

## September 2002 Monthly Report

### Introduction

The Board of Directors of the New Jersey Schools Construction Corporation (SCC) convened on September 27, 2002 to approve the SCC's by-laws, as well as authorize and approve Alfred T. McNeill as Chief Executive Officer and Secretary of the SCC. Construction activities by the SCC during this corporate transition continued unabated.

During the month of September notices-to-proceed were issued for more than \$116 million of construction. These projects include new middle schools, for both the West New York and Union City School Districts valued at \$29.8 million and \$24.7 million, respectively. With these new construction starts, total construction underway (health and safety and new facilities) to date is approximately \$400 million. Details of September's activities follow.

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### I. Construction Update

#### A. Health and Safety Projects

- Construction Starts  
Construction contracts were executed and notices-to-proceed were issued for twenty-two (22) packages in September for health and safety work. These projects are for a total of \$62 million and involve forty-one (41) schools in eight Abbott school districts. A spreadsheet is attached as [Exhibit "A"](#) that depicts by school district, the schools, type of repair work underway and dates that the notices-to-proceed were issued.
- Completed Projects  
In addition, twenty (20) packages of health and safety repairs worth approximately \$46 million and affecting sixty-nine (69) schools were completed by month's end. A list of these projects is attached as [Exhibit "B."](#) One of these, the **Pemberton** Township High School re-roofing project is believed to be the single largest roofing project performed in one summer on one school building in State history. The project came in on time and under budget.
- Contractor Procurement  
Thirty (30) construction packages for health and safety repair work were advertised in the month of September for forty-four (44) schools in ten Abbott school districts. The Construction Bid Advertising Report that is attached as [Exhibit "C"](#) details information concerning the school districts, a description of the repair work and the bid due dates for the respective projects.

#### B. New Schools

September marked the beginning of the construction phase for two new middle schools in Hudson County, a \$29.8 million middle school in the **West New York** School District and the \$24.7 million Monetary Middle School in **Union City**.

- West New York  
The new middle school in West New York, depicted by architectural rendering, involves the construction of a 173,000 square foot facility to serve 1,000 students in grades seven and eight, as well as renovations to an adjacent existing 18,000 square foot facility. The school will include 32 new classrooms, 20 special education/small group learning classrooms, 11 science and technology



labs, three music rooms (including practice rooms), two art rooms, a 600-seat auditorium (with stage for full productions), a full service cafeteria, a 12,000 square foot gymnasium suite, an interactive media center, and one family skills lab/classroom.



- Union City

The 132,000 square foot middle school in Union City will accommodate up to 775 students grades six through eight and has been designed to incorporate community features. Its two-story media center includes a library that will be used for the community and is designed to include space for meetings of local clubs and organizations. There is also a health center that will be available to students of the school and through grant funding from the City Health Department will be utilized nights and weekends to serve the entire 11,000 students in the school district. The community will also share the school's athletic fields.

- Contractor Procurement

Procurement got underway for contractors for three additional new construction projects, a new kindergarten through grade eight school in the **Orange** School District, a new elementary school in the **Long Branch** School District and a new high school in the **Barneget** School District, an over 55% state aid district. Information concerning these projects is also contained in the Construction Bid Advertising Report, annexed hereto as [Exhibit C](#).

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## II. Predevelopment and Land Acquisition

There are approximately nineteen discrete responsibilities that are regulatory and due diligence prerequisites to the acquisition of land that comprise the "predevelopment" phase of a school facilities project. These responsibilities, which involve numerous subtasks, some of which must be carried out in a sequential manner, range from the appraisal of land parcels to site/building evaluations and remediation investigation of properties to the relocation of tenants and businesses. In short, land acquisition and development, particularly in the urban centers of the State, entails protracted and inherently fluid time lines, extensive expertise and careful coordination between the State agencies involved. During September, SCC land acquisition specialists worked closely with the Division of Law, school districts, architects and other professionals to streamline the predevelopment process while also ensuring fiscal propriety and accountability. With these twin goals in mind significant progress was made towards developing a draft set of regulations to address the predevelopment process.

In addition, SCC's land acquisition specialists worked concertedly towards December 2002/February 2003 closings of twelve sites to accommodate: a new early childhood center in the **Elizabeth** School District, a new high school in the **Harrison** School District, an early childhood center in the **Jersey City** School District, a community school, high school and early childhood center in the **Neptune** School District, a pre-K through grade eight and high school in **Newark**, a new early childhood center in the **Pemberton** School District, a new high school in **Phillipsburg**, swing (temporary) space in **Plainfield** and an elementary/middle school for the **Trenton** School District.

On September 23rd, SCC's land acquisition specialists held a full day seminar for project management firms (PMFs) that are currently under contract with the SCC to educate them into the processes and procedures and their particular responsibilities associated with predevelopment and land acquisition.

Conceptual site plans for the land to be acquired for the new International High School and a new elementary school for the Paterson School District were reviewed and favorably received by the **Paterson** Planning

Board.

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### III. **Project Labor Agreements**

As previously reported the SCC has contracted with Hill International to develop a set of protocols to select and monitor school facilities projects placed under Project Labor Agreements (PLAs). A PLA for a school facilities project is a contractual agreement between the SCC and a general contractor that ensures labor supply, stability and scheduling cohesion. It also requires contractors to have a qualified apprenticeship training program and to provide health benefits.

During September, individuals representing targeted constituencies, including contractors, school districts, labor organizations and community leaders, were invited to help in the development of PLA protocols by taking part in focus groups and providing input that will shape a recommendation to the Members for appropriate PLA criteria. Representation was sought from the northern, central and southern regions of the State. With excellent participation in the focus groups, the feedback elicited thus far pertains to minority/women contracting opportunities and minority/women access to the apprenticeships, as well as local community resident hiring.

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### IV. **School District Grants**

During September the SCC executed eighteen (18) grant agreements with twelve (12) non-Abbott school districts that are entitled to less than 55% State aid. Total project costs were \$2.3 million, of which \$1.7 million is eligible for State aid of \$747,000. **This brings the total amount of State grants executed by the SCC by the end of September 2002 to approximately \$748 million on total project costs of \$2.3 billion.**

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### V. **Conferences/Presentations**

Lord Stirling Community School Dedication and Ribbon-Cutting Ceremony  
September 5, 2002, New Brunswick, NJ

"Perspectives & Opportunities on Economic Development," NJ Commerce/Economic Development Conference  
September 6, 2002, East Brunswick, NJ

NJ State Building and Construction Trades Council AFL-CIO 98th Annual Convention  
September 10-11th, 2002 Atlantic City, NJ

Society for Marketing Professional Services (SMPS) Second Annual "Back to School" Event  
September 12, 2002, Newark, NJ

Grass Roots Marketing Symposium & Networking Event, Statewide Hispanic Chamber of Commerce of NJ  
September 12, 2002, East Rutherford, NJ

Southern NJ Development Council Education Committee  
September 17, 2002, Turnersville, NJ

Professional Women in Construction W/MBE Technical Assistance Workshop & Opportunity Fair  
September 18, 2002, New York, NY

"Where's the Work"? School Construction Forum, NJ Alliance for Action, Inc.  
September 19, 2002, East Windsor, NJ

US Green Building Council NJ Organizing Group Membership Drive  
September 24, 2002, Princeton, NJ

Governor James E. McGreevey Conference on Housing and Community Development sponsored by

the Department of Community Affairs and the NJ Housing and Mortgage Finance Agency  
September 26-27, 2002, Atlantic City, NJ

Somerset County Alliance for Action Inaugural Meeting  
September 27, 2002 Bedminster, NJ

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