



2020 FACILITIES MASTER PLAN



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STOCKTON UNIVERSITY

In 1990 and 2010, the Richard Stockton College of New Jersey established a Facilities Master Plan that attempted to forecast the level of activity using student enrollment and facility needs projected well into 2030. These Master Plans included collaboration with the New Jersey Pinelands Commission.

The current Master Plan Update 2020 is a result of our collaborative effort and input from the Pinelands Commission and its staff to develop a comprehensive, forward thinking, environmentally responsible and academically responsive approach to Stockton's facility development initiatives.

This Master Plan Update deals less with the timing of the implementation of facilities, but instead focuses on the need for facilities that support our current and future needs, complies with a recently-completed threatened and endangered species wetlands identification study, and fulfills the intentions of the University Mission Statement.

Our goal is to balance the concerns of each of these areas of interest, but not compromise our ability to meet our academic goals and objectives nor our respect for the environment in which we reside.

Stockton's longstanding tradition has been to operate as an academic institution within the community nestled in the Pinelands National Reserve, and to establish and support programs that utilize our environment as a learning laboratory.

It is also important to note that as part of the 1990 and 2010 Master Plans, it was anticipated that the plan in and of itself would need to be updated, since our facility needs must adapt to the evolution of the goals and mission of the institution over time. This is the current case with the inclusion of sites in Woodbine, Manahawkin, Hammonton and Atlantic City. There are some operative statements that were made within the 1990 and 2010 Master Plans that reflect this understanding, and this current update holds true to those perspectives.

“...this Facilities Master Plan must be seen as a living document – not a collection of rigid requirements. It is part of a continuous process, not a static product. Although certain factors controlling the development of the site (such as zoning regulations, environmental constraints, and the Memorandum of Agreement between the College and the New Jersey Pinelands Commission) are to be considered constants, it is inevitable that programmatic needs and conditions affecting the College’s growth will change; and the specifics of the recommendations made in this plan will be changed as well.”

Facilities Master Plan, Stockton College, Pomona, New Jersey – June, 1990, Page 89

The following Proposed Overall Campus Master Plan depicts an assemblage of all planned facility development located in areas that do not impede on environmentally sensitive habitat. A detailed breakdown of each development is provided in a following section.

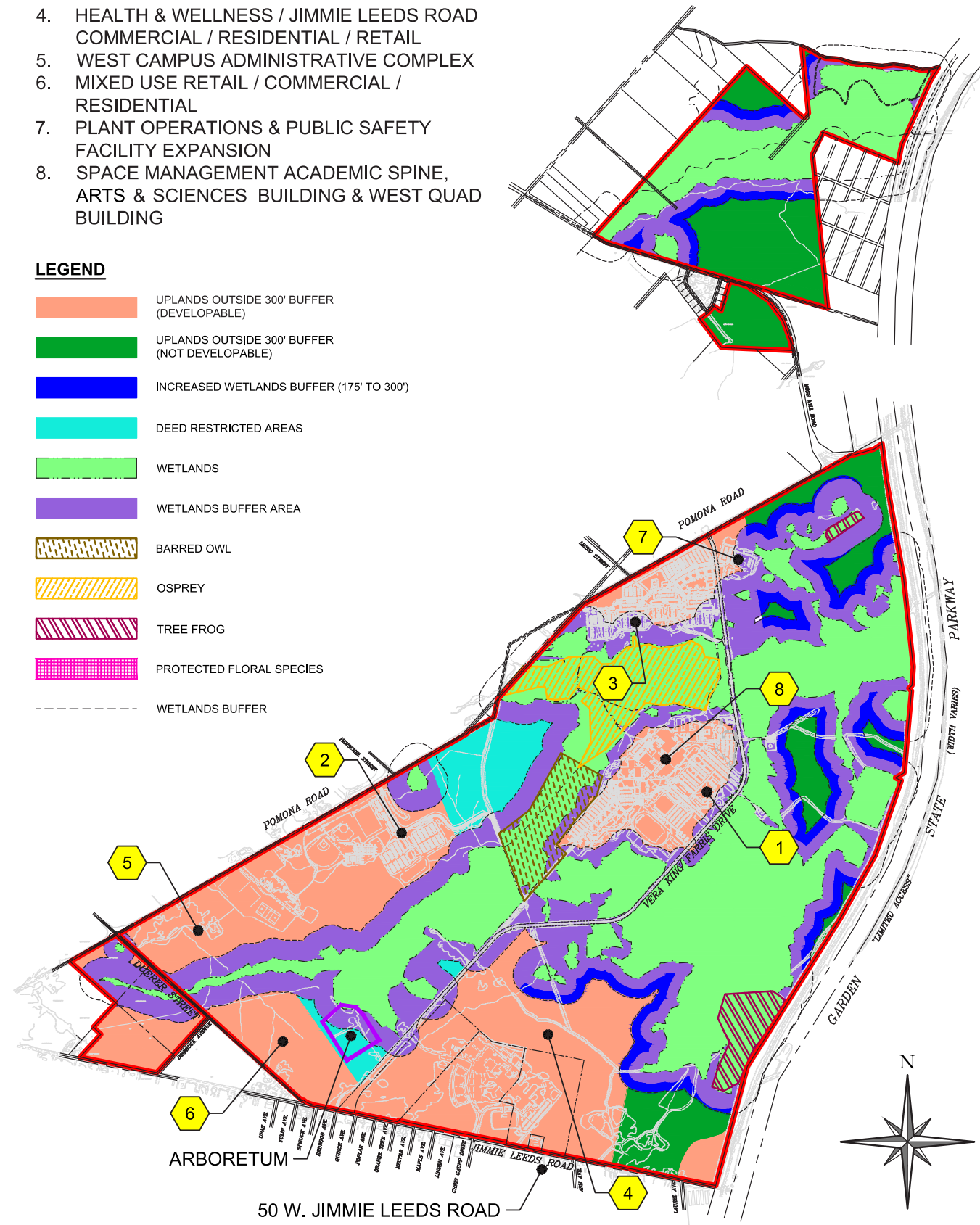
We feel it is important to establish a clear understanding between ourselves and the community at large as to our planned development activity, so that we all can take the necessary steps to protect and defend the environmental balance from a haphazard and reactionary development process. We have also identified within the Master Plan Update all threatened and endangered species types included in environmental testing by Marathon Engineers.

2020 FACILITIES MASTER PLAN

1. CORE CAMPUS DEVELOPMENT
2. NORTH ATHLETIC CAMPUS (NAC)
3. STOCKTON RESIDENTIAL PHASE 1
4. HEALTH & WELLNESS / JIMMIE LEEDS ROAD COMMERCIAL / RESIDENTIAL / RETAIL
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7. PLANT OPERATIONS & PUBLIC SAFETY FACILITY EXPANSION
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LEGEND

- UPLANDS OUTSIDE 300' BUFFER (DEVELOPABLE)
- UPLANDS OUTSIDE 300' BUFFER (NOT DEVELOPABLE)
- INCREASED WETLANDS BUFFER (175' TO 300')
- DEED RESTRICTED AREAS
- WETLANDS
- WETLANDS BUFFER AREA
- BARRED OWL
- OSPREY
- TREE FROG
- PROTECTED FLORAL SPECIES
- WETLANDS BUFFER



Galloway Campus

SCALE: 1" = 2,000'



Executive Summary



In addition, we have identified lines of demarcation for wetlands and wetlands buffer areas that have been historically established. We have identified areas of land that we intend to preserve (due to our findings by way of study) that are within an “uplands” type of designation, as well as areas of uplands that we intend to deed restrict from any future development.

Taking into account the environmentally sensitive areas described above, we have developed this Master Plan Update to address the needs of both the students at Stockton and the environment within which Stockton resides. In the following sections is a description of the evolution of this Master Plan Update from the original document prepared for review and approval by the Pinelands Commission in 1990, through to this current plan.

Wetlands buffers in the central core development area of the 1990 and 2010 Master Plans were agreed to be established at 175 feet. Outside the core areas, many, if not most, areas are more environmentally sensitive and will require a larger buffer area. With this consideration, Stockton has agreed to use a 300 feet buffer in all areas outside of the core, and so the various maps show the extent of additional land between 175 feet and 300 feet protected by this decision.

The need for this update was generated by the growth in student enrollment exceeding original projections (made to meet the higher education needs of the State and its residents), changes in applicable environmental regulations and standards, and the determination that a regional approach to environmental planning and engineering is the most beneficial approach to our environment, Stockton University, and the Pinelands Commission.

This Overall Campus Master Plan Update was reviewed and approved by The Stockton University Board of Trustees at its board meeting of September, 23, 2020,





Atlantic City Campus

Master Plan Objectives



This Master Plan 2020 Update has been prepared to address the needs of Stockton University based on the projected Full Time Equivalent (FTE) Enrollment exceeding the original estimates made in the 1990 and 2010 Master Plans.

The preparation of this document has been an ongoing and evolving exercise with input from the Stockton President's Office, the New Jersey Pinelands Commission, Galloway Township Government, Stockton Facilities Planning and Plant Management staff, a shared governance Space Management Committee comprised of Academic and Student Affairs staff, faculty, and students, and environmental consultants contracted by Stockton (Marathon Engineering).

We have attempted to address the concerns raised by all interested parties during the development of this document, and so in its entirety, this Master Plan Update represents Stockton's best efforts to balance sometimes-competing concerns. It also addresses applicable environmental regulations and statutory requirements of Stockton as a State Agency.

It is important to note the substantial growth of the population in the South Jersey region, which was not considered in the development of the 1990 and 2010 Master Plans. Nor were changes in laws and regulations in higher education requiring academic curricula changes considered. The population increases and demands to provide academic programming led to growth in student enrollment, and subsequent increases in staff employment and buildings.

The first step was an evaluation of the existing facilities and their ability to support the current and future mission of Stockton. The facilities on the Stockton campus in 1990 were designed to support an FTE enrollment of approximately 5,000 students.

The 2008-2009 FTE enrollment was over 6,000 students. Accordingly, there was an immediate need to support a larger than anticipated enrollment.

The new Campus Center helped to address a portion of that need, as did completion of the Housing V complex. In addition, the completion of the Unified Science Center, Unified Science

Center 2, Health Sciences Center, Kramer Hall, Sam Azeez Museum of Woodbine Heritage, Stockton University at Manahawkin, Stockton Marine Science and Environmental Field Station, Atlantic City Academic Building and the Atlantic City Residential Complex will serve to support the projected growth of Stockton over the next decade and beyond.

In 2005, Stockton prepared an in-house Master Plan focusing on the Academic Core Area which proposed replacement of the large existing surface parking lots with green space, buildings and parking garages. The "campus green" began construction in 2011 with the Unified Science Center and followed in 2015 with the construction of the Unified Science Center 2 and the Health Sciences Center. It is anticipated in future budgets to construct the fourth and final building on the Academic Quadrangle. The Academic Core is a previously developed area, so there is no impact to any wetlands, buffers, or critical habitat for threatened and endangered species; in fact, this Master Plan Update reintroduces substantial green space and pervious surface to a previously developed area.

In connection with that 2005 Master Plan, a regional stormwater management study demonstrated that construction associated with the 2005 Master Plan could take place with minimal upgrades to the stormwater management system in that portion of campus. This level of commitment was reiterated in the 2010 Master Plan, and will be the basis of further development in the 2020 Master Plan Update.

The development shown on the 2005 Master Plan is incorporated within the 2010 Master Plan and the 2020 Master Plan Update, and is labeled as "Core Campus Development." As part of the 2010 Master Plan, Stockton developed and submitted for Pinelands approval a Master Stormwater Management Plan that supported the development needs at that time and continues to be the basis of design for the future needs identified in the 2020 Master Plan Update.

To address the needs of Stockton into the next decade and beyond, this Master Plan Update proposes development in some areas of the Stockton property that are currently undeveloped.

JOHN F. SCARPA HEALTH SCIENCES CENTER

 STOCKTON UNIVERSITY

SUSTAINABILITY
LABORATORY

Master Plan Objectives

The detailed descriptions of these areas is included in later sections of this report. In order to justify development of these portions of the Stockton property, the areas were evaluated based on existing zoning, identification of environmentally sensitive and valuable areas (wetlands, buffers and threatened and endangered species habitat), available infrastructure to support the development, and a balance of the land to be developed against land to be preserved.

As described in later sections of this report, Stockton took steps to purchase land adjacent to the main campus property solely for preservation purposes to help offset negative environmental impacts as we develop land. Stockton also coordinated rezoning of the Stockton property based on environmental investigations performed by the Pinelands Commission and Stockton consultants, identified areas that should be preserved, and determined areas that could support development based on environmental sensitivity and available infrastructure.

In the 1990 Stockton Master Plan (p. 21) it was noted that the basic principles behind this Land Use Plan are 1) a portion of the site is appropriate for the future growth of the College and medical facilities located there, and 2) the remainder of the site is to be protected by limiting development to low-intensity and/or conservation oriented uses.

Given significant changes in Stockton's needs, the 2010 Master Plan changed and clarified the meaning and extent of these earlier statements. However, it is clear in the 2020 Master Plan Update that the majority of lands on Stockton's campus will remain permanently preserved and effectively protected by deed restriction.

Upon approval of this Master Plan Update, Stockton foresees development of specific projects included herein to take place over a period of decades. The detailed design phases for the different development areas and individual buildings and facilities within those areas will be a process deserving of thorough exploration that includes all major stakeholders, namely Stockton students, faculty, staff, and the broader South Jersey regional community. Additionally, the funding and financing process required to develop such projects will undoubtedly take time.

To that end, Stockton proposes this Master Plan Update to be the document that guides development over the next 10 years and serves as the guiding mechanism for Pinelands Commission approval of the individual construction projects described herein.

It is our understanding that since the detailed technical issues of Subchapters 5 and 6 of the Pinelands Campus Master Plan related to threatened and endangered species critical habitat and freshwater wetlands and buffers were previously completed on a regional scale and approved by the Commission, those issues will not be reviewed in detail within this Master Plan Update.

Additionally, a Stockton Forest Management Plan (SFMP) as well as a Stormwater Management Plan (both campus-wide studies) have been provided and approved as addenda to this Master Plan Update to provide documentation of compliance with the remaining technical issues in Subchapters 5 and 6 of the Pinelands Campus Master Plan.

Accordingly, since no other detailed technical issues will need to be addressed, it is our understanding that Stockton need only provide the Commission with documentation for each project describing the proposed work to demonstrate compliance with the Pinelands Campus Master Plan and this Master Plan Update.

This is, at minimum, a 10-year plan update. It is important that aspects be certain for the entire period of the plan. These are the development area footprints set aside for existing and future development.

Other aspects can be reexamined periodically but should be set aside until, and if, substantial new information is available. These include wetlands buffers, set at 300feet for the new development area footprints in this plan, and findings on critical habitat for the endangered and threatened species. Both topics can be reexamined if substantial new information is available. The former standard (wetlands buffers) provides 10-year certainty for the Pinelands Commission; the latter (T & E critical habitat findings) provides 10-year certainty for the University's planning.

Still other aspects are merely illustrative and do not bind the University or the Commission. Building types and footprints within the development areas fall into this category.



Stockton's Mission Statement



Stockton University's mission is to develop engaged and effective citizens with a commitment to life-long learning and the capacity to adapt to change in a multi-cultural, interdependent world. As a public university, Stockton provides an environment for excellence to a diverse student body, including those from underrepresented populations, through an interdisciplinary approach to liberal arts, sciences and professional education.

Vision

Stockton University will thrive as a distinctive regional institution, providing a diverse, values-based, student-centered environment of exceptional teaching and learning. As a community builder and partner in public service, Stockton University will remain committed to the positive development of New Jersey through scholarship and creative activity, civic engagement, and active stewardship.

Guiding Principle

Students first; vision and strategy follow.

Values

Stockton University embraces a collection of shared values, the essence of our standards for excellence. These values support our mission and guide our practices and behavioral expectations. *We adhere to the values of:*

– Excellence in teaching and dedication to learning

Stockton University is committed to providing a high quality, innovative education that gives our students, including those underrepresented populations, the breadth and depth they need to succeed in their lives beyond college. Our faculty and staff recognize a responsibility to engage our students in the development of ideas across and within disciplines, both inside and outside the classroom. We strive to enhance the student learning experience, by utilizing proven pedagogical methods, research, creative activity, and advancements in technology, which support the promotion of life-long learning.

– Inclusivity and Diversity

Stockton University is committed to building a community that values differences of race, religion, gender, ethnicity, national origin, socio-economic status, affectional or sexual orientation, gender identity or expression, marital status, age, ability or disability. We accept our responsibility to create and preserve an environment that is free from prejudice and discrimination, and to take actions that affirm our commitment to inclusivity and diversity.

– Academic Freedom

The University promotes an open exchange of ideas in a setting that embodies the values of academic freedom, responsibility, integrity and cooperation. Recognizing and understanding the significance of our similarities and differences will ultimately foster appreciation and respect for others, and enrich the individual, the campus and the community at large.

– Integrity and Respect

Stockton University is committed to integrity, honesty, dignity, civility, openness, respect, and accountability in its actions as well as in the means through which all members of its community communicate among themselves and with the wider world.

– Shared Governance

Stockton University is committed to shared governance, defined as an integrated planning process and a collaborative culture in which Stockton's constituents commit themselves to being partners in accomplishing the University's mission. It functions through a structure that fosters active collaboration, transparency, accountability, understanding, and acceptance of compromise, mutual respect and trust.



Stockton's Mission Statement



– Community Engagement and Civic Responsibility

Stockton University is committed to the positive development of southern New Jersey. Through research, teaching, and community partnerships and service, the University actively seeks to address social and economic issues critical to our state, region, and nation and to contribute to the public good.

– Global Perspectives

Recognizing its place in an increasingly global economy and society, Stockton University is committed to providing students, faculty, and staff with exposure to diverse cultural perspectives. Stockton seeks to create and sustain the global awareness and understanding necessary for their meaningful participation in the world as independent critical and informed and prepared global citizens.

– Sustainability and Environmental Stewardship

The University seeks to promote an ethic of resource conservation, sustainability, and social justice on our campuses and throughout the region in its strategic planning and operations as well as its teaching, research, and service. Stockton embraces the obligation of stewardship this environment demands.





STOCKTON UNIVERSITY

November 1968: The New Jersey legislature approves a \$202.5 million capital construction bond issue, including \$15 million earmarked to build a new state college in Southern New Jersey.

1969: Legislation establishing the school passes. A 1,600-acre tract in the Pomona section of Galloway Township, Atlantic County is selected for the site. In June, Dr. Richard E. Bjork is named as the first president.

The trustees vote to name the school South Jersey State College. At the urging of the Board of Higher Education they rename the institution Richard Stockton State College.

December 1970: Ground is officially broken near the site of what is now A-Wing.

September 1971: The first class of 1,000 students start at the Mayflower Hotel in Atlantic City while construction is finished on the Galloway campus.

December 1971: Classes and offices move to Pomona during the winter holiday.

September 1971: Occupancy of A-Court student housing apartments by 128 students.

February 1973: The opening of Phase II, F-H Wings.

June 1975: The first four-year class graduates. Phase III of construction through L Wing is completed.

December 1975: Stockton receives accreditation by the Middle States Association of Colleges and Schools.

October 1976: The 550-seat Performing Arts Center opens.

June 1979: Peter M. Mitchell, the second President of the College, is appointed.

November 1981: Housing II opens.

February 1983: N-Wing College Center opens.

1986: Housing III, which makes Stockton the most residential state college, opens.

April 1987: The Residential Life Center, later named for Ann F. Townsend, opens.

1988: Lakeside Center opens.

May 1983: Vera King Farris is named third president of the college.

1990: One of the first Holocaust Resource Centers hosted by a public college in the U.S. opens with a library and archive of video and audio histories of survivors and artifacts from the Holocaust.

July 1991: Stockton reaccredited unconditionally for another 10 years by the Middle States Association Commission on Higher Education, with a special commendation for achieving social and intellectual diversity.

1993: The college name becomes The Richard Stockton College of New Jersey.

By December, all buildings comprising the academic complex go on line with a new environmentally friendly, state-of-the-art, geothermal heating and cooling system.

October 1995: The expanded and renovated library is dedicated.

April 1996: A \$9.6 million, Arts and Sciences Building, designed by renowned architect Michael Graves, opens.



1997: A \$450,000 Atlantic County grant awarded to start an Education Technology Training Center. Researchers from Stockton and Rutgers University joined forces in 1997 to establish the Jacques Cousteau National Estuarine Research Reserve on the Mullica River. The college is approved to offer graduate degrees.

May 2000: The \$17 million Sports Center opens along with upgrades to athletic fields, lighting of the fields, a new running track and other amenities for sports and recreational purposes.

August 2002: Stockton enters into a partnership with the Casino Reinvestment Development Authority to transform the historic Beaux-Arts building, the Carnegie Library building in Atlantic City, into a satellite campus, saving it from the wrecking ball. CRDA invests more than \$6 million in renovations and improvements.

June 2002: The Middle States Commission on Higher Education reaffirms the accreditation of Richard Stockton College.

June 2003: Dr. Herman J. Saatkamp, Jr. is named fourth president of the college.

2004: Carnegie Center opens. Southern Regional Institute and Educational Technology Training Center move to a location in Mays Landing. A-Wing Lecture Hall rededicated the Elizabeth Alton Auditorium.

2006: Stockton joins effort to create an Aviation Research and Technology Park at the FAA William J. Hughes Technical Center. School of Education and School of Business are created.

2007: William J. Hughes Center for Public Policy is established. Holocaust Center named for Sara and Sam Schoffer. Track and soccer facility renamed the G. Larry James Stadium.

2008: A School of Health Sciences is established.

January 2009: Office of Veterans Affairs opens.

2010: Stockton purchases historic Seaview Resort Hotel and Golf Club. Lloyd D. Levenson Institute for Gaming, Hospitality and Tourism is established.

2011: New Campus Center opens. Sam Azeez Museum of Woodbine Heritage is donated to the college.

2012: Library is renamed for Dr. Richard E. Bjork. Middle States Commission affirms Stockton's reaccreditation. Manahawkin Instructional site opens.

2013: Kramer Hall in Hammonton opens in January. Anne Azeez Hall in Woodbine opens in April. Noyes Arts Garage in Atlantic City opens in November.

September 2013: The \$39.5 million 66,350-square-foot Unified Science Center opens.

2014: Constantelos Hellenic Collection and Reading Room opens in the library. Stockton purchases former Showboat Hotel and Casino for \$18 million with plans to convert it to an Atlantic City residential campus and privately run hotel.

February 2015: Stockton achieves university status, becoming Stockton University.

December 2015: Harvey Kesselman named fifth president of Stockton.

2016: Stockton completes sale of former Showboat casino hotel to Showboat Renaissance LLC for \$23 million. Noyes Museum of Art becomes part of Stockton.

2017: Stockton hosts first Commencement in Boardwalk Hall in Atlantic City. Noyes Foundation donates assets to Stockton. Ground is broken on new \$178 million Atlantic City campus in partnership with Atlantic City Development Company (ACDevco).

January 2018: Stockton in Manahawkin expansion opens.

May 2018: New Unified Science Center II and Health Sciences Center open in Galloway.

August 2018: Stockton sells Seaview Hotel and Golf Club.

September 2018: New Atlantic City campus opens featuring an Academic Center for more than 1,800 students, a Residential Complex for 534 students and a parking garage.

December 2019: Entrepreneur and philanthropist John F. Scarpa pledged \$8 million to the Stockton University Foundation, the largest gift in the university's history. The gift from The John F. Scarpa Foundation, courtesy of John and Jana Scarpa, targets Stockton's expansion of academic programs in Atlantic City and the Health Sciences program at the mainland campus, and creates an unrestricted fund for other university needs. In appreciation, Stockton named two buildings, the John F. Scarpa Academic Center in Atlantic City and the John F. Scarpa Health Sciences Center on the Galloway campus.

ANNE FRANK

MIEP GIES

RAOUL WALLENBERG

ELIE WIESEL

MORDECAI ANIELEWICZ

SIMON WIESENTHAL

RAPHAEL LEMKIN

SARA & SAM SCHOFFER HOLOCAUST RESOURCE CENTER

E 206



PLEASE VISIT OUR GUESTS



Hanna Granek Ehrlich

Visit more from Hanna Ehrlich about her exhibit. Do your self please. Ask 409-426-5514.

E. University Properties: Galloway Main Campus

Stockton University's campus in Galloway Township, Atlantic County, New Jersey is comprised of a main campus core containing 1,600 acres and various parcels outside the core containing 300 acres. There are 67 buildings located in the main campus core totaling 1,752,935 SF. The first buildings were constructed in 1969 with the latest buildings constructed in 2017. Galloway's main campus core is a mix of academic, residential, administrative and student service space. Galloway's main campus core contains 5,500 surface parking spaces.

Academics – Stockton's academic spine is anchored by the Arts and Science Building and the West Quad Academic Building. The spine consists of 671,000 SF with a mix of classrooms, science labs, visual arts and performing arts studios, other specialty program spaces, faculty and staff offices, academic support space, administrative space, the Richard E. Bjork Library, various study spaces, computer labs, and more. Main offices for the School of General Studies (GENS), School of Behavioral and Social Sciences (SOBL), School of Business (BUSN), School of Arts and Humanities (ARHU), and School of Education (EDUC) are located in the main academic spine, with faculty offices disbursed across campus. Outside of the academic spine is the academic quad. The academic quad buildings extend our statewide leadership in science and mathematics education and provide academic tools for students and faculty in Stockton's School of Health Science (HLTH) and School of Natural Sciences and Mathematics (NAMS), including students seeking careers in science, technology, engineering and mathematics (STEM). The academic quad is comprised of the Unified Science Center consisting of 64,000 square feet, the Unified Science Center 2 consisting of 58,000 square feet, and the John F. Scarpa Health Sciences Center consisting of 37,000 square feet.

Housing – Stockton has five housing units on its main Galloway campus. Housing II and III are traditional three-story residence halls, while Housing I, IV and V are all apartment-style complexes. Housing I is a 255-unit, 1,068-bed, garden apartment complex, which allows four to five students to live in proximity while being part of a larger court community of 128 students. Housing II is an 11-building, suite-style complex, housing around 545 students. Housing III is a five-building complex, housing approximately 345 students. Housing IV consists of eight buildings, each with eight two-bedroom apartments, providing housing for 242 students. Each apartment holds four residents. Every four apartments are separated by an indoor foyer that leads out to the Housing IV recreational university green. Housing V consists of a complex of six buildings with a total of 388 beds. The Housing V suites house four

students, with four key-entry bedrooms. These students share a kitchen and living area with their roommates and have access to a larger community recreation room. Stockton has one residential facility located in Galloway off its main campus. This facility known as Chris Gaupp, located at 421 Chris Gaupp Drive in Galloway, contains 2 floors of residential living with 2 or 3 students per bedroom and provides housing for 120 students.

Dining – Stockton has 6 dining locations on its main campus in Galloway. There is a traditional buffet-style student dining restaurant located in N-Wing, a food-court located in the Campus Center, Dunkin' Donuts located in the Campus Center, Au Bon Pain located in C-Wing, The Bean's List located in F-Wing and a variety of food offerings in the Lodge.

General Administrative and Student Support Space – The Galloway campus is home to Stockton's administrative and student support services. Information Technology, Administration and Finance, Enrollment Management, Student Affairs, Counseling, Office of Military and Veteran Services, and the Women's Gender and Sexuality Center are just some of the various support divisions throughout the Galloway campus. The administrative and student support services utilize approximately 99,000 SF of space throughout the Galloway campus.

Facilities and Operation – Throughout the Galloway campus there are various buildings and areas that support the operation of the University. They include but are not limited to Plant Management maintenance shops, electric/utility buildings, sewage lift stations. These various areas throughout the Galloway campus total approximately 63,665 SF of space.



E. University Properties: *Other Galloway Properties*

Chris Gaupp Drive, Residential Facility

Address: 421 Chris Gaupp Drive, Galloway NJ 08205

Since Fall 2016, Stockton Residential Life has housed students at 421 Chris Gaupp Drive in Galloway. Initially the property was leased by Stockton University but as need and popularity for the facility grew, the University proceeded with a purchase of the facility in 2019. This two story 25,000 SF wood frame coed facility features two and three bed options with secure access for 120 students. The facility sits on 2.73-acre site and contains an on-site restaurant and parking for 120 vehicles. The primary access to the residential facility is from Chris Gaupp Drive. The residential facility is located approximately 2 miles from the main campus.





E. University Properties: *Other Galloway Properties*

Graduate Housing

Address:

- 310 Orange Tree Avenue, Galloway, NJ 08205
- 312 Orange Tree Avenue, Galloway, NJ 08205
- 318 Orange Tree Avenue, Galloway, NJ 08205
- 320 Orange Tree Avenue, Galloway, NJ 08205
- 309 S Vine Avenue, Galloway, NJ 08205
- 311 S. Vine Avenue, Galloway, NJ 08205
- 317 S. Vine Avenue, Galloway, NJ 08205
- 300 Xanthus Avenue, Galloway, NJ 08205

Stockton University operates eight (8) single family homes in Galloway, New Jersey. The homes are owned by SASI (Stockton Affiliated Services, Inc). Six houses were built in 2009; 310 Orange Tree, 312 Orange Tree, 320 Orange Tree, 309 Vine, 311 Vine, and 317 Vine Ave. 300 Xanthus was built in 2011 and 318 Orange Tree was built in 2013. The houses are made available to graduate students and Stockton staff. The eight (8) homes provide a total of 33 beds.





E. University Properties: *Other Galloway Properties*

Parkway Building

Address: 10 W. Jimmie Leeds Road, Galloway, NJ 08205

The Parkway Building houses the Southern Regional Institute (SRI) & Educational Technology Training Center (ETTC) and the Stockton Speech and Hearing Clinic.

The SRI/ETTC provides professional development opportunities for PreK-12 educators, technology coordinators, school administrators, and other professionals who offer support services to schools. The overall goals of the SRI are to improve student academic achievement, organization effectiveness, employee performance and user satisfaction.

The SRI/ETTC Consortium is comprised of school districts and other regional organizations in Atlantic, Camden, Cumberland, Cape May, Ocean and Burlington counties. The consortium represents approximately 90,000 PreK-12 students and more than 24,000 educators. The Speech & Hearing Clinic is a function of the Masters of Science in Communication Disorders (MSCD) program at Stockton University. The clinic serves as a training ground for students who are preparing to become speech-language pathologists. It also provides therapeutic and diagnostic services for children and adults with disorders of communication

The Parkway Building is a 12,528 SF single-story masonry building containing offices, conference rooms, classrooms, testing facilities and restrooms. This facility is fully accessible with its main entrance from Laurel Avenue. The site contains 105 standard parking spaces and 2 accessible spaces.





10

10



STOCKTON
UNIVERSITY

SRI & ETTC
SPEECH & HEARING CLINIC



STOCKTON
UNIVERSITY

SRI & ETTC
SPEECH & HEARING CLINIC

E. University Properties: *Other Galloway Properties*



Other Parcels in and/or near the Galloway Campus

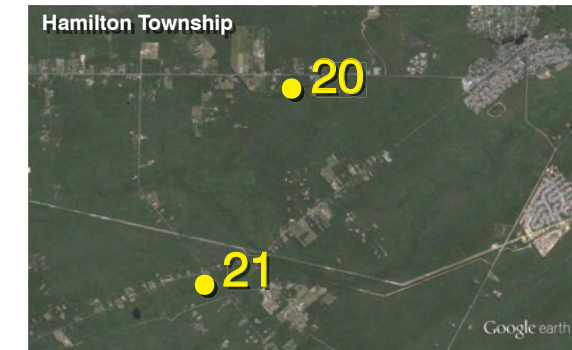
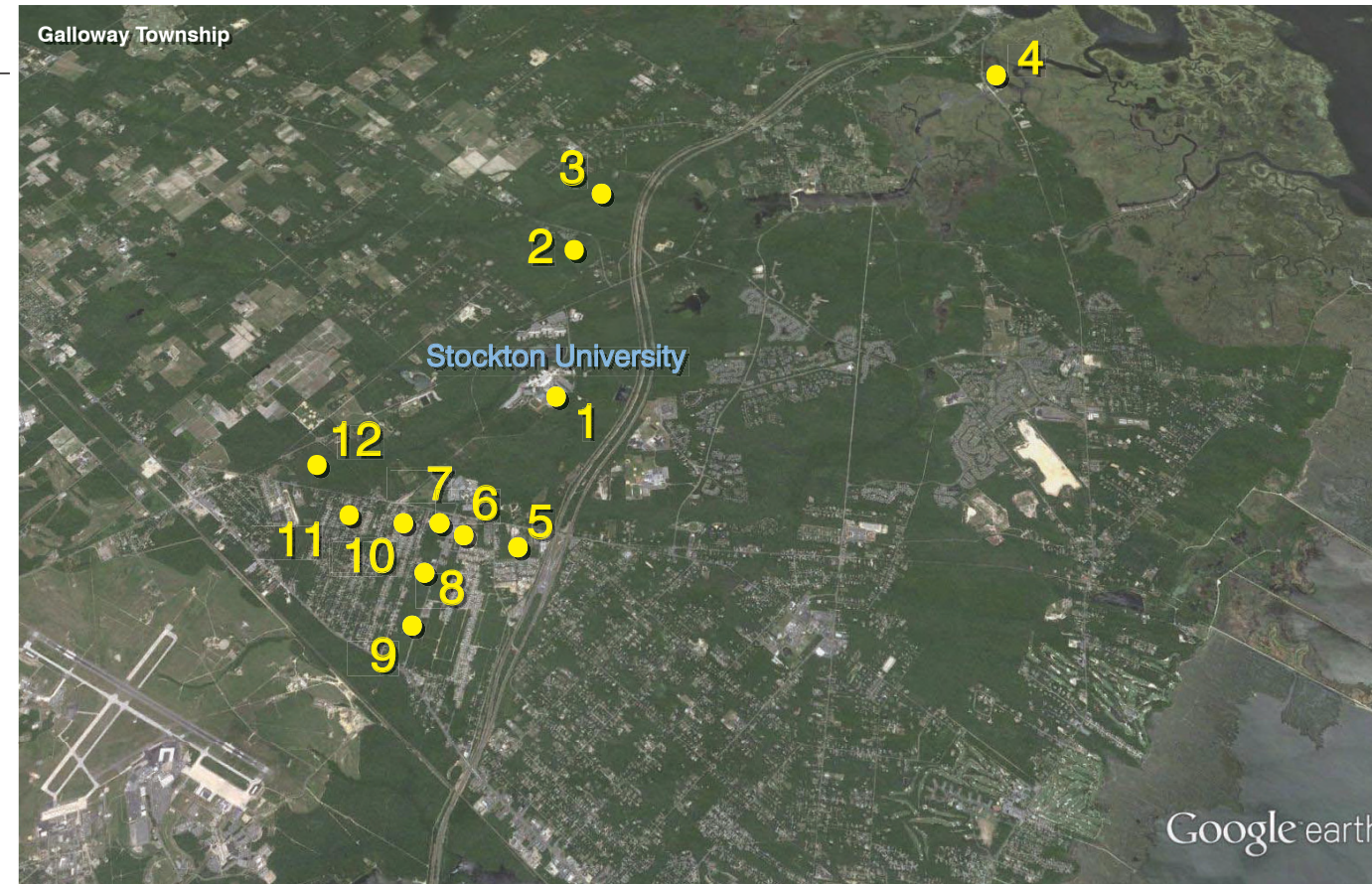
Addresses:

- Moss Mill Road, Galloway known as Block 681.01, Lot 10 containing 207 acres
- Moss Mill Road, Galloway known as Block 663.01, Lot 55.27 containing 20.56 acres
- Duerer Street, Galloway known as Block 645, Lot 3 containing 14 acres
- Jimmie Leeds Road, Galloway known as Block 645, Lot 5 containing 17.4 acres
- Duerer Street, Galloway known as Block 645, Lot 6 containing 20 acres
- 50 W Jimmie Leeds Road, Galloway known as Block 865.01, Lot 3 containing 5 acres
- Chris Gaupp Drive known as Block 757, Lots 1 and 2, Block 758, Lots 4, 5, 7, 11, 12,
- Block 759, Lots 1-6 and 8-11, Block 761, Lot 6 containing 5.27 acres
- 2nd Street, Hamilton, known as Block 230, Lots 8 and 9, Block 233, Lots 5, 6 and 7, Block
- 234, Lots 1, 2 and 6 containing 116.92 acres

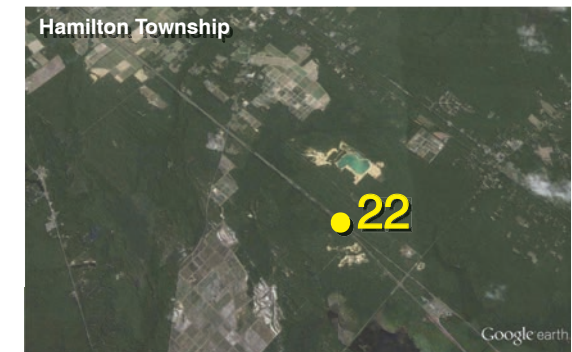
Stockton University has acquired various parcels of vacant land throughout Galloway for potential future development. Those parcels are known as Duerer Street, Galloway known as Block 645, Lot 3 containing 14 acres, Jimmie Leeds Road, Galloway known as Block 645, Lot 5 containing 17.4 acres, Duerer Street, Galloway known as Block 645, Lot 6 containing 20 acres, 50 W Jimmie Leeds Road, Galloway known as Block 865.01, Lot 3 containing 5 acres.

Stockton University has acquired various parcels of vacant land throughout or near Galloway for its re-forestation planning or wetland banking. They are Moss Mill Road, Galloway known as Block 681.01, Lot 10 containing 207 acres, Moss Mill Road, Galloway known as Block 663.01, Lot 55.27 containing 20.56 acres, Chris Gaupp Drive known as Block 757, Lots 1 and 2, Block 758, Lots 4, 5, 7, 11, 12, Block 759, Lots 1-6 and 8-11, Block 761, Lot 6 containing 5.27 acres, 2nd Street, Hamilton, known as Block 230, Lots 8 and 9, Block 233, Lots 5, 6 and 7, Block 234, Lots 1, 2 and 6 containing 116.92 acres.

Description	Block/Lot
1. Stockton Main Campus	Block 875.04 Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07
2. Moss Mill Road	Block 663.01 Lot 55.27
3. Moss Mill Road	Block 681.01 Lot 10
4. Nacote Creek	Block 8 Lots 6 & 16
5. Parkway Building	Block 866.01 Lot 9
6. 50 W. Jimmie Leeds Road	Block 865.01 Lot 3
7. Stockton Medical Building	Block 787 Lot 1 C2200, C2300, C2400, C2500
8. Chris Gaupp Residential Facility	Block 784 Lot 1
9. Chris Gaupp Drive Vacant Land	Block 757 Lots 1 & 2 Block 758 Lots 4, 5, 7, 11, 12 Block 759 Lots 1-6 & 8-11 Block 761 Lot 6
10. SASI Houses 310 Orangetree Avenue 312 Orangetree Avenue 318 Orangetree Avenue 320 Orangetree Avenue	Block 775 Lot 4 Block 775 Lot 3 Block 775 Lot 2 Block 775 Lot 1.02
11. SASI Houses 309 Vine Avenue 311 Vine Avenue 317 Vine Avenue 300 Xanthus Avenue	Block 614 Lot 14.02 Block 614 Lot 14.01 Block 614 Lot 11 Block 614 Lot 7
12. Duerer Street/Jimmie Leeds Road	Block 645 Lots 3, 5 & 6



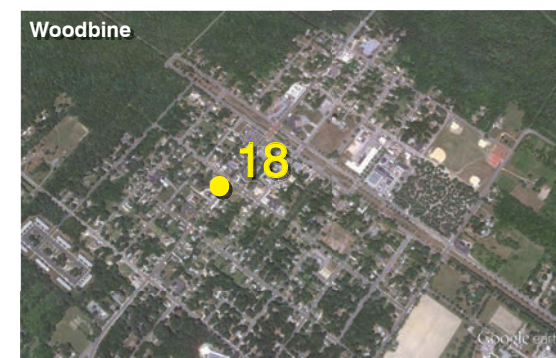
- 20. Harding Highway Block 666 Lot 12
- 21. Millville Avenue Block 647 Lot 1



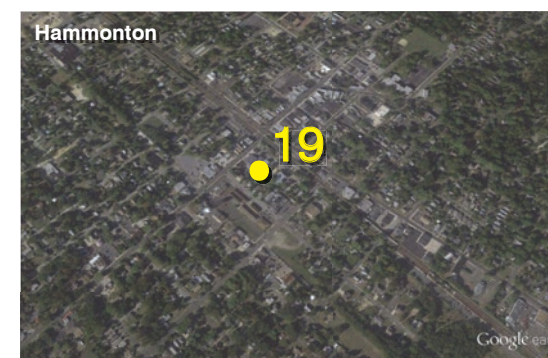
- 22. 2810 2nd Street Block 234 Lots 1, 2 & 6
- 2680 2nd Street Block 233 Lots 5, 6, & 7
- 2661 2nd Street Block 230 Lots 8 & 9



- 13. 3430 Atlantic Avenue Block 185 Lot 1
- Stockton University Academic Building Block 189 Lot 1
- Stockton University Garage Block 18 Lot 1
- Stockton University Residential Building Block 20 Lot 1
- Stockton University Commuter Parking Lot (not owned) Block 21 Lot 1
- 14. Dante Hall (not owned) Block 280 Lot 26
- 15. Noyes Arts Garage (not owned) Block 336 Lot 1
- 16. Carnegie Center Block 154 Lots 11, 12, 13
- 17. 225 Oriental Avenue Block 75 Lot 16
- 110 S. New Hampshire Avenue Block 77 Lot 3



- 18. Sam Azeez Museum Block 13 Lot 7
- 613 Jackson Avenue Block 13 Lot 2



- 19. Kramer Hall Block 2526 Lots 5 & 6



- 23. 712 East Bay Avenue (not owned) Block 229 Lot 50.01

Stockton University Properties

E. University Properties: Stockton Atlantic City – University District

University District

The development of Stockton’s campus at the end of Route 40 has been one of the most transformative decisions in Atlantic City’s recent history. The A.C. campus, which opened in Fall 2018, demonstrates the University’s and City’s commitment to diversify the local economy and welcome thousands of new residents and students to the area.

An extension of the City’s orientation to support higher education was the 2018 enactment of a University District Overlay Zoning District, which is a Special Purpose District supporting a variety of uses, including higher education, housing, art galleries, entertainment, and research laboratories. The University District extends from Chelsea Heights to the beachfront, and includes a significant portion of the Bader Field site.





E. University Properties: Stockton Atlantic City – University District

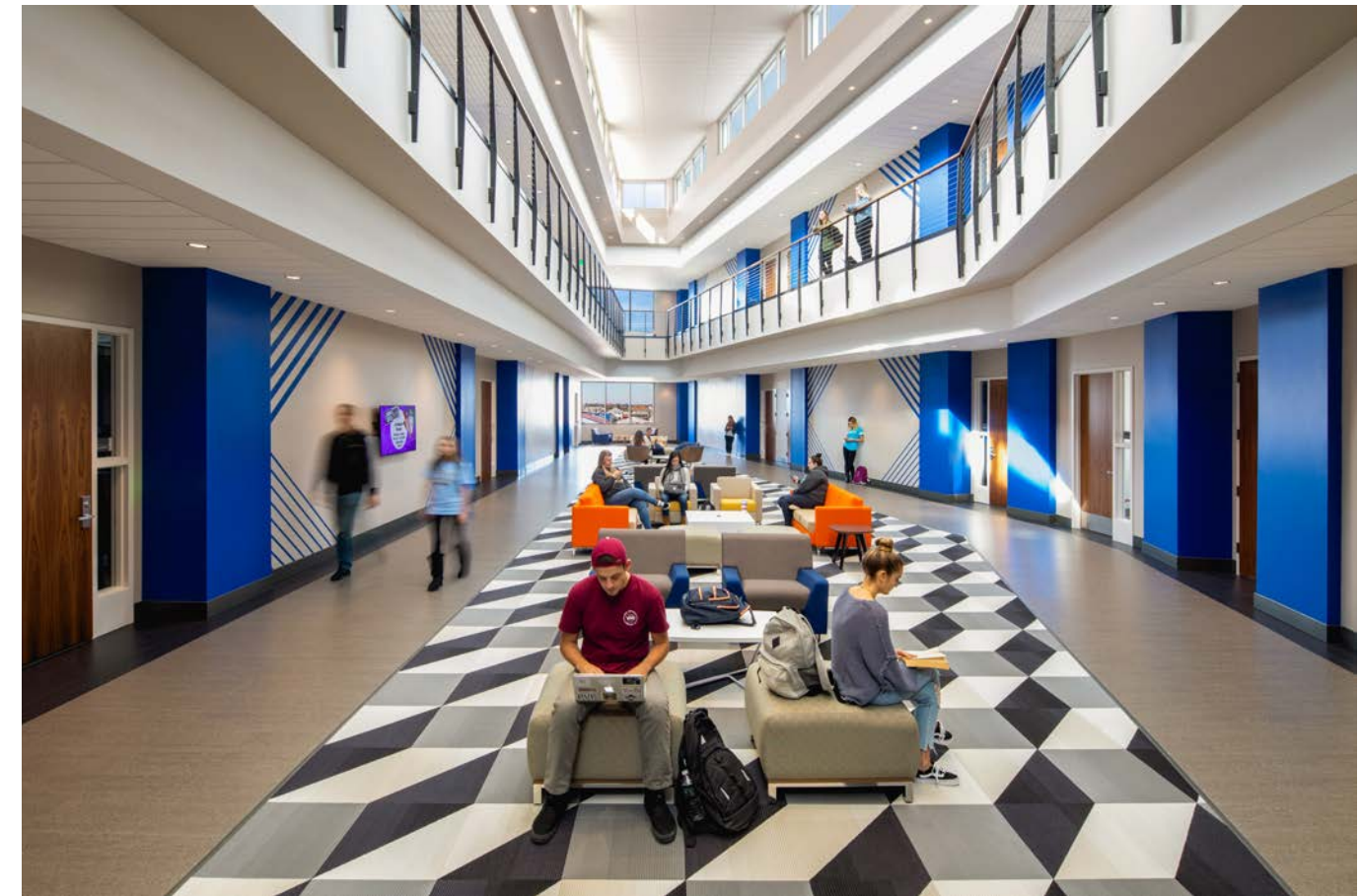


John F. Scarpa Academic Center

Address: 3711 Atlantic Avenue, Atlantic City NJ 08401

Opened in Fall 2018, located at the corner of Albany and Atlantic Avenues, the John F. Scarpa Academic Center is a 56,000 SF, three story facility containing 14 classrooms, 200 seat cafe, 130 seat exterior plaza, administrative offices and the 240 seat Fannie Lou Hamer Event Room. Featured academic programs include Hospitality and Tourism Management Studies, Business Studies, Ed.D. Organizational Leadership, Master of Social Work (MSW), Education Program Alternate- Certificate of Eligibility, and a Bachelor of Arts in Liberal Studies with a concentration in Community Leadership and Civic Engagement (LIBA/CLCE).

The building is constructed on 2.75 acres and features a concrete and steel infrastructure with a limestone and terracotta exterior and aluminum framed windows. The building's main entrance is on Atlantic Avenue along with a secondary entrance on Albany Avenue. The main parking lot is gated and contains 104 standard parking spaces and 6 accessible spaces. The facility also includes a transportation zone for busses traveling between Galloway and Atlantic City. An overflow/commuter parking lot is gated with an entrance off Hartford Avenue. This parking lot contains 249 spaces.





STOCKTON
UNIVERSITY

JOHN F. SCARPA
ACADEMIC CENTER



E. University Properties: *Stockton Atlantic City – University District*

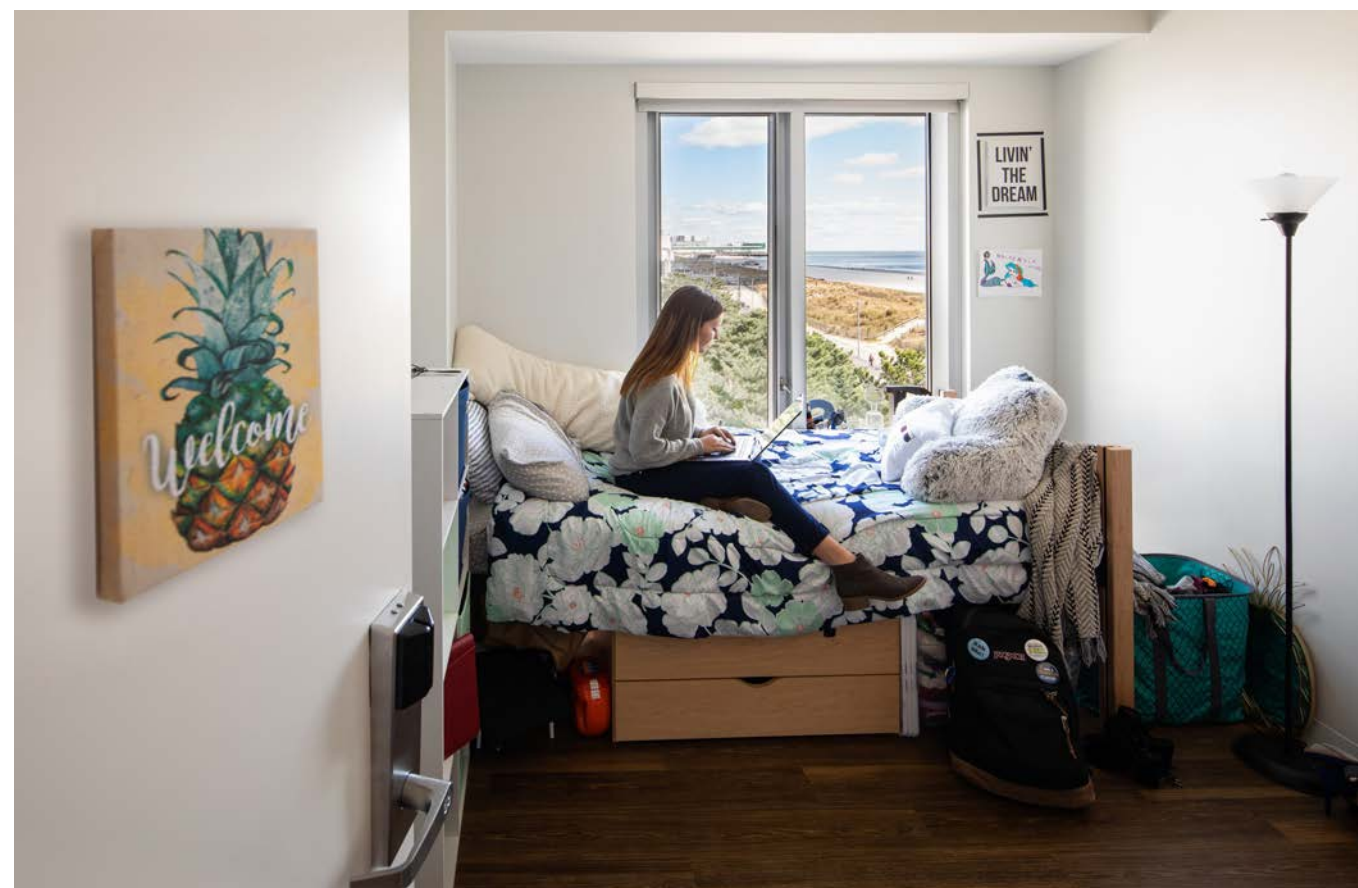


Atlantic City Residential Complex

Address: 3701 Boardwalk, Atlantic City NJ 08401

Opened in Fall 2018, the Stockton University Atlantic City Residential Complex is located at the intersection of Albany, Atlantic, and Pacific Avenues. With room for over 530 students, the residence hall includes apartment-style living, two outdoor courtyards, a fitness center, locker rooms, 12,924 SF of retail space, a mailroom, a computer lab, a full suite of campus activities and student events, and designated security—along with quick and easy access to O’Donnell Park, the historic Chelsea neighborhood, the beach and the Boardwalk.

The 5-story 220,925 SF facility is constructed on 2.08 acres and features a concrete and steel infrastructure with a limestone and terracotta exterior and aluminum framed windows. The building’s main entrance is at the intersection of Atlantic and Albany Avenue.





CULTURE
CLASSES

BOOKS &

E. University Properties: Stockton Atlantic City – University District



Stockton Atlantic City Parking Garage

Address: 3800 Atlantic Avenue, Atlantic City NJ 08401

Opened in Fall 2018 and located at the corner of Atlantic Avenue and Roosevelt Place, this 350,000 SF, seven-level parking garage also forms the base of the South Jersey Gas Corporate office tower. The facility has the capacity for 876 vehicles as well as 5,906 SF of retail space.

The facility is constructed on 1.38 acres and features precast concrete floors and structural supports on individual piles. The exterior has limestone accents and aluminum framed windows. The buildings main vehicular entrance is on Lincoln Place and the exits is on Roosevelt Place. Pedestrians can access the facility through a vestibule along Atlantic Avenue. The upper 2 floors are reserved for employees of South Jersey Gas. The garage features a loading dock, accessible spaces on each floor and direct access to the retail lobby.





E. University Properties: *Other Atlantic City Properties*

Stockton Rothenberg Building

Address: 3430 Atlantic Avenue, Atlantic City NJ 08401

The Stockton Rothenberg Building was acquired in 2016 from the legal firm of Rothenberg, Hyett, Eisen and Lang, P.A. Located at the corner of Atlantic Avenue and Providence Avenue, the 3,600 SF two-story structure, built in 1970, was renovated into five private offices spaces, an open office area and reception area, conference rooms, restrooms and kitchen area. The building was first utilized as the Atlantic City Operations Division, Small Business Development Center and LIGHT – Lloyd Levinson Institute of Gaming and Hospitality. The building is currently occupied by Stockton’s Office of Continuing Studies, Small Business Development Center and LIGHT – Lloyd Levinson Institute for Gaming and Hospitality.





STOCKTON
UNIVERSITY


STOCKTON
UNIVERSITY
Rothenberg Building
Lloyd D. Levenson Institute of
Gaming, Hospitality and Tourism

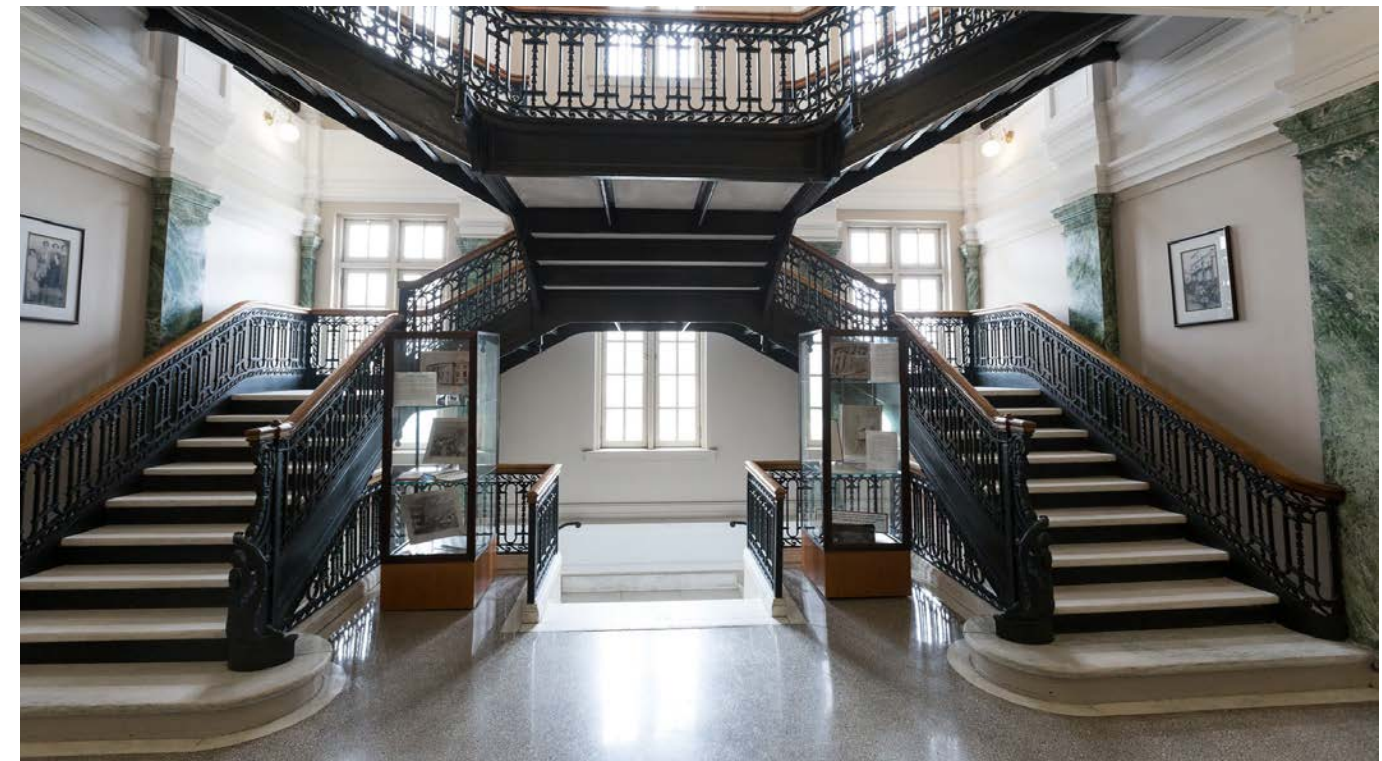
E. University Properties: *Other Atlantic City Properties*

Carnegie Center

Address: 35 S. Dr. MLK, Jr. Boulevard, Atlantic City NJ 08401

In 2006, Stockton University, the Casino Reinvestment Development Authority (CRDA), and the City of Atlantic City collaborated in restoring the historic Carnegie Library in Atlantic City. The renovated and expanded Beaux-Arts building, originally built in 1904, provides the University with modern facilities in the heart of Atlantic City. The building is a three-story masonry building of approximately 18,000 SF. There is on-site parking for 12 vehicles.

Renamed the Carnegie Center, the University originally hosted the Small Business Development Center, continuing professional education programming, and special events relevant to the needs of Atlantic City and its surrounding region. A multi-use facility, Carnegie once served the University and the residents of Atlantic City and region as an educational and instructional facility, a meeting place, a conference center, and a community outreach center. Jefferson Philadelphia University leased a portion of the building from Stockton to run its Physician's Assistant program. That lease expired in July of 2019. Currently the building is vacant and under review to be repurposed for use by the University.





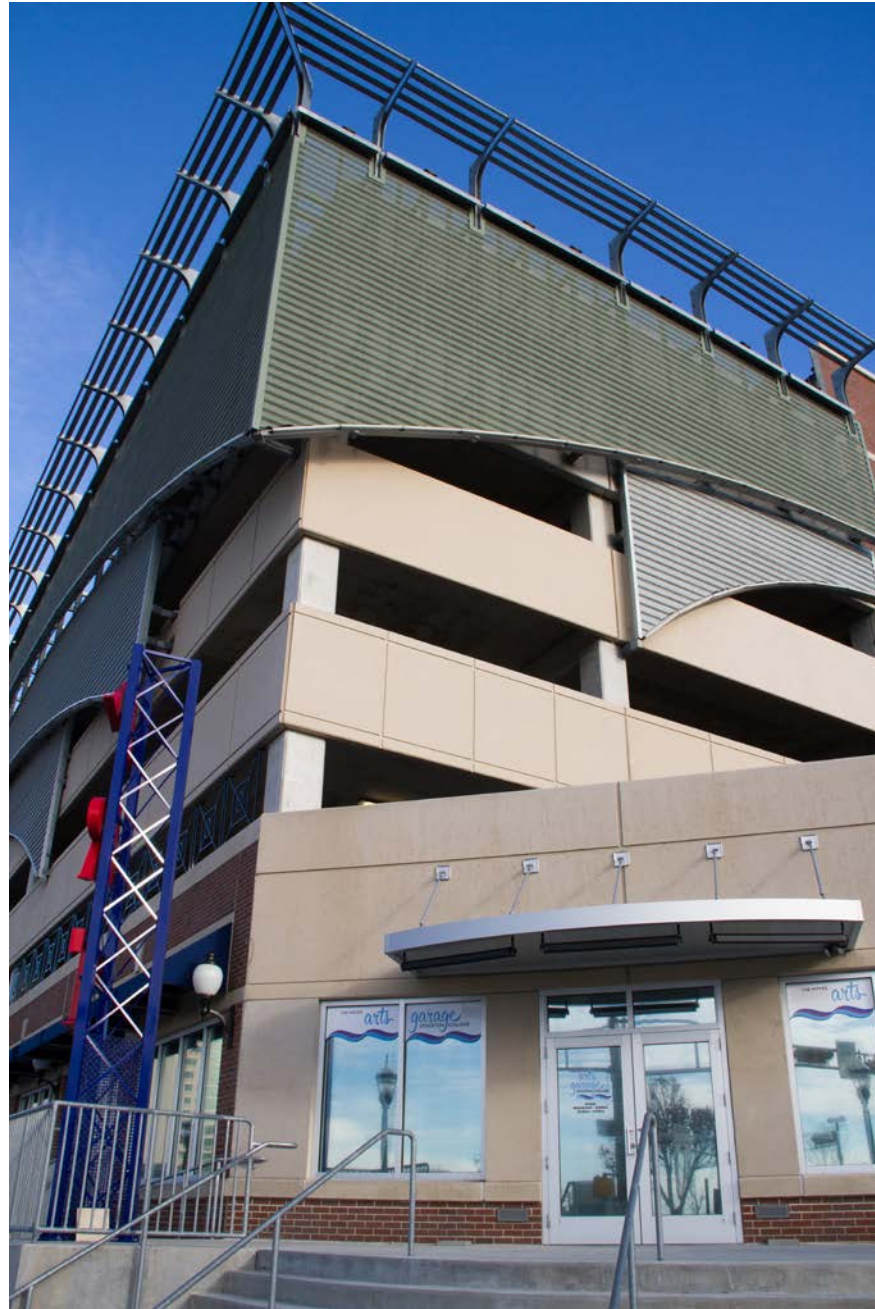
E. University Properties: *Other Atlantic City Properties*

Noyes Art Garage

Address: 2200 Fairmount Avenue, Atlantic City NJ 08401

The Noyes Arts Garage of Stockton University, located in the Wave Garage, is the cornerstone of the Arts District in Atlantic City and has the mission to promote education, provide resources for emerging artists, and enrich the community. This 6-level, 406,000 SF solar-powered facility features precast concrete floors and structural supports on concrete piles. The Arts Garage houses artist studios, galleries, shops, a café, and a flexible workshop/classroom as well as a 1,200 SF satellite gallery of the Noyes Museum of Art and the African American Heritage Museum of Southern New Jersey. This property is owned by the Casino Reinvestment Development Authority (CRDA) and the first-floor area consisting of 16,000 SF is leased by Stockton University. The lease expires in 2022 but there are option terms to extend the lease.





E. University Properties: *Other Atlantic City Properties*

Other Parcels in or near Atlantic City, University District

Address: 225 Oriental Avenue, Atlantic City, NJ 08401

110 S. New Hampshire Avenue, Atlantic City, NJ 08401

Located near the Absecon Lighthouse, acquired through two separate property donations, Stockton owns two vacant parcels of land known as Block 75, Lot 16 and Block 77, Lot 3.

Block 75, Lot 16 known as 225 Oriental Avenue, Atlantic City, NJ was donated on March 23, 2015 by John Cavuto. The property is a vacant parcel of land consisting of 1,724 SF.

Block 77, Lot 3 known as 110 S. New Hampshire Avenue, Atlantic City, NJ was donated on December 13, 2018 by Dr. Philip W. Paparone. The property is a vacant parcel of land consisting of 2,250 SF.

There are currently no plans to develop either parcel.





★ 225 Oriental Avenue, Atlantic City, NJ

★ 110 S. New Hampshire Avenue, Atlantic City, NJ

E. University Properties: *Instructional Sites*

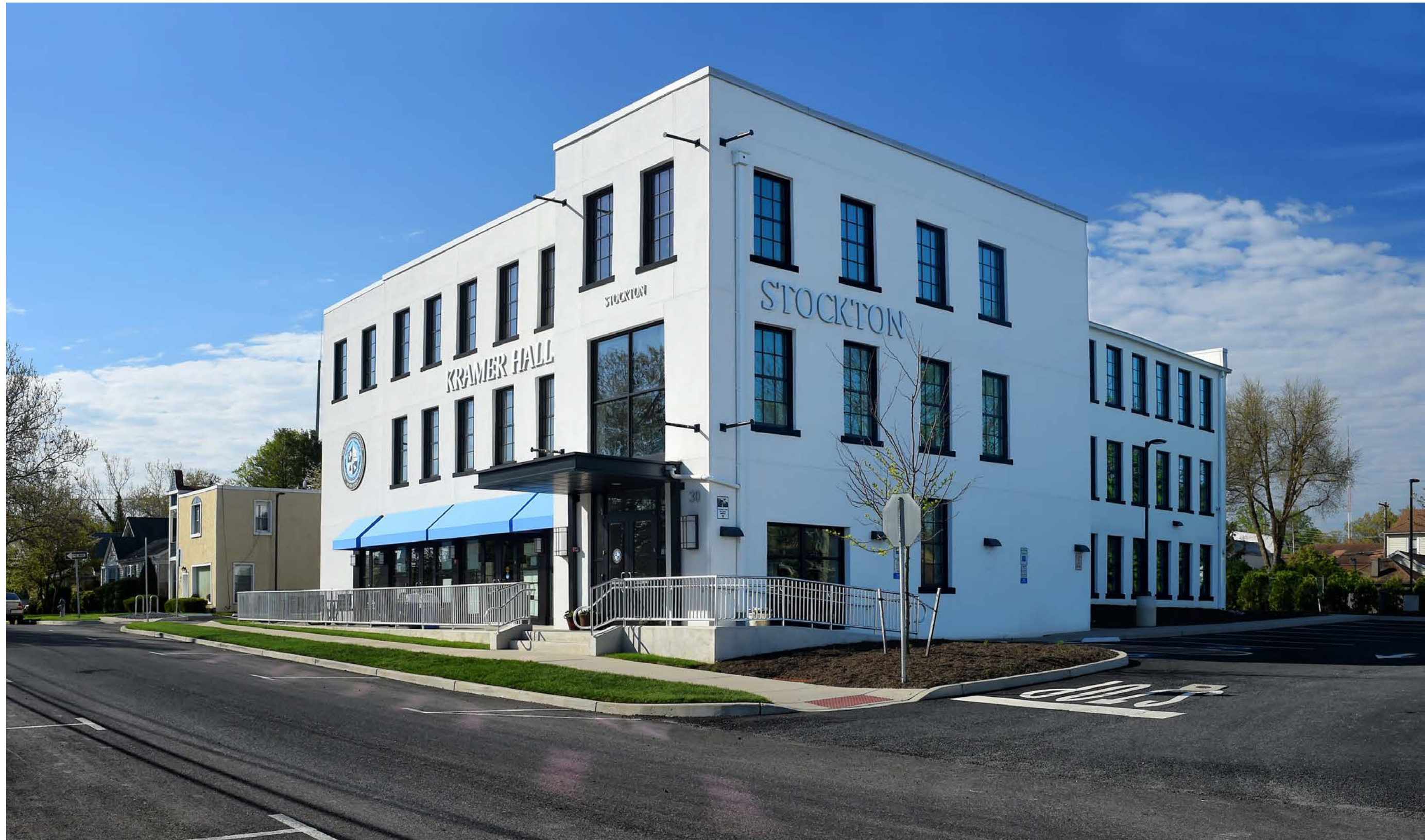
Kramer Hall / Hammonton Center

Address: 30 Front Street, Hammonton NJ 08037

Located in the cultural hub of historic downtown Hammonton, Stockton University's Kramer Hall provides students the opportunity to advance their careers through various undergraduate, graduate and continuing and professional education opportunities. The facility features state-of-the-art classrooms, seminar rooms, a computer lab, and an Art Gallery. In addition, Kramer Hall is home to the Noyes Museum of Art, NJ Child Welfare Training Partnership Southern Region, Murphy Writing Center, South Jersey Cultural Alliance, the Master of Arts in Counseling and the Master of Science in Data Science and Strategic Analytics.

Dedicated in 2013, Kramer Hall is a 13,620 SF building that was originally built in 1959 as the Bertino/National Garment Factory. This rehabilitated wood frame structure is located on .65 acres with the main entrance on Front Street. The parking lot consist of 36 standard parking spaces and 2 accessible spaces. Also, due to limitations on the size of the property, the parking area is paved with pervious asphalt over a stone detention basin to satisfy the drainage requirements of the site.





E. University Properties: *Instructional Sites*

Manahawkin Center

Address: 712 East Bay Avenue, Manahawkin NJ 08050

Stockton University at Manahawkin is home to Stockton's Accelerated BSN Nursing Program. Formerly Rothman Institute Orthopedics, the expanded location serves Stockton's nursing students.

The facility is located in the Manahawkin Plaza and is comprised of 2 unattached storefront locations. The first location was developed in 2012 and consist of a 3,200 SF two-classroom facility. Each classroom has an occupancy of 35 seats and provides academic courses and continuing education for area residents.

The second location is an 8,000 SF facility dedicated to Stockton's nursing program. The space includes a reception desk, 36-seat classroom, student lounge, 5 offices, staff lounge, work room, restroom facilities, 7 physical assessment examination rooms, one of which includes a talking simulator, conference room demonstration area, and a foundation lab with 6 hospital beds complete with simulated patients.





E. University Properties: *Instructional Sites*

Nacote Creek, Coastal Research Center

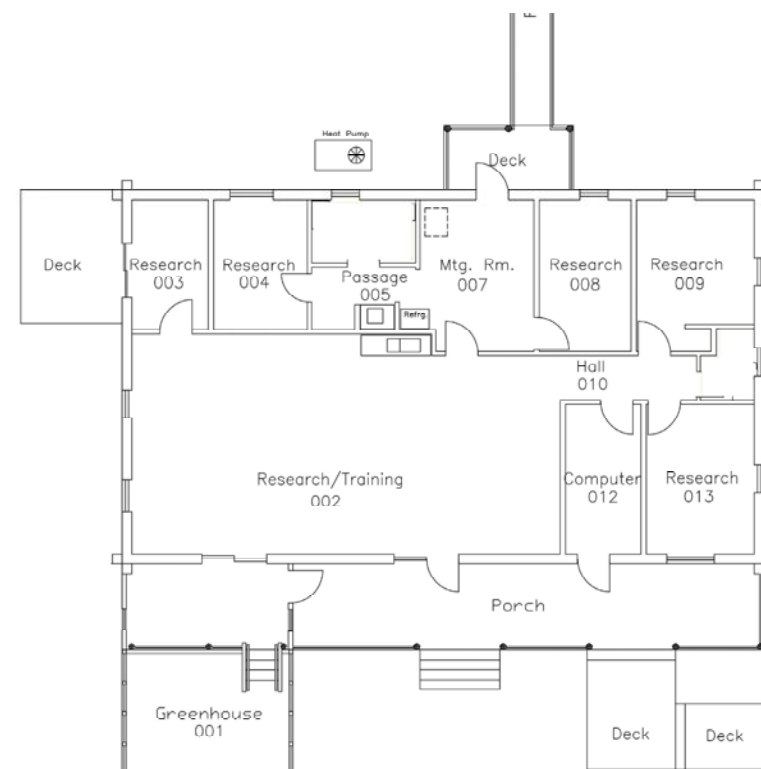
Address: 30 Wilson Avenue, Port Republic NJ 08241

The Coastal Research Center (CRC) originated in 1981 to assist local municipalities with coastal environmental issues related to recurring storm damage and shoreline retreat.

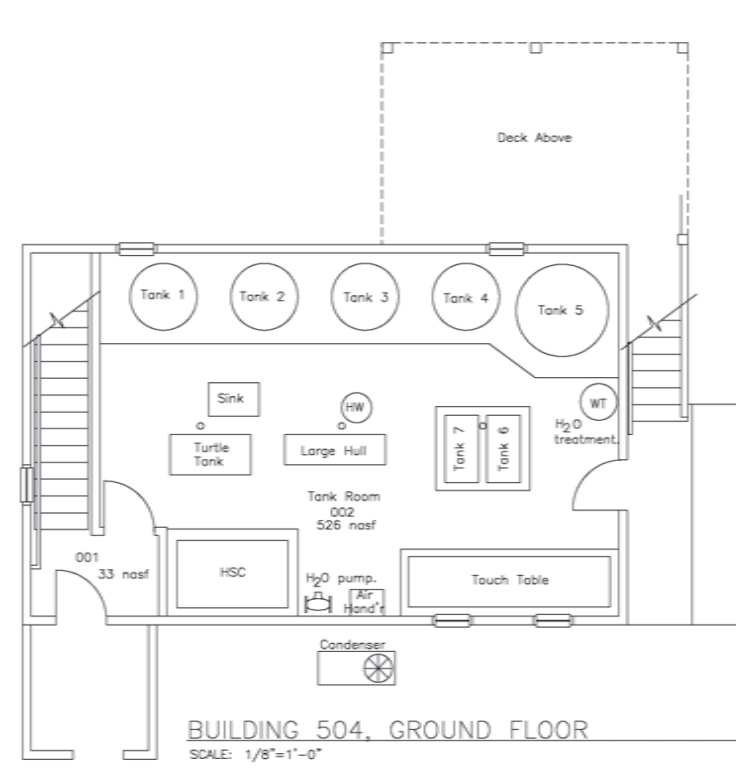
Since then the CRC has been working on shoreline monitoring and assessment programs with the State of New Jersey and various municipalities and has grown into a nationally known organization.

The CRC also utilizes Stockton's Marine Science and Environmental Field Station, which includes the use of Stockton's fleet of research vessels for various projects.

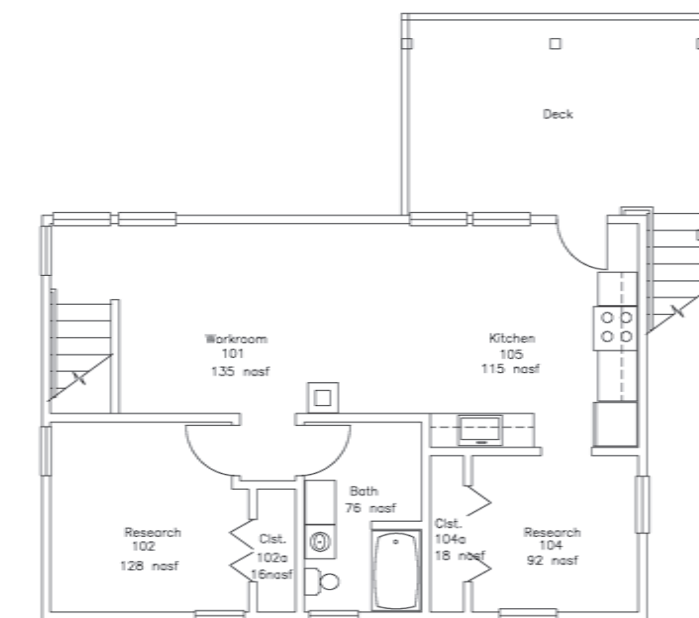
The Nacote Creek Marine Science & Environmental Field Station is located on a 6.5-acre property in Port Republic. The property is comprised of 6 wood frame buildings totaling approximately 6,000 SF for support of field and laboratory courses as well as student and faculty research. There is a dock for University vessels and a marina with boat launch for easy access to the ocean.



Nacote Creek Building 501



BUILDING 504, GROUND FLOOR
SCALE: 1/8"=1'-0"



BUILDING 504, 2ND FLOOR
SCALE: 1/8"=1'-0"



NACOTE CREEK MARINE SCIENCES AND ENVIRONMENTAL FIELD STATION

PROPOSED SITE OPTION



E. University Properties: *Instructional Sites*

The Sam Azeez Museum of Woodbine Heritage / Woodbine Center

Address: 610 Washington Avenue, Woodbine NJ 08270

Stockton University's Woodbine Instructional Site (The Sam Azeez Museum of Woodbine Heritage) in Cape May County encourages lifelong learning by providing opportunities for personal and professional growth. The 2,800sf addition, Anne Azeez Hall officially opened in April 2013, adding to Stockton's range of convenient locations. This 2-classroom one-story facility is a masonry structure with a concrete slab on grade floor and green roof. When needed, a moveable partition wall can be retracted to combine the 2 classrooms into one multi-purpose space accommodating up to 60 people. The synagogue is a 5,745 SF masonry and wood structure still used today for religious services. The buildings sit on a 1.2-acre site with 15 parking spaces and 1 accessible space with access from Washington Avenue.



Sam Azeez Museum of Woodbine Heritage





F. Main Campus: *Engineering Study*

Land Use Zoning

Zoning is the legislative method of controlling land use by regulating such considerations as the type of buildings (e.g., commercial or residential) that may be erected and the population density. It is accomplished by dividing land area into zoning districts, each having specific conditions under which land and buildings may be legally developed and used. In combination with other planning techniques, zoning is a major instrument for gaining greater physical order in the built environment.

Zoning Evolution

Richard Stockton College of New Jersey (Stockton) opened its main campus in Galloway Township in 1971, prior to the adoption of the New Jersey Pinelands Protection Act. When the Act was adopted in 1979, the New Jersey Pinelands Commission was formed and delegated the responsibility for the implementation of the Pinelands Comprehensive Management Plan (CMP) which provided the standards, rules and regulations to guide development within the Pinelands Protection Area in accordance with growth management areas that were adopted as part of that plan. At the time of the adoption of the CMP in 1979, the entire Stockton campus within Galloway Township was zoned as Rural Development (RD).

At that time, the designation of the Stockton campus as an RD zone did not pose a problem to future growth because public sewage infrastructure was in place within the campus and the rules and regulations of the CMP did not have limitations for projects that had direct access to sewage utility infrastructure.

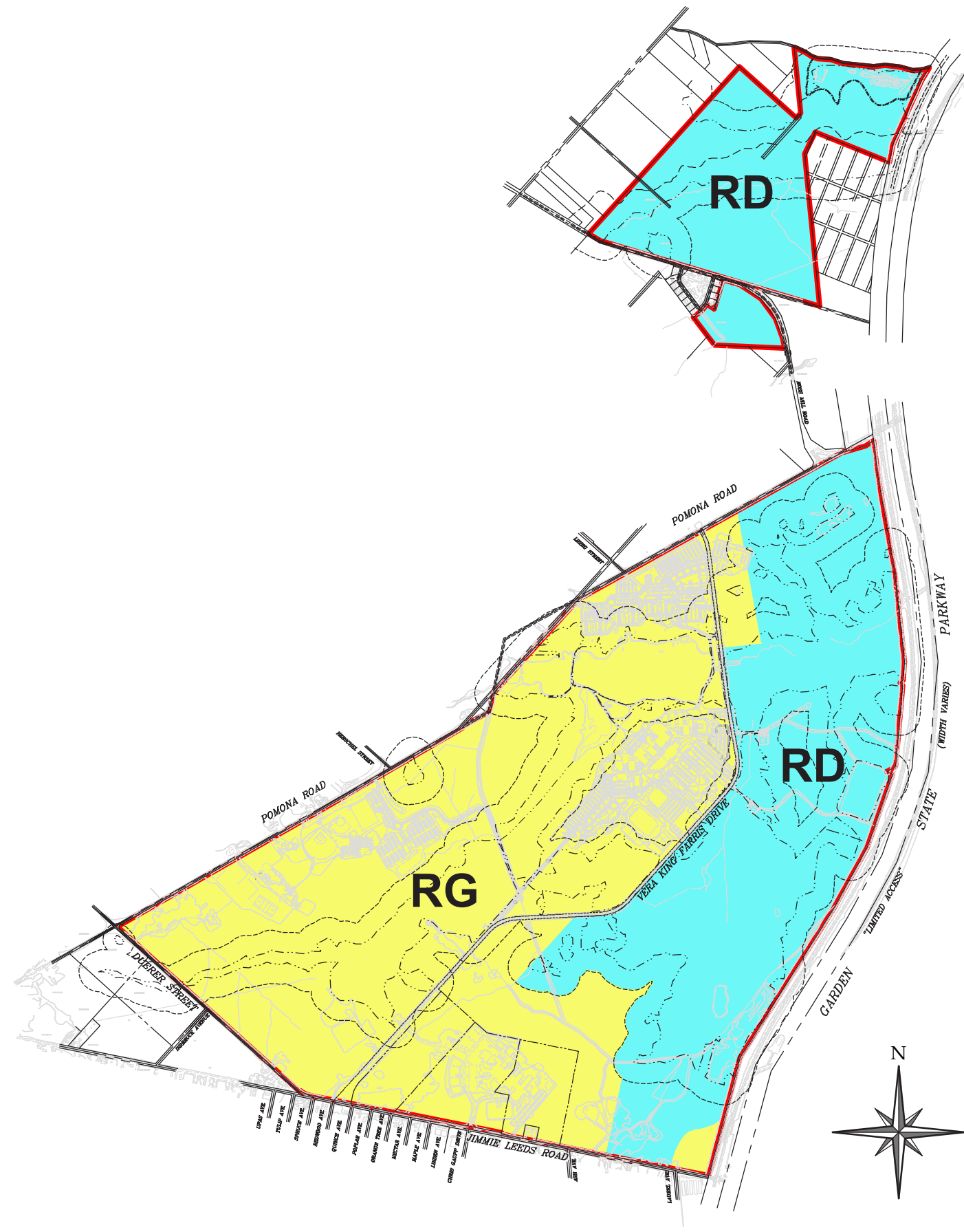
In 1990, the standards of the CMP, that pertain to facilities within the RD zone and were to be served by public sewage collection and treatment system, were significantly revised. This change to the CMP severely restricted future expansion of the campus. In recognition of this hardship, the Pinelands Commission supported Stockton via Galloway Township to apply for a rezoning of the campus in accordance with the 1990 Master Plan. As a result of this effort, the Regional Growth (RG) areas around the core of the Stockton campus were established. As part of the process, the wetlands that were adjacent to the core area of the Stockton campus were delineated and verified by the New Jersey Pinelands Commission. Wetlands buffers within the core areas were reduced to 175 feet, based on the Wetland Reduction Buffer Model.

In 2005, it became apparent to Stockton that to meet the growth projections over the next ten years, the campus would have to expand beyond the core areas. Stockton had been engaged

in an ongoing dialogue with the Pinelands Commission to rezone portions of the RD area to become RG. Stockton also determined that it would be prudent to utilize a global and holistic approach to the future development within its campus. Until the development of this current plan, each project was done as an individual standalone project; not part of a greater whole. This meant each project had its own topographic survey, wetlands delineation, threatened and endangered species survey, and stormwater management study.

Stockton, and its consultants, performed lengthy and detailed studies related to wetland delineations and threatened and endangered species, each to identify and evaluate the environmentally sensitive areas of Stockton-owned land. While these environmental studies were being performed, the Pinelands Commission undertook a reevaluation of the entire Pinelands Protection Area, based on an Ecological Integrity Assessment (EIA) model that sought to zone areas of the Pinelands based on their EIA index. We were informed by the Pinelands Commission that portions of the Stockton campus to the east of the core areas had a high index and the Pinelands Commission desired to downzone this area from Rural Development to Forest. For the portion of the Stockton campus south and west of the core areas, the index was not as high and warranted a change to Regional Growth. Due to several reasons, the change of zoning through the EIA model at Stockton was not approved by the Policy and Implementation Committee of the Pinelands Commission. Stockton was then advised to pursue a traditional rezoning of the campus by having Galloway Township as the lead entity for requesting the rezoning. Although the zoning change was not approved by the P&I Committee, Stockton was willing to put forth a good faith plan for sensitive threatened and endangered species areas and do so by supporting the original desires of the Pinelands Commission to preserve and deed restrict that particular area of interest.

The rezoning of the Stockton campus was generally, for 472 acres of the Stockton property previously zoned RD fronting Jimmie Leeds Road, Duerer Street and Pomona Road. Areas south of the Academic Core Area were rezoned as RG, and the remaining 583 acres of the main Stockton campus, along with 227 acres of offsite parcels north of the main campus (for a total of 810 acres) were deed restricted to preserve the land in perpetuity. The 810 acres of land deed restricted contains the forested area the Pinelands EIA originally proposed as Forest Management Area and effectively creates greater protection for the land than rezoning would have. The area of the Stockton campus rezoned RG contains the same areas that the Pinelands EIA originally proposed as RG, with the environmentally sensitive areas within the proposed RG zone to be protected from development due to Pinelands CMP standards for wetlands, buffers and threatened and endangered species critical habitat.



SCALE: 1" = 2,000'



Current Zoning

The current zoning of the Stockton Galloway Campus , generally for 991 acres of the Stockton property fronting Jimmie Leeds Road, Duerer Street and Pomona Road south of the Academic Core Area, is Regional Growth (RG). The remaining 583 acres of the main Stockton campus, along with 227 acres of offsite parcels north of the main campus (for a total of 810 acres) is identified as Restricted Development (RD), and deed restricted to preserve the land in perpetuity. The 810 acres of deed restricted land contains the forested area the Pinelands Ecological Integrity Assessment (EIA) originally proposed as Forest Management Area and effectively creates greater protection for the land.

F. Main Campus: *Engineering Study*

Development Area Evolution

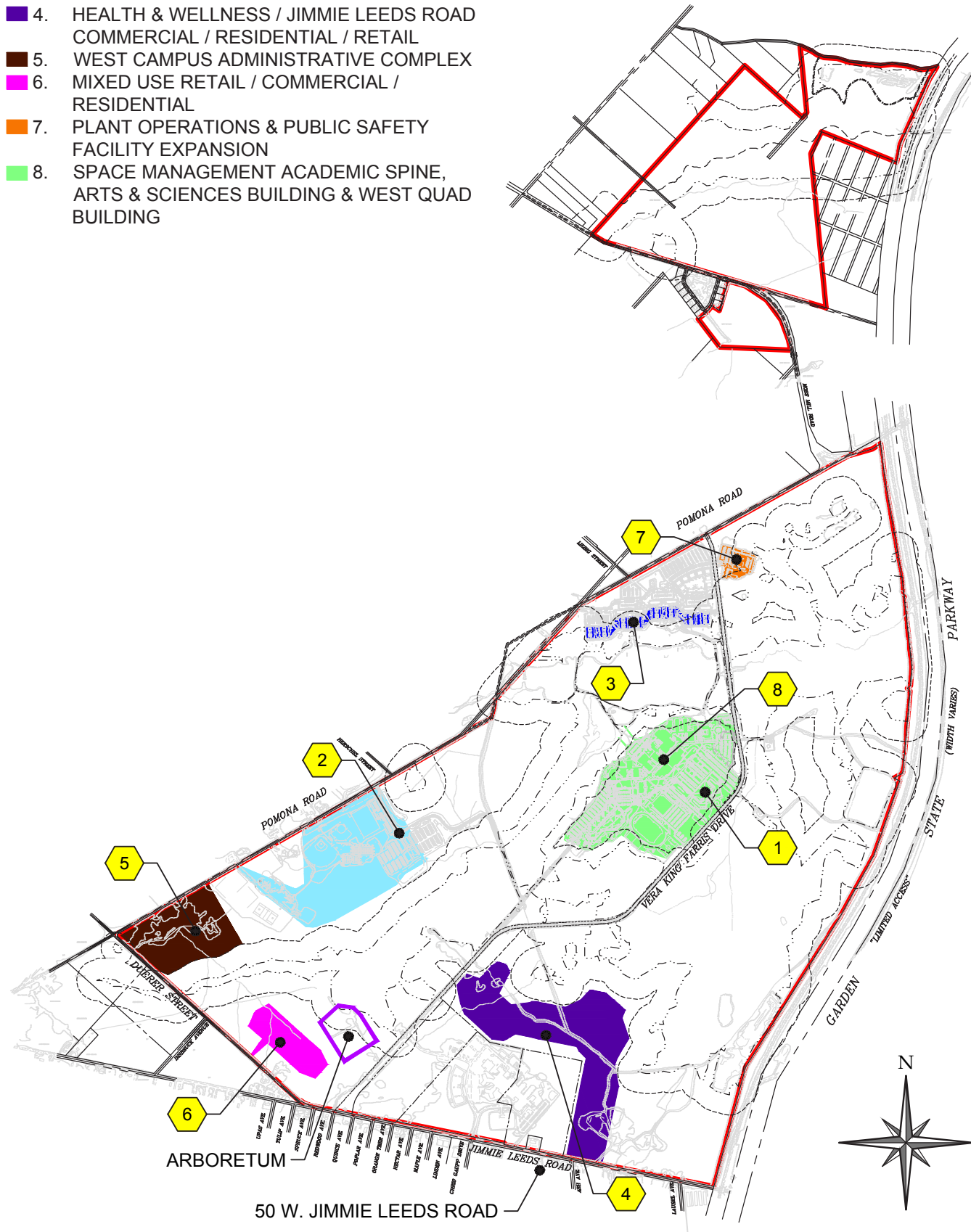
The 2010 Master Plan identified ten (10) primary development areas on campus with several infrastructure improvements on and off campus. These areas were broken down by way of functional need and to a degree geographic location. The itemization of each area included as much information as was available for the functional need for the space to be developed.

In the current 2020 Master Plan Update, the 10 previously identified areas were reduced to eight (8) core concepts on the Galloway Campus and the inclusion of Stockton Atlantic City, Kramer Hall in Hammonton, the Marine Field Station at Nacote Creek, Manahawkin Center, The Sam Azeez Museum of Woodbine Heritage in Woodbine, and all other individual properties owned throughout the region.

The University's development plan has evolved through the vetting process of the Stockton Space Management Committee, President's Cabinet, Building and Grounds Subcommittee of the Board of Trustees, Athletic Facility Taskforce, and the yearly Capital Budget submitted to the State for approval.



- 1. CORE CAMPUS DEVELOPMENT
- 2. NORTH ATHLETIC CAMPUS (NAC)
- 3. STOCKTON RESIDENTIAL PHASE 1
- 4. HEALTH & WELLNESS / JIMMIE LEEDS ROAD COMMERCIAL / RESIDENTIAL / RETAIL
- 5. WEST CAMPUS ADMINISTRATIVE COMPLEX
- 6. MIXED USE RETAIL / COMMERCIAL / RESIDENTIAL
- 7. PLANT OPERATIONS & PUBLIC SAFETY FACILITY EXPANSION
- 8. SPACE MANAGEMENT ACADEMIC SPINE, ARTS & SCIENCES BUILDING & WEST QUAD BUILDING



SCALE: 1" = 2,000'



F. Main Campus: *Engineering Study*

Overall Campus Master Plan

The Overall Campus Master Plan depicts an assemblage of all planned facility development located in areas that do not impede on environmentally sensitive habitat. Each intended development is identified, and a detailed breakdown of the proposed use of each development is provided in a following section. It is important to establish a clear understanding between the University and the community at large as to our planned development activity, so that we all can take the necessary steps to protect and defend the balance of the environment from a haphazard and reactionary development process. The plan also identifies all threatened and endangered species types that we have found as a result of environmental testing by Marathon Engineers.

In addition, the plan identifies lines of demarcation for wetlands and wetlands buffer areas that have been historically established. Within this updated plan, we have identified areas of land that we intend on preserving (due to our findings by way of study) that are within an “uplands” type of designation, as well as having identified areas of uplands that have been deed restricted from any future development.

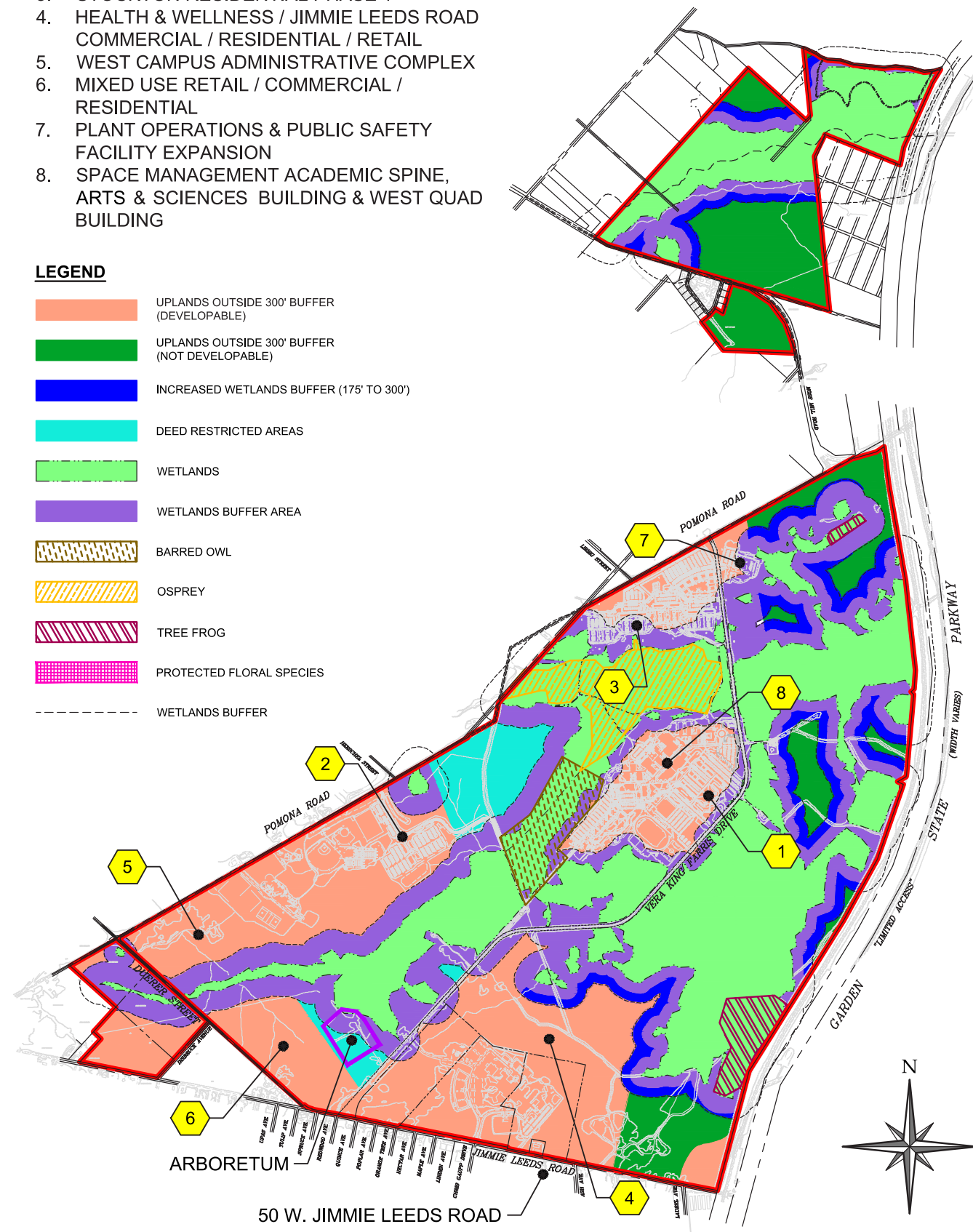


2020 FACILITIES MASTER PLAN

1. CORE CAMPUS DEVELOPMENT
2. NORTH ATHLETIC CAMPUS (NAC)
3. STOCKTON RESIDENTIAL PHASE 1
4. HEALTH & WELLNESS / JIMMIE LEEDS ROAD COMMERCIAL / RESIDENTIAL / RETAIL
5. WEST CAMPUS ADMINISTRATIVE COMPLEX
6. MIXED USE RETAIL / COMMERCIAL / RESIDENTIAL
7. PLANT OPERATIONS & PUBLIC SAFETY FACILITY EXPANSION
8. SPACE MANAGEMENT ACADEMIC SPINE, ARTS & SCIENCES BUILDING & WEST QUAD BUILDING

LEGEND

- UPLANDS OUTSIDE 300' BUFFER (DEVELOPABLE)
- UPLANDS OUTSIDE 300' BUFFER (NOT DEVELOPABLE)
- INCREASED WETLANDS BUFFER (175' TO 300')
- DEED RESTRICTED AREAS
- WETLANDS
- WETLANDS BUFFER AREA
- BARRED OWL
- OSPREY
- TREE FROG
- PROTECTED FLORAL SPECIES
- WETLANDS BUFFER



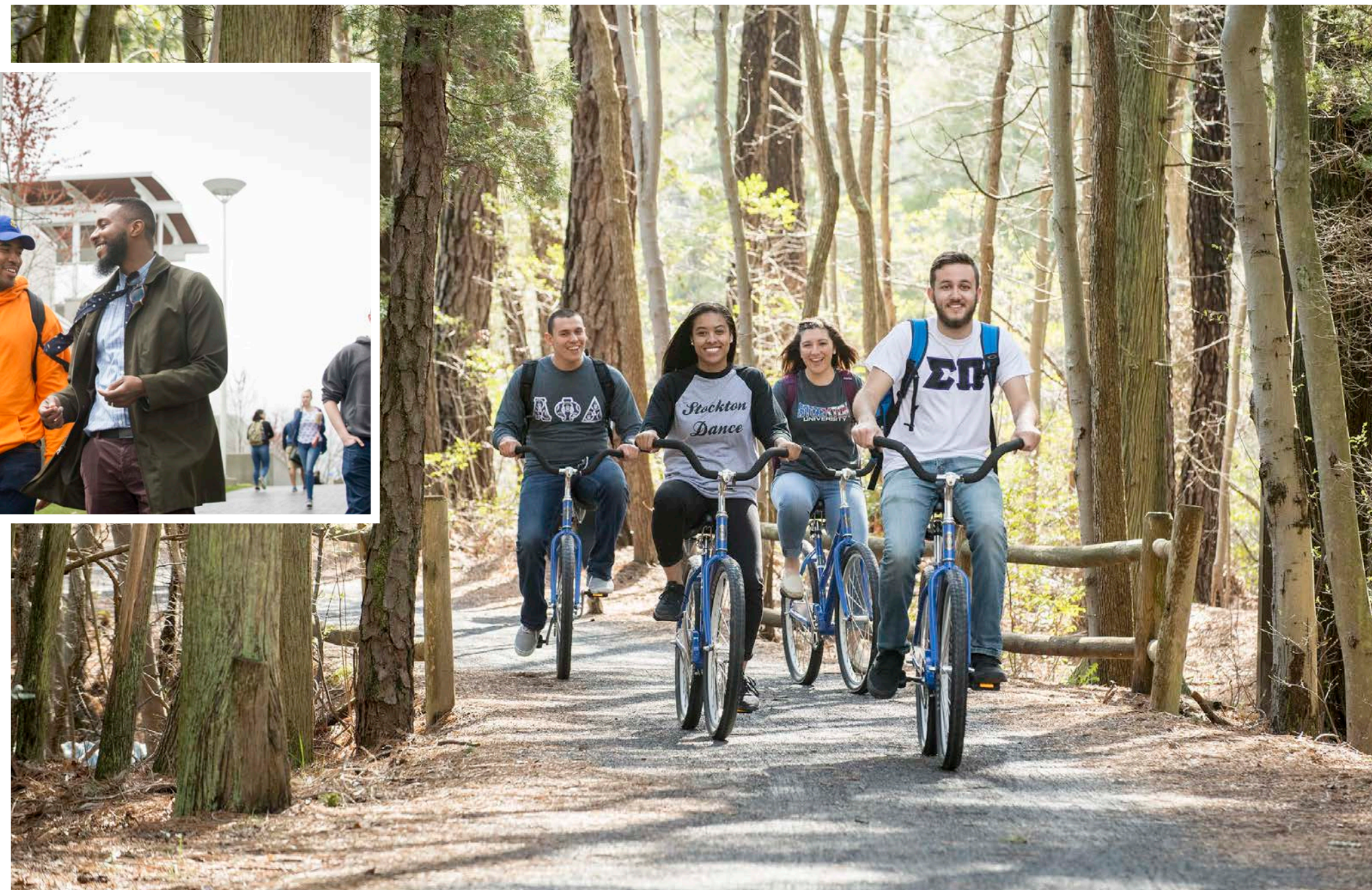
SCALE: 1" = 2,000'



F. Main Campus: *Engineering Study*




Deed Restricted Areas

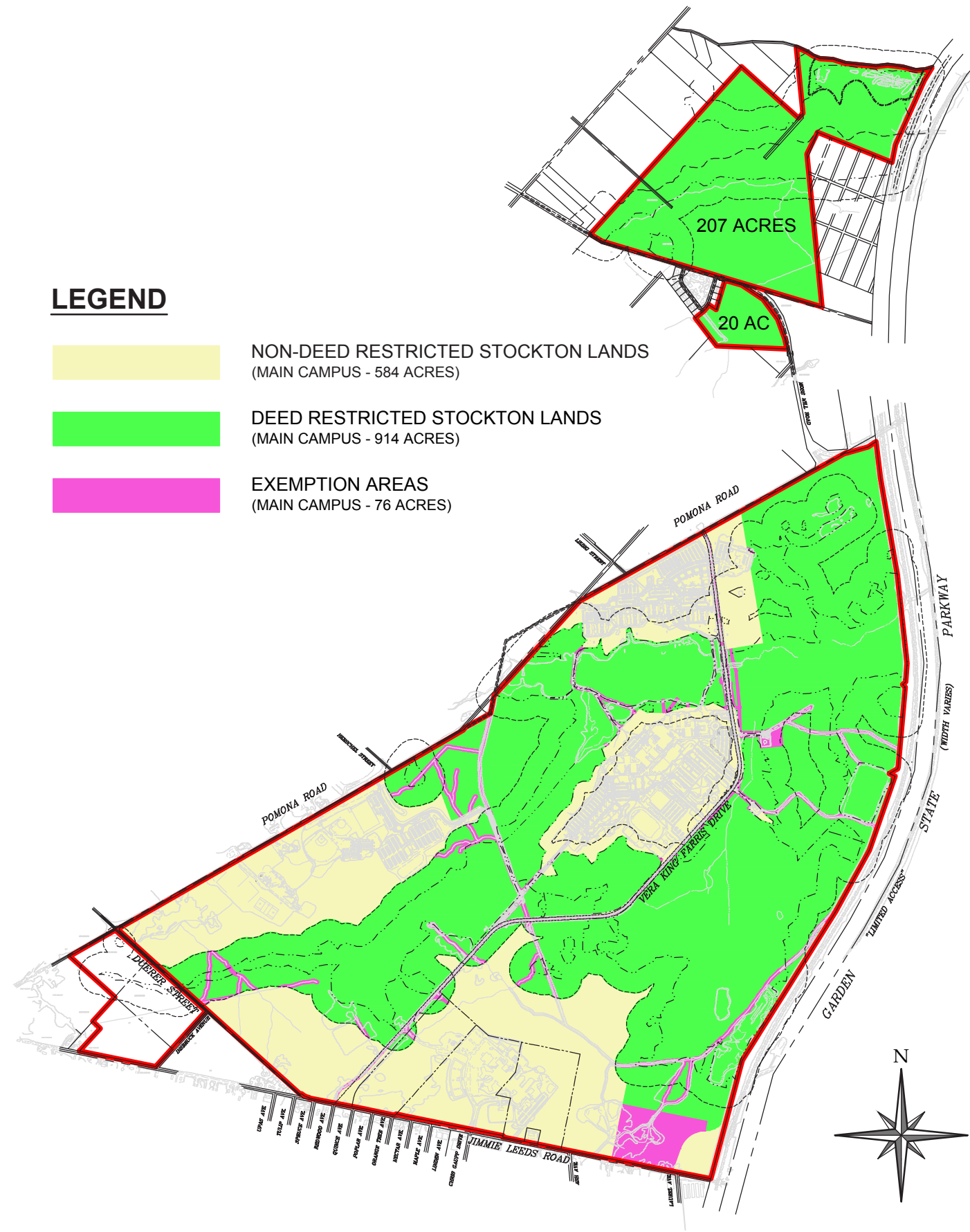
Stockton University has identified 914 acres of the Galloway Campus to be deed restricted. It is intended that the only disturbance that will be allowed within this area will be associated with Forestry Stewardship Management and Environmental Studies, along with the existing utility and service infrastructure in the area that will remain unaltered.



2020 FACILITIES MASTER PLAN

LEGEND

-  NON-DEED RESTRICTED STOCKTON LANDS
(MAIN CAMPUS - 584 ACRES)
-  DEED RESTRICTED STOCKTON LANDS
(MAIN CAMPUS - 914 ACRES)
-  EXEMPTION AREAS
(MAIN CAMPUS - 76 ACRES)



SCALE: 1" = 2,000'

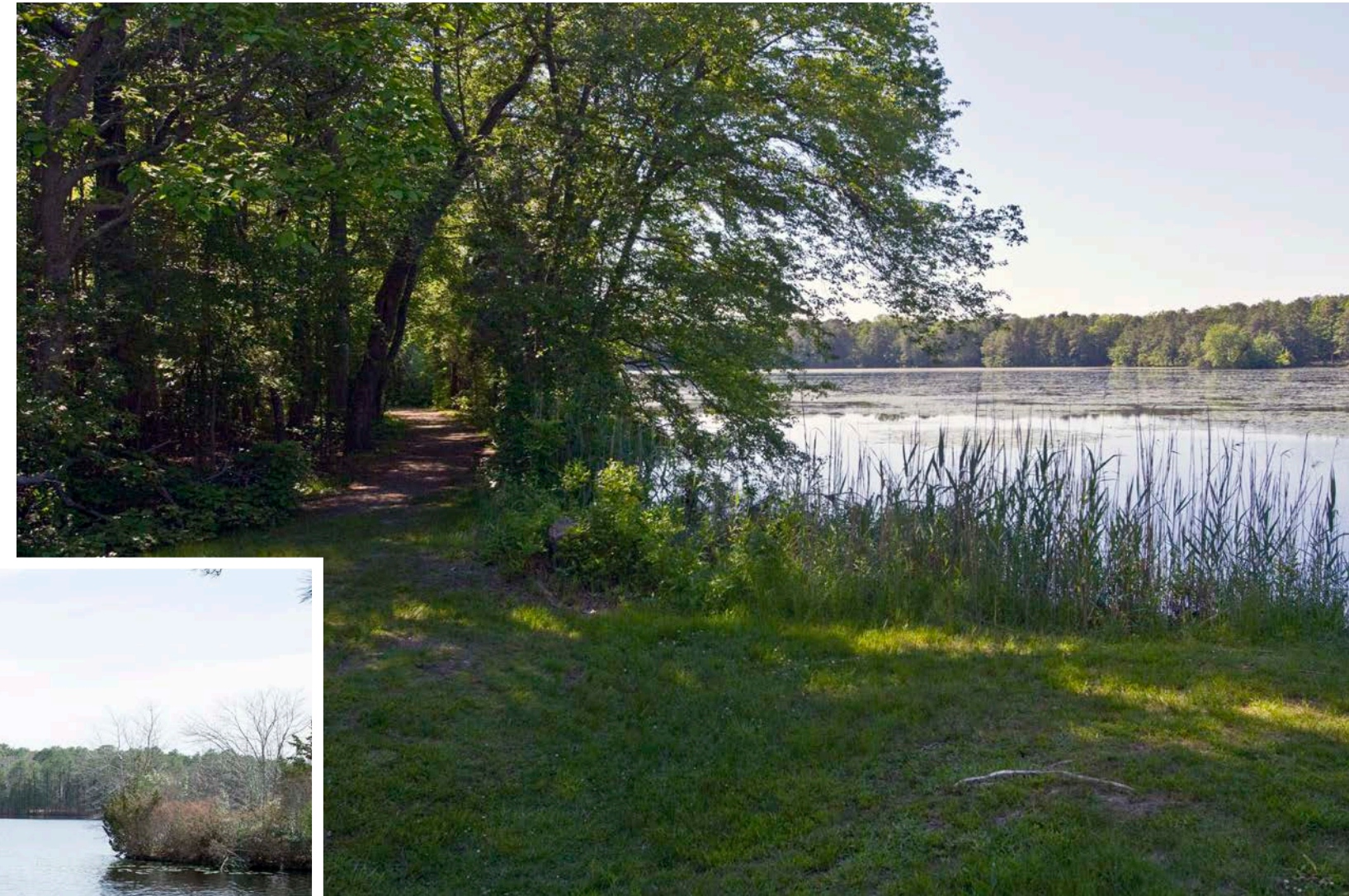


F. Main Campus: *Engineering Study*

Preservation Areas

In order to achieve an environmentally-balanced approach to the implementation of this Master Plan Update, Stockton has intentionally purchased large land masses for the purpose of future preservation in order to lessen the overall environmental impact while additional facilities are proposed and planned to meet the increase in projected enrollment.

The property that was purchased by Stockton for the purpose of preservation includes 227 acres that are adjacent to the Garden State Parkway and 51 acres that are adjacent to the southwest corner of its core Galloway Campus. All these areas are a combination of forest and wetlands. Of this total acreage, Stockton has preserved/deed restricted all but 20 acres, a small area that will be used to support a portion of Development Area 6 (Mixed-use Retail/Commercial/Residential) adjacent to Duerer Street.



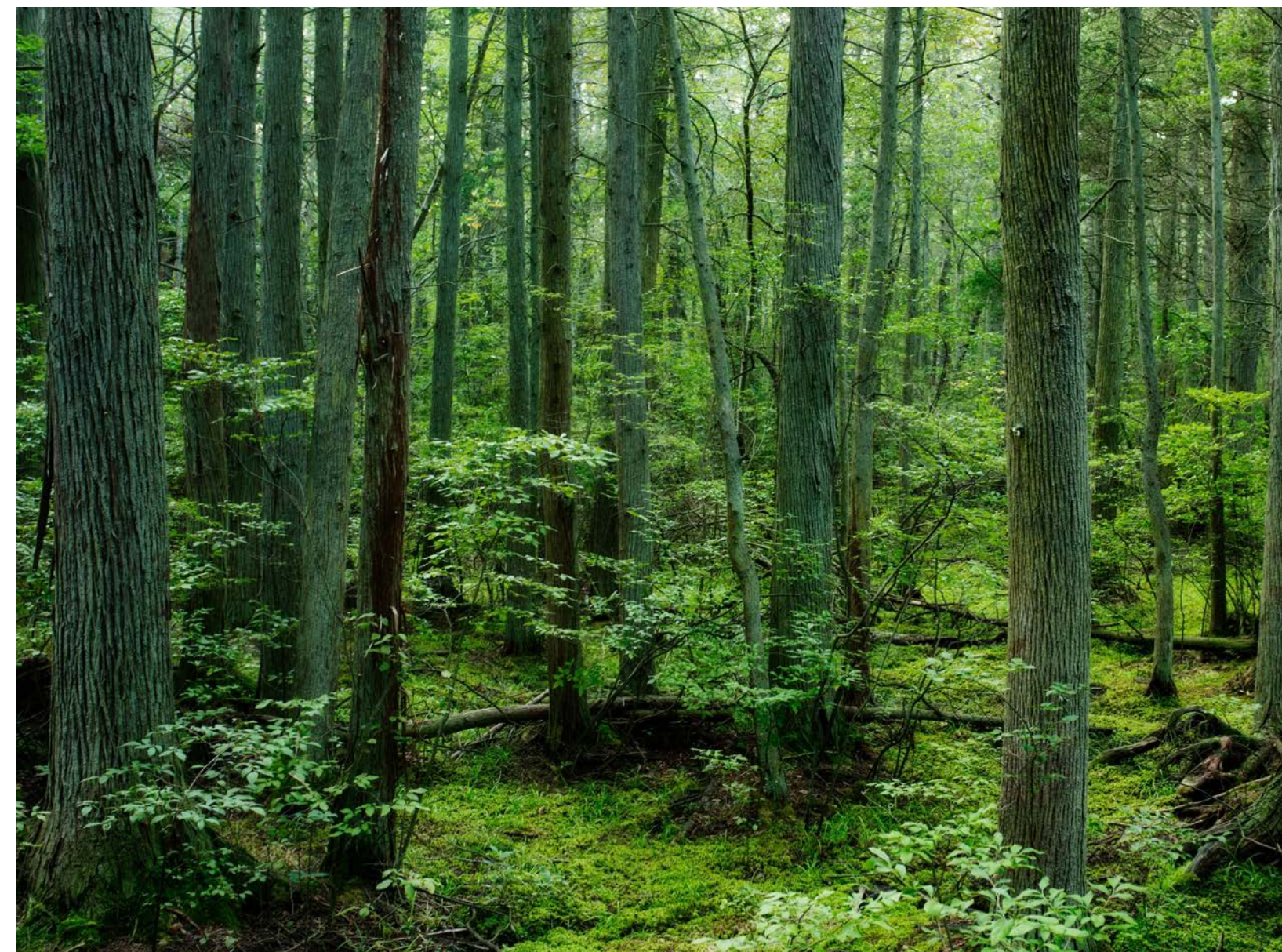
Wetlands Delineation

To create greater efficiencies in land utilization at Stockton, an initiative was undertaken to perform a comprehensive environmental and engineering evaluation of the entire Stockton campus. All the wetlands within the Stockton campus were delineated by Marathon and verified by the Pinelands Commission thereby eliminating the need to perform individual delineations for each project moving forward.

- Wetlands act as filters or sponges because they absorb and remove pollutants from the water that flows through them. Therefore, wetlands improve the water quality of lakes, rivers, and reservoirs downstream.
- Wetlands control flooding by absorbing extra water when rivers overflow, which protects farms and urban and residential areas from damage.
- Buffering shorelines against erosion.
- Providing spawning grounds and habitats for commercially important fish and shellfish.
- Providing habitat for rare, threatened, and endangered plants and animals.
- Providing recreational areas for activities such as fishing, bird watching, hiking, canoeing, photography, and painting.
- Provide a home for native and migratory wildlife.
- Wetlands vegetation traps carbon that would otherwise be released as carbon dioxide, which may be linked to rising atmospheric temperatures.
- Some wetlands are used to provide many commercially important products, such as cranberries.

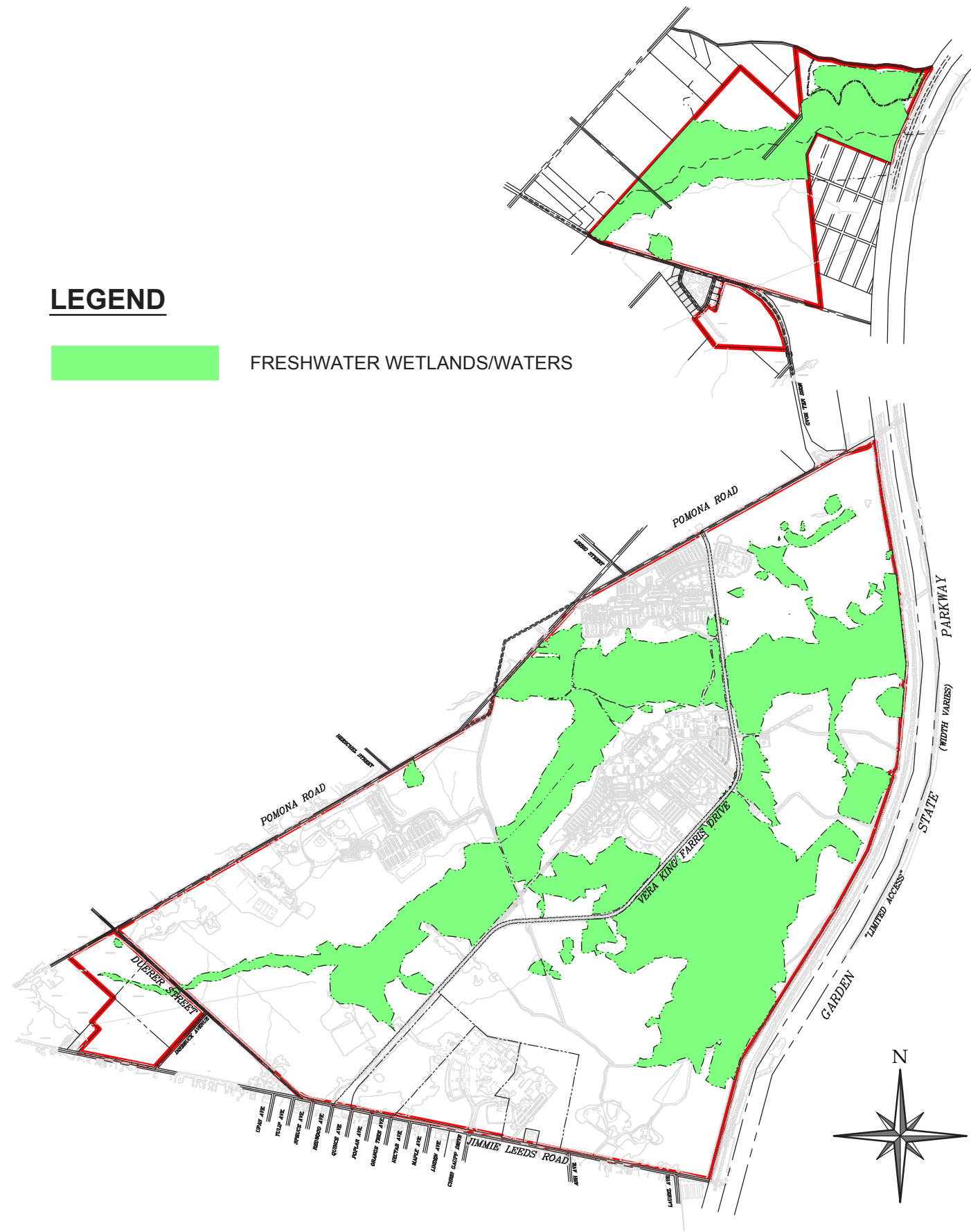
Following the completion of the wetland's evaluation, this masterplan process established the appropriate wetland buffers to be maintained throughout the campus. Wetlands buffers in the central core development area were agreed to be established at 175 feet. Outside the core

areas, many, if not most, areas are more environmentally sensitive and will require a larger buffer area. With this consideration, Stockton has agreed to use a 300 feet buffer in all areas outside of the core, and so the various maps show the extent of additional land between 175 feet and 300 feet protected by this decision.

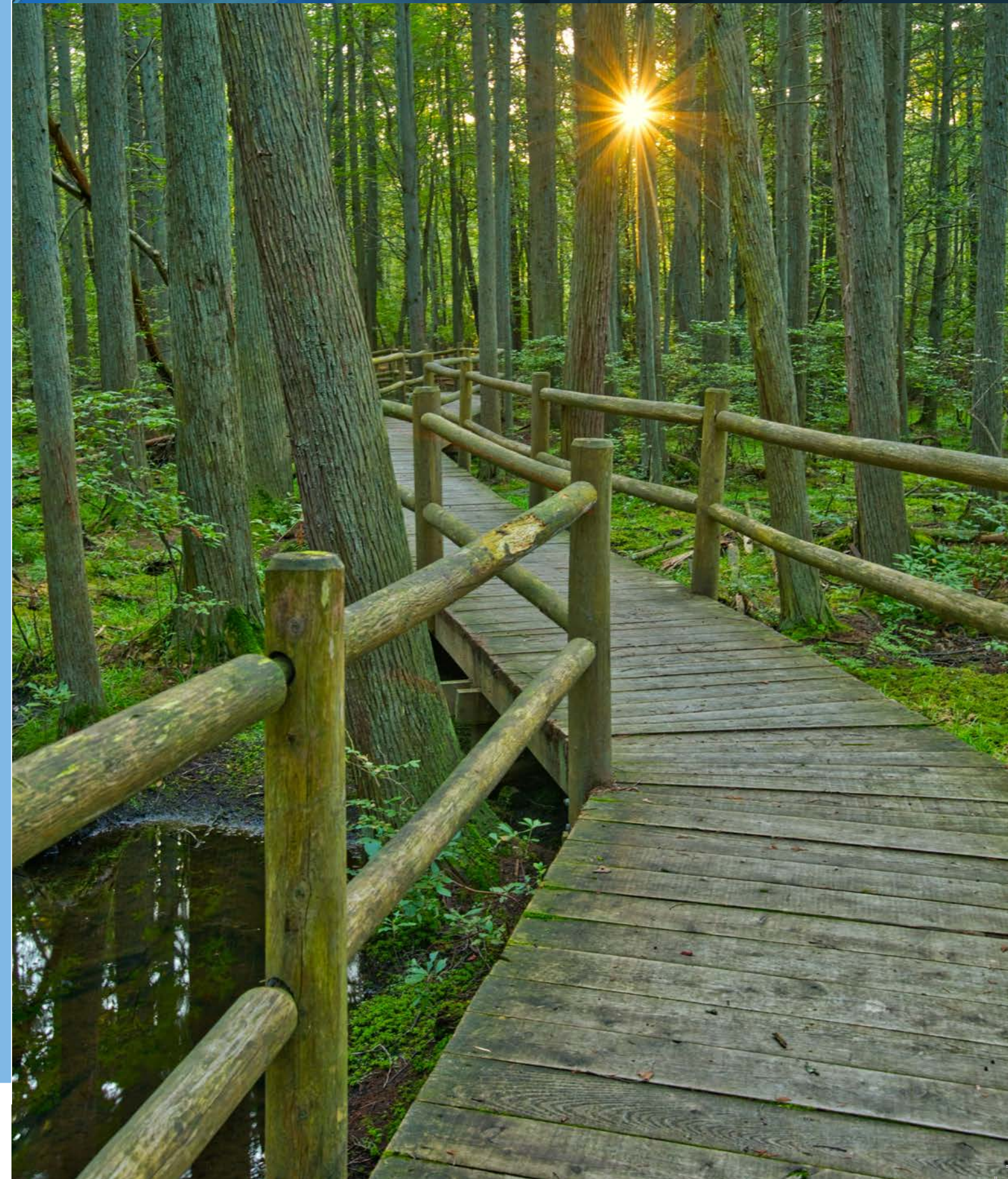


LEGEND

 FRESHWATER WETLANDS/WATERS



SCALE: 1" = 2,000'



F. Main Campus: *Engineering Study*

Sensitive Areas

Marathon Engineers conducted a comprehensive threatened and endangered species survey of the entire Stockton campus. This study encompassed field work, data collection and management, and reporting for a threatened and endangered species habitat suitability assessment and Phase II (presence/absence) survey for threatened and endangered species. The target wildlife species include Cooper's hawk, red-shouldered hawk, bald eagle, red-headed woodpecker, barred owl, eastern tiger salamander, eastern mud salamander, Pine Barrens treefrog, southern gray treefrog, timber rattlesnake, corn snake, and northern pine snake. The evaluation identified Barred Owl, Pine Barren's Treefrog, Eagle Osprey and Pine Barren Gentians within the Stockton campus. Cooper's Hawk was removed from this Master Plan Update as it is no longer on the Threatened and Endangered Species List. The results of the wildlife and plant surveys will be submitted to the New Jersey Pinelands Commission for review and acknowledgment.

Barred Owl

Barred Owls are brown to gray overall with dark striping on the underside contrasted immediately above that with similarly-dark and tight barring about their throat and nape. Barred Owls are largely native to eastern North America but have expanded their range to the west coast of North America, where they are considered invasive. Mature forests are their preferred habitat, but they are also able to acclimate to various gradients of open woodlands. Their diet consists mainly of small mammals, but this species is an opportunistic predator and is known to prey upon other small vertebrates such as birds, reptiles, and amphibians as well as a variety of invertebrates. Barred Owls are typical for a member of the genera in terms of their nesting habits, tending to raise a relatively small brood often in a tree hollow or snag (but sometimes also in other nesting sites) deep in the woods.

Pine Barrens Treefrog

The Pine Barrens Treefrog is a species of New World tree frog. It is becoming rare due to habitat loss. The Pine Barrens treefrog is named for the New Jersey Pine Barrens. It is a medium-sized green treefrog with a white-bordered lavender stripe down each side of its body and brilliant orange of the underside of each leg. Pine Barrens Treefrogs are found in the pine forests and sandhills of south-central North Carolina.

Osprey




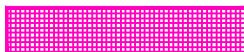

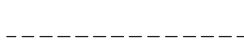
A very distinctive fish-hawk formerly classified with other hawks but now placed in a separate family of its own. Along coastlines, lakes, and rivers almost worldwide, the Osprey is often seen flying over the water, hovering, and then plunging feet-first to catch fish in its talons. After a successful strike, the bird rises heavily from the water and flies away, carrying the fish head-forward with its feet.

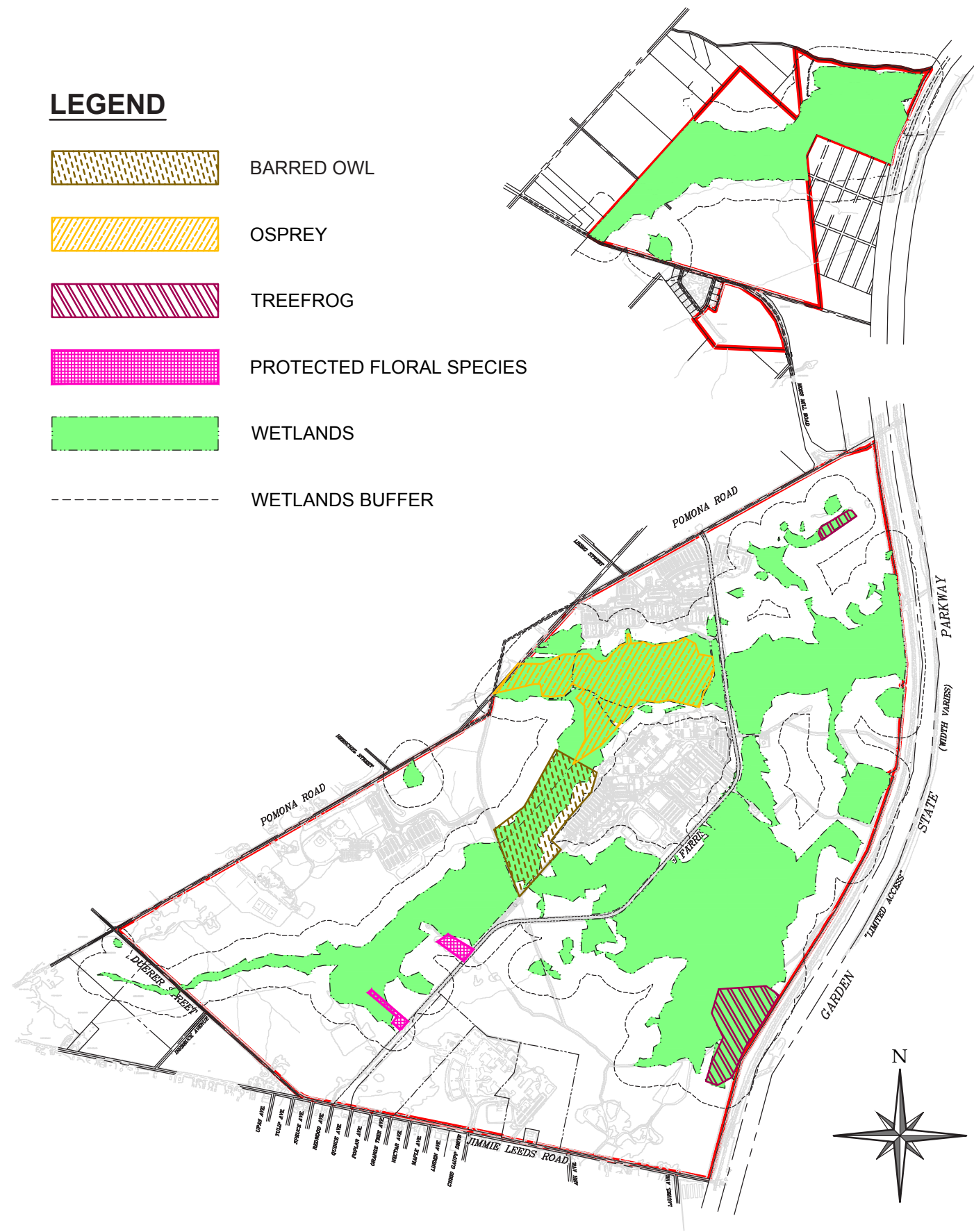
Pine Barrens Gentians

Of all the Garden State's native wildflowers, few are more exciting in the fall than the deep blue Pine Barrens Gentians. Gentians bloom from September through early November, a time when most other wildflowers have long turned to seed. Originally discovered by American naturalist William Bartram, Pine Barrens Gentians are a perennial herb which thrive in consistently moist, nutrient poor acidic soils. Listed as a Species of Special Concern by the New Jersey Department of Environmental Protection, their habitats are also protected by the New Jersey Pinelands Commission Comprehensive Management Plan.



LEGEND

-  BARRED OWL
-  OSPREY
-  TREEFROG
-  PROTECTED FLORAL SPECIES
-  WETLANDS
-  WETLANDS BUFFER



SCALE: 1" = 2,000'



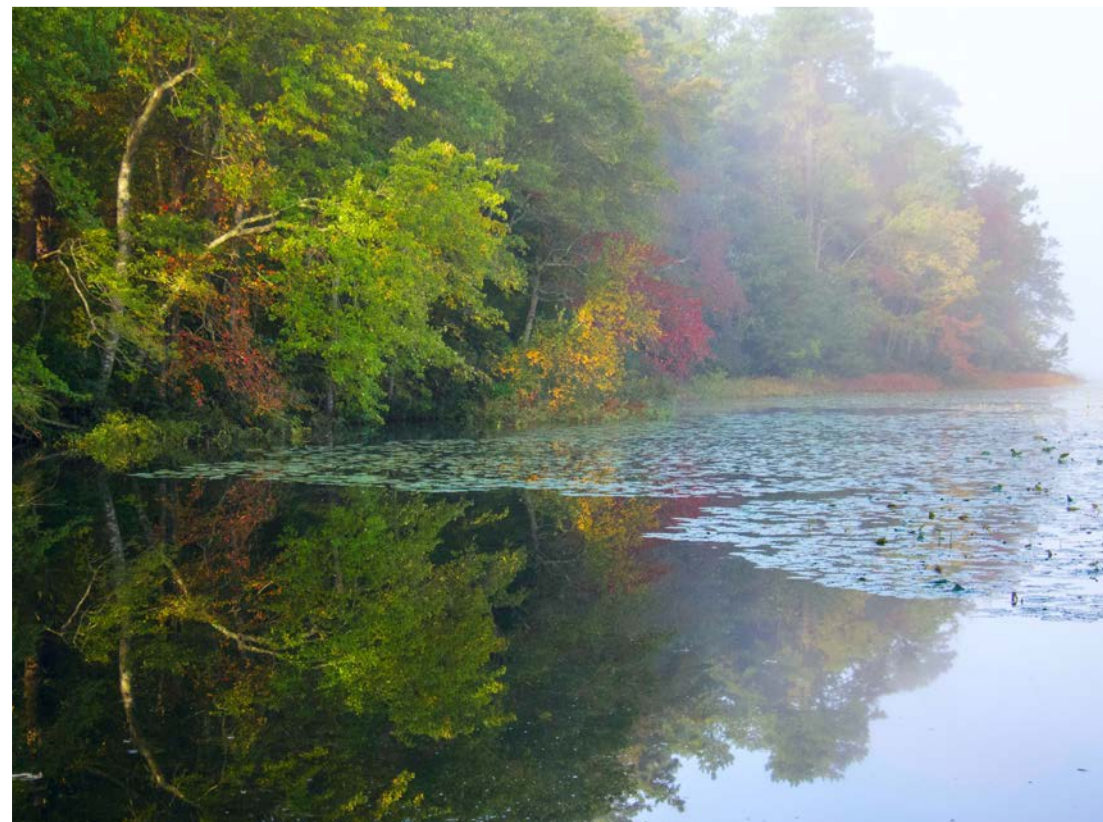
F. Main Campus: *Engineering Study*

Uplands







Upland and lowland are portions of plain that are conditionally categorized by their elevation above the sea level. Lowlands are usually no higher than 200 m (660 ft), while uplands are somewhere around 200 m (660 ft) to 500 m (1,600 ft).

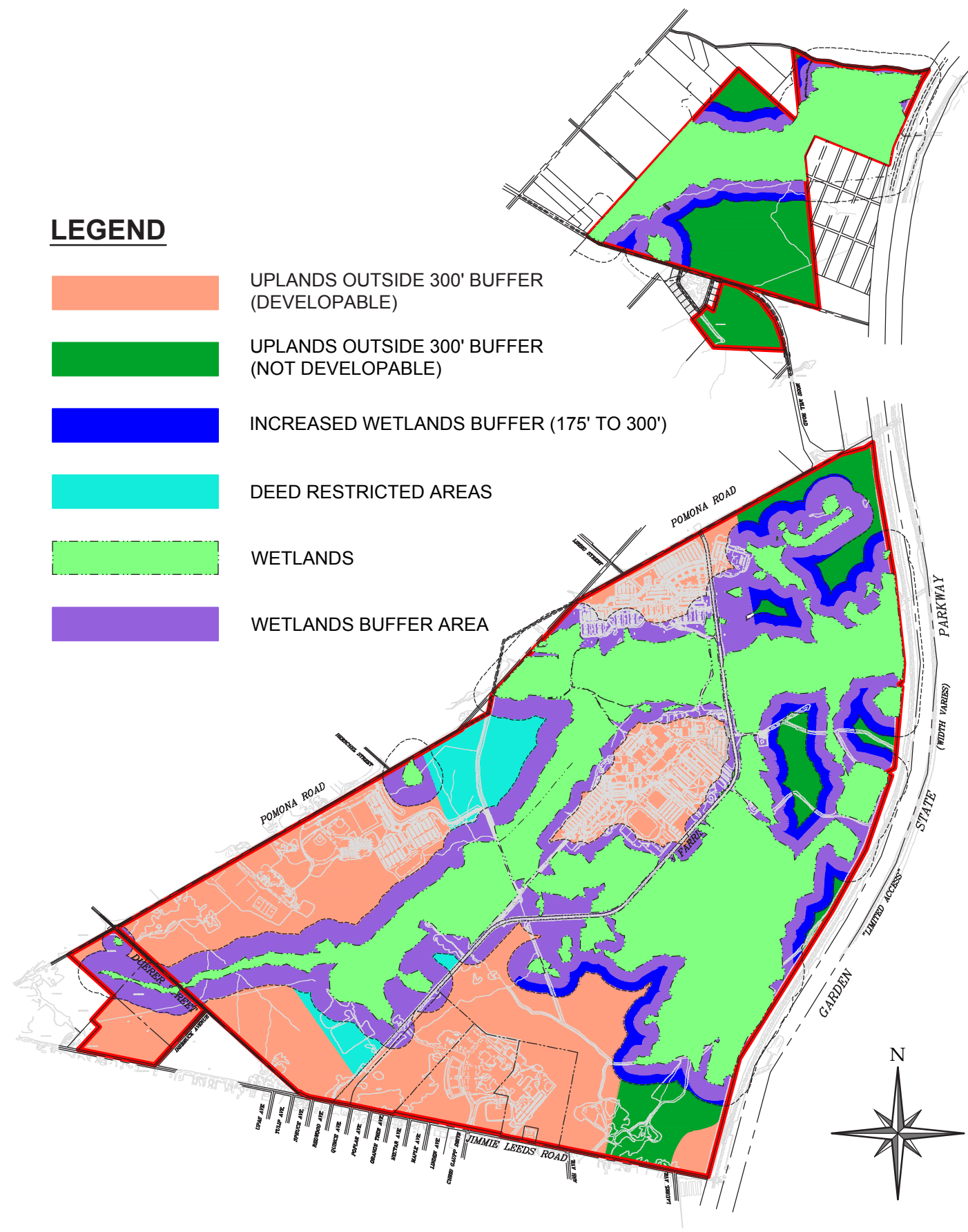
Upland soils are mostly shallow, stony, or gravelly, dark alkaline clays and clay loams underlain by limestone. Lighter-colored soils are on steep side slopes and deep, less-stony soils are in the valleys. Bottomland soils are mostly deep, dark-gray or brown, alkaline loams and clays.

Upland forests occur where drainage is sufficient so that soils do not become saturated for extended periods of time. Water can either run off or percolate through the soil. The upper canopy is 80% to 100% closed, and sub-canopies of younger trees and shrubs typically exist.

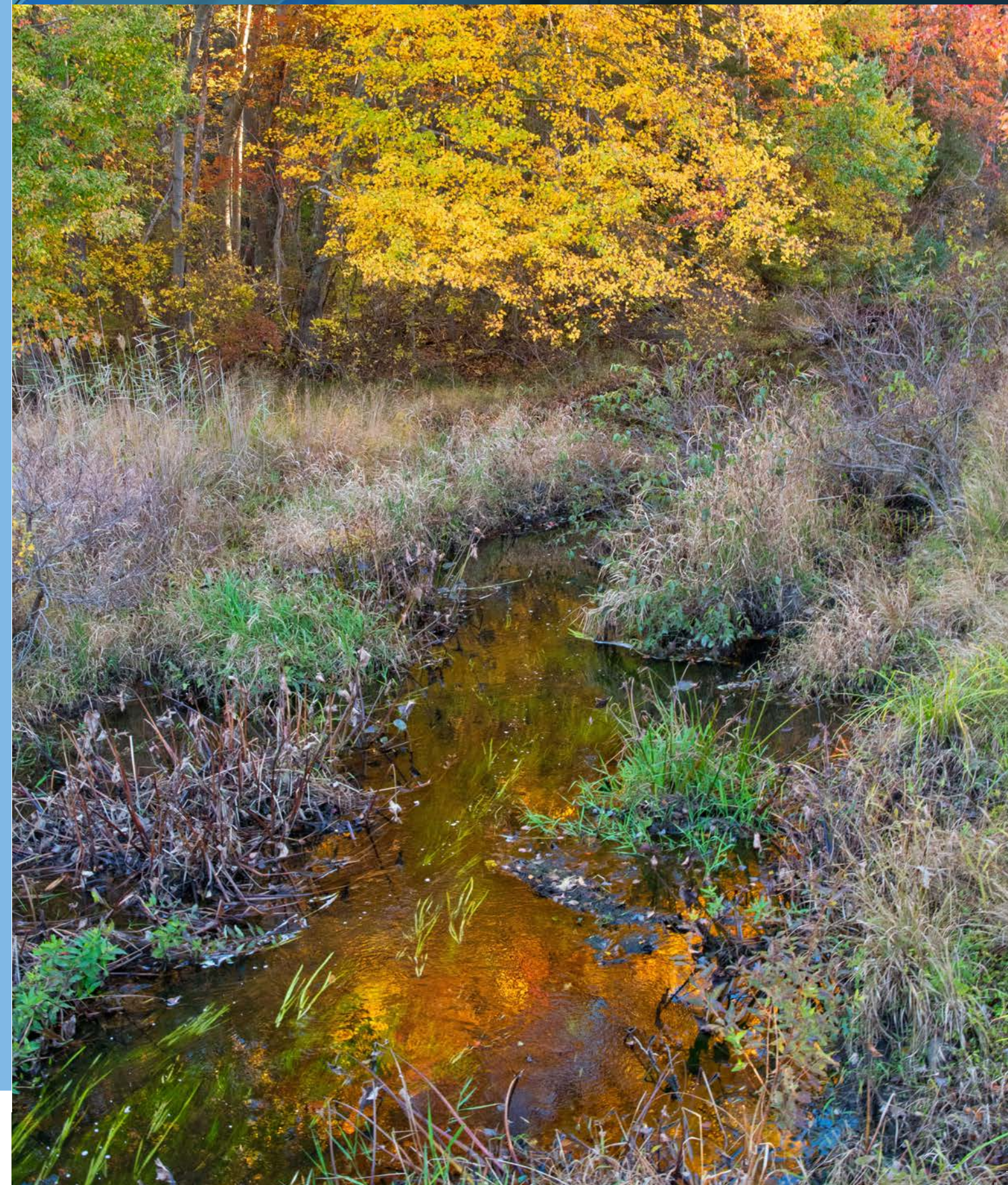


LEGEND

-  UPLANDS OUTSIDE 300' BUFFER (DEVELOPABLE)
-  UPLANDS OUTSIDE 300' BUFFER (NOT DEVELOPABLE)
-  INCREASED WETLANDS BUFFER (175' TO 300')
-  DEED RESTRICTED AREAS
-  WETLANDS
-  WETLANDS BUFFER AREA



SCALE: 1" = 2,000'



This planning, design/concepts and development of the update to the Facilities Master Plan identifies eight (8) primary development areas on the Galloway campus and four (4) primary development areas in Stockton Atlantic City, all including several related infrastructure improvements on and off campus.

These areas are broken down by way of functional need and to a degree geographic location. The itemization of each area includes as much information as we currently have available for the functional need for the space to be developed, and now represents our attempt to identify areas of and extent of land disturbance for specific needs.

Galloway Campus

1: Galloway - Core Campus Development

- Sports Center Expansion, HUB 1, Phase 1 – 18,000 SF
- Sports Center Expansion, HUB 1, Phase 2 – 48,000 SF
- Sports Center Expansion, HUB 1, Phase 3, Aquatic Center – 60,000 SF
- Parking Garage - 1,200 vehicles
- 4th Academic Quad Building - 80,000 SF
- Campus Center Expansion, Welcome Center - 5,700 SF
- Space Management: Academic Spine, Arts & Science Building & West Quad Building

2: Galloway - North Athletic Campus (NAC)

- NAC - Field House – 40,000 SF
- NAC – Pavilion – 80,000 SF

3: Galloway - Stockton Residential Phase 1 (Replacement of Housing 1)

- 480 Apartments 1,920 Beds

4: Galloway - Heath & Wellness / Jimmie Leeds Road Commercial / Residential / Retail

- Performing Arts Center
- Hotel and Conference Center
- Mixed Use Campus, Commercial, Retail, Residential
- Retail and Commercial Facilities
- Apartments, Townhouses, President's House

5: Galloway - West Campus Administrative Complex

- General Administrative Campus Including Multi-Story Structures, Parking and Support Services

6: Galloway - Mixed Use Retail / Commercial / Residential

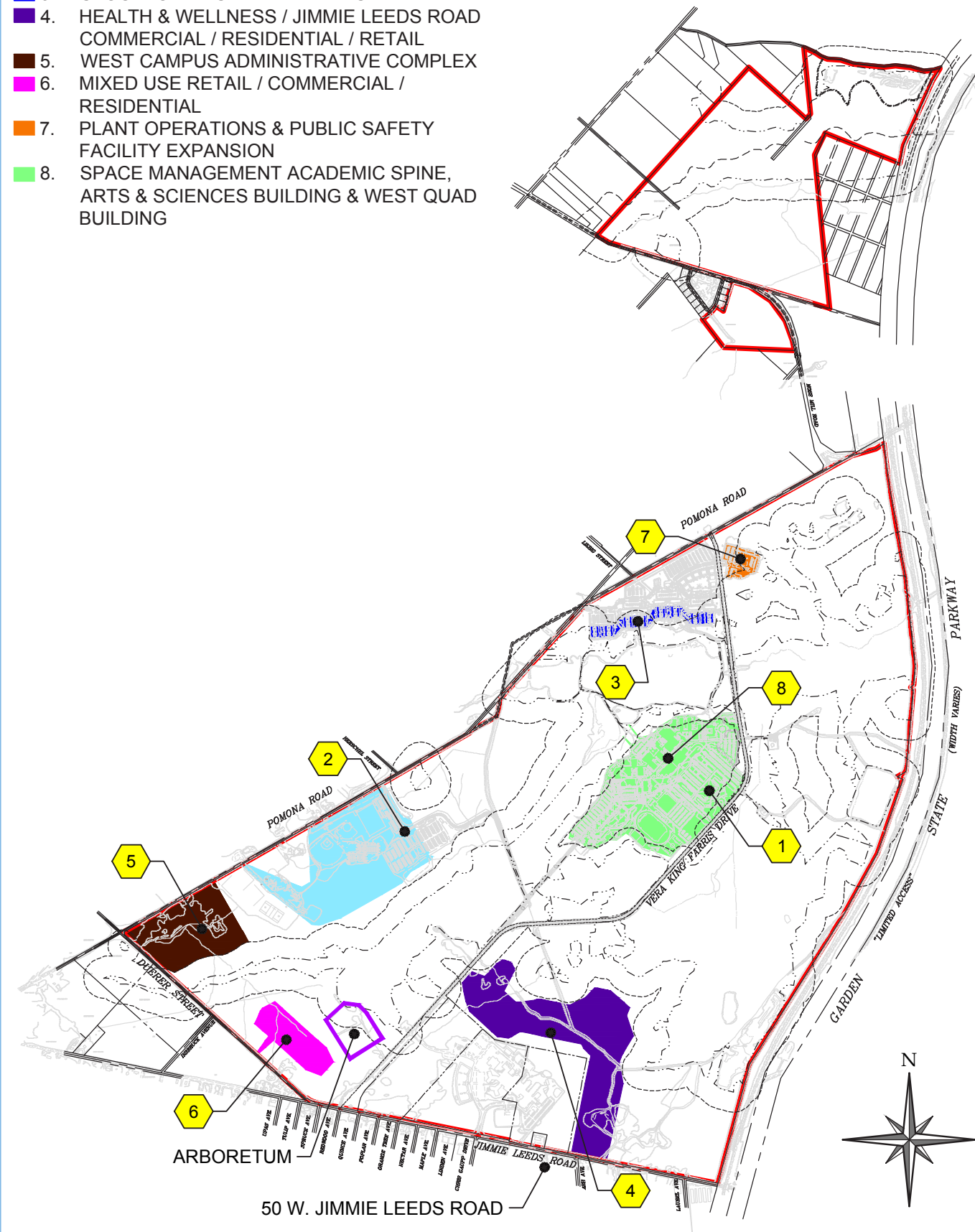
- Main Street Stockton (Concept)
- Mixed Retail / Commercial Center, with Residential Apartments on Upper Floors
- Auxiliary Parking for Main Campus
- Bus Transportation Center

7: Galloway - Plant Operations & Public Safety Facility Expansion

- Expansion to Existing Facilities & Operations Building 4,000 SF
- Expansion to Existing Public Safety Building 2,000 SF

2020 FACILITIES MASTER PLAN

- 1. CORE CAMPUS DEVELOPMENT
- 2. NORTH ATHLETIC CAMPUS (NAC)
- 3. STOCKTON RESIDENTIAL PHASE 1
- 4. HEALTH & WELLNESS / JIMMIE LEEDS ROAD
COMMERCIAL / RESIDENTIAL / RETAIL
- 5. WEST CAMPUS ADMINISTRATIVE COMPLEX
- 6. MIXED USE RETAIL / COMMERCIAL /
RESIDENTIAL
- 7. PLANT OPERATIONS & PUBLIC SAFETY
FACILITY EXPANSION
- 8. SPACE MANAGEMENT ACADEMIC SPINE,
ARTS & SCIENCES BUILDING & WEST QUAD
BUILDING



SCALE: 1" = 2,000'



2020 Development Areas

8: Galloway – Space Management: Academic Spine, Arts & Sciences Building & West Quad Building

- Proposed Backfill Programming
 - Academic Release space
 - Classroom/Computer Labs/Specialty Program Space
 - STEAM Innovation
 - Music Room Renovations
 - Multi-Cultural Center
 - Performing Arts Center Renovations
 - Student Transition Program
 - Student Placement Program
 - Student Success Programs/ EOF
 - Offices / Meeting Rooms / Conference Space
 - Library & Resource Center Renovations
 - Counseling & Wellness Center and Learning Access Program

Atlantic City Campus

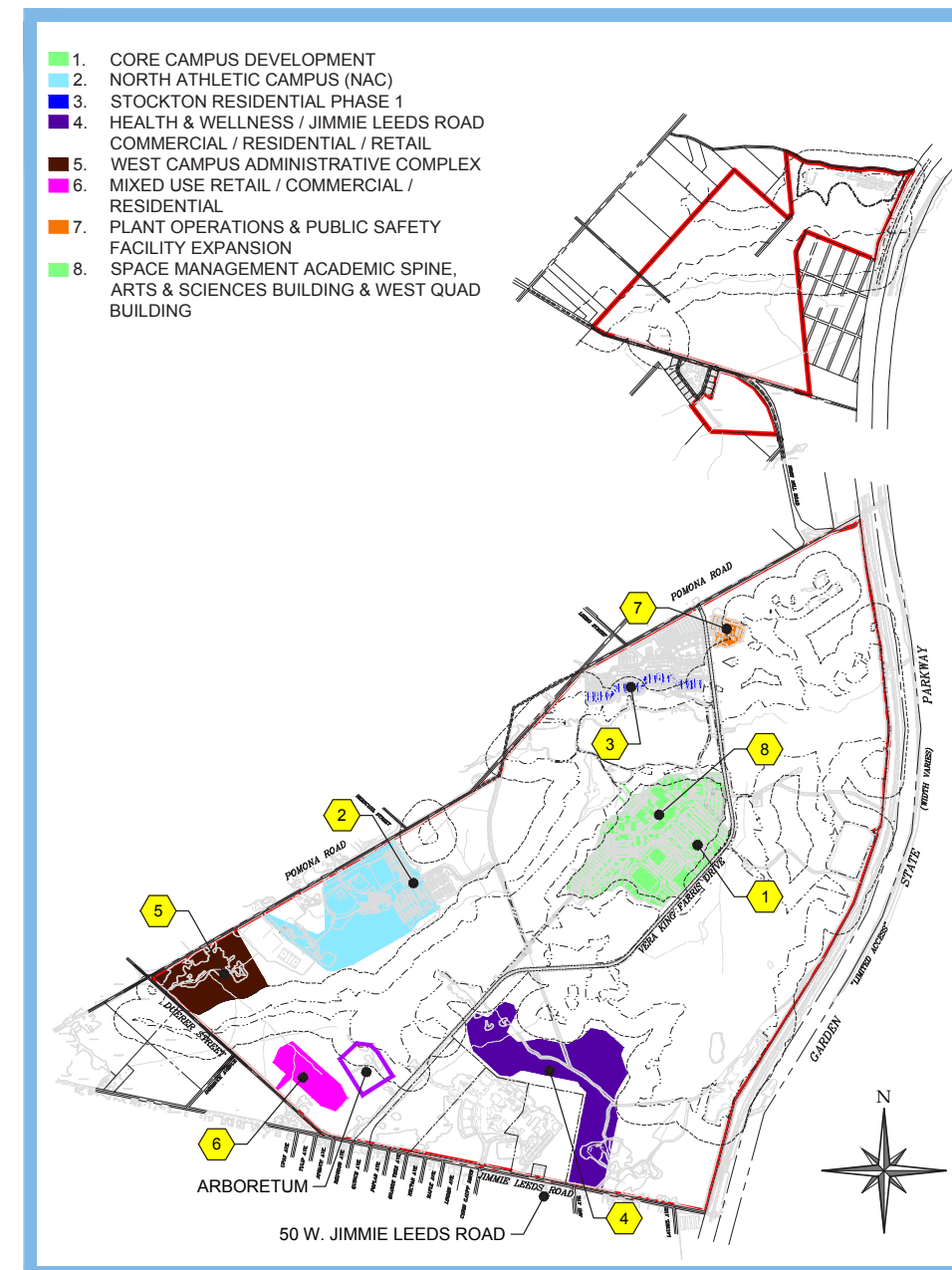
1. AC - Academic Center Expansion - 65,000 SF
 - 6 story academic program and administration facility
2. AC - Residential Complex (Phase 2) - 135,000 SF
 - 416 Beds and General Residential Support Space

3. AC - AC Mixed Use Residential / Commercial / Retail Complex – 300,000-500,000 SF

- Block 2, Lot 1

4. AC - AC Coastal Resiliency Center - 60,000 SF

- Bader Field





G. Capital Budget Planning



Each year, the University is required to submit to the State of New Jersey, a Capital Budget request for the next Fiscal Year. The request is specifically submitted to New Jersey Commission on Capital Budgeting and Planning. The process that the University undertakes in documenting the Capital Budget for each Fiscal Year is a community-wide shared process that commences in July of each year. Members of the various committees, including the Space Management Committee, the President’s Cabinet and the Board of Trustees – Building & Grounds Committee participated in various aspects of the process. The committees include Board of Trustees members, Cabinet members, faculty, staff and students.

The overall Capital Budget Request includes a variety of capital projects that are in response to developing programs of the University, including academics, student affairs, enrollment management, athletics, etc. Also included in the Capital Budget process is a detailed analysis of deferred maintenance projects as prepared by the Division of Facilities & Operations. The most recent submission to the State was for Fiscal Year 2022. Aspects of this request was the predecessor to the Update of the Facilities Master plan.

The FY22 Request identified capital priorities totaling \$597,241,177. Of this amount, the University requested \$447,930,883 in new State capital funding to support various projects. These funds do not include resources made available through existing state capital bond programs, such as the Higher Education Capital Improvement Fund (HECIF). The State-funding request, however, does include funds for auxiliary enterprises, which traditionally have been institutionally funded.

KEY	Capital Budget Request FY22
NEW	New program and facility
P	Renovated existing space for new/developing programs
DM	Deferred Maintenance
M	Project identified in the University's Master Plan 2020

 **FY22 – Capital Project Budget Request** 

#	Project	M	Est. Budget	Division Lead	Key	Detail
1	Atlantic City Residential Complex Phase 2		\$60,500,000	Student Affairs	NEW	135,000 sf, 416 bed facility
2	AC Coastal Resiliency Center		\$60,000,000	Academic Affairs	NEW	60,000 sf facility & Site devel.
3	Academic/Student Program Release Space - Phase 1 (lower F)		\$7,850,000	Academics & SA	P	approx. 15,000 sf - 20,000 sf
4	Multi Cultural Center (N-wing or lower F-wing)		\$2,250,000	Student Affairs	P	approx. 5,000 sf
5	Housing 1 Replacement Project		\$131,348,884	Student Affairs	DM	Demo existing res. facilities
6	K-wing Plaza & Lower Level Athletic Facility		\$5,875,000	Facilities & Athletics	P	approx. 10,000 sf existing area
7	Athletic Field Renovations		\$3,500,000	Athletics	DM	Track, Soccer, LAX fields
8	ADA Accessibility Projects (Sidewalks, parking, restrooms, etc.)		\$8,750,000	Facilities & Operations	DM	Renovated accessibility
9	Pomona Fieldhouse & Pavilion (Exercise & Sports Science Program)		\$87,636,256	Athletics & Academics	NEW	120,000 sf, new construction
10	Wellness/Exercise Science Program Sports Center Expansion & Aquatic Center (Phase 1, 2, & 3)		\$93,184,322	Athletics & Academics	NEW	126,000 sf multi story structure
11	Roof Phase 3 of 6 (A, E, G)		\$2,850,000	Facilities & Operations	DM	Roof replacement
12	Roof Phase 4 of 6 (H, I, J)		\$2,837,000	Facilities & Operations	DM	Roof replacement
13	Water Plant/ Tower Renovations		\$2,550,000	Facilities & Operations	DM	Existing equipment renovation
14	4 th Quad Building/Quad Site Phase 2 (Admin & Program)		\$65,450,707	Admin & Academics	NEW	60,000 sf multi-story structure
15	Academic/Student Program Release Space - Additional phases (core academic spine)		\$19,500,000	Academics & SA	P	approx. 30,000 - 50,000 sf
16	Performing Arts Center renovations		\$17,000,000	Academic Affairs	DM	Existing facility renovation
17	Plant/Emergency Management Expansion (Office/Conference, OEM)		\$2,486,810	Facilities & Operations	NEW	5,200sf one story additions
18	Parking Lot 7 & Roadway improvements		\$7,625,000	Facilities & Operations	DM	U/G storm and intersection
19	Welcome Center (Campus Center Expansion v 4th Quad Building)		\$3,797,198	Enrollment Mgmt	NEW	5,700 sf one story addition
20	Manahawkin Center - Expansion (AC v Galloway v Manahawkin)		\$12,250,000	Academic Affairs	NEW	20,000 sf new facility
	Total Budget Estimate		\$597,241,177			

H. Master Planning *Galloway – Main Campus*

This planning, design/concepts and development of the update to the Facilities Master Plan identifies eight (8) primary development areas on the Galloway Campus, including several related infrastructure improvements on and off campus.

These areas are broken down by way of functional need and to a degree geographic location. The itemization of each area includes as much information as we currently have available for the functional need for the space to be developed, and now represents our attempt to identify areas of and extent of land disturbance for specific needs.

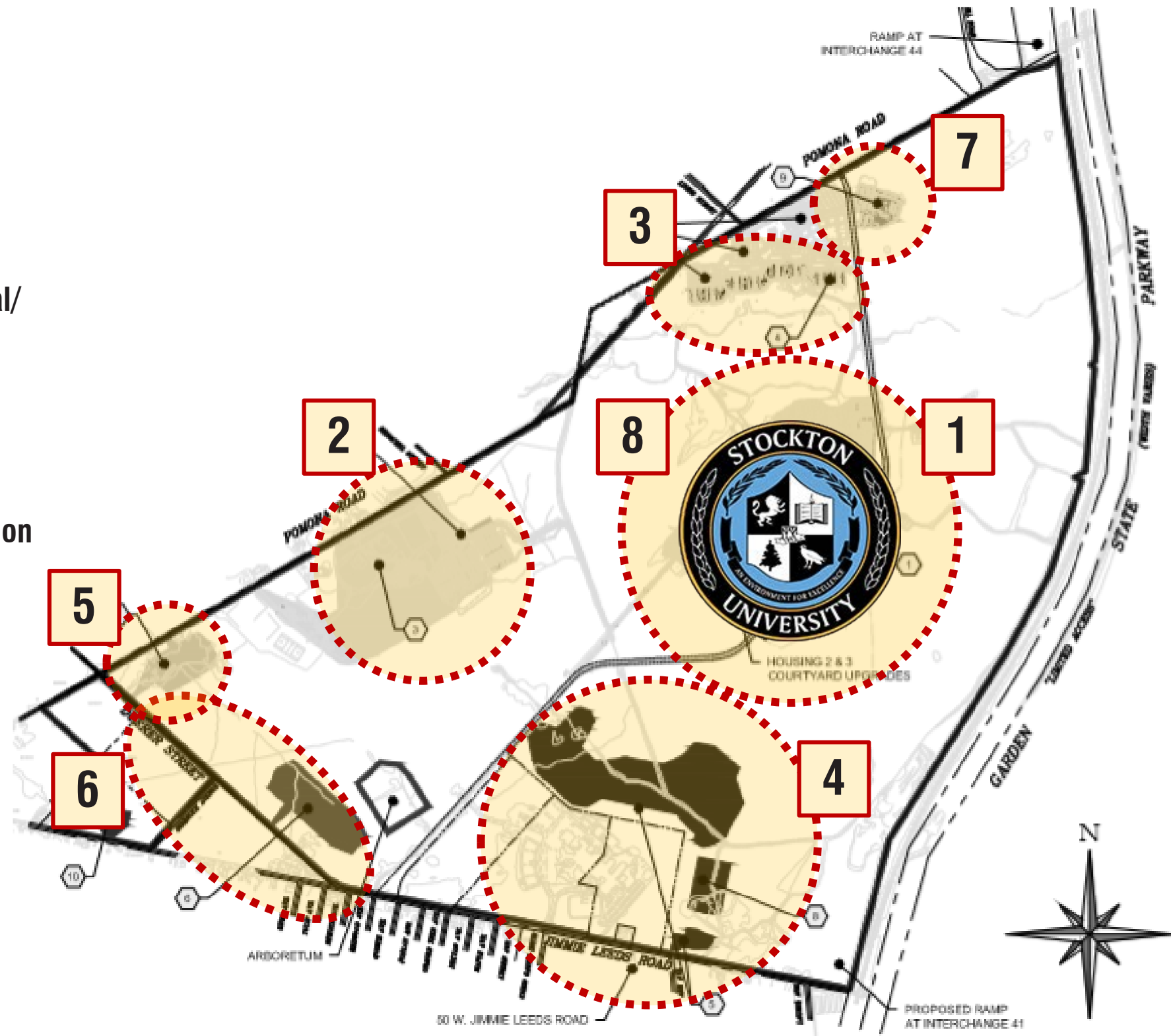
1. Galloway - Core Campus Development
2. Galloway - North Athletic Campus (NAC)
3. Galloway - Stockton Residential Phase 1 (Replacement of Housing 1)

4. Galloway - Heath & Wellness / Jimmie Leeds Road Commercial / Residential / Retail
5. Galloway - West Campus Administrative Complex
6. Galloway - Mixed Use Retail / Commercial / Residential
7. Galloway - Plant Operations & Public Safety Facility Expansion
8. Galloway – Space Management: Academic Spine, Arts & Sciences Building & West Quad Building



Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness / Jimmie Leeds Rd Commercial/ Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine, Arts & Sciences Building & West Quad



H. Master Planning Galloway – Core Campus Development

1 - Sports Center Expansion, Scope of Work

The first phase of Hub 1 of the proposed master planning of the core campus development is the result of research executed by the Athletic Facilities Taskforce.

In advance of updating the current Master Plan, in Winter/Spring 2020, a separate Athletic Facilities Task Force of university community members was formed, including academic faculty, athletic staff and coaches, facilities and operations, administration and finance, information technology and the development office. The task force was co-chaired by the Chairmen of the Board of Trustees and the Executive Director of Athletics and Recreation.

After an examination and analysis of significant and urgent infrastructure needs, the task force recommended the expeditious development of two Athletics and Fitness Hubs on the Galloway campus: The Sports Center (i.e., Big Blue) and the North Athletics Complex (Pomona Road). A multi-phase process should be adopted promptly to address the immediate (2020-2021), short-term (1-3 years), medium-term (4-6 years) and long-term (7-10 years) needs of facilities that support Athletics, Fitness/Wellness and Academics. In addition to focusing on athletics, the task force explored the potential for providing more fitness/wellness opportunities as well as additional connections to and support for the academic enterprise of the University. Based on those assessments, the task force generated this set of prioritized recommendations for facilities improvements, renovations and/or new construction required to meet those needs, a projected budget for planning purposes, and an estimated general timeline for their implementation.

This set of recommendations advances the University's 2020-2025 Strategic Plan and complements the overall process to update of the 2010 Facilities Master Plan. The Task Force engaged with a diverse representation of stakeholders in the campus community to assess the current and future programmatic needs of Athletics, Recreation (fitness and wellness), and Academic Programming.

The efforts of the Athletic Facilities Task Force are reflected in the comprehensive updated Facilities Master Plan that affords Stockton Athletics the optimal infrastructure to advance the following three coequal goals:

- Goal 1) Become a premier NCAA Division III Athletics program
- Goal 2) Improve fitness, wellness and recreation opportunities for the entire campus community
- Goal 3) Enhance and expand academic opportunities

Refer to Athletic Task Force Report, dated Spring 2020, for additional details and information.





 **STOCKTON**
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H. Master Planning Galloway – Core Campus Development

1 - Sports Center Expansion - Phase 1 & Phase 2

Supporting Fitness and Wellness: Phase I and II expansions of the fitness facilities at a central location, core campus, will relieve the current overcrowding in both the Sports Center and I-Wing facilities and will allow for the addition of more and varied equipment and a more expansive offering of workout opportunities. It will also provide one location for all fitness/wellness functions that are currently separated in different buildings (i.e., free weights, fixed workout machines, cardio machines). Additionally, an expanded fitness facility will better support the varsity and club sport programs which also are challenged by the limitations of the current facilities.

Supporting Athletics: Phase I will support these existing NCAA varsity sports: Women’s Volleyball, Men’s Basketball, and Women’s Basketball. The Sports Center extends to the G. Larry James Track and Soccer Field and the latter will continue to serve as the practice/game venue for those programs (Men’s and Women’s Soccer, Men’s and Women’s Cross Country, Men’s and Women’s Track and Field). Phase II will also support varsity Rowing by providing permanent training space. Women’s Rowing and Women’s Golf will also continue to have offices in the newly renovated Sports Center.

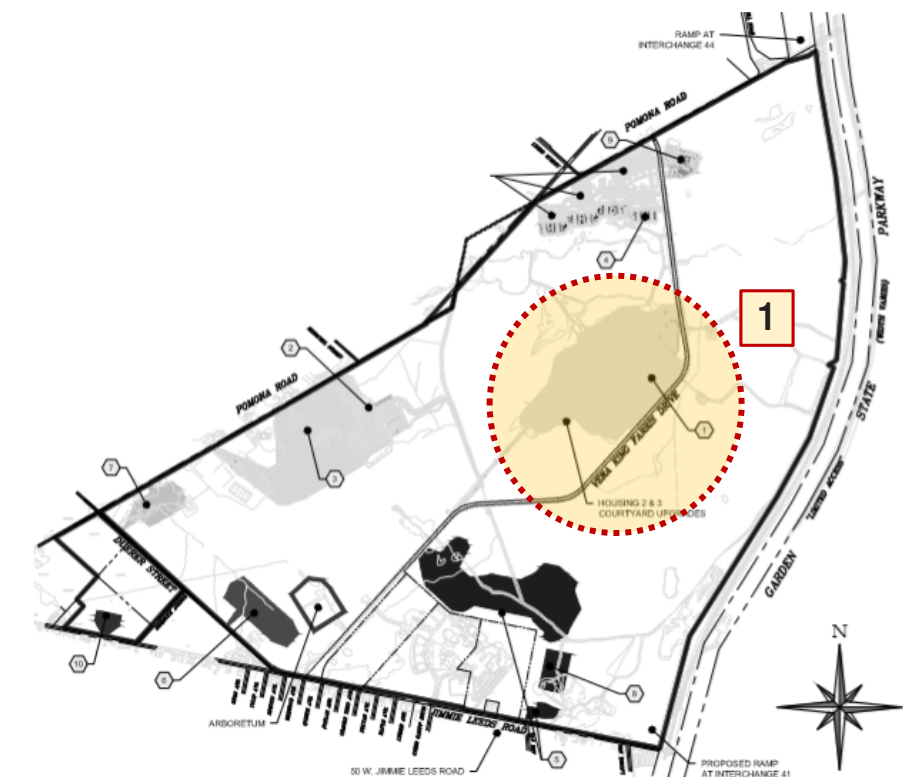
Phase I and Phase II expansions and reprogramming for the Sports Center facilities and the expanded central fitness facility will allow for improvements/upgrades in the following areas:

- New Locker Rooms: Stockton team rooms, visiting team rooms, officials, campus community.
- New Coaches Offices: Men’s Soccer/Women’s Soccer; Men’s XC/T&F/Women’s XC/T&F; Volleyball, Men’s Basketball/Women’s Basketball; Women’s Rowing/Women’s Golf
- New Private Recruiting Space
- Administrative Offices
- Athletic Training Room
- Meeting Room/Event Space
- Concessions/Ticket Area
- Storage
- Public Rest Rooms



Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness /Jimmie Leeds Rd Commercial/ Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine, Arts & Sciences Building & West Quad





H. Master Planning Galloway – Core Campus Development

1 - Sports Center Expansion - Athletics HUB 1 (Phase 1)

The first phase of Hub 1 of the proposed master planning of the core campus development is the result of research executed by the Athletic Facilities Task Force. Refer to previous pages for details regarding the task force report.

Construct an 18,000 SF addition to the Sports Center on the USC side to build a new common fitness/wellness facility that will incorporate one common space to replace the current Sports Center and I-Wing facilities, add new classrooms, and repurpose existing space. This includes the creation of new auxiliary service spaces (e.g., locker rooms, offices, meeting space) and reprogramming the existing Sports Center to improve space utilization.

The project also includes the repurposing and reorganization of the Sports Center's existing office, conference and meeting room space, and the expansion of the fitness, physical therapy area and auxiliary space, including the kitchen area, locker rooms and team rooms, storage and support space.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – Core Campus Development

1 - Sports Center Expansion - Athletics HUB 1 (Phase 2)

The second phase of Hub 1 of the proposed master planning of the core campus development is the result of research executed by the Athletic Facilities Task Force. Refer to previous pages for details regarding the task force report.

Construct a 48,000 SF addition to the Sports Center that connects to the upgraded outdoor track to accommodate additional classrooms and program space (e.g., multipurpose/wrestling room).

The project also includes the continuation of Phase 1 repurposing and reorganization of the Sports Center's existing office, conference, meeting room space, and the expansion of the fitness, physical therapy area and auxiliary space, including the kitchen area, locker rooms and team rooms, storage and support space.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – Core Campus Development

1 - Sports Center Expansion - Athletics HUB 1 (Phase 3 - Aquatic Center)

The next phase of Hub 1, of the proposed master planning of the core campus development is the result of research executed by the Athletic Facilities Taskforce. Refer to previous pages for details regarding the taskforce report.

The Sports Center Aquatic Center Expansion (Phase III) includes two different options for a new aquatic center that are based on pool size requirements for NCAA and projections for use of this new facility. We recommend that future planning for this phase rely on support from USA Swimming including its Build a Pool conference series. The two different options provide different degrees of programming that range from recreational use, community use (e.g., lessons, physical therapy, scuba, military training and certification, etc.), and competition for collegiate Swimming and Diving Teams and USA Swimming teams in the state of New Jersey and broader Atlantic region.

Option 1: A competition pool with an NCAA-specified 50-meter racing area with moveable bulkheads for 25-yard and 25-meter racing areas, and a separate diving well to accommodate 1- and 3-meter boards and 5, 7.5 and 10-meter diving platforms, plus adequate bleacher space and locker room/bathroom space to accommodate large sanctioned events. A separate therapeutic/training pool is standard for most facilities and can be in-ground or above the ground with the necessary camera and other equipment. This option also includes new locker rooms and bathroom space to accommodate larger events, along with viewing space for spectators and teams for all possible future uses including competitions in short-course yards, short-course meters, and long-course meters. This allows for use by multiple teams, hosting of large sporting events (e.g., USA Swimming), with additional pool space for year-round rentals to outside teams and programming for the community.

Option 2: A competition pool with an NCAA-specified 25-yard racing area, diving area with 1 meter and 3-meter boards and 2-4 lanes, plus bleacher space (temporary or permanent) and access to new or existing locker room/bathroom space. This option accommodates the NCAA Division III and USA Swimming short-course season with 1-meter and 3-meter diving, allowing for both competitive and recreational use. A separate therapeutic/training pool is standard for most facilities and can be in-ground or above the ground with the necessary camera and other equipment. New Jersey public schools with M/W Swimming and Diving participate in the

Metropolitan Conference, which is a short-course season based on 25-yard pools (e.g., The College of New Jersey pool is an 8 lane 25-yard pool that measures 126 feet by 67 feet, with a moveable bulkhead that separates a diving well measuring 67 feet by 48 feet for one-meter and three-meter diving boards and 2 lap lanes).

Supporting Academics: This new hub will: 1) enable current academic programs from across the campus to increase utilization in their coursework; 2) support growth in enrollment for new academic programs seeking to use the facilities by proactively providing the infrastructure; and 3) serve as a powerful marketing tool for current and future academic programs with a health and wellness focus to recruit new students.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – Core Campus Development

1 - Parking Garage Structure - 1,200 Vehicles

In 2017, Stockton University engaged Walker Consultants along with their subconsultants Langan Engineering & Environmental Services and Arthur W. Ponzio Company & Associates to conduct a parking garage feasibility study on Lot 0, 2 and 5 of the Galloway Campus. The team reviewed prior studies, visited the sites, performed a traffic study and geotechnical investigation, developed concept designs for the sites along with cost estimates and a design/construction schedule. At the first meeting, Stockton University and the consulting team reviewed potential locations at the garage on the campus and selected Lots 0, 2 and 5 to study. Lot 6 was rejected because it is a prime location and plans to keep as many vehicles out of the campus core as possible. Lot 2 was later rejected by Stockton University and the consulting team for the same reasons. Concept designs were developed for each lot and matrix analysis was completed to weigh all the desired criteria (and relative importance) by which to compare each lot and concept design. The unpaved portion of surface Lot 5 has emerged as the preferred location. Lot 0 should be considered as a future site for a parking structure as the University continues to grow.

A proposed 350,000 SF seven story reinforced concrete structure will provide parking for 1,200 vehicles on the site of Parking Lot 5. The facility will have access from Vera King Farris Drive and include a first level bus terminal and lounge. In addition, this multi-functioning facility has the potential to include classrooms and office spaces in response to the future growth of the university.

Refer to Parking Garage Feasibility Study, dated November 2017, for additional information details related to Parking Garage Structures on Galloway Campus.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – Core Campus Development

1 - 4th Academic Quad Building

In the spring of 2018, Stockton continued to expand its facilities to make room for increased numbers of well-qualified students and continued advances in faculty research and creative activity in the School of Health Sciences and School of Natural Science and Mathematics, along with other disciplines. The signature entrance and the two new buildings stretch out like welcoming arms to students, faculty, staff and community members.

These new Academic Quad buildings extend our statewide leadership in science and mathematics education and provide the academic tools for our Health Science majors and students seeking careers in science, technology, engineering and mathematics (STEM).

Looking towards the Campus Center, on the left, you will see the brick and glass structure known as the Unified Science Center 2. The three-story building houses teaching and research labs for various disciplines in the sciences, a vivarium, a large greenhouse, a multipurpose room and faculty offices. The 58,210 square foot building is an expansion of the existing 64,000 square-foot Unified Science Center.

On the other side of the Academic Quad, the 37,720 square-foot John F. Scarpa Health Sciences Center includes a state-of-the-art simulation suite that offers simulated clinical experiences to students majoring in health-related academic programs and courses. The simulation program offers both high/medium fidelity and standardized patient experiences and provides a platform for students to develop clinical skills specific to their area of study. The expanded space also accommodates the growth of the Doctor of Physical Therapy program.

The Galloway Campus has one last development footprint to complete the core Academic Quad with the Campus Center at the head. As academic demands increase and the growth of the university continues, a need for a significant multi-purpose facility is needed. This proposed project is an 80,000 SF four story academic building on the Galloway Campus Quadrangle. The proposed program may consist of the following spaces.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning *Galloway – Core Campus Development*

1 - Campus Center Expansion - Welcome Center

The first impression and the centralized location for receiving guests, visitors and the general community on campus is key to the success of the overall perception of the University. The University's Campus Center is the corner stone to the overall campus, it is the main facility for Enrollment Management (i.e., Admissions) and general information for wayfinding, activities, and events on campus. At this time, the existing campus center does not have a specific gathering space for visitors, which has resulted in congestion in the main foyer, and confusion about where visitors should go. A design of a responsible expansion to the campus center, dedicated to Welcome Center activity is therefore proposed.

As Stockton University pursues a substantial enrollment growth agenda, a dedicated Welcome Center will be integral to a friendly and welcoming environment for prospective students and their families.

A 5,700 SF, single-story addition to the Campus Center will include a welcome lobby and information area as well as offices, meeting rooms and conference rooms. The facility will host a multitude of events ranging in size from 10 to 100 people, including: daily campus tours, mini open houses, financial aid sessions, high school visitation programs, special events for professional educators and small educational conferences. The facility will be designed to allow access to the theater, event spaces and admissions areas of the Campus Center.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – North Athletic Campus (NAC)

2 - North Athletic Campus (NAC)

Athletics HUB 2 – Phase 1 & Phase 2

Supporting Fitness and Wellness: HUB 2, Phase I and Phase II expansion is primarily for Athletics; however, Intramural and Club sports frequently use these facilities. Tennis courts are the primary facility available for recreation use, and additional amenities to support this facility (e.g., potable water, restrooms, indoor facilities) will benefit the entire campus community.

Supporting Athletics: HUB 2, Phase I and Phase II expansion of the North Athletic Complex will address the following needs:

- New Locker Rooms: Stockton team rooms, visiting team rooms, officials
- Public Rest Rooms
- New Athletic Training Room(s)
- Coaches Offices: Men’s Lacrosse, Women’s Lacrosse, Baseball, Softball, Field Hockey, Women’s Tennis
- Storage
- Concessions/Ticket area

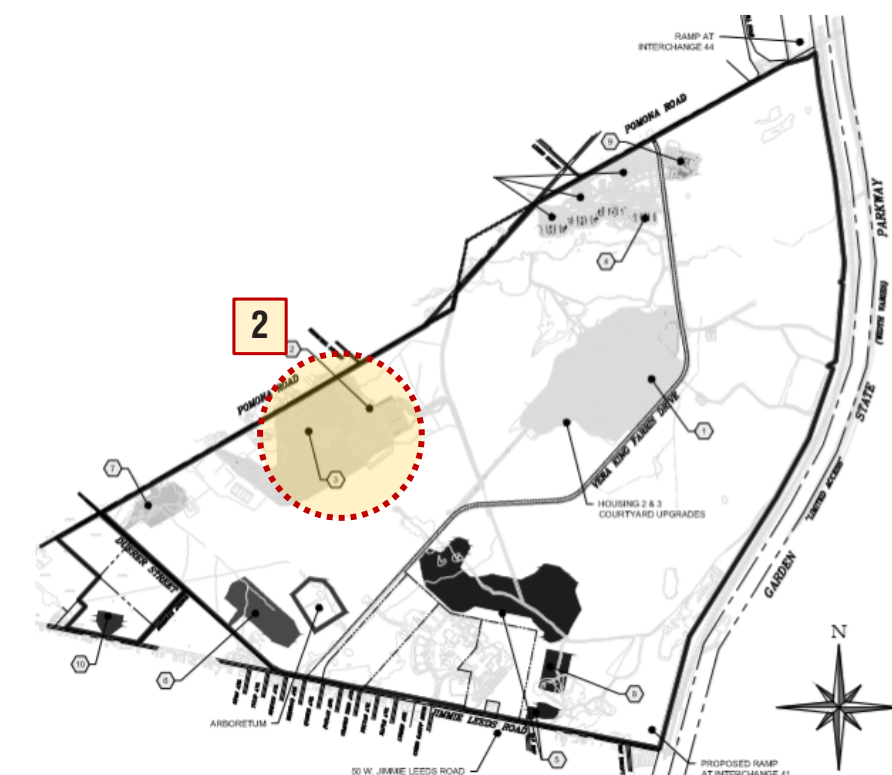
The Athletic Teams supported by these expansions to the North Athletic Complex Hub include: Men’s Lacrosse, Women’s Lacrosse, Field Hockey, Baseball, Softball, and Women’s Tennis. The North Athletic Complex is the main practice/game venue for the following sports: Field Hockey, Men’s Lacrosse, Women’s Lacrosse, Baseball, Softball, and Women’s Tennis. The North Athletic Complex is the secondary practice/game venue for Men’s Soccer, Women’s Soccer, and serves as the inclement weather back-up for grass soccer practice field and G. Larry James Soccer Field. Phase I and Phase II expansions will also provide new indoor athletic facilities for track and field and tennis.

Supporting Academics: The Phase II expansion may provide additional support for academics, in terms of complementing the opportunities created by expanding the Sports Center.



Development Areas (8 Core Concepts)

1. Core Campus Development
2. **North Athletic Complex (NAC)**
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness / Jimmie Leeds Rd Commercial/ Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine, Arts & Sciences Building & West Quad





H. Master Planning Galloway – North Athletic Campus (NAC)

2 - NAC Field House - HUB 2, Phase 1

The proposed project is a 40,000 SF masonry, metal stud and glass field house constructed on a portion of parking lot 8. The building will support the University's athletic presence on the Barlow Athletic Site and be constructed to achieve a low-cost energy efficient facility. The field house will feature locker rooms with showers, concessions, restrooms, offices, classrooms, team rooms, and associated support and maintenance facilities. The exterior will reflect the vernacular of the core campus and provide outdoor balconies and viewing platforms of the various sports in the area.

The location will include parking for 250 vehicles including vehicle charging stations. The proposed development will require significant site work to extend water, sewer and electrical utilities from the White Horse Pike to the project site.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – North Athletic Campus (NAC)

2 - NAC Field House & Pavilion - HUB 2, Phase 2

The proposed project is an 80,000 SF masonry and steel pavilion connected to the field house to accommodate offices for Development & Alumni Affairs. The pavilion will include offices, team rooms, locker rooms, conference areas and a 200-meter flat indoor track and multi-use space for tennis courts, field sports and basketball. The facility will also include bleachers for 1,000 spectators.

Refer to Appendix for details of Project Cost Analysis & Estimate





H. Master Planning Galloway – Residential

3 - Stockton Residential Phase 1 - Improvements

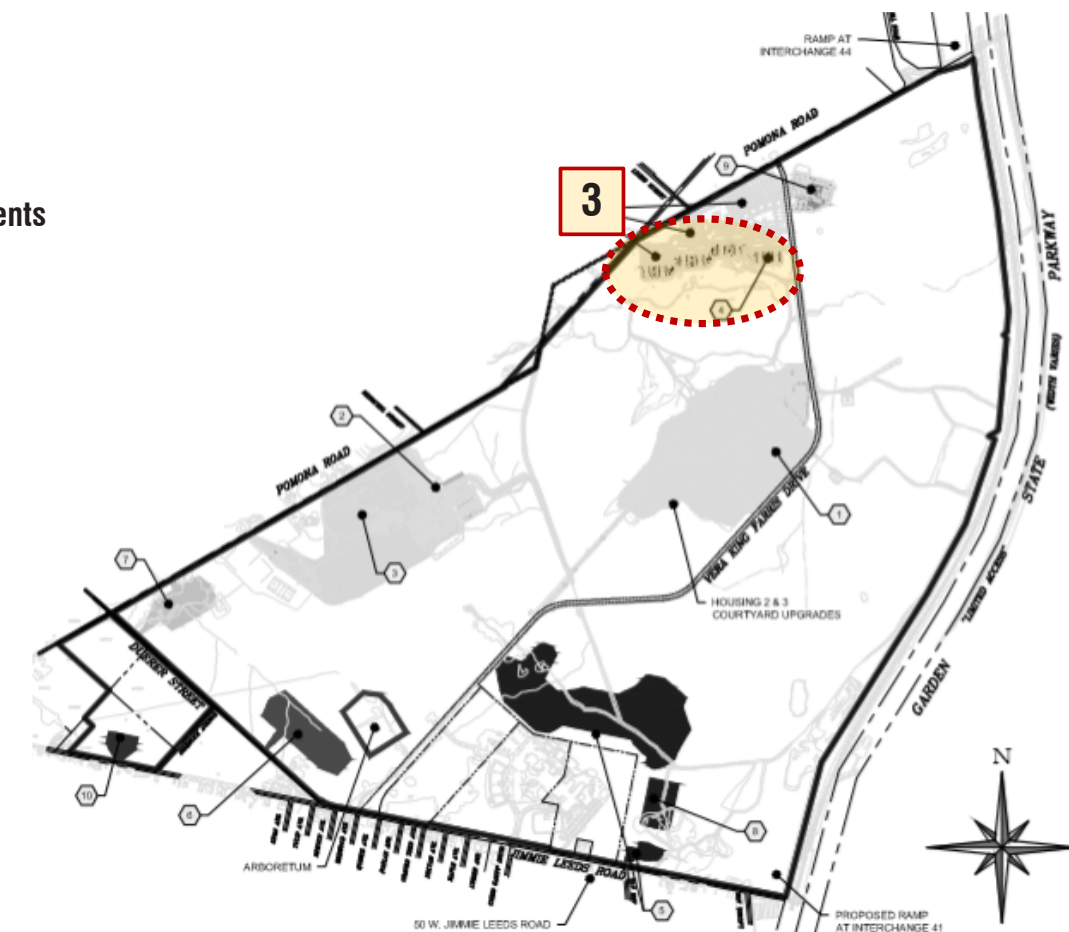
Housing 1 represents the oldest residential apartments on the Galloway Campus. This proposed project will demolish the 16 existing two-story structures to make way for the construction of 8 new individual five-story structures. This project would yield 480 apartments and 1920 beds.

Each 5-story 60,000 SF facility features a concrete and steel infrastructure with masonry and aluminum framed windows. The buildings' main entrances will be from a landscaped and sustainable courtyard. Each building will contain a game room, lounge, laundry, full kitchens, store, lobby, Wi-Fi in rooms, study rooms, vending areas, maintenance office and general storage.

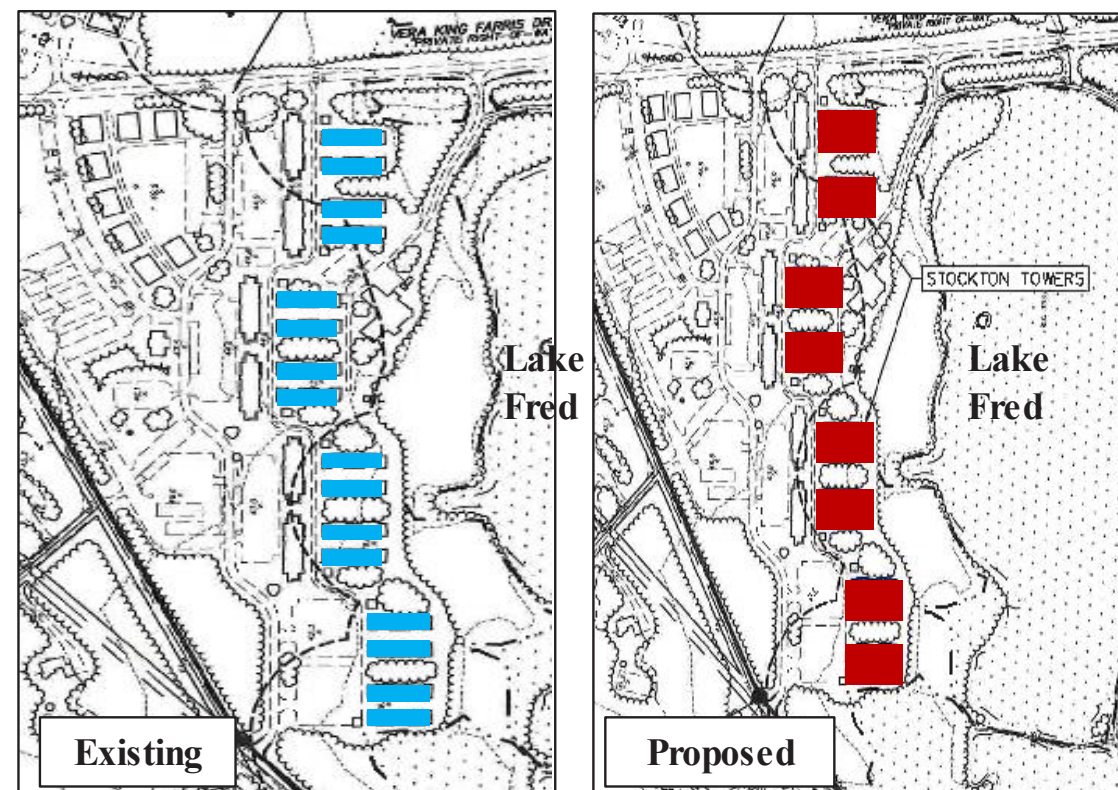


Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. **Stockton Residential Phase 1 - Improvements**
4. Health & Wellness /Jimmie Leeds Rd
Commercial/Residential/Retail
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine,
Arts & Sciences Building & West Quad



Artist Concept File Image



H. Master Planning Galloway – South Campus Complex

4 - Health & Wellness / Jimmie Leeds Road Commercial / Residential / Retail

This proposed development along Jimmie Leeds Road will provide for a mixed-use campus featuring 250,000 SF of retail/commercial space and 300,000 SF of residential facilities with access from Jimmie Leeds Road and Vera King Farris Drive. In addition, plans include a hotel and conference center, performing arts center, and a site to construct a president’s residence. Approximately 80 acres, this development presents the university with an opportunity for a Public Private Partnership to achieve the desired outcome.

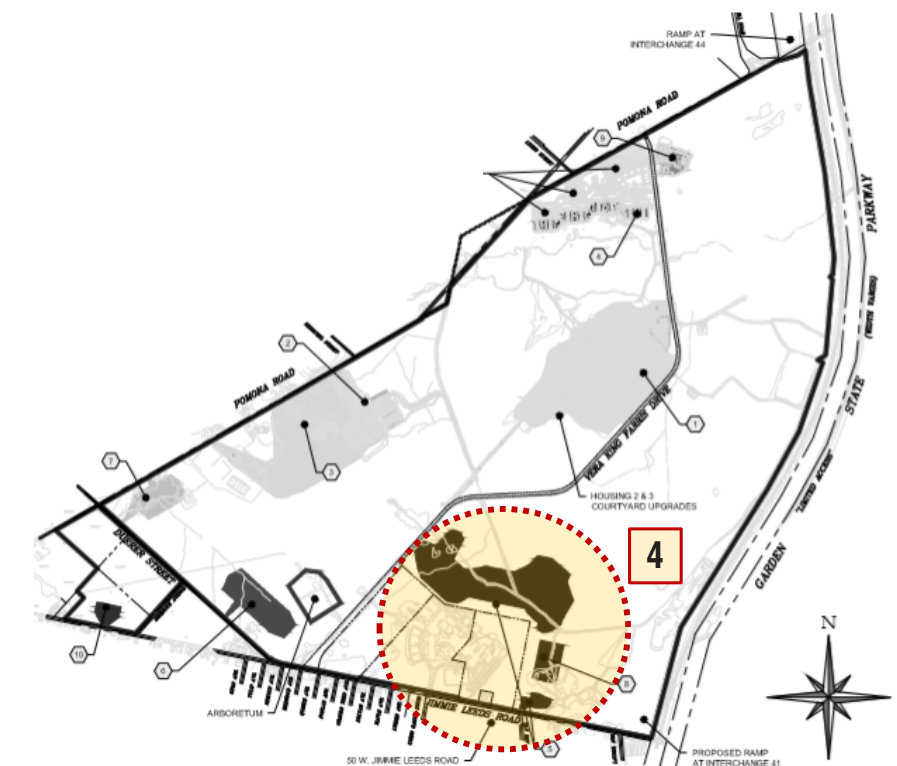
The development will expand the high-quality environment of the campus and further strengthen Stockton’s commitment to the learning and living community.

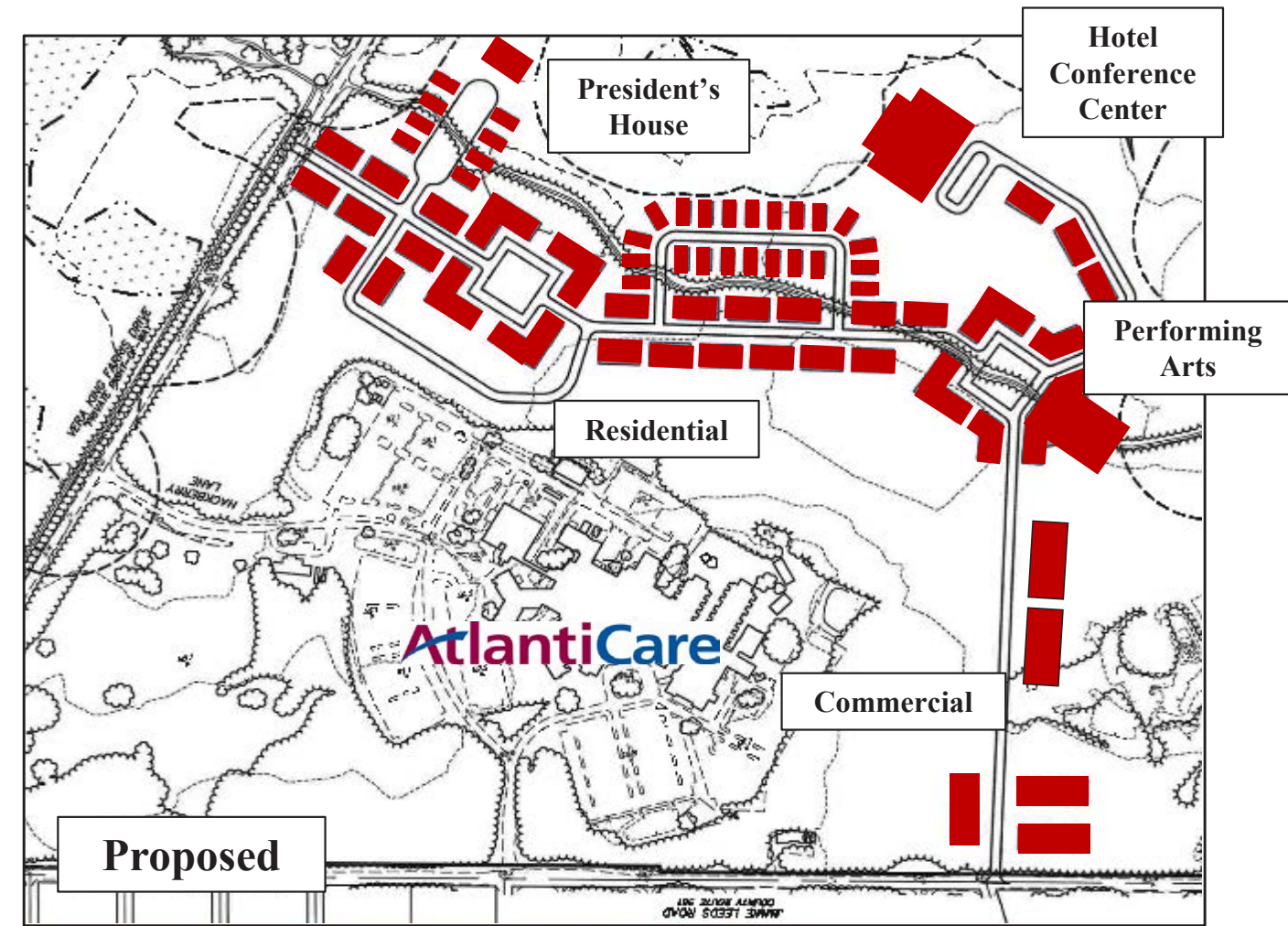
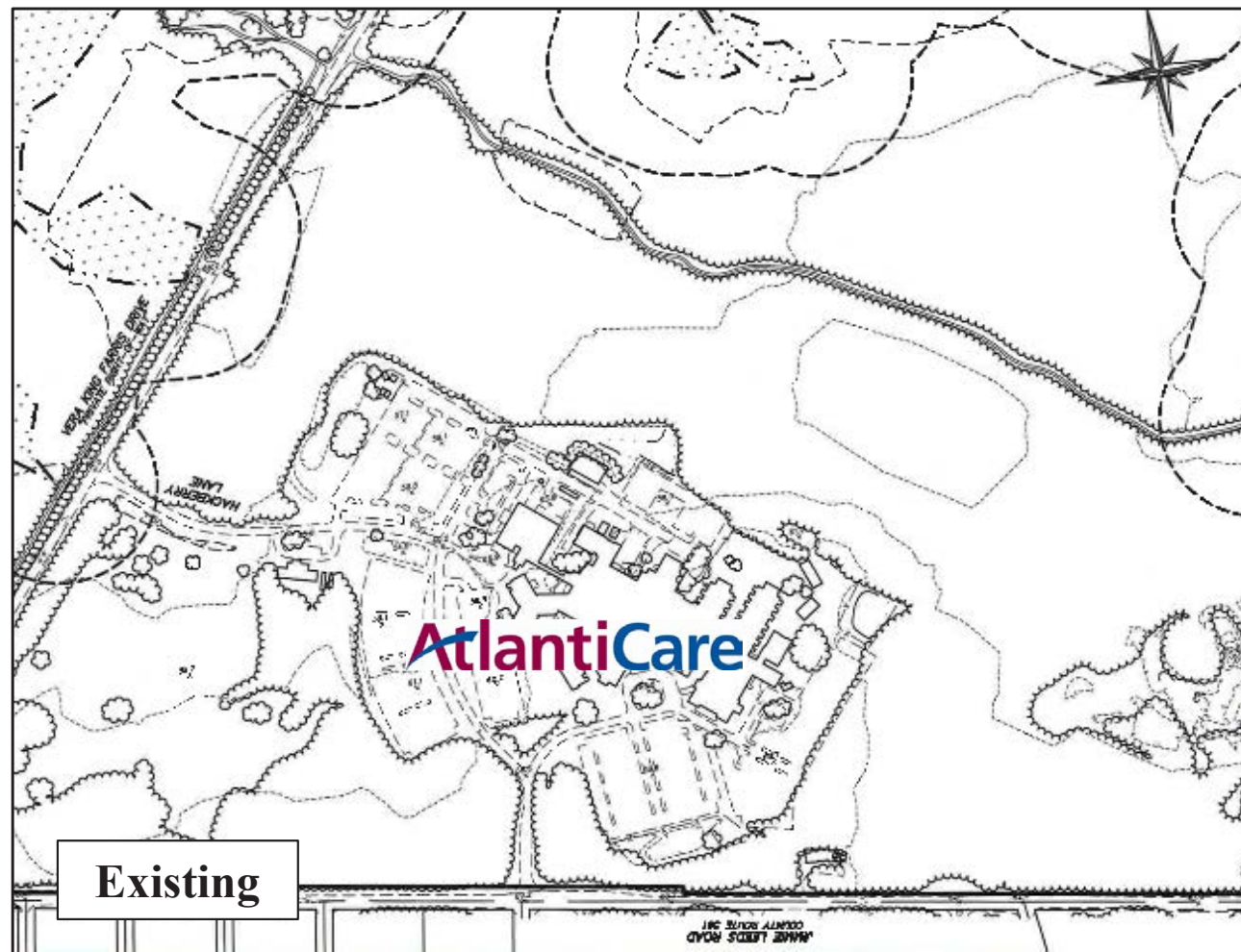
In addition to augmenting and enhancing the living-learning environment, this development will deliver amenities that will appeal to the broader Galloway community, such as retail stores, health and wellness facilities, and restaurants. The development is envisioned to be a sustainable, walk-able, and environmentally responsible complex on the campus that will be an alternative to traveling by car to shopping and services.



Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. **Health & Wellness / Jimmie Leeds Rd Commercial / Residential/Retail**
5. West Campus Administrative Complex
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine, Arts & Sciences Building & West Quad





H. Master Planning Galloway – West Campus Complex

5 - West Campus Administrative Complex

This proposed 25-acre development along Pomona Road and Duerer Street will provide multiple facilities for general administration/commercial usage. The development is expected to provide flexibility of mixed use of business, institutional, municipal, retail and industrial facilities.

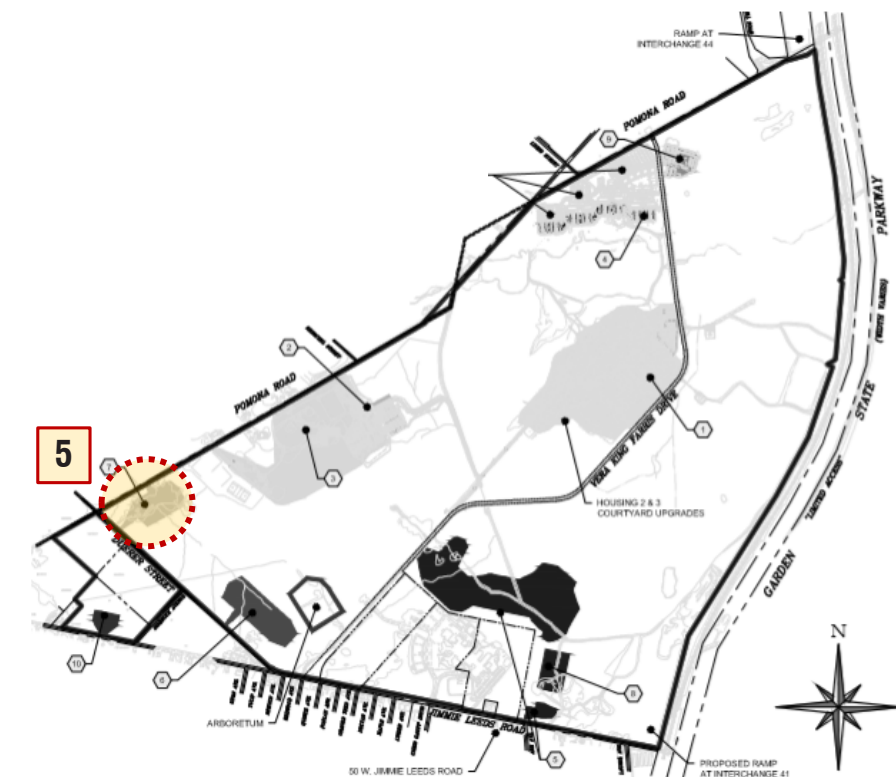
Design and construction of the buildings is expected to share similar style, massing and scale as the core campus facilities. Environmentally sustainable materials and concepts will include offices, conference rooms, employee gathering spaces, restrooms, vending and parking.

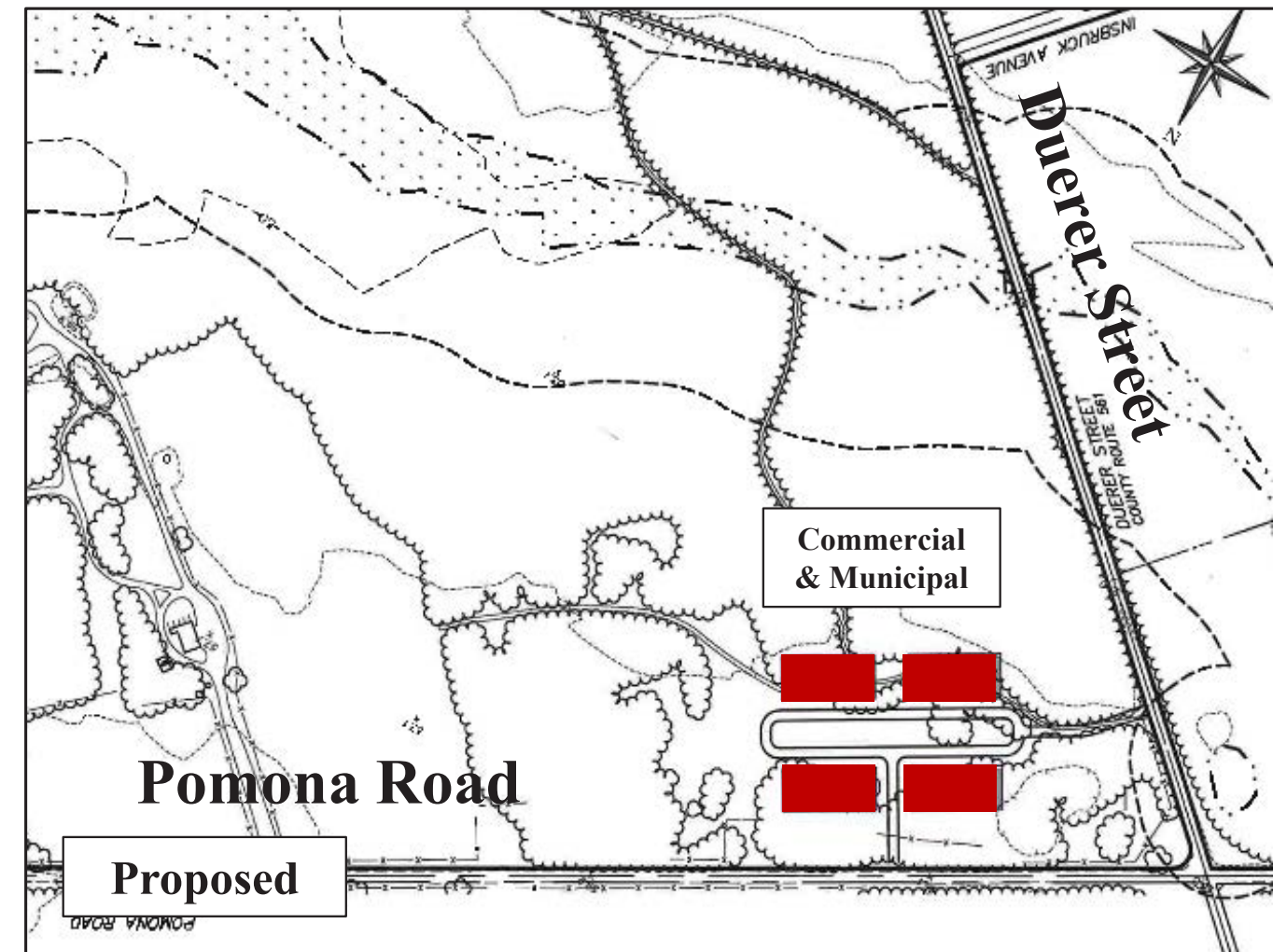
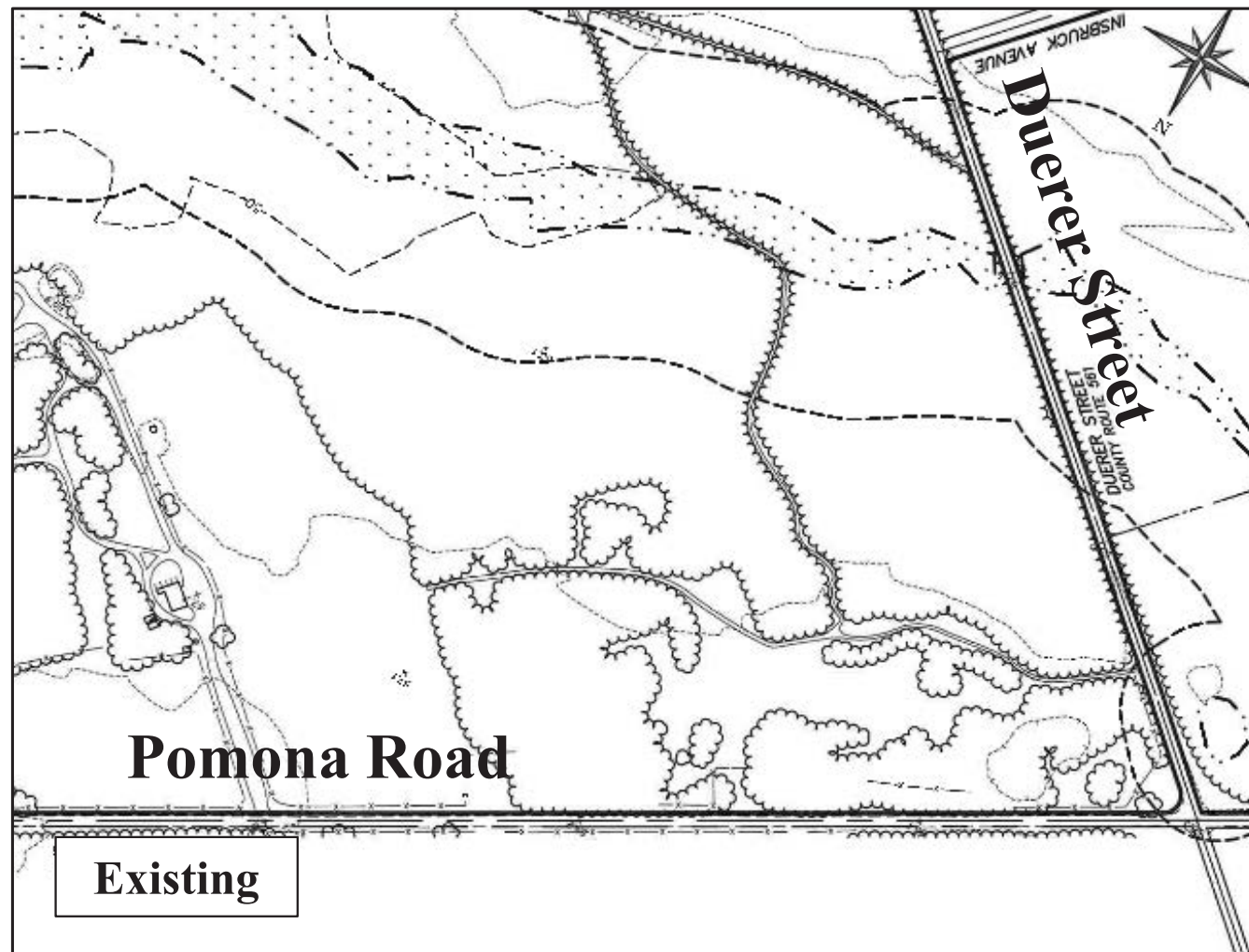


Concept image of a municipal facility designed for the subject site location. Projected was a partnership between Atlantic County & Stockton University. Project was suspended in 2016.

Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness / Jimmie Leeds Rd Commercial/ Residential/Retail
5. **West Campus Administrative Complex**
6. Mixed-use Retail/Commercial/Residential
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine, Arts & Sciences Building & West Quad





H. Master Planning Galloway – South Campus

6 - Mixed – Use Retail / Commercial / Residential

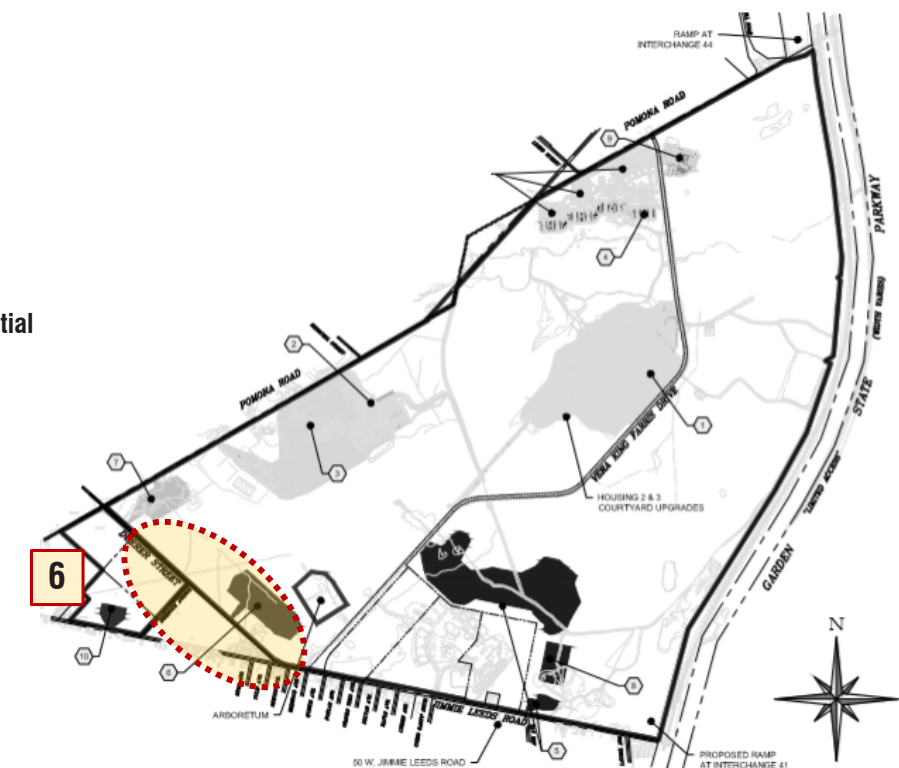
This 45acre proposed concept is for “Main Street Stockton”. An opportunity for a public private partnership, Main Street Stockton is a 500,000sf multi building, walkable development with +/-1,000 auxiliary parking spaces for the Galloway Campus as well as the provision of a bus transportation center accessed on Duerer Street and Vera King Farris Drive. Developed as a mixed retail / commercial center with residential apartments on the upper floors, Downtown Stockton will include a prominent bookstore, cafes, shopping, dining and useable greenspace. In addition, there will be entertainment options with art galleries and theaters.

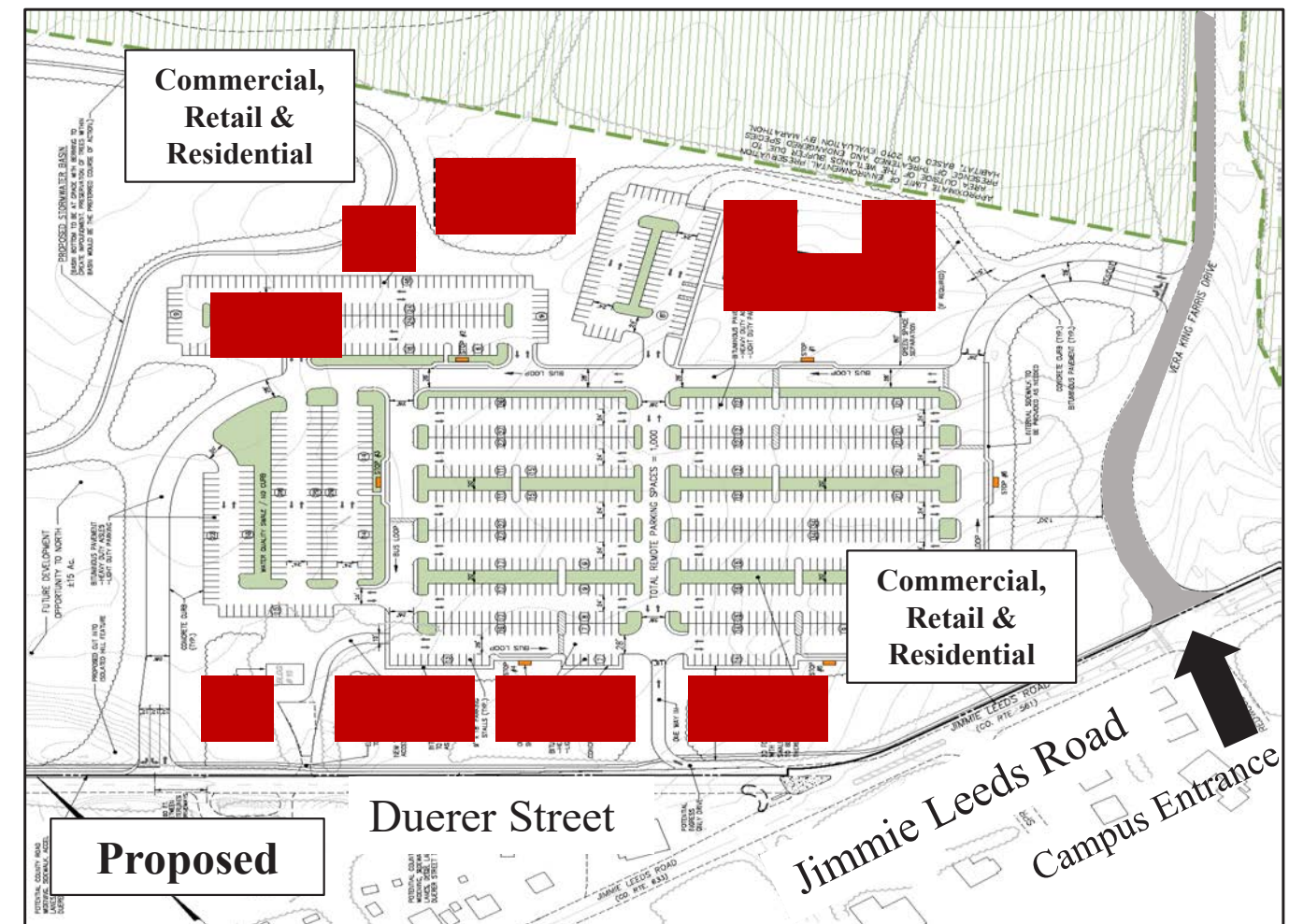
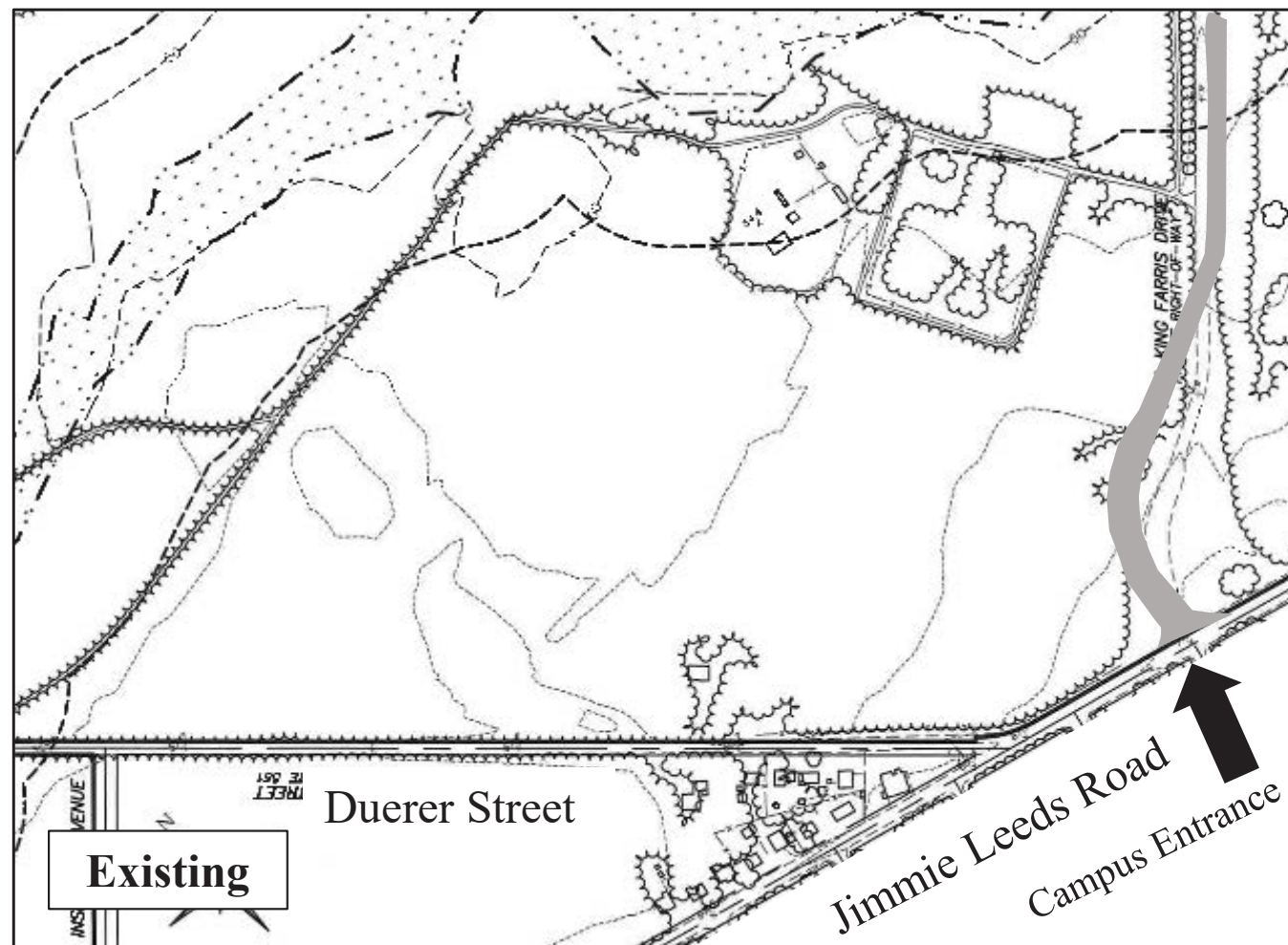


Concept image of a mixed use retail & residential campus facility

Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
4. Health & Wellness /Jimmie Leeds Rd
Commercial/Residential/Retail
5. West Campus Administrative Complex
6. **Mixed-Use Retail / Commercial/Residential**
7. Plant Operations & Public Safety Facility Expansion
8. Space Management Academic Spine,
Arts & Sciences Building & West Quad

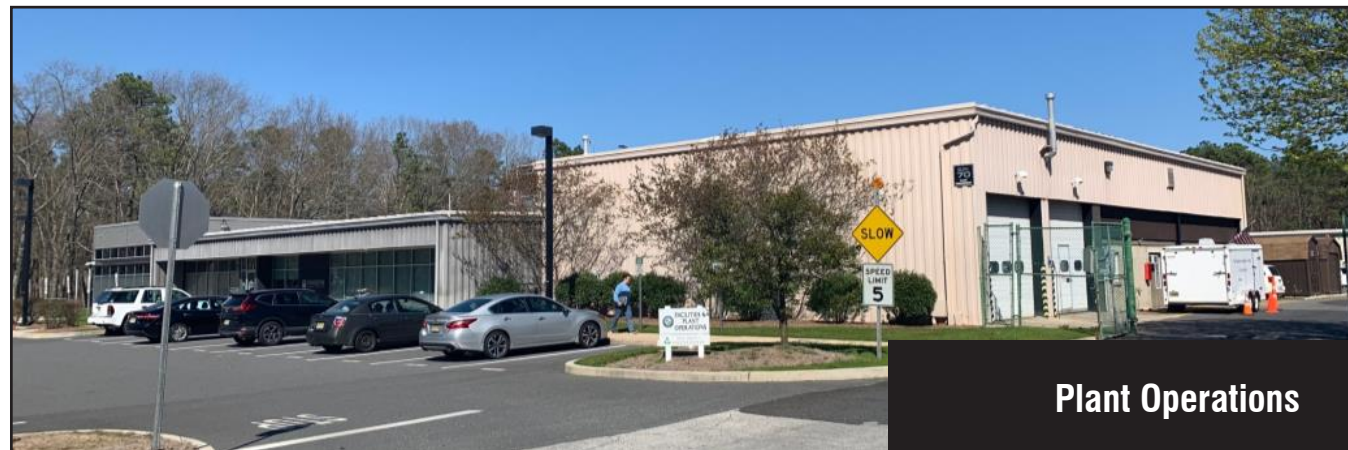




7 - Plant Operations & Public Safety Facility Expansion

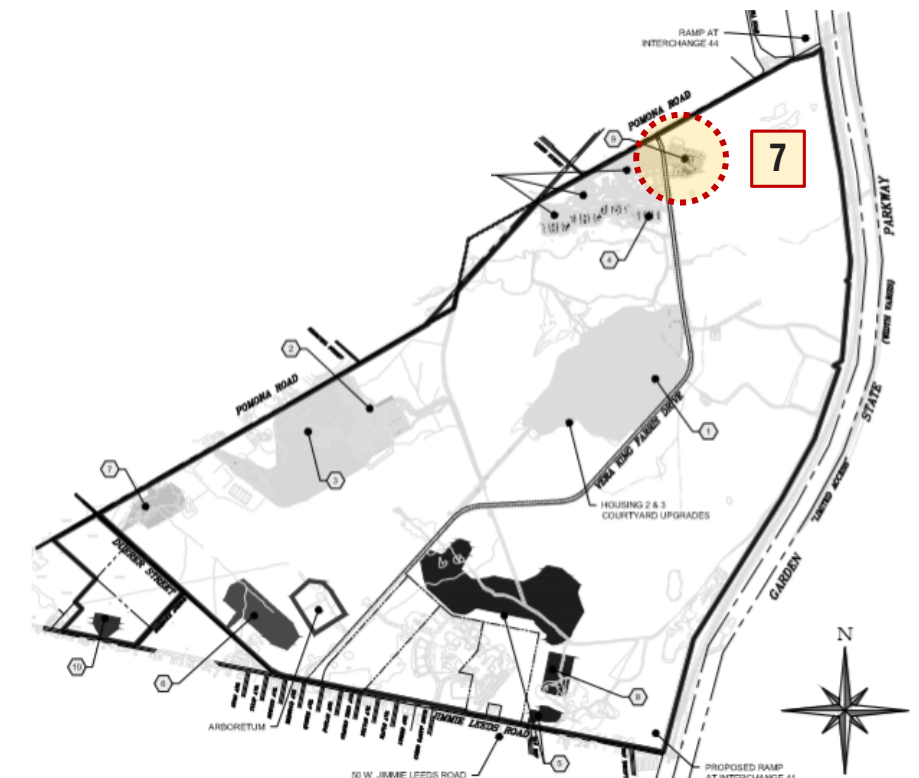
This proposed project will include a 4,000 SF expansion to the existing Facilities and Operations Building for the purpose of expanding the work areas of the trades, staging materials and additional storage. The expansion will be located on the back half of the existing building and be constructed as a typical warehouse for receiving and staging building materials. There will also be the provision of 4 offices for trades people needed as the university grows.

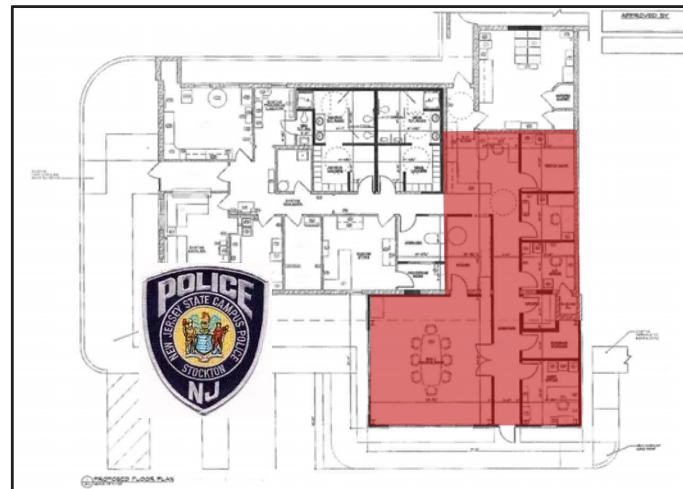
The proposed expansion to the Public Safety facility will add 2,000sf to the front of the existing building for use by the officers and security staff. The proposed project will add 2 offices, additional storage and an expanded conference room/ Emergency Operations Center (EOC) for use by the University and the region.



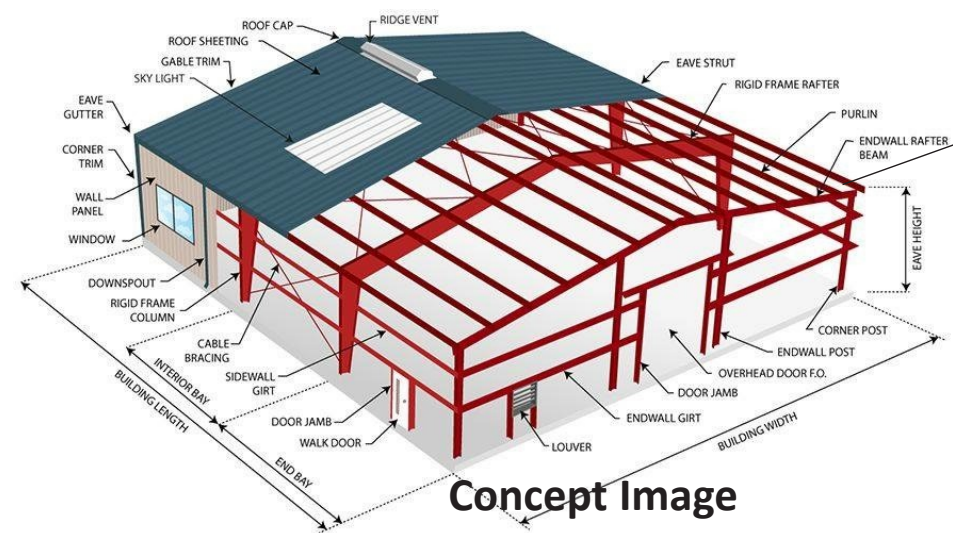
Development Areas (8 Core Concepts)

1. Core Campus Development
2. North Athletic Complex (NAC)
3. Stockton Residential Phase 1 - Improvements
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7. **Plant Operations & Public Safety Facility Expansion**
8. Space Management Academic Spine,
Arts & Sciences Building & West Quad

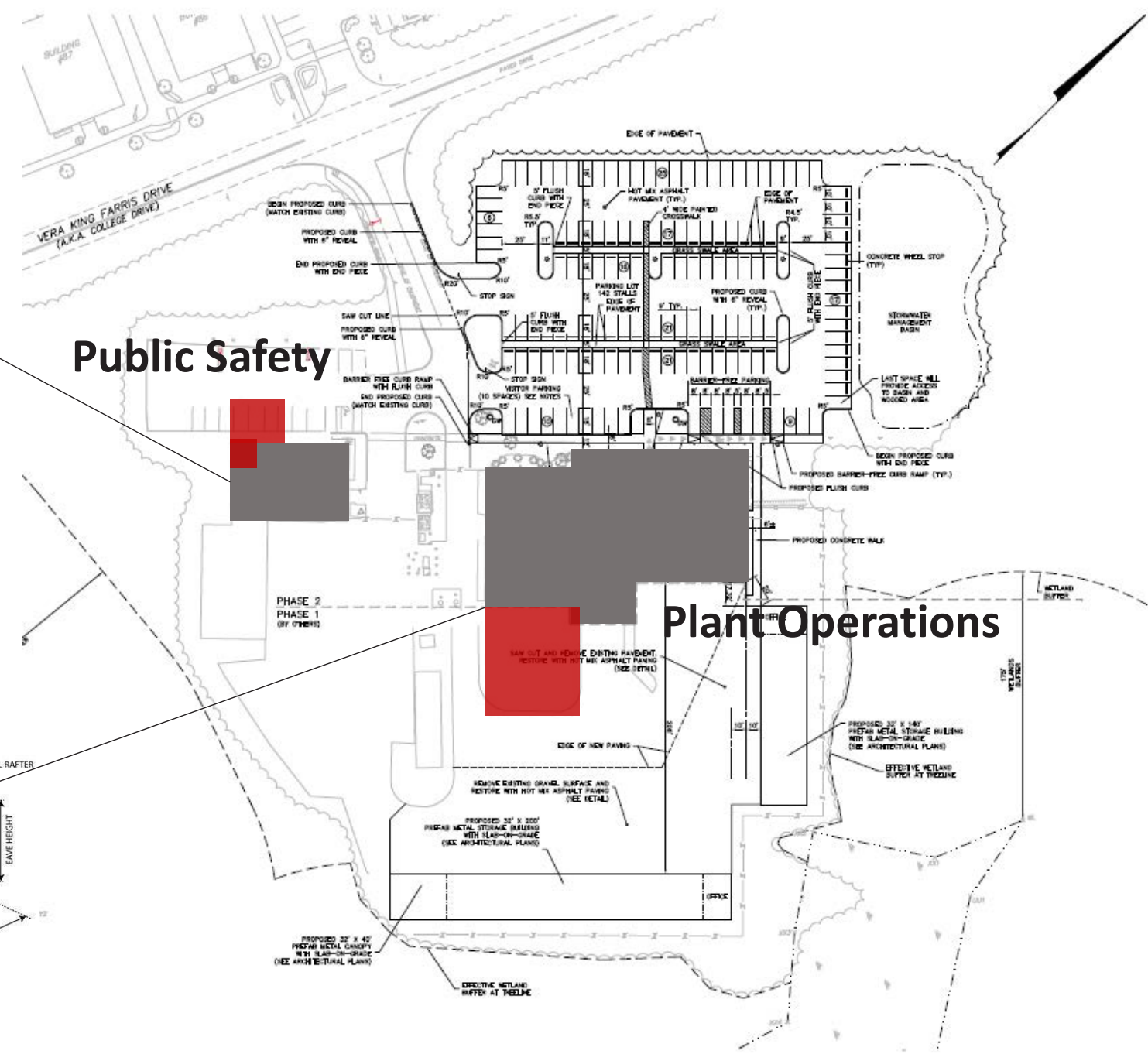




Concept Image



Concept Image



8 - Galloway - Space Management: Academic Spine, Arts & Sciences Building & West Quad Building

The planning and development of interior space of the academic spine (A-wing thru N-wing, plus the Arts & Sciences building, plus the West Quad) is a continuous exercise to meet the growing needs of programs for the university. These programs have included combinations of student services (such as Veteran Affairs and Women's, Gender and Sexuality Center) and academic affairs (classrooms in C-wing, faculty office space, etc.). In addition to these spaces are the growth and development of administrative functions of the university, such as University Relations and Marketing, offices of General Counsel, Human Resources and Alumni Affairs & Development Office, etc. The university has formed a Space Management Committee to address the ongoing demand for growth and space.

When evaluating the existing academic spine (A-wing thru N-wing, plus the Arts & Sciences building, plus the West Quad), the following details include:

Existing steel frame construction, exterior masonry and metal panel wall systems, interior steel stud and drywall, acoustical ceiling tile of exposed construction, flat built up roof EPDM roof systems.

A-wing thru N-wing	+/-	605,000SF
Arts & Science Building	+/-	38,000SF
<u>West Quad</u>	<u>+/-</u>	<u>28,000SF</u>
Total:	+/-	671,000SF

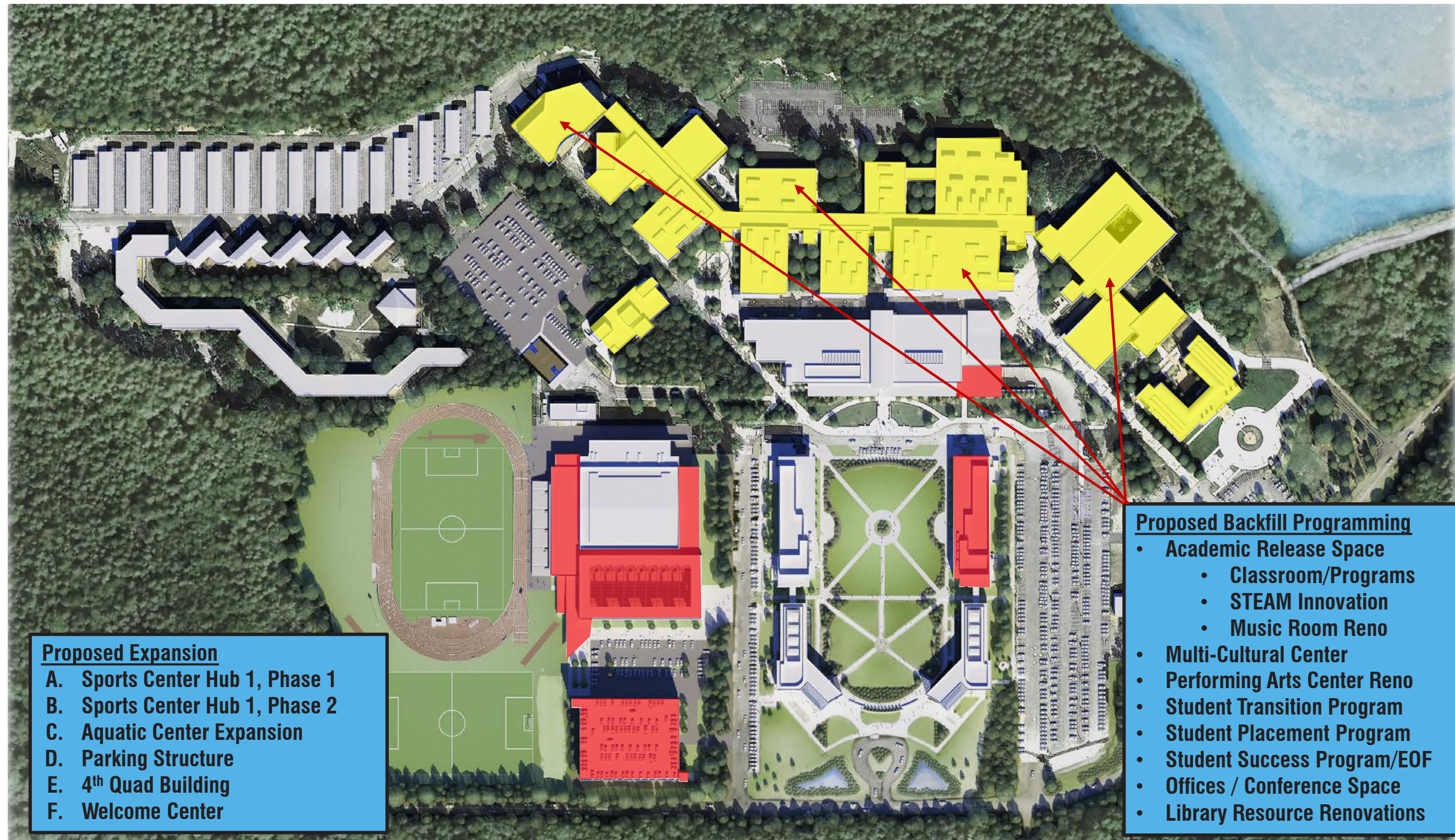
Proposed Backfill Programming – recently submitted for review by Space Committee

- Academic Release space
 - Classroom/Computer Labs/Specialty Program Space
 - STEAM Innovation
 - Music Room Renovations
- Multi-Cultural Center
- Performing Arts Center Renovations
- Student Transition Program
- Student Placement Program
- Student Success Programs/ EOF

- Offices / Meeting Rooms / Conference Space
- Library & Resource Center Renovations
- Counseling & Wellness Center and Learning Access Program

Classroom & Research/Creative Activity Program Space Specifications to consider in planning

- These concepts are intended to evolve on a yearly basis and in accordance with the University's strategic plan and the yearly goals and initiatives of the Academic Affairs and Office of the Provost. Examples of concepts that have been put forward by faculty, students, and students are below, noting the complexities of each academic program's growth and evolution call for additional specific demands on current and future spaces.
 - School of Natural Sciences and Mathematics (NAMs)
 - Flexible program space for multi-use as a standard classroom
 - Flexible storage and preparation room(s) associated with new classrooms
 - STEAM Innovation program space, including access to utility
 - Development and enhanced support for the Marine Science Program
 - School of Arts & Humanities (ARHU)
 - Maker Space (e.g., Visual Arts, interdisciplinary)
 - Performing Arts, Dance
 - Performing Arts, Theatre programs and practice facility
 - Performing arts, Music practice and classroom space
 - Performing Arts Theatre renovations
 - School of Behavioral and Social Sciences (SOBL), School of General Studies (GENS), School of Education (EDUC), and School of Business (BUSN)
 - General classroom space, meeting space, small group areas, technology enhancements
 - Faculty program and administrative office support spaces
 - School of Health Sciences (HLTH)
 - Development of new academic programs and enhanced support for existing programs: Exercise Science, Respiratory Therapy, Physical Therapy, and Occupational Therapy
 - Graduate Studies
 - General classroom space, meeting space, small group areas, technology enhancements



Proposed Expansion

- A. Sports Center Hub 1, Phase 1
- B. Sports Center Hub 1, Phase 2
- C. Aquatic Center Expansion
- D. Parking Structure
- E. 4th Quad Building
- F. Welcome Center

Proposed Backfill Programming

- Academic Release Space
 - Classroom/Programs
 - STEAM Innovation
 - Music Room Reno
- Multi-Cultural Center
- Performing Arts Center Reno
- Student Transition Program
- Student Placement Program
- Student Success Program/EOF
- Offices / Conference Space
- Library Resource Renovations

H. Master Planning *Atlantic City – University District*

Stockton Atlantic City - University District

An extension of the City's orientation to support higher education was the 2018 enactment of a University District Overlay Zoning District, which is a Special Purpose District supporting a variety of uses, including higher education, housing, art galleries, entertainment, and research laboratories. As shown in the accompanying graphic, the University District extends from Chelsea Heights to the beachfront, and includes a significant portion of the Bader Field site. Four (4) propose projects represent the master planning for expansion of the Stockton Atlantic City facilities, including:

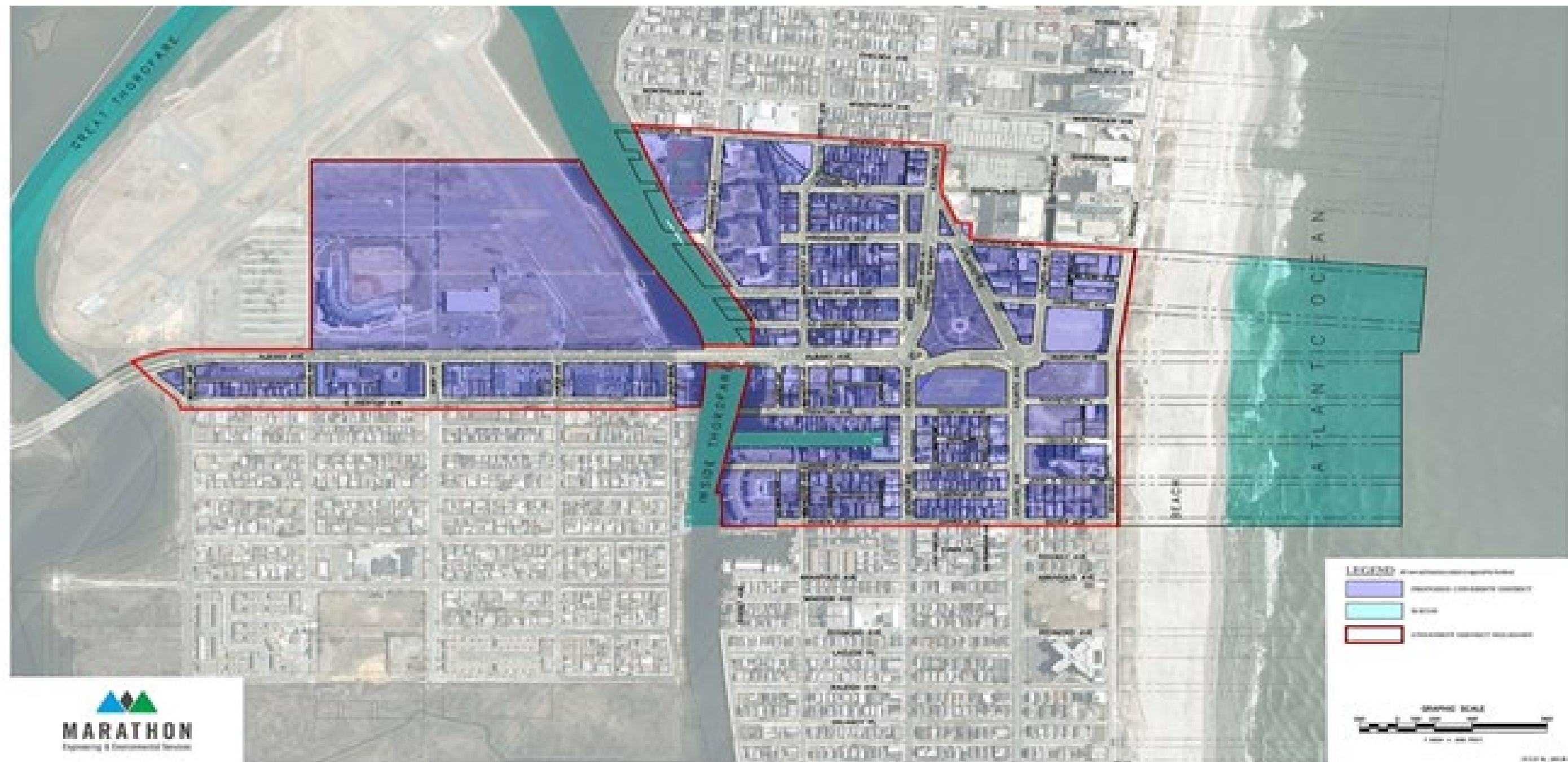
1. AC - Academic Center Expansion - 65,000 SF
 - a. 6 story academic program and administration facility

2. AC - Residential Complex (Phase 2) - 135,000 SF
 - a. 416 Beds and General Residential Support Space

3. AC - AC Mixed Use Residential / Commercial / Retail Complex – 300,000-500,000 SF
 - a. Block 2, Lot 1

4. AC - AC Coastal Resiliency Center - 60,000 SF
 - a. Bader Field





H. Master Planning *Atlantic City – University District*

1. John F. Scarpa Academic Center Expansion

A proposed 65,000 SF, six story, academic and administrative facility, including physical link to the current Academic Center via enclosed bridge, program space for academics and student services, student lounge area, vending, storage, and access to Ventnor Ave. The building is expected to be constructed in similar style of design and material of the existing Academic Center at Atlantic Ave

The subject property is owned by Stockton University.

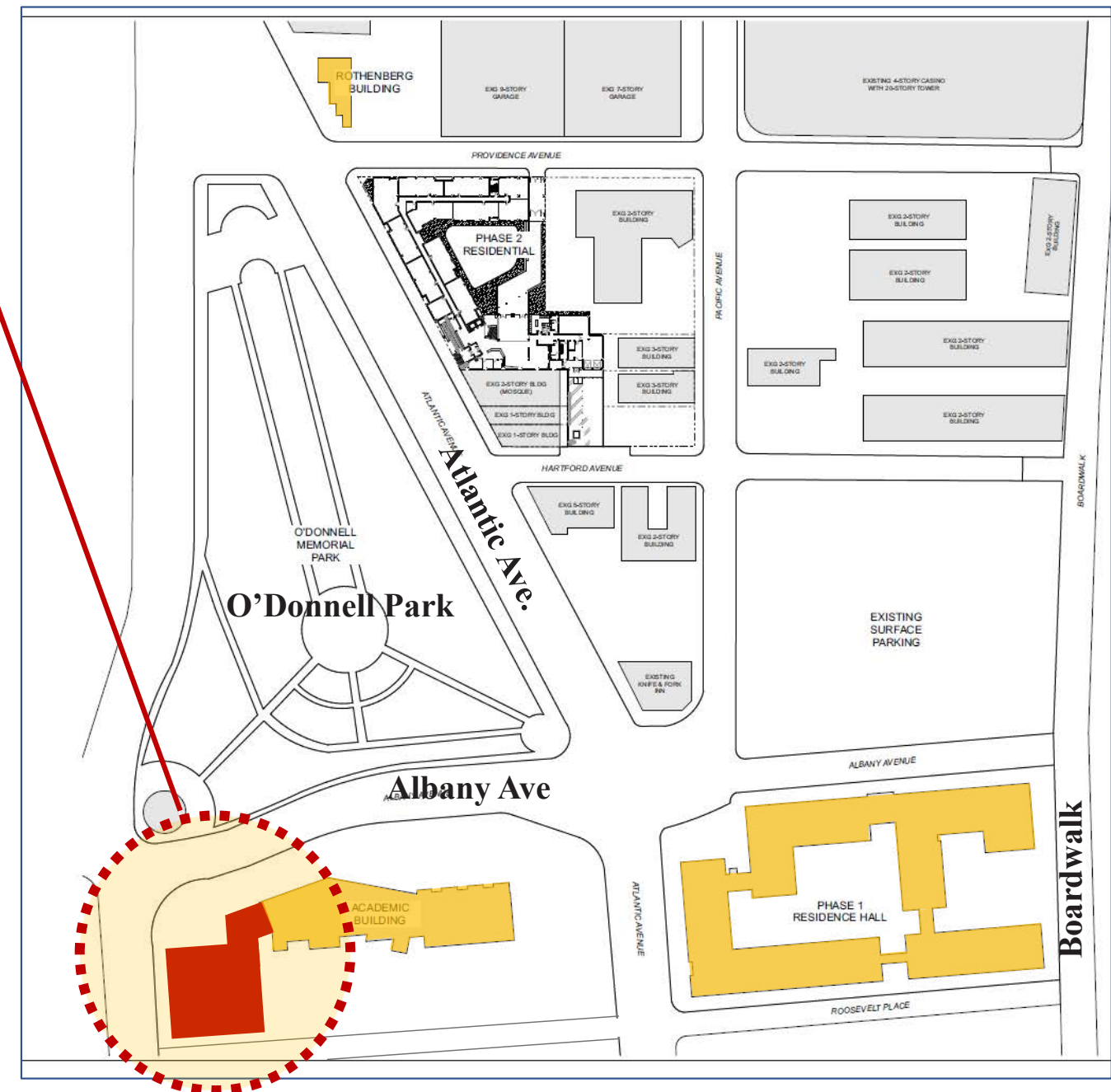
As a result of the proposed development of the project, there will be an increased demand for parking. Possible solutions may include partnerships with area parking vendors of surface or structured parking, expanded parking lot partnerships with Atlantic City on Bader Field or Stockton may review options for additional real estate ownership acquisition of available property for surface or structured parking

Refer to Appendix for details of Project Cost Analysis & Estimate



Academic Center Expansion

65,000 sf (14,000sf footprint), six story building, including Classroom/program space, offices, support space.



H. Master Planning Atlantic City – University District

1 - AC Residential Complex, Phase 2

A proposed 135,000 SF, six story residential student housing facility located on 0.89acs, located at the corner of Atlantic Ave and Providence Ave. The facility will include reception/ security desk, student lounge area, laundry room, vending, storage, courtyard and access to Atlantic Ave and Hartford Ave. The building is expected to be constructed in similar style of design and material of the existing Stockton Residential Complex at Atlantic Ave & Albany Ave.

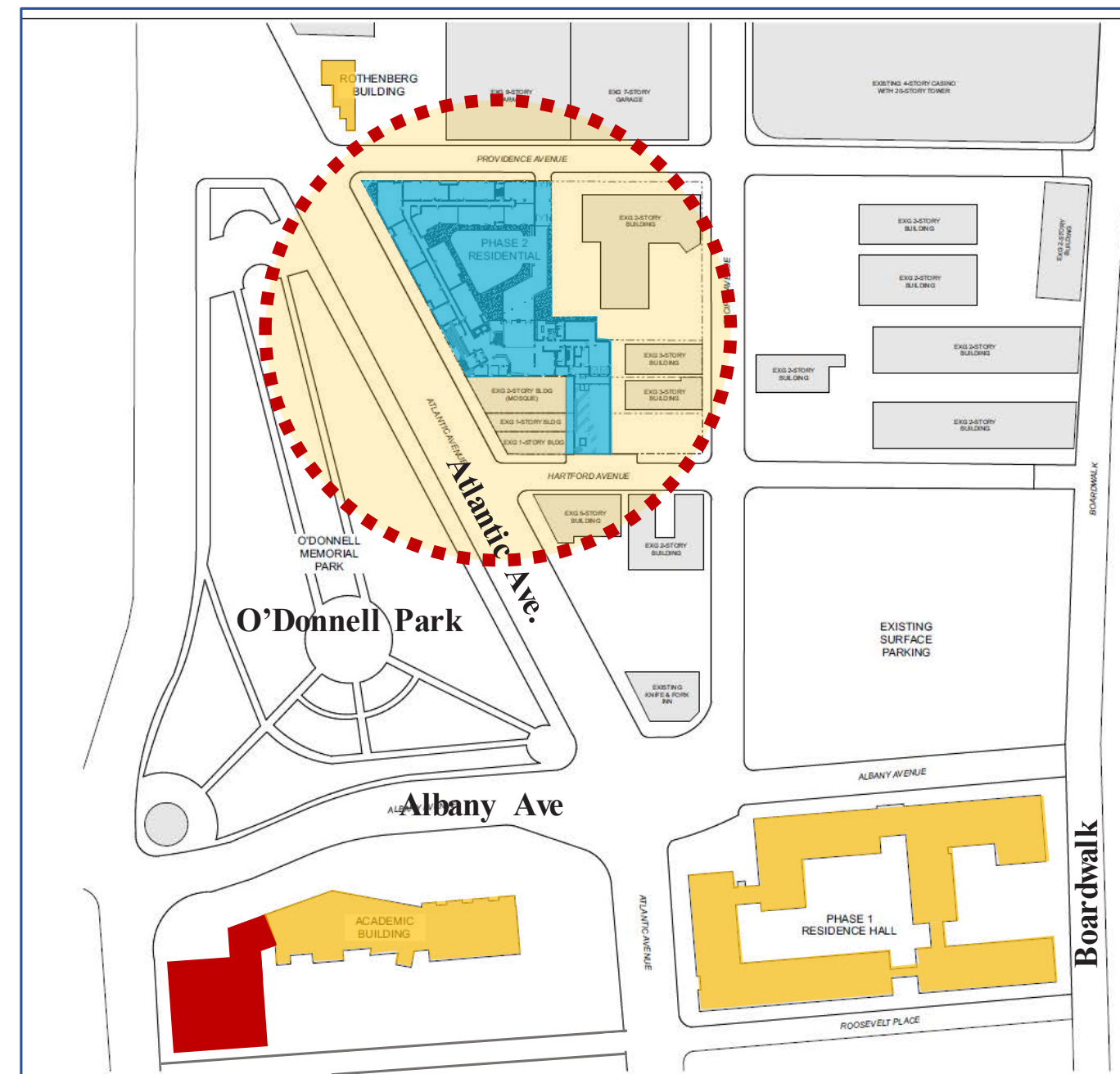
The property is not owned by Stockton University. The intention is for Stockton and the owner (AC DEVCO) to arrange a partnership in the development of the proposed project.

As a result of the proposed development of the project, there will be an increased demand for parking. Possible solutions may include partnerships with area parking vendors of surface or structured parking, expanded parking lot partnerships with Atlantic City on Bader Field or Stockton may review options for additional real estate ownership acquisition of available property for surface or structured parking

Refer to Appendix for details of Project Cost Analysis & Estimate



NOTE: The subject property is currently not owned by Stockton University. The proposed project is intended to be a negotiated partnership with **AC DEVCO**.





H. Master Planning Atlantic City – University District

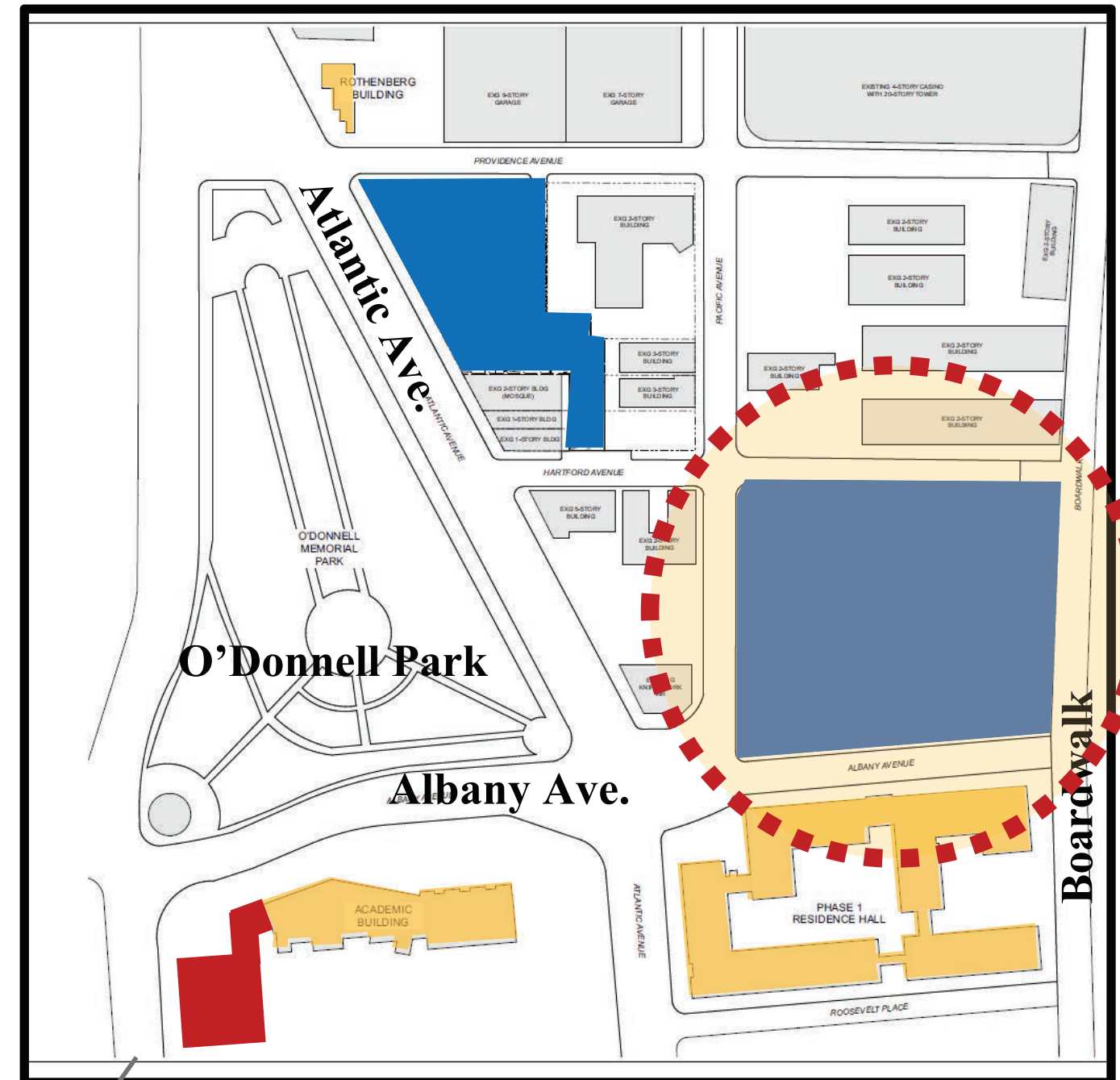
1 - Mixed Use Residential/Commercial/Retail Complex

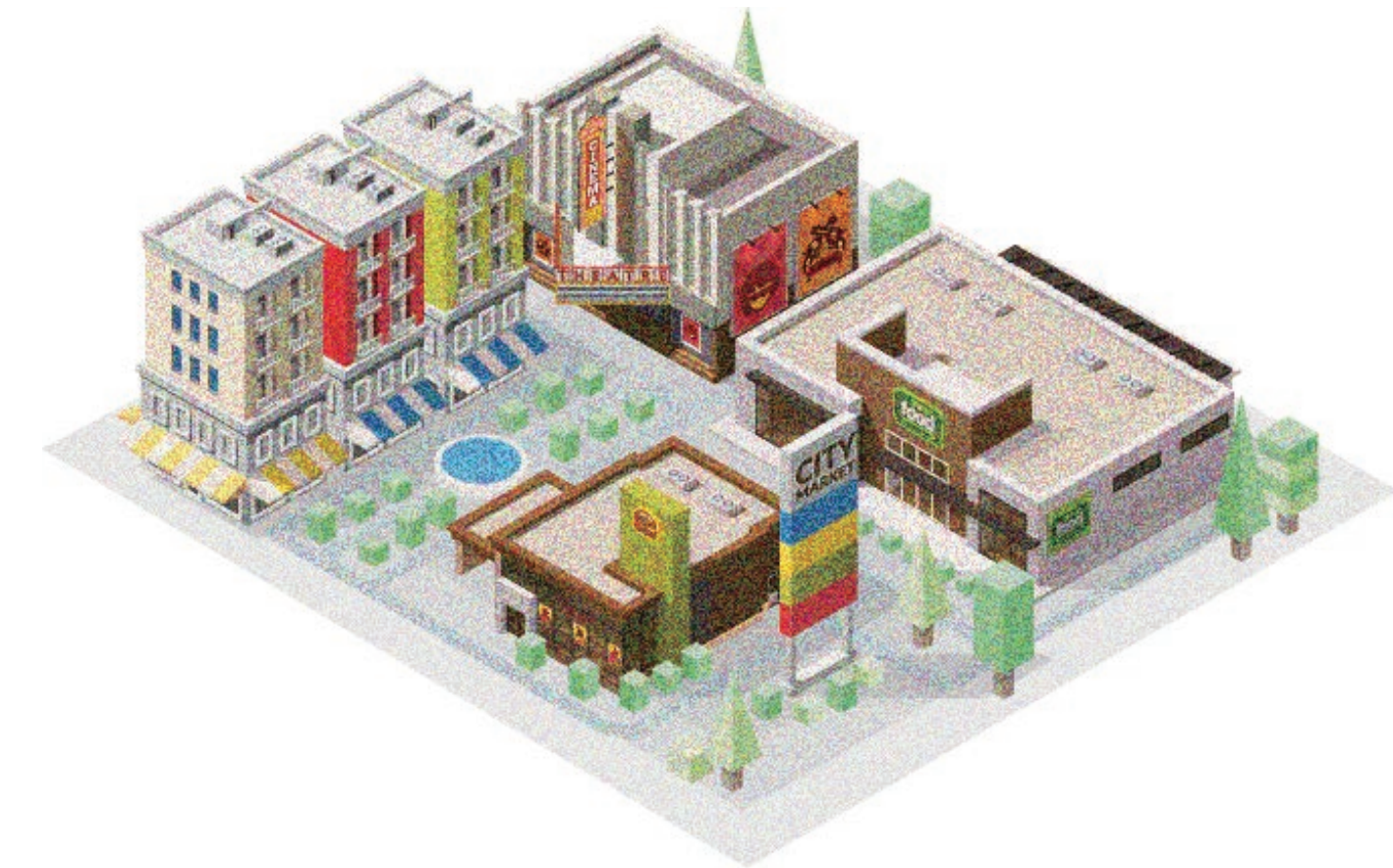
A proposed 300,000SF to 500,000SF, multi-story mixed use/multi-use facility located on 2.25ac of an existing surface parking lot. The facility may include university and private residential units, private professional office space, parking, commercial, retail and entertainment facilities. The building is expected to compliment the construction, style of design and material of the existing adjacent Stockton University facilities.

The property is not owned by Stockton University. The intention is for Stockton and the owner (AC DEVCO) to arrange a partnership in the development of the proposed project.

As a result of the proposed development of the project, there will be an increased demand for parking. Possible solutions may include partnerships with area parking vendors of surface or structured parking, expanded parking lot partnerships with Atlantic City on Bader Field or Stockton may review options for additional real estate ownership acquisition of available property for surface or structured parking

NOTE: The subject property is currently not owned by Stockton University. The proposed project is intended to be a negotiated partnership with **AC DEVCO**.





Phase 3, AC Development

Block 21 - Proposed Concepts of Mixed-use Facility.
University Residential, Private Residential, Senior Living, Office, Retail, Commercial, Recreation, Professional Space, Entertainment



H. Master Planning *Atlantic City – University District*

1 - Stockton Coastal Resiliency Center

In July 2018, the New Jersey Economic Development Authority (NJEDA) issued a Request for Qualifications/Proposals (RFQ/P) to New Jersey municipal and county governments for the award of Innovation Challenge grants.

In response, the City of Atlantic City applied to fund a feasibility study for a Coastal Resiliency Institute & Marine Science Center to be built under the auspices of Stockton University. As required by the grant application, grantees held discussions with several partners to gauge potential interest and encourage participation in the project. These included:

- a. Local and State Offices:
- b. Institutions of Higher Education:
- c. Non-Profit and For-Profit Partners:

All participants share a common goal, to strengthen coastal resilience in South Jersey, and serve as a model for such work on a national level. This has practical applications, such as the design, maintenance and restoration for buildings and infrastructure in the region able to absorb or avoid damage without suffering complete failure. It also has more systemic and preventative connotations. A resilient structure/system/community should not only be able to resist an extreme event with minimal damage and functionality disruption, but also rapidly recovery its functionality similar to—or even better than—its pre-event level. Consequently, resilience is multi-faceted, covering four dimensions: technical, organization, social and economic.

This work is especially relevant in New Jersey where, since 2005, almost \$4.5 billion in property value has been lost because of flooding related to sea-level rise. But it also is a necessarily growing national concern. Severe hurricanes cost the United States \$300 billion in 2017 alone, and that price tag is only expected to rise. The economic losses caused by natural disasters have increased significantly from an average of about \$50 billion a year in the 1980s.

It is estimated that average global flood losses will increase nine-fold by 2050, from \$6 billion per year in 2005 to \$52 billion a year. This forecast only considers socioeconomic factors, such

as growing population and property values. Add in the risks from sea-level rise and global flood damage for large coastal cities could cost \$1 trillion a year if cities do not take steps to adapt.

Considerable research and development are already underway to identify and develop a vast array of legislative, regulatory, policy, planning, institutional, financial, and capacity-building instruments. Moreover, there is growing public awareness about the need to strengthen disaster resilience as a critical component of efforts to achieve sustainable socioeconomic development and poverty reduction. Perhaps most importantly for New Jersey, offshore wind is being pursued as a viable alternative power source for the first time in the U.S.

The global need for scientific research to inform sound policy decisions to resolve coastal issues is self-evident and urgent. Such solutions can promote much-needed economic diversity and development in the Atlantic City region, which is a statewide and regional public policy priority. In addition, federal officials are considering prioritizing funding for resiliency based on the aggressiveness of the region to address future natural disasters – the Coastal Resiliency Institute & Marine Science Center would certainly help to advance the State’s efforts to secure federal funds.

The proposed Coastal Resiliency Institute & Marine Science Center will also offer a focal point for scientific research and needed policy debates, as well as continue to diversify the region by providing an economic driver that provides higher-paying jobs, educational opportunities, and innovative branding. Work is proposed in two phases.

Phase 1: Establish a Coastal Resiliency Institute & Marine Science Center Incubator

Phase 2: Secure funding for a Permanent Home for the Coastal Resiliency Institute & Marine Science Center

A proposed 60,000SF three story multi-tenant facility located on 10-15 acres of Bader Field along Albany Ave. The proposed project includes a possible partnership with other Public and Private institutions for the purpose of studying, educating and promoting industry and business growth in the region regarding Blue Economy and Coastal Resiliency. The facility is proposed to include site development of improving the site in accordance with codes and regulations having jurisdiction, access drive off of Albany Ave (Route 40), parking lot, boat launch and docks facility, out-building for servicing of marine equipment. The Building is proposed to include multi-tenant spaces for offices, conference, labs, classroom and auxiliary space,

Bader Field - Bader Field is the largest available development site in Atlantic City. It is accessible by Route 40 and the Atlantic City Expressway. If there is to be a commercial/research campus in Atlantic City, this is the most likely location for that development owing to the large, developable area and lack of major environmental constraints. Thus, it has the potential to be a very strong asset in the diversification of the economy. The site is immediately adjacent to a 40-acre parcel that fronts on Albany Avenue and is restricted by the State Green Acres Program. The University District Overlay Zoning District map indicates that 15-acres of Bader Field is reserved for future educational use. The remainder of the Bader Field site is planned as a Tech Park and would be an idea setting for private sector resiliency companies (i.e. engineering, research & development, architecture, planning, etc.)

The City of Atlantic City has deemed this site an idea location for a technology hub. The State re-established the Commission for Science, Technology and Innovation to identify and build out centers of innovation. It is recommended that the City and Stockton University work with the Commission to designate Bader Field as a center of innovation.

The property is not owned by Stockton University. The intention is for Stockton and the owner (Atlantic City and the State of New Jersey) to arrange a partnership in the development of the proposed project.

Refer to Coastal Resiliency Center and Marine Science Center EDA Report, dated August 2019 for additional details and information.

As a result of the proposed development of the project, there will be an increased demand for parking. Possible solutions may include partnerships with area parking vendors of surface or structured parking, expanded parking lot partnerships with Atlantic City on Bader Field or Stockton may review options for additional real estate ownership acquisition of available property for surface or structured parking

Refer to Appendix for details of Project Cost Analysis & Estimate



I. APPENDIX

The following are Project Cost Analysis & Estimates for selected projects identified in the subject Updated Facilities Master Plan. The Estimates have been calculated from advancing design development from general idea to developed concept. The estimates are prepared at the time of the subject report, and subject to change and require adjustments if the project advances in the future.

Galloway - Core Campus Development

- Sports Center Expansion, HUB 1, Phase 1
- Sports Center Expansion, HUB 1, Phase 2
- Sports Center Expansion, HUB 1, Phase 3, Aquatic Center
- Parking Garage - 1,200 vehicles
- 4th Academic Quad Building
- Campus Center Expansion, Welcome Center

Galloway - North Athletic Campus (NAC)

- NAC - Field House
- NAC – Pavilion (as an addition to Fieldhouse)

Stockton Atlantic City – University District

- AC - Academic Center Expansion
- AC - Residential Complex (Phase 2)
- AC - AC Coastal Resiliency Center



I. Appendix

Project Budget Estimate

Proposed Project: Sports Center Expansion (Phase 1)

Location: Core Athletic Complex, Main Campus

INSTITUTION: Stockton University

Updated
8.1.20

Existing Area of Improvement: **18,000 SF**
Total Gross Square Feet: 18,000 SF

Project Construction Costs

(a) Construction: Demolition	18,000 SF @	\$1.00 per SF	\$18,000	
(b) Construct: Construction Facility	18,000 SF @	\$450.00 per SF	\$8,100,000	
(c) Construction: Facility	18,000 SF @	\$0.00 per SF	\$0	
(d) Construction: Landscaping			\$20,000	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$8,138,000	
(g) Construction escalation to mid point of construction 12 months @ 0.00% per year			\$0	
(h) Construction Subtotal, escalated			\$8,138,000	
(i) Construction Contingency	@	5.00% of Line h	\$406,900	
(j) TOTAL CONSTRUCTION COSTS				\$8,544,900
Building Gross Square Feet		18,000 SF		
Cost (line (h)) per square foot		\$452.11 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	8.00% of Line h-d	\$649,440	
(k') FEE: Civil Engineering	@	4.00% of Line d	\$324,720	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	4.00% of Line h	\$325,520	
(n) FEE: Survey/Test'g/Insp.	@	1.00% of Line h	\$81,380	
(o) FEE: Regulatory Approvals	@	of Line h	\$50,000	
(p) TOTAL FEES				\$1,431,060
(q) Furniture & Fixtures	@	9.00% of Line h	\$732,420	
(r) Movable Equip, Special	@	2.00% of Line h	\$162,760	
(s) Communication & Security Costs	@	15.00% of Line h	\$1,220,700	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs				
(w) Reprogramming Existing Sports Facilities/Offices			\$5,000,000	
(x) Other		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$7,115,880
(z) General Project Contingency	@	3.00% of Lines j+p+y		\$512,755

TOTAL PROJECT BUDGET ESTIMATE \$17,604,595



Project Budget Estimate

Proposed Project: Sports Center Expansion (Phase 2)

Location: Core Athletic Complex, Main Campus

INSTITUTION: Stockton University

Updated
8.10.20

Existing Area of Improvement: **48,000 SF**
Total Gross Square Feet: **48,000 SF**

Project Construction Costs

(a) Construction: Demolition	48,000 SF @	\$1.00 per SF	\$48,000	
(b) Construct: Construction Facility	48,000 SF @	\$450.00 per SF	\$21,600,000	
(c) Construction: Facility	48,000 SF @	\$0.00 per SF	\$0	
(d) Construction: Landscaping			\$20,000	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$21,668,000	
(g) Construction escalation to mid point of construction 12 months @ 0.00% per year			\$0	
(h) Construction Subtotal, escalated			\$21,668,000	
(i) Construction Contingency	@	5.00% of Line h	\$1,083,400	
(j) TOTAL CONSTRUCTION COSTS				\$22,751,400
Building Gross Square Feet		48,000 SF		
Cost (line (h)) per square foot		\$451.42 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	8.00% of Line h-d	\$1,731,840	
(k') FEE: Civil Engineering	@	4.00% of Line d	\$865,920	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	4.00% of Line h	\$866,720	
(n) FEE: Survey/Test'g/Insp.	@	1.00% of Line h	\$216,680	
(o) FEE: Regulatory Approvals	@	of Line h	\$50,000	
(p) TOTAL FEES				\$3,731,160
(q) Furniture & Fixtures	@	9.00% of Line h	\$1,950,120	
(r) Movable Equip, Special	@	2.00% of Line h	\$433,360	
(s) Communication & Security Costs	@	15.00% of Line h	\$3,250,200	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs			\$0	
(w) Acquisition Costs			\$0	
(x) Other		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$5,633,680
(z) General Project Contingency	@	3.00% of Lines j+p+y		\$963,487

TOTAL PROJECT BUDGET ESTIMATE **\$33,079,727**



I. Appendix

Project Budget Estimate

Proposed Project: Sports Center Expansion, Phase 3, Aquatic Center

Location: Main Galloway Campus

INSTITUTION: Stockton University

Updated
8.10.20

Existing Area of Improvement: **60,000 SF**
Total Gross Square Feet: **60,000 SF**

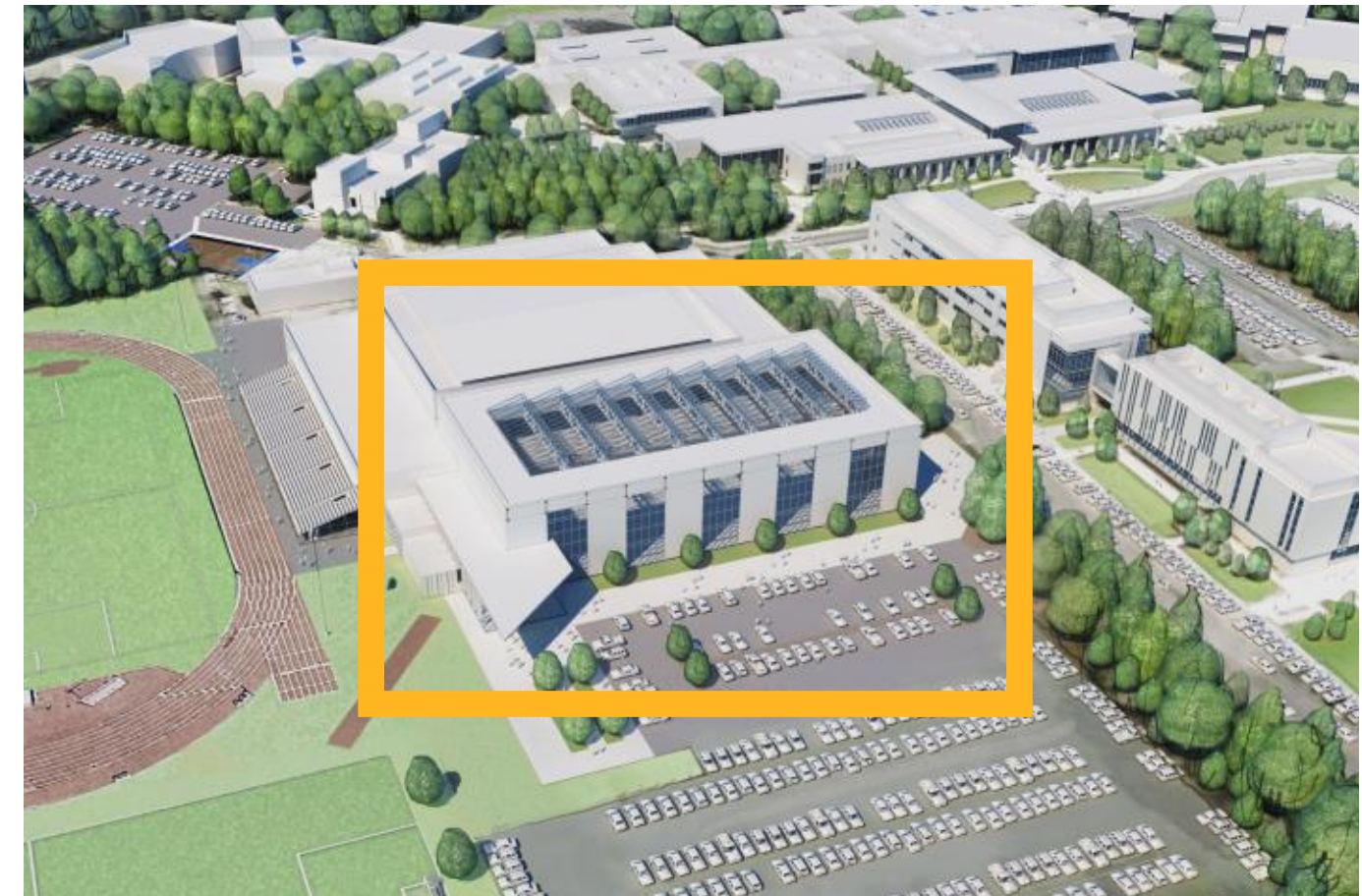
Project Construction Costs

(a) Construction: Demolition	0 SF @	\$0.00 per SF	\$0	
(b) Construct: Renov. (materials, labor)	0 SF @	\$0.00 per SF	\$0	
(c) Construction: Facility	60,000 SF @	\$510.00 per SF	\$30,600,000	
(d) Construction: Site Improvements			\$0	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$30,600,000	
(g) Construction escalation to mid point of construction				
12 months @	0.00% per year		\$0	
(h) Construction Subtotal, escalated			\$30,600,000	
(i) Construction Contingency	@	5.40% of Line h	\$1,652,400	
(j) TOTAL CONSTRUCTION COSTS				\$32,252,400
Building Gross Square Feet		60,000 SF		
Cost (line (h)) per square foot		\$510.00 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	7.90% of Line h-d	\$2,417,400	
(k') FEE: Civil Engineering	@	2.00% of Line d	\$612,000	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	4.00% of Line h	\$1,224,000	
(n) FEE: Survey/Test'g/Insp.	@	1.00% of Line h	\$306,000	
(o) FEE: Regulatory Approvals	@	of Line h	\$250,000	
(p) TOTAL FEES				\$4,809,400
(q) Furniture & Fixtures	@	4.00% of Line h	\$1,224,000	
(r) Movable Equip, Special	@	1.00% of Line h	\$306,000	
(s) Communication & Security Costs	@	8.00% of Line h	\$2,448,000	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs			\$0	
(w) Acquisition Costs			\$0	
(x) Other		ESTIMATED	\$222,336	
(y) TOTAL OTHER COSTS				\$4,200,336
(z) General Project Contingency	@	3.00% of Lines j+p+y		\$1,237,864

TOTAL PROJECT BUDGET ESTIMATE **\$42,500,000**



Project Budget Estimate

Proposed Project: Parking Garage - 1,200 Vehicles

Location: Galloway Campus

INSTITUTION: Stockton University

Updated

8.10.20

Existing Area 350000
Total Gross Square Feet: 350,000 SF

Project Construction Costs

(a) Construction: Demolition	350,000 SF @	\$0.00 per SF	\$0	
(b) Construct: Facility (materials, labor)	350,000 SF @	\$75.00 per SF	\$26,250,000	
(c) Construction: Facility	0 SF @	\$0.00 per SF	\$0	
(d) Construction: Site Improvements (Utilities)			\$0	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$26,250,000	
(g) Construction escalation to mid point of construction 18 months @ 0.00% per year			\$0	
(h) Construction Subtotal, escalated			\$26,250,000	
(i) Construction Contingency	@	4.00% of Line h	\$1,050,000	
(j) TOTAL CONSTRUCTION COSTS				\$27,300,000
Building Gross Square Feet		350,000 SF		
Cost (line (h)) per square foot		\$75.00 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	6.00% of Line h-d	\$1,575,000	
(k') FEE: Civil Engineering	@	3.00% of Line d	\$787,500	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	3.50% of Line h	\$918,750	
(n) FEE: Survey/Test'g/Insp.	@	1.00% of Line h	\$262,500	
(o) FEE: Regulatory	@	of Line h	\$162,500	
(p) TOTAL FEES				\$3,706,250
(q) Furniture & Fixtures	@	2.00% of Line h	\$525,000	
(r) Movable Equip, Special	@	0.50% of Line h	\$131,250	
(s) Communication & Security Costs	@	3.00% of Line h	\$787,500	
(t) Commissioning	@	0.00% of Lines k+k'	\$50,000	
(u) Fine Arts Costs			\$0	
(w) Acquisition Costs			\$0	
(x) Technology		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$1,493,750
(z) General Project Contingency	@	0.00% of Lines j+p+y		\$0

TOTAL PROJECT BUDGET ESTIMATE \$32,500,000



I. Appendix

Project Budget Estimate

Proposed Project: 4th Academic Quad Building

Location: Galloway Campus

INSTITUTION: Stockton University

Updated

8.10.20

Area of Improvement: **80,000 SF**
Total Gross Square Feet: 80,000 SF

Project Construction Costs

(a) Construction: Demolition	0 SF @	\$0.00 per SF	\$0	
(b) Construct: Renov. (materials, labor)	0 SF @	\$0.00 per SF	\$0	
(c) Construction: Facility	80,000 SF @	\$525.00 per SF	\$42,000,000	
(d) Construction: Site Improvements			\$3,000,000	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$45,000,000	
(g) Construction escalation to mid point of construction				
18 months @	3.00% per year		\$2,025,000	
(h) Construction Subtotal, escalated			\$47,025,000	
(i) Construction Contingency	@	8.00% of Line h	\$3,762,000	
(j) TOTAL CONSTRUCTION COSTS				\$50,787,000
Building Gross Square Feet		80,000 SF		
Cost (line (h)) per square foot		\$587.81 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	7.50% of Line h-d	\$3,301,875	
(k') FEE: Civil Engineering	@	3.00% of Line d	\$1,320,750	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	3.00% of Line h	\$1,410,750	
(n) FEE: Survey/Test'g/Insp.	@	2.00% of Line h	\$940,500	
(o) FEE: Regulatory	@	of Line h	\$300,000	
(p) TOTAL FEES				\$7,273,875
(q) Furniture & Fixtures	@	3.00% of Line h	\$1,410,750	
(r) Movable Equip, Special	@	0.00% of Line h	\$0	
(s) Communication & Security Costs	@	5.00% of Line h	\$2,351,250	
(t) Reimbursable Costs	@	5.00% of Lines k+k'	\$231,131	
(t2) Developers Fee	@	0.00% of Line w	\$0.00	
(u) Fine Arts Costs			\$200,000	
(w) Acquisition Costs			\$0	
(x) Commissioning		ESTIMATED	\$80,000	
(y) TOTAL OTHER COSTS				\$4,273,131
(z) General Project Contingency	@	5.00% of Lines j+p+y		\$3,116,700

TOTAL PROJECT BUDGET ESTIMATE **\$65,450,707**



Project Budget Estimate

Proposed Project: Campus Center Expansion, Welcome Center

Location: Main Campus

INSTITUTION: Stockton University

Updated
8.10.20

Existing Area 5700
Total Gross Square Feet: 5,700 SF

Project Construction Costs

(a) Construction: Demolition	500 SF @	\$10.00 per SF	\$5,000	
(b) Construct: Construction Facility	5,700 SF @	\$425.00 per SF	\$2,422,500	
(c) Construction: Facility	0 SF @	\$0.00 per SF	\$0	
(d) Construction: Landscaping			\$50,000	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$2,477,500	
(g) Construction escalation to mid point of construction				
12 months @	0.00% per year		\$0	
(h) Construction Subtotal, escalated			\$2,477,500	
(i) Construction Contingency	@	5.00% of Line h	\$123,875	
(j) TOTAL CONSTRUCTION COSTS				\$2,601,375
Building Gross Square Feet		5,700 SF		
Cost (line (h)) per square foot		\$434.65 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	8.00% of Line h-d	\$194,200	
(k') FEE: Civil Engineering	@	4.00% of Line d	\$97,100	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	0.00% of Line h	\$0	
(n) FEE: Survey/Test'g/Insp.	@	1.00% of Line h	\$24,775	
(o) FEE: Regulatory Approvals	@	of Line h	\$50,000	
(p) TOTAL FEES				\$366,075
(q) Furniture & Fixtures	@	9.00% of Line h	\$222,975	
(r) Movable Equip, Special	@	2.00% of Line h	\$49,550	
(s) Communication & Security Costs	@	15.00% of Line h	\$371,625	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs			\$50,000	
(w) Commissioning			\$25,000	
(x) Other		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$719,150
(z) General Project Contingency	@	3.00% of Lines j+p+y		\$110,598

TOTAL PROJECT BUDGET ESTIMATE \$3,797,198



I. Appendix

Project Budget Estimate

Proposed Project: NAC - Field House

Location: Pomona Road, Main Campus

INSTITUTION: Stockton University

Updated
8.10.20

Existing Are 40000
Total Gross Square Feet: 40,000 SF

Project Construction Costs

(a) Construction: Field House	40,000 SF @ \$600.00 per SF	\$24,000,000
(b) Construct: Track Pavilion	0 SF @ \$0.00 per SF	\$0
(c) Construction: Utilities	0 SF @ LS	\$4,500,000
(d) Construction: Re-Forrestation		\$100,000
(e) Construction: Fixed Equipment (Signage/Safety)	LS	\$200,000
(f) Construction Subtotal (Unescalated)		\$28,800,000
(g) Construction escalation to mid point of construction 12 months @ 0.00% per year		\$0
(h) Construction Subtotal, escalated		\$28,800,000
(i) Construction Contingency	@ 10.00% of Line h	\$2,880,000
(j) TOTAL CONSTRUCTION COSTS		\$31,680,000
Building Gross Square Feet	40,000 SF	
Cost (line (h)) per square foot	\$720.00 per sf	

Project Soft Costs

(k) FEE: Architect/Engineer	@ 8.00% of Line h-d	\$2,296,000
(k') FEE: Civil Engineering	@ 4.00% of Line d	\$1,148,000
(l) FEE: Value Engineering, included in (k).	@ 0.00% of Line h	\$0
(m) FEE: Construction Mang	@ 3.00% of Line h	\$864,000
(n) FEE: Survey/Test'g/Insp.	@ 2.00% of Line h	\$576,000
(o) FEE: Regulatory Approvals	@ of Line h	\$321,550
(p) TOTAL FEES		\$5,205,550

(q) Furniture & Fixtures	@ 9.00% of Line h	\$2,592,000
(r) Movable Equip, Special	@ 1.00% of Line h	\$288,000
(s) Communication & Security Costs	@ 12.00% of Line h	\$3,456,000
(t) Reimbursable Costs	@ 0.00% of Lines k+k'	\$0
(u) Fine Arts Costs		\$0
(w) Acquisition Costs		\$0
(x) Other	ESTIMATED	\$0
(y) TOTAL OTHER COSTS		\$6,336,000

(z) General Project Contingency	@ 5.00% of Lines j+p+y	\$2,161,078
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TOTAL PROJECT BUDGET ESTIMATE **\$45,382,628**



Project Budget Estimate

Proposed Project: NAC - Pavilion (Addition to Field House)

Location: Pomona Road, Main Campus

INSTITUTION: Stockton University

Updated
8.10.20

Existing Area of Improvement: **80,000 SF**
Total Gross Square Feet: **80,000 SF**

Project Construction Costs

(a) Construction: Field House	0 SF @	\$0.00 per SF	\$0	
(b) Construct: Track Pavilion	80,000 SF @	\$275.00 per SF	\$22,000,000	
(c) Construction: Utilities	0 SF @	LS	\$4,500,000	
(d) Construction: Re-Forrestation			\$100,000	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$200,000	
(f) Construction Subtotal (Unescalated)			\$26,800,000	
(g) Construction escalation to mid point of construction				
12 months @	0.00%	per year	\$0	
(h) Construction Subtotal, escalated			\$26,800,000	
(i) Construction Contingency	@	10.00% of Line h	\$2,680,000	
(j) TOTAL CONSTRUCTION COSTS				\$29,480,000
Building Gross Square Feet		80,000 SF		
Cost (line (h)) per square foot		\$335.00 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	8.00% of Line h-d	\$2,136,000	
(k') FEE: Civil Engineering	@	4.00% of Line d	\$1,068,000	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	3.00% of Line h	\$804,000	
(n) FEE: Survey/Test'g/Insp.	@	2.00% of Line h	\$536,000	
(o) FEE: Regulatory Approvals	@	of Line h	\$321,550	
(p) TOTAL FEES				\$4,865,550
(q) Furniture & Fixtures	@	9.00% of Line h	\$2,412,000	
(r) Movable Equip, Special	@	1.00% of Line h	\$268,000	
(s) Communication & Security Costs	@	12.00% of Line h	\$3,216,000	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs			\$0	
(w) Acquisition Costs			\$0	
(x) Other		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$5,896,000
(z) General Project Contingency	@	5.00% of Lines j+p+y		\$2,012,078

TOTAL PROJECT BUDGET ESTIMATE **\$42,253,628**



I. Appendix

Project Budget Estimate

Proposed Project: AC - Residential (Phase 2)

Location: Atlantic City

INSTITUTION: Stockton University

Updated

8.13.20

Existing Area of Improvement: 135,000 SF
Total Gross Square Feet: 135,000 SF

Project Construction Costs

(a) Construction: Demolition	135,000 SF @	\$0.00 per SF	\$0	
(b) Construct: Renov. (materials, labor)	135,000 SF @	\$0.00 per SF	\$0	
(c) Construction: Facility	135,000 SF @	\$370.00 per SF	\$49,950,000	
(d) Construction: Sitework			\$0	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			<u>\$49,950,000</u>	
(g) Construction escalation to mid point of construction				
12 months @	0.00% per year		\$0	
(h) Construction Subtotal, escalated			<u>\$49,950,000</u>	
(i) Construction Contingency	@	5.00% of Line h	\$2,497,500	
(j) TOTAL CONSTRUCTION COSTS				\$52,447,500
Building Gross Square Feet		135,000 SF		
Cost (line (h)) per square foot		\$370.00 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	0.00% of Line h-d	\$0	
(k') FEE: Civil Engineering	@	0.00% of Line d	\$0	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	0.00% of Line h	\$0	
(n) FEE: Survey/Test'g/Insp.	@	0.00% of Line h	\$210,250	
(o) FEE: Regulatory Approvals	@	of Line h	\$100,000	
(p) TOTAL FEES				\$310,250
(q) Furniture & Fixtures	@	5.00% of Line h	\$2,497,500	
(r) Movable Equip, Special	@	1.50% of Line h	\$749,250	
(s) Communication & Security Costs	@	9.00% of Line h	\$4,495,500	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs			\$0	
(w) Acquisition Costs			\$0	
(x) Other		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$7,742,250
(z) General Project Contingency	@	0.00% of Lines j+p+y		\$0

TOTAL PROJECT BUDGET ESTIMATE \$60,500,000



Project Budget Estimate

Proposed Project: AC - Scarpa Academic Center Expansion

Location: Atlantic City

INSTITUTION: Stockton University

Updated
8.13.20

Existing Area of Improvement: **70,000 SF**
Total Gross Square Feet: **70,000 SF**

Project Construction Costs

(a) Construction: Demolition	70,000 SF @	\$0.00 per SF	\$0	
(b) Construct: Renov. (materials, labor)	70,000 SF @	\$0.00 per SF	\$0	
(c) Construction: Facility	70,000 SF @	\$460.00 per SF	\$32,200,000	
(d) Construction: Sitework			\$1,000,000	
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0	
(f) Construction Subtotal (Unescalated)			\$33,200,000	
(g) Construction escalation to mid point of construction				
12 months @	0.00% per year		\$0	
(h) Construction Subtotal, escalated			\$33,200,000	
(i) Construction Contingency	@	10.00% of Line h	\$3,320,000	
(j) TOTAL CONSTRUCTION COSTS				\$36,520,000
Building Gross Square Feet		70,000 SF		
Cost (line (h)) per square foot		\$474.29 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@	8.00% of Line h-d	\$2,656,000	
(k') FEE: Civil Engineering	@	5.00% of Line d	\$1,610,000	
(l) FEE: Value Engineering, included in (k).	@	0.00% of Line h	\$0	
(m) FEE: Construction Mang	@	5.00% of Line h	\$1,660,000	
(n) FEE: Survey/Test'g/Insp.	@	0.00% of Line h	\$300,000	
(o) FEE: Regulatory Approvals	@	of Line h	\$100,000	
(p) TOTAL FEES				\$6,326,000
(q) Furniture & Fixtures	@	10.00% of Line h	\$3,320,000	
(r) Movable Equip, Special	@	1.50% of Line h	\$498,000	
(s) Communication & Security Costs	@	15.00% of Line h	\$4,980,000	
(t) Reimbursable Costs	@	0.00% of Lines k+k'	\$0	
(u) Fine Arts Costs			\$0	
(w) Acquisition Costs			\$0	
(x) Other		ESTIMATED	\$0	
(y) TOTAL OTHER COSTS				\$8,798,000
(z) General Project Contingency	@	2.00% of Lines j+p+y		\$1,032,880
TOTAL PROJECT BUDGET ESTIMATE				\$52,676,880



I. Appendix

Project Budget Estimate

Proposed Project: AC - Coastal Resiliency Center

Location: Atlantic City

INSTITUTION: Stockton University

Updated

8.10.20

Existing Area of Improvement: **60,000 SF**
Total Gross Square Feet: 60,000 SF

Project Construction Costs

(a) Construction: Demolition	60,000 SF @	\$0.00 per SF	\$0
(b) Construct: Renov. (materials, labor)	60,000 SF @	\$0.00 per SF	\$0
(c) Construction: Facility	60,000 SF @	\$427.00 per SF	\$25,620,000
(d) Construction: Sitework			\$1,000,000
(e) Construction: Fixed Equipment (Signage/Safety)	LS		\$0
(f) Construction Subtotal (Unescalated)			\$26,620,000
(g) Construction escalation to mid point of construction 12 months @ 0.00% per year			\$0
(h) Construction Subtotal, escalated			\$26,620,000
(i) Construction Contingency	@ 10.00% of Line h		\$2,662,000
(j) TOTAL CONSTRUCTION COSTS			\$29,282,000
Building Gross Square Feet	60,000 SF		
Cost (line (h)) per square foot	\$443.67 per sf		

Project Soft Costs

(k) FEE: Architect/Engineer	@ 8.00% of Line h-d	\$2,129,600
(k') FEE: Civil Engineering	@ 5.00% of Line d	\$1,281,000
(l) FEE: Value Engineering, included in (k).	@ 0.00% of Line h	\$0
(m) FEE: Construction Mang	@ 5.00% of Line h	\$1,331,000
(n) FEE: Survey/Test'g/Insp.	@ 0.00% of Line h	\$300,000
(o) FEE: Regulatory Approvals	@ of Line h	\$100,000
(p) TOTAL FEES		\$5,141,600
(q) Furniture & Fixtures	@ 8.00% of Line h	\$2,129,600
(r) Movable Equip, Special	@ 1.50% of Line h	\$399,300
(s) Communication & Security Costs	@ 12.00% of Line h	\$3,194,400
(t) Reimbursable Costs	@ 0.00% of Lines k+k'	\$0
(u) Fine Arts Costs		\$0
(w) Acquisition Costs		\$0
(x) Other	ESTIMATED	\$0
(y) TOTAL OTHER COSTS		\$5,723,300
(z) General Project Contingency	@ 2.00% of Lines j+p+y	\$802,938

TOTAL PROJECT BUDGET ESTIMATE **\$40,949,838**







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