

January 2004 Monthly Report

Introduction

January marked another month of vigorous activities on many fronts at the New Jersey Schools Construction Corporation (SCC). A number of events marked various stages of construction milestones in several districts including a groundbreaking for an elementary school in the City of Trenton, a beam signing and topping off ceremony for a middle school in Manchester Township and an open house for a recently completed early childhood center in the Borough of Woodlynne.

The month also saw 15 notices to proceed for contractors to begin construction of SCC managed projects with total project costs estimated to be worth just under \$150 million. There were also 4 design awards issued for projects projected to be just over \$37 million. There were also 26 grants issued to districts that receive less than 55% of their funding in state aid for which the state will pay \$37.7 million in direct property tax relief to districts for projects that are estimated to total just under \$113 million. Additionally, the Contract Administration Division processed total payments for January 2004 in the amount of \$84,145,213.

1. [Students Take Part in "Beam Signing" At Manchester Township Middle School](#)
2. [SCC Holds Groundbreaking for Mott School Expansion](#)
3. [Woodlynne School Holds Grand Opening of New Early Childhood Center Addition](#)
4. [AIA NY Committee on Architects for Education](#)
5. [Construction Update](#)
6. [Contractor Procurement](#)
7. [Design Update](#)
8. [Predevelopment & Land Acquisition](#)
9. [School District Grants](#)
10. [Conferences/Presentations](#)



I. Students Take Part in "Beam Signing" At Manchester Township Middle School

On January 6th, SCC representatives joined more than 750 students and officials of Manchester Township School District in a "Beam Signing" ceremony to mark the progress of construction of an addition and renovations to the Manchester Township Middle School.

Over the course of the school day, the students signed a white-painted steel beam that will become a permanent part of the 25,200-square-foot addition to the middle school on Ridgeway Road. The foundation is in and the steel is about to be set for the addition, which will include



18 new classrooms, 4 small group rooms, 4 resource centers, a conference room and a teacher workroom. Renovations will add classroom and cafeteria space to the existing building, and the entire facility will be air-conditioned.



Manchester Township's middle school, high school and Whiting Elementary School are undergoing extensive additions and renovations as a result of a \$30 million bond referendum overwhelmingly approved by voters in this Ocean County community. The work is targeted for completion in 2005. Under a special agreement with the district, SCC is managing the project while providing approximately \$12 million - about 40 percent - toward the costs as part of the State's \$8.6 billion

school construction program. Ordinarily, districts receiving less than 55 percent state funding manage their own grant projects. However, as a result of this agreement, Manchester is unique, since it is the first "under 55" district in New Jersey to request SCC management of a project of this size.

In addition to the middle school expansion, the high school project will entail a 43,373-square-foot addition to include a music room, auxiliary gym, a renovated cafeteria, increased classroom and science lab space and improved specialty areas like the TV studio, art classroom and technology labs.

The 5,040-square-foot Whiting School project will include 4 new classrooms, a covered connecting walkway and media center renovations.

[Back to top](#)

II. SCC Holds Groundbreaking for Mott School Expansion



Trenton Mayor Douglas Palmer, Councilman Manuel Segura, Mott School Principal Elizabeth Ramirez-DeJesus and Jerry Murphy, SCC Chief Operating Officer join Mott School Elementary students as they break ground for construction.

Representatives of the SCC joined Trenton Public School District educators, students, city officials and community supporters on January 14th in a Groundbreaking Ceremony for a new addition and renovations at Mott Elementary School.

The Mott School expansion will provide educational opportunities for 370 students from Pre-Kindergarten through 8th grade. The 15,624-square-foot, three-story addition will include a cafeteria, media center, art room, music room and small instruction room. The project also will

involve renovating 14,312 square feet of space in the existing school in Trenton. Work is scheduled for completion by fall 2005. The SCC is providing \$7 million in funding and will manage construction of the expansion project in the city school district in Mercer County as part of the state's unprecedented \$8.6 billion school construction program.

[Back to top](#)

III. Woodlynne School Holds Grand Opening of New Early Childhood Center Addition



Children at the Woodlynne ECC

Also on January 14th, the SCC took part in an evening event in Woodlynne. Staff joined Woodlynne School District educators, area officials and community supporters this evening at a Grand Opening ceremony for the addition of a new Early Childhood Center at the Woodlynne Elementary School.

The event featured an Open House and tour of the new 13,099-square-foot two-story addition to the existing school on Elm Avenue. The addition's 8 new classrooms are providing educational opportunities for approximately 80-100 Pre-Kindergarten through 3rd grade students. The project has given much-needed room to the district, which had been renting space in a local church to accommodate pre-school classes.

The SCC provided \$3.2 million in funding and oversaw construction of the addition in the South Jersey borough as part of the school construction program.

[Back to top](#)

IV. AIA NY Committee on Architects for Education



John F. Spencer, Chief Executive Officer

As part of an ongoing dialogue with the private sector, NJ Schools Construction Corporation's (SCC) Chief Executive Officer spoke to a group of architects from the American Institute of Architects. The program was held at the Center for Architecture in Manhattan.

The presentation discussed progress made in the



school construction program since creation of the SCC, goals for his agency in 2004, as well as the process for becoming pre-qualified to do work with SCC. He also fielded questions and discussed SCC's experience with design contracts and services.

The SCC addressed the AIA's New York Chapter as part of our efforts to aggressively market our agency, especially to the private sector. Our goal is to be the premier agency that the private sector wants to do business with because that is a key way for us to control costs. If the SCC markets itself well and is firm but fair with the private sector, it will get repeat customers from private sector firms. That will only help our bottom line.

[Back to top](#)

V. **Construction Update**

At their January meeting, 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.

Construction Starts

The SCC issued 15 notices to proceed in January for construction projects in 9 districts for combined construction cost estimates totaling \$149,685,700. These awards will involve 16 schools in various districts including:

A new High School in Long Branch with a bid amount totaling \$60,117,000; 4 schools in the Neptune School district with bid amounts totaling \$27,192,000; 1 elementary school in Trenton with the bid amount totaling \$20,498,000; technology improvements at 4 PreK-8 schools in the Elizabeth School District, with bid amounts totaling \$1,356,500, and technology improvements at 2 elementary schools in East Orange, with bid amounts totaling \$503,200; A full list is attached as [Exhibit A](#).

As of January 30, 2004, the SCC has entered into 377 construction contracts that total \$1,353,847,786 since the inception of the program.

[Back to top](#)

VI. **Contractor Procurement**

The SCC advertised one construction package for the Harrison School District in the month of January. ([Exhibit B](#).)

Design bids were sought for 2 schools in 2 districts in January as well. ([Exhibit C](#).)

[Back to top](#)

VII. **Design Update**

In the month of January, the SCC awarded 4 design awards for future construction projects in the school districts of Paterson, New Brunswick, Jersey City and Irvington. The combined construction cost estimates for these projects is expected to be \$37,141,915.

As of January 30, 2004, the SCC has entered into 232 design contracts with a total value of \$261,505,824 since the inception of the program, as well as assumed an additional 72 architectural assignments that totaled \$88,548,056.

[Back to top](#)

VIII. **Predevelopment & Land Acquisition**

At the January Board meeting, the directors granted contingent approval for land acquisition to take place for several projects. One such approval was for a 40-acre tract of land for the Vineland Middle School #2. The new school is expected to be a 108,269 gross square-foot facility that will serve 644 students in grades 6th through 8th. In the future, it is anticipated that

in addition to the school, there will be athletic fields not paid for through SCC funding.

Another acquisition contingently approved at the Board's January meeting was for 1.55 acres in East Orange. This property will be used for that district's Elementary School #5. The overall project involves an anticipated 81,000-square-foot facility with a projected enrollment of 516 students.

The Directors also contingently approved acquisition of property in the City of Orange for the Lincoln Elementary School expansion. The project involves purchasing 12 properties in order to expand the facility by 28,202 square feet in order to serve a total projected enrollment of 700 students.

Similar approval was granted for property acquisition also in the City of Orange for the Park Elementary School expansion. The expansion will be 31,900 square feet for a projected enrollment of 322 students.

Another acquisition contingently approved was for one property in the City of Passaic. This property will be used for the Thomas Jefferson Elementary School #1 expansion. The overall project involves an expanding the site from 3 acres to 3.25 and the building from 69,700 square feet to 102,702. The existing capacity of the school will be enlarged from 468 students to 580 for grades K through 5.

Another acquisition contingently approved was for 8 properties also in the City of Passaic. This property will be used for the Roosevelt Elementary School #10. This will serve for construction of the replacement Roosevelt Elementary School. The size of the new school building will grow from 65,700 square feet to 90,000. The school will be enlarged from 513 students to up to 740 students. The grade levels will also be expanded from its current configuration of grades K through 4 to Pre-K through 5.

As of January 30, 2004 the SCC has entered into 429 site acquisition contracts for appraisals, site evaluations, environmental investigations, title services and actual acquisitions totaling \$139,498,076 since the inception of the program.

[Back to top](#)

IX. School District Grants

The SCC executed 26 Section 15 grants with 12 districts that receive less than 55% of their funding in state aid. The total project costs for these grants are expected to be \$112,949,830, with a state share anticipated to be worth \$37,701,203 of that total.

Several districts received multiple grant awards in January. The school district in South Brunswick Township, Middlesex County, will receive grants for projects at 6 elementary and 1 middle schools. The total projects costs are expected to be \$46,447,993, with a state share of \$13,330,134. The Somers Point School District in Atlantic County will receive \$1,011,762 toward rehabilitation projects at 3 elementary schools, worth \$2,535,672. The Stafford Township School District in Ocean County will receive grants for 2 elementary and 1 intermediate schools with total project costs of \$11,273,024, of which the state will pay \$4,376,121.

The Union Township School District in Union County will receive grants for addition and rehabilitation projects at one high school and middle school respectively. The state will pay \$5,921,262 toward the total project costs of \$20,555,000.

As of January 30, 2004, the SCC has executed 1,205 Section 15 grant agreements with districts that receive less than 55% of their budget in state aid for total project amounts of \$4,261,844,315 for which the state share totaled \$1,316,536,243. In January alone, 12 districts in 10 counties received \$37,701,203 in direct property tax relief as the state share for projects that totaled \$112,949,830.

[Back to top](#)

X. Conferences/Presentations

AIA Forum, 1/22/2004, Manhattan

Investing In Camden Day, 1/23/2004, Camden

Paterson Coalition for our Children's Schools 2nd Annual Community Schools
Conference, 1/24/2004, Paterson

[Back to top](#)

John F. Spencer, Chief Executive Officer
Prepared by George Strachan, February 25, 2004