

December 2001 Monthly Report

Introduction

Throughout the month of December the focus was on streamlining program procedures to expedite construction and respond timely to the needs of both Abbott and non-Abbott school districts. The development of a "task contract" for regional site feasibility investigation services will mean that the Authority can more quickly acquire sites that have been identified by Abbott school districts for future school facilities. In addition, changes have been proposed to the interim regulations that govern the grant program that funds the State share of non-Abbott school facilities projects. These and other details of the month's progress follow.

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I. Construction Update

A. **New Schools**

Construction bids were received for a new early childhood center in Burlington City. The 12-classroom annex to the Samuel Smith Elementary School will provide full-day preschool for 180 students.

The Authority has approved architectural firms to design three new schools in the Long Branch School District, an elementary, middle and high school.

B. **Health and Safety Projects**

1. Constuction Starts

In the Trenton School District, roof replacements got underway at three schools with the issuance of a notice to proceed on December 21, 2001. A notice to proceed was also issued on December 21, 2001 for a boiler replacement at the Redshaw Elementary School in the New Brunswick School District.

2. Procurement of Construction Contractors

Advertisements for construction contractors were published on the Authority's website and in regional newspapers during December for the projects listed below. Mandatory pre-bid meetings are being held for each of these facilities projects.

School District	Work Description	No. of Schools	Bid Due Date
Plainfield City	General Construction	2	1/4/02
Plainfield City	Electrical Work	2	1/4/02
Plainfield City	Roof Upgrade	2	1/4/02
Elizabeth City	Window Replacement	2	1/8/02
Newark	Roof Replacement	1	1/7/02

3. Procurement of Design Professionals

During the month of December, RFPs were issued for architectural/engineering services for health and safety projects with combined construction cost estimates of approximately \$74 million in the following school districts:

School District	No. of Schools	Proposals Due	Construction Cost Estimates
Camden	1	1/3/02	\$5.7 million
Elizabeth	4	12/28/01	\$3.1 million
Elizabeth	9	to be established	\$1.0 million
Pleasantville	5	12/20/01	\$7.8 million
Orange	4	1/14/02	\$2.8 million
Orange	1	1/15/02	\$2.3 million
Orange	1	1/15/02	\$2.3 million
West New York	1	12/27/01	\$5.7 million
West New York	3	12/27/01	\$4.1 million
Hoboken	2	12/27/01	\$13.0 million
Hoboken	2	12/27/01	\$10.7 million
Jersey City	3	12/19/01	\$4.6 million
Jersey City	3	12/17/01	\$3.5 million
Jersey City	3	12/18/01	\$4.7 million
Jersey City	2	12/26/01	\$2.3 million

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II. Predevelopment and Land Acquisition

The purchase of the Wheaton Village building by the Authority on December 18th on behalf of the **Millville** school district was the first land acquisition under the School Construction and Financing Program. The facility is a 63,210 square foot office building on approximately 11 acres of land and will house 450 preschoolers now attending classes in 16 temporary classroom units.

A range of predevelopment services, including appraisals, environmental analysis and architectural feasibility studies are being procured for 9 properties in the **Elizabeth** School District. These properties involve a mix of industrial, commercial and residential uses and are being proposed for two new early childhood centers, a middle school and a new high school.

The acquisition of a site and building in the **Irvington** School District progressed with the procurement of appraisal and review appraisal services. In addition, appraisals of 3 properties in the **Jersey City** School District will be completed shortly. An appraisal of a 2.3-acre site in the **Paterson** School District is being reviewed. Four appraisals are underway on a mix of commercial and residential properties in the **Phillipsburg** School District for a new early childhood center and high school. In **Harrison**, an appraisal was ordered for an 11-acre tract for a new high school. And, finally, appraisal and site feasibility services are being procured for an early childhood center in the **Pemberton** School District.

The Authority's Division of Contract Procurement and the Land Acquisition group worked in cooperation with the Attorney General's Office to develop a "task contract" for the procurement of engineering professionals to provide regional predevelopment services. Predevelopment activities typically involve a range of site feasibility services, such as environmental, geotechnical and topographic/utility surveys and are a prerequisite to land acquisition. The separate procurement of professionals to perform these discreet services extends the timeline for land acquisition. Use of "task contracts" will enable the Authority to immediately engage a site feasibility consultant upon receipt of a Department of Education pre-development approval, and therefore, shorten the timeline for land acquisition.

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III. Non-Abbott Grant Program

The Authority executed 57 grant agreements this month for facilities projects in 15 school districts. The State share for these facilities projects totals approximately \$80 million. This brings the total amount of State grants executed by the Authority to approximately \$162 million for 96 facilities projects with estimated costs of construction of approximately \$475 million.

Interim Section 15 grant regulations, adopted on June 29, 2001, are scheduled to expire on June 29, 2002. In administering the program, the Authority has identified certain procedures that require revision. Highlights of the proposed changes include a revised disbursement schedule that more closely parallels the manner in which school districts procure and pay contractors, as well as a separate disbursement schedule for small and/or time-sensitive projects.

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IV. Conferences/Presentations

Presentations regarding the NJEDA's implementation of the school construction program were made at the following events:

VJ Associates Cost Consulting, K-12 Schools Seminar
December 4, 2001, Cornell Club, New York, NY

Newark Public Schools Business Symposium, "A Window of Opportunities; A View of the Bigger Picture"
December 5, 2001, The Gateway Academy, Newark, NJ

New Jersey Business and Industry Association, Public Policy Forum
December 5, 2001, Sheraton, Woodbridge Place, Iselin, NJ

New Jersey Institute for Social Justice, Open House
December 5, 2001, Newark, NJ

New Jersey State Data Center, 22nd Annual Conference-New Jersey: A Portrait of Diversity
December 6, 2001, Princeton, NJ

New Jersey Hispanic Chamber of Commerce, Reception
December 6, 2001, Woodridge, NJ

Sowinski Sullivan Architects, Seminar-State Aid for Non-Abbott school districts
December 7, 2001, Sparta, NJ

The Fund for New Jersey, Agenda NJ-"Better Schools"
December 7, 2001, Thomas Edison State College, Trenton, NJ

Long Branch School District, Press Event on School Construction
December 11, 2001, Elberon, NJ

New Jersey State Employment and Training Commission, Conference: WIA and Beyond, Staying Ahead of Tomorrow
December 11-12, 2001, Atlantic City, NJ

The Newark Mayor's Summit on the Development of University/Business Partnerships
December 12, 2001, Newark, NJ

Millville School District, Press Event on Acquisition of Wheaton Village
December 20, 2001, Millville, NJ

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