

April 2002 Monthly Report

Introduction

During April, the Authority focused on fine-tuning various aspects of its program so as to maximize the volume of health and safety facilities projects commencing construction and so that the procurement and bidding process proceeds smoothly. The entire process for noticing contractors of contract awards and the execution of contracts has been streamlined so that notices to proceed can be issued and construction begun more quickly. In addition, more flexibility has been introduced into the bidding process, consistent with the Educational Facilities Construction and Financing Act, in order to minimize the number of facilities projects subject to rebid. Architect contracts have also been negotiated to shorten product delivery by up to 30 percent, thereby maximizing the amount of construction that can bid over the summer. Contractor outreach and training continued in order to expand the pool of qualified contractors classified to work on the State's landmark school construction program. These and other details of the April's activities follow.

1. [Construction Update](#)
2. [Design Update](#)
3. [Predevelopment and Land Acquisition](#)
4. [School District Grants](#)
5. [Conferences/Presentations](#)

I. Construction Update

A. **Construction Projects Underway**

Construction contracts were executed and notices-to-proceed were issued for eight packages of health and safety construction projects during April. These projects are for a total of \$3.7 million and involve 16 schools in five Abbott school districts. Window replacements at the Reilly and Lafayette Middle Schools, as well as electrical modifications at the Reilly Middle School and the De Lafayette Elementary School, got underway in the **Elizabeth** School District. **Harrison** School District saw window replacement and stair work begin at the Washington Middle School and the Lincoln Elementary School. Three schools in the **Millville** School District, the Mt. Pleasant, Lakeside and Bacon Elementary Schools, are receiving electrical upgrades. In the **Newark** School District, the Vailsburg Middle School is undergoing emergency generator and fire alarm work and the Clinton Avenue School is having doors and windows replaced, masonry repaired and a new fire alarm installed. Finally, in the **Union** School District, electrical modifications got underway at the Washington and Robert Walters Elementary Schools and the Emerson High School, and masonry repairs at the Washington Elementary and Emerson High School began.

The foregoing projects bring the total number of schools either under construction (or completed) to 82 and the total value of construction underway (or completed) to \$83.8 million.

B. **Procurement of Construction Contractors**

Twenty construction packages were advertised in the month of April for 91 schools in seven Abbott school districts. The chart below details the information as to school districts, description of work, and bid due dates for the respective projects.

School District	Work Description	No. of Schools	Bid Due Date
Jersey City	Electrical Upgrades	3	4/22/02
Orange	Demolition	1	5/21/02
Jersey City	General Construction	3	5/2/02

Jersey City	General Construction	2	5/2/02
Paterson	General Construction	1	5/14/02
Elizabeth	Roofing & Masonry	2	5/2/02
Newark	Health & Safety	14	5/16/02
Newark	Health & Safety	8	5/16/02
Jersey City	Door, Hardware & Windows	3	5/8/02
Jersey City	Masonry Restoration	2	5/8/02
Bridgeton	Early Childhood Addition	1	5/23/02
Newark	Health & Safety	1	5/16/02
Newark	Health & Safety	4	5/16/02
Newark	Health & Safety	14	5/21/02
Newark	Health & Safety	1	5/16/02
Paterson	Window Replacement	1	5/14/02
Newark	Health & Safety	12	5/21/02
Newark	Health & Safety	14	5/22/02
Newark	Health & Safety	2	5/22/02
Vineland	Rebid of HVAC & Fire Alarm	2	5/6/02

1. *Contractor Outreach*

The EDA continued its outreach to contractors in Abbott districts to facilitate their classification to do work on EDA school facilities projects. Workshops were held in Perth Amboy on April 2nd, in Elizabeth on April 5th, in Camden on April 16th, and in Jersey City on April 18th, at which representatives from the EDA and the three other State agencies that govern contractor classification provided guidance and assistance on classification, bidding and other matters.

In addition, the EDA is sponsoring a Contractors Assistance Training Program to be offered by the Regional Alliance for Small Contractors for smaller-sized contractors with 5-10 employees who need to enhance their business skills in order to compete and work with larger firms for Authority school construction projects. Courses began May 8th and continue over eight consecutive weeks in Jersey City, and four consecutive weeks in both Trenton and Camden. Topics covered include insurance, bonding, accounting, the essentials of project estimating, marketing and construction contract law. Abbott school district superintendents were notified by the Authority about the training programs and invited to refer local contractors. Contractors that attended the Authority's contractor workshops were also invited to participate.

2. *Furniture Procurement*

Under the Educational Facilities Construction and Financing Act, a "school facilities project" is defined to include furnishings for schools, and therefore, the cost of such furnishings are part of the eligible costs of school facilities projects to be funded by the Authority. During April, staff in the Authority's Division of Contract Procurement worked on developing a profile of the furnishings that will be necessary for the new schools that are under development and on drafting an RFP for a pilot furniture procurement program.

[Back to top](#)

II. Design Update

A. *Procurement of Design Professionals*

Design contracts totaling more than \$13.6 million were executed during the month of April for health and safety facilities projects at 81 schools in 11 Abbott school districts. The estimated construction costs for these projects are approximately \$150 million. **This brings the total number of schools for which repairs are either under design or completed design to 360. In addition, there are a total of 34 new schools and 4 additions either currently in design or completely designed.**

Approvals to contract for design services for various health and safety projects for the Passaic School District were granted by the School Review Committee as it exercised its new authority to review and approve health and safety projects on an expedited basis. The total value of the design package is \$26.9 million.

B. Architect Assignments

During April, the EDA executed assignments of contract with four architectural firms. Three of these contracts are for projects in the Trenton School District--an addition to Trenton High School, a renovation of the Roebing school, and the new MLK/Jefferson Middle School. The fourth contract is for a project in the Paterson School District for window replacements at the JFK High School.

To date, members have approved the EDA's assumption of forty-nine contracts, and the Authority has executed thirty-three assignment of contracts.

[Back to top](#)

III. Predevelopment and Land Acquisition

Over the course of past two months, the Authority's land acquisition team has more than doubled the number of properties that are actively being investigated as possible sites for new schools. **A total of 140 properties are now actively under investigation in 24 Abbott school districts.**

During April, the Authority's land acquisition specialists toured eight sites identified by the **Camden** School District and assessed these sites' unique features and characteristics in order to make initial determinations regarding their appropriateness for new schools. Based on this preliminary investigation, four sites were selected for more in depth assessment. The **East Orange** School District has two turn-of-the-century schools, Langston Hughes and Washington Academy, which are slated as swing space and then to be demolished and replaced with new schools. RFPs were issued in April for site feasibility and environmental investigation of these sites to determine what, if any, environmental remediation must be undertaken and to determine whether the schools proposed for these sites will fit appropriately.

The procurement process got underway for the **Irvington** School District for an architectural/engineering firm to conduct a feasibility site investigation of the existing Essex County Vocational Technical School, circa 1932. The study is to determine whether it would be more cost effective to convert the building to a pre-K through grade five school or demolish the building and construct a new school on the site.

In the **Newark** School District, as in many other Abbott school districts, there is a dearth of vacant land on which to build. As a result, the EDA must look to properties occupied by residents and businesses and attempt to acquire such sites for school facilities projects through consensual real estate agreements. However, where it is not possible to acquire sites consensually, the Authority will acquire sites through condemnation as is authorized under the Educational Facilities Construction and Financing Act. Under Relocation Assistance Law and the Eminent Domain Law, the EDA is required to follow certain procedures, including notifying residents of the EDA's interest in investigating and possibly purchasing the properties, as well as developing a "workable relocation assistance program" plan for submission to the State Department of Community Affairs prior to displacing residential, commercial and industrial occupants of any properties.

Throughout the month, the EDA continued with a combination of pre-development and land

acquisition services on dozens of properties for eleven new schools in the **Newark** School District. By month's end, a comprehensive investigation of properties designated as the site for the Science Park High School was nearing completion. An RFP was issued on April 25th for environmental and site feasibility investigation services for the future Westside High School addition. Interest letters were sent to property owners of three sites that have been selected as options for the new Oliver South Middle School and for three sites identified as a possible venue for the future East Side High School. And finally, an RFP was issued during April for site feasibility and environmental investigation of properties for the new Speedway Elementary School.

A contract was executed by the EDA on April 25th with an engineering firm for site feasibility and environmental investigations on the two priority sites identified by the **Paterson** School District for a new elementary school and the new International High School Academy. In addition, a notice of interest was sent by the EDA to the owners of the site designated for the elementary school. The procurement of feasibility investigations for sites proposed for early childhood centers also got underway for the school districts of **Perth Amboy** and **Pemberton**. For the **Elizabeth** School District, appraisal reviews were completed for the site designated for a new early childhood center #44 and title companies were selected to provide services related to the district's early childhood centers #30 and #45. In addition, contracts were executed by the EDA for site feasibility and environmental investigation of properties designated for the district's new pre-k through grade eight schools #28, #29 and #31. Finally, with respect to the **Plainfield** School District, a notice of interest was sent by the EDA to owners of a site designated for an elementary school on which there is a 45,000 square foot office building, and title services for this property were also procured.

[Back to top](#)

IV. **School District Grants**

Abbott Districts: During April, the Authority executed two grant agreements with the Union City School District for projects each with estimated construction costs of less than \$500,000. **This brings the total number of Abbott "Section 13A" grant agreements executed by the Authority to 44, with a total State share of \$14.3 million. Thus far, the Authority has disbursed approximately \$17,691 of the State share.**

Non Abbott Districts: With respect to the non-Abbott school districts, in April the Authority executed 37 grant agreements with 15 school districts. The State share for these projects total \$30.8 million. **Thus far, the Authority has executed 343 "Section 15" grant agreements with a total State share of approximately \$367 million. Approximately \$30 million of the State share has been disbursed to school districts.**

In addition, staff from the Authority's Division of Design and Construction has been conducting inspections of school facilities projects at significant milestones in the construction process to verify that construction is in accordance with the design and construction documents approved by the Department of Education. During April, 18 inspections took place.

[Back to top](#)

V. **Conferences/Presentations**

New Jersey School Buildings and Grounds Association "Expo 2002" Conference
April 2 & 3, 2002, Trump-Taj Mahal Casino Resort, Atlantic City, NJ

"Are You Ready to Bid?" Contractor Workshop, Perth Amboy - Eastern Region
April 2, 2002, McGinnis Middle School, Perth Amboy, NJ

"Are You Ready to Bid?" Contractor Workshop, Elizabeth - Northern Region
April 5, 2002, Elizabeth High School, Elizabeth, NJ

Leonia School District Check Presentation Ceremony, Section 15 Grant
April 6, 2002, Leonia Board of Education Office, Leonia, NJ

NJN Foundation "Womenfuture's Main Event 2002"
April 11, 2002, NJN Studio, Trenton, NJ

AHERA Outreach "Are Your Schools In Compliance?"
April 12, 2002, Rider University, Lawrenceville, NJ

Neptune Township Community/Board of Education "Week of the Young Child" Program
April 12, 2002, Early Childhood Center, Neptune, NJ

NJ Urban Mayors, Superintendents/School Board Presidents 4th Annual "Building the Partnership" Conference
April 15, 2002, Thomas Edison State College, Trenton, NJ

"Are You Ready to Bid?" Contractor Workshop, Camden-Southern/Western Region
April 16, 2002, Gordon Theater, Rutgers University, Camden, NJ

Brielle School District Check Presentation Ceremony, Section 15 Grant
April 17, 2002, Brielle Elementary School, Brielle, NJ

"Are You Ready to Bid?" Contractor Workshop, Jersey City-Hudson County Region
April 18, 2002, Liberty Science Center, Jersey City, NJ

Newark Public Schools "Principal for a Day" Breakfast
April 22, 2002, Newark Club, Newark, NJ

Teaneck, Bogota, Bergenfield and Bergen County Chambers of Commerce "Annual Business Expo"
April 22, 2002, Marriot Glenpointe Hotel, Teaneck, NJ

NJ Small Business Summit "Doing Business with the Big Boys"
April 23, 2002, Rutgers University Campus, Newark, NJ

NJ Business and Industry Association/NJ Economic Development Authority "Building the Schools: the Next Steps in the School Construction Program"
April 23, 2002, Forsgate Country Club, Monroe Twp. NJ

Paterson Coalition for Our Children's Schools "2nd Ward Forum"
April 23, 2002, Concerned Parents for Head Start, Paterson, NJ

American Subcontractors Association for New Jersey's Dinner Meeting
April 25, 2002, L'Affaire Restaurant, Mountainside, NJ

NJ State League of Municipalities "Smart Growth Today and What It Means To Your Bottom Line" Conference
April 26, 2002, PNC Arts Center, Holmdel, NJ

Princeton Garden Theatre "Community Health and a Healthy Environment: Prescriptions for Princeton and the Region"
April 27, 2002, Princeton Garden Theater, Princeton, NJ

Latin American Economic Development Association
April 27, 2002, Historic First Camden National Bank & Trust Company Building, Camden, NJ

City Marketing Group "City Business Expo 2002"
April 29, 2002, Newark Airport Marriot, Newark, NJ

Perth Amboy Public Forum "Development of a New High School"
April 29, 2002, Perth Amboy, NJ

New Urban News "Shaping the Region with New Urbanism" with experts Peter Calthorpe and Victor Dover, Audio Conference

April 30, 2002, Phone Seminar

Newark Parent & Community Meeting "Progress of the Phase 1, Health & Safety"
April 30, 2002, First Avenue School, Newark, NJ

[Back to top](#)

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Prepared by Barbara J. Bohi, May 14, 2002