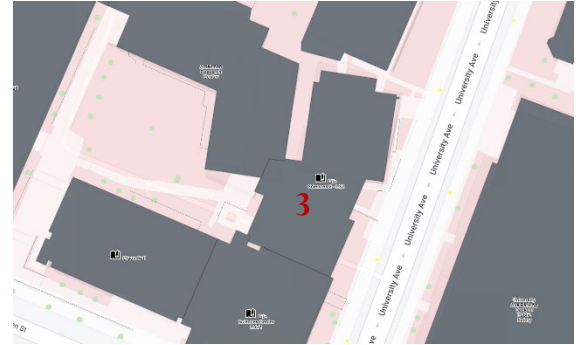
Design & Construction Status:

Construction underway, 90% complete

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.

Newark Campus

**Key Information:****Cost:** \$ 22.0 M**Dates:**

BoG Approval Date: April 18, 2024

Anticipated Completion Date: Fall 2026

Design & Construction Status:

Construction underway, 25% 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.

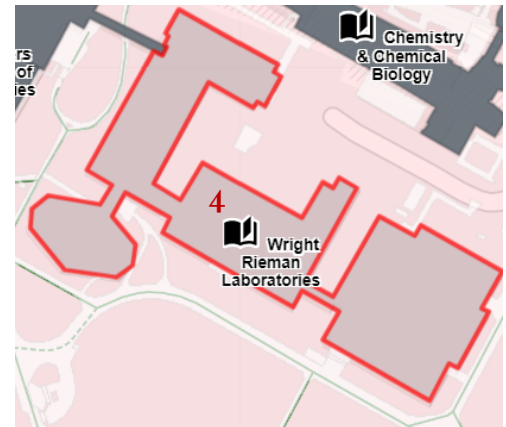
New Brunswick

@ Busch

4. Earth and Planetary Science Lab Renovations

Teaching & Research

Busch Campus



Key Information:

Cost: \$ 8.4 M

Dates:

BoG Approval Date: June 23, 2023

Anticipated Completion Date: Spring 2026

Design & Construction Status:

Construction mobilization underway

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.

Busch Campus



Key Information:

Cost: \$ 6.5 M

Dates:

BoG Approval Date: December 17, 2024
Anticipated Completion Date: January 2026

Design & Construction Status:

Design Underway

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.

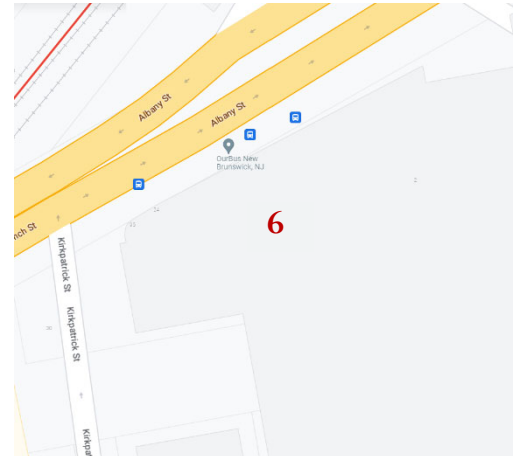
@ College Avenue

6. 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: Spring 2026

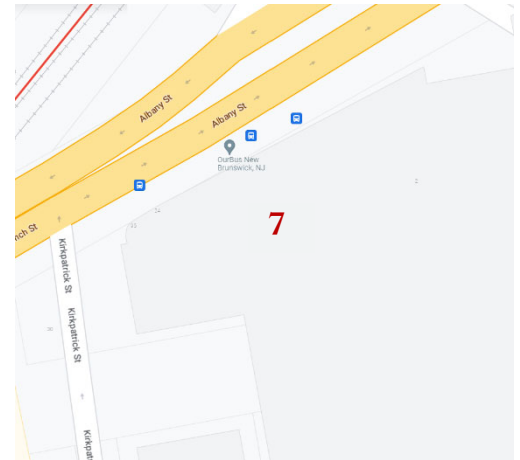
Design & Construction Status:

Construction underway, 65% complete



Project Description

This project is a public private partnership with the city of New Brunswick. 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.

**College Avenue****Key Information:****Cost:** \$ 76.9 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 dedicated Rutgers Housing space, totaling 48,325 square feet, is on floors 8-10 and the Rutgers SoE space, totaling 34,395 square feet, is on floor 2.

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.

8. Woodlawn Renovations

Academic



Cook/Douglass



Key Information:

Cost: \$ 14.4 M

Dates:

BoG Approval Date: December 17, 2024
Anticipated Completion Date: Fall 2026

Design & Construction Status:

Design Underway

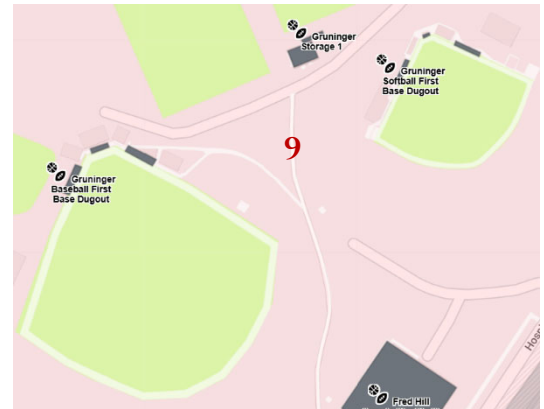
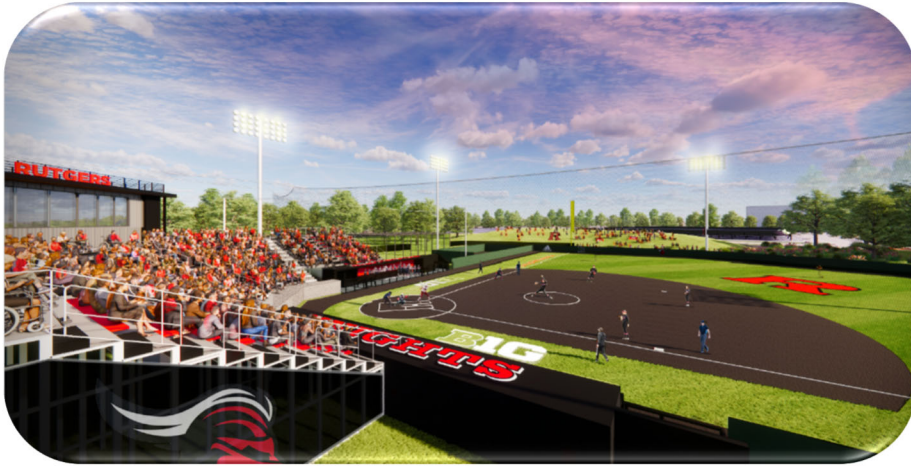
Project Description

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.

9. Baseball and Softball Renovations

Athletics

Livingston



Key Information:

Cost: \$ 10.0 M

Dates:

BoG Approval Date: December 17, 2024

Anticipated Completion Date: Spring 2026

Design & Construction Status:

Design builder procurement underway

Project Description

This project consists of improvements to both the Baseball and Softball fields. This comprises of the Softball field lighting that will include required power infrastructure, to allow nighttime practice and games, bleacher replacement to improve sightlines and accessibility, and to add premium seating. The current seating and capacity at both fields will remain unchanged. Improvements will also include dugout replacement, enlarged to accommodate current roster and equipment, and press box improvements. These improvements are in furtherance of the Athletics Master Plan.

Rutgers Biomedical & Health Sciences

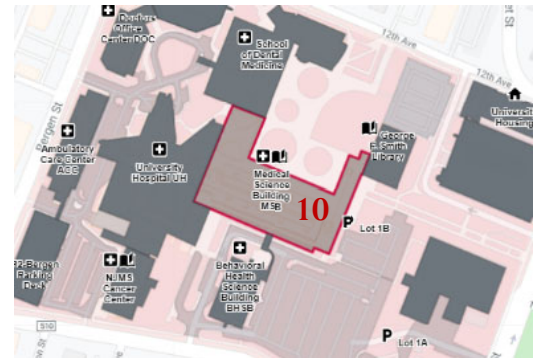
@ Newark

10. Medical Science Building

Health Sciences



Newark Campus



Key Information:

Cost: \$ 54.0 M

Dates:

BoG Approval Date: December 2, 2019

Anticipated Completion Date: Spring 2029

Design & Construction Status:

Design and relocations 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.

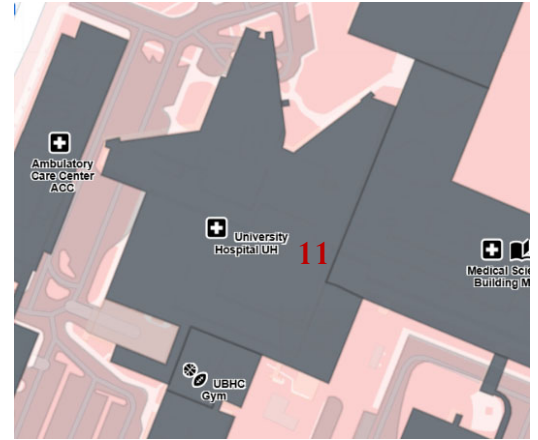
Phase 1 focuses on the schematic design effort and the design development for 650,000 gross square feet of the building and key infrastructure upgrades. These efforts are the first step towards modernizing the building and providing much needed upgrades to the facility.

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

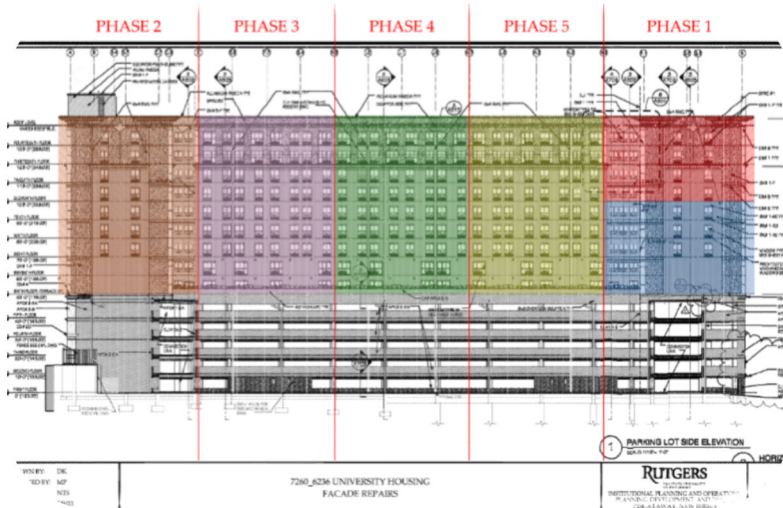
**Key Information:****Cost:** \$ 325.0 M**Dates:**BoG Approval Date: December 17, 2024
Anticipated Completion Date: Fall 2027**Design & Construction Status:**

Design and preconstruction underway

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:**

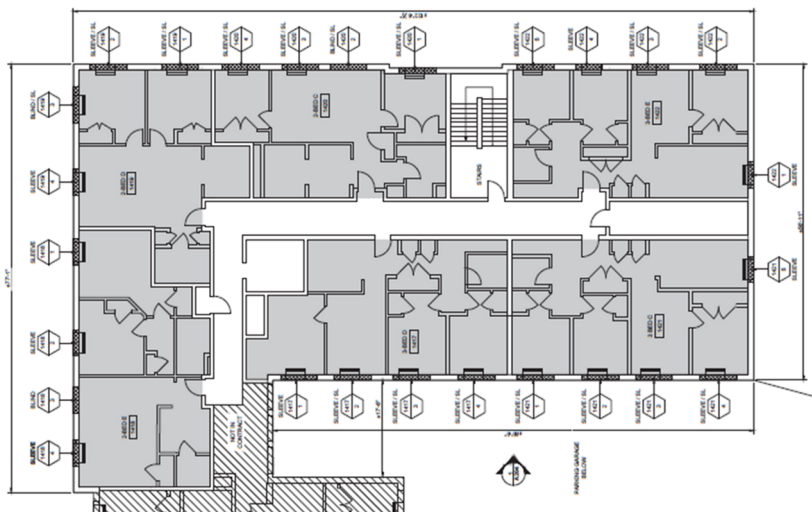
Cost: \$ 20.0 M

Dates:

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

Design & Construction Status:

General contractor mobilization underway for the summer 2025 phase

**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.

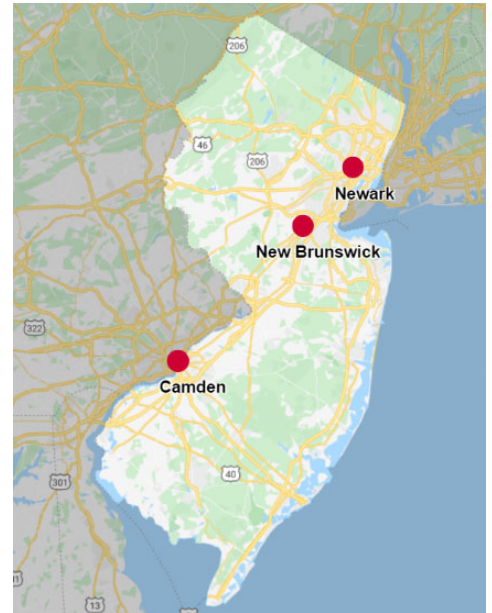
Multiple Campuses and Off-Site Locations

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 2026

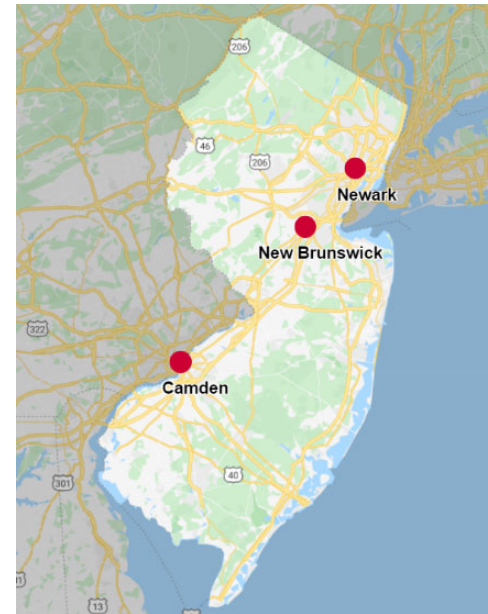
Design & Construction Status:

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.

**Multiple Campus Locations****Key Information:****Cost:** \$ 10.0 M**Dates:**

BoG Approval Date: February 23, 2021

Anticipated Completion Date: FY 2026

Design & Construction Status:

Implementation underway

Project Description

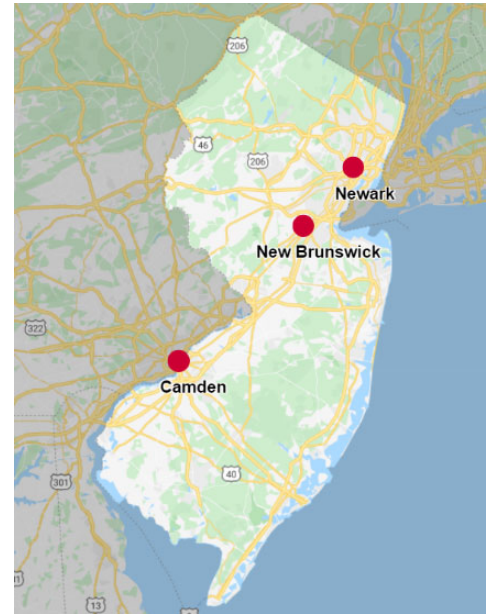
This project will include assessment, prioritization, design (where required), and renovations to buildings and select systems improvements as required to upgrade existing systems, provide new infrastructure, and abate conditions highlighted by code-mandated fire safety inspections.

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.



Multiple Campus Locations



Key Information:

Cost: \$ 5.0 M

Dates:

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

Design & Construction Status:

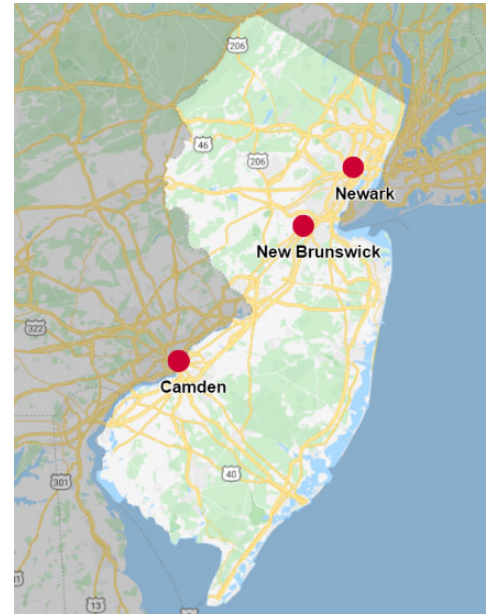
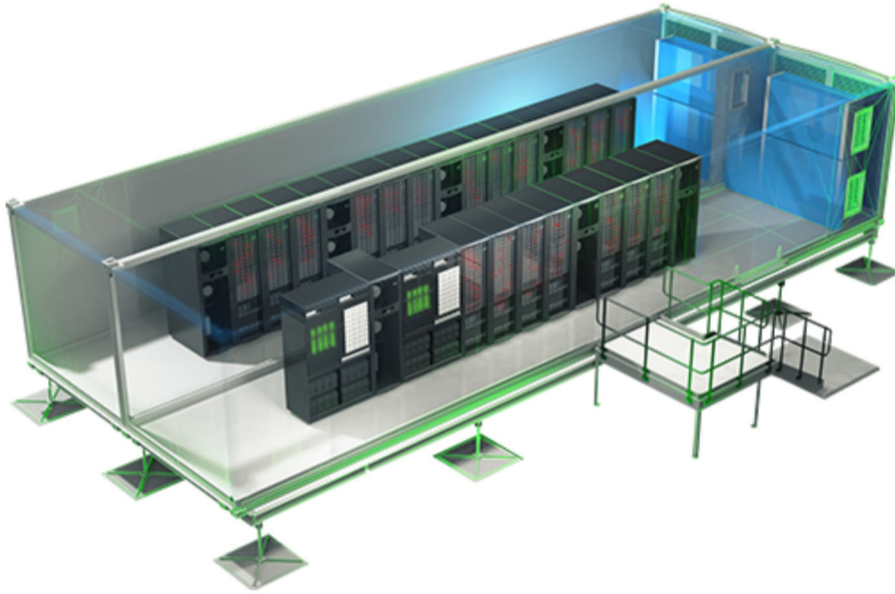
Implementation underway



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:** \$ 49.8 M**Dates:**

BoG Approval Date: June 23, 2023

Anticipated Completion Date: Summer 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.