



NEW JERSEY

# Association of State Colleges and Universities

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**Assembly State and Local Government Committee  
March 7, 2016  
Assembly Bill No. 1753**

The New Jersey State Colleges and Universities would like to thank the sponsor for his support of public-private partnerships. These P3 projects are critically important to our institutions. Our schools can consider and pursue projects which, without this legislation, would be fiscally impossible in these difficult economic times. The P3 program begun in 2009 has successfully provided much-needed facilities on campus, while simultaneously saving the institutions millions of dollars. A list of P3 projects that are completed, under construction, or planned at our institutions is attached.

We particularly thank the sponsor for the generous 5-year extension to the sunset provision in the statute. This extension will allow our schools to undertake even more of these creative and innovative projects on their campuses. We also appreciate the amendment which restores the tax exemption for P3's, as the financial feasibility of these projects would have been in jeopardy without it. We are also grateful that the sponsor removed the provision which would have required the state college or university to assign a management employee to enforce the prevailing wage rate on these projects.

P3 projects enable the state colleges and universities to save time and money, and spur economic growth and job creation. For our institutions, they provide new facilities and resources that our students and faculty can use to enhance teaching, learning, and the campus experience. We greatly appreciate the sponsor's leadership in creating and extending opportunities for partnerships between our institutions and the private sector, and look forward to working with the sponsor in the future.

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[www.njascu.org](http://www.njascu.org)

*The College of New Jersey  
Kean University  
Montclair State University*

*New Jersey City University  
Ramapo College of New Jersey  
Rowan University*

*Stockton University  
Thomas Edison State University  
William Paterson University*

## Public-Private Partnerships at the State Colleges and Universities Completed Projects

Institution	Brief Description	Developers	Contractors	Jobs Created	Dollars Invested
<b>The College of New Jersey</b>	<b>Campus Town</b> – This project adds 283,000 gross square feet of community retail and student housing to TCNJ’s Ewing campus in the form of a mixed use development. The complex consists of 9 buildings total and an investment of approximately \$86 million by the developer. It will provide 202,000 gsf of housing in the form of apartments for 446 students, along with parking and common space on 3 floors above a retail base. The retail amounts to about 81,000 gsf containing a college/community bookstore, a fitness center, a variety of restaurants, a bank, a salon, and other retailers. Parking will also be provided for the retailers.	PRC Campus Properties, LLC a subsidiary of the PRC Group, Long Branch, New Jersey	Turner Construction Company	150 construction jobs; 325 permanent jobs for retail and property management	\$120 million
<b>Montclair State University</b>	<b>The Heights</b> - First public-private partnership construction project to be developed under the NJ Economic Stimulus Act of 2009, is a state-of-the-art residential complex comprising of 568,000 square feet of living quarters, as well as a 24,000 square feet of dining area. The buildings include 1,004 suite-style rooms with 1,978 beds in two-bedroom single and shared bedroom units, multi-purpose rooms in each building include cutting-edge audio/video equipment with videoconferencing and digital multimedia capability, and special suites are handicapped accessible.	Capstone Development Corporation of Birmingham, Alabama.	Terminal Construction Corporation	1,350 construction workers	\$211 million financed by tax-exempt bonds issued by the NJ Economic Development Authority. Provident Group-Montclair Properties LLC is the owner. When bonds are fully paid, title to the entire facility will revert to the University.
<b>Montclair State University</b>	Replacing MSU's aging energy system with new combined heating, cooling and power system "CHCP" and energy distribution system. The CHCP will provide natural gas-fired electric generation, chilled water for cooling, and steam for heat. Additionally, the majority of the campus' electricity requirements will be satisfied by the onsite plant, which is designed to operate continuously, producing electric power of approximately 5.4 megawatts.	Energenic-US, LLC	DCO Energy, LLC	400 construction workers	\$90 million financed by equity, and taxable and tax-exempt bonds issued by the NJ Economic Development Authority.

## Public-Private Partnerships at the State Colleges and Universities Completed Projects

Institution	Brief Description	Developers	Contractors	Jobs Created	Dollars Invested
Stockton University	<p><b>Stockton-Seaview</b> - purchased by Richard Stockton College in September 2010. Managed by Dolce Hotel &amp; Resorts. Beautiful 398,000 square-foot resort includes conference area that houses 21 meeting rooms, 297 guest rooms and 36 holes of championship golf on two world-renowned courses. Additionally, the resort houses an ever-growing hospitality program and provides a unique opportunity of housing up to 200 of the program's students in 3,000 square foot of resource space.</p>			165 full-time and 76 part-time seasonal employees	Purchased for \$20 million.
Stockton University	<p><b>Sam Azeez Museum &amp; Anne Azeez Hall at Woodbine:</b> Built and donated to the Richard Stockton College of New Jersey by Michael Azeez, the Woodbine Brotherhood Synagogue encompasses a total of 5,746 square feet of space. In 2013, and in collaboration with Stockton College, Mr. Azeez built an addition to the museum which included 2 classrooms totaling 2,800 square feet, 2 offices and 16 parking spaces. Woodbine functions as a satellite site for Richard Stockton College with a total of 54 seats for students.</p>			25 construction jobs	\$600,000
Stockton University	<p>The 16,000 square foot <b>Noyes Arts Garage of Stockton College</b> is the cornerstone of the new Arts District in Atlantic City with a mission to promote education, provide resources for emerging artists, and enrich the community. The Arts garage houses 15 artist studios, galleries, shops, a café, a flexible classroom studio, and hosts special events throughout the year. It includes a satellite gallery of The Noyes Museum of Art, and the African American Heritage Museum of Southern New Jersey. Opened November 2013.</p>	Casino Reinvestment Development Authority (CRDA)	Steve Fenwick Architects; L. Feriozzi Concrete Company; Scarpa Electric; AC Mechanical; Guthrie Glass; and Thomas Company.	25 construction jobs, 35 permanent jobs	\$1.6 million

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<b>Rowan University</b>	<b>Whitney Center Mixed Use Building</b> - This glass-front building opened in 2011 with housing for Rowan honors students on the upper floors and 22,000 square-feet of retail space below. It was designed with four floors of apartments and multi-purpose space for up to 300 students in the Thomas N. Bantivoglio Honors Program.	Sora Development	Kinsley Construction Managers	unknown	unknown
<b>Rowan University</b>	<b>Barnes and Nobles Collegiate Superstore</b> - The boulevard's first major retailer, the 36,000-square-foot store broke ground in August 2009 and opened for business on December 1, 2010. The store, which offers more than 75,000 volumes, includes a Rowan University textbook section, a Varsity Spirit Shop, and an indoor/outdoor Starbucks cafe.	Sora Development	Sora Development	unknown	unknown
<b>Rowan University</b>	<b>South Jersey Technology Park - Building 1</b> - The Samuel H. Jones Innovation Center is the first of twenty-five planned buildings. It is a mixed-use facility that will accommodate academic R&D programs and provide the resources necessary to incubate emerging technology enterprises. Both academic research activity and incubation of private combines are integral to creating a nucleus of high tech activity at the Rowan West Campus.	South Jersey Technology Park/Lincoln Properties Company	Skanska USA Building, Inc.	unknown	\$15 million
<b>William Paterson University</b>	<b>Phase I - Solar Energy Facility</b> - Solar energy facility has capability of supplying 3.0 megawatts of clean, low-cost energy. Phase II, which is on hold due to the current instability in the solar energy tax credit market, will add an additional 500 Kilowatt capacity to the campus.	Nautilus Solar Energy, LLC	SunDurance Energy	75 employees as well as subcontractors	\$18 million

## Public-Private Partnerships at the State Colleges and Universities Projects Underway

<b>Institution</b>	<b>Brief Description</b>	<b>Developers</b>	<b>Contractors</b>	<b>Jobs Created</b>	<b>Dollars Invested</b>
<b>Ramapo College of New Jersey</b>	<b>Repair aging roofs</b> on college buildings to protect integrity of buildings' interiors and conserve energy and reflect principles of "green design" and sustainability. Under the agreement, National Energy Partners funds capital cost of roof replacement, installs solar panels either on the roofs and/or on-grade elsewhere on campus. Installation of solar carports in the parking lots and panels on roofs began in the Fall 2012.	National Energy Partners	Amberjack Solar; Architects/Engineers Inc.; Gannett Fleming Engineers and Architects; JP Patti Roofing; Cambridge Construction Management	unknown	\$2.2 million
<b>Rowan University</b>	<b>Rowan Boulevard Parking Structure</b> - Parking garage to service Rowan Boulevard residential and retail needs. Includes 900 spaces dedicated to Rowan University use.	Nexus Properties, Inc.	Nexus Properties, Inc.	unknown	\$32 million
<b>Rowan University</b>	<b>E-1 Building</b> - Academic facility for Rowan Universities School of Graduate and Continuing Education. Includes classrooms, administration and faculty offices.	Nexus Properties, Inc.	Nexus Properties, Inc.	unknown	\$22 million

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## Public-Private Partnerships at the State Colleges and Universities Future Projects

Institution	Brief Description	Developers	Contractors	Jobs	Dollars Invested
<b>Kean University</b>	A 6-story residential complex comprising of approximately 66,000 square feet of living quarters, as well as a 37,000 square feet of common areas and services. The building includes 383 beds in shared bedroom units, a game room, bistro, great room, computer lounge, and laundry facilities.	The Michaels Organization	Claremont Construction Group, Inc.		Approximately \$40 million
<b>New Jersey City University</b>	Construct a 350 bed <b>student residence hall</b> on newly remediate West Campus Property. Recently, hired Anderson Strickler, LLC, a nationally renowned student housing consulting firm, to conduct a demand study, which suggested NJCU has capacity to house approximately 700 additional students. Plan to develop the additional housing in two phases (350 each). The student housing project, along with development of an Academic Building, would transform the western portion of Jersey City and lead to other commercial development in that area.				
<b>New Jersey City University</b>	<b>Privatize parking facilities</b> using the P3 legislation. This project is similar to the project developed by Ohio State University, in which they recently signed a concession agreement with Campus Parc, a private developer, to finance and manage its parking operations. The deal would be structured so that NJCU would receive the net present value of annual parking revenues, discounted for 30 years, which would be invested in NJCU's endowment to generate additional student scholarships, and provide additional shuttle services for faculty and staff.	To be determined	To be determined	To be determined	To be determined
<b>Stockton University</b>	<b>Aviation Research and Technology Park of New Jersey</b> - This project will further promote the Park and result in new and expanded P3 opportunities for the region. These P3 opportunities will directly promote regional job creation in construction and avionics research, as well as indirect job creation in industries that will support the Park while leveraging both private and public dollars.	New Vista Corporation		To be determined	To be determined

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Institution	Brief Description	Developers	Contractors	Jobs	Dollars Invested
	<p>In addition to The Richard Stockton College of New Jersey taking advantage of P3 legislation, the Federal Aviation Administration (FAA) has an Other Transaction Agreement (OTA) that allows for the FAA to enter into P3 relationships. With a permanent legislation, the FAA can contract with private companies to perform research at the Park on behalf of the FAA Technical Center as well. The OTA agreement allows for research in a variety of areas related to air travel including, but not limited to the following: communications, navigation, weather, simulation, human factors, airport operations, airport security, air traffic control (NextGen), Avionics, Automatic Dependent Surveillance Broadcast, pilot systems.</p> <p>New Jersey and Virginia have submitted a joint application for designation as one of six Unmanned Aerial Systems (UAS) Test Sites that will be awarded by the FAA. The Richard Stockton College of New Jersey, Rutgers University and Virginia Tech are part of the New Jersey/Virginia Team. The award of one of these contracts will result in numerous opportunities for P3's encompassing all aspects of air travel including control and management of airspace and unmanned aerial vehicles.</p> <p>The Aviation Research and Technology Park of New Jersey along with New Vista Corporation have held preliminary discussions with numerous private companies including the following: World Wide Technologies; Boeing; CSC; AT&amp;T; Lockheed Martin; McDonnell Douglas; Cisco Systems, Inc.; Martin Marietta Corporation; Northrop Grumman Corporation; Bell Labs; L3 Communications Systems; Computer Sciences Corp; Atlantic Science &amp; Technology Corp.; The Boeing Company; Halliburton; and Raytheon Company.</p>				

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	<p>The indirect impact on the regional economy will be realized through increased retail spending at small and large businesses, increased demand for housing in the region resulting from permanent job creation, and increased hospitality management that will support conventions and visitors to the Park. These increases in existing regional industries will ultimately result in greater tax revenue for the State of New Jersey through increased business activity in the region.</p> <p>Using simply those companies above and federal government resources in combination with Stockton allows for a wealth of permutations and combinations for P3 projects. As the Park takes root, the opportunities and participants will multiply.</p>				
Stockton University	<p><b>Pomona Community of Learning</b> - This project would entail the construction of an 8-story, 400 bed/129 unit residential 120,000 square foot building. This facility is imperative since student enrollment continues to grow. Another portion of this project would be the construction of a 20,000 square foot field house and a 35,000 square foot aquatic center and pool.</p>				\$42 million residential portion; \$5 million field house; and \$10 million aquatic center and pool
Stockton University	<p><b>Parking Garage:</b> under consideration is a 480,000 square foot, 6-floor parking garage with 1,300 vehicular parking spaces. Will offset the loss of parking spaces required to be taken off-line for future expansion of academic buildings.</p>				\$37 million
Rowan University	<p><b>South Jersey Technology Park - Building II</b> - Mixed-use facilities that will accommodate academic R&amp;D programs and provide the resources necessary to incubate emerging technology enterprises. Both academic research activity and incubation of private combines are integral to creating a nucleus of high tech activity at the Rowan West Campus.</p>	South Jersey Technology Park, LLC	To be determined	To be determined	\$30-35 million

## Public-Private Partnerships at the State Colleges and Universities Future Projects

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Rowan University	<b>South Jersey Technology Park – Building III</b> – Mixed-use facilities that will accommodate academic R&D programs and provide the resources necessary to incubate emerging technology enterprises. Both academic research activity and incubation of private combines are integral to creating a nucleus of high tech activity at the Rowan West Campus.	South Jersey Technology Park, LLC	To be determined	To be determined	\$30-35 million
Rowan University	<b>West Campus Athletic Complex</b> – This project consists of the design and construction of baseball, softball, soccer, lacrosse fields combined with Athletics field house and parking facilities.	To be determined	To be determined	To be determined	\$30-50 million
Rowan University	<b>Student Housing Village – Mansion Park, Glassboro</b> – Residential housing accommodations for University students to supplement existing housing stock, driven by actual enrollment increases. The facility will be sized to accommodate up to 1,400 students and will include study spaces, laundry facilities, group meetings, and food service accommodations.	To be determined	To be determined	To be determined	To be determined
William Paterson University	<b>Renovations and/or new Construction</b> of residence halls, following completion of assessment of current conditions and market demand. The Board of Trustees have authorized the construction of two 250-300 bed Residence Halls to be phased in over a 4-5 year period. We are just going out to bid to hire an architect to develop schematics and have commenced the selection process for the other professionals needed for this project.	To be determined	To be determined	To be determined	To be determined

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Future Projects**

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