The College of New Jersey
Board of Trustees
September 19, 2025
8:00 a.m.

Zoom Webinar
Public Meeting Agenda

I. Announcement of Compliance

A. *It is hereby announced and recorded that the requirements of the Open Public Meetings Act as to proper notification as to time and place of meeting have been satisfied.*

II. New Business

A. Resolution Authorizing The College of New Jersey to Submit a Grant Application to the Secretary of Higher Education for Grant Funding Under the Summer 2025 Cycle of the Higher Education Capital Facilities Program for the Purpose of Providing Funding for One or More Projects of the Institution and Authorizing All Other Necessary Actions Required in Connection Therewith – Attachment A

III. Adjournment

Be It
Resolved: That the next public meeting of The College of New Jersey Board of Trustees will be held on Tuesday, September 30, 2025 at a time and location to be announced.

Be It
Further
Resolved: That this meeting be adjourned.

RESOLUTION AUTHORIZING THE COLLEGE OF NEW JERSEY TO SUBMIT A GRANT APPLICATION TO THE SECRETARY OF HIGHER EDUCATION FOR GRANT FUNDING UNDER THE SUMMER 2025 CYCLE OF THE HIGHER EDUCATION CAPITAL FACILITIES PROGRAM FOR THE PURPOSE OF PROVIDING FUNDING FOR ONE OR MORE PROJECTS OF THE INSTITUTION AND AUTHORIZING ALL OTHER NECESSARY ACTIONS REQUIRED IN CONNECTION THEREWITH

Adopted: September 19, 2025

WHEREAS: On August 11, 2025, the Office of the Secretary of Higher Education (the "Secretary") released a solicitation for grant funding (the "Summer 2025 Cycle") under the Higher Education Capital Improvement Fund Act, N.J.S.A. 18A:72A-72 et seq. ("CIF Act") and under the Higher Education Facilities Trust Fund Act, N.J.S.A. 18A:72A-49 et seq. ("HEFT Act") (collectively, the "Higher Education Capital Facilities Program"); and

WHEREAS: The purpose of the Capital Improvement Fund ("CIF") grant program is to provide grants to New Jersey's four-year public and private institutions of higher education for the cost, or a portion of the cost, of the renewal, renovation, improvement, expansion, construction, and reconstruction of facilities and technology infrastructure. "Renewal and renovation" means "making the changes necessary to address deferred capital maintenance needs, to meet all [State of New Jersey] and federal health, safety, fire, and building code standards, or to provide a safe and appropriate educational or working environment" (N.J.S.A. 18A:72A-75); and

WHEREAS: The purpose of the Higher Education Facilities Trust Fund ("HEFT") grant program is to provide grants to New Jersey's public and private institutions of higher education for the cost, or a portion of the cost, of the construction, reconstruction, development, extension, and/or improvement of instructional, laboratory, communication, and research facilities (N.J.S.A. 18A:72A-52); and

WHEREAS: Pursuant to the CIF grant program, the CIF grants are expected to be funded from the proceeds of tax-exempt bonds (the "CIF Bonds") to be issued by the New Jersey Educational Facilities Authority (the "Authority") pursuant to the CIF Act; and

WHEREAS: Pursuant to the HEFT grant program, the HEFT grants are expected to be funded from the proceeds of tax-exempt bonds (the "HEFT Bonds", and, together with the CIF Bonds, the "Tax-Exempt Bonds") to be issued by the Authority pursuant to the HEFT Act; and

WHEREAS: The deadline to submit a grant application (the "Grant Application") for funding under the Summer 2025 Cycle of the Higher Education Capital Facilities Program is September 22, 2025; and

WHEREAS: Pursuant to N.J.S.A. 18A:72A-77(a), "the governing board of a four-year public or private institution of higher education may determine, by resolution, to apply for a grant from CIF. Upon adoption of the resolution, the board shall file an application with the [S]ecretary, which application shall include a complete description of the project to be financed and an identification of any additional sources of revenue to be used"; and

WHEREAS: Pursuant to N.J.S.A. 18A:72A-54(a), "the governing board of a public or private institution of higher education may determine, by resolution, to apply for a grant from HEFT. Upon adoption of the resolution, the board shall file an application with the Secretary of Higher Education, which application shall include a complete description of the project to be financed and an identification of any additional sources of revenue to be used"; and

WHEREAS: The Board of Trustees (the "Board") of The College of New Jersey (the "Institution") desires to approve the submission and form of a Grant Application to the Secretary for funding under the Higher Education Capital Facilities Program for the projects (each, a "Project" and collectively, the "Projects") described on **Exhibit A** attached hereto ("**Exhibit A**"). Words used in the singular shall include the plural and vice versa, as the context may require; and

WHEREAS: The Board further desires to designate and authorize officers of the Institution to take all necessary and desirable actions to (i) submit to the Secretary a Grant Application for the purpose of providing funding for the Projects, (ii) obtain such other sources of financing for such Projects as may be necessary to complete such Projects, (iii) execute and deliver grant agreement(s) and such other documents and instruments as may be required to implement the grant funding, and (iv) undertake and implement the Projects; and

WHEREAS: The Board desires to approve the aggregate costs of the Projects paid and/or financed through all sources in an amount not to exceed the total amount set forth on **Exhibit A** with respect to such Projects; and

WHEREAS: The Board reasonably expects to reimburse expenditures for costs of the Projects paid by the Institution prior to the issuance by the Authority of the Tax-Exempt Bonds; and

WHEREAS: If a Project or a portion of a Project is eligible for funding from both the CIF and HEFT grant programs, the Secretary has discretion to approve funding for said Project or portion of said Project from a different grant program than which the Institution applied for funding; and

WHEREAS: The Board desires to authorize the Authorized Officers (as defined below) of the Institution to accept grant funding for the Projects only from CIF and to make the certifications and commitments necessary to qualify the Projects for said grant funding from CIF; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE COLLEGE OF NEW JERSEY AS FOLLOWS:

SECTION 1. The recitals set forth above are incorporated herein by reference as if set forth at length herein.

SECTION 2. The Board hereby authorizes the undertaking of the Projects described on **Exhibit A** attached hereto; approves the aggregate cost of such Projects, to be paid and/or financed through all sources in an aggregate amount not to exceed the total amount set forth on **Exhibit A** with respect to such Projects; authorizes the financing of all or any portion of the Projects with Tax-Exempt Bonds, commercial loans and other funds available to the Institution, as necessary and as further described in **Exhibit A**; acknowledges that should additional funding be needed to complete the Projects, such funding will be the responsibility of the Institution; and authorizes the submission and form of a Grant Application to the Secretary of Higher Education for grant funding of the Projects under the Summer 2025 Cycle of the Higher Education Capital Facilities Program.

SECTION 3. **CIF Grant Program**

With respect to any Project that receives funding pursuant to the CIF grant program, in accordance with N.J.A.C. 9A:12-1.3(e):

- the Board hereby certifies that the Institution has an up-to-date long-range facilities plan approved by the Board that includes provisions to address deferred maintenance and other capital renewal requirements and the Board hereby pledges to use the CIF grant to advance that plan; and
- the Board commits to maintaining the capital improvement project funded by the CIF grant; and
- the Board certifies that the Institution will use the CIF grant funds for renewal or renovation of instructional, laboratory, communication, research, and/or administrative facilities, or for improvement, expansion, construction, and reconstruction of instructional, laboratory, communication, and research facilities, or technology infrastructure if the criteria found at N.J.A.C. 9A:12-1.3(d) are met; and
- the Board commits to paying the Institution's required share of the debt service on the CIF Bonds issued to fund the CIF grant (one-third of the debt service on the CIF Bonds if the Institution is a public institution or one-half of the debt service on the CIF Bonds if the Institution is a private institution).

SECTION 4. This Resolution is a declaration of the official intent of the Institution that the Institution reasonably expects and intends to reimburse expenditures for costs of the Projects paid prior to the issuance of the Authority's Tax-Exempt Bonds ("Applicable Tax-Exempt Debt") in accordance with Treasury Regulation Section 1.150-2 and that the maximum principal amount of the Applicable Tax-Exempt Debt expected to be issued to finance costs of the Projects, including amounts used to reimburse expenditures for such costs paid prior to the issuance of the Applicable Tax-Exempt Debt is $20,000,000.

SECTION 5. The Authorized Officers (as set forth in **Exhibit B** attached hereto) (each an "Authorized Officer") are each hereby authorized and directed to take all necessary and desirable action to submit to the Secretary a Grant Application for the purpose of providing funding for the Projects, to approve, execute and deliver any and all agreements necessary, including but not limited to grant agreements, to undertake, implement and finance the Projects, and to approve, execute and deliver any and all other financing documents and instruments in the form approved by the Authorized Officers executing the same in the name of and on behalf of the Institution, in as many counterparts as may be necessary, and to affix or impress the official seal of the Institution thereon and to attest the same, and such execution and attestation will be conclusive evidence of the approval of the form and content of such agreements and other documents and instruments necessary to undertake, implement and finance the Projects and to pay financing costs including through the financing thereof. The Authorized Officers are further authorized and directed to do and perform such other acts and to take such other actions as may be necessary or required, or which may be deemed to be appropriate, to implement the purposes of this Resolution to undertake, implement and finance the Projects and to provide for the payment and/or repayment of the financing costs thereof.

SECTION 6. The Board hereby authorizes the Authorized Officers to accept grant funding for the Projects as may be awarded to the Institution as a result of participating in the Summer 2025 Cycle.

SECTION 7. All resolutions, orders and other actions of the Board in conflict with the provisions of this Resolution to the extent of such conflict are hereby superseded, repealed or revoked.

SECTION 8. This Resolution shall take effect immediately; and be it further resolved that no further approvals by the Board are necessary to implement this Resolution.

RESOLUTION ADOPTED: **September 19, 2025**

DULY CERTIFIED: **September 19, 2025**

EXHIBIT A

The College of New Jersey_Project Priority Ranking 1: Life Safety and Code Compliance

A. Project 1 Description:

The first priority project is titled "Life Safety and Code Compliance"and requests funding to replace, upgrade, and/or convert areas of campus in need, including: converting the wet sprinkler system to a clean agent system; enhancing security systems; replacing automatic door operators to ensure ADA compliance; replacing the fire alarm system, fire doors, and dampers; roof replacements for several buildings; elevator replacements; and installing emergency gas shut-offs in Biology and Chemistry to meet NJ Fire Code.

B. Grant Request:

Amount of CIF Grant Request	$9,694,706
Amount of HEFT Grant Request	$0
Total Amount of Grant Request	$9,694,706

C. Total Amount of Institutional Funds to be Provided (if any) **$0**

D. Total Cost of Project **$9,694,706**

EXHIBIT A

The College of New Jersey_Project Priority Ranking 2: Campus Utilities Deferred Maintenance and Energy Savings Project

A. Project 2 Description:

The second priority project is named "Campus Utilities Deferred Maintenance and Energy Savings Project" and requests funding to repair, replace, upgrade, and install facilities that contribute significantly to efficient campus-wide operations, including: repairing a critical portion of the steam line that serves six academic buildings, restoring the Central Utility Plant's equipment to maintain electrical generation capacity while lowering emissions, and renovating the exterior of Kendall Hall to improve the energy performance of the building and enhance the overall comfort of occupants.

B. Grant Request:

Amount of CIF Grant Request	$10,305,294
Amount of HEFT Grant Request	$0
Total Amount of Grant Request	$10,305,294

C. Total Amount of Institutional Funds to be Provided (if any) **$0**

D. Total Cost of Project **$10,305,294**

EXHIBIT B

AUTHORIZED OFFICERS OF THE COLLEGE OF NEW JERSEY

President, Michael Bernstein
Treasurer and CFO, Qadim Ghani
Vice President for Operations, Sharon Blanton

OSHE Higher Education Capital Facilities Program
Executive Summary of Project Requests
September 2025

Total request $20,000,000

Introduction

The College's life-safety systems and energy infrastructure are approaching or past end-of-life. The existing fire alarm system is a mixture of outdated panels and non-networked devices that no longer meet current code standards, and access control systems lack the reliability and centralized management required for campus security. Simultaneously, aging utility infrastructure and associated heating, ventilation, and cooling (HVAC) equipment serving the diversity of campus buildings is inefficient, carbon-intensive, and increasingly prone to failure.

This proposal addresses both life-safety upgrades and campus district energy modernization under an integrated campus improvement plan through the "Campus Utilities Deferred Maintenance and Energy Savings Project" and the "Life Safety and Code Compliance Project".

These projects represent critical components of a unified, large-scale initiative to modernize campus infrastructure and ensure a safe, resilient environment for our entire community. This comprehensive effort addresses high-priority deferred maintenance issues and focuses on enhancing campus safety, improving operational efficiency, and achieving long-term energy savings.

These strategic investments are consistent with our Long Range Facilities Plan and support a cohesive effort to update core campus systems, ensuring they are not only code-compliant but also contribute to a more sustainable and resilient campus environment.

Life Safety and Code Compliance Project
$9,694,706

The "Life Safety and Code Compliance Project" is part of a large-scale, ongoing initiative focused on modernizing and improving safety infrastructure across the campus. The individual tasks represent a cohesive effort to update critical campus systems to enhance safety and ensure compliance with modern regulatory codes. Together, these projects are part of a unified strategy to create a safer, more resilient, and code-compliant campus environment.

1. **High Performance Computing Cluster $140,000**
   Converting the High Performance Computing Cluster data center's fire suppression system from a wet sprinkler system to a clean agent system is crucial to protect valuable and sensitive electronic equipment. While a sprinkler system effectively puts out a fire, it does so by drenching the area with water, which can cause catastrophic damage to servers, networking hardware, and other electrical components, leading to extended downtime, data loss, and costly hardware replacement. A clean agent system, on the other hand, uses a gas that rapidly suppresses a fire by removing heat or oxygen without leaving any residue. This method allows for a quick return to operations with minimal cleanup, preserving both the hardware and the data it holds. Similarly, this equipment should be cooled by an HVAC system designed to maintain an environment with the temperature and humidity required by this highly specialized equipment.

2. **Replace and Upgrade Access Control Boards $1,446,000**
   A new Campus-wide access control system will be installed, integrating key card readers, secure door hardware, and centralized management to enable Campus-wide and location-specific lockdown, enhancing building security and emergency response.

3. **Replace Automatic Door Operators $510,035**
   Replace automatic door operators no longer serviceable due to parts no longer being available. These operators provide accessibility throughout our campus and are necessary to meet ADA requirements.

4. **E911 Upgrade $132,000**
   The campus E911 system provides critical location-level data during emergency calls to 911 from on-campus phones. Campus Police relies upon this information to provide initial emergency response. The existing E911 platform and related subsystems have exceeded the vendor's intended operational life and have become difficult to support. The replacement system will improve operations for the collection and presentation of location data for 911 callers.

5. **Fire Safety Campus-wide Replacement of Fire Doors, Dampers, and Shutters $479,869**
   a. Campus-Wide Fire Doors and Dampers $354,869
      We are required by New Jersey fire code to inspect and/or replace fire doors and

dampers because they are essential parts of a building's passive fire protection system. These devices are designed to automatically activate and contain a fire and its smoke to a specific area of a building, which gives occupants more time to evacuate safely. Over time, components can wear out or become damaged, preventing the doors and dampers from closing properly. Regular inspections and replacements ensure that these critical safety devices will function as intended during an emergency, maintaining the building's fire safety integrity and ensuring our campus complies with state regulations and national standards like NFPA 80 and NFPA 105.

b. Replacement of Fire Shutters in Education Building **$125,000**
The Education Classroom Building was constructed adjacent to an existing parking garage. With its proximity to the garage, it was designed with multiple fire shutters to protect the building's occupants. Because of the age of the building, these multiple fire shutters are coming to the end of their life cycle. In accordance with **New Jersey fire code**, it's critical to repair the inoperable motors on the roll-down fire shutters because these shutters are an essential part of the building's passive fire protection system. The New Jersey Administrative Code, specifically **N.J.A.C. 5:70-4.10**, requires that all fire protection systems and equipment be maintained in an operative condition at all times. If a fire were to occur, these shutters are designed to automatically descend, creating a fire-rated barrier that compartmentalizes the building and prevents the spread of flames and smoke from the parking lot into the educational space. An inoperable motor means the shutters cannot fulfill this life-saving function, leaving a major breach in the building's fire safety envelope and directly violating fire code, which could result in fines or other penalties. Replacing these existing windows with code-compliant fire-rated glass would eliminate the need to maintain and test 18 fire shutters.

6. **Gas Shut Off $250,000**
Research labs in Biology and Chemistry lack compliant emergency gas shut-offs. Installing these systems will enhance safety, ensure compliance with NJ Fire Code and NFPA standards, and reduce risks of leaks, fire, and explosions. Completion is planned in phases, with one department addressed in FY26 and the other in FY27.

7. **Fire Alarm System Replacement $2,496,802**
The objective is to provide the campus community with a worry-free, state-of-the-art, safe Campus in this world of uncertainty. As our Campus comes to the end of life with most of its fire alarm systems, an updated Campus-wide system will provide current code compliance and fully integrated safety, reducing the potential for false alarms, which will enhance the students' overall experience. The project will replace outdated fire alarm systems campus-wide with fully addressable panels and detection devices, providing improved notification, faster troubleshooting, and reduced maintenance costs.

8. **Kendall Hall Fire Safety Code Compliance $250,000**

Completing the annual safety inspection of Kendall Theater, as required by ANSI, is critical because it ensures the safety of all performers, crew, and audience members. The inspection includes a comprehensive check of high-risk components, including the electrical equipment, rigging, and curtains. Over time, electrical systems can develop faults, and the complex mechanical rigging, which supports heavy scenery and lights, can suffer from wear and tear. Furthermore, curtains and other fabrics must be fire-retardant and maintained to prevent them from becoming a fire hazard. By conducting this mandatory yearly inspection, we proactively identify and repair potential failures, preventing equipment malfunctions or fires that could lead to serious injury or property damage. This regular maintenance is vital for maintaining a safe environment for all theater operations and for complying with national safety standards. The last inspection was in 2017.

9. **Roof Replacements $3,430,000**

   Several campus roofs remain unsafe for employees tasked with maintenance. A multi-year fall protection project, beginning with the most dangerous roof at Green Hall, will engage engineering expertise to design compliant safety systems, preventing serious injury or death. The listed roofs are over 30 years old and no longer covered by warranty. They have started to leak, causing damage to the inside of the building, leading to mold (with recent remediation costs of about $500k) and other health issues. Replacing them will result in a healthier air quality and a better environment for Students, faculty and Staff.

   a. Administrative Services Building
   b. Biology
   c. Social Science
   d. Bliss Annex
   e. Science Complex Link
   f. Power House

10. **Elevator Replacements $560,000**

    The college has been updating and modernizing its elevator inventory, which makes the elevators safer, reduces entrapments, and facilities better access for those with disabilities. The two elevators listed are in need of immediate modernization and refurbishment.

    a. Green Hall
    b. Administrative Services Building

Campus Utilities Deferred Maintenance and Energy Savings Project
$10,305,294

The "Campus Utilities Deferred Maintenance and Energy Savings Project" is a comprehensive initiative designed to modernize critical campus infrastructure, mitigate significant operational risks, and achieve long-term energy savings. This project addresses high-priority deferred maintenance issues and focuses on improving energy efficiency through repairs to the powerhouse equipment. A key component of this effort is the installation of a backup generator at the central facilities building, which will contribute to the continuity of campus services during power outages. These strategic investments will collectively enhance campus safety, improve operational efficiency, and create a more sustainable and resilient environment for the entire community.

1. **Steam Line Repairs $7,190,806**
    a. Steam Vault #5 to Steam Vault #13D (Library to Green and Eickhoff to Green)
    The replacement of an existing high-pressure three-pipe steam piping between vault #5 (adjacent to the Roscoe Hall) and vault #11 (adjacent to Green Hall), and from Vault #11 to Vault #13D (adjacent to Eickhoff Hall) at a critical juncture in the system. An independent consultant has completed the design for a portion of this project, but construction has been deferred due to a lack of capital funding. This length of piping, central to the campus distribution system, has routinely required repairs and represents a significant risk to the college of failure serving some six academic buildings.

    b. STEM Steam Vault
    This Steam Vault has heavy groundwater leakage, causing it to fill with water and corrode the piping and valves located inside. The Steam Vault needs to be redesigned and made water-tight to prevent further disruption of heating, cooling, and water delivery.

    c. Associated Steam Vault Repairs
    As identified in our recent district steam survey, several critical components require immediate replacement to assure the reliability and efficiency of the system. These include repairs to the vault structure, replacement of steam valves, traps, and water discharge systems.

2. **Powerhouse Renewal Projects$1,114,488**
    The following restoration efforts include the replacement of the controls, turbine, and associated components to ensure reliability and increase efficiency. In total, these investments, with our recent addition of a gas compressor and modification of our chiller controls systems, will restore the original functional design of the plant.

Proposed renewal tasks include replacement of the existing Supervisory Control and Data Acquisition (SCADA) system, which is no longer supported by the manufacturer and represents a significant cybersecurity vulnerability to the plant operation and a critical point of failure. In addition, we intend to replace the existing turbine and associated turbine intake cooler, both of which are now end of life. This equipment allows the Central Utility Plant (CUP) to maintain its electrical generation capacity throughout the warmest days of the year and decrease our usage of the public utility electrical grid while lowering emissions and reducing operational and maintenance costs.

3. **Kendall Hall Exterior Envelope $2,000,000**

Kendall Hall is a two-story above-grade structure (three-story total including basement) constructed in 1931 with an addition constructed in 1990. Kendall Hall houses several performance spaces/theaters, classrooms, offices, and various related support spaces. The overall project scope, involves exterior renovations including replacement/refinishing of existing metal rails, exterior cleaning, exterior lighting, and complete cleaning of the existing window and door exteriors in their entirety including removal and replacement of existing storm windows, and painting/restoration of existing wood windows, doors and door transoms, and replace existing smoke hatches in the original 1931 construction. This allows us to upgrade the exterior envelope to improve the energy performance of the building to enhance the overall comfort of the students, faculty, staff, and guests.