

## October 2001 Monthly Report

### Introduction

Throughout the month of October NJEDA's School Construction and Financing Program's main focus was coordinating activities so that construction of the Abbott school districts' health and safety and first year priority projects can advance during 2002. NJEDA project officers held "kick off" meetings with the regional program management firms that will be providing project and construction management services and with the Abbott school districts. These initial meetings were to prioritize the immediate procurement of design and other professionals for these top priority projects. Predevelopment activities associated with land acquisition for temporary space and new school buildings for the Abbott school districts was also a major focus.

NJEDA's non-Abbott (Section 15) grant program also went into high gear with the Division of Contract Administration reviewing more than 100 grant application submissions and executing approximately 20 grant agreements. The details of how all of these activities unfolded over the course of the month are outlined below.

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### I. Procurement of Regional Project Management Firms

The Authority has divided the State of New Jersey into eleven regions and is in the process of engaging project management firms (PMF) to provide project and construction management services for the school facilities projects assigned in each of these regions. A chart that lists each of the eleven regions and the Abbott school district that are included in each of these regions is attached as Exhibit A.

Five PMFs were approved for the regions of Newark, Jersey City, Paterson, Elizabeth and Camden. The PMF for the City of Newark will be Parsons Brinckerhoff + 3D/International; for the City of Jersey City, URS Greiner Woodward-Clyde Consultants; for the City of Paterson, Jacobs Facilities, Inc.; for the City of Elizabeth, Bovis Lend Lease; and for the City of Camden, Don Todd Associates.

On October 24, 2001, the Authority issued Request for Proposals (RFP) seeking the services of PMF for the remaining six regions in the State. These six regions are Essex County (East Orange, Orange and Irvington), Hudson County (West New York, Union City, Hoboken and Harrison), Northern (Passaic, Garfield and Phillipsburg), Eastern (Plainfield, New Brunswick, Perth Amboy, Asbury Park, Keansburg, Long Branch and Neptune), Western (Trenton, Burlington and Pemberton), and Southern (Pleasantville, Gloucester, Bridgeton, Millville and Vineland). School facilities projects with a maximum aggregate construction cost estimate of \$300 million will be assigned to the Essex, Hudson, Northern and Western regions, and an aggregate of \$400 million in school facilities projects will be assigned to the Eastern and Southern regions.

A mandatory pre-proposal conference was held at Edison State College in Trenton, on October 29, 2001. Proposals are due on November 15, 2001 at the Authority's offices. PMFs will be selected on the basis of their understanding of certain school facilities projects that have been designated by the Authority for immediate implementation and have been assigned to the particular regions, as well as the firms' experience, staffing and control of scheduling and budgets.

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## II. Abbott School Facilities Health and Safety Projects Advance

### A. Construction Underway

In the **Pemberton** school district, roofing upgrades got underway at two elementary schools. In the **Gloucester City** school district, a notice to proceed was issued for roofing upgrades and a boiler replacement at the high school. In the **Garfield** school district, seven schools were under construction, including electrical upgrades and fire alarm systems at two high schools and four elementary schools, masonry work at one of these elementary schools and exterior doors at a fifth elementary school. In the **Long Branch** school district, two construction contracts covering three schools each are proceeding for roofing replacement and repair. In the **Neptune** school district, renovations consisting primarily of fire alarm systems and exit doors were nearing eighty percent completion. Finally, in the **Hoboken** school district, roof replacements were nearing completion at three schools, and notices to proceed had been issued for roof replacements at three additional schools.

### B. Construction Contracts Negotiated

The Authority awarded four construction contracts and issued notices to proceed for school facilities projects in three Abbott school districts, **Gloucester**, **Hoboken** and **Irvington**. These projects have estimated costs of construction of approximately \$6.3 million. In addition, seven proposals were received and evaluated for a \$1.3 million roofing upgrade in the **Newark City** school district, and the low bidder has been selected pending its submission of certain information. Notices of award were issued by the NJEDA for two roofing upgrades in both the **Orange** and **Trenton** school districts. These contracts are under review by the Office of the Attorney General. In addition, RFPs were issued for four health and safety school facilities projects, two in both the **Harrison** school district and **Union City** school district, with combined estimated costs of construction of approximately \$2.2 million.

### C. Procurement of Design Services For Health and Safety Projects

Preliminary technical proposals, which are required for facilities projects with A/E services in excess of \$300,000, were received for health and safety school facilities projects in the **Paterson**, **Elizabeth** and **East Orange** school districts. Proposals were submitted for four separate "packages," (one school per package) in the Paterson school district, two packages (5 schools) in the Elizabeth school district, and for one package (three schools) for the East Orange school district. All of these proposals were evaluated by selection committees comprised of school district officials and NJEDA staff, and six firms were selected to submit technical and fee proposals for each package of projects. The procurement of A/E services for renovations at a high school in **Newark** also got underway in October.

In addition, the NJEDA invited A/E firms that were randomly selected (the procurement process for projects with A/E fees under \$300,000) to submit technical proposals for one school facility project in the **Paterson** school district, two facilities projects in the school district of East Orange, five facilities projects in the **Jersey City** school district and one package which included four schools in the **Newark** school district.

### D. Early Childhood Temporary Classroom Units

In accordance with the terms of an RFP that was issued on March 29, 2001 for early childhood temporary classroom units (TCUs), fee proposals were solicited from GE Modular Capital Space and Williams Scotsman, Inc. to manufacture, deliver and install an additional 67 TCUs for the **Neptune**, **New Brunswick**, **Elizabeth** and **Passaic** school districts. Bids were received by the NJEDA on October 29, 2001, and a contract will be awarded by NJEDA to the lowest responsive bidder.

### E. Abbott Grant Program

Under the Educational Facilities Construction and Financing Act, the NJEDA may delegate to the Abbott school districts facilities projects valued at \$500,000 or less. To date, the NJEDA has executed 28 grant agreements with eight Abbott school districts for school facilities projects with estimated costs of construction of \$7.6 million.

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### III. Assignment of Architectural/Engineering Contracts

To date, the NJEDA has received requests from 21 school districts (17 Abbott and 4 non-Abbott) to assume contracts for 49 school facilities projects that are currently being developed by 24 design consultants. These projects have estimated construction costs of approximately \$494 million, and architectural/engineering services for these projects total \$36.8 million.

Of the 13 A/E contracts approved by members at the October 11, 2001 board of directors meeting, three contracts have been executed. These are the contracts for the Samuel Smith Elementary School in the **Burlington** school district, a new elementary school in the **Long Branch** school district, and an early childhood addition to the Buckshutem Elementary School in the **Bridgeton** school district.

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### IV. Predevelopment and Site Acquisition Activities

The NJEDA executed contracts for consulting services for the review of appraisals and for title work on properties in the Garfield school district that have been identified for a new middle school and an early childhood center. Also for the **Garfield** school district, the NJEDA executed an Option to Purchase and Agreement to Use and Occupy land that will serve as an interim site for early childhood temporary classroom units and, subject to further predevelopment activities, be the site for a new school. In the **Harrison** school district, a consultant has been hired to review an appraisal of a 10.4 acre tract that has been designated as the site for a new high school. In addition, an RFP was issued for title work on this property. Title services were also completed for a 7.6-acre lot that has been proposed for a new elementary school and a 3-acre lot that has been designated for an early childhood center in the **Neptune** school district.

In the **Irvington** school district, acquisition of land is underway with the procurement of appraisal and title work for property that has been proposed as the site for a new elementary school and administrative offices. Appraisals and title work have also been procured for properties located in **Jersey City**, in **Millville** to site an early childhood center and in **Newark** for the 1st Avenue elementary school, six acres for the Central high school and for the Science Park High School.

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### V. Non-Abbott Grant Program

Eleven grant agreements were executed by the NJEDA this month for facilities projects in seven school districts. The state share for these facilities projects totals approximately \$35 million. This brings the total amount of state grants executed by the NJEDA to approximately \$66 million for 23 facilities projects with estimated costs of construction of approximately \$212 million.

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### VI. Conferences/Presentations by NJEDA Staff

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

NJ Black Issues Leadership Convention-NJEDA School Finance and Construction Program  
October 1, 2001, Hanover Marriott Resorts, Whippany, NJ

NJ Principals and Supervisors Association-Urban Education Committee Meeting  
October 3, 2001, 12 Centre Drive, Monroe Township, NJ

NJ Coalition of Design Professionals-Fall Forum  
October 4, 2001, Holiday Inn, Monroe Township, NJ

Sheet Metal Industry Fund Contributors, Local No. 25-Annual Meeting  
October 4, 2001, Cortina Restaurant, Paterson, NJ

Regional Alliance for Small Contractors, 9th Annual Awards Luncheon  
October 9, 2001, New York Hilton and Towers, New York, NY

Professional Women in Construction, Developers Forum Breakfast  
October 9, 2001, Yale Club, New York, NY

Community Development Schools-MOU between NJEDA, DOE and DCA signed  
October 9, 2001, McGinnis Middle School, Perth Amboy, NJ

NJ Alliance for Action-Eagle Awards Dinner  
October 17, 2001, Hyatt Regency, New Brunswick, NJ

Black Chamber of Commerce-Gubernatorial Forum  
October 17, 2001, Crossroads Theater, New Brunswick, NJ

Governor's Conference on Women's Issues: convocation of women business owners  
October 18, 2001, Brunswick Hilton, New Brunswick, NJ

Northeast Sustainable Energy Association, Conference on energizing schools  
October 18, 2001, Holiday Inn, King of Prussia, Pa

Hispanic Chamber of Commerce Annual Convention and Expo  
October 19, 2001, Newark Airport Marriott Hotel, Newark, NJ

New York/New Jersey Minority Purchasing Council Seminar: "Small Business Meets  
Big Business"  
October 19, 2001, Sovereign Bank Arena, Trenton, NJ

Camden Local Participation Employment Commission  
October 19, 2001, Delaware River Port Authority, Camden, NJ

Occupational Safety & Health Annual Conference  
October 22, 2001, Princeton Forrestal Marriott Hotel, Princeton, NJ

United States Green Building Council-LEED Workshop  
October 23, 2001, Showboat Casino Hotel, Atlantic City, NJ

NJ School Boards Association Annual Workshop  
October 23-26, 2001, Convention Center, Atlantic City, NJ

Hispanic Chamber of Commerce-Program Briefing  
October 24, 2001, Bergen County Hispanic American Chamber of Commerce,  
Hackensack, NJ

NJ Alliance for Action-Mercer County Chapter Meeting  
October 26, 2001, Ramada National Conference Center, East Windsor, NJ

St. Mark's United Methodist Church & United Methodist Homes of NJ-Minority/Women  
Owned Business Seminar

October 27, 2001, Montclair, NJ

Ceremonial Check Presentations for Section 15 Grant Agreements

October 29, 2001, Montgomery Township High School

October 30, 2001, Red Bank Middle School

October 31, 2001, Lafayette Township Elementary School

NJEDA Pre-Bid Conference

October 29, 2001, Thomas Edison State College, Trenton, NJ

Masonry Contractors of New Jersey-9th Annual Trade Show

October 30, 2001, Brunswick Hilton and Towers, East Brunswick, NJ

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Prepared by Barbara J. Bohi, November 13, 2001