

May 2001 Monthly Report

Introduction

During the month of May, the Abbott districts' health and safety facilities projects progressed on several different fronts. Professional design services were retained; proposals from contractors were solicited; and, project management firms were interviewed for the Abbott pilot program. In addition, NJEDA continued to coordinate the various aspects for procurement and installation of temporary classroom units (TCU's) for the Abbott districts' early childhood programs.

Land acquisition projects got underway, which involve a complex array of legal, environmental, and real estate issues. All aspects of the land acquisition process are being handled by NJEDA staff.

NJEDA staff also continued to be in demand for speaking engagements, making presentations to approximately 13 organizations, and holding regional seminars for Abbott school representatives to discuss construction timetables and the NJEDA's project management system.

The following highlights provide a more in depth description of the month's activities.

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I. Project Management of Abbott Districts' Facilities Projects-Pilot Program

On May 9, 2001, proposals were submitted to the NJEDA by project management firms (PMF) to provide project and construction management services for Abbott school facilities projects. The projects covered by the proposals are for certain health and safety projects that have been advanced by NJEDA and the installation of temporary classroom units (TCU's) for early childhood programs and other approved projects.

The facilities projects are divided into two Groups, "Pilot Program Group A" and "Pilot Program Group B." Each Group has a construction cost estimate of approximately \$50 million. The Authority also has the ability to include an additional \$50 million of work in each region. Eight proposals were received for Group A, and seven proposals were received for Group B. Based on NJEDA's selection committee review of the proposals, four PMF were interviewed on May 21, 2001. In June, staff will make a recommendation to the members for the retention of one PMF for each of Pilot Program Groups A and B.

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II. Contracts Awarded for Professional Design Services

This month, NJEDA executed contracts for professional design services valued at approximately \$2 million for Abbott districts' health and safety facilities projects. The estimated costs of construction for these projects is approximately \$21 million, and the work will take place in nine (9) Abbott school districts: Trenton City, Long Branch, Pemberton, Union City, Elizabeth City, Millville City, Vineland, Camden City and Jersey City. A spread sheet with the particular information about these contract awards is attached as Exhibit 1.

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III. RFP's Issued for Abbott Districts' Construction Projects

RFP's for construction services for 22 health and safety projects were issued during May. These facilities projects have total estimated costs of construction of approximately \$50.5 million. The NJEDA's Division of Contract Procurement has held 19 pre-bid meetings for contractors in order to provide a forum for questions and answers concerning specific project issues. Bids on four of these projects had been submitted to the NJEDA by month's end, and the remaining bids are due to be submitted during the month of June.

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IV. Contracts Awarded for Architectural Work Associated with Temporary Classroom Units

The NJEDA executed a "Professional Services Consultant Agreement" with 12 Architectural/Engineering firms to perform site evaluation work for temporary classroom units (TCU's) in 12 Abbott school districts. The TCU's will provide the necessary space to implement full day, early childhood programs.

NJEDA's Division of Design and Construction will coordinate the manufacture, delivery and installation of the TCU's. The Division is also reviewing and evaluating the architectural site evaluation reports, as well as conditions in the field, and will forward all of this information to TCU manufacturers for their use in procuring contractors to perform site preparation work.

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V. Land Acquisition Projects

The Commissioner of Education has authorized the NJEDA to undertake land acquisition for several facilities projects in the Abbott Districts as part of predevelopment work for new facilities. NJEDA will be procuring professionals to evaluate the sites including appraises, title work, survey and environmental analysis.

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VI. Update Underway of Contract Procurement Policies and Procedures

The NJEDA's Division of Contract Procurement is currently updating the policies and procedures for Category 2 and Category 3 facilities projects. Category 2 projects are projects that have design and construction administration fees up to \$300,000, and Category 3 are those projects with design and construction administration fees over \$300,000. This policy update is for the purpose of refining the procurement process so that it functions in a more efficient and responsive manner.

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VII. Regulations Under Development for Community Provider Early Childhood Projects

Following a series of meetings that the NJEDA held with the Department of Education, the Attorney General's office and the Department of Human Services, it was decided that the NJEDA will oversee the grant administration and the construction activities to be undertaken by non-profit community providers for early childhood projects funded under the Educational Facilities Construction and Financing Act. This represents a change in policy as reported in the March Progress Report to NJEDA's Board of Directors.

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VIII. Contractors Notified Regarding Classification Status

Under the system administered by the New Jersey Division of Property Management and Construction, the classification status of approximately 900 contractors is due to expire at the end of June. NJEDA has notified these contractors by letter that they must renew their classification in order to remain eligible to bid on NJEDA school facilities projects.

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IX. Presentations by NJEDA Staff

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

American Society for Public Administration Symposium
May 4, 2001, Marriott Hotel, Forrestal Center, Princeton, NJ

Community Education Forum: "New Construction, Job Opportunities, and Land for Schools"
May 5, 2001, Camden Middle School, Newark, NJ

Trenton African American Chamber of Commerce Monthly Luncheon
May 8, 2001, Maxine's Restaurant, Trenton, NJ

National Conference on Building Commissioning
May 9-May 11, 2001, Hilton Hotel, Cherry Hill, NJ

Presentation to NAACP
May 12, 2001, Greater New Point Baptist Church, Irvington, NJ

Southern NJ Construction Development Forecast
May 16, 2001, Double Tree Suites, Mt. Laurel, NJ

Presentation to Princeton Chapter of CSI
May 17, 2001, Novotel Hotel, Princeton, NJ

City Business Expo 2001
May 21, 2001, Newark International Marriott Hotel, Newark, NJ

Assembly Labor Committee Hearing on Prevailing Wage Act
May 21, 2001, State House Annex, Trenton, NJ

Paterson Chapter of Works in Progress
May, 22, 2001, Brownstone, Paterson, NJ

Garden State Coalition of Schools Annual Breakfast Meeting
May 23, 2001, The Forsgate, Jamesburg, NJ

Conference: North Ward Parent Connection
May 26, 2001, Newark Boys and Girls Club, Newark, NJ

Plainfield Community Forum
May 31, 2001, Cedarbrook Elementary School, Plainfield, NJ

Regional Meetings for Abbott districts to discuss construction timetable and project management system
May 24-June 1, 2001

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Prepared by Barbara J. Bohi, June 12, 2001