

April 2003 Monthly Report

Introduction

April marked another month of steady improvement in numbers of projects being procured and constructed. The SCC issued 25 Section 15 grants worth a state share of over \$34 million. 26 construction projects worth approximately \$40 million received notices to proceed. A forum on demonstration projects was held to inform representatives for the various Abbott districts about demonstration projects. As the program continued to transition from health and safety work to new construction, the number of groundbreakings in Abbott districts also increased.

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I. Gloucester City Celebrates Groundbreaking of a New Early Childhood Center



Cold Springs children conduct the groundbreaking

Gloucester City broke ground for a new early childhood learning center as an addition to Cold Springs Elementary School. The new center will replace 19 temporary classrooms currently used to house pre-kindergarten students. Gloucester City will receive over \$8 million from the State of New Jersey to build the center.



Students lead the pledge of allegiance

The funding will provide educational opportunities for over 300 three and four year old pre-kindergarten children and will help the District to meet the State's mandatory requirements to provide full-day pre-school. The project involves the construction of a 44,148 square-foot addition to the Cold Springs Elementary School located on Market Street. The new center will include 21 pre-kindergarten classrooms, nine small group instruction rooms, a multi-purpose room and a kitchen. The center has been designed as a "stand-alone" facility with the ability to operate independently from the elementary school.

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II. Vineland Celebrates Kickoff for Construction of Elementary School Addition



Conceptual drawing of the Johnstone addition

Vineland celebrated a project kickoff for construction of an addition to the E.R. Johnstone Elementary School. Vineland received \$3.9 million from the SCC to build the addition.



Work progressing on the Johnstone site

The project involves the construction of a 22,600-square-foot addition to the existing E.R. Johnstone School. This new construction will provide enhanced educational opportunities for approximately 550 children in grades Pre-K through four. The new addition will include a gym, media center, cafeteria, parent resource center and teacher workroom, as well as music, computer and art classrooms.

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III. SCC Hosts Seminar on Demonstration Projects for Abbott Districts



Panelists respond to questions from the audience

As part of the SCC's continuing efforts to facilitate the designation of demonstration projects, the Corporation sponsored a seminar to outline the process developed by the NJ Department of Education (DOE) and the SCC for demonstration project review and approval. Superintendents and Mayors of the Abbott Districts attended the seminar to acquire a better understanding of the basics of the Demonstration Project Program.



Attendees learn the particulars to applying for Demonstration Projects in their districts

Attendees were welcomed to the seminar by the SCC's CEO. Bernie Piaia, Director of DOE, Facilities Division, spoke on the role of the DOE and its procedures for advancing a demonstration project. Barbara Bohi, SCC Director of Policy and Planning, gave a presentation on the basics as to what demonstration projects are, who comprises the team, how to initiate a demonstration project, and SCC's procedures for reviewing and evaluating as well as recommending to the State Treasurer the designation of a school facility project as a demonstration project.

A panel of experts, Allen Wahlberg, SCC Business Manager for Demonstration projects, Paul Hamilton, SCC Acting Director of Land Acquisition, David Nuse, Senior Project Manager of Real Estate Division at the EDA, and Jerry Murphy, Managing Director, SCC Division of Policy and Communications, joined Ms. Bohi and Mr. Piaia to answer questions.

IV. **SCC Proposes Rules That Will Enable Non-Profit Early Childhood Education Providers to Receive State Funding**

The SCC proposed new regulations in April to allow eligible non-profit early childhood education community providers, in certain school districts, to receive State funding for construction projects. This new funding will assist these districts in their efforts to meet the Supreme Court mandate requiring educational facilities for all eligible three and four-year-olds.

The rules approved by SCC's Board Directors will provide non-profit community providers located in and under contract with school districts that are eligible for Early Childhood Program Aid (ECPA) to receive grant funding for construction projects. The proposal will be submitted to the Office of Administrative Law for notice in the New Jersey Register and public comment. There are 30 Abbott school districts and 102 non-Abbott school districts that qualify for ECPA.

Community providers eligible for funding must be under contract with the district and be a non-profit corporation licensed by the New Jersey Department of Human Services to provide early childhood education. All projects must be submitted to and approved by the Department of Education. The community provider is obligated to use the facility funded with grant moneys for approved purposes for 20 years.

V. **Construction Update** **Construction Starts**

In the month of April, 10 districts received notices to proceed for 26 construction projects totaling \$39,632,919. Paterson had 13 projects move forward for a total of \$17,362,860. Vineland, Neptune and Millville all had 2 projects each advance with notices to proceed issued. Most of the work represented awards for health and safety repairs to be addressed over the summer months. All health and safety projects transmitted to the SCC from the DOE are expected to be completed by the end of the calendar year.

Construction Award Status Report is attached as [Exhibit A](#).

Contract Approval

At the April meeting of the Board of Directors, a professional services consultant contract for design and construction administration was awarded to the Spector Group. The project for 3 schools in Elizabeth has a construction cost estimate worth approximately \$18.2 million. The Spector Group will do the design work and be responsible for construction administration for renovations and/or additions at all 3 schools, allowing not only for an enhanced schedule of delivery, but also the realization of economies of scale. The work will be done for the N.M. Butler Elementary School #23, the Robert Morris Elementary School #18 and the Peterstown Elementary School #3.

The Board of Directors also approved a similar professional services consultant contract for design and construction administration services for renovations and an addition to the West Side High School in Newark to STV Architects. This project has a construction cost estimate of approximately \$42.6 million.

Contractor Procurement

The SCC placed advertisements for construction work at 11 schools in 5 districts, for the month of April. Jersey City had 3 projects advertised for construction, while Elizabeth had 4 and Manchester 2. A more detailed list is attached as [Exhibit B](#).

The Board of Directors also approved a similar professional services consultant contract for design and construction administration services for renovations and an addition to the West Side High School in Newark to STV Architects. This project has a construction cost estimate of approximately \$42.6 million.

Construction Contracts

As of April 30, 2003, the SCC has entered into 284 construction contracts that total \$753,692,034.

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VI. **Design Update**

The SCC put out bids for work at 17 schools in 3 districts for the month of April. The bulk of the advertisements were in Paterson as they sought design work for additions and renovations in 12 schools. Camden City also required design services for work in 3 elementary schools and 1 middle school. Vineland sought architectural services for their middle school. The full list is attached as [Exhibit C](#).

As of April 30, 2003, the SCC has entered into 125 design contracts with a total value of \$71,359,290, as well as assumed an additional 62 architectural assignments that totaled \$66,686,530.

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VII. **Predevelopment & Land Acquisition**

The Land Acquisition Division concluded a Request for Proposal process for relocation

consultants in the month of April by awarding contracts in 3 regions. O.R. Kolan, Inc was awarded the contract for both the North and North Central regions, while Universal Field Services, Inc received the award for the Southern region. These firms are well established in the industry and will aid the SCC in the important aspect of property owner relocation services.

In the month of April, Land Acquisition also began site investigation for the Washington Elementary School in the City of Camden. The final stages of relocation for the new Science Park High School also began. A business was also relocated in Neptune to make way for that district's early childhood center. The business' new site is across the street from its original location, which meant no loss of ratables or jobs to the municipality of Neptune.

As of April 30, 2003 the SCC has entered into 175 site acquisition contracts for a total of \$32,733,591.

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VIII. Office of Diversity and Emerging Markets

The Office of Diversity interviewed several surety-bonding provider firms as part of SCC's surety bonding and working capital RFP process. This important RFP seeks firms to provide bonding and working capital to minority and women firms participating in SCC projects in order to address a traditional barrier to successful bid award to contractors. The SCC also held mandatory pre-bid meetings. A technical assistance pre-bid conference was additionally held at the Roebling Conference facility to discuss question and answer follow-up from the first pre-bid conference.

The Office of Diversity also held a mandatory meeting for a marketing and outreach campaign RFP. The SCC is seeking proposals from firms for services to inform the minority community about the variety of opportunities to do work with the SCC. The RFP also seeks to identify more minority firms for participation in the school construction program.

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IX. School District Grants

The SCC executed 25 Section 15 grants with 11 districts that receive less than 55% of their funding in state aid. The state contributed \$34,458,610 for projects that totaled \$114,610,002. Most notable of these was a state share of \$21,762,967 for a new high school in Jackson Township whose total project cost is expected to be \$70,521,000. West Milford executed 8 grants for 6 elementary schools, 1 middle school and a high school with the total project costs of \$5,616,88 and a state share of \$1,710,062.

As of April 30, 2003 the SCC has executed 802 Section 15 grant agreements for total project amounts of \$3,205,003,688 for which the state share totaled \$1,001,434,094.

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X. Conferences/Presentations

Business Card Exchange and Networking Opportunity of 2003 sponsored by Hispanic American Chamber of Commerce of Essex County
April 2, 2003, Spanish Tavern, Newark

"Bringing It All Together", Council of Educational Facility Planning International
Northeast Regional Conference
April 2nd to the 4th, Annapolis, Maryland

Metropolitan Trenton African American Chamber of Commerce

April 8, 2003, Sovereign Bank Arena, Trenton

Energy Futures Forum sponsored by the New Jersey Association of Energy Engineers
April 10, 2003, Sheraton, Woodbridge

Demonstration Project Presentation
April 15, 2003, Thomas Edison College

New Jersey Business and Industry Association, Schools Construction Program
April 16, 2003, Forsgate Country Club, Monroe

"Making the Right Connection" Workshop
April 24, 2003, Clarion Hotel & Conference Center, Cherry Hill

Project Kickoff, Johnstone ES
April 28, 2003, Vineland, NJ

Aura Elementary School Groundbreaking
April 29, 2003, Elk Township, NJ

Neptune Renaissance Zone Event
April 30, 2003

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Alfred T. McNeill, Chief Executive Officer
Prepared by George Strachan, May 28, 2003