

MERCER COUNTY COMMUNITY COLLEGE

731st Minutes of the Meeting
of the Board of Trustees
December 17, 2025

The meeting was called to order by Chair Kristin Appelget at 6:32pm at via Zoom conferencing. In addition to the Chair, the following members were in attendance: Julie Blake, Eashwayne Haughton, Brianna Hill, Jacquelyn León, Shannon Mason, Daryl Minus-Vincent, Gregory Puliti, Scarlett Rajski, Aamir Rehman, Deborah Preston (MCCC President), and Mirian Lopez (Alumni Trustee). Also present was Mitchell Jacobs, College Counsel.

I. OPENING OF MEETING

A) FLAG SALUTE

Chair Appelget led those attending the meeting in the Pledge of Allegiance to the flag of the United States.

B) STATEMENT OF NOTIFICATION

The New Jersey Open Public Meetings Law was enacted to ensure the right of the public to have advance notice of and to attend meetings of public bodies at which any business affecting its interests is discussed or acted upon. In accordance with the provisions of this Act, the Board of Trustees of Mercer County Community College has caused notice of this meeting to be published by having the date, time and place posted on the bulletin board in the lobby of the Administration Building, on the West Windsor Campus, at the James Kerney Campus, on the College's website homepage, and emailed to The Trentonian and The Times.

C) ADOPTION OF AGENDA

Trustee Puliti moved to approve the agenda, which was seconded by Trustee Mason and adopted with Trustees Appelget, Blake, Haughton, Hill, León, Mason, Minus-Vincent, Puliti, Rajski, and Rehman voting aye.

D) PUBLIC COMMENT

No one from the attending public addressed the board at this time.

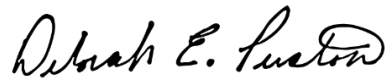
II. Facilities Master Plan Report Review & Discussion

- Dr. Preston gave a short presentation which included an update on the Facilities Master Plan process, function and purpose of the plan, cost estimates provided by Spiezele Architectural Group, and a list of draft priorities. A copy of the presentation will be made a part of the minutes of this meeting.
- Trustees inquired about what other audiences may there be for the Facilities Master Plan. Dr. Preston explained that because the state of New Jersey does not have a capital funding formula for community colleges, grantors (state, federal, or private) may review a copy.
- Trustees asked who would make any updates to the Facilities Master Plan document. Dr. Preston noted that the College, Spiezel, or another firm can make changes if needed.
- A suggestion was made to amend the plan to state "recreation for student in wetland" instead of frisbee golf.

- Dr. Preston noted that the draft priorities include revenue generating projects.
- The Trustees discussed the next steps in the process, which would including approving the Facilities Master Plan and endorsing the priorities list. Dr. Preston suggested an annual review of the priority list by the Board of Trustees.

There being no further business to discuss, Trustee Puliti moved to adjourn the meeting. The motion was seconded by Trustee Rajski and passed unanimously. The meeting adjourned at 7:45pm.

Respectfully submitted,

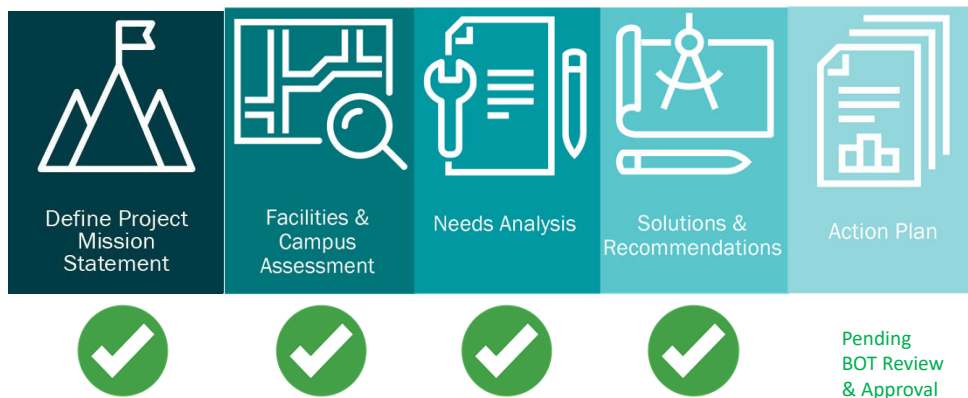
A handwritten signature in black ink, reading "Deborah E. Preston". The signature is written in a cursive, flowing style.

Deborah E. Preston, Ph.D.
President
Mercer County Community College



Facilities Master Plan

Facilities Master Plan Process



FMP Function and Purpose

The Plan Is . . .

- A description of the status quo
- A deep dive into details of space and design
- An assessment of current conditions
- A series of ideas and recommendations
- Flexible: an “approved” wish list

The Plan Is NOT . . .

- A contract or obligation
- A budget document or spending plan
- Immutable or “written in stone”
- A prioritized list

Put another way . . .

It would be more challenging to decide we want to do something that is NOT in the plan than to decided that we don't want to do something that IS in the plan.

Key Questions for Trustees:

- Is there anything in the current draft of the plan, especially in the recommendations, that absolutely does not belong there (and therefore should be removed)?
- Is there anything missing in the current draft (such as buildings, programs, projects)? Note: Certain analyses require additional funds and may not have been included in the original contract.
- Does the current draft reflect a clear and thorough analysis of the state of MCCC campuses and offer appropriate ideas for their improvement? (If not, what is missing?)



Short Report Cliffs Notes

- Introductory Materials: Team, Overview, Drivers
- Observations and General Analysis: Classroom Utilization, Deferred Maintenance, Wayfinding, Accessibility, Parking/Lighting/Land Development, Landscaping, Sustainability, Solar Power
- Recommendations: West Windsor Footprint and Buildings, JKC Footprint and Buildings
- Overviews: Campus Wellness, Branding, Interiors/Furniture, Design
- Budget Estimate (36 Potential Projects)



Back-Up Plan Details

- Additional Information on Wellness, Interiors, Landscaping, Design
- Site Analysis by Campus
- Floor Plans for Buildings with Analysis for Each (Both Campuses)
- Space Utilization Data
- Deferred Maintenance Inventory and Cost Estimates by Building
- Budget Estimates for Recommendations by Building



Spiezle Cost Estimates

Wayfinding across campus	\$400K
Wayfinding in buildings	\$150K - \$220K
Exterior facelift of buildings	\$1.2M - \$1.5M
Student Lounges/Corridor upgrades in academic buildings	\$900K - \$1M per building
First Floor Renovation of Student Center	\$9M - \$11M
Library Renovation	\$5M - \$7M
Accessible restroom additions	\$280K - \$390K each
Bookstore reduction and renovation of resulting space	\$1.9M - \$2.4M
First Impressions (Entry Signs, Lights/Banner, Parking Lot Improvements, Walkway Improvements)	\$2.1M - \$2.5M
New Horticulture Building	\$6.5M - \$7.9M
Quad renovation	\$4.5M - \$5M
Morgue renovation	\$900K - \$1.1M
Fieldhouse Bubble	\$45M - \$50M
Small Courtyard renovation for food trucks	\$750K
Renovate Welcome Center	\$800K - \$1M



Spiezle Cost Estimates

Kelsey Theatre renovation and addition	\$12M - \$14M
New Automotive Building	\$8M - \$10M
Performing Arts Center	\$27M - \$30M
Conference Center Renovation	\$7.5M – \$8.8M
Bookstore reduction/renovation	\$2.3M - \$2.9M
Instruct. Kit. reno. at Student Center Kitchen w/Dining addition	\$5.5 - \$6M
Outdoor Classroom	\$225K
Frisbee Golf through wetlands	\$75K - \$100K
Engineering Sci. Reno to convert Kitchen/Dining to other uses, lounges	\$3.2M - \$4M
JKC Renovation	\$8M - \$12M
JKC – New Academic Building	\$30M - \$35M
New Atrium South of Student Center	\$18M - \$20M
Loop Road Connector with Demo of Fitness Center	\$800K - \$1M
Health Science Renovations and Lab addition	\$21M - \$24M
Multi-Purpose Event Center Addition to Conference Center	\$22M - \$24M

Spiezle Cost Estimates

Communications Building renovation	\$6M - \$8M
PE Renovations and fill in pool for program changes	\$17M - \$20M
Administration Building renovation – finishes and Data Center Renovation	\$900K - \$1.1M
Engineering Technology Renovation	\$2.5M - \$3.5M
Furniture-per classroom	\$60K - \$70K
Solar Panels over limited parking spaces	\$3M - \$4M



Priorities and Next Steps

Draft Priorities

Project	Cost Estimate	Notes/Rationale	Possible Funding Source
New Horticulture Building (WWC)	\$3.5M - \$6M	Current building is failing	Use Fund Balance and Large Gift?
Fieldhouse Bubble (WWC)*	\$45M - \$50M	Track for rental, move Fitness Center	County Collaboration?
Loop Road w/ demo of Fitness Center (WWC)	\$800K - \$1M	Loop Road for safety and traffic flow	
New Automotive Building (WWC)	\$8M - \$10M	MCTC wants us to vacate	Redirect Securing Our Children's Future Bond Act Grant?
JKC New Academic Building (JKC)	\$30M - \$35M	Replace 101 N Broad	State Appropriation?
JKC Renovation (especially HVAC) (JKC)	\$12M - \$18M		Possible HEFT GRANT for HVAC?
Other Expansions (JKC)		Parking, Retail, Housing	County Sponsored?
Kelsey Theatre renovation and addition OR	\$12M - \$14M	Inadequate backstage space, not ADA accessible, HVAC issues;	Capital Campaign?
Performing Arts Center (WWC)*	\$27M - \$30M		
Land Lease Old Trenton Road (WWC)*		Retail, possible housing, included in WW Master Plan	Funded by Private Developer?
Vacant Warehouse (JKC)		Demolish & repurpose for instructional trailers or graffiti gallery	Shared demolition services with County?

*revenue generating