

## August 2002 Monthly Report

### Introduction

This month the School Construction and Financing Program welcomed Alfred T. McNeill, the Chief Executive Officer of the forthcoming New Jersey Schools Construction Corporation. Mr. McNeill has met with key stakeholders and has been immersed in the operations and key issues of the Schools Program, with an eye towards making its reorganization a seamless transition.

Construction starts remained strong during the month of August with the issuance of thirty (30) notices-to-proceed for school facilities projects valued at approximately \$92 million. This group of projects includes the second new construction project under the Schools Program, a \$10 million, 60,000 square foot pre-school addition to the Buckshutem Elementary School in the Bridgeton School District.

In addition, a selection committee comprised of Authority staff pressed ahead to complete the management structure for \$1.5 billion of new construction in ten regions of the State by conducting interviews with each of the twenty-six firms that submitted proposals to provide project management services. The results from these interviews are under review with plans to select a firm for each region and finalize contracts by mid-October. Additional highlights of the month's activities follow.

1. [Construction Update](#)
2. [Design Update](#)
3. [Affirmative Action](#)
4. [Project Labor Agreements](#)
5. [Predevelopment and Land Acquisition](#)
6. [School District Grants](#)
7. [Conferences/Presentations](#)

---

### I. Construction Update

#### A. **Health and Safety Construction Projects Proceed in Earnest**

Construction contracts were executed and notices-to-proceed were issued for twenty-nine (29) packages in August for health and safety projects. These projects are for a total of \$82 million and involve fifty-seven (57) schools in ten 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 August 30, 2002 exceeds \$283 million.**

#### B. **School Review Committee Approves Additional Construction Projects**

At its bi-weekly meetings on August 15th and on the 29th, the School Review Committee approved the award of three contracts for health and safety construction services for a total of \$33.9 million at eight schools in the Paterson School District. Successful contractors will next receive an official Notice of Award and a request for back up information concerning their affirmative action plans, bonding and insurance coverage and, upon approval by the Attorney General's Office, and execution of contract documents, notices-to-proceed will be issued.

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

Nineteen (19) construction packages were advertised in the month of August for thirty-nine (39) schools in seven Abbott school districts. The chart attached as [Exhibit B](#) details information concerning the school district, a description of the work and the bid due dates for the respective projects.

[Back to top](#)

## II. Design Update

*Awarded:* Design contracts were awarded in the amount of \$198,065 for health and safety repairs, estimated to cost \$2.4 million, at the Garfield Elementary School and the Long Branch Alternative High School in the Long Branch School District and in the amount of \$701,310 for a \$6.9 million health and safety project at three schools in the Millville School District.

*Approved:* At its August 29th meeting the School Review Committee also approved the award of a contract for design services in the amount of \$708,765 for health and safety renovations for the Long Branch School District valued at more than \$7 million.

*Architect Assumptions:* During August, the Authority assumed design contracts for five school facilities projects: (1) the Cleary Middle School addition in the Buena Regional School District; (2) a new pre-K through eight school in the Fairfield Township School District; (3) a new early childhood center in the Garfield School District; (4) additions and renovations to five schools in the Neptune School District; and (5) in the Trenton School District, the new Kilmer and Columbus Elementary Schools. **To date, fifty-one (51) assignments of contract have been executed.**

[Back to top](#)

## III. Affirmative Action

Regulations for the Schools affirmative action program were officially promulgated with the Office of Administrative Law and will be published in the October 7, 2002 New Jersey Register. Special enforcement features of this new law include, monthly tracking by the Program's project management firms of contract payments made by prime contractors to M/W/SBEs, the prohibition against the replacement of a subcontractor in the absence of a documented change of circumstances that rises to the level of "just cause" or a breach of contract, together with prior written authorization for such a replacement from the Authority, and finally, contractor evaluations and monetary penalties.

Other developments in the affirmative action area involved the development of formal procedures to address the issue of contractor substitutions of subcontractors, bonding and financing assistance to minority, women and small businesses, and the implementation of a mentor protégé program.

[Back to top](#)

## IV. Project Labor Agreements

An analysis of the Schools Program for the application of project labor agreements commenced this month with the issuance of a notice-to-proceed to Hill International and following a "kick off" meeting with Hill representatives and Authority staff. The approach for this assignment includes a multi-step process: 1) review of pertinent law; 2) analysis of project labor agreements utilized over the past three years in the tri-state area; 3) consultation with the Commissioner of the New Jersey Department of Labor; 4) development of the criteria and the process for the selection of school facilities projects eligible for project labor agreements; 5) development of a cost effectiveness data framework; and 6) the convening of focus groups comprised of contractors, labor organizations, project management firms, school district officials and Authority staff).

In addition, staff met with nine of the State's Building and Trades Councils regarding the placement of graduates from the Authority's pre-apprenticeship programs into apprenticeship programs. The Building and Trades Councils are comprised of approximately fifteen local unions from the construction trade industry in designated geographical regions and are members of the AFL-CIO State Council.

[Back to top](#)

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

Three contracts with a combined value of \$204,000 were executed for site feasibility services in the Irvington and Paterson school districts. Site feasibility services typically include a boundary, topographic/utility survey of the site, analysis of subsurface conditions, environmental investigation, configuration of the proposed school building on the site, identification of all the required permits and approvals, and the preparation of necessary reports.

**To date, Members have approved the acquisition of nine sites, comprised of 26 parcels, in five Abbott school districts: Harrison, Neptune, Jersey City, Newark and Phillipsburg. In addition, there is a total of approximately \$6 million of predevelopment activities underway (or completed), which includes title searches, appraisals, site investigations and related activities.**

[Back to top](#)

#### VI. **School District Grants**

The Authority executed a grant agreement with the following Abbott and over 55 percent state aid school districts so that they can proceed to undertake school facilities projects that are estimated to cost less than \$500,000: Gloucester City (\$33,468), Keansburg (\$225,687), Fairfield Township (two grants in amounts to be determined), and Buena Regional (\$163,689).

In addition, during August, the Authority executed 36 grant agreements with twenty school districts that are entitled to less than 55 percent state aid. Total projects costs were \$165 million, of which approximately \$114 million was eligible for State aid that amounted to \$50 million. **This brings the total amount of state grants executed by the Authority to approximately \$710 million for projects with a total cost of \$2.2 billion.**

[Back to top](#)

#### VII. **Conferences/Presentations**

The Black Chamber of Commerce of Northern NJ Membership Meeting  
August 8, 2002, Greater Newark Business Development Consortium, Newark, NJ

"Meet the Architects" - Professional Women in Construction Round Table  
August 13, 2002, LeMaganette Ristorante, NY, NY

Orange School District Photo Op / 1906 Time Capsule  
August 15, 2002, Colgate Building, Orange, NJ

Summer 2002 Pre-Apprenticeship Project of the Newark/Essex County Building Trades Council and Community Agencies - Graduation Ceremony  
August 16, 2002, New Jersey Performing Arts Center, Newark, NJ

"Quality of Life" - Paterson Community Forum, Dr. Jessie Dixon Councilwoman  
August 19, 2002, Friendship Baptist Church, Paterson, NJ

Design presentation of the New Roberto Clemente Elementary School - Paterson City Council  
August 27, 2002, Council Chambers, Paterson, NJ

"Tearing Down the Walls - Making it Easier to do Business with Schools" - Franklin Township Board of Ed  
August 28, 2002, Franklin Township High School, Somerset, NJ

The Community School Smart Growth Planning Study the New Perth Amboy High School Design Competition

August 28, 2002, Perth Amboy High School, Perth Amboy NJ

Phillipsburg Community-Based School Planning Committee and the Board of Education  
August 29, 2002, Phillipsburg Middle School, Phillipsburg, NJ

[Back to top](#)

---

Caren S. Franzini, Executive Director  
Prepared by Barbara J. Bohi, September 10, 2002