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## July 2002 Monthly Report

### Introduction

On July 29, 2002, Governor James McGreevey held a press conference in the Paterson School District where he announced his signing of Executive Order #24. E.O. #24, in addition to encouraging a variety of program efficiencies, directs that the School Construction and Financing Program be reconstituted as a subsidiary corporation of the Authority as the "New Jersey Schools Construction Corporation." The Governor also announced that Alfred T. McNeill, would be the Chief Executive Officer of the corporation.

Following on the heels of the Governor's announcement, the Assembly Education Committee held two days of hearings to receive public testimony on the School Construction and Financing Program. On July 31, 2002, I provided testimony before the committee outlining the significant accomplishments of the Authority's Schools Program. The testimony was well received, and Committee members were appreciative and impressed with the Authority's progress to date, while also expressing expectations that the implementation of the Program would be expedited. Full details of the month's activities follow.

Months of preparation culminated in record construction starts during July with the issuance of notices-to-proceed for more than \$114 million of health and safety repair work. In addition, there were significant developments relative to the policies and procedures governing land acquisition in the Abbott school districts and also major advances with respect to project labor agreements. The procurement of a full complement of regional project management firms for the Abbott and non-Abbott school districts that are under the jurisdiction of the Authority also got underway.

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#### I. Construction Update

##### A. **Health and Safety Construction Projects Underway**

Construction contracts were executed and notices-to-proceed were issued for 37 packages in July for health and safety projects. These projects are for a total of \$114,206,517 and involve 69 schools in nine Abbott school districts. A spreadsheet is attached as [Exhibit A](#) that depicts by school district, the schools and the type of repair work underway.

**The cumulative value of construction projects underway (or completed) through July 31, 2002 exceeds \$190 million.**

##### B. **Contracts Approved for Additional Construction**

In addition, at a special meeting of the School Review Committee held on July 30, 2002, members approved contracts for health and safety construction services of approximately \$33 million covering construction projects in the Paterson, Perth Amboy and Newark School Districts. Such approvals are conditioned upon the agreements and related documentation being reviewed and approved by the Attorney General's Office.

##### C. **Procurement of Construction Contractors**

*New Schools*-Also approved by the EDA Board at a Special Meeting held on August 1, were contracts for construction services for a new middle school in both the West New York and Union City School Districts. There are now a total of 37 new construction

projects underway. Their status as of the end of July is depicted on the spreadsheet attached as [Exhibit B](#).

*Health and Safety*-Twenty (20) construction packages were advertised in the month of July for forty-seven (47) schools in seven Abbott school districts. The chart attached as [Exhibit C](#) details the information as to school districts, description of work and bid due dates for the respective projects.

**D. *Project Labor Agreement Consultant Selected***

On June 11, 2002, the Authority issued a Request for Proposals (RFP) to solicit consultant services to assist the Authority with a number of tasks relative to Project Labor Agreements (PLAs). The RFP sought a consultant to: (1) review Executive Order #1 (which provides for PLAs in school facilities projects that are large and complex) and current legislation, (2) develop a research base and protocols for identifying projects to be placed under PLAs, including an analysis of other public sector PLAs, the history of litigation, and the execution of a Labor Market Study, (3) conduct focus groups of stakeholders, (4) develop criteria and a process for determining which projects should be included under a PLA, and (5) develop a data collection framework to track the cost effectiveness of PLAs. Proposals were due to the Authority no later than July 8, 2002 and a firm is presented at today's meeting.

**E. *Training the Construction Labor Force***

Meetings took place throughout the month with various trade unions, including the carpenters, roofers, painters, bricklayers, electricians and others in order to determine the number of apprenticeship positions that we can expect will be available for graduates of the Authority's or other State sponsored pre-apprenticeship training programs. The goal is to create job opportunities on Authority-managed school construction work sites for community residents that are qualified in the construction trades.

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**II. *Design Update***

*Awarded:* A design contract was awarded in the amount of \$335,030 for the balance of health and safety work at the Elberon and West End Elementary Schools in the Long Branch School District

*Approved:* At the Schools Committee meeting of July 16, 2002, members approved a contract for design services for a health and safety project for the Millville School District with a contract amount of \$798,810. At the EDA Boards special meeting on August 1, 2002, the members approved design contracts for an early childhood center building conversion project and an auditorium and gym addition to the Lakeside Middle School for the Millville School District in the amount of \$577,260 and \$695,032, respectively. Also at this meeting members approved the assumption of a design contract for the J.P. Cleary Middle School addition in the Buena Regional School District.

*Architect Assumptions:* During July the Authority assumed design contracts for four (4) projects: (1) the new Midtown Elementary School for the Neptune School District; (2) the new Roberto Clemente Elementary School, a \$22 million project, for the Paterson School District; (3) the Panther Academy (Paterson and NASA Together for High Expectations), which is a new high school devoted to programming in the areas of physical sciences, engineering and aeronautical design; (4) the P.J. Hill Elementary School in the Trenton School District.

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**III. *Procurement of Regional Project Management Firms***

As was reported last month, an RFP for Project Management Services for ten (10) regions was let with a proposal due date of July 18, 2002. The Authority received 140 proposals from twenty-five (25) firms. Proposals are currently under evaluation by a selection committee, with interviews scheduled for mid-August. Plans are to have the firms presented for approval at the

September meeting.

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#### IV. **Affirmative Action**

##### *The Results Are In-*

The Authority's analysis of awards for \$184 million of construction work shows that **16.5%** went to firms classified as minority-owned and **5.6%** to firms classified as women-owned firms. Of \$100 million in professional services contracts awarded to date, **12.11%** went to minority firms and **5.2%** went to firms pre-qualified as women-owned firms. While these figures exceed State compliance goals, the Authority is proactively seeking even greater M/WBE in the schools program.

##### *M/W/SBE Training RFP*

An RFP was published for the training of M/W/SBE construction firms in six regions of the State proposals were due July 18, 2002. The RFP seeks the assistance of business development consultants to provide instruction to minority businesses to improve their business management positions. Such instruction will consist of construction cost estimating, project scheduling, construction contract law, marketing construction services and financial management.

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#### V. **Predevelopment and Land Acquisition**

Site feasibility investigations got underway for two sites in the Elizabeth School District and for sites in Jersey City, Long Branch and Newark School Districts. In addition, on July 11, 2002, the Elizabeth Planning Board favorably received a proposal for the development of a retail shopping center for the school district's proposed early childhood center #44.

In addition, negotiations ensued throughout the month with school district officials and municipal leaders concerning the purchase/lease of district-selected properties to serve as swing space as the school districts "roll out" new school facilities.

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#### VI. **Conferences/Presentations**

Metropolitan Trenton African American Chamber of Commerce - Monthly Networking Luncheon  
July 9, 2002, Urban Word Café

Geothermal School Tour - Jersey Central Power & Light and the Geothermal Project at Stockton College  
July 11, 2002, Thomas Grover Middle School, West Windsor Township, NJ

"Paterson Coalition for Our Children's Schools" - 3rd Ward Forum  
July 11, 2002, Faith Chapel, Paterson, NJ

"Governor Celebrates NJ" - Atlantic County Special Services School  
July 22, 2002, Mays Landing, Hamilton Township, NJ

Paterson Community Meeting - Introduce the new Roberto Clemente School  
July 23, 2002, East Side High School, Paterson, NJ

"Governor Celebrates NJ" - Park Avenue Elementary School  
July 25, 2002, Freehold, NJ

"Governor Celebrates NJ" - Linden Elementary School  
July 31, 2002, Linden, NJ

Statewide Hispanic Chambers of Commerce of NJ - Business to Business Networking  
Event  
July 31, 2002, East Rutherford, NJ

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Prepared by Barbara J. Bohi, August 13, 2002