

September 2001 Monthly Report

Introduction

Throughout the month, the procurement process for the project management firms for five Abbott school districts proceeded. Proposals were received from 18 firms and interviews were held with eight firms. In addition, a Request for Proposals for an additional 67 temporary classroom units (TCUs) for four Abbott school districts' early childhood programs got underway. NJEDA's land acquisition specialists aggressively pursued approximately 60 properties for new school facilities in the Abbott school districts.

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I. Project Management Firms for Five Regions

The request for proposals (RFP) for project management firms (PMF) in five regions of the State was issued by the NJEDA on August 16, 2001. The five regions covered by the RFP are the school districts of Camden, Elizabeth, Newark, Jersey City and Paterson. The five PMF firms will work closely with project officers in the Division of Design and Construction to oversee critically needed health and safety projects and permanent school facilities in the Abbott school districts.

On September 6, 2001, NJEDA received 56 proposals from 18 PMFs. A selection committee comprised of NJEDA staff reviewed the technical proposals, and eight firms were invited for interviews. Following these interviews, each firm was ranked and their regional preferences were noted. Recommendations are being made this month to select the five firms. The procurement of PMF for the remaining six regions of the State is expected to occur in November 2001.

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II. Procurement of Professionals for Abbott School Facilities Projects

A. Early Childhood Modular Classrooms

"Full design" drawings of sites in four Abbott school districts: Neptune, New Brunswick, Elizabeth and Passaic, for 67 TCUs were submitted to the Department of Community Affairs (DCA) for design permits.

B. Health and Safety Projects

A request for proposals for architectural/engineering services for two schools in the Gloucester City school district was issued on September 7, 2001. A mandatory pre-bid meeting was held at the school sites on September 14, 2001, and three proposals were received and are being evaluated by a selection committee comprised of school district officials and NJEDA staff.

Seven contracts have been awarded thus far by the NJEDA for health and safety renovations for schools in six Abbott districts. Those districts are Keansburg, Bridgeton, Garfield, Hoboken City, Neptune Township and Pemberton. During the month of September, the Division of Contract Procurement reviewed proposals for an additional 11 health and safety projects in six Abbott districts.

C. Assignment of Architectural/Engineering Contracts

During the month of September, the Division of Contract Procurement met with 14 design firms that are currently under contract with Abbott school districts for 37 facilities projects to negotiate and facilitate an assignment of their contracts to the NJEDA. Assignments of these existing design contracts will allow these projects to move forward in a timely manner.

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III. Land Acquisition Activities

The NJEDA's Division of Design and Construction is actively reviewing approximately 60 properties for ten Abbott school districts to determine the suitability of these sites for new school facilities. These properties have been identified by the school districts and approved by the Department of Education for predevelopment activities. Predevelopment assessment of these properties includes title work, appraisal services and site feasibility investigations.

In addition, staff successfully negotiated a use and occupancy agreement of a seven-acre tract of land for TCUs in the Neptune school district. Site preparation is well underway. In addition, final negotiations are underway for a 63,000 square foot building on 11 acres in the Millville school district that will be converted to an early childhood center.

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IV. Non-Abbott Grant Program

Eleven grant agreements have been executed by the NJEDA for facilities projects in seven school districts, and initial NJEDA disbursements of state share for these projects totals approximately \$156,000.

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V. Conferences/Presentations by NJEDA Staff

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

Hispanic Chambers of Commerce - Pre-Convention Reception/Dinner
September 6, 2001, Landmark II, East Rutherford, NJ

Career Works and the City of Newark's Workforce Investment Board
September 7, 2001, Newark Training Center, Newark, NJ

Society for Marketing Professional Services (SMPS) - "Secondary Education, Two States, Two Styles" Conference
September 12, 2001, Center City - Philadelphia, PA

NJ School Construction Initiative - Grant Program for Construction Trades Training
Program for Woman and Minorities - Orientation Session for Local Community-Based
and Faith-Based Organizations
September 13, 18 & 19, 2001, Camden, Trenton & Newark

Prevailing Wage Conference
September 18-19, 2001, Tropicana Resort Hotel, Atlantic City, NJ

Metropolitan Trenton African American Chamber of Commerce (MTAACC) and the
New Jersey Economic Development Authority (NJEDA) - Seminar on EDA's financing
and technical assistance programs and how to participate in the \$8.6 Billion Public
Schools (Program for women, minority & small business owner and contractors.)
September 19, 2001, Sovereign Bank Arena, 550 South Board Street, Trenton, NJ

Essex County Community College - Minority Contractors
September 22, 2001, Essex Country Community College, NJ

Schools Presentation for the Building and Contractors Association
September 24, 2001, Edison, NJ

7TH Annual Governor's Conference on Housing & Community Development
September 24-25, 2001, Atlantic City Convention Center - Atlantic City, NJ

Department of Labor - Teacher Assistance Workshop for Contractors Trade Training
Program
September 25, 2001, Department of Labor, 14th Floor, Trenton, NJ

Public Contract Code Requirements and Competitive Bidding: Construction Contracting
Perspectives in New Jersey
September 26, 2001, Ramada Inn, East Brunswick, NJ

Camden County School Business Administrators Roundtable
September 26, 2001, Mansion in Voorhees, NJ

NJ Building and Construction Trades Council Annual Conference
September 27-28, 2001, Trumps Marina Hotel, Atlantic City, NJ

NJ Alliance for Action - Essex County Chapter September 28, 2001, One Newark
Center, Newark NJ

19th Annual NJ Black Issues Leadership Convention/NJEDA Schools & Financing
Programs Workshop
September 28, 2001, Hanover Marriott Resorts, Whippany, NJ

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Prepared by Barbara J. Bohi, October 2001