

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD MEETING
WEDNESDAY, AUGUST 2, 2017 AT 9:00 A.M.
32 E. FRONT STREET, TRENTON, NJ
BOARD ROOM**

1. NOTICE OF PUBLIC MEETING

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

- a. Board Open Session Meeting Minutes of July 5, 2017

4. AUTHORITY MATTERS

- a. CEO Report
- b. Chairman's Report

5. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)

- a. Demolition Contractor Award – Camden City School District – Camden High School
- b. Preliminary Project Charter – Keansburg School District – Port Monmouth Road School – Addition and Renovation Project
- c. COMPANY NAME: Torcon, Inc.
DISTRICT: Elizabeth
CONTRACT NO.: EL-0042-B01
CM: Epic Management, Inc.
SCHOOL NAME: Elizabeth New ES
CHANGE ORDER NO.: One (1)
REASON: Additional Work and Associated Cost to Satisfy Acoustical Performance Requirements
AMOUNT: \$988,000
CONTRACT STATUS: 75% Paid to Date against the Current Contract Value

6. REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE (CHAIRMAN'S REPORT)

- a. Revised Preliminary Project Charter – Camden City School District – Camden High School - Temporary Facilities

7. MONTHLY REPORTS

- a. *For Informational Purposes*
 - i. Active Projects Report
 - ii. Project Close Out Status Report
 - iii. Project Status Reports
 - iv. Contracts Executed Report/Amendments & Change Orders Executed Report
 - v. Contract Terminations Report (*no activity*)
 - vi. Settlement Activities Report
 - vii. Contractor and Workforce Compliance Report

- viii. Regular Operating District Grant Activity Report
- ix. Notification of Amendments to Goods and Services Contracts Not Exceeding \$100,000 or 10% of the Contract Value (*no activity*)
- x. Communications Report (*no report*)
- xi. Monthly Financial Report
- xii. Design Contract De-Obligations Report (*no activity*)

8. PUBLIC COMMENTS

9. EXECUTIVE SESSION

- a. Request for Authorization to Enter into an Agreement consenting to the Transfer and Redevelopment of Real Property Acquired in Connection with the East Orange Cicely L. Tyson School of Performing and Fine Arts Demonstration Project
- b. Litigation/Contract Matter(s) – OPMA Exemption N.J.S.A. 10:4-12b (7)
CCD Report

10. ADJOURNMENT

APPROVAL OF MEETING MINUTES

JULY 5, 2017 OPEN SESSION

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 5, 2017**

A teleconference meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, July 5, 2017 at 9:00 A.M. at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Edward Walsh, Chairman
Kevin Luckie (DCA)
Bernard Piaia (DOE)
Matthew Spadaccini (Treasury)
Kevin Egan
Michael Capelli
Loren Lemelle
Lester Lewis-Powder
Robert Nixon
Mario Vargas

being a quorum of the Board. Mr. Luckie and Mr. Vargas participated in the meeting in person.

At the Chairman's request, Charles McKenna, chief executive officer; Andrew Yosha, executive vice president; Jane F. Kelly, vice president and assistant secretary; Donald Guarriello, vice president and chief financial officer; Manuel Da Silva, vice president; Albert Barnes, chief counsel; and Gregory Voronov, managing director of the SDA participated in the meeting. Thomas Huth of the Governor's Authorities Unit also participated in the meeting by teleconference.

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 33 West State Street in Trenton, New Jersey. Ms. Kelly then conducted a roll call and indicated that a quorum of the Members was present.

Approval of Meeting Minutes

Mr. Walsh presented for consideration and approval the minutes of the Board's June 7, 2017 Open and Executive Session meetings. A copy of both meetings' minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Nixon and seconded by Mr. Luckie, the June 7, 2017 Open and Executive Session meeting minutes were approved by the Board upon its unanimous vote in favor of the resolution attached hereto as ***Resolution 3a/3b***.

Authority Matters

CEO Report

At the Chairman's request, Mr. McKenna provided the Members with the report of the CEO. Mr. McKenna began the report with an update on the Trenton Central HS (TCHS) project. He reported that the Department of Community Affairs (DCA) reviewed and issued comments on the final building design documents that are being incorporated by the design-builder. He added that a resubmission will be made to DCA within the next few weeks.

Turning to projects in the Bridgeton School District, Mr. McKenna said that for the Buckshutem Road ES and the Quarter Mile Lane ES projects, SDA staff submitted applications for certificates of occupancy (CO) for both projects.

Mr. McKenna reported that for the Camden HS project, SDA staff advertised a demolition package in June and price proposals are due July 25. For the East Orange George Washington Carver ES project, he said that SDA staff issued a notice of award to design-builder Dobco, Inc., on June 23. Mr. McKenna informed the Members that substantial completion is scheduled for the end of this month for the Elizabeth New ES project. He said that furniture, fixtures, equipment and IT work is scheduled to be completed in August for a September opening of the facility.

With respect to the Garfield James Madison ES No. 10 project, Mr. McKenna said that exterior veneer work continues to progress well. For the Harrison New ES project, he reported that SDA staff accepted Brockwell & Carrington's preliminary design submission and it will be submitted to the DCA for review and release. He added that three structures on adjoining sites have been demolished and backfilling activities are underway.

Mr. McKenna said that design phase services continue for the Irvington Madison Avenue ES project and a limited notice to proceed (NTP) was issued June 8 to Epic Management, Inc. for construction management (CM) services. For the Keansburg Port Monmouth Road ES project, he reported that schematic design phase services are complete and design development phase services have initiated.

Mr. McKenna informed the Members that the district is occupying the Jersey City ES No. 3 facility. He added that punch-list and closeout phase work is ongoing. For the addition and renovation project at the Millville HS, he said that Hall Construction is currently performing on-

site investigations to confirm existing conditions. He added that SDA staff advertised for CM services the previous week.

Mr. McKenna reported that for the New Brunswick Paul Robeson ES project, masonry, HVAC, electrical and plumbing work is ongoing. For the Newark South Street ES project, he said that rooftop unit delivery and installation are ongoing and roofing and exterior veneer installation has begun.

Turning to projects in the Orange School District, Mr. McKenna informed the Members that for the Cleveland ES project, the design consultant is finalizing the design development phase. He said that SDA staff issued an NTP for abatement, demolition and site improvements to Yannuzzi Group (Yannuzzi) on June 5. He said that the Yannuzzi will be demolishing the 3 buildings that are adjacent to the Cleveland ES, thus permitting the addition and renovation work to proceed. For the Orange HS project, the design consultant is finalizing the schematic design phase.

In continuing, Mr. McKenna gave an update on projects in the Passaic School District. He said that concrete deck work is progressing for the Leonard Place ES project. With respect to the Dayton Avenue Educational Campus project, he reported that SDA staff advertised the design-build services procurement package for bid on June 13 and held the pre-bid meeting at the site on June 29. He said that technical and price proposals are due September 7.

Mr. McKenna reported that for the Paterson Union Avenue MS project (former site of Don Bosco Academy), SDA staff held the kickoff meeting for demolition services on June 14. He added that the contractor is preparing to mobilize mid-July. For the Pemberton Denbo Crichton ES project, he said that temporary space is being readied for the upcoming school year. He noted that design-build bid documents are being finalized. In regard to the Perth Amboy

Seaman Avenue ES project, he said that design phase services are ongoing and site utility installation has commenced.

With respect to the Vineland New MS project, Mr. McKenna reported that masonry, steel erection, roofing, electrical, plumbing, and HVAC work are all ongoing and site paving, curbing and exterior veneer work has commenced.

In continuing, Mr. McKenna informed the Members that for the West New York Harry L. Bain PS No. 6 project, phased turnover of the facility to the district has begun. He said that the turnover will be complete for a September reopening by the district.

Mr. McKenna then reminded the Members that a classroom ceiling had collapsed at the Salem MS. He said the he and the Senate President are looking at a building run by the diocese to lease, which may offer a better option than utilization of temporary classroom units.

Turning next to ongoing procurement activity, Mr. McKenna said that activity currently underway includes procurements for: design-build services for the Passaic Dayton Avenue Educational Campus project; demolition services for the Camden HS project; CM services for the Millville HS project; site consultant services; legal services; OCIP IV broker services; and business, real estate property & casualty insurance broker services.

Reporting on events, outreach and other SDA activities, Mr. McKenna said that SDA staff held a community meeting in Perth Amboy on June 13 to discuss the start of construction of the new Seaman Avenue School. He added that SDA staff also attended a couple of community meetings in Camden on June 21 to provide an update on the status of the new Camden HS project.

Mr. McKenna informed the Committee that SDA vice president Manny Da Silva received the 2017 Estraldas do Condado de Essex at the Annual Essex County Portuguese Heritage Celebration on Wednesday, June 14.

Mr. McKenna said that the SDA had issued its Biannual Report the previous month and noted that it is available for review on the SDA website.

Finally, Mr. McKenna advised the Members that Communications staff is working to schedule a groundbreaking ceremony later in the month for the Perth Amboy Seaman Avenue School project.

Audit Committee Report

The Chairman then requested that Mr. Nixon provide the report of the Audit Committee. Mr. Nixon reported that the Audit Committee met on June 19, 2017. He said that management provided the Committee with the May 2017 New Funding Allocation and Capital Plan Update. He advised the Board that only one change had occurred in SDA District Reserve Balances during the reporting period. Specifically, he reported that the 2011 Emergent Projects Reserve experienced a decrease of \$1.9 million due to the release of funds for structural repair work at the Camden Cramer ES. Additionally, he reported that the reserve balance for the Regular Operating Districts (“RODs”) decreased by \$200,000 during the reporting period. He explained that this was due to the release of \$1.3 million to address HVAC corrective work at the Egg Harbor City MS, offset by a \$1.1 million increase due to reductions in state share for grant projects nearing completion.

Next, Mr. Nixon advised the Members that the Board will need to take action in connection with one item. He explained that the Audit Committee is recommending approval of a 2-year contract extension for Ernst & Young (E&Y) for independent auditor services and other

services required by the Committee. Referencing materials that previously had been provided for Board review, he reminded the Board that in 2014, after a competitive procurement process, and in compliance with Executive Order 122, SDA retained E&Y for independent auditor services. He advised that the initial term of the contract is expiring but explained that the contract provides the Authority with the option to extend the agreement for two one-year periods. He said that the cost of the extension years is \$109,500 for 2017 and \$113,500 for 2018. Mr. Nixon said that the Committee believes that exercising the SDA's option to extend is prudent for a number of reasons. He said that the Audit Committee works well with E&Y, that E&Y knows the staff and the organization extremely well and that that E&Y has always provided the services without issues. He said that the Committee has concluded that it would be disruptive at this time to go out to bid. Mr. Nixon said that the Committee is recommending that the Authority exercise its option for both years 2017 and 2018. Mr. Vargas asked if a new bid process will proceed following the 5 year period. Mr. Nixon responded in the affirmative.

A resolution pertaining to this matter had been provided to the Board in advance of the meeting. After discussion, upon motion duly made by Mr. Luckie and seconded by Mr. Vargas, the proposed Ernst & Young 2017 and 2018 contract extension for Financial Statement Audit Services was approved with the Board's unanimous vote in favor of **Resolution 5a**.

In continuing, Mr. Nixon noted that the Authority's internal auditing unit informed the Committee of the closure of more than 60 audit recommendations. He commended the excellent work of the internal auditing unit.

Mr. Nixon then provided the May 2017 Monthly Financial Report. He advised that the Authority's operating expenses (Actual vs. Budget) for the year-to-date period totaled \$9.7 million, which is down \$1 million as compared to the budget for the corresponding period. He

explained that the decrease is mainly attributable to lower salaries and benefit costs. He said that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period total \$157.5 million and are \$17.4 million higher as compared to the capital spending forecast for the corresponding period. Mr. Nixon then reported that project expenditures (Actual vs. Prior Year Actual), at \$157.5 million, are \$2.2 million higher as compared to the corresponding prior year period. He explained that the variance is due to increased spending on grant activity offset by decreases in construction costs and other project related costs. In conclusion, Mr. Nixon reported that, since program inception, approximately 78.4% of the funds allocated 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 advised that the estimated value of current school facilities project activity is approximately \$2.2 billion.

School Review Committee

2012 Capital Plan Amendment – Hoboken School District – Substitution of Project; Release of Funds from Program Reserve – Newark Public Schools District – Hawthorne Avenue Elementary School – Emergent Project – Exterior Masonry and Roof Replacement; Egg Harbor Township High School – Change Order – Delric Construction Company, Inc.

Mr. Walsh asked Mr. Luckie to provide the report of the School Review Committee. Mr. Luckie said that the Committee met on June 19, 2017. He said that the first matter for Board consideration is a proposed amendment to the SDA's 2012 Capital Plan whereby one project will be substituted for another project in the Hoboken School District. He reported that the Authority's 2012 Capital Plan included a project to address facilities conditions deficiencies at the Hoboken Thomas G. Connors ES (the Connors School). He said that the Connors School educates 314 students in grades Pre-K through 6. Mr. Luckie explained that, after approval of

the Capital Plan, school district, City, Department of Education (DOE) and SDA staff reviewed and validated district needs. He advised the Members that this process revealed that the Connors School is located entirely within a 100-year floodplain area that has been Federal Emergency Management Agency (FEMA)-designated as a “Special Flood Hazard Area - High Risk”. Mr. Luckie said that the Connors School has experienced flooding in the past and is anticipated to experience such flooding in the future. He reported that regulatory limitations imposed due to the Connors School’s location have negatively affected the value and extent of renovations that can be completed there resulting in a reduction in the School’s educational capacity. He said that the working group concluded that the district’s A.J. Demarest School (Demarest School) is appropriate as a substitute for the Connors School based upon its capacity, core group spaces, facility conditions, cost and FEMA floodplain classification. Mr. Luckie informed the Members that SDA management recommends advancement of a project at the Demarest School to substitute for the previously identified Connors School and is requesting that the Board approve an amendment to the Capital Plan for this reason. He said that the estimated funding necessary to complete the anticipated work at the Demarest facility is consistent with the estimated costs that previously had been allocated for work at the Connors School. Mr. Voronov noted that the Demarest School is actually more spacious than the Connors School and is thus a good choice to substitute for that school.

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 proposed amendment to the SDA’s 2012 Capital Plan for the Hoboken School District was approved with the Board’s unanimous vote in favor of ***Resolution 6a***.

At the Chairman's request, Mr. Luckie discussed management's recommendation for a release of funds from the program reserve for the Newark Hawthorne Avenue ES emergent project (the Project). He advised the Board that the Hawthorne Avenue ES (Hawthorne School) is an approximately 81,000 square foot facility that educates 390 students in grades Pre-K to 8. He said that following joint site visits by SDA and DOE staff to review the district's potential emergent conditions, DOE issued pre-construction approval in July 2012 for an emergent project to address conditions related to the building's exterior masonry and roofing system. Mr. Luckie informed the Members that, in March 2013, after receipt of pre-construction approval, SDA issued a grant offer to the district to allow for the advancement of the Project by way of SDA delegation for district management. He said that the Project was placed on hold after the grant was executed while the district reviewed and assessed its buildings and planned for their future use. He said that in May 2016, the district advised SDA that it would be continuing to use the Hawthorne School as a school facility for the near future and that the masonry and roof work had to proceed for the continued operation of the school. Mr. Luckie advised that SDA staff has reviewed the Project scope to ensure that it adequately addresses the identified conditions and does not include work above that required to remedy those conditions. He added that staff also reviewed the construction cost estimate and other costs and concluded that the cost of the Project, including appropriate contingency, is \$1,758,000.

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. Walsh and with Mr. Lewis-Powder recused and abstaining, the release of funds from the program reserve for the Newark Hawthorne Avenue ES emergent project was approved with the Board's unanimous vote in favor of ***Resolution 6b***.

At Mr. Walsh's request, Mr. Luckie next discussed management's recommendation for a proposed change order required as the result of a modification to the scope of remedial work to address a roof condition at the Egg Harbor Township HS project (the Project). Mr. Luckie advised the Board that the Committee held a special meeting on June 29, 2017 to consider this matter. He said that in May 2012, SDA completed an 115,000 square foot addition to the existing Egg Harbor Township HS, which included the construction and installation of a standing seam metal roof. He said that, subsequently, the ceilings of upper floor classrooms and other locations at the school exhibited moisture damage due to condensation. He said that it was determined that the condensation problems were the result of design errors and omissions and construction defects, and that litigation ensued. He said that the Authority determined that the underlying condensation condition needed to be remediated while the litigation was pending. Mr. Luckie reported that in August 2016, the Board approved staff's use of the General Construction Services Task Order contract to delineate the existing facilities conditions, to develop and assess corrective options and to advance the most appropriate scope of work to correct the deficiencies. He advised that Delric Construction Company, Inc. (Delric) received the rotational assignment. Mr. Luckie said that site visits were conducted this past December and January to review the building roof and other conditions and to discuss options for performing the corrective work. He informed the Members that Delric provided the SDA with a cost estimate to complete the entirety of the scope of work in the not-to-exceed amount of \$1,141,371 and the Board approved this in March 2017. He explained that, later, SDA received the Final Emergent Conditions Report from Delric outlining three (3) corrective options to remedy the existing roof condition per Delric's scope of work and determined that option No. 2 was the best option to address the roof work. He advised that this final recommended and

accepted option includes additional scope of work beyond the option that Delric had used as the basis for the Project cost proposal. He said that it is necessary to revise the Project's scope and authorize Change Order No. 1 in order to provide additional funds in the amount of \$160,213.49 to advance the Project. He said that Board approval is also being sought to reestablish the construction contract value to equal the contract value inclusive of Change Order No. 1.

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 Board approved Change Order No. 1 for the Egg Harbor HS emergent project with the Members' unanimous vote in favor of *Resolution 6c*.

Public Comments

The Chairman then opened the Public Comments portion of the meeting. At the Chairman's request, Ms. Kelly called on Mr. Frank Faras, a resident of the City of Trenton, to address the Board. She said that, prior to the meeting, Mr. Faras had provided a handout that was distributed to the Members. She said that, following the meeting, the handout will be forwarded to those Members who are participating in the meeting telephonically.

Mr. Faras advised the Board that he lives across the street from the TCHS project/demolition site. He referenced the photos (handout) that had been distributed to the Members. He said that the photos depict two concrete towers that had been erected on the project site the previous month and were used to mix cement. He said that the photos also show clouds of material that travel across the street coating his house and his car. He said that on summer mornings it is possible to smell and taste the material. Mr. Faras said that Mr. McKenna has stated that he doesn't believe that the material is carcinogenic or very serious.

Mr. Faras then referenced the particular sheet of the handout which provides safety data prepared by the manufacturer of the concrete material. He said that this data sheet reflects that the material is classified as “1A” which, following testing on human beings, is globally recognized by the federal Environmental Protection Agency, Occupational Safety and Health Administration (OSHA) and state Department of Environmental Protection as carcinogenic for humans. He said that he “wants this stopped”. He said that he has asked repeatedly for this to stop and thought, at first, that SDA’s failure to do so was just “incompetence”. He said that he now believes that it is “gross negligence” on the Authority’s part. He said the Members should understand that the neighborhood does not want this. He asked that the Authority “make it stop today”.

Next, Ms. Kelly asked that Jerrell Blakeley of the Healthy Schools Now Coalition/Work Environment Council approach the podium. Mr. Blakeley said that SDA had reached out to him the previous week to let him know that letters had gone out to the SDA districts to advise them of the determinations that had been made regarding their emergent project submissions. Mr. Blakely said that he had submitted an Open Public Records Act (OPRA) request to SDA seeking information regarding the status of the SDA’s emergent projects program. Mr. Blakeley explained that he is particularly interested in obtaining answers as to what/how many projects were approved to advance; and what percentage the number of approved projects is of the number of total submissions. He said that he also would like the documentation that had been provided by SDA to the districts. Mr. McKenna said that a response to Mr. Blakeley’s OPRA request will be issued today. Mr. Blakeley thanked the Authority for meeting their commitment to advise him when the information became available. Mr. Yosha advised Mr. Blakeley that 15 projects are advancing. Mr. McKenna explained that while there were many more potential

projects submitted by the districts, DOE deemed some paperwork submissions incomplete and concluded that potential project submissions did not meet the criteria applicable to an “emergent project”.

Adjournment

There being no further business to come before the Board, Mr. Walsh asked for a motion to adjourn the meeting. Upon motion by the Chairman 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 July 5, 2017 meeting.

/s/ Jane F. Kelly
Assistant Secretary

Resolution—3a.**Approval of Minutes**

WHEREAS, the By-Laws provide that the minutes of actions taken at meetings of the New Jersey Schools Development Authority be approved by the Authority's Board of Directors; and

WHEREAS, pursuant to Section 3(k) of P.L. 2007, Chapter 137, the minutes of the July 5, 2017 Board meeting of the New Jersey Schools Development Authority, for the Open Session were forwarded to the Governor on July 6, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the New Jersey Schools Development Authority's July 5, 2017 Open Session meeting are hereby approved.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Dated: August 2, 2017

AUTHORITY MATTERS

CEO REPORT (*ORAL*)

CHAIRMAN'S REPORT (*ORAL*)

REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)

DEMOLITION CONTRACTOR AWARD - CAMDEN CITY SCHOOL DISTRICT - CAMDEN HIGH SCHOOL



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

32 EAST FRONT STREET
P.O. BOX 991
TRENTON, NJ 08625-0991
609-943-5955

5

MEMORANDUM

TO: Members of the Authority

FROM: Sean Murphy
Director, Procurement

Andrew Oakley
Deputy Program Director, Program Operations

RE: District: Camden
School: Camden High School
Description: Demolition of Existing School Buildings
Package No.: CA-0022-N01
CCE: \$7,240,322
Advertised CCE Range: \$6,500,000 to \$7,600,500
Award: \$6,682,000
CM: N/A

DATE: August 2, 2017

SUBJECT: Demolition Contractor Award

INTRODUCTION

We are writing to recommend approval by the Members of the Authority of the award of a contract in the amount of \$6,682,000 to USA Environmental Management, Inc. (USA)¹ for the demolition of all existing structures on the Camden High School site in the Camden School District (District), in preparation for the delivery by the NJSDA of a New Camden High School for the District at that site.

Pursuant to the NJSDA Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012, Board approval is required for the award of construction contracts greater than \$500,000.

BACKGROUND

At the March 7, 2012 NJSDA Board meeting, the Members approved the Authority's 2012 Capital Plan. That Plan identified a project to address facilities conditions deficiencies at Camden High School.

In order to most effectively and efficiently address facility conditions needs for the Camden High School project, the NJSDA engaged Design Ideas Group Architecture + Planning, LLC (DIG) to perform Predesign Phase services. Pursuant to Board approval provided on August 5, 2015, DIG was authorized to analyze and develop conceptual renovation options for addressing identified facility

¹ USA listed the following subcontractors for the required trades in its Price Proposal: Winzinger, Inc. (Demolition), Falasca Mechanical Inc. (HVACR and Plumbing), Zsenak Electric Company, Inc. (Electrical), and USA Environmental Management, Inc. (Asbestos Removal/Treatment).

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conditions needs and, to the extent feasible, for addressing educational program needs based upon a renovation space program developed by NJDOE in conjunction with the District's Long Range Facilities Plan (LRFP). That space program, which provides for consolidation of other existing high school programs at the Camden High School campus, calls for educating 1,200 students in four small learning communities of 300 students each.

To support effective analysis of the options, DIG was required to undertake a detailed facility conditions assessment. Significantly, preliminary studies confirmed that a complete renovation of the existing Camden High School facility would not be cost effective.

Comparative analysis also revealed that:

- A new school facility will fully address educational program requirements whereas a renovation project would not;
- A new school facility will better address facilities conditions needs over the extended life cycle of the facility;
- The cost of a project to renovate the entire existing facility is greater than the cost of delivering a new facility;
- Construction of a new school facility through Design-Build project delivery will result in earlier delivery of the facility to the District

Therefore, on October 5, 2016, NJSDA Executive Leadership recommended advancement of a new replacement facility

On October 5, 2016, the Members of the Board approved the Preliminary Project Charter, thereby approving demolition of the existing Camden High School facility utilizing an Early Site Package, construction of a new 242,000 square foot school facility utilizing Kit of Parts design and a Design Build delivery method, and related site development work.

The Demolition Contract scope consists of the demolition of the three existing structures on the existing Camden High School site, totaling 287,500 SF.

A Design-Builder will subsequently be procured to undertake the construction of a new school facility on the site, of approximately 242,000 SF.

PROCUREMENT PROCESS

This package was advertised beginning on June 9, 2017 on the NJSDA website, NJ State website, and in selected newspapers for interested firms to participate in the bidding process.

A mandatory pre-bid conference and site visit was held on June 23, 2017.

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Project Rating Proposals were received from bidders by June 30, 2017. Bidders were evaluated based on the largest of four projects completed in the past seven years, safety records as well as reference checks. Based on evaluation of the information submitted, seventeen (17) bidders received a Project Rating Limit.

Requests for Information (RFIs) were received by July 5, 2017. An addendum containing responses to the RFIs was issued to the bidders on July 13, 2017.

Price Proposals were received on July 25, 2017. The Price Proposals were publicly opened and the lump sum base bids were read aloud as required by law.

Following the public bid opening, the NJSDA performed a review of the Price Proposals to determine the responsiveness of each bidder to the solicitation. The review determined that eight (8) bidders were responsive. The results of the review are listed below:

Contractor	Bid Amount	Comments
USA Environmental Management, Inc.	\$6,682,000.00	Qualified and responsive bidder.
Tricon Enterprises, Inc.	\$6,949,000.00	Qualified and responsive bidder.
Meco Constructors, Inc.	\$7,448,000.00	Qualified and responsive bidder.
S & R Corporation	\$7,850,000.00	Qualified and responsive bidder.
Newport Construction Management Corp.	\$7,987,000.00	Qualified and responsive bidder.
NorthStar Contracting Group, Inc.	\$8,292,550.00	Qualified and responsive bidder.
JPC Group, Inc.	\$8,323,000.00	Qualified and responsive bidder.
Gramercy Group, Inc.	\$8,338,000.00	Qualified and responsive bidder.

The responsive low bidder was USA Environmental Management, Inc.

The bid submitted by USA was below the CCE. In order to understand the differential between the CCE and the bid price and to ensure the contractor's price proposal was inclusive of all scope elements, a conference was conducted on July 26, 2017 with Procurement, Program Operations, Contract Management Division, NJSDA's Site Consultant (Brinkerhoff Environmental Services, Inc.) and USA to review the bid. The discussion verified that USA had included all work per the scope of the project and identified variances between the NJSDA's CCE and USA's price proposal in several areas. The majority of the overall variance is attributable to the contractor's ability to perform the majority of the construction activities including asbestos abatement and the majority of the demolition scope with its own forces and equipment, as well as its ability to dispose of impacted materials at a price below NJSDA estimates. At the time of review, USA confirmed that its price proposal is inclusive of all scope elements contained in the Contract Documents.

The Program Operations Director and the Contract Management Division recommend award of the project to USA Environmental Management, Inc.

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RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to USA Environmental Management, Inc. for Contract No. CA-0022-N01 in the amount of \$6,682,000. Prior to execution of the contract, the contract and related documentation will be reviewed and approved by the NJSDA Division of Chief Counsel.

/s/ Sean Murphy

Sean Murphy, Director, Procurement

/s/ Andrew Oakley

Andrew Oakley, Deputy Program Director, Program Operations

Reviewed and Recommended by: Andrew Yosha, EVP, Program Operations and Strategic Planning

Reviewed and Recommended by: Donald Guarriello, Vice President & Chief Financial Officer

Reviewed and Recommended by: Manuel Da Silva, Vice President, Construction Operations

Reviewed and Recommended by: Thomas Schrum, Managing Director, Program Operations

Reviewed and Recommended by: Gregory Voronov, Managing Director, Program Operations

Reviewed and Recommended by: Aaron Goss, Deputy Program Director, Program Operations

Resolution—5a.

Demolition Contractor Award

District:	Camden City
School:	Camden High School
Description:	Demolition of Existing School Buildings
Package No.:	CA-0022-N01
CCE:	\$7,240,322
Advertised CCE Range:	\$6,500,000 to \$7,600,500
Award:	\$6,682,000
CM:	N/A

Resolution

WHEREAS, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority authorize and approve the award of construction contracts greater than \$500,000; and

WHEREAS, in March 2012, the Members of the Authority approved the SDA's 2012 Capital Plan, which identified a project to address facilities conditions deficiencies at Camden High School (CHS) in the Camden City School District (District); and

WHEREAS, to most effectively and efficiently address facility conditions needs for the CHS project, SDA engaged Design Ideas Group Architecture + Planning, LLC (DIG) to perform predesign phase services; and

WHEREAS, DIG analyzed and developed conceptual renovation options for addressing identified CHS's facility conditions needs and, to the extent feasible, for addressing educational program needs based upon a renovation space program developed by the state Department of Education in conjunction with the District's Long Range Facilities Plan; and

WHEREAS, preliminary studies confirmed that a complete renovation of the existing CHS facility would not be cost effective; and

WHEREAS, it has been determined that a new school facility will fully address educational program requirements while a renovation project would not; that a new school facility will better address facilities conditions needs over the extended life cycle of the facility; and that the cost of a project to renovate the entire existing facility is greater than the cost of delivering a new facility; and

WHEREAS, it was further determined that construction of a new school facility through design-build project delivery will result in earlier delivery of the facility to the District; and

WHEREAS, on October 5, 2016, SDA executive leadership recommended advancement of a new replacement facility; and

WHEREAS, on that same date, the Members of the Authority approved the preliminary project charter authorizing demolition of the existing CHS facility utilizing an early site package, construction of a new 242,000 square foot school facility utilizing kit of parts design, along with a design build delivery method and related site development work; and

WHEREAS, the demolition contract scope consists of the demolition of the three existing structures on the existing CHS site, totaling 287,500 square feet; and

WHEREAS, on June 9, 2017, SDA began the process to procure demolition services for the CHS project; and

WHEREAS, upon completion of the procurement process, the program operations director and the contract management division recommend award of the contract for demolition services in the amount of \$6,682,000 to USA Environmental Management, Inc. (USA); and

WHEREAS, the CHS project background and details relative to the procurement process followed are set forth in the memorandum presented to the Board on this date and incorporated herein; and

WHEREAS, following review, USA has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents; and

WHEREAS, prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve the award of a contract to USA Environmental Management, Inc. in the amount of \$6,682,000 for Contract No. CA-0022-N01.

BE IT FURTHER RESOLVED, that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Demolition Contractor Award (CA-0022-N01), Camden High School,
Camden City School District, dated August 2, 2017

Dated: August 2, 2017

**PRELIMINARY PROJECT CHARTER - KEANSBURG SCHOOL DISTRICT - PORT
MONMOUTH ROAD SCHOOL - ADDITION AND RENOVATION PROJECT**



32 EAST FRONT STREET
P.O. BOX 991
TRENTON, NJ 08625-0991
609-858-5395

MEMORANDUM

5

TO: Members of the Authority

FROM: Aaron C. Goss
Deputy Program Director, Program Operations

Gregory Voronov
Managing Director, Program Operations

Ritchard Sherman
Managing Director, Design

DATE: August 2, 2017

SUBJECT: Preliminary Charter

RE: Keansburg School District – Port Monmouth Road School
Addition and Renovation Project

INTRODUCTION

At the March 7, 2012 NJSDA Board Meeting, the Members of the Authority approved the Authority's 2012 Capital Plan. That Plan identified the Keansburg Caruso Elementary School (Caruso E.S.) project for validation and advancement into Pre-Development. At the October 3, 2012 NJSDA Board Meeting, the Members approved a unified approach to address District-wide overcrowding in the Keansburg School District by approving advancement of projects at two facilities, the first being the recently completed 122,140 SF New Joseph C. Caruso E.S. and the other being the renovation and addition to the Port Monmouth Road School.

We are writing to recommend approval by the Members of the attached Preliminary Charter, created by Program Operations staff, which details project advancement recommendations including estimated project costs for project completion. Pursuant to the NJSDA Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012, Preliminary Project Charters require approval by the Members of the Authority.

BACKGROUND

As stated above, the projects at the Caruso E.S. and the Port Monmouth Road School were approved to collectively address District-wide overcrowding, together educating students in grades Pre-K to four.

The renovation and addition to the Port Monmouth Road School will result in an approximately 46,500 square foot facility designed to educate 315 Pre-Kindergarten students. This school is comprised of three distinct areas identified as Wings A, B and C. Wings B and C are permanent building structures constructed in 1992 and 1968 respectively while Wing A is modular construction built in 1973.

Members of the Authority
 Preliminary Charter
 Keansburg School District – Port Monmouth Road School Addition and Renovation Project
 August 2, 2017
 Page 2 of 3

Until the project is completed, District-owned modular units will continue serving as a temporary educational facility for the Port Monmouth Road School students¹.

The Authority's Design Consultant Services agreement with LAN includes performance of both 1) Predesign Phase Services and 2) Design and Construction Phase Services.

Predesign and Design Phase Services

On March 9, 2016 NJSDA issued to LAN a Notice-to-Proceed (NTP) specifically to develop and evaluate alternative design solutions to most effectively and efficiently address the District's educational program needs as well as identified facility condition deficiencies.

On December 7, 2016 the Members provided approval for LAN to proceed with Design and Construction Phase Services and approved a Revised Planning Charter detailing project advancement recommendations as well as negotiated costs for the remaining Design and Construction Phase Services. On December 23, 2016, the NJSDA issued a NTP to LAN for advancement of Schematic Design Phase Services including the development of:

- Educational Specifications;
- Schematic Design Documents;
- Updated Construction Cost Estimate (CCE);

LAN has completed all elements of the Schematic Design Phase and the NJSDA issued to LAN a NTP for Design Development Phase Services on June 14, 2017.

RECOMMENDED PROJECT SCOPE

The project scope is essentially the same as that included in the Revised Planning Charter approved by the Members on December 7, 2016, with minor refinements as indicated below:

- An approximately 27,580 square foot (SF) single story addition containing classrooms, food service, nurse's area, support facilities and connection to the renovated facility (decreased by approximately 600 SF from what had been included in the Revised Planning Charter);
- Renovation of approximately 18,930 SF of existing school facility includes classrooms, gross motor skills area and support facilities;
- Selective facility conditions improvements including a new HVAC system, fire protection system, building envelope repairs, and other systems upgrades;
- Site improvements including required outdoor Physical Education/play areas and flood prevention improvements; and

¹ Some of those modular units are located on NJSDA-owned property that will be converted to parking area for the Caruso E.S. project at the conclusion of the Port Monmouth Road School project. For these project scope phasing reasons, the Planning Charter for the Port Monmouth Road School project was revised in March 2014 to incorporate scope and costs associated with this work rather than retain those elements in the Caruso E.S. Charter

Members of the Authority
 Preliminary Charter
 Keansburg School District – Port Monmouth Road School Addition and Renovation Project
 August 2, 2017
 Page 3 of 3

- NJSDA-owned property that will be converted to parking area for the Caruso E.S. project at the conclusion of the Port Monmouth Road School project.

PROJECT BUDGET

As detailed in the attached Preliminary Charter, the estimated cost of \$25.8 million for the project is inclusive of all prior expenditures including Predesign and Schematic Design Phase Services performed, as well as estimated future costs necessary for advancement of the current project scope including Design and Construction Phase Services by LAN and NJSDA staff costs. The budget is based upon the revised construction cost estimate provided by LAN and the application of planning estimates to the current anticipated project scope. While the Total Project Budget remains the same as that included in the Revised Planning Charter, there is an increase of \$125,795 based upon the completion of detailed schematic design work. The increased costs will be addressed utilizing existing project contingency funds.

RECOMMENDATION

The Members are requested to approve the Preliminary Charter for the Keansburg School District Port Monmouth Road School project.

The Operating Authority will govern the award of all professional services and construction contracts and notification to the Board of the use of contingency monies.

Recommended by:

/s/ Aaron C. Goss

Aaron C. Goss, Deputy Director, Program Operations

/s/ Gregory Voronov

Gregory Voronov, Managing Director, Program Operations

/s/ Ritchard Sherman

Ritchard Sherman, Managing Director, Design

Reviewed and Recommended by: Andrew Yosha, EVP, Program Operations and Strategic Planning

Reviewed and Recommended by: Manuel Da Silva, Vice President, Construction Operations

Reviewed and Recommended by: Jack DeStefano, Program Officer, Program Operations

Prepared and Recommended by: Nicole Burnett, Program Officer, Program Operations

New Jersey Schools Development Authority Project Charter - Summary

Charter Date

08/02/17

**Supersedes
Charter Dated**

12/07/16

Region: Southern
District: Keansburg
Project Name: Port Monmouth Road ES
School Type: Elementary School
DOE # / Project #: 2400-040-13-0AED
Project Type (New/Add/Reno): Add/Reno
Project Location: Keansburg, NJ
Number of Students: 315
Land Acquisition Required? Yes No
Temporary Space Required? Yes No

Funding Source

2012 Capital Plan

Funding Allocated

\$25,840,602

Project Budget: \$ 25,840,602

Anticipated Substantial Completion Date TBD

Anticipated School Occupancy Date TBD

Project Team Leader: Thomas Schrum

District Local Share

\$0.00

Project Initiation Date: March-12

SDA Board - Project Charter Approval Date: 08/02/17

Charter Version and Date		Project Summary
<input type="checkbox"/> Planning	12/07/16	Addition and Renovation to the Port Monmouth Road School to educate 318 Pre-K students including a single story addition containing classrooms, food service, nurse's area, support facilities and connection to the renovated facility; renovation of the existing school facility to include classrooms, gross motor skills area and support facilities, selective facility conditions improvements including a new HVAC system, fire protection system, building envelope repairs, and other systems upgrades; site improvements including required outdoor Physical Education/play areas and flood prevention improvements. Funding is included for the conversion of an SDA-owned site into parking for the Caruso Elementary School.
<input checked="" type="checkbox"/> Preliminary	08/02/17	
<input type="checkbox"/> Final		
		Purpose for Advancement of Current/Revised Project Charter
Revision # and Date		The Preliminary Project Charter is being advanced to update the scope and budget based upon the completion of Schematic Design.
<input type="checkbox"/> One		
<input type="checkbox"/> Two		
<input type="checkbox"/> Three		
<input type="checkbox"/> Four		
<input type="checkbox"/> Six		
		District Project Goals
		In conjunction with the new Joseph Caruso ES Project, address overcrowding in grades Pre-K to 4.

Recommendation

Managing Director - Program Operations _____ Date _____
 Thomas Schrum

Managing Director - Capital Planning _____ Date _____
 Gregory Voronov

Vice President - Construction Operations _____ Date _____
 Manuel Da Silva

EVP- Prog. Ops. and Strategic Planning _____ Date _____
 Andrew Yosha

Approval

Chief Executive Officer _____ Date _____
 Charles McKenna

New Jersey Schools Development Authority Project Charter - Milestones & Delivery Method

Charter Date
08/02/17

District / Project Name:	Keansburg / Port Monmouth Road ES
DOE # / Project #:	2400-040-13-0AED

Project Milestones	Date
School Occupancy Date	TBD

DELIVERY METHOD	Design/Bid/Build
------------------------	-------------------------

<u>Real Estate Services</u>	Start	Est.	Act.	Finish	Est.	Act.
Feasibility	Jun-12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oct-12	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Investigations	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Site Acquisition	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Relocation	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Demolition	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Remediation	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Deed Restriction Required?	No	Date				
District Notified?	N/A	<input type="checkbox"/>	<input type="checkbox"/>			
Classification Exception Area?	Unknown					
District Notified?		<input type="checkbox"/>	<input type="checkbox"/>			

Special Considerations

<u>Design:</u>	Date	Est.	Act.		Est.	Act.
Design Start (NTP)	03/09/16	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Design Restart (if applicable)		<input type="checkbox"/>	<input type="checkbox"/>			
	Start	Est.	Act.	Finish	Est.	Act.
Program Concept Phase	03/09/16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12/07/16	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schematic Design Phase	12/23/16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07/27/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design Development Phase	06/15/17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	08/22/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction Documents Phase	08/23/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	01/18/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DCA Review	01/19/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	04/19/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bid and Award	03/30/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	08/23/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Special Considerations

<u>Construction:</u>	Date	Est.	Act.
Construction Start (NTP)	TBD	<input type="checkbox"/>	<input type="checkbox"/>
Substantial Completion (TCO)	TBD	<input type="checkbox"/>	<input type="checkbox"/>
School Occupancy Date	TBD	<input type="checkbox"/>	<input type="checkbox"/>
Title Transfer	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Final Completion (C of O)	TBD	<input type="checkbox"/>	<input type="checkbox"/>
Post Occupancy Walk Through	TBD	<input type="checkbox"/>	<input type="checkbox"/>
Project Close-Out	TBD	<input type="checkbox"/>	<input type="checkbox"/>

Special Considerations

New Jersey Schools Development Authority Project Charter - Project Budget		Charter Date
		08/02/17
District / Project Name: <u>Keansburg / Port Monmouth Road ES</u>		
DOE # / Project #: <u>2400-040-13-0AED</u>		
2012 Capital Plan Funding Allocation		\$ 25,840,602
Special Considerations:		
<p>The project budget is inclusive of all prior expenditures including Design Services performed by LAN, as well as, estimated future costs necessary for advancement of the current project scope. The budget is based upon the negotiated fees for Design Consultant Services, the reconciled construction cost estimate provided by LAN and the application of planning estimates to the current anticipated project scope. This Charter includes funding for the conversion of an SDA-owned site into parking for the Caruso Elementary School.</p>		
Project Budget:		
Gross Building Area (GSF):		Grossing Factor:
New	_____	1.48
Addition	_____ 27,580	
Renovation	_____ 18,930	
Total Gross Building Area (GSF):		_____ 46,510
Estimated Building Cost / GSF (unescalated)		
New Construction Cost/GSF	_____ \$289.00	
Renovation Cost/GSF	_____ \$283.00	
Construction Costs		
Addition Costs	_____ \$7,976,350	
Renovation Costs	_____ \$5,350,329	
Site Costs	_____ \$1,337,270	
Demolition	_____ \$510,900	
E-Rate (If separately bid)	_____ \$0	
Cost Escalation 18 months at 5 % per year	_____ \$1,138,000	
Design Contingency	_____ \$1,632,205	
Construction Contingency	_____ \$809,353	
Total Construction Costs		\$18,754,407
Pre-Development Costs:		
Consultant Services	_____ \$271,130	
Early Site Package (Demolition/Remediation)	_____ \$0	
Land Acquisition	_____ \$0	
Relocation	_____ \$0	
Property Maintenance/Carry Costs	_____ \$0	
Total Pre-Development Costs		\$271,130
Other Costs: %		
Design	_____ \$2,141,065	
Project Management (SDA Staff)	_____ \$1,450,000	
PMF/CM	_____ \$1,300,000	
FF&E	_____ \$800,000	
Technology	_____ \$800,000	
Commissioning	_____ \$0	
Temporary Space	_____ \$0	
Other Costs	_____ \$324,000	
Total Other Costs		\$6,815,065
Other Funding Sources		
Rebates & Refunds	_____ \$0	
District Local Share Funds	_____ \$0	
Total Other Funding Sources		\$0
Total Project Budget	\$25,840,602	
Funding from Prior Allocation	\$0	
Funding from 2012 Capital Plan	\$25,840,602	

**New Jersey Schools Development Authority
Project Charter - Budget Variance**

Charter Date

08/02/17

District / Project Name: Keansburg / Port Monmouth Road ES
DOE # / Project #: 2400-040-13-0AED

Project Budget:

	Revised Planning Charter 12/7/16	Current Budget	VARIANCE Fav/(Unfav)
Grossing Factor:	1.53	1.48	0.05
Gross Building Area (GSF):			
New			
Addition	28,180	27,580	600
Renovation	18,930	18,930	0
Total Gross Area (GSF):	47,110	46,510	600
Construction Costs			
Addition Costs	\$8,144,020	\$7,976,350	\$167,670
Renovation Costs	\$5,052,434	\$5,350,329	(\$297,895)
Site Costs	\$1,350,700	\$1,337,270	\$13,430
Demolition	\$510,900	\$510,900	\$0
E-Rate (If separately bid)	\$0	\$0	\$0
Cost Escalation	\$1,129,000	\$1,138,000	(\$9,000)
Design Contingency	\$1,758,000	\$1,632,205	\$125,795
Construction Contingency	\$809,353	\$809,353	\$0
Total Construction Costs	\$18,754,407	\$18,754,407	\$0
Pre-Development Costs:			
Consultant Services	\$271,130	\$271,130	\$0
Early Site Package (Demolition/Remediation)	\$0	\$0	\$0
Land Acquisition	\$0	\$0	\$0
Relocation	\$0	\$0	\$0
Property Maintenance/Carry Costs	\$0	\$0	\$0
Total Pre-Development Costs	\$271,130	\$271,130	\$0
Other Costs:			
Design Services	\$2,141,065	\$2,141,065	\$0
Project Management (SDA Staff)	\$1,450,000	\$1,450,000	\$0
PMF/CM	\$1,300,000	\$1,300,000	\$0
FF&E	\$800,000	\$800,000	\$0
Technology	\$800,000	\$800,000	\$0
Commissioning	\$0	\$0	\$0
Temporary Space	\$0	\$0	\$0
Other Costs	\$324,000	\$324,000	\$0
Total Other Costs	\$6,815,065	\$6,815,065	\$0
Other Funding Sources			
Rebates & Refunds	\$0	\$0	\$0
District Local Share Funds	\$0	\$0	\$0
Total Other Funding Sources	\$0	\$0	\$0
Total Project Budget	\$25,840,602	\$25,840,602	\$0
Funding from Prior Allocation	\$0	\$0	\$0
Funding from 2012 Capital Plan	\$25,840,602	\$25,840,602	\$0

Budget Variance Analysis:

The budget is based upon the revised construction cost estimate provided by LAN and the application of planning estimates to the current anticipated project scope. The increased estimated construction costs are based upon the detailed schematic design for the addition, renovation and necessary site work to support the project. The increased costs will be addressed utilizing existing project contingency funds in the amount of \$125,795 and as such there is no increase to the Preliminary Charter Budget from the Revised Planning Charter approved by the Members in December 2016.

Schedule Variance Analysis:

Resolution—5b.

Preliminary Project Charter
Keansburg School District – Port Monmouth Road School
Addition/Renovation Project

Resolution

WHEREAS, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve preliminary project charters; and

WHEREAS, in March 2012, the Members of the Authority (Board) approved the SDA's 2012 Capital Plan, identifying the Caruso Elementary School (Caruso E.S.) project in the Keansburg School District (District) for validation and advancement into pre-development; and

WHEREAS, in October 2012, the Members of the Authority approved a unified approach to address District-wide overcrowding in the District by approving advancement of projects at two facilities, the first being the recently completed 122,140 square foot New Joseph C. Caruso Elementary School and the other being the renovation of and addition to the Port Monmouth Road School (the Project); and

WHEREAS, completion of the Project will result in an approximately 46,500 square foot facility designed to educate 315 pre-kindergarten students; and

WHEREAS, in March 2016, SDA issued LAN Associates (LAN) a Notice-to-Proceed (NTP) to develop and evaluate alternative design solutions to best address the District's educational program needs and identified facility condition deficiencies; and

WHEREAS, in December 2016, the Members authorized LAN to proceed with design and construction phase services, and approved a revised planning charter for the Project; and

WHEREAS, that same month, SDA staff issued LAN a NTP with advancement of schematic design phase services as described in the memorandum presented to the Board on this date and incorporated herein; and

WHEREAS, LAN has completed all elements of the schematic design phase and, in June 2017, the SDA issued LAN a NTP with design development phase services; and

WHEREAS, management recommends that the Members of the Authority approve the Project's preliminary charter as presented to the Board on this date and details Project advancement recommendations including estimated project costs for Project completion; and

WHEREAS, the project background, recommended Project scope and Project budget are set forth in detail in the memorandum presented to the Board on this date and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve the Preliminary Charter for the Keansburg School District Port Monmouth Road School project.

BE IT FURTHER RESOLVED, that the SDA Operating Authority will govern the award of all professional services and construction contracts and notification to the Board of the use of contingency monies.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10-day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Preliminary Project Charter, Keansburg School District, Port Monmouth Road School - Addition/Renovation, dated August 2, 2017

Dated: August 2, 2017

CHANGE ORDER - TORCON, INC.



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

32 EAST FRONT STREET
P.O. BOX 991
TRENTON, NJ 08625-0991
609-943-5955MEMORANDUM

5

TO: Members of the Authority

FROM: Corrado Minervini
Program Director, Program Operations

DATE: August 2, 2017

SUBJECT: Change Order No. 1 – Torcon, Inc.

COMPANY NAME: Torcon, Inc.
 DISTRICT: Elizabeth
 CONTRACT NO.: EL-0042-B01
 CM: Epic Management, Inc.
 SCHOOL NAME: Elizabeth New ES
 CHANGE ORDER NO.: One (1)
 REASON: Additional Work and Associated Cost
to Satisfy Acoustical Performance Requirements
 AMOUNT: \$988,000
 CONTRACT STATUS: 75% Paid to Date against the Current Contract Value

INTRODUCTION

I am writing to recommend approval by the Members of the Authority of Change Order (CO) No. 1 in the amount of \$988,000 for additional work and associated costs required to satisfy acoustical performance requirements in the project. Pursuant to the NJSDA Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012, a change order which singularly exceeds \$500,000 or singularly or in the aggregate is greater than 10% of the contract value requires approval by the Members of the Authority. This change order exceeds \$500,000.

BACKGROUND

The Elizabeth New ES will be a 140,000 square foot facility educating 880 students in grades 2 through 8 in the Elizabeth School District. The new school is being constructed to share a site with the existing William Halloran PS No. 22 School.

At the March 7, 2012 NJSDA Board Meeting, the Elizabeth New ES was approved to advance under the Authority's Capital Program.

On November 5, 2014, the Members of the Authority approved the award of a contract for Design Build services for the project to Torcon, Inc. (Torcon), Contract No. EL-0042-B01, in the amount of \$44,456,800 and approved the Final Project Charter representing all expended and projected funds necessary for completion of the project.

On July 1, 2015, the Members of the Authority approved the award of a contract for Construction Management services for the project to Epic Management, Inc. in the amount of \$1,160,134.

Members of the Authority
Change Order No. 1 - Acoustical Performance Requirements
Package No. EL-0042-B01
Elizabeth New ES – Design-Build
August 2, 2017
Page 2 of 5

REASON FOR CHANGE

Overview

The Change concerns Acoustical Performance Requirements, including requirements to achieve permissible noise levels in interior spaces through minimizing impacts of outside and inside noises upon the interior spaces.

The contract between the NJSDA and Torcon requires Design Builder conformance with identified acoustical standards, a set of standards that was applied to this project and one which has become routine to all NJSDA-managed projects initiated thereafter. For all but this and a prior project, the NJSDA has required the performance of a noise study by the Design Builder and has included an allowance in order to provide funding to address the results of the noise study, recognizing that each project's conformance with the standard would necessarily be project-specific, tailored to the results of the analysis. The NJSDA did not include the noise study requirement nor did it include a related allowance in the contract with Torcon. The Authority's approach to accurately achieve a project's requirements in this scope area has become clearer and more precise in the period following the procurement that resulted in the contract for the Elizabeth New ES.

Prior to award of the contract for this project to Torcon, a bid review conference was conducted in accordance with standard NJSDA protocol, in order to determine whether the contractor's price proposal was inclusive of all scope elements. Neither NJSDA review of the bid nor the bid review conference identified a gap with regard to the acoustical requirements, and therefore a detailed discussion about this scope item was not held during that conference.

During the course of its performance of the project scope, Torcon informed the NJSDA that, based upon its interpretation of contract requirements, its bid had not included the costs associated with work necessary to achieve the NJSDA-required acoustical standards. Nonetheless, Torcon has performed its work consistent with NJSDA requirements and Torcon is now seeking compensation for associated additional scope of work related to acoustical performance requirements.

Change Order Details

In March 2016, Torcon submitted change order requests totaling \$1,302,100 for additional work and associated costs required to satisfy acoustical performance requirements on the Elizabeth New ES project. Torcon's requests revealed that its bid had been based upon an interpretation of contract specifications different from the NJSDA's actual requirements, specifically concerning the maximum permissible noise level for interior spaces of the school.

Torcon identified that it had bid the project based upon achieving a certain level of acoustical performance, and that achieving the level it later understood was required by the NJSDA entailed adjustments to its planned delivery of the following system's design and construction modifications and related cost impacts: steel superstructure, concrete superstructure and modified concrete roofing

Members of the Authority
 Change Order No. 1 - Acoustical Performance Requirements
 Package No. EL-0042-B01
 Elizabeth New ES – Design-Build
 August 2, 2017
 Page 3 of 5

systems, Design and Management Services, Overhead, Profit, Bonding and Insurance. The NJSDA Project Team reviewed the merits of Torcon's request, a review that occurred in March 2016. At the time, Torcon's request was incomplete and a review could not be completed and therefore the submission was rejected. Torcon resubmitted the package to NJSDA in April 2017. The re-review initiated in April 2017 and continued through July 13, 2017 after submission of additional supporting documentation from Torcon.

All supporting documentation provided by Torcon was reviewed by the NJSDA Project Team and Contract Management Division (CMD), and negotiations have resulted in a final recommended Change Order amount of \$988,000, representing a fair and reasonable value for required project scope that had not been anticipated nor included by Torcon in its price proposal at the time of bid.

Those scope elements and the negotiated values are:

- a. **Steel Superstructure:** additional construction costs associated with approximately 278 Tons of additional Steel in the amount of \$772,419;
- b. **Concrete Superstructure and Modified Concrete Roofing:** additional construction costs associated with approximately 253 Cubic Yards of additional regular and lightweight concrete in the amount of \$134,539;
- c. **Design Builder's Costs for Design and Management Services, Overhead, Profit, Bonding and Insurance:** additional fees in the amount of \$81,042.

The NJSDA considered other items requested by Torcon, but ultimately concluded that Torcon's request lacked sufficient support for those additional items, which included costs associated with windows, and engineering evaluation and calculations.

The negotiated resolution includes Torcon's agreement that it will not pursue additional compensation for any other costs associated with acoustical performance requirements, nor for any aspect reviewed and rejected by the NJSDA.

COST SUMMARY

a.	Steel Superstructure	\$ 772,419
b.	Concrete Superstructure and Modified Concrete Roofing	\$ 134,539
c.	Design Builder's Costs for Design and Management Services, Overhead, Profit, Bonding and Insurance	<u>\$ 81,042</u>
	Total Amount	\$ 988,000

Members of the Authority
 Change Order No. 1 - Acoustical Performance Requirements
 Package No. EL-0042-B01
 Elizabeth New ES – Design-Build
 August 2, 2017
 Page 4 of 5

SUMMARY OF CHANGES

This change order is recommended in order to compensate Torcon for additional scope of work required to satisfy the project's acoustical performance requirements. Based upon its interpretation of the contract requirements, Torcon has asserted that it failed to include in its price proposal the scope of work required to meet the project's acoustical performance requirements. Although the NJSDA bid documents were complete, we recognize that conformance with identified acoustical standards was first applied in the solicitation for this and one prior project, and that later solicitations included an allowance to provide funding to address the results of a noise study that we have since required the design builder to perform. Without the results of such a noise study, it is difficult for both the NJSDA and a bidder to identify with precision a satisfactory scope to meet the standards and a cost representative of that scope of work.

We have reviewed the work performed by Torcon in satisfaction of the requirements, and we have also reviewed information provided by Torcon to verify that its bid excluded costs associated with meeting these requirements. For these specific reasons, we recommend approval of this change order for the amount stated above.

All documents supporting this change order have been reviewed by the associated NJSDA Project Team members, Program Director, Deputy Program Director and the NJSDA Contract Management Division (CMD) for adherence to current NJSDA policy and procedures. All reviewing NJSDA staff members, including CMD, have determined that the change order is justified and that the amount is reasonable and appropriate.

CALCULATIONS

a.	Original Contract Amount	\$ 44,456,800.00
b.	Change Orders to Date (Includes District Funded Change Order and excludes proposed Change Order)	\$ 0.00
c.	Proposed Change Order Amount	\$ 988,000.00
d.	Total Net Change Orders to Date including this Change Order (Total of Line (b.) and Line (c.))	\$ 988,000.00
e.	Percentage Change to Original Contract (Line (c.) represents a percent of Line (a.))	2.22%
f.	Proposed Adjusted Contract Price (Line (a.) plus Line (d.))	\$ 45,444,800.00

Members of the Authority
Change Order No. 1 - Acoustical Performance Requirements
Package No. EL-0042-B01
Elizabeth New ES – Design-Build
August 2, 2017
Page 5 of 5

RECOMMENDATION

The Members of the Authority are requested to approve Change Order No. 1, in the amount of \$988,000. In accordance with the Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012, any change order which singularly exceeds \$500,000 or singularly or when aggregated is greater than 10% of the contract value requires approval by the Members of the Authority. This change order exceeds \$500,000.

Recommended by:

/s/ Corrado Minervini
Corrado Minervini, Program Director, Program Operations

Reviewed and Recommended by: Manuel Da Silva, Vice President, Construction Operations
Reviewed and Recommended by: Robert Ryan, Deputy Program Director, Program Operations
Prepared by: Gabriel Salas, Program Officer, Program Operations

Resolution—5c.

Approval of Change Order No. 1, Torcon, Inc.
Additional work and Associated Cost to Satisfy Acoustical Performance Requirements

COMPANY NAME: Torcon, Inc.
 DISTRICT: Elizabeth
 CONTRACT NO.: EL-0042-B01
 CM: Epic Management, Inc.
 SCHOOL NAME: Elizabeth New ES
 CHANGE ORDER NO.: One (1)
 REASON: Additional Work and Associated Cost
 to Satisfy Acoustical Performance Requirements
 AMOUNT: \$988,000
 CONTRACT STATUS: 75% Paid to Date against the Current Contract Value

Resolution

WHEREAS, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) provides that a change order that singularly exceeds \$500,000 or that singularly or in the aggregate is greater than 10% of the contract value requires approval by the Members of the Authority; and

WHEREAS, the Elizabeth New ES will be a 140,000 square foot facility educating 880 students in grades 2 through 8 in the Elizabeth School District; and

WHEREAS, in March 2012, the Members of the Authority approved advancement of the Elizabeth New ES project (the Project) under the Authority's Capital Program; and

WHEREAS, in November 2014, the Members of the Authority approved the award of a contract for design build services for the Project to Torcon, Inc. (Torcon), Contract No. EL-0042-B01 in the amount of \$44,456,800 and the final project charter representing all expended and projected funds necessary for completion of the Project; and

WHEREAS, in March 2016, Torcon submitted change order requests totaling \$1,302,100 for additional work and associated costs required to satisfy acoustical performance requirements on the Project; and

WHEREAS, following rejection of this submittal by SDA on the basis of incompleteness, Torcon resubmitted the package to SDA in April 2017; and

WHEREAS, SDA staff reviewed the merits of Torcon's request, a review that occurred periodically from April 2017 through July 2017 during which timeframe Torcon provided additional supporting documentation; and

WHEREAS, all supporting documentation provided by Torcon was assessed by the SDA project team and the contract management division (CMD) and negotiations have resulted in a final recommended change order amount of \$988,000, representing a fair and reasonable value for required project scope that had been neither anticipated nor included by Torcon in its price proposal at the time of bid; and

WHEREAS, the resulting Change Order No. 1 is necessary to meet acoustical performance requirements, including requirements to achieve permissible noise levels in interior spaces through minimizing impacts of outside and inside noises upon the interior spaces; and

WHEREAS, all documents supporting this change order have been reviewed by the associated SDA project team as well as the program director and deputy director, and the contract management division for adherence to current SDA policy and procedures and all reviewing staff members have determined that Change Order No. 1 is justified and that the amount is reasonable and appropriate; and

WHEREAS, the negotiated resolution includes Torcon's agreement that it will not pursue additional compensation for any other costs associated with acoustical performance requirements or for any aspect reviewed and rejected by the SDA; and

WHEREAS, the amount of this Change Order No. 1 requires approval by the Members of the Authority as it is in an amount in excess of \$500,000; and

WHEREAS, the Project background, reason for the change, cost details and a summary of the change are set forth in the memorandum presented to the Board on this date.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve Change Order No. 1 in the amount of \$988,000 in order to compensate Torcon, Inc. for additional work required to meet acoustical performance requirements for the Elizabeth New Elementary School project.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10-day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Torcon, Inc., (Contract No. EL-0042-B01), Change Order No. 1, Elizabeth New Elementary School, Elizabeth School District, dated August 2, 2017

Dated: August 2, 2017

**REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE
(CHAIRMAN'S REPORT)**

**REVISED PRELIMINARY PROJECT CHARTER - CAMDEN CITY SCHOOL
DISTRICT - CAMDEN HIGH SCHOOL - TEMPORARY FACILITIES**



32 EAST FRONT STREET
 P.O. BOX 991
 TRENTON, NJ 08625-0991
 609-943-5955

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MEMORANDUM

TO: Members of the Authority
 FROM: Gregory Voronov, Managing Director, Program Operations
 Ritchard J. Sherman, Managing Director of Design
 DATE: August 2, 2017
 SUBJECT: Revised Preliminary Project Charter – Temporary Facilities
 RE: Camden City School District – Camden High School

INTRODUCTION

At the March 7, 2012 SDA Board Meeting, the Members approved the Authority's 2012 Capital Plan. That Plan identified a project to address facilities conditions deficiencies at Camden High School.

At the October 5, 2016 SDA Board Meeting, the Members approved a Preliminary Project Charter which provided project advancement details including estimated total costs for project completion. At that time the need and expense for temporary facilities to support advancement of the project had yet to be determined.

We are writing to advise the Members of the findings of investigations to identify appropriate temporary facilities necessary to support the advancement of the Project and to present to the Members with the attached Revised Preliminary Project Charter which provides for such temporary facilities costs including reimbursement to the District for temporary facilities lease expenses. Pursuant to the Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012, approval by the Members of the Authority is required to enter into Leases with a value exceeding \$1,000,000 and/or for a term exceeding three (3) years. As discussed below, while this is not a lease that will be entered into by the SDA, it is a recommendation to enter into an agreement in excess of three years with the Camden City School District which will provide for the SDA's funding of the lease obligation of the District..

BACKGROUND

At the October 5, 2016 Board meeting the Members approved a Preliminary Project Charter for the construction of a New Camden High School (CHS) on the site of the existing school. The project scope calls for demolition of the existing facility and construction of a new modern high school facility in its place.

The recommendation presented to the Members identified the need for temporary facilities to house the existing student population during demolition of the existing school and construction of the new school. At the time the project charter was presented to the Board for approval the estimated cost of the temporary facilities was still to be determined.

The SDA and the District have worked to identify potential options to address the temporary space needs for the CHS programs, which include approximately 550 students in general and alternative high school programs and approximately 50 students in Career Technical Education (CTE) programs. These options included a review of existing District facilities, City-owned properties, and privately owned facilities.

That review concluded that the use of the District-owned Hatch Middle School facility provides for the most efficient, timely and cost effective solution to house the CHS general and alternative high school programs. However, in order to utilize this facility it is necessary to relocate the existing grade 9-12

Members of the Authority
 Revised Project Charter
 Camden School District – Camden High School
 August 2, 2017
 Page 2 of 2

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Camden Big Picture Learning Academy, a program which will also be housed in the New Camden High School facility, to the privately owned Camden Boys and Girls Club facility, which was recently vacated by a charter school. The District has negotiated a sub-lease agreement with the charter school to temporarily use that facility at an expense of \$200,000 per year for a four-year term totaling \$800,000.

In addition to the lease expense, certain improvements have been identified as necessary at the Boys and Girls Club facility, including relocation of lockers from the existing CHS facility, with an estimated expense of approximately \$50,000.

Additionally, the existing automotive and construction technology CTE programs will be relocated to the Woodrow Wilson High School (WWHS) which was the only facility identified as being appropriate to house these programs. While the District will relocate the majority of equipment necessary to support these programs, SDA will relocate certain larger CTE equipment including the automotive lifts. The costs associated with relocation of these programs have been estimated at approximately \$100,000.

The Department of Education (DOE) has inspected the identified Temporary Facilities for relocation of grade 9-12 students from CHS. DOE Approval of the Temporary Facilities and the Boys and Girls Club Lease Agreement will be received by the New Jersey Schools Development Authority prior to the execution of an agreement with the District.

Demolition of the existing CHS facility is scheduled to commence in the Fall of 2017 with substantial completion of the new high school construction scheduled for May 2021.

TEMPORARY FACILITIES BUDGET

The Preliminary Project Charter has been revised to include a total of \$950,000 for Temporary Facilities expenses as follows:

Boys and Girls Club Lease Reimbursement (4 years x \$200,000.00)	\$ 800,000.00
Boys and Girls Club Fit-Out Expense	50,000.00
Relocation of existing CTE Programs from CHS to WWHS	<u>100,000.00</u>
Total Temporary Facilities Budget	\$ 950,000.00

RECOMMENDATION

The Members are requested to approve the Revised Preliminary Project Charter for the Camden School District's New Camden High School project. In so doing, the Board is providing the Authority with approval to enter into an agreement with the Camden City School District to reimburse it for lease expenses associated with the temporary use of the Camden Boys and Girls Club as described above.

Recommended by:

/s/ Gregory Voronov

Gregory Voronov, Managing Director, Program Operations

/s/ Ritchard Sherman

Ritchard J. Sherman, Managing Director of Design

Reviewed and Recommended by: Andrew Yosha, EVP, Program Operations and Strategic Planning

Reviewed and Recommended by: Manuel DaSilva, Vice President, Construction Operations

Reviewed and Recommended by: Andrew Oakley, Senior Program Officer, Program Operations

New Jersey Schools Development Authority Project Charter - Summary

Charter Date

08/02/17

**Supersedes
Charter Dated**

10/05/16

6

Region: Southern
District: Camden
Project Name: New Camden HS
School Type: High School
DOE # / Project #: 0680-030-13-0ACL
Project Type (New/Add/Reno): New
Project Location: 1700 Park Blvd Camden, NJ
Number of Students: 1,200 (Subject to review and validation with NJDOE)

Land Acquisition Required? Yes No
Temporary Space Required? Yes No

Funding Source

2012 Capital Plan

Project Budget: \$ 133,629,870
Anticipated Substantial Completion Date: TBD
Anticipated School Occupancy Date: TBD
Project Team Leader: / Ritchard Sherman
Project Initiation Date: Oct-16
SDA Board - Project Charter Approval Date: 08/02/17

Funding Allocated

\$133,629,870

District Local Share

\$0.00

Charter Version and Date		Project Summary
<input type="checkbox"/> Planning		Construction of a new high school on the location of the existing facility. The project calls for demolition of the existing structure and new construction of approximately 242,000 SF. The facility will be built to meet the needs of the District's Small Learning Community educational program.
<input checked="" type="checkbox"/> Preliminary	10/05/16	
<input type="checkbox"/> Final		
		Purpose for Advancement of Current/Revised Project Charter
		Charter revision to incorporate costs associated with necessary temporary facilities to house the student population during demolition of the existing school and construction of the new facility.
Revision # and Date		
<input checked="" type="checkbox"/> One	08/02/17	
<input type="checkbox"/> Two		
<input type="checkbox"/> Three		District Project Goals
<input type="checkbox"/> Four		Provide the District's 9 to 12 grade student population with a new, modern educationally appropriate facility that will support a small learning community educational program delivery.
<input type="checkbox"/> Five		
<input type="checkbox"/> Six		

Recommendation

Program Director - Program Operations _____ Date _____

Managing Directors - Capital Planning / Design _____ Date _____
Gregory Voronov / Ritchard Sherman

Vice President - Construction Operations _____ Date _____
Manuel Da Silva

EVP- Prog. Ops. and Strategic Planning _____ Date _____
Andrew Yosha

Approval

Chief Executive Officer _____ Date _____
Charles McKenna

New Jersey Schools Development Authority Project Charter - Milestones & Delivery Method

Charter Date
08/02/17

District / Project Name:	Camden / New Camden HS
DOE # / Project #:	0680-030-13-0ACL

Project Milestones	Date
School Occupancy Date	TBD

DELIVERY METHOD	Design/Build
------------------------	---------------------

<u>Real Estate Services</u>	Start	Est.	Act.	Finish	Est.	Act.
Feasibility	09/11/15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	09/28/16	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Investigations	09/11/15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On-Going	<input type="checkbox"/>	<input type="checkbox"/>
Site Acquisition	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Relocation	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Early Site Package	09/15/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10/12/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed Restriction Required?	TBD	Date				
District Notified?		<input type="checkbox"/>	<input type="checkbox"/>			
Classification Exception Area?	TBD					
District Notified?		<input type="checkbox"/>	<input type="checkbox"/>			

Special Considerations

<u>Design:</u>	Date	Est.	Act.	Finish	Est.	Act.
Design Start (NTP)	01/03/17	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Design Restart (if applicable)	NA	<input type="checkbox"/>	<input type="checkbox"/>			
	Start	Est.	Act.	Finish	Est.	Act.
Program Concept Phase	01/03/17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	04/03/17	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schematic Design	04/04/17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	09/26/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bridging Documents	08/10/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	01/30/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design-Build Bid/Award	01/31/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	06/27/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design-Build NTP	06/28/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07/20/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Design	07/21/18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Special Considerations

<u>Construction:</u>	Date	Est.	Act.
Construction Start (NTP)	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial Completion (TCO)	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Occupancy Date	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Transfer	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Completion (C of O)	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Post Occupancy Walk Through	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Close-Out	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Special Considerations

New Jersey Schools Development Authority Project Charter - Project Budget		Charter Date
		08/02/17
District / Project Name: Camden / New Camden HS		
DOE # / Project #: 0680-030-13-0ACL		
2012 Capital Plan Funding Allocation		\$ 133,629,870
Special Considerations:		
<p>The project budget represented below is based upon the application of planning assumptions based upon the current project scope as well as prior expenditures related to prior engaged pre-design services.</p> <p>- The project budget does not reflect the cost of temporary facilities that may be needed for the project.</p>		
Project Budget:		
Gross Building Area (GSF):		Grossing Factor:
New	242,000	1.55
Addition	0	
Renovation	0	
Total Gross Building Area (GSF):		242,000
Estimated Building Cost / GSF		
New Construction Cost/GSF	\$313.00	
Renovation Cost/GSF		
Design-Builder Costs		
Design	\$4,100,000	
Building Costs	\$70,800,000	
Site Development Costs	\$7,000,000	
Demolition	\$0	
E-Rate (If separately bid)	\$0	
Cost Escalation 28 months at 5 % per year	\$9,100,000	
Design Contingency	\$9,100,000	
Construction Contingency	\$4,600,000	
Total Construction Costs		\$104,700,000
Pre-Development Costs:		
Consultant Services	\$2,160,000	
Early Site Preparation	\$9,400,000	
Land Acquisition	\$0	
Relocation	\$0	
Property Maintenance/Carry Costs	\$0	
Total Pre-Development Costs		\$11,560,000
Other Costs:		
Design		%
Engaged Pre-Design Consultant	\$1,189,870	
In-House Design	\$1,230,000	
Project Management (SDA Staff)	\$1,690,000	
PMF/CM	\$2,300,000	
FF&E	\$4,000,000	
Technology	\$4,000,000	
Commissioning	(Included in DB Scope)	
Temporary Space	\$950,000	
Other Costs	\$2,010,000	
Total Other Costs		\$17,369,870
Other Funding Sources		
Rebates & Refunds	\$0	
District Local Share Funds	\$0	
Total Other Funding Sources		\$0
Total Project Budget		\$133,629,870
Funding from Prior Allocation		\$0
Funding from 2012 Capital Plan		\$133,629,870

**New Jersey Schools Development Authority
Project Charter - Budget Variance**

Charter Date

08/02/17

District / Project Name: Camden / New Camden HS
DOE # / Project #: 0680-030-13-0ACL

Project Budget:

	Preliminary Project Charter 10/5/16	Current Budget	VARIANCE Fav/(Unfav)
Grossing Factor:	1.55	1.55	0.00
Gross Building Area (GSF):			
New	242,000	242,000	0
Addition	0	0	0
Renovation	0	0	0
Total Gross Area (GSF):	242,000	242,000	0
Design-Builder Costs			
Design	\$4,100,000	\$4,100,000	\$0
Building Costs	\$70,800,000	\$70,800,000	\$0
Site Development Costs	\$7,000,000	\$7,000,000	\$0
Demolition	\$0	\$0	\$0
E-Rate (If separately bid)	\$0	\$0	\$0
Cost Escalation	\$9,100,000	\$9,100,000	\$0
Design Contingency	\$9,100,000	\$9,100,000	\$0
Construction Contingency	\$4,600,000	\$4,600,000	\$0
Total Construction Costs	\$104,700,000	\$104,700,000	\$0
Pre-Development Costs:			
Consultant Services	\$2,160,000	\$2,160,000	\$0
Early Site Preparation	\$9,400,000	\$9,400,000	\$0
Land Acquisition	\$0	\$0	\$0
Relocation	\$0	\$0	\$0
Property Maintenance/Carry Costs	\$0	\$0	\$0
Total Pre-Development Costs	\$11,560,000	\$11,560,000	\$0
Other Costs:			
Design			
Engaged Pre-Design Consultant	\$1,189,870	\$1,189,870	\$0
In-House Design	\$1,230,000	\$1,230,000	\$0
Project Management (SDA Staff)	\$1,690,000	\$1,690,000	\$0
PMF/CM	\$2,300,000	\$2,300,000	\$0
FF&E	\$4,000,000	\$4,000,000	\$0
Technology	\$4,000,000	\$4,000,000	\$0
Commissioning	(Included in DB Scope)	(Included in DB Scope)	\$0
Temporary Space	TBD	\$950,000	(\$950,000)
Other Costs	\$2,010,000	\$2,010,000	\$0
Total Other Costs	\$16,419,870	\$17,369,870	(\$950,000)
Other Funding Sources			
Rebates & Refunds	\$0	\$0	\$0
District Local Share Funds	\$0	\$0	\$0
Total Other Funding Sources	\$0	\$0	\$0
Total Project Budget	\$132,679,870	\$133,629,870	(\$950,000)
Funding from Prior Allocation	\$0	\$0	\$0
Funding from 2012 Capital Plan	\$132,679,870	\$133,629,870	(\$950,000)

Budget Variance Analysis:

Budget increase is reflective of inclusion of costs associated with the reimbursement of district lease expenses and fit-out of temporary facilities necessary to support project advancement that had yet to be determined at the time of Preliminary Project Charter approval in October 2016.

Schedule Variance Analysis:

Resolution—6a.Revised Preliminary Project Charter - Temporary Facilities
Camden City School District, Camden High School**Resolution**

WHEREAS, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority (Members or Board) authorize and approve the SDA's execution of any lease for a term exceeding three (3) years in duration and revisions to project charters; and

WHEREAS, in March 2012, the Members approved the Authority's 2012 Capital Plan identifying a project to address facilities conditions deficiencies at Camden High School in the Camden City School District (District); and

WHEREAS, in October 2016, the Members approved a Preliminary Project Charter for the construction of a New Camden High School (CHS) on the site of the existing school with a project scope including demolition of the existing facility and construction of a new modern high school facility in its place (Project); and

WHEREAS, the preliminary charter provided Project advancement details including estimated total costs for project completion, but left to be determined the expense associated with temporary facilities to house the existing student population during demolition and construction activities; and

WHEREAS, SDA and the District have reviewed existing District facilities, City-owned properties and privately owned facilities in an effort to identify potential options to address the temporary space needs for the various CHS programs; and

WHEREAS, this review concluded that the use of the District-owned Hatch Middle School facility, Woodrow Wilson High School facility and the Camden Boys and Girls Club (BGC) facility provide the most efficient, timely and cost effective solution for housing the CHS high school programs; and

WHEREAS, utilization of these facilities will require certain expenditures for relocation, lease and fit out/improvements as fully described in the memorandum presented to the Board on this date and incorporated herein; and

WHEREAS, the Project's background and temporary facilities budget are set forth in detail in the memorandum presented to the Board on this date and incorporated herein; and

WHEREAS, SDA management recommends that the Board authorize the SDA to enter into an agreement with the Camden City School District to reimburse it for lease expenses associated with the temporary use of the BGC as fully described in the memorandum presented to the Board on this date and incorporated herein; and

WHEREAS, SDA management recommends that the Members of the Authority approve the revised Preliminary Project Charter as presented for the Camden City School District's New Camden High School project.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve the revised Preliminary Project Charter for the Camden City School District's New Camden High School project.

BE IT FURTHER RESOLVED, that, in approving the revised Preliminary Project Charter, the Board is authorizing the Authority to enter into an agreement with the Camden City School District to reimburse it for lease expenses associated with the temporary use of the Camden Boys and Girls Club as fully described in the memorandum presented to the Board on this date and incorporated herein.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Revised Preliminary Project Charter, Temporary Facilities, Camden High School, Camden City School District, Dated August 2, 2017

Dated: August 2, 2017

MONTHLY REPORTS
(For Informational Purposes)

ACTIVE PROJECTS STATUS REPORT



STATE OF NEW JERSEY
SCHOOLS DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director

DATE: August 2, 2017

SUBJECT: Active Project Status Report
(For Informational Purposes Only)

The 1st section of the report includes an Activities Summary of projects identified for advancement in the Authority's Capital Plans.

The 2nd part of the report displays project completion milestones for all other active major capital projects and emergent projects for which a contract for construction has been awarded.



2011 & 2012 Portfolio Projects Activities Summary

as of 7/18/17

2011 Portfolio Projects - sorted by District

1

District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Design Status	Advancement Status	Projected Construction Advertisement Date*
Bridgeton	Buckshutem ES	K-8	581	645	\$23.3	Kit of Parts/ Design-Build	School occupied Sep. 2016. (Bock)	5/31/13
Bridgeton	Quarter Mile Lane ES	PK-8	731	795	\$39.0	Kit of Parts/ Design-Build	Award for D-B approved Oct. 2013 Board. (Bock)	5/31/13
Elizabeth	Frank J. Cicarell Academy (Academic HS)	9-12	1,091	1,284	\$64.1	Existing Design	School occupied Sep. 2016. (Patock)	12/8/11 7/11/12
Jersey City	Patricia M. Noonan ES (ES 3)	PK-5	778	848	\$54.0	Kit of Parts/ Design-Build	Award for D-B approved May 2013 Board. (Dobco, Inc.)	6/25/12 2/25/13
Jersey City	PS 20	K-5	628	698	\$49.3	Existing Design	School occupied Sep. 2016. (Dobco, Inc.)	4/17/12 3/6/13
Long Branch	Catrambone ES	PK-5	794	867	\$40.0	Existing Design	School occupied Sep. 2014. (Terminal Construction)	12/20/11
New Brunswick	Redshaw ES	PK-5	906	990	\$51.2	Kit of Parts/ Design-Build	School occupied Jan. 2015. (Hall Construction)	5/29/12
Newark	Oliver St. ES	PK-8	848	932	\$73.6	Kit of Parts/ Design-Build	School occupied May 2016. (Epic Management)	6/27/12 11/29/12
Paterson	Dr. Hani Awadallah ES (Marshall St. ES)	K-8	650	722	\$55.2	Existing Design	School occupied Sep. 2016. (Dobco, Inc.)	6/13/12 2/12/13
Paterson	PS 16	PK-8	641	705	\$62.4	Kit of Parts/ Design-Build	School occupied Sep. 2016. (Hall Construction)	3/27/12 8/28/13
West New York	Harry L. Bain PS 6	PK-6	736	814	\$16.8	Design-Bid-Build	Construction Contract approved Apr. 2016 Board. (Paul Otto)	2/27/12 12/29/15

*PLEASE NOTE - Dates in the Past are ACTUAL. Includes Advertisement dates for Early Site Preparation Construction & School Construction where applicable.
 NOTE # 1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable. For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.
 Recommendations of DOE/SDA/District Working Groups may impact this information in the future.



2011 & 2012 Portfolio Projects Activities Summary

as of 7/18/17

2012 Portfolio Projects - sorted by District

1

District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Design Status	Advancement Status	Projected Construction Advertisement Date*
Gloucester City	Elementary/Middle School	4-8	687	763	\$65.3	Kit of Parts/ Design-Build	Award for D-B approved Jul. 2014 Board. (Terminal Construction)	3/4/14
Keansburg	Caruso ES	K-4	758	842	\$50.9	Kit of Parts/ Design-Build	School occupied Sep. 2016. (Hall Construction)	10/20/11 6/27/13
Keansburg	Port Monmouth Road School	PK	318	318	\$25.8	Design-Bid-Build	Revised Planning Charter approved Dec. 2016 Board.	TBD
New Brunswick	Robeson ES	PK-5	823	893	\$47.1	Kit of Parts/ Design-Build	Award for D-B approved Sep. 2015 Board. (Hall Construction)	4/22/15
Newark	Elliot Street ES	PK-8	848	932	\$46.7	Kit of Parts/ Design-Build	School occupied Jan. 2016. (Hall Construction)	12/27/12
Newark	South Street ES	PK-8	597	657	\$69.9	Kit of Parts/ Design-Build	Award for D-B approved Oct. 2015 Board. (Bock)	6/28/13 6/29/15
Passaic	Dayton Ave. Campus	PK-8	2,741	2,997	\$209.5	Kit of Parts/ Design-Build	Advertisement for D-B 6/13/17.	6/13/17
Phillipsburg	High School	9-12	1,846	2,172	\$127.5	Existing Design	School occupied Sep. 2016. (Epic Management)	9/27/12
West New York	Memorial HS	9-12	1,859	2,194	\$16.0	Alternative Delivery (acquisition) &	Acquisition of Existing St. Joseph's HS complete. Renovation work delegated to District via Grant.	n/a

***PLEASE NOTE** - Dates in the Past are ACTUAL. Includes Advertisement dates for Early Site Preparation Construction & School Construction where applicable.
NOTE # 1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable. For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.
 Recommendations of DOE/SDA/District Working Groups may impact this information in the future.

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2011 & 2012 Portfolio Projects Activities Summary

as of 7/18/17

2012 Portfolio Projects (Educational Priority that require further conversations with District & 2013 Amended Projects) - sorted by District

1								
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Design Status	Advancement Status	Projected Construction Advertisement Date*
East Orange	George Washington Carver ES	PK-5	470	512	\$42.0	Kit of Parts/ Design-Build	Award for D-B approved Jun. 2017 Board. (Dobco)	4/26/16 1/20/17
Elizabeth	New ES @ Halloran PS #22 ES Site	2-8	860	956	\$55.3	Kit of Parts/ Design-Build	Award for D-B approved Nov. 2014 Board. (Torcon)	6/9/14
Garfield	James Madison ES	K-5	275	305	\$29.7	Existing Design	Award for GC approved Oct. 2015 Board. (Brockwell & Carrington)	2/19/14 6/30/15
Harrison	New ES	PK - 1	392	432	\$36.1	Kit of Parts/ Design-Build	Award for D-B approved Nov. 2016 Board. (Brockwell and Carrington)	11/10/15 7/13/16
Irvington	Madison Avenue ES	PK-5	463	504	\$35.4	Kit of Parts/ Design-Build	Award for D-B approved Dec. 2016 Board. (Bock)	11/19/15 8/16/16
Millville	Senior HS Addition/Renovation	HS	2,026	2,391	\$110.0	Design-Build	Award for D-B approved Apr. 2017 Board. (Hall Construction)	9/30/16
Passaic	New ES @ Leonard Place	K-5	628	698	\$55.9	Kit of Parts/ Design-Build	Award for D-B approved Dec. 2015 Board. (Dobco, Inc.)	8/13/15
Paterson	New MS @ Union Ave.	6-8	996	1107	\$112.9	Design-Build	Preliminary Charter approved Apr. 2015 Board.	3/2/17 1 QTR 18
Pemberton	Denbo ES	PK-5	846	930	\$62.0	Design-Build	Preliminary Charter approved Jul. 2016 Board. ESP award approved Apr. 2017 Board.	3/1/17 3 QTR 17
Perth Amboy	High School	HS	2,800	3,304	\$234.4	Design-Build	Preliminary Charter approved Jun. 2016 Board.	4 QTR 17
Perth Amboy	Seaman Avenue ES	K-5	724	804	\$56.8	Kit of Parts/ Design-Build	Award for D-B approved Jul. 2016 Board. (Epic Management).	2/3/16
Plainfield	New Woodland ES	K-5	756	839	\$56.9	Kit of Parts/ Design-Build	Preliminary Charter approved Sep. 2016 Board.	3 QTR 17
Union City	New Grade 7 to 9 School	7-9	756	840	\$64.2	Kit of Parts/ Design-Build	Preliminary Charter approved Mar. 2017 Board.	4 QTR 18
Vineland	Lincon Ave. MS (New MS)	6-8	562	624	\$49.8	Kit of Parts/ Design-Build	Award for D-B approved Jan. 2016 Board. (Bock)	9/24/15

*PLEASE NOTE - Projected Construction Advertisement Date reflects the first construction activity for the Project. Dates in the Past are ACTUAL.
 NOTE # 1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable. For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions. Recommendations of DOE/SDA/District Working Groups may impact this information in the future.



2011 & 2012 Portfolio Projects Activities Summary

as of 7/18/17

2012 Portfolio Projects (Facilities Deficiencies) - sorted by District

1								
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Design Status	Advancement Status	Projected Construction Advertisement Date*
Camden	High School	9-12	1,244	1,468	\$132.7	Design-Build	Preliminary Charter approved Oct. 2016 Board. ESP advertised 6/9/17.	6/9/17 TBD
Hoboken	Demarest ES	ES	TBD	TBD	TBD	TBD	Substitution of Demarest ES approved Jul. 2017 Board.	TBD
Orange	Cleveland St. ES	PK-6	306	336	\$24.3	Design-Bid-Build	Preliminary Charter approved Mar. 2017 Board.	2/21/17 TBD
Orange	High School	9-12	1,440	1,694	\$46.2	Design-Bid-Build	Planning Charter approved Jan. 2017 Board.	TBD
Trenton	Central HS	9-12	1,850	2,176	\$155.4	Design-Build	Award for D-B approved Mar. 2016 Board. (Terminal)	12/19/14 9/29/15

*PLEASE NOTE - Projected Construction Advertisement Date reflects the first construction activity for the Project. Dates in the Past are ACTUAL.
 NOTE # 1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable. For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions. Recommendations of DOE/SDA/District Working Groups may impact this information in the future.



Active Project Status Report Status as of 7/1/2017

Major Capital Projects - With Contract for Building Construction Awarded

#	District	Project Name	Project Scope	Project Status	Substantial Completion	Status Substantial Completion	School Opening	Status of School Opening	Total Estimated Project Cost
1	Bridgeton	Quarter Mile Lane ES	Addition/Renovation	Substantial Completion	Apr-17	Achieved	Sep-17	On-target	\$ 39,043,619
2	Elizabeth	New ES	New Construction	Construction	3Q 2017	On-target	Sep-17	On-target	\$ 55,312,580
3	Garfield	New James Madison ES	New Construction	Construction	2Q 2018	On-target	Sep-18	On-target	\$ 29,650,092
4	Harrison	New Elementary School	New Construction	Design-Build Design Phase	2Q 2019	On-target	Sep-19	On-target	\$ 36,115,640
5	Irvington	New Madison Ave ES	New Construction	Design-Build Design Phase	2Q 2019	On-target	Sep-19	On-target	\$ 38,589,795
6	Millville	Millville Senior High School	Addition/Renovation	Design-Build Design Phase	3Q 2022	On-target	Phased	On-target	\$ 137,185,832
7	New Brunswick	Paul Robeson Community ES	Addition/Renovation	Construction	2Q 2018	On-target	Sep-18	On-target	\$ 47,012,849
8	Newark	South Street ES	New Construction	Construction	2Q 2018	On-target	Sep-18	On-target	\$ 69,876,694
9	Passaic City	New ES at Leonard Place	New Construction	Construction	3Q 2018	On-target	Sep-18	On-target	\$ 55,884,039
10	Perth Amboy	New Seaman Ave ES	New Construction	Design-Build Design Phase	1Q 2019	On-target	Sep-19	On-target	\$ 56,435,971
11	Trenton	New Central HS	New Construction	Construction	2Q 2019	On-target	Sep-19	On-target	\$ 155,404,000
12	Vineland	Lincoln Road MS (New Middle School)	New Construction	Construction	2Q 2018	On-target	Sep-18	On-target	\$ 49,787,025
13	West New York	Harry L. Bain ES	Renovation	Construction	3Q 2017	On-target	Sep-17	On-target	\$ 16,848,500



**Active Project Status Report
Status as of 7/1/2017**

Emergent Projects - With Contract for Construction Awarded

#	District	Project Name	Project Scope	Project Phase	Substantial Completion	Status Substantial Completion	Final Completion	Status of Final Completion	Total Estimated Project Cost
1	Camden City	Cramer ES	Structural Repairs	GC TO w/ Design	4Q 2017	On-Target	4Q 2017	On-Target	\$ 1,932,429
2	Irvington	Irvington HS	HVAC & Roofing	Construction	May-16	Achieved	3Q 2017	On-Target	\$ 6,526,284
2	Trenton	Hedgepeth-Williams School	Domestic Wate Line Replacement	Construction	Dec-16	Achieved	3Q 2017	On-Target	\$ 2,153,476
3	Vineland	High School South	HVAC	Construction	Oct-16	Achieved	3Q 2017	On-Target	\$ 13,652,573

PROJECT CLOSEOUT STATUS REPORT



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY32 EAST FRONT STREET
P.O. BOX 991
TRENTON, NJ 08625-0991
609-858-5395

To: Members of the Authority

From: /s/ Ayisha Cooper, Research Specialist

Date: August 2, 2017

Subject: Project Close-Out Status Report

The attached report, provided by the Special Projects Division, shows a listing of all SDA managed Capital and Emergent projects which have achieved school occupancy but have not yet been contractually and administratively closed. The listing further details projects which have achieved project transfer to the district, but also have outstanding open contracts. Additionally, we have included a running total of all school facilities projects, health and safety contracts, and suspended design contracts which have been closed.

We continue to advance projects and contracts through the close-out process. The following projects have been closed since the last Board Meeting:

Year of Occupancy	Project #	Project Type	District	School	Status
2014	2770-080-03-1043	Capital Plan	Long Branch	George L. Catrambone Elementary School	Closed
N/A	0540-030-12-0ACJ	Emergent	Bridgeton	Broad Street Elementary School	Closed



SPECIAL PROJECTS DIVISION
PROJECT STATUS REPORT - As of July 1, 2017

Year of Occupancy	DOE #	School	Disposition	School Transfer Date	Outstanding Issues Preventing Complete Close-out
Bridgeton					
2016	0540-050-13-0ACN	Buckshutem Road Elementary School			
Burlington City					
2007	0600-020-01-0957	New High School	Project Transferred	12/29/11	Open contract(s) - Legal matter pending
Camden					
2007	0680-140-01-0939	Octavius V. Catto Community School - Demonstration Project	Project Transferred	01/09/12	Open contract(s) - Pending audit completion
2009	0680-350-01-0938	HB Wilson Elementary School	Project Transferred	04/14/10	Open contract(s)
2009	0680-190-01-0927	Dudley Elementary School	Project Transferred	02/06/12	Open contract(s)
2011	0680-245-01-0930	Morgan Village Academy	Project Transferred	02/25/13	Open contract(s) - Legal matter pending
Cumberland					
2009	0997-030-02-0926	Cumberland Regional High School	Project Transferred	06/25/10	Open contract(s) - Legal matter pending
East Orange					
2009	1210-150-01-1178	Cicely Tyson School of Performing and Fine Arts - Demonstration Project	Project Transferred	12/01/09	Open contract(s) - Pending audit completion
Egg Harbor City					
2010	1300-X01-04-0ADY	New Middle School	Project Transferred	01/01/12	Open contract(s)
Egg Harbor Township					
2011	1310-005-04-0AEB	Egg Harbor Township High School			
Elizabeth					
Legacy	1320-X06-01-0866	#30 Ronald Reagan Academy	Project Transferred	07/09/12	Open contract(s) - Legal matter pending
2013	1320-240-03-0339	Victor Mravlag Elementary School # 21			
2016	1320-x07-01-0867	Frank J. Cicarell Academy (New Academic HS)			
Garfield					
2007	1700-N01-02-0114	Garfield Middle School	Project Transferred	06/25/09	Open contract(s) - Legal matter pending
Gloucester City					
Legacy	1770-160-01-0245	Cold Springs Elementary School	Project Transferred	06/05/09	Open contract(s)
Harrison					
2007	2060-X01-01-0832	New Harrison High School	Project Transferred	10/23/12	Open contract(s)
Jersey City					
Legacy	2390-N01-99-0227	New Elementary School #3 (Frank R. Conwell Elementary School #3)	Project Transferred	12/19/15	Open contract(s) - Legal matter pending
Legacy	2390-N02-99-0228	Jersey City Middle School # 4 (Frank R. Conwell Middle School #4)	Project Transferred	12/19/15	Open contract(s) - Legal matter pending
2007	2390-N03-99-0147	Heights Middle School #7			
2016	2390-190-01-0581	New Public School #20			

**SPECIAL PROJECTS DIVISION
PROJECT STATUS REPORT - As of July 1, 2017**

Year of Occupancy	DOE #	School	Disposition	School Transfer Date	Outstanding Issues Preventing Complete Close-out
Keansburg					
2016	2400-E01-02-0116	New Caruso Elementary School			
Long Branch					
2008	2770-X03-01-0635	Long Branch High School & Athletic Fields	Project Transferred	12/07/12	Open contract(s) - Legal matter pending
New Brunswick					
2010	3530-N05-03-0791	New Brunswick High School - Demonstration Project	Project Transferred	08/19/11	Open contract(s) - Pending audit completion
2014	3530-060-03-1032	A. Chester Redshaw Elementary School	Project Transferred	01/15/16	Open contract(s)
Newark					
Legacy	3570-X01-01-0617	Science Park	Project Transferred	05/03/13	Open contract(s) - Legal matter pending
2008	3570-X03-01-0665	Central High School	Project Transferred	03/28/12	Open contract(s) - Legal matter pending
2010	3570-X07-01-0693	Speedway Elementary School	Project Transferred	10/21/15	Open contract(s)
2016	3570-390-04-00BJ	Elliott Street Elementary School	Project Transferred	01/31/17	Open contract(s)
2016	3570-590-02-0315	Oliver Street Elementary School	Project Transferred	05/18/17	Open contract(s)
Passaic					
2015	3970-X01-01-X760	New Henry Street Elementary School			
Paterson					
Legacy	4010-N02-02-0393	Roberto Clemente Elementary School	Project Transferred	04/12/13	Unable to close due to upcoming repairs.
2008	4010 -S01-02-0101	International High School			
2008	4010-270-02-0608	#24 Elementary School			
2016	4010-N01-02-0169	Dr. Hami Awadallah School (New Marshall Street ES)			
2016	4010-N09-04-00HP	New Public School #16			
Pemberton					
2011	4050-E01-02-0082	Pemberton Early Childhood Education Center	Project Transferred	02/01/13	Open contract(s)
Phillipsburg					
2016	4100-X01-99-0464	New High School			
Trenton					
2008	5210-N02-01-0912	Daylight/Twilight Alternative School - Demonstration Project	Project Transferred	12/01/08	Open contract(s) - Pending audit completion
Union City					
2009	5240-X07-01-0571	Union City High School and Athletic Complex - Demonstration Project	Project Transferred	10/27/11	Open contract(s) - Pending audit completion
2012	5240-N03-02-0397	Columbus Elementary School	Project Transferred	02/24/15	Open contract(s) - Legal matter pending
Vineland					
2007	5390-N05-04-000C	Gloria M. Sabater Elementary School - Demonstration Project	Project Transferred	05/06/11	Open contract(s) - Pending audit completion
West New York					
2009	5670-065-01-0559	Elementary School #2	Project Transferred	05/14/13	Open contract(s) - Legal matter pending
2012	5670-070-01-0556	West New York #3	Project Transferred	01/29/14	Open contract(s) - Legal matter pending

**SPECIAL PROJECTS DIVISION
PROJECT STATUS REPORT - As of July 1, 2017**

Year of Occupancy	DOE #	School	Disposition	School Transfer Date	Outstanding Issues Preventing Complete Close-out
Capital and Demonstration Projects Totals					
Total Capital and Demonstration			142		
Closed Capital and Demonstration Projects			99		
Capital and Demonstration Projects Not Closed			43		
Capital and Demonstration Projects Not Closed, Project Transferred			30		
		Legal Matter	13		
		Pending Audit	6		
		Miscellaneous	11		
Emergent Projects					
Irvington					
	2330-090-12-0ACT	Chancellor Avenue Elementary School			
	2330-050-10-00CH	Irvington High School - Roof, HVAC, Bathroom			
Orange					
	3880-115-10-00CM	Orange Middle School (Orange Preparatory Academy)			
Passaic					
	3970-050-12-0ADZ	Passaic City High School			
Trenton					
	5210-080-12-0ABZ	Hedgepeth-Williams School			
Vineland					
	5390-050-12-0ACK	Vineland High School South			
Emergent Project Totals					
Total Emergent Projects			71		
Emergent Projects Closed			64		
Emergent Projects Not Closed			7		
Emergent Projects Not Closed but Transferred			0		
Health and Safety Contract Totals					
Total Contracts			399		
# of Contracts Closed			392		
# of Open Contracts			7		
Open Design Contracts					
Total Contracts			109		
# of Contracts Closed			98		
# of Open Contracts			11		

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PROJECT STATUS REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director – Program Operations

DATE: August 2, 2017

SUBJECT: Executive Summary – Monthly Project Status Reports

MONTHLY PROJECT STATUS REPORT

Projects that have Expended 75% or More of Board Approved Contingency:

No activity during the reporting period

Projects Greater than 90 Days Behind Schedule:

No activity during the reporting period

Revisions to Project Charters:

No activity during the reporting period



Projects that have Expended 75% or More of Board Approved Contingency

Reporting Period: Jan. 1, 2008 to June 30, 2017

District	Project	Board Approved Project Charter Contingency	Contingency Expended/Committed	Contingency Remaining ¹	% of Contingency Expended/Committed	Project Completion %	Cause(s)	Current Status
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In Construction

NO DATA TO REPORT								
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Substantially Complete & Building Occupied

Please refer to the Project Close-Out Activity Report for status of close-out activities

Burlington City	Burlington City H.S.	\$19,180,848	\$19,100,848	\$80,000	99.6%	99%	1. Unforeseen soil remediation 2. Unforeseen asbestos abatement. 3. Unforeseen HVAC corrective work	Project substantially complete and building occupied. HVAC corrective work scheduled for completion in Q3 2017.
Camden	Dudley E.S.	\$3,215,000	\$2,615,168	\$599,832	81.3%	99%	1. Installation of IT/AV systems	Project complete and building occupied. Working towards project close-out.
East Orange	Mildred B. Garvin E.S.	\$1,429,632	\$1,305,993	\$123,639	91.4%	99%	1. Unforeseen soil remediation 2. Modifications to security system	Project complete and building occupied. Working towards project close-out.
Newark	Speedway Avenue E.S.	\$1,826,000	\$1,754,119	\$71,881	96.1%	99%	1. Removal of unforeseen impacted materials	Project complete and building occupied. Working towards project close-out.
Orange	Lincoln Ave E.S.	\$5,615,000	\$4,906,339	\$708,661	87.4%	99%	1. Unforeseen asbestos abatement 2. Structural repairs to interior walls 3. Extended general conditions	Project complete and building occupied. Working towards project close-out.
Orange	Park Avenue E.S.	\$3,360,000	\$3,275,103	\$84,897	97.5%	99%	1. Unforeseen asbestos abatement	Project complete and building occupied. Working towards project close-out.
Paterson	E.S. #24	\$4,616,120	\$4,313,389	\$302,731	93.4%	99%	1. Unforeseen soil remediation and clean fill.	Project complete and building occupied. Working towards project close-out.
West New York	West New York P.S. #2	\$2,708,883	\$2,708,883	\$0	100.0%	99%	1. Unforeseen site foundation issues	Project complete and building occupied. Working towards project close-out.

¹ Does not include expended contingency or contingency funds allocated for change orders, amendments



Projects Greater than 90 Days Behind Schedule or with Occupancy Date in Jeopardy
 Reporting Period: June 2017

#	Event Date	District	Project	Board Approved Project Charter SubComp Date	Current Contract SubComp Date	Forecasted Contract SubComp Date	# of Days Behind Schedule	Cause(s)	Current Status
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No Activity During the Reporting Period



Revisions to Project Charters

Reporting Period: June 2017

#	District	Project	Financial & Schedule Impacts	Additional Funds Approved	Additional Funds as % of Total Project Budget	Operating Authority Approval Requirement	Description of Revision
No Activity During the Reporting Period							

CONTRACTS EXECUTED REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director, Program Operations

DATE: August 2, 2017

SUBJECT: Contracts Executed Report and Amendments & Change Orders Report
(For Informational Purposes Only)

Contracts Executed Report

This report contains the activity of Contracts executed during the period June 1 through June 30, 2017.

Noteworthy Items during the reporting period:

- Execution of 2 contracts for Construction Management services:
 - Harrison New Elementary School project to Joseph Jingoli and Sons, Inc. for \$1,445,000
 - Irvington New Madison Ave ES project to Epic Management, Inc. for \$1,433,100
- Execution of 6 contracts for Construction Services:
 - 3 Contracts for Demolition and Early Site Preparation Construction:
 - Orange Cleveland Street ES to Yannuzi Group Inc. for \$393,515
 - Paterson New Union Ave MS to Tricon Enterprises, Inc. for \$3,474,000
 - Pemberton New Alexander Denbo ES to Tricon Enterprises, Inc. for \$1,299,900
 - 2 General Construction Services Task Order engagements:
 - Camden Cramer Emergent Project to T.N. Ward Company for \$1,349,235
 - Pemberton New Alexander Denbo ES Temporary Space work to Hall Building Corp for \$498,725
 - 1 General Construction Contract for Corrective Work at the Newark New Science Park HS to Precision Building & Construction, LLC for \$1,349,235

Amendments & Change Orders Report

This report contains the activity of Amendments and Change Orders executed during the period May 1 through May 31, 2017.

Noteworthy Items during the reporting period:

- Execution of 2 Amendments for Construction Management Services totaling a credit of \$1.3M that represent a global settlement and de-obligation of unused contract funds which did not require board approval.
- Execution of 3 Construction Services Change Orders totaling \$20k, of the 3 executed change orders none required board approval.

Report of change orders less than \$10,000 yet requiring Board Approval

In accordance with the Operating Authority adopted by the Members on December 1, 2010 as amended on March 7, 2012, the Members are to be provided a report of any change order which received delegated approval by the CEO due to the fact that they are valued at less than \$10,000 yet require Board approval due the total change orders exceeding 10% of the contract value.

- No Activity to Report



Contracts Executed Report

Reporting Period: 6/1/2017 through: 6/30/2017

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE
Part 1. Professional Services										
Construction Management Services										
Harrison	New E.S.	New	ConstrMgmt	HU-0027-M01	Joseph Jingoli & Son, Inc.		\$1,445,000	6/12/2017		\$1,434,000
Irvington Township	Madison Avenue E.S.	RenoAdd	ConstrMgmt	ES-0027-M01	Epic Management, Inc.		\$1,433,100	6/8/2017		\$1,434,000
Construction Management Services										
Part 1. Professional Services										
							\$2,878,100			

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Contracts Executed Report

Reporting Period: 6/1/2017 through: 6/30/2017

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE	
Part 2. Construction Services											
Contractor											
Camden City	Cramer E.S.	Reno	Construction	EP-0080-C01	T.N. Ward Company		\$1,349,235	6/14/2017			
City Of Orange Township	Cleveland Street E.S.	RenoAdd	Demolition-PM	ES-0043-N01	Yannuzzi Group, Inc.		\$393,515	6/5/2017		\$477,000	
Newark	New Science Park HS	New	Construction	NE-0001-C02	Precision Building & Construction, LLC	W	\$1,450,343	6/2/2017		\$867,091	
Paterson	New Union Avenue Middle School	New	Demolition-PM	PA-0011-N01	Tricon Enterprises, Inc.	WS	\$3,474,000	6/9/2017		\$6,648,885	
Pemberton Township	Alexander Denbo E.S.	New	Demolition-PM	WT-0023-N01	Tricon Enterprises, Inc.	WS	\$1,299,900	6/12/2017		\$2,169,124	
Pemberton Township	Alexander Denbo E.S.	New	Construction	WT-0023-C01	Hall Building Corporation		\$498,725	6/28/2017			
Contractor											
Part 2. Construction Services							\$8,465,718				

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Contracts Executed Report

Reporting Period: 6/1/2017 through: 6/30/2017

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE
Part 4. Other Contracts & Services										
Others										
Bridgeton	Quarter Mile Lane E.S.	RenoAdd	FFE	ST-0044-F09	Palmer Hamilton LLC		\$16,556	6/7/2017	-	
Bridgeton	Quarter Mile Lane E.S.	RenoAdd	FFE	ST-0044-Q23	Indiana Furniture Industries, Inc.		\$10,055	6/30/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-K01	Datamation Systems Inc		\$64,690	6/14/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-K02	Troxell Communications, Inc.		\$222,832	6/16/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-K03	Hewlett Packard Enterprise Company		\$390,100	6/20/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-K04	HP Inc.		\$51,945	6/21/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-K05	HP Inc.		\$60,668	6/23/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q01	School Specialty, Inc.		\$13,675	6/6/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q03	School Specialty, Inc.		\$93,246	6/6/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q04	School Specialty, Inc.		\$91,297	6/6/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q05	School Specialty, Inc.		\$13,524	6/6/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q07	School Specialty, Inc.		\$114,835	6/6/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q08	Everest Expedition LLC dba The Worden Company		\$134,310	6/6/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q11	Krueger International, Inc.		\$168,616	6/19/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q12	Krueger International, Inc.		\$147,637	6/19/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q13	Krueger International, Inc.		\$130,428	6/20/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q14	Sico America, Inc.		\$51,747	6/20/2017	-	
Elizabeth	New ES	New	FFE	EL-0042-Q15	Wenger Corporation		\$184,366	6/22/2017	-	



Contracts Executed Report

Reporting Period: 6/1/2017 through: 6/30/2017

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE	
Elizabeth	New ES	New	FFE	EL-0042-Q17	Workstream, Inc. dba Hamilton Casework Solutions		\$46,872	6/21/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q20	Exemplis Corporation		\$42,247	6/21/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q24	Grafco		\$15,344	6/22/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q25	Krueger International, Inc.		\$23,704	6/23/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q26	Allseating Corporation		\$27,588	6/23/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q27	Allseating Corporation		\$25,080	6/23/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q28	Allseating Corporation		\$16,302	6/23/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q30	Grafco		\$19,393	6/23/2017	-		
Elizabeth	New ES	New	FFE	EL-0042-Q36	Indiana Furniture Industries, Inc.		\$13,339	6/30/2017	-		
Garfield	James Madison Elementary School #10	New	FFE	NT-0014-K01	Data Industries, Ltd.		\$247,500	6/30/2017	-		
Jersey City	Patricia M. Noonan E. S. (formerly New ES#3)	New	FFE	JE-0021-K22	Diversant		\$37,325	6/14/2017	-		
Jersey City	Patricia M. Noonan E. S. (formerly New ES#3)	New	FFE	JE-0021-K23	Open Systems Integrators, Inc.		\$16,394	6/23/2017	-		
Others											
Part 4. Other Contracts & Services								\$2,491,616			
								Total Contract Award		Total Contracts Awarded	
Grand Totals - Professional and Construction Services Combined								\$13,835,435		38	

** Contracts less than \$10,000 are not displayed



Contracts Executed Report

Reporting Period: 6/1/2017 through: 6/30/2017

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE
Project Types Legend		Contract Types Legend			MWSBE CERTIFICATIONS					
HS	Health & Safety	Aquisition	Property Acquisition Related Costs		M = Minority Business Enterprise					
New	New Constuction	Appraisal	Appraisal, Appraisal Review, NRE		W = Women Business Enterprise					
Add	Addition	Construction	Construction		S = Small Business Enterprise					
RenoAdd	Addition & Renovation	Design	Design or Site Investigation							
Reno	Renovation	DB	Design-Build							
		E-Rate	E-Rate							
		FFE	Furniture, Fixtures, and Equipment							
		General	General Program Cost							
		Legal	Legal							
		Material	Material Supply							
		ProjectMgmt	Project Management Firm							
		PreDevelopment	Predevelopment or Demolition							
		Relocation	Relocation Services							
		SiteInvstgtn	Site Investigation							
		Testing	Testing							
		Title	Title Services							
		Utilities	Utilities Services							



Amendments & Change Orders Report

Reporting Period: 6/1/2017 through: 6/30/2017

District	School Name(s)	Contract Number	Contract Execution Date	CO #	Vendor Name	CO Execution Date	Contract Award Amount	Prior CO's (cumulative)	Current CO Amount	Board Approval Required	Board Approval Date	Revised Contract Amount	Cumulative CO %	
Professional Services														
Construction Management Services														
Paterson	Dr. Hani Awadallah Elementary School	PA-0006-M01	2/25/2009	3	Lend Lease (US) Construction LMB Inc.	6/8/2017	\$1,450,000	\$207,279	\$101,114			\$1,758,393	21.26%	
Paterson	Dr. Hani Awadallah Elementary School	PA-0006-M01	2/25/2009	4	Lend Lease (US) Construction LMB Inc.	6/9/2017	\$1,450,000	\$308,393	(\$1,383,865)			\$374,528	-74.17%	
Construction Management Services														
Professional Services														
									(\$1,282,751)					
Construction Services														
Contractor														
Newark	New Science Park HS	EP-0057-C01	6/29/2011	9	Grafas Painting Contrs Inc. T/A GPC, Inc.	6/21/2017	\$275,000	(\$25,596)	(\$2,295)			\$247,109	-10.14%	
Phillipsburg	New HS (-x01)	NT-0003-C02	6/6/2013	110	Epic Management, Inc.	6/21/2017	\$80,490,000	\$4,723,026	\$5,975			\$85,219,001	5.87%	
West New York	Harry L. Bain E.S.	HU-0026-C01	5/11/2016	19	Paul Otto Building Co., Inc.	6/23/2017	\$10,978,000	\$241,798	\$16,383			\$11,236,181	2.35%	
Contractor														
									\$20,063					

Total Change Order Summary
(\$1,262,688)

Total Change Orders
5

Grand Totals

Column Description Legend	
CO Execution Date	Date the Change Order was entered into the SIMS system
Revised Contract Amount	Current value of the contract (excluding additional assignments) including current change order

CONTRACT TERMINATIONS REPORT *(no activity)*

SETTLEMENT CLAIMS

CONTRACTOR AND WORKFORCE COMPLIANCE REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Karon Simmonds /s/ Karon Simmonds
Director Risk Management and Vendor Services
Office of the Chief Financial Officer

DATE: August 2, 2017

SUBJECT: Contractor and Workforce Compliance Monthly Update for May 2017

Vendor Services staff continues to participate at mandatory pre-bid and pre-construction meetings to instruct and inform bidders regarding SDA's SBE goals, policies and procedures, including:

- Small Business Enterprise subcontracting goal of 25% of all contracts
- County workforce goals for minorities and females
- Detailed process procedures to monitor and track the progress made toward these goals throughout the life cycle of each project

At these meetings, vendors are strongly encouraged to identify and hire minority-owned and women-owned firms, as well as locally-based enterprises, for diverse business participation on all school building projects. Additional outreach strategies are discussed and utilized.

SMALL BUSINESS ENTERPRISE (SBE) COMPLIANCE MONITORING

The SDA regularly exceeds the State-mandated 25% SBE goal. The total SDA contract dollars awarded through May 31, 2017 was \$75,253,221. The figures below demonstrate compliance with this requirement.

SBE Breakdown

The total contract dollars awarded to all SBE contractors was \$22,658,121 (including minorities and women). This represents 30.11% of all SDA contracts.

Type of Business Enterprise	Contract Amount	% of Total SDA Contracts
Small Business Enterprises	\$ 21,900,761	29.10%
Small/ Minority Business Enterprises	\$ 125,000	0.17%
Small/Women Business Enterprises	\$ 632,360	0.84%
Small/Veteran Owned Business Enterprises	\$ -0-	0.00%
Small/Minority/Women Business Enterprises	\$ -0-	0.00%
TOTAL SBE CONTRACTS	\$ 22,658,121	30.11%

Members of the Authority
 Contractor and Workforce Compliance Monthly Update
 August 2, 2017
 Page 2 of 4

Ethnic Breakdown

Through the month of May 31, 2017 the total SBE contracts awarded with minority participation was 0.55%.

Ethnicity	Contract Amount	Percentage
American Indian	\$ -0-	0.00%
Asian	\$ 125,000	0.55%
Black	\$ -0-	0.00%
Hispanic	\$ -0-	0.00%
Total	\$ 125,000	0.55%

WORKFORCE COMPLIANCE MONITORING

For the month of May 2017, there was a contractor workforce of 713 on SDA projects. This represents a total of 58,742 contractor workforce hours as follows:

Contractor Workforce Breakdown (All Trades/Districts/Counties)			
Ethnicity	Total Workforce	Total Workforce Hours	Workforce Hours Percentage
Black	91	7,718	13.14%
Hispanic	89	9,204	15.67%
American Indian	2	88	0.15%
Asian	4	338	0.58%
Total Minority Participation	186	17,348	29.53%
Total Non-Minority Participation	527	41,394	70.47%

Members of the Authority
 Contractor and Workforce Compliance Monthly Update
 August 2, 2017
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There was a contractor workforce of 242,849 total workforce hours and 2,058 total female workforce hours on SDA projects for the period of January 1, 2017 through May 31, 2017. The following table highlights the *Local County Contractor Workforce* participation for that period:

Local County Workforce Participation	Workforce Hours	Percentage
*Total Workforce Hours	242,849	100.00%
*Total Local County Workforce Hours	15,634	6.44%
Total Local County Non-Minority Workforce Hours	8,486	3.49%
Total Local County Female Workforce Hours	68	0.03%
Total Local County Minority Workforce Hours	7,148	2.94%
**Local County Workforce Hours by Ethnicity:		
Black	5,782	2.38%
Hispanic	1,366	0.56%
American Indian	0	0.00%
Asian	0	0.00%

*Total workforce and total local county workforce represent all laborers including females.

**Minority breakdown represents Black, Hispanic, American Indian, and Asian laborers. Minority female laborers are captured as female laborers only and are not included in the minority breakdown.

Members of the Authority
 Contractor and Workforce Compliance Monthly Update
 August 2, 2017
 Page 4 of 4

The following table represents contractor and female workforce for all SDA active Capital Projects and all active and completed Emergent Projects for the period of January 1, 2017 through May 31, 2017.

SDA Managed Project	Total Workforce Hours	Minority Workforce Hours & Percentage		Local County Workforce Hours & Percentage	
Bridgeton, Quarter Mile Lane ES	5,480	721	13.16%	0	0.00%
Elizabeth, New Elementary School	74,897	24,471	32.67%	0	0.00%
Garfield, James Madison ES	11,749	2,714	23.10%	0	0.00%
Gloucester, New MS	2,295	240	10.46%	65	2.83%
Harrison ES	664	520	78.31%	0	0.00%
Jersey City, ES #3	2,420	368	15.21%	32	1.32%
New Brunswick, Paul Robeson School	30,005	6,344	21.14%	2,525	8.42%
Newark, South Street ES	9,856	2,458	24.94%	722	7.33%
Passaic, Leonard Place ES	7,414	1,285	17.33%	1,186	16.00%
Perth Amboy, Seaman Avenue	1,027	0	0.00%	360	35.05%
Trenton HS	57,448	18,209	31.70%	9,549	16.62%
Vineland, Lincoln Ave MS	18,193	3,742	20.57%	1,263	6.94%
West New York, Harry L. Bain ES	21,219	11,636	54.84%	0	0.00%
Emergent Projects	182	0	0.00%	0	0.00%

Prepared by: Charlotte Brooks
 JaDawna Brown-Mooney

REGULAR OPERATING DISTRICTS (RODs) ACTIVITY REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director, Program Operations

DATE: August 2, 2017

SUBJECT: Regular Operating District Grant Activity Report
(For Informational Purposes Only)

This report summarizes the Regular Operating District Grant activity from inception to date and for the month of June 2017. Also included is a detailed list of grants executed and grants offered during the reporting period.

Monthly Update:

- No grants were offered during the reporting period.
- 4 grants impacting 2 districts were executed during the reporting period representing \$8.3M in total project costs and state share of \$3.7M.
- 47 grants impacting 20 districts were closed out during the reporting period representing \$15.8M in total project costs and state share of \$7.0M.
- Since inception, over \$2.7B has been disbursed to 524 regular operating districts through the grant program.
- Since inception over \$3.3B in funding has been approved by the Department of Education and offered to regular operating districts through the grant program.



STATE OF NEW JERSEY
SCHOOLS DEVELOPMENT AUTHORITY

Monthly Regular Operating District Grant Report - Summary

June 2017

ROD Grant Summary Since Program Inception				
	Offered ¹	Executed	Closed-Out	Active
Districts Impacted	39	524	510	239
Number of Grant Projects	105	5,395	4,363	1,032
Total Project Cost Estimate	\$ 107,967,090	\$ 9,153,658,796	\$ 7,879,446,515	\$ 1,274,212,281
Grant Amount	\$ 45,689,848	\$ 3,026,957,559	\$ 2,572,555,376	\$ 454,402,183
Amount Disbursed	N/A	\$ 2,736,454,849	\$ 2,572,555,376	\$ 163,899,473

Total Funding Offered to School Districts via Grant Program	\$ 3,342,209,450
Total ROD Grant Funding remaining for new Grant Projects	\$ 45,669,876

1. Includes grants that have been offered to District's but have not yet been executed.

Monthly Activity ROD Grant Summary		
	Executed	Closed-Out
Districts Impacted	2	20
Number of Grant Projects	4	47
Total Project Cost Estimate	\$ 8,334,135	\$ 15,770,948
Grant Amount	\$ 3,717,327	\$ 6,958,458
Amount Disbursed	NA	\$ 6,958,458

* Report is inclusive of all Regular Operating Districts grants (including vocational school districts).

** Total Project Cost Estimate and Grant Amount may be adjusted as the projects advance. Grant Amount is capped at the value approved in the DOE Final Eligible Cost Approval.

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Monthly Regular Operating District Grant Report - Monthly Executed Grant Detail

June 2017

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Bergen	Hasbrouck Heights	Euclid E.S.	\$ 866,128	\$ 346,451	Mechanical upgrades
Bergen	Hasbrouck Heights	Hasbrouck Heights H.S.	\$ 3,776,647	\$ 1,510,659	Mechanical upgrades
Bergen	Hasbrouck Heights	Lincoln E.S.	\$ 1,180,981	\$ 472,392	Mechanical upgrades
Hudson	North Bergen	Robert Fulton No. 2 E.S.	\$ 2,510,379	\$ 1,387,825	Complete window replacement Exterior door replacement
Grand Total		Grants Executed - 4	\$ 8,334,135	\$ 3,717,327	

NOTIFICATION OF AMENDMENTS TO GOODS AND SERVICES CONTRACTS NOT EXCEEDING \$100,000 OR 10% OF THE CONTRACT VALUE *(no activity)*

COMMUNICATIONS MONTHLY REPORT *(no report)*

MONTHLY FINANCIAL REPORT

**MEMORANDUM**

TO: Members of the Authority

FROM: Sherman E. Cole, CPA /s/ Sherman E. Cole
Controller

DATE: August 2, 2017

SUBJECT: Monthly Financial Report – June 2017

The Office of the Chief Financial Officer is providing the attached monthly financial report to the Members of the Authority for their information. Included on pages 1 and 2 of this report is a “Financial Summary” of the Authority’s activities for the year. On pages, 3 and 4 of the report is a summary of the Authority’s operating expenditures. Page 5 contains a breakdown of the Authority’s headcount information by department/division. The basic financial statements follow on pages 6 and 7.

Year-to-Date Authority Operating Expenses (Actual vs. Budget)

For June 2017 year to date, Authority operating expenses, **\$10.8 million**, are **down \$1.4 million** as compared to the operating budget for the *corresponding period*. The deviation of actual expenses versus budget is due to:

- Lower salary & benefit costs **\$1.1M**. The Authority is currently 23 FTEs under budget. This variance is offset by the year to date allocation - of payroll expense to project cost - that is lower than projected, **(\$391K)**;
- Lower MIS spending for system hardware and MIS projects **\$272K**.

Year-to-Date Authority Operating Expenses (Actual vs. Prior Year Actual)

For June 2017 year to date, Authority operating expenses, **\$10.8 million**, are **\$901K** higher as compared to the corresponding prior year. This variance is primarily due to the impact of a non-cash accrual for pension expense recorded for GASB 68.

Year-to-Date School Facilities Project Expenditures (Actual vs. Forecast)

For June 2017 year to date, project expenditures, **\$189.7 million**, are **higher** by **\$19.5 million** as compared to the capital-spending forecast for the *corresponding period*. The variance is due to increased activity in construction work **\$4.9M**, school furniture, fixtures and equipment **\$4.0M**, and grants **\$15.9M**. This variance is offset by decreased spending in property acquisitions **\$2M** and other project related costs **\$3.3M**.

Year-to-Date School Facilities Project Expenditures (Actual vs. Prior Year Actual)

For June 2017 year to date, project expenditures, **\$189.7 million**, have **decreased** by **\$4.5 million** as compared to the *corresponding prior year*. The variance is primarily due to decreased spending in construction related activity **\$19.7** and other project related costs **\$4.3M**. Offsetting these cost reductions are spending increases in grants **\$19.5M**.

Members of the Authority
August 2, 2017
Page 2

Other

Since program inception, 78.6% of the funds authorized for the SDA Districts have been disbursed. Additionally, since program inception 96% of all SDA disbursements relate to school facilities projects and 4% relate to operating expense.

The *estimated value* of active school facilities projects is approximately \$2.2B.

Attachment

DESIGN CONTRACT DE-OBLIGATIONS REPORT *(no activity)*

PUBLIC COMMENT STATEMENT

We will now begin the Public Comment Portion of the Meeting consistent with the New Jersey Open Public Meetings Act.

We would ask that any member of the public who wishes to address the Board limit their comments to 3 minutes. If there are multiple individuals from the same organization or district who wish to address the Board on the same matter, we would ask that you come up together to offer your remarks.

Please keep in mind that public comment is to afford citizens the opportunity to comment on matters pertinent to the Authority's business. Should you seek answers to questions on any topic, please contact the Authority at 609-943-4585 at your convenience.