

November 2002 Monthly Report

Introduction

November was strong month for activities at the Schools Construction Corporation. Fifteen (15) notices to proceed were issued in eleven (11) schools districts for construction work in excess of \$79.6 million. The Corporation was also in position to acquire several properties so that other new construction projects could take place. Additionally, there were several significant outreach events attended by senior staff. Here are some examples of the activities that the agency accomplished over the past month.

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I. Construction Update

- *Construction Starts*

Health and safety work was commissioned to get underway for thirteen (13) projects in nine (9) school districts, with contracts totaling almost \$36.1 million dollars. A notice to proceed was also issued for a new K-8 elementary school in Orange Township in the amount of \$17,294,000. That school will be four (4) stories, encompassing 123,768 square feet and include a full basement level parking garage. A new \$26,252,560 high school in Barnegat was also issued a notice to proceed and is highlighted later in this report.
- *Contract Approval*

At the School Review Committee on November 15, 2002, the Members approved an award of a contract of general construction services to the Tri-con Construction Company of North Jersey for PS No. 4 in the Passaic School District. The approximately \$7.1 million contract will encompass health and safety repairs including masonry repair and replacement, toilet upgrades, door and window replacement, upgrading the lighting and fire detection systems, as well as clock and communication system improvements. Upon approval by the Attorney General's Office and the receipt and execution of necessary contract documentation, a notice-to-proceed will be issued.
- *Contractor Procurement*

Thirty (30) packages for health and safety repairs were advertised in the month of November seventy-four (74) schools in eleven (11) Abbott Districts.

As of November 30, 2002, the SCC has contracted for one hundred-eleven (111) contracts for health and safety design work in three hundred fifty-two (352) schools totaling approximately \$51.4 million. There has also been in excess of \$403.6 million obligated for health and safety construction for one hundred-eighty (180) contracts in two hundred-sixty (260) schools.

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II. Predevelopment & Land Acquisition

In November, five (5) projects were submitted to the Department of Education (DoE) for

notices to proceed to acquire properties. The DoE received transmittals for projects in Long Branch, Pemberton, Newark and two (2) in Paterson. The Department of Environmental Protection received transmittals for environmental impact statements on those projects as well as one (1) each in Perth Amboy and Irvington. Negotiations for a property in Jersey City were concluded that will be the future site for an Early Childhood Center (ECC). A 2.3-acre property was condemned in Elizabeth for Early Childhood Center No. 44. The Passaic Planning Board reviewed plans for an elementary school and ECC at Henry and Howe Streets. The SCC is currently investigating sites for fifty-nine (59) new schools. Twelve sites have been approved for acquisition and two (2) sites have been acquired.

As of November 27, 2002, the SCC has executed eighty-one (81) predevelopment site analysis contracts with a total value in excess of \$14.18 million.

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III. Barnegat High School Construction Contract Award

A construction contract for a new, state of the art, high school in Barnegat Township was awarded to the Patock Construction Company. Patock will act as the general contractor on the project. Construction on the new Barnegat High School is expected to begin in December 2002 and scheduled to open for classes in September 2004. The construction cost estimate for this project is \$31 million. The state will be responsible for approximately seventy percent (70%) or \$21.3 million of that cost. Voters in Barnegat overwhelmingly approved financing for the remaining \$9.7 million. Currently students from Barnegat attend Southern Regional High School.



Barnegat High School

The new facility that is to be constructed will accommodate 1,024 students. It will be a 156,400 square foot, two-story high school on a 66-acre site. Within those dimensions there will be 29 classrooms, 6 science labs, 2 technology labs, cafeteria/kitchen facilities, a media center, guidance and administration offices, a gymnasium, an auxiliary gym, locker rooms, an auditorium, as well as art and music rooms.



Barnegat High School Site Plan

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IV. Affirmative Action

Mr. McNeill delivered a presentation and participated in a planning session for minority contractors spearheaded by Governor James McGreevey. The Governor's informational and networking meeting took place at Drumthwacket and was attended by approximately 75 minority contractors. NJEDA Executive Director Caren Franzini and Rev. William Watley, CEO and Secretary of the NJ Commerce & Economic Growth Commission attended as well. Governor McGreevey specifically held the forum to focus on opportunities for minority contractors in the schools construction program.

The participants learned about the services offered by the SCC in order to ensure opportunity and diversity in the schools construction program including \$30 million for a workforce-training program, contractor training courses, and free prequalification assistance through Small Business Development Centers. Pre-qualification forms were made available at the event to the contractors and representatives from the various qualifying agencies, including the SCC, were present to provide assistance to any contractors.

Minority-owned business enterprises (MBE) have been awarded over \$26.4 million or approximately thirty-seven percent (37%) of all consultant contracts. MBE contracts have accounted for in excess of \$56.6 million or fourteen percent (14%) of construction contracts awarded.

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V. **Southern New Jersey Development Council School Construction Seminar**

Mr. McNeill, along with several Managing Directors participated in the South Jersey Development Council's (SNJDC) workshop on school construction in Mt. Laurel. Over 200 contractors and consultants attended this event. The seminar was held so that professionals could get a better understanding of the new subsidiary corporation, and to learn about the significant amount of school construction taking place in South Jersey. An overview of SCC program and the number of school construction projects taking place in South Jersey was also discussed. The group learned that over \$1.6 billion of school construction projects will be built by SCC in South Jersey over the next few years.



Andrew Yosha, Managing Director, Contract Procurement and Administration, gave details on how to pre-qualify with SCC and explained the bidding process; Donald Moore, Director, Design & Construction, discussed how to work with SCC and SCC Project Management Firms (PMF) on school construction projects.

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VI. **Project Labor Agreements**

Hill International, the firm that the Corporation had contracted with to help design a program for Project Labor Agreements (PLA's), submitted their final draft of recommendations. The report concluded that the SCC should do a program wide PLA which would be implemented by the five cities and ten regions. It is envisioned that the program wide initiative should be implemented by the beginning of 2003 for all projects over \$5 million. In the meantime however, the SCC expects to do two pilot PLA's in the month of December.

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VII. **School District Grants**

For the month of November 2002, there were twenty-four (24) grants executed in fifteen (15) districts that receive less than fifty-five percent (55%) of state aid. The total cost of the projects was just under \$8.1 million. The projects included four (4) schools in East Brunswick Township

for \$163,380, two (2) for North Arlington in an amount of \$214,438 and three (3) for \$611,640 in Kearney and one (1) in South Harrison that will total \$1,463,262.

As of November 22, 2002, the SCC executed five hundred sixty-two (562) Section 15 Grant agreements in an amount in excess of \$811.2 million to districts that receive less than fifty-five percent (55%) in state aid.

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VIII. Conferences/Presentations

Princeton Chamber, Organizations Education Committee
November 1, DeVry Institute, New Brunswick NJ

"18th Annual Construction Forecast Seminar" NJ Alliance for Action
November 7, Trenton, NJ

New Jersey Education Association Conference
November 7, Atlantic City, NJ

"2002 Partnership Awards Gala" The NY and NJ Minority Purchasing Council
November 15, 2002, New York NY

Cramer Hill Summit on Education Facilities, co-sponsored by the Cramer Hill
Neighborhood Advisory Council, Washington Elementary School, Sharp Elementary
School and the Veterans Memorial Middle School
November 16, 2002, Camden, NJ

"Meet the Players Series" NJ Alliance for Action
November 18, 2002, Edison, NJ

"Where is the money and how do I get it?", Southern New Jersey Development Council
November 19, 2002, Mt. Laurel, NJ

Jersey City Public Schools Open House
November 20, 2002 Jersey City, NJ

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Alfred T. McNeill, Chief Executive Officer
Prepared by Barbara J. Bohi, December 23, 2002