

## December 2003 Monthly Report

### Introduction

December marked the end of a watershed year for the Schools Construction Corporation, which saw not only milestone accomplishments, but also ever-increasing momentum toward realizing the daunting goal of remaking the educational infrastructure of our state. The SCC posted remarkable programmatic results including: awarding 135 architectural and engineering procurements worth over \$203 million in consultant fees with future construction valued at almost \$2 billion; issuing 144 construction notices to proceed (NTPs) with construction cost-estimates of approximately \$664 million; and acquiring 22 sites worth over \$100 million. It is also important to note that 93% of the architectural and engineering awards and 89% of the construction awards went to firms that are from New Jersey or have offices located in our state.

Additionally, the SCC executed 584 grants with 211 districts that receive less than 55% of their funding in state aid. The grant projects had a total state share of over \$445 million for construction projects with total costs of approximately \$1.5 billion.

The end of 2003 also marked a milestone as the program moved from health and safety repairs to a focus on new construction, additions to existing facilities and substantial renovations. December saw 100% completion of the necessary health and safety repairs at 344 schools, worth \$660 million, over the course of that monumental initiative. The SCC took a decidedly proactive approach toward customer service over the course of 2003 as well, with similarly positive results. A key component was the continued establishment of positive working relationships with individual school districts. The SCC also initiated procedures that shortened the time frame for project completions from 5 to 3 years. An increase in staffing for Design and Construction, Procurement, Contract Administration and Land Acquisition was key toward matching the greatly enlarged workflow. The Corporation also created regional offices in Newark, Jersey City, and West Paterson, in addition to Trenton, in an effort to better serve districts and the business community. Efficiencies were also established to expedite payments to contractors and districts. The SCC diligently worked at implementing a more visible communications campaign.

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### I. NJSCC Breaks Ground For Second Early Childhood Center in Elizabeth



The SCC held a groundbreaking ceremony in early December to celebrate the start of construction of a new \$11 million Early Childhood Center at School No. 45 in the Elizabeth School District. This is the second Early Childhood Center in 2003 that the SCC has slated for construction in the City of Elizabeth.

Construction of the new Early Childhood Center at School No. 45 at 130 Trumbull Street will provide pre Kindergarten classrooms for 300 3-year-old and 4-year-old students. The project involves new construction of a 54,000 square-foot center. It will include 20 classrooms, a large multi-purpose room, innovative soft-surface play courts, a full service kitchen, small group instructional spaces and administrative and faculty spaces.



Last spring, the SCC and Elizabeth school officials broke ground - and construction is under way - for a new \$12 million Early Childhood Center at School No. 44 on North Broad Street. This will be a 56,000 square-foot facility, also for 300 pre-K students, but otherwise the accommodations are nearly identical to those of School No. 45. Both projects are being fully funded and managed by the SCC and part of 22 facilities to be constructed in the district in partnership with the Corporation.

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## II. NJSCC Breaks Ground For Early Childhood Center in Camden



To mark the start of construction of a new \$17 million Early Childhood Development Center (ECDC) for the Camden School District the SCC participated in a groundbreaking ceremony with local elected officials and community leaders in early December. District and area educators, state and local officials, community leaders and supporters attended the event at Pine and Magnolia Streets in the city's Parkside section.

The ECDC will be a 79,688-square-foot school serving Pre-Kindergarten and Kindergarten

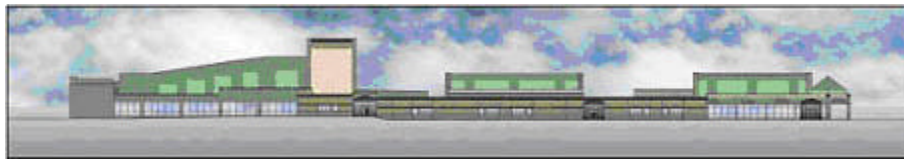
classes and specializes in teaching special needs children from the entire Camden School District. The state-of-the-art, two-story facility will serve 440 students. The project will include 37 classrooms, 10 small-group instruction rooms, a gym, media center, cafeteria, art room, music room, physical therapy room, playground, and office and support space. Parking facilities at the school also will support the nearby Camden School District Studio, Forest Hills Elementary School and a community park. The new ECDC will replace an existing facility at the same site and is expected to be completed by late 2006.



*George Strachan, Director, SCC Communications, Senator Wayne Bryant, L. Warren Sykes, Camden Board of Education President, Annette D. Knox, Camden Superintendent of Schools, Dhamiri Bayette Abayomi, Board Member*

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### III. NJSCC Breaks Ground For Expansion of Lakeside Middle School in Millville



SCC and Millville School District officials held a groundbreaking ceremony in mid-December to mark the start of construction of a \$13.7 million addition for a new gymnasium and auditorium at Lakeside Middle School in Millville. Educators, state and city officials, community leaders and students also took part in the event. The project includes a main gym with lockers and bleachers, auxiliary gym, choral and instrumental music rooms and an auditorium and is being fully funded and managed by the SCC.

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### IV. NJSCC Breaks Ground For Expansion of Grant School No. 7 in Passaic



*Rendering of Grant School Number 7 Addition*

The SCC and Passaic School District officials similarly

held a groundbreaking ceremony today to mark the start of construction of a \$6.3 million pre-school addition and renovations to the Grant Elementary School No. 7 in Passaic. Educators, state and city officials, community leaders and students as well took part in the event. The project will include the addition of 8 pre-Kindergarten classrooms, a gym and cafeteria and renovations of the existing facility. SCC will manage the construction which it funds in its entirety. This groundbreaking begins the construction of Passaic's third pre-school facility. The first opened on November 18, and the second, now under construction, will open this spring.



*Flag Salute & National Anthem*

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#### V. NJSCC, Bloomfield Educators Break Ground For Bloomfield High School Expansion



In December, the SCC also participated in an event with Bloomfield School District officials, students and local leaders to mark the start of construction of a new addition and renovations to Bloomfield High School. As part of the Section 15 Grant Program, the SCC is providing an \$18.1 million grant toward the project as part of the State's \$8.6 billion school construction program. The overall cost of the project is \$58 million.



*Thomas J. Dowd  
Superintendent of Schools*

The project calls for additions - totaling 163,557 square feet - to the north and southeastern ends of the 1,800-student Bloomfield High School and extensive renovations to the 307,344-square-foot existing building at 160 Broad Street in this Essex County community. The project includes the addition of five general classrooms, 14 science labs, computer rooms and an art exhibition area; new regular and auxiliary gymnasiums, locker and fitness training rooms and storage area; a new kitchen and support services facility and faculty dining area; and centralized administrative offices.

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#### VI. Construction Update

##### Construction Starts

At its regular monthly meeting on December 26th, the SCC Board of Directors approved an award of construction services for an addition and renovations to the Middle School and renovations to the Gables Elementary School, both located in the Neptune School District. The Hall Building Corporation was awarded both projects under one contract for \$19.1 million.

The SCC awarded 5 construction packages in 3 districts during the month of December for combined construction cost estimates totaling \$30,649,825. These awards will involve 5 schools in various districts including 3 awards in Trenton (\$19.2 million) and 1 each in Gloucester City (\$1.9 million) and East Orange (\$9.6 million). A full list is attached as [Exhibit A](#).

**Since inception of the program thru December 31, 2003, the SCC has entered into 365**

**construction contracts that total \$1,307,534,798.**

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#### VII. **Contractor Procurement**

The SCC advertised 3 construction packages for 3 school districts in the month of December. A full list of the construction advertisements for December is attached as [Exhibit B](#).

Design bids were sought for 2 schools in 1 district in December. The list of those advertisements is attached as [Exhibit C](#).

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#### VIII. **Design Update**

In the month of December, the SCC sent notices to proceed for design contracts in 10 districts that will impact 13 schools. The total construction cost estimates for these projects is just under \$193 million dollars.

**Since inception of the program thru December 31, 2003, the SCC has entered into 226 design contracts with a total value of \$254,046,117, as well as assumed an additional 71 architectural assignments that totaled \$87,166,682.**

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#### IX. **Predevelopment & Land Acquisition**

At the Special Board meeting on November 17th, the SCC's Board of Directors contingently approved acquisition of the Passaic Beth Israel Hospital (PBIH) in Passaic. The purchase of the approximately 9.3-acre property will allow the SCC to consolidate 3 proposed new schools on the site, as well as possibly accommodate a relocation of the Passaic Board of Education office at the Dayton Avenue site.

It is envisioned there will be a new middle school, elementary school and early childhood center on the site. The new Middle School will house approximately 1,080 students at 6-8-grade level. A 2.7 acre Dayton Avenue property was originally identified as a construction site for only a new Middle School in the original Long Range Facilities Plan approved by the Department of Education. This new Middle School will be one of two such 1000+-student facilities needed to house Passaic's Middle School population of 2,300 students.

The new Elementary School will house students from 1st to 5th grade and will provide a maximum capacity of approximately 860 students. In the originally approved LRFP, this new school was planned to be built at a site on First Street. The Elementary School will have no early childhood component, as had been the original First Street plan.

The New Early Childhood Center (ECC) will enroll approximately 500 Pre-K and kindergarten students being absorbed from 2 District leased facilities and 34 Temporary Classroom Units (TCUs) located at the Dayton Avenue site, the original First Street Elementary School early childhood component and the District's current early childhood waiting list.

The District proposes to relocate the Board of Education Office to the PBIH site attached to the new Middle School in order to accomplish the proposed additions to Passaic High School. The School Board's existing building will be demolished for the construction of new classroom additions at Passaic High School to accommodate the its needs.

The hospital is a multi-storied structure of approximately 247,000 square feet situated on a 9.28-acre site. PBIH is an acute and sub-acute care facility with 222 licensed beds. PBIH's admissions have dropped steadily from 5,441 in 1998 to 4,289 in 2002. The PBIH services will be transferred to the General Hospital Center of Passaic (GHCP). The SCC closed on the property and took title on December 30th.

At the December Board meeting, the SCC directors granted contingent approval for land acquisition to take place for several projects. One such approval was for a 5-½ acre tract of land in Elizabeth for the New Academic High School. The site is known locally as the Elizabeth General Medical Center and is a city block surrounded by Lafayette, Reid, East Jersey and Jacques Streets. The new school will be a 194,000 gross square foot facility that will serve a projected enrollment of 908 students.

Another acquisition contingently approved at the Board's December meeting was for an approximately 49,000-square-foot site in Jersey City. This property will be used for the Early Childhood Center #3 in that district. The overall project involves a 32,375-square-foot facility that will have parking and play areas and is projected to serve 225 children.

The Directors also contingently approved acquisition of property in Union City for the Gilmore Elementary School #2. The site is .482 acres and will be for a new 94,955- square-foot elementary school designed for up to 714 students in Pre-K through 5th.

**Since inception of the program thru December 31, 2003, the SCC has entered into 415 contracts for appraisals, site evaluations, environmental investigations, title services and actual acquisitions totaling \$135,162,271.**

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#### X. School District Grants

The SCC executed 14 Section 15 grants with 11 districts that receive less than 55% of their funding in state aid. The total project costs for these grants are expected to be \$16,449,048, with a state share anticipated to be worth \$6,620,122 of that total.

Several districts received multiple grant awards in December. The Waldwick School District in Bergen County will receive grants for projects at 2 schools. The total projects costs are expected to be \$837,000, with a state share of \$334,800. The Rumson-Fair Haven Regional High School District in Monmouth County will receive \$5,865,551 toward construction expected to cost a total of \$14,663,877.

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#### XI. Office of Diversity and Emerging Business Markets



*William D. Watley, Secretary of Commerce, Dan Kirton, Program Manager, SCC Office of Diversity and Emerging Business Markets, Gregory W. Adkins, Executive Director, NJ Urban Enterprise Zone Program, NJ Commerce*

In December, the SCC was honored by the NJ Small Business Development Centers for its dedicated efforts toward ensuring minority, women and small-owned businesses have access to opportunities within the school construction program. Dan Kirton, the SCC's Program Manager for the Office of Diversity and Emerging Business Markets received the award. The

Office of Diversity's mission of increasing accessibility to school construction contracts for these groups means working not only with other state agencies and departments, but also with local officials, general contractors and project management firms. The office is also intricately involved with local outreach efforts to recruit minority, women and small-owned businesses to become pre-qualified and bid on SCC-managed projects.

Through the SCC's Office of Diversity and Emerging Business Markets, the SCC has taken the Governor's commitment to diversity very seriously. Under the Governor's leadership, Dan Kirton's group helped to roll out two new initiatives this fall to increase the participation of small business contractors in school construction projects. The new programs are designed to increase awareness and provide technical assistance. The SCC worked not only with the Governor's office, but legislators, the construction industry and other state agencies, including the Department of Treasury and the Commerce and Economic Growth Commission to make these initiatives a reality.

The Surety Bond and Working Capital Assistance Program is designed to enhance the ability of small, women-owned and minority-owned firms to compete for school construction contracts.

The Marketing and Outreach Program will focus on small, women-owned and minority-owned firms in an effort to make them more aware of the resources available to them and the scheduled work that will be put out for bid. Another aspect of this initiative involves reaching out to minority members of communities where school projects are planned in order to ensure that they are more fully aware of - and involved in - the planning and construction of school projects in their communities. These programs address fundamental barriers that firms have historically encountered in accessing the bonding and lending resources needed to compete for and complete construction projects. The SCC believes the Surety Bond and Working Capital Assistance Program is the first of its kind in the country to be implemented on a statewide basis.

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## XII. **Conferences/Presentations**

Geothermal Project at Stockton Presents Introduction to Geothermal Technology,  
12/03/2003, Edison

NJ Institute for Social Justice School Construction Workshop, 12/04/2003, Piscataway

NJ Small Business Development Center Success Awards 2003, 12/05/2003, Elizabeth

Community Outreach Presentation for New Mt. Vernon Elementary School Project,  
12/10/2003, Irvington

NJ Alliance for Action "Meet the Players Series", 12/16/2003, Edison

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John F. Spencer, Chief Executive Officer  
Prepared by George Strachan, January 28, 2004