

November 2001 Monthly Report

Introduction

During the month of November, project officers in the Authority's Division of Design and Construction continued to hold "kick off" meetings with the five Project Management Firms (PMF) selected to provide construction management services for the school districts of Newark, Paterson, Elizabeth, Camden and Jersey City. The purpose of these meetings was to strategize and schedule outstanding health and safety facilities projects, land acquisition and the school districts' priority facilities projects.

A direct outcome of these meetings was the procurement during November of design and engineering services for facilities projects with a combined construction cost estimate of nearly \$200 million, with plans underway for the procurement of design services for another \$100 million in estimated construction. It is anticipated that these projects will be fully designed and advertised for construction services during 2002. These and other details of the month's activities are outlined below.

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I. Health and Safety Projects

A. **Construction Starts**

In the **Orange** school district, roof replacements got underway at five schools with the issuance of a notice to proceed on November 1, 2001. A notice to proceed was issued on November 28, 2001 for masonry work at three schools in the **Harrison** school district.

B. **Procurement of Construction Contractors**

Advertisements for construction contractors were published on the Authority's website and in regional newspapers during November for the projects listed below. In some cases, awards have been recommended, and are so noted with an asterisk (*) next to the date on which bids were received. Mandatory pre-bid meetings are being held for each facilities project.

School District	Work Description	No. of Schools	Bid Due Date
Union	HVAC improvements	1	11/12/01*
Harrison	Roofing & Masonry	3	11/13/01*
Harrison	Boiler & Sprinkler	2	11/13/01
Phillipsburg	Roofing Upgrades	6	11/26/01*
Union	Electrical	3	11/29/01
Millville	Roof Replacement	1	11/28/01
Millville	Roofing & Masonry	2	11/29/01
Millville	Electrical Upgrades	3	11/30/01
New Brunswick	Health and Safety	6	12/12/01
Pemberton	Roof Replacement	1	12/19/01
Burlington	Early Childhood Addition	1	12/19/01

C. **Procurement of Design Professionals**

During the month of November, RFPs were issued for architectural/engineering services for health and safety projects with combined construction cost estimates of approximately \$191 million in the following school districts:

School District	No. of Schools	Proposals Due	Construction Costs
Burlington	5	12/17/01	\$5.8 million
Hoboken	2	12/10/01	\$13.7 million
Newark	69	11/26-12/4/01	\$76.7 million
Paterson	30	12/5/01	\$59.1 million
Elizabeth	11	12/14-12/20/01	\$8.9 million
Trenton	11	12/13-12/30/01	\$26.8 million

D. **Assignment of Architect/Engineering Contracts**

At the time that the Educational Facilities Construction and Financing Act was signed into law, many of the Abbott school districts were under contract with architectural/engineering firms for design work for school facilities. Rather than procuring design/engineering firms to redesign these projects, and incur additional costs and delay, the Authority developed a procedure to assume A/E contracts that are project specific upon the request of a school district. In addition to the 25 contracts approved by members of the Authority at its October and November meetings, 11 contracts have been recommended to the members this month for approval. This brings the total number of A/E contracts approved for assignment to 36.

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II. **Predevelopment and Site Acquisition Activities**

Real estate activities continued for approximately 60 properties in 13 Abbott school districts. The sites under evaluation will support approximately 27 new schools, as well as additions to existing structures, new play areas and parking lots.

Meetings continued with officials from the **Elizabeth** school district, the City of Elizabeth and the Department of Education to identify viable sites for early childhood temporary classroom units and future new facilities. An Authority project officer, together with officials from the Millville school district, presented plans for the acquisition of the Wheaton Village building before the Millville City Planning Board on November 26th. This land acquisition will be the first under the Authority's School Construction and Financing Program and will serve as an early childhood center.

Details of the Authority's predevelopment activities over the course of the month follow.

A. **Appraisal Services**

Appraisals for approximately 25 properties in the **Newark** school districts were completed and forwarded to a review appraiser. These properties will serve as the future sites for the Central High School, Science Park High School and First Avenue Elementary School.

Appraisal services were procured for four properties in the **Phillipsburg** School District, which will serve as the future site for an early childhood center and a new high school.

Appraisals were received on two properties for an early childhood center and an elementary school in **Neptune**. A contract for a review of these appraisals is being processed.

B. **Titles and Surveys**

Proposals for title services for a 10.4-acre tract for a new high school in the **Harrison** school district were received, evaluated and a contract is being finalized.

In the **Irvington** school district, a contract was being finalized for title services for property that will be the site of a new elementary school and administrative offices.

A contract for title services was executed for a 121-acre tract in Lopatcong Township, which will be the site for the **Phillipsburg** school district's new high school. A contract was also being finalized for title work on properties in the school district for an early childhood center.

Title work was being processed for properties located in the **Newark** school district for the first Avenue elementary school and the new Central High School.

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III. **Environmental Analysis**

The procurement of professional consulting services for site feasibility investigation services for two sites in Newark was begun in November. Proposals from pre-qualified consultants are due on December 4, 2001 and will be evaluated by the Authority's Selection Committee. It is anticipated that a notice of award will be issued before the end of the year and that work will begin in January.

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IV. **Non-Abbott Grant Program**

The Authority executed twenty-two grant agreements this month for facilities projects in eight school districts. The State share for these facilities projects totals approximately \$31 million. This brings the total amount of State grants executed by the Authority to approximately 82.5 million for 39 facilities projects with estimated costs of construction of \$258 million.

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V. **Presentations by NJEDA Staff**

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

New York/New Jersey Chapter of the Society of Marketing Professional Services
November 1, 2001, New Jersey Institute of Technology, Newark, NJ

Professional Women in Construction & Nat'l Minority Business Council Networking
Trade Fair
November 1, 2001, The Pfizer Conference Center, New York, NY

Community Forum on Smart Growth Planning Process in Plainfield

November 1, 2001, Washington School, Plainfield, NJ

Department of Treasury, Division of Contract Compliance and Equal Employment
Opportunity Public Contracts
November 8, 2001, Trenton, NJ

Housing and Community Development Network of New Jersey
November 11, 2001, Marriott Hotel, Somerset, NJ

Building Contractors Association of South Jersey
November 12, 2001, Doubletree Guest Suites, Mount Laurel, NJ

New York/New Jersey Minority Purchasing Council
November 13, 2001, Rutgers University, Busch Campus Center, Piscataway, NJ

84th Annual New Jersey State League of Municipalities Convention
November 13-15, 2001, Convention Center, Atlantic City, NJ

Computers for Construction 2001 Convention
November 13, 2001, Pennsylvania Convention Center, Philadelphia, Pa.

Jersey City Minority Vendor Workshop
November 14, 2001, Jersey City, NJ

Gloucester, Camden and Burlington Tri-County Monthly Meeting
November 15, 2001, Holiday Inn, Gloucester County, NJ

New Jersey Community Development Corporation
November 15, 2001, The Brownstone House, Patterson, NJ

2001 Partnership Awards Gala-"MBEs & Corporate America: Doing Business Better"
November 16, 2001, Sheraton Hotel and Towers, New York, NY

NJ Alliance for Action-17th Annual Construction Forecast Seminar
November 20, 2001, War Memorial, Trenton, NJ

Press Conference Regarding Construction of Early Childhood Center
November 20, 2001, Samuel Smith Elementary School, Burlington City, NJ

NJ Chapter of the American Planning Association-2001 Planning Conference
November 26, 2001, Hyatt Regency Hotel, New Brunswick, NJ

Press Conference Regarding Health and Safety Projects in Hoboken
November 26, 2001, Hoboken, NJ

NJ Department of State Cultural Affairs-On the Road-A Constituent Outreach Program
November 27, 2001, Collingswood Senior Community Center, Collingswood, NJ

Urban Superintendents Monthly Roundtable
November 28, 2001, Trenton, NJ

Monmouth County Business Administrators Roundtable
November 29, 2001, Office of the Monmouth County Superintendent of Schools,
Freehold, NJ

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