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## July 2001 Monthly Report

### Introduction

July 18, 2001 marked the one-year anniversary of the enactment of the Educational Facilities Construction and Financing Act. We are finalizing the first Annual Report, which is a summary of the Program's achievements over the past year. NJEDA staff remained focused this month on final preparations for installation of early childhood classrooms and the complex undertaking of acquiring land for school facilities projects. These and other significant activities are outlined below.

1. [Final Planning Underway For Early Childhood Modular Classrooms](#)
  2. [Land Acquisition in the Abbott School Districts Proceeds](#)
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#### I. Final Planning Underway For Early Childhood Modular Classrooms

Temporary classroom units (TCUs), modular construction built to Department of Education (DOE) "educational adequacy" standards, are currently being manufactured and will be available for delivery and installation on prepared sites in sixteen Abbott school districts this summer. On July 23, 2001, the EDA transmitted a lease agreement to the superintendents of the school districts receiving TCUs that governs the terms of usage of the TCUs and outlines the NJEDA's and the school districts' obligations.

##### *Preschool Furniture*

A Request for Proposal (RFP) was issued for the purchase, delivery and setup of early childhood furniture for 300 TCUs. A mandatory pre-bid conference was held on July 9, 2001 at the NJEDA headquarters. Sealed bid proposals were received by the EDA on July 17, 2001 from four companies. Furniture samples from each bidder were also required. A selection committee comprised of staff from the Department of Education and the NJEDA's Division of Contract Procurement evaluated the proposals on the basis of the quality of the furniture samples and price proposals. Contracts totaling \$946,281.00 were awarded to three companies. Attached as Exhibit "A" is a spreadsheet that sets forth the successful bidders, the furniture items, and contract awards.

##### *Sites for TCUs*

In late May, 2001, the DOE identified an additional four Abbott school districts that require TCUs for their early childhood education programs: Elizabeth (157), Neptune (20), New Brunswick (31) and Pleasantville (8). Site locations for the TCUs were not identified, so NJEDA worked with school officials from these districts to identify potential sites. Land was subsequently identified in New Brunswick and Pleasantville and the NJEDA procured architects/engineering firms to develop schematic plans and construction documents. It is anticipated that TCUs will be installed in the school districts by the fall, 2001. The Elizabeth and Neptune school districts identified some sites that they neither own nor lease, which adds a land acquisition component to the entire process of installing TCUs in these school districts. A summary of the NJEDA's predevelopment activities associated with the placement of TCUs is outlined in the section on land acquisition below.

With respect to the 157 TCUs that are necessary for the Elizabeth school district, the EDA engaged five architectural firms to evaluate eighteen sites in the school district for their potential to accommodate the TCUs. Based on the architectural analysis and meetings with officials from the school district and the DOE, it was agreed that the school district may not have available land to immediately accommodate 157 TCUs. Site evaluations were completed and submitted to the NJDOE for approval for those sites that are available.

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## II. Land Acquisition in the Abbott School Districts Proceeds

The acquisition of land for the placement of TCUs and the possible development of permanent school facilities proceeded throughout the month. The Garfield, Neptune and Passaic school districts do not currently have sufficient land to accommodate the total number of TCUs that the Department of Education has directed the NJEDA to procure. As a result, the school districts have identified properties that are owned by third parties as possible sites for TCUs. In order to determine the suitability of these sites and secure a right to their use and occupancy, the NJEDA must first procure engineering professionals to investigate the environmental condition of the land and negotiate leaseholds with the owners of these properties.

On July 10, 2001, an RFP was issued by the NJEDA seeking the services of professional consultants to perform due diligence and site environmental investigations of five separate parcels for the Garfield, Neptune and Passaic school districts. Seven engineering firms submitted separate proposals for each of these five projects. Five of the firms were retained by the NJEDA, one firm for each of the five projects. Simultaneously with the environmental investigations, the NJEDA is negotiating leaseholds of these properties.

With respect to the school districts of Newark and Jersey City, staff from the NJEDA's Divisions of Contract Procurement and Design and Construction has been involved in negotiations with school district officials, municipal officials and the owners of designated properties to reach consensus on which properties will be immediately acquired for the school districts. Throughout the month, NJEDA staff toured properties and developed RFPs for environmental, title, survey and appraisal services of sites that have been identified by school district officials as priority acquisitions. NJEDA staff has also been actively engaged in discussions with Elizabeth school officials and Elizabeth municipal officials regarding the acquisition of privately owned and municipal properties for the remaining TCUs that must be sited and for which there is no available land owned by the school district.

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## III. Abbott Districts' Health and Safety Projects

### *Award of Construction Contracts*

As reported monthly, the NJEDA initiated the design of approximately \$100 million health and safety projects, representing 100 school facilities projects in 24 Abbott Districts. Staff in the Division of Contract Procurement reviewed contractor proposals for 24 facilities projects, and determined that 10 would be put to bid a second time. Recommendations have been made for an award of 12 contracts covering 42 schools with total construction costs of approximately \$21.6 million.

### *First Women-Owned Business Contract Set Aside*

The architectural firm of Sowinski/Sullivan was awarded the contract for the design of renovations to the Vailsburg Middle School in Newark. This represents the first NJEDA set-aside contract to a women-owned business under the Program.

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## IV. Conferences Attended/Presentations by NJEDA Staff

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

Presentation on School Construction Program to Governor's School for Public Policy  
July 11, 2001, Monmouth University, Long Branch, NJ

Conference: "How to Participate in New Jersey's Multi-Billion School Construction Program-What Every Consultant and Contractor Should Know"  
July 12, 2001, Forsgate Country Club, Jamesburg, NJ

Presentation to International Minority Business Corporation  
July 18, 2001, The Newark Club, Newark, NJ

Presentation to Mercer County Building Contractors Association  
July 25, 2001, Electricians Union Office, Trenton, NJ

Conference: Greening the Urban Landscape--Creating Communities and  
Neighborhoods  
July 26, 2001, Trenton War Memorial, Trenton, NJ

NJEDA-sponsored seminar-High Performance Schools  
July 31, 2001, New Jersey Institute of Technology, School of Architecture, Newark, NJ

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Caren S. Franzini, Executive Director  
Prepared by Barbara J. Bohi, August 14, 2001