

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 5, 2016**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, October 5, 2016 at 9:00 A.M. at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Edward Walsh, Chairman
Maureen Hassett (EDA)
Kevin Luckie (DCA)
Bernard Piaia (DOE)
Matthew Spadaccini (Treasury)
Michael Capelli
Loren Lemelle
Michael Maloney
Robert Nixon
Mario Vargas

being a quorum of the Board. Mr. Capelli, Ms. Lemelle, Mr. Maloney, Mr. Piaia and Mr. Spadaccini participated in the meeting by teleconference.

At the Chairman's request, Charles McKenna, chief executive officer; Jason Ballard, chief of staff; Andrew Yosha, executive vice president; Jane F. Kelly, vice president and assistant secretary; Donald Guarriello, vice president and chief financial officer; Raymond Arcario, vice president; Albert Barnes, chief counsel; Ritchard Sherman, managing director, Gregory Voronov, managing director; Sean Murphy, director; and Anthony Gilfillan, director of

the SDA participated in the meeting. Michael Collins of the Governor's Authorities Unit also participated in the meeting.

The meeting was called to order by the Chairman of the Board, Mr. Walsh, who requested that Ms. Kelly read the requisite notice of the meeting. Ms. Kelly announced that the meeting notice had been sent to the *Trenton Times* and *Star-Ledger* at least 48 hours prior to the meeting, and had been duly posted on the Secretary of State's bulletin board at the State House in Trenton, New Jersey.

Approval of Meeting Minutes

Mr. Walsh presented for consideration and approval the minutes of the Board's September 7, 2016 Open Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Vargas, the Open Session minutes of the September 7, 2016 meeting were approved by the Board upon its unanimous vote in favor of the resolution attached hereto as ***Resolution 3a***.

Authority Matters

CEO Report

At the request of the Chairman, Mr. McKenna provided the Report of the Chief Executive Officer. Mr. McKenna advised the Board that SDA has opened several schools which will serve the students of the state for many years to come. He added that this year, with the addition of the 7 schools that were opened, SDA will have provided seats for in excess of 8,500 students.

Mr. McKenna then began his report with an update on the Trenton Central High School (TCHS) project. He informed the Members that the design-builder, Terminal Construction,

continues with design phase services. He said that the stone work operation is complete and staff anticipates issuing a Notice to Proceed (NTP) with footings and foundations within the next few weeks.

Turning to projects in the Bridgeton School District, Mr. McKenna reported that, following the installation of playground equipment at the Buckshutem Road ES, an application for a Certificate of Occupancy (CO) will be submitted to the Department of Community Affairs (DCA). He added that a ribbon cutting ceremony was held on September 22. In regard to the Quarter Mile Lane ES project, he said that renovation work on the existing school is ongoing. He reported that the new addition was completed there and that the students have moved into the building.

Mr. McKenna reported that Design Ideas Group (DIG) has concluded pre-design phase services for the Camden HS project. He said that recommendations for a new Camden HS and the preliminary project charter are on today's agenda.

With respect to the East Orange George Washington Carver ES project, Mr. McKenna said that Site Enterprises, Inc. has mobilized and commenced demolition work at the site. He said that the SDA Design Studio continues to advance the design of the new school.

Next, Mr. McKenna gave an update on projects in the Elizabeth School District. He said that, for the Elizabeth HS - Frank J. Cicarell Academy project, a Temporary CO (TCO) was issued last month and the school session began as scheduled. He noted that a dedication ceremony was held on September 28. With respect to the Elizabeth New ES project, he reported that footings and foundations work is complete and other major site-work activities continue to progress well. He said that steel erection work was completed the previous month. Mr. McKenna said that footings and foundations work is ongoing for the Garfield James Madison ES

No. 10 project and structural steel fabrication is nearing completion. With respect to the Gloucester ES/MS project, he reported that construction work continues to progress well. He added that staff anticipates achieving substantial completion in November. For the Harrison New ES project, Mr. McKenna said that the design-build services procurement was advertised in July and price and technical proposals are due tomorrow, October 6. In regard to the Irvington Madison Avenue ES project, he reported that building demolition is complete and site work is nearing completion. He said that staff advertised for design-build services in mid-August and price and technical proposals are due October 25.

Turning to projects in the Keansburg School District, Mr. McKenna reported that a CO was issued in September for the Caruso ES project and staff is working on project close-out. He said that, for the Port Monmouth Road ES project, the design consultant continues with pre-design phase services work. He added that the school is vacant and destructive testing is being performed.

Mr. McKenna then gave an update on projects in the Jersey City School District. He reported that a TCO was issued in August for the Jersey City PS 20 project, and the school session began as scheduled. He said that staff held a ribbon cutting ceremony there and that punch list work is ongoing. In regard to the Jersey City ES No. 3 project, he said that building enclosure, interior finishes and site work are all progressing.

Mr. McKenna said that, for the Millville HS addition and renovation project, staff advertised for design-build services on September 30.

With respect to the New Brunswick Paul Robeson ES project, Mr. McKenna reported that a NTP for footings and foundations was issued the previous month. He said that abatement of the existing school and site remediation activities are ongoing.

Mr. McKenna next provided an update on projects in the Newark School District. He reported that all punch list items for Elliott Street ES project have been completed and that the area of refuge is being completed. He added that the application package for a Certificate of Acceptance is anticipated to be submitted to DCA within the next few weeks. Mr. McKenna said that staff anticipates completion of the punch list at the Oliver Street ES this month. He noted that a CO was issued for that school in August. In regard to the South Street ES project, he informed the Members that design-builder Ernest Bock & Sons (EBS) is actively working on the final design phase. He said that footings, foundations, and underground utility work are ongoing. He added that a groundbreaking ceremony was held at the South Street ES the previous month.

Turning to projects in the Orange School District, Mr. McKenna informed the Members that, for the Cleveland ES project, a NTP with schematic design phase services was issued at the end of August to the design consultant, Lan Associates. He noted that the schematic design phase is ongoing. He said that additional investigation activities to validate site conditions are also ongoing in anticipation of renovation work for the Orange HS project.

With respect to the Passaic Leonard Place ES project, Mr. McKenna reported that design-builder Dobco completed the footings and foundations design package and has submitted it to DCA for review. He said that staff anticipates issuing the NTP for the first construction package which will include footings and foundations in the current month.

In continuing, Mr. McKenna gave an update on projects in the Paterson School District. He said that, for the Dr. Hani Awadallah School project (Marshall Street ES), a CO application package was submitted to DCA the previous month. He noted that a dedication ceremony was held there on September 29. In regard to the Paterson PS 16 project, he reported that a TCO was

issued in August and the school session began as scheduled. He said that a ribbon cutting ceremony had been held there and that punch list work is ongoing.

Mr. McKenna said that working group design meetings are ongoing for the Pemberton Denbo Crichton ES project. For the Perth Amboy Seaman Avenue ES project, he reported that design builder Epic Management has commenced design phase services. He added that price and technical proposals for construction management (CM) services were received the previous month and a recommendation of award is on today's agenda.

Mr. McKenna then reported that a TCO was issued the previous month for the Phillipsburg HS project and the school session began there as scheduled. He said that a ribbon cutting ceremony was held on September 21 and that punch list work and commissioning are ongoing.

With respect to the Vineland New MS project, Mr. McKenna informed the Members that design-builder EBS continues with design phase services and has mobilized to perform site clearing and grading. He said that EBS submitted footings, foundations, and structural steel plans to DCA for review. He advised the Board that a NTP for CM services was issued to Joseph Jingoli & Sons the previous month.

Next, Mr. McKenna reported that asbestos abatement activities are underway for the West New York Harry L. Bain PS No. 6 renovation project. He said that preparation for the commencement of masonry work is nearly complete, windows are in fabrication and HVAC work is underway.

Mr. McKenna then informed the Members of an issue that has occurred in the Salem School District. He said that SDA and the DOE are working together to see if the condition will be deemed an emergent project.

Turning next to ongoing procurement activity, Mr. McKenna said that, in addition to the CM services award for the Perth Amboy Seaman Avenue ES project that management will be discussing and recommending later in the meeting, other activity currently underway includes procurements for design-build services for the Harrison New ES, Irvington New Madison Avenue ES and Millville HS projects.

Reporting on events, outreach and other SDA activities, Mr. McKenna advised the Board that SDA completed its school opening events the previous week. He said that ribbon cutting and/or dedication ceremonies were held for the Keansburg Caruso ES, Jersey City Dr. Maya Angelou ES, Paterson School No. 16, Phillipsburg HS (which, he noted, was attended by the Governor), Bridgeton Buckshutem Road ES, Elizabeth HS – Frank J. Cicarell Academy and finally the Dr. Hani Awadallah ES in Paterson. He added that having the opportunity to celebrate the opening of these 7 schools and see, first-hand, the students' reactions to being in their new learning environments is very uplifting.

Mr. McKenna reported that, during September, SDA staff also broke ground for the new South Street ES in Newark and held a press conference to announce the district's land acquisition for the future Perth Amboy HS. He said that the Perth Amboy School District purchased the land upon which SDA will erect the largest school building that the Authority has ever undertaken. He said that the new school will be occupied by 2,800 high school students.

Mr. McKenna advised the Members that SDA Communications staff is looking to schedule groundbreaking events for the Passaic Leonard Place ES and the Robeson School in New Brunswick later this month. He said that staff will let the Members know once the dates for these events have been finalized.

Mr. Walsh requested that SDA staff provide a report summarizing each project that was finished this year and include information such as the type of construction, the contractor's opinion of the job, and a summary of the original budget and schedule along with the final budget and schedule. At Mr. Luckie's suggestion, it was agreed that this summary will be presented by staff at a School Review Committee meeting sometime later this year.

Audit Committee

The Chairman then asked Mr. Nixon to provide the report of the Audit Committee. Mr. Nixon advised the Board that the Audit Committee met on September 19, 2016. He said that the Committee was provided with the August 2016 New Funding Allocation and Capital Plan Update. He said that there were no changes in commitments in the Unforeseen Events Reserve and 2008 Capital Plan Emergent Projects reserve balances for the SDA Districts during the reporting period. He said that there was a \$1 million decrease in the Planning Reserve balance. He explained that this decrease was due to the Board's approval of the revised planning charter for the Orange Cleveland Street ES project to reflect the updated project scope and budget based on the completion of pre-design services and negotiation of fees for the remainder of the design services through completion of the project. Mr. Nixon said that there was a \$2.3 million decrease in the 2011 Capital Plan Emergent Projects Reserve balance during the reporting period. He explained that this decrease followed the Board's approval of the release of additional funds necessary for the expeditious completion of HVAC replacement work at the Vineland HS South. Finally, he reported that the Program Reserve balance for the Regular Operating Districts increased by \$1.1 million due to a reduction in state share for grant projects nearing completion.

Mr. Nixon then advised the Board that, for informational purposes, management had provided the Committee a proposed Memorandum of Understanding (MOU) between the SDA and the Department of Education (DOE). He explained that the proposed MOU pertained to the Long Range Facilities Plan System and advised that Mr. Luckie will be discussing this matter with the Board when he provides the report of the School Review Committee (SRC).

In continuing, Mr. Nixon reported that the results of three real-time construction audits were presented to the Committee. He said that the audits were performed by SDA's outside consultants, Smolin Lupin. He explained that the three audits were conducted in compliance with the statutory requirement that capital portfolio projects costing over \$10 million be reviewed to assess whether state funds were expended in accordance with contract terms, SDA practices and state rules and regulations. He advised that the audits revealed that State funds utilized for the projects were expended prudently and consistent with legal requirements.

Finally, Mr. Nixon reported that management had provided the Committee with the August 2016 Monthly Financial Report. He said that Year-to-Date Authority Operating Expenses (Actual vs. Budget), at \$12.8 million, are down \$2.2 million as compared to the operating budget for the corresponding period. He explained that this is largely attributable to lower salary and benefit costs. In continuing, Mr. Nixon said that Year-to-Date School Facilities Project Expenditures (Actual vs. Forecast), at \$256.4 million, are \$16.8 million lower as compared to the capital spending forecast for the corresponding period. He advised the Board that this variance is due to lower than anticipated expenditures in construction work (\$13.6 million), property acquisition (\$2.7 million), grant activity (\$1.3 million) and project insurance (\$637,000), offset by increased spending in furniture, equipment and technology (\$1.5 million). Mr. Nixon then reported that project expenditures (Actual vs. Prior Year Actual), at \$256.4

million, are \$24 million lower as compared to the corresponding prior year period. He explained that this variance is due to increased spending in construction activity and school furniture, equipment and technology (related to multiple school openings in August and September). He noted that the increased spending is offset by decreased spending for grant activity, property acquisition, project insurance and legal and claims resolution services.

Mr. Nixon reported that, since program inception, approximately 76% of the funds authorized for SDA districts have been disbursed. Additionally, he said that, since program inception, 96% of all SDA disbursements relate to school facilities projects, while 4% relate to operating expenses. He added that the estimated value of current school facilities project activity remains at approximately \$2.2 billion.

School Review Committee

Preliminary Project Charter – Camden School District – Camden HS; Construction Management Award – Perth Amboy School District – Seaman Avenue Elementary School; Memorandum of Understanding (MOU) between New Jersey Schools Development Authority (NJSDA) and New Jersey Department of Education (NJDOE)

Mr. Walsh then asked Mr. Luckie to provide the report of the School Review Committee. Mr. Luckie said that the School Review Committee met on September 19, 2016 and considered three matters. He then presented for Board consideration a preliminary project charter for the Camden HS project (CHS) in the Camden School District which had been advanced by the Committee at its August 15, 2016 meeting. Mr. Luckie said that, in March 2012, the SDA Board approved the SDA's 2012 Capital Plan which identified a project to address facilities conditions deficiencies at CHS. He said that the existing CHS is a 300,000 square foot facility currently educating approximately 700 students in Grades 9 through 12. He advised the Board that, following approval of the Capital Plan, a Working Group comprised of district, DOE and SDA staff reviewed and validated the conditions deficiencies and sought to identify the project scope

items to be addressed. He explained that this process included a review of existing facility conditions needs and a discussion of district-wide high school enrollments and high school program needs. Mr. Luckie said that the Working Group concluded that a more detailed assessment of the facility's condition and additional program development activities were warranted and, for this purpose, recommended the hiring of a design consultant. He said that Design Ideas Group Architecture + Planning, LLC (DIG) was then hired for these purposes. He explained that when preliminary studies confirmed that a complete renovation of the existing CHS facilities would not be cost effective, SDA directed DIG to develop and evaluate options which included demolition and replacement of the existing facilities with new construction. Mr. Luckie said that, concurrent with DIG's activities, executive leadership directed SDA staff to develop a conceptual scope and projected costs for demolition of the entire existing CHS facility and its replacement with a new school facility. He informed the Board that SDA executive leadership is recommending advancement of a new replacement facility on the bases 1) that a new school facility will fully address educational needs requirements whereas a renovation project would not; 2) that a new school facility will better address facilities conditions needs over the extended life cycle of the facility; 3) that the cost of a project to renovate the entire existing facility is greater than the cost of delivering a new facility; and 4) that construction of a new school facility would allow for a design-build project delivery approach which will result in earlier delivery of the facility to the district.

The Chairman then indicated that the Board would take and consider comments from the public on the CHS matter only. He explained that a Public Comment period to hear all other matters would be provided in the normal course during the latter part of the meeting.

Public Comments—Camden High School Preliminary Project Charter

Mr. Walsh asked Camden Mayor Dana Redd to address the Board. Mayor Redd thanked the Board and Mr. McKenna for the opportunity to speak in support of construction of a new Camden HS. She said that she certainly can attest to the obsolete conditions of the CHS, having toured the entire facility. She said that several members of the community as well as Camden's Assembly representatives have joined her at today's meeting, along with the District Superintendent and School Board President, reflecting the importance of this project for the benefit of the children of Camden. She noted that the CHS facility is over 100 years old and that there is a need to move forward. She commended the Board for the many SDA projects that have advanced for students all across the State. She reiterated her support for the new school along with the support of other members of the community, including the legendary former principal of CHS, Riletta L. Cream. Mayor Redd urged the Board to approve the proposed preliminary project charter.

At the Chairman's request, Camden School District Superintendent Paymon Rouhanifard then addressed the Board. He began by thanking Mr. McKenna and SDA staff for their responsiveness during the past three years of his tenure. He acknowledged the Camden public officials for their advocacy in support of this project, noting that it is has been a long time coming. He said that it is hard to put into words what CHS means to the community, adding that an investment in the school is an investment in the community. He said that this milestone is the furthest Camden has ever been in this process and thanked the Board Members for their support.

The Chairman then called on Assemblywoman Patrician Egan-Jones. Assemblywoman Egan-Jones expressed her gratitude for the work of the SDA throughout the State. She emphasized the importance of CHS—not only for Camden but for the South Jersey region and

added that the new facility will shine even brighter. She expressed her thanks, as a member of the Assembly Education Committee, for the SDA's work on behalf of the State's children to ensure that they have functionally sound school facilities. She then introduced her colleague Assemblyman Arthur Barclay, a CHS graduate.

Assemblyman Barclay stressed the importance of the CHS project for Camden. He advised the Board that he is a 9-year volunteer basketball coach at CHS. He described the experience of attending away games with the players who often see new facilities far superior to their own. He described their inability to change in their own locker rooms due to the presence of rodents, pests and mold there. He said that conditions were the same 16 years ago when he attended CHS and emphasized the unfairness of this situation. He advised the Board that he was here to speak about "change". He said that the building conditions—variously too hot or too cold—result in the children being sent home from school and missing classwork. He described the "fencing off" of a part of the building that is structurally unsound and unsafe and noted the inadvisability of continuing to spend money to "band aid" conditions and the need to "think long term". Assemblyman Barclay expressed his belief that the proposed new school will attract children to it. He predicted that, with the new school in place, positive changes in terms of tardiness, test scores and the drop-out rate will result. He said that he is tired of Camden's children going to school elsewhere. He said that the potential for a new CHS is "huge" and will allow Camden to move forward. He commended the Mayor and Superintendent but stressed that it is not about the adults but, rather, it is about the children.

Mr. Walsh then asked Mr. F.M. Ingram, a citizen of Camden, to speak to the Board. Mr. Ingram said that he supports construction of a new high school for Camden. He said that he has with him documentation from when the CHS renovation project was proposed in 2001, reflecting

the fact that he is not new to this process. He thanked the SDA Board for their support of the various other schools (e.g. the Catto, Dudley, Morgan Village schools) which SDA has advanced in Camden. He added that the CHS project is long overdue and stressed that the community is here to work with the SDA. He said that the children of Camden deserve better. He expressed his concern with the type of “swing space” that would be provided to the children while the school is under construction. He again emphasized that many people in the community are willing to work towards making the new CHS a reality.

At the Chairman’s request, Mr. R. Mangaliso Davis, a citizen of Camden, addressed the Board. He said that he is a concerned citizen, as demonstrated by his work in environmental issues in the City of Camden. He described the environmental and monitoring systems with respect to which he has advocated that have not been maintained and monitored following installation. He then described mold and other issues in the schools and the respiratory problems experienced by Camden’s citizens. He discussed lead in the water system, likening Camden to Flint, Michigan. He described non-working flushers along with concerns as to whether air monitoring systems are working and asked “who is in charge?”. He described the construction of schools on previously contaminated sites and the presence of toxic water in certain schools. He said that people are not listening. He described his past efforts to address these issues. He stated that it did not make sense to spend money to renovate a 100-year-old school.

The Chairman then asked Vida Neil, a resident of Camden, to address the Board. Ms. Neil introduced herself as a graduate of CHS and a political blogger focusing on education issues in the City of Camden. She decried the lack of transparency from local officials in the City of Camden. She said that she is a member of the Camden PTO and a volunteer at CHS. She referenced the millions of dollars allocated for revitalization to the Camden District in 2012 and

questioned where that money went, noting that it did not go to CHS. She questioned the plans for demolition and rebuilding of the school noting that the model advanced is the Renaissance model. She said that, following October 15, prior to which the money stays with the charter schools, children are returned from the Renaissance and charter schools to the public schools as those schools don't care about these children. She said that at a recent event held by Mayor Redd, she had questioned the delay associated with the Lanning School and the location of the Kipp-Norcross Academy there. She said that the community was "bamboozled" into the loss of that school. She disagreed with the Governor's assertion that there is a waiting list for that school. She described efforts to recruit children to the Academy through the provision of food to the children. She reiterated that those schools don't teach special education children and they don't instruct in cursive writing. She said that the public schools are being "raped". She negatively described the food provided to the children in the public schools and issues with flooding, contaminated water and mold. She said that the children in Camden are suffering. Ms. Neil said that it is not necessary to tear down CHS but, rather, the community wants CHS to be revitalized.

At the Chairman's request, Moneke Ragsdale, President of the Camden HS PTO, addressed the Board. Ms. Ragsdale introduced herself as the President of the CHS PTO. She said that her concern is with the need for transparency, opining that residents in a democracy must have a say. She said that the community would like to have been included in the planning of the proposed new CHS. She described the times that she and her parents spend working at the school. She advised the Board that her concern has not been with the tower but rather with the iconic castle front. She agrees that there should be a new school (CHS) but believes that the

castle front must stay. She urged the Authority to work closely with the community in the planning of the CHS project.

The Chairman then called on Keith Benson to address the Board. Mr. Benson said that he is hoping to work together with the SDA on the CHS project. He said that there is no argument that a newly constructed CHS is needed. He said that the concern is with maintaining the castle on the hill which is the icon for Camden and its “achieved black community”. He referenced certain notable CHS graduates. He described CHS as a storied building with a historic past. Mr. Benson said that there is a trust issue in Camden. He referenced the “shenanigans” with other schools, citing the Lanning Square School. He suggested that the buildings in the back of CHS be newly constructed but that the castle on the hill remain. He said that the national historic registry status of the castle on the hill should be determined and indicated that he would pursue this. He said that funds for restoration of the castle on the hill could be raised and outlined a compromise approach which would involve constructing the building while maintaining the castle. He again cited “trust issues” and requested the opportunity to follow up with the SDA harmoniously as the project moves forward for the benefit of the children.

Mr. Stan White, who retired from the Camden Board of Education following 25 years, addressed the Board next. He stressed that transparency, trust between government and the community and inclusion are significant concerns. He said that CHS rumors are rampant. He described the raising of \$1.5 million by the community to restore athletic fields at CHS. He cited the opposition of certain government officials to that effort who called its proponents “agitators”. He described the phased approach to that project and the problems that still remain to be addressed (kitchen, bleachers, changing rooms). He asked whether the SDA has the authority to

ensure that community members have involvement in the process and that they are not “selected” community members as occurs in the City of Camden. He asked that SDA “think outside of the box”. He described how politicians impede the process. He thanked the Board Members for the opportunity to address them.

The Chairman then called on Mr. Amir Khan, a businessman and activist, to speak to the Board. Mr. Khan said that, unlike other speakers, he is not a graduate of CHS but that his father was the physician for CHS and its football team for many years. He described the poor condition of the bathrooms and football fields at CHS. He described his involvement in raising funds to address those needs. He stressed his support for Mr. White in this process. He described a feeling of hopelessness in Camden—that the community feels that no matter how they vote or what they say, it has no impact on what elected officials do. He described a meeting the previous week to discuss the CHS project. He said that it was repeatedly stated at that meeting that the CHS project “will be approved” at the SDA’s upcoming Board meeting. He then cited the scheduling of a press conference by the Governor at CHS where an announcement would be made, even before the SDA Board considered the issue. He said that residents want transparency and to be a part of the process.

Billie Hayes, a resident of the City of Trenton and TCHS graduate, addressed the Board. He said that he was speaking to discuss problems with previous projects SDA did in Trenton. He then discussed the TCHS project and its devastation of the community. He criticized SDA’s track record. He said that he was sharing his experience with the Camden community and he cautioned Mayor Redd. He said that the swing space provided TCHS students did not meet educational standards. Mr. McKenna interjected that Mr. Hayes’ statement regarding the swing

space was inaccurate. Mr. Hayes then described environmental problems with the demolition of the TCHS building and recommended that Camden hire its own project manager.

Next, Mr. Frank Faras, a resident of the City of Trenton and TCHS graduate, spoke to the Board. Mr. Faras said that he lives across from TCHS and described the “disgusting” air quality that existed during the demolition of TCHS and stressed that the whole community is affected by the work. He described the noise during the early morning hours. He said that his mother, who was born in Europe, would ask if it was the Nazis to which he would reply “No, it’s the SDA”. He discussed the vibrations that affected his home causing cracks in his foundation and the fact that his neighbors have gotten cancer. He described pools of water on site which resulted in a significant mosquito problem. He said that air monitoring equipment is not in the boxes. Mr. McKenna said that this is inaccurate and that the results are consistently posted on the SDA website. Mr. Faras questioned the TCHS science program and urged Camden to think about what can happen when you “make a deal with the devil”.

Mr. McKenna emphasized the requirement that the State provide a thorough and efficient education to SDA District students. He also referenced comments about a potential historic site designation for the castle on the hill. He said that, should this occur, SDA will approach the project accordingly. He also addressed the concerns raised regarding potential swing space for CHS. He said that the proposed preliminary project charter lists “TBD” in connection with swing space as the nature of the swing space needs and the cost thereof has not yet been determined. By way of example, he described the process and costs associated with providing swing space in connection with the TCHS project. He noted that SDA pays for the swing space associated with its projects but not for bussing/transportation. He then outlined the basis upon which it was determined that new construction was preferable to renovation for the new CHS.

He acknowledged the memories and aesthetics that are meaningful to community members in connection with the existing facility but stressed that SDA's constituency is the students. He said that, as we are all part of a democracy, SDA cannot seek input from every individual citizen but, rather, works with the community's elected officials. He urged the Board to approve the preliminary project charter for the CHS project as proposed.

The Chairman expressed his appreciation for the presence and input provided by the public and said that he would follow up with respect to certain of the issues raised. However, he said that some of the comments—citing, in particular, the reported inadequacy of certain swing space—appear inaccurate. He recalled the time and funding applied to swing space by the Authority. He also noted the excellence of the facilities and technology that have been provided to New Jersey's students through the work of the SDA. Mr. Walsh also cited the tremendous outreach efforts being made by Mr. McKenna. Mr. McKenna commented on the fact that advancement of the CHS project has been discussed since 1981 and that it is time to move the project forward. Ms. Hassett noted that approval of the preliminary project charter is just the beginning of the process—a process that has gone on for a long period of time. She encouraged continued community input as part of the process moving forward. Mr. Vargas said that he is certain that, even with their opposing views, everyone concerned has the best interests of the students in mind. He urged the Board to move forward with approval of the preliminary project charter and said that some of the issues raised can be addressed as part of the process.

Mayor Redd thanked the Board and Mr. McKenna for their support in this process; for listening to the concerns expressed; and for approval of the preliminary project charter for the new CHS. She also thanked Mr. McKenna for his recent visits to Camden to meet with members of the community.

Whereupon, upon motion duly made by Mr. Vargas and seconded by Mr. Piaia, the preliminary project charter for the new Camden High School project was unanimously approved with the Board's unanimous vote in favor of **Resolution 6a**.

Next, at the Chairman's request, Mr. Luckie discussed the recommended construction manager award for the new Perth Amboy Seaman Avenue ES project (Project). He reported that the Seaman Avenue ES will be an approximately 128,000 square foot facility to educate 724 students in grades K through 5 in the Perth Amboy School District. He said that, on July 6, the SDA Board approved the Project's final charter and the award of a design-build construction contract to Epic Management, Inc. (Epic) in the amount of \$43,570,000. He said that, on August 15, a NTP with design phase services was issued to Epic and management now is seeking Board approval to award a contract for construction management (CM) services. Mr. Luckie said that, on July 19, a package for CM services was advertised as a price (40%) and other factors (60%) solicitation. He informed the Members that management now is recommending the award of a contract in the amount of \$1,438,300 for CM services for the Project to the highest ranked firm, GREYHAWK North America, LLC which has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents.

A resolution pertaining to this matter had been provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Mr. Piaia, the construction manager award for the Seaman Avenue ES project in the Perth Amboy School District was approved with the Board's unanimous vote in favor of **Resolution 6b**.

Next, Mr. Luckie discussed the recommended Memorandum of Understanding between the SDA and the DOE. He reported that the Long Range Facilities Plan System (System or LRFP System), initially developed in 2005, is a web-based system of hardware and database

software designed to collect, manage and maintain LRFP data for all school districts throughout the state, inclusive of the SDA Districts. He said that the System is used jointly by SDA and DOE and provides the critical data necessary to support SDA Capital Plan development for SDA Districts as well as DOE evaluations of proposed school facilities projects. Mr. Luckie said that the System facilitates the required exchanges of data between DOE and SDA regarding potential projects and district- and state-wide matters. He informed the Members that the current System requires upgrades and modifications to address significant remaining needs in terms of user interface, data access, reporting, document storage, and LRFP and project coordination. He said that changes to educational laws and regulations, review standards, and school facilities funding since the design of the 2005 system have further increased the need for an improved LRFP system with an integrated project application component. Mr. Luckie advised the Board that a new System is under development by DOE. He said that much of the framework and programming is in place and it is expected to be completed in 2017. Mr. Luckie advised that the new System will address the existing system's limitations and will support consistency and accuracy of data, coordinated and efficient processes, and improved reporting. He said that, in order to complete the project on schedule, DOE has recognized the need for additional staff support in the form of two contractor positions for one full year. He added that these positions, pursuant to the proposed MOU, would be funded by SDA.

A resolution pertaining to this matter had been provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Ms. Hassett, the MOU between the SDA and DOE was approved with the Board's unanimous vote in favor of *Resolution 6c*.

Public Comments

The Chairman then opened the formal Public Comments portion of the meeting. No member of the public came forward to address the Board.

Mr. Walsh then asked for a motion to adjourn the meeting. Upon motion duly made and seconded and with unanimous consent, the meeting was adjourned.

Certification: The foregoing represents a true and complete summary of the actions taken by the Board of the New Jersey Schools Development Authority at its October 5, 2016 meeting.

/s/ Jane F. Kelly
Assistant Secretary