

October 2002 Monthly Report

Introduction

October saw progress on several different fronts. Construction starts remained strong at approximately \$34 million. The procurement of an SCC-controlled insurance/safety program got underway. SCC became poised to close title on several land acquisitions. In addition, throughout the month, SCC worked closely with the Attorney General's Office and the several State agencies responsible for implementing the school construction program to develop regulations that will define the SCC's role and responsibilities with respect to demonstration projects, community provider projects and predevelopment activities undertaken by the Abbott school districts. Highlights of the month's activities follow.

1. [Construction Update](#)
 2. [Design Update](#)
 3. [Procurement of Insurance Broker Services and Construction Safety Services](#)
 4. [Predevelopment and Land Acquisition](#)
 5. [Affirmative Action](#)
 6. [School District Grants](#)
 7. [Conferences/Presentations](#)
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I. Construction Update

- *Construction Starts*

Construction contracts were executed and notices-to-proceed were issued for seventeen (17) packages of health and safety work during October. These projects have construction costs of \$32.7 million and involve thirty-three (33) schools in eight Abbott school districts. In addition, a \$1 million contract commenced for building demolition, remediation and site restoration to support the new P.S. No. 3 Elementary School in the Jersey City School District. A spreadsheet is attached as [Exhibit "A"](#) that depicts by school district, the schools, nature of the work underway and dates that the notices-to-proceed were issued.
- *Contract Approval*

At its biweekly meeting on October 18, 2002, the School Review Committee approved the award of a contract for \$8.9 million for general construction work at two elementary schools in the Passaic School District, P.S. No. 10 Roosevelt Elementary and P.S. No. 1 Thomas Jefferson. The successful contractor will next receive an official Notice of Award and a request for back up information concerning their affirmative action plans, bonding and insurance coverage. Upon approval by the Attorney General's Office and execution of contract documents, a notice-to-proceed will be issued.
- *Contractor Procurement*

Twenty-one construction packages for health and safety repair work were advertised in the month of October for thirty-three (33) schools in five Abbott school districts. The Construction Bid Advertising Report that is attached as [Exhibit "B"](#) details information concerning the school districts, a description of the repair work and the bid due dates for the respective projects.

As of October 31, 2002, the SCC has executed a total of 172 construction contracts for projects valued in excess of \$434 million.

[Back to top](#)

II. Design Update

Design contracts were awarded in the amount of \$695,032 for the Lakeside Middle School gym and auditorium estimated to cost \$7 million, and for \$556,947 for an early childhood center estimated to cost \$5 million. Both schools are planned for the Millville School District.

As of October 31, 2002, the SCC has executed 112 design contracts with a total value in excess of \$52.5 million.

[Back to top](#)

III. **Procurement of Insurance Broker Services and Construction Safety Services**

Through a Request for Qualifications (RFQ), issued on October 29, 2002, the SCC is seeking to qualify selected insurance brokers to provide for the placement of insurance for an "owner-controlled insurance program" (OCIP), to address general liability, worker's compensation and umbrella/excess insurance, builder's risk, and professional liability. Under the OCIP, contractors and subcontractors that are under contract with SCC will be covered under the terms of the insurance policies, instead of having to separately purchase insurance coverage for themselves and their subcontractors. Once insurance brokers have been qualified, the SCC will issue a Request For Proposals (RFP) and the qualified brokers will team up with insurance companies and submit proposals providing for insurance coverages, together with the fees for that coverage.

Concurrent with the issuance of the foregoing RFQ, the SCC issued an RFP seeking the services of construction safety service firms to provide services for the safety program component of the OCIP. A mandatory pre-proposal conference was held on November 6, 2002, and proposals are due on December 3, 2002.

[Back to top](#)

IV. **Predevelopment and Land Acquisition**

During October, the land acquisition unit moved forward on a variety of different fronts, securing municipal planning board approvals for seven sites, submitting proposed properties for Department of Education approval and concluding negotiations for the purchase of two sites.

A. *Site Feasibility Investigations*

Prior to site acquisition the SCC undertakes several tasks including an appraisal of a proposed site, title search, survey and environmental analysis, which determines whether a site can be developed for a school facilities project. What is referred to as "site feasibility analysis" typically includes 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.

During October, the land acquisition unit commenced site feasibility investigations on four properties: a site designated for a new early childhood center in the Garfield School District, recreational space to serve elementary and middle schools in the Keansburg School District, the new Henry Street Elementary School in the Passaic School District, and the conversion of an existing building for a new early childhood center in the Union City School District.

B. *Planning Board Reviews*

Another step in the acquisition process is ensuring that a site is in conformance with the city master plan and that it meets both the school and community development requirements for that area. Planning Board review and recommendation is sought in this regard. During the month of October, reviews and comments were sought and obtained from the Elizabeth Planning Board for sites that will accommodate four new schools: three Pre-K through grade 8 (P.S. No. 28, 29 and 30) and an early childhood center (P.S. No. 45).

In a demonstration of solidarity with the Newark School District, the Central Planning Board of the City of Newark on October 28, 2002, passed a resolution providing blanket approval of all of the sites identified in the school district's Site Acquisition Plan, which identifies for acquisition sites for 40+ schools. This formal planning board action obviates the need for the school district to seek the board's review and recommendation for each separate school site. The planning boards of the Cities of Pemberton and Trenton also approved sites for a new early childhood center and the new Roebling Pre-K through grade 8, respectively.

C. *Land Acquisitions*

Following an environmental assessment of a proposed site, the resulting information is shared with the school district and a determination is made whether to pursue the purchase of the site. The SCC undertakes the negotiations with the owner(s) to acquire the site on behalf of the school district, and once purchased, title to the site may be transferred to the school district or retained by SCC until the school construction is completed. During October, negotiations were concluded for the purchase of a site in the Harrison School District for the new high school and sites for the Neptune School

District's new Midtown Community Elementary School and new Early Childhood Center. A submission was made to the Department of Education for approval of a site and building acquisition for the Irvington School District's University Six Elementary School and administrative offices.

[Back to top](#)

V. **Affirmative Action**

Affirmative action issues concerning workforce and business contracting opportunities continued to be topics of discussion at the focus group sessions hosted by Hill International concerning project labor agreements. Discussions also ensued regarding the various options available to assist women and minority contractors to obtain surety bonding under an SCC bonding and working capital assistance program that is in development.

Outreach to minority contractors continued in order to encourage and provide assistance so that they take the necessary actions to become pre-qualified and bid on SCC-managed facilities projects.

Minority participation in SCC-managed contracts remains strong. **Total MBE contracts awarded constitute 36.8 percent of consultant contracts awarded by SCC to date and 14 percent of the construction contracts awarded.**

[Back to top](#)

VI. **School District Grants**

During the month of October the SCC executed grant agreements 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: Millville (\$67,892), New Brunswick (two grants each in the amount of \$499,450, for New Brunswick High School), West New York (TBD), Barnegat (\$245,408) and Salem City (TBD). **This brings the total amount of "13A" state grants to school districts for projects costing less than \$500,000 to \$18.5 million.**

In addition, during October, the SCC executed 37 grant agreements with twenty school districts that are entitled to less than 55 percent state aid. Total project costs are \$151.6 million, of which \$104.8 million is eligible for State aid that amounts to \$45.3 million. **Thus far, 525 "Section 15" grant agreements have been executed for a State share of \$803.5 million and disbursements towards the State share of \$165.2 million.**

[Back to top](#)

VII. Conferences/Presentations

The Metropolitan Trenton African American Chamber of Commerce, Trenton Small Business Week,
Networking Event
October 1, 2002, Trenton, NJ

"Regional Business Partnerships", Newark Insiders Forum
October 2, 2002, Newark, NJ

"How to Succeed in Winning Corporation and Government Contracts", sponsored by NJ Commerce
and Economic Growth Commission and the NJ Economic Development Authority
October 3, 2002, New Brunswick, NJ

20th Annual New Jersey Black Issues Leadership Convention
October 3rd to 4th, 2002, East Brunswick, NJ

Fourth Annual Selective Corporate Internship Program Luncheon, sponsored by SCIP
October 4, 2002, Manhattan, NY

"Our Commitment to the Future: High Quality Early Childhood", sponsored by the Early Care
and Education Coalition, NJ Principals & Supervisors Association of NJ
October 4, 2002, Piscataway, NJ

Building Green with LEED in New Jersey Conference and Trade Show, sponsored by
the NJ Department of Environmental Protection and the US Green Building Council
October 9, 2002, Trenton, NJ

Association of Government Accountants Monthly Meeting
October 9, 2002, Bordentown, NJ

The New York/New Jersey Minority Purchasing Council, Inc., Annual Corporate
Meeting
October 9, 2002, New York, NY

Statewide Hispanic Chamber of Commerce of New Jersey's 12th Annual Convention &
EXPO
October 11, 2002, Newark, NJ

5th Annual Dinner Dance Gala "Moving Onward and Upward" sponsored by the
Metropolitan
Trenton African-American Chamber of Commerce
October 12, 2002, Trenton, NJ

The Port Authority of New York and New Jersey in Partnership with the Regional
Alliance
for Small Contractors Managing Growth Seminar Fall 2002
October 16, 2002, New York, NY
New Jersey Section American Association of Cost Engineering International Dinner
Meeting
October 16, 2002, Edison, NJ

New Jersey Alliance for Action Eagle Awards Dinner
October 16, New Brunswick, NJ

Project Labor Agreement Workshop sponsored by the Coalition for Our Children's
Schools,
New Jersey Institute for Social Justice and the New Jersey Public Policy Research
Institute,
Education Law Center and the Public Education Institute.

Medford School District Ground Breaking Ceremony
October 18, 2002, Medford, NJ

Regional Alliance for Small Contractors 10th Annual Awards Luncheon
October 21, 2002, New York, NY

Society for Marketers and Professional Services - Marketing Deliverables for
State/Federal Agencies
October 22, 2002, Philadelphia, PA

West New York School District Ground Breaking Ceremony
October 22, 2002, West New York, NJ

Union City School District Ground Breaking Ceremony
October 22, 2002, Union City, NJ

The New Jersey School Boards Association, The New Jersey Association of School
Administrators and the New Jersey Association of School Business Officials 2002
Annual Workshop
October 23-25th, 2002, Atlantic City, NJ

"Planning and Building Community Schools in New Jersey" Coalition's Community
Schools Conference
October 27th - 28th, 2002, Trenton, NJ

Essex County Community Forum
October 29, 2002, Newark, NJ

"A Business Card Exchange" Newark Public School Business Seminar for Small,
Woman, and Minority Business Enterprises
October 30, 2002, Newark, NJ

[Back to top](#)

Alfred T. McNeill, Chief Executive Officer
Prepared by Barbara J. Bohi, November 27, 2002