

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD TELECONFERENCE MEETING  
WEDNESDAY, MAY 5, 2021 AT 9:00 A.M.**

- 1. NOTICE OF PUBLIC MEETING**
- 2. ROLL CALL**
- 3. APPROVAL OF MEETING MINUTES**
  - a. Board Open Session Meeting Minutes of April 7, 2021
- 4. AUTHORITY MATTERS**
  - a. CEO Report
  - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE AUDIT COMMITTEE (CHAIRMAN'S REPORT)**
- 6. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Release of Funds from Program Reserve, Award of Contract, and Approval of the Final Project Charter – Paterson Public School District – Public School No. 5 Emergent Project – Roof Replacement, Masonry and Window Repairs - EP-0113-C01
  - b. Construction Manager Award - Paterson Public School District – Public School No.5 - Emergent Project - EP-0113-M01
- 7. REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Approval of Awards - Term Contracts for Appraisal Services - GP-0277-R01
- 8. 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 (*no activity*)
    - vii. Diversity and Workforce Participation 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
    - xi. Monthly Financial Report
    - xii. Design Contract De-Obligations Report (*no activity*)
- 9. PUBLIC COMMENTS**

**10. EXECUTIVE SESSION**

- a. Recommendation for Settlement of Cost Recovery Litigation Relating to the Egg Harbor City Middle School
- b. Extension of the Lease of Temporary Educational Space, Our Lady of the Valley School, Cleveland ES, Orange School District (One-Year and Two- 6 month renewal options \$1,261,588) and Final Charter Revision
- c. Litigation/Contract Matter(s) – OPMA Exemption N.J.S.A. 10:4-12b (7)  
CCD Report (*no activity*)

**11. ADJOURNMENT**

**APPROVAL OF MEETING MINUTES**

**APRIL 7, 2021 OPEN SESSION MINUTES**

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS TELECONFERENCE MEETING  
WEDNESDAY, APRIL 7, 2021**

A teleconference meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, April 7, 2021 at 9:00 A.M.

Participating by teleconference were:

Robert Nixon, Chairman  
Michael Kanef (Treasury)  
Bernard Piaia (DOE)  
David Nuse (EDA)  
Kevin Luckie (DCA)  
Kevin Egan  
Richard Elbert  
Daniel Gumble  
Loren Lemelle  
Lester Lewis-Powder  
Michael Maloney  
Mario Vargas

being all the Members of Board.

At the Chairman's request, Andrew Yosha, vice president; Jane F. Kelly, vice president and assistant secretary; Donald Guarriello, vice president and chief financial officer; and Albert Barnes, chief counsel, of the SDA, participated in the meeting by teleconference. Joy Johnson of the Governor's Authorities Unit (GAU) also participated in the meeting by teleconference.

The meeting was called to order by the Chairman of the Board, Mr. Nixon. The Chairman asked Ms. Kelly to 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. She said that a call-in number was provided on the SDA Website so that members of the public could participate in the meeting by teleconference. She also advised the Members that the call-in number for the meeting was posted at the SDA offices earlier in the morning. Ms. Kelly then conducted a roll call and indicated that a quorum of the Board Members was present.

### ***Approval of Meeting Minutes***

The Chairman presented for consideration and approval the minutes of the Board's March 3, 2021 Open Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Ms. Lemelle, the Open Session minutes of the March 3, 2021 SDA Board meeting were approved by the Board with the Members' unanimous vote in favor of the resolution attached hereto as ***Resolution 3a.***

Next, Mr. Nixon presented for consideration and approval the minutes of the Board's March 3, 2021 Executive Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Ms. Lemelle, the Executive Session minutes of the March 3, 2021 SDA Board meeting were approved by the Board with the Members' unanimous vote in favor of the resolution attached hereto as ***Resolution 3b.***

### ***Authority Matters***

Mr. Nixon introduced new SDA Board Member Daniel Gumble. He said that Mr. Gumble's nomination to the Board was approved by the State Senate a few weeks ago. He advised the Board that Mr. Gumble is a distinguished business manager for IBEW Local 164 out of Bergen/Essex and Hudson Counties. He said that Mr. Gumble brings a wealth of experience in the building trades that will be valuable to the Authority, adding that Mr. Gumble's expertise and

his belief in the SDA's mission is greatly appreciated. He said that the Members of the Board are looking forward to working with Mr. Gumble and hopes he settles in quickly.

Mr. Gumble said that he appreciates the opportunity to serve on the Board.

### ***CEO Report***

The Chairman advised the Board that in the absence of CEO Da Silva, Vice President Andrew Yosha would provide the Members with the report of the CEO. Mr. Yosha welcomed Daniel Gumble to the SDA Board on behalf of SDA management and staff.

Mr. Yosha then provided an update on design-build projects in construction. He advised the Board that interior preliminary finish work has started on the 2<sup>nd</sup> and 3<sup>rd</sup> floors for the Paterson Union Avenue MS project. For the Camden HS project, he said that Ernest Bock & Sons, Inc. has completed design phase services. He said that final inspection has begun on Phase III of the Millville HS addition and renovations project—the facility's north addition that will deliver in September 2021 and includes science classrooms, a gymnasium and a dance studio, among other spaces. With respect to the Passaic Dayton Avenue Educational Campus project, Mr. Yosha advised that work to provide the permanent gas connection is complete. For the Perth Amboy HS project, he reported that permanent retaining wall construction has commenced. He said that strength testing of the installed test piles has begun and production pile installation is targeted to commence this month. He also advised the Board that utility relocation work also has begun there.

In continuing, Mr. Yosha reported that the SDA is scheduled to testify before the Senate Budget and Appropriations Committee regarding the Fiscal Year 2022 budget tomorrow, April 8. He said that the hearing will take place in person at the State House. He noted that the Authority will be appearing along with the Department of Education. He then advised the Board that the

SDA is also scheduled to testify before the Assembly Budget Committee on Monday, May 10. He noted that this hearing will be held virtually.

In continuing, Mr. Yosha said that, as the Members know, Mr. Da Silva is not participating in today's meeting as he is participating in the virtual African American Chamber of Commerce's State of Black New Jersey Economic Forum. He noted that Mr. Da Silva will be part of a panel to discuss existing needs and opportunities. Mr. Yosha added that the Department of Community Affairs, Department of Transportation, NJ Transit and the Port Authority of NY/NJ also were invited to participate in the event.

Finally, Mr. Yosha said that he would like to update the Board regarding the status of another matter that was the subject of public comment at the March Board meeting. He advised that the matter is the proposed use of SDA-owned land in Jersey City for a community garden and other purposes. He reported that, since the March Board meeting, the Jersey City School District has submitted an application to SDA to enter into a License Agreement with the Authority for use of the land. He said that management reviewed the application and the SDA's attorneys responded to the district's counsel with follow up questions and requests for information based on that review.

### ***Audit Committee***

#### **Approval of Extension of Furniture, Fixtures and Equipment Contracts – GP-0251-F01**

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on March 15, 2021 at which time management provided the Committee with the February 2021 New Funding Allocation and Capital Plan Update. He said that staff had informed the Committee that there were no changes in any of SDA District Reserve balances during the reporting period.



He then advised the Board that the reserve balance for the Regular Operating Districts (RODs) increased by \$1.5 million during the reporting period due to a reduction in state share for grant projects nearing completion.

Next, Mr. Nixon provided the February 2021 Monthly Financial Report. Mr. Nixon advised the Members that the Authority's operating expenses (Actual vs. Budget) for the year-to-date period totaled \$2.1 million, down \$400,000 as compared to the budget for the corresponding period. He explained that this decrease is mainly attributable to a decrease in payroll and benefits costs as the Authority has 14 fewer full time employees (FTEs) than budgeted; and lower than anticipated spending related to professional and other contracted services, facilities and general office expenses and information systems. He reported that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period total approximately \$33 million, approximately \$18.3 million lower as compared to the capital spending forecast for the corresponding period. He advised the Members that this variance is the result of lower than forecasted expenditures for construction activity, grant activity, design services, payroll expense allocation to project expenditures, project insurance and property acquisition. Mr. Nixon then said that project expenditures (Actual vs. Prior Year Actual), at approximately \$33 million, are lower by \$14.2 million when compared to the corresponding prior year period. He explained that the variance is due to decreased grant activity, construction activity, design services, school furniture purchases and payroll expense allocation to project expenditures.

Mr. Nixon said that, since program inception, 89.2% of the funds authorized for the SDA districts have been disbursed. Additionally, he noted that 96% of all SDA disbursements relate to school facilities projects, while 4% relate to operating expenses. He advised that the estimated value of active school facilities capital projects, emergent projects and regular operating district grant projects, is approximately \$2 billion.

Next, Mr. Nixon advised that management is requesting that the Board consider a 1 year extension to its current Furniture, Fixtures and Equipment Contracts. He explained that in December 2018 the SDA entered into contracts with 21 firms for the manufacture, delivery and installation of furniture, fixtures and equipment (FF&E Contracts) for schools constructed or renovated by the SDA. He advised that the Board-approved value of the contracts was a total not-to-exceed amount of \$55 million, including all awardees, for the term of the contracts and any extensions. He said that, as of March 2, 2021, purchase orders have been issued to 13 of the 21 firms with an approximate value of \$9,600,000. He said that the FF&E Contracts, which are scheduled to expire on April 1, 2022, provide for a 1 year extension to the initial term, to be exercised at the sole discretion of the SDA. Mr. Nixon said that management requests that the Members of the Authority approve a 1 year contract extension to each of the 21 engaged firms with no increase to the value of each contract. He advised that, while the termination date of the contracts is not until April 2022, management is recommending Board approval now since this procurement requires an exceptionally long lead time so, absent exercise of the extension, steps would need to be taken fairly soon to begin a procurement process. In conclusion, he said that, with approval, the proposed 1 year extension would commence on April 1, 2022 and terminate on April 1, 2023.

A resolution pertaining to this matter was provided to the Board for review in advance of the meeting. Upon a motion duly made by Mr. Luckie and seconded by Ms. Lemelle, the Board approved the one-year extension of the contracts previously awarded to 21 firms for furniture, fixtures and equipment upon its unanimous vote in favor of *Resolution 5a*.

### *School Review Committee*

**Release of Funds from Program Reserve, Award of Contract, and Approval of Final Project Charter - Newark Public School District – Ivy Hill Elementary School Emergent Project – Boiler Room Vault Repairs; Release of Funds from Program Reserve, Award of**

**Contract, and Approval of Final Project Charter - Newark Public School District – Roberto Clemente Elementary School Emergent Project–Sub-Basement Water Infiltration; Adoption of New Rules for Procedures for Compliance with Alyssa’s Law, N.J.A.C. 19:32A.**

Mr. Nixon asked Mr. Luckie to provide the report of the School Review Committee. Mr. Luckie reported that the School Review Committee met on March 15, 2021 at which time three items were discussed. Mr. Luckie said that management is seeking approval of the release of funds from the program reserve, a contract award and a final project charter for the Newark Ivy Hill ES emergent project (Project). He reported that in 2008 and 2011, the SDA Board approved a total of \$197 million to fund emergent project work in SDA Districts and, in 2020, the Board approved the reallocation of funds from the SDA’s Unforeseen Events Reserve to the Emergent Projects Reserve, providing an additional \$55.6 million for emergent project work. He added that, in September 2019, the Board approved the use of the General Construction Task Order Contract (GC Task Order Contract) authorizing establishment of a pool of contractors to perform certain work. He said that the Ivy Hill ES, built in 1931, is an approximately 90,700 square foot facility in the Newark Public Schools District educating approximately 566 students in grades Pre-K through 8. Mr. Luckie explained that, upon confirming emergent boiler room vault repair conditions existed at the School, staff used the 2017 Design Consultant Task Order Contract to obtain design services for the Project. He said that, upon completion of design work, staff utilized the GC Task Order Contract to obtain the needed construction services. He noted that funding from the Program Reserve was available and had been allocated to the Project.

Mr. Luckie informed the Board that the package for work on the Project, to be assigned on a lump sum basis, was advertised beginning December 17, 2020. He said that, upon completion of the procurement process, management recommends award of the project to Catcord Construction Company (Catcord) in the amount of \$843,900, inclusive of SDA-

established allowances totaling \$205,000. He said that, following review, management determined that Catcord had included all project scope work in its bid, and Catcord has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents. He advised that management also recommends that the Board approve the Project's final charter and the release of \$1,446,723 from the Project's emergent program reserve.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Piaia and seconded by Mr. Vargas, and with Mr. Lewis-Powder recused and abstaining, the release of funds from the program reserve, contract award and final charter for the Newark Ivy Hill ES emergent project were approved with the Board's unanimous vote in favor of ***Resolution 6a***.

Next, Mr. Luckie reported that the Committee is recommending approval of the release of funds from the program reserve, a contract award and the final project charter for the Newark Roberto Clemente ES emergent project (Project). He explained that the details regarding the GC Task Order Contract and the amount of funding available for emergent projects that he just generally discussed in connection with the Ivy Hill project are also relevant to this Project. He said that the Newark Roberto Clemente ES (the School), built in 1884, is an approximately 68,000 square foot facility educating approximately 531 students in grades Pre-K through 4. He explained that, upon confirmation of the existence of emergent sub-basement water infiltration conditions at the School, SDA obtained the needed design services to provide structural repair, water proofing, paving and other associated aspects related to the emergent conditions. He added that SDA then determined to utilize the GC Task Order Contract for the Project and the package was bid on a lump sum basis beginning December 15, 2020. Mr. Luckie said that, upon completion of the procurement process, management recommends award of the Project to Catcord in the amount of \$768,800 inclusive of SDA-established Allowances totaling \$215,000.

He said that, following review, management determined that Catcord had included all Project scope work in its bid and Catcord confirmed that its price proposal is inclusive of all scope elements contained in the contract documents. He said that management also recommends that the Board approve the Project's final charter and the release of \$1,220,300 from the Program Reserve maintained for emergent projects.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Mr. Piaia, and with Mr. Lewis-Powder recused and abstaining, a release of funds from the program reserve, contract award and final charter for the Newark Roberto Clemente ES emergent project were approved with the Board's unanimous vote in favor of ***Resolution 6b***.

In continuing, Mr. Luckie reported that management also is seeking Board approval for the adoption of new rules for procedures for compliance with Alyssa's Law, N.J.A.C. 19 (Alyssa's Law). He informed the Members that Alyssa's Law was enacted on February 6, 2019 and required that every public elementary and secondary school building in the state be equipped with a panic alarm to alert law enforcement in the event of a school security emergency. He explained that Alyssa's Law further required that the SDA adopt regulations, to be effective immediately upon filing and for a period of six months. He noted that the regulations were also required to be proposed in the normal course at the same time in order to establish a regulatory basis for the program. He reported that, in conjunction with the Department of Education (DOE), SDA developed Rules for implementing a program to allow SDA to assess compliance with the requirements of Alyssa's Law by each school building in each district. Mr. Luckie said that in November 2019, the Board authorized management to proceed with the Special Rule adoption and the Concurrent Proposal of the Rules for adoption in the normal course. He advised that, upon the filing of the Notice of Special Adoption and Concurrent Proposal with the Office of

Administrative Law, the Rules were immediately adopted with no public comment period, for a period of six months. He added that, at the same time, the Rules were proposed for publication with a 60 day public comment period which ended on February 14, 2020. Mr. Luckie noted that several comments were received during that period and that SDA staff drafted responses to the comments received. He advised that those responses have been shared with, and approved by, the DOE. Mr. Luckie advised the Board that it was determined that none of the submitted comments requires a response that would result in a change in the rules as proposed. He said that the form of the Rules now proposed for final adoption are unchanged from the original proposal that was previously approved by the Board and published in the New Jersey Register.

Mr. Luckie explained that, upon adoption, the Rules would be effective for a 7 year period. He said that SDA management recommends that the Board authorize the filing of the notice of adoption of the Rules captioned “Procedures for Compliance with Alyssa’s Law”, and final adoption of the Rules.

A resolution pertaining to this matter was provided to the Board for review in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Mr. Piaia, the adoption of the new Rules was approved with the Board’s unanimous vote in favor of *Resolution 6c*.

### ***Public Comments***

The Chairman then opened the Public Comments portion of the meeting. He asked Ms. Kelly to invite those who had signed up to speak to address the Board.

Ms. Kelly asked Bishop Marino to offer comments. Bishop Marino introduced himself and advised the Board that for many years he and others in the Black Interest Team Enterprise Corporation (B.I.T.E.) have worked in New Jersey to improve the quality of life of the community through nutrition. He said that the food and products that are offered are first rate. He advised the Board that, as time passes, he and others are waiting see if SDA can determine and

become conscious of the fact that the work they do is for the community that is in so much need. He said that, nowadays in particular, there are a lot of single mothers who sometimes are unable to provide their children with glasses of milk. Bishop Marino said that the group is putting forth effort for the health and benefit of the people of Jersey City. He implored the Board to thoroughly analyze and make it possible for this cause to move forward and to not allow things to return to what they were in the past. He said that he is asking the Mayor and the SDA to let the group continue to help the people of Jersey City that have so many needs. Bishop Marino said that the place where the yard is located is in the neediest part of Jersey City. He urged the Board to think about that community, not the group as they are doing God's work. He said that SDA should be proud of the work the organization has done in this area for so many years. He said that they have served 1,200 individuals in each of their communities, as confirmed by their tracking efforts. In concluding his remarks, Bishop Marino implored the Board to give the organization the opportunity to continue operating in the yard.

At the Chairman's request, Ms. Kelly asked Ms. Vera Bland to address the Board. Ms. Bland said that it has been sixty (60) days since the SDA seized the land and evicted her organization. She said that the land has now again become the eyesore that B.I.T.E. worked so hard to eliminate. She said that the same undesirable population is now eyeing the land. She asked that the Authority expedite the paperwork in any way possible so that B.I.T.E. can go back and cultivate the beautiful land that SDA Board members came to Jersey City to visit. She said that B.I.T.E. goes to every meeting of the Jersey City Board of Education and the SDA Board and that, unfortunately, it is the red tape that results in them being advised that someone else has the paperwork that is needed to resolve the situation. She said that the growing season is now here and, again, she asked that the process be expedited. She said that B.I.T.E. provides free labor and that this use of the land is an asset, not a liability.

Ms. Kelly asked Reverend Philip Webb to begin his remarks. Reverend Webb advised the Board that he is affiliated with the St. Paul's Church. He said that he was speaking to the Board to express his support for returning control of the land to the B.I.T.E. organization. He said that this land provides light in a community where light is so necessarily needed.

At the Chairman's direction, Ms. Kelly asked Minister Rosa Roney to speak to the Board. Ms. Roney advised the Board that she has grandchildren and extended children who so appreciate helping out with the greenery that the garden provides. She said that the site is now returning to the condition that it had been in previously. She reiterated previous speakers' comments that the planting season is now upon us. She said that it is ridiculous that we cannot get the site back to the condition that the B.I.T.E. organization started. She said that it is an asset to have your neighborhood clean and presentable and an area to which people will want to come to get their food; and to have the children, who know nothing about planting, want to come and participate in the process. She said that this teaches the children where their food is coming from and how it is grown. She asked that the Board consider the children who are willing to come in and do whatever is necessary to return the site to its presentable and respectable condition.

Next, Ms. Kelly asked Deacon Jermaine Thomas to offer comments to the Board. Reverend Thomas said that he was saddened and appalled that with the world in crisis, we could allow this to happen (to the garden). He said that we need to feed the people and allow them to smile. He said that for some people, this is the only food that they are able to get. He said that other programs also have evolved from the community garden. He said that this helps people in times of crisis and asked what can be done to reopen the garden so that we can help people in need. He said that we need to put our tax dollars to work and to help one another.

Next, Ms. Anjella Jaikisson addressed the Board. She said that she represents Astor Place Community Gardens and that she is a resident of the community. She said that that she is



speaking this morning to request that the SDA open the garden. She said that she was in a unique position as a nurse in the jail system and, in this capacity, was able to see how constant exposure to violence, stealing, and emotional distress affects the physiological wellbeing of our youth. She said that the youth is being shipped off to the jail system because of a lack of opportunity to have meaningful pastimes. She said they then indulge in things that aren't good for them. She said that she believes that this garden will be a symbol for them of hope for life. She said that it will serve as a green space and a beautiful space that will symbolize life, and it will provide fresh organic vegetables. Ms. Jaikisson said that it will teach the future generation the importance of eating healthy and offer connections with the environment and nature. She said that the garden will offer social connections and the opportunity to be involved in something that has meaning. Ms. Jaikisson added that the garden will give joy, a sense of peace and a mediation place.

Ms. Jaikisson said that when she was studying nursing she surveyed the community and observed that there were more fast food restaurants than fresh food markets. She said that she doesn't understand why the decision makers are having such a hard time doing something so good for a community. She said that the actions that we do today for our youth will impact future generations. She asked, if the Board is the decision maker, that the Members please do what they can to open the garden. She said it would be an act of kindness and the right thing to do.

At Ms. Kelly's request, Dr. Charles Curtis addressed the Board. Dr. Curtis said that he is a product of the Jersey City School system. He said that he has a Doctorate from Rutgers University, studied at Princeton University and holds a degree from Seminary. He said that education pulled him out of poverty as it has with so many minority students. He said that he promotes this Community Garden meal program and he asks the question "how can culinary students learn?" He said that there is a linear collation between a good diet and academic

progress. Dr. Curtis said that this is a borderline community with individuals who dropout, people with limited hopes and people involved in illegal activities. He added that this program is vital. He said that there are so many people affected by COVID-19 and as the NAACP says “a mind is a terrible thing to waste.” He asked how much is too much to spend on developing people that will be good citizens, creative thinkers and help with society. Dr. Curtis said that this program is a must and is truly needed. He added that he is not sure what he would do today if it wasn't for the good meal that his mother and father somehow managed to provide so that he could finish the public school system. He said that he was truly poor and there are people today that can benefit from this program. He urged the Board not to end the program as this is a community in crisis. He said that they want to do what is best for the citizens of Jersey City, the students and for the world because it will make a difference. He said that he hopes that the program will continue because it is vital.

At the Chairman's request, Mr. Alejandro Perez addressed the Board. Mr. Perez said that he is a member of B.I.T.E. and a volunteer and helper at the site. He said that Bishop Bland took the property from a septic tank cesspool to a beautiful project where food is being planted and people are getting the necessary needs of being treated with nutrition. He said that government individuals who are involved need to look themselves in the mirror and ask themselves if they are here to serve the people or act as a despot tyrant using food as a weapon to retaliate against a community in need. He said that these people, including himself, have been blessed by divine providence for a person like Bishop Bland and all involved. He said give the people food. He said that Bishop Bland has never turned anyone away and has helped everybody regardless of religion, creed and gender. He said that he is here speaking today because he feels that those involved are trying to destroy a beautiful project built by the efforts of Bishop Bland and other volunteers. Mr. Perez said that the group maintains the property and people are well behaved. He

said that there has never been a problem with Bishop Bland's facilities while giving out food, clothes and diapers. He added that there is COVID testing that is needed. He said, most importantly, if you want to prevent disease and despair, leave Bishop Bland the property before it becomes a septic tank again and a danger to the community and surrounding areas. In concluding his remarks, Mr. Perez said that if you want to build Jersey City up like a business district, then help Bishop Bland with her project.

Next, Bishop Militinia Bland addressed the Board. Bishop Bland thanked the Members for receiving her comments, noting that the Chairman used the words "our friends in Jersey City". She said that the group does consider themselves SDA's friend. She said that friends treat friends well. She noted that it was mentioned that SDA CEO Da Silva and a SDA Board Member came to visit the land. She stated that we are all educated enough to know that you cannot see 15 years of work in a one day visit. She said that during their visit, they couldn't have seen the programs that were up and running and had to be moved, very quickly, to another location. Bishop Bland said that it is now growing season and they need to prepare the ground and teach the children. She noted that through 10 Jersey City Board of Education (JCBOE) Presidents, 4 Superintendents and many Jersey City politicians, B.I.T.E. worked. She said that they worked, not because one dime came from the SDA or JCBOE or any political avenue because "our food is not political". She stressed that the growing is very important because it teaches children so many skills. Bishop Bland said that the gardens work in collaboration with the STEMS program. She referenced a previous speaker's comments noting that to be able to grow organically it means that these children are not put into a system because for the rest of their lives they understand how to grow. She said that in the 15 years since she received this land from Dr. Charles Epps, the police have not been called 1 time. However, she said that prior to that time it was her understanding that the police were called over 300 times in one month.

Bishop Bland referenced another speaker's comment that the land is going back because it is either us on that corner or it is people calling the police. She said that this is a matter of humanitarian efforts and this is very important during this time of COVID-19. She said that all the college students and volunteers and those that do community work still have to have programs limited to 20 at a time due to social distancing requirements. Bishop Bland implored the SDA to look at the roles that they play in the community and to help B.I.T.E. continue helping others regardless of religion and livelihood.

Next, Shazia Rafia addressed the Board. She said that she and her children are volunteers at the garden. She said they miss the garden and asked that the garden be opened.

At Ms. Kelly's request, Reverend Susan Park addressed the Board. She said that she suggests the opening of the Astor community garden. She said that it is very needed by the people for food and vegetables. She said that it is a beautiful place and asked for it to be reopened.

Next, Minister Debra Alston then addressed the Board. She said that the garden has been around for 15 years. She said that it is a safe haven for the community and the children. She said that she doesn't want the garden turned back to the drug dealers. Minister Alston said that there are many programs that are offered to college and elementary school children. She cited COVID-19 and senior services for the vaccination, noting that they want their community to stay healthy. She said that a lot of people didn't know how to eat healthy before the garden was introduced and stressed that this is planting season. Minister Alston said that the community does not want their neighbors to go back to calling the police again. She said they want to keep the land a quiet green space. She said they call it "the Garden of Eden" because it is a quiet place.

Mr. Nixon thanked everyone who participated and addressed the Board.

## *Adjournment*

There being no further business to come before the Board, 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 April 7, 2021 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 April 7, 2021 Board meeting of the New Jersey Schools Development Authority, for the Open Session were forwarded to the Governor on April 7, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the New Jersey Schools Development Authority's April 7, 2021 Open Session meeting is 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: May 5, 2021

## **AUTHORITY MATTERS**



## **CEO REPORT**

## **CHAIRMAN'S REPORT**

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

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

**Release of Funds from Program Reserve, Award of Contract, and Approval of the  
Final Project Charter - Paterson Public School District – Public School #5  
Emergent Project – Roof Replacement, Masonry and Window Repairs**

**MEMORANDUM**

TO: Members of the Authority

FROM: Sean Murphy  
Director, Procurement

Andrew Oakley  
Program Director, Construction Operations

RE: District: Paterson  
School: Public School #5  
Description: General Construction  
Package No.: EP-0113-C01  
CCE: \$6,924,030  
Advertised CCE Range: \$6,500,000 to \$7,500,000  
Award: \$7,494,000  
CM: Greyhawk North America, LLC

DATE: May 5, 2021

SUBJECT: Release of Funds from Program Reserve, Award of Contract, and Approval of the Final Project Charter  
Paterson Public School District – Public School #5  
Emergent Project – Roof Replacement, Masonry and Window Repairs

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**INTRODUCTION**

We are writing to recommend approval by the Members of the Authority of three (3) related actions necessary to address emergent conditions at Public School #5 in the Paterson Public School District:

1. The release of funds from the NJSDA Program Reserve maintained for emergent projects;
2. The award of a construction contract; and
3. The Final Project Charter representing the project budget inclusive of dollar values for the award for construction, construction management services, appropriate contingency, allowances, NJSDA staff costs, other costs, and prior allocation of funds for professional services.

Pursuant to the NJSDA Operating Authority adopted by the Board on December 1, 2010 as amended on March 7, 2012, Board approval is required for the release of monies from the Program Reserve for emergent projects or emergency situations exceeding \$500,000. Further, the Operating Authority requires Board approval of the award of construction contracts greater than \$500,000 as well as approval of a Final Project Charter. Both the construction award and the release of funds from the reserve exceed \$500,000.

At the July 2008 Board meeting, the Members approved the 2008 New Funding Allocation and Capital Plan which allocated \$97 million to fund emergent projects in the 31 NJSDA Districts. Additionally, at the March 2, 2011 Board meeting, the Members approved the 2011 Capital Program which allocated an additional \$100 million to fund emergent projects creating a total reserve of \$197 million to address emergent projects

throughout the NJSDA Districts. Most recently, at the July 1, 2020 Board meeting, the Members approved a reallocation of funds from the Unforeseen Events Reserve to the Emergent Projects Reserve, providing an additional \$55.6 million to support the advancement of emergent projects. Funding for the project is available within the established reserves for emergent projects<sup>1</sup>.

## BACKGROUND

Built in 1939, Paterson Public School #5 is a 107,000 square foot facility educating 775 students in grades Kindergarten through 6.

Upon confirmation of the existence of emergent conditions related to water infiltration and deterioration of the building's roof and exterior masonry, the NJSDA engaged Langan Engineering & Environmental Services ("Langan") to investigate and detail the emergent condition at the school. Langan submitted a report of findings that recommended a minor scope of masonry repair and limited roof repairs. Based upon this limited scope it was determined initially to delegate the advancement of the project to the Paterson School District for management.

The District engaged EI Associates ("EIA") to further evaluate the emergent condition and develop the scope of work necessary to eliminate water infiltration into the building and address deterioration of the exterior masonry. EIA submitted a Water Infiltration Conditions Report, which found that the conditions requiring attention were more extensive than originally identified.

Based upon NJSDA review of the EIA Report and subsequent site visits to Public School #5, the NJSDA agreed that an expanded project scope was necessary, and determined that it was in the best interest of the project for the NJSDA to manage the performance of the needed scope to remedy the conditions. Utilizing the Design Consultant Task Order Contract, the NJSDA engaged USA Architects, Planner + Interior Designers, PA (USA) to provide needed design services.

The design work is complete, and we are now recommending Board approval of an engagement for General Construction services. A separate recommendation for award of a contract for Construction Management services to Greyhawk North America, LLC is being presented for consideration at today's Board Meeting.

## PROCUREMENT PROCESS

This construction package was advertised beginning on February 12, 2021 on the NJSDA website, NJ State website, and in selected newspapers for interested firms classified in General Construction (C006, C008 or C009) to participate in the bidding process.

A non-mandatory pre-bid teleconference was held on March 1, 2021.

Project Rating Proposals were received from bidders by March 3, 2021. Bidders were evaluated based on the largest of four projects completed in the past ten years, reference checks, safety rating, and prevailing wage record. Based on evaluation of the information submitted, seventeen (17) bidders received a Project Rating Limit.

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<sup>1</sup> Funding from the Emergent Projects Reserve was allocated to the Public School #5 project prior to the Board action of July 1, 2020.

A mandatory site visit was held on March 5, 2021.

Bidder Questions were received by March 26, 2021. Addenda containing responses to the Bidder Questions were issued to the bidders on March 29 and April 8, 2021.

Price Proposals were received on April 21, 2021. 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 seven (7) bidders were responsive. The results of the review are listed below:

<b>Contractor</b>	<b>Bid Amount</b>	<b>Comments</b>
Paul Otto Building Company, Inc.	\$7,494,000.00	Qualified and responsive bidder.
Brockwell & Carrington Contractors, Inc.	\$7,497,000.00	Qualified and responsive bidder.
Duall Building Restoration, Inc. / Masonry Preservation Group, Inc. (Joint Venture)	\$7,950,000.00	Non-responsive bidder. Bid rejected.
DMD Contracting, LLC	\$8,147,000.00	Qualified and responsive bidder.
D.A. Nolt, Inc.	\$8,211,962.00	Qualified and responsive bidder.
Hall Construction Company, Inc.	\$8,633,000.00	Qualified and responsive bidder.
Lighton Industries, Inc.	\$8,769,000.00	Qualified and responsive bidder.
Ernest Bock & Sons, Inc.	\$9,220,000.00	Non-responsive bidder. Bid rejected.
Rising Sun Construction, LLC	\$9,520,419.00	Non-responsive bidder. Bid rejected.
The Morganti Group, Inc.	\$9,840,539.00	Qualified and responsive bidder.

As stipulated in the Contract Documents, each Bid Amount is inclusive of NJSDA-established Allowances totaling \$1,115,000, as follows: \$100,000 for Hazardous Materials Abatement and Related Activities; \$550,000 for Replacement of Lintel Assemblies; \$150,000 for Brick Replacement; \$15,000 for Helical Anchors; and \$300,000 for Repair of Water Damaged Plaster.

The responsive low bidder was Paul Otto Building Company, Inc. (“Paul Otto”)<sup>2</sup>.

The bid submitted by Paul Otto was greater than 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 April 26, 2021 with Paul Otto and staff from Procurement, Construction Operations, Program Operations, and Financial Operations to review the bid. The discussion verified that Paul Otto had included all project scope work in its bid and identified that the majority of the overall variance between the NJSDA’s CCE and Paul Otto’s Price Proposal is in the value for Masonry based on Paul Otto’s assessment of complexity, mostly associated with the reconstruction of the parapet, repair and repointing of the brick chimney, and re-glazing of the in place Terra Cotta units. At the time of review, Paul Otto confirmed that its Price Proposal is inclusive of all scope elements contained in the Contract Documents.

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<sup>2</sup>Paul Otto listed the following subcontractors for the required trades in its Price Proposal: Stateline Fabricators, LLC (Structural Steel), Bayshore Mechanical Contractors, LLC (Plumbing and HVACR), Turnpike Electric, Inc. (Electrical), and Patwood Contracting Corporation (Roofing-Membrane PVC/CPE/CSPE).



Members of the Authority  
Release of Funds, Construction Award, and Approval of Final Project Charter  
Package No. EP-0113-C01  
Paterson Public School #5  
May 5, 2021  
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The Construction Operations Director and the Financial Operations Director recommend award of the project to Paul Otto Building Company, Inc.

### SCOPE OF WORK

The necessary corrective construction work includes:

- Removal and replacement of approximately 36,000 square feet of the existing roofing system, including insulation, flashing, and coping;
- Reconstruction of the entire parapet wall;
- Repair or modification of existing wood blocking and equipment curbs;
- Replacement of Rooftop HVAC Units on the Auditorium and Gymnasium;
- Repointing and masonry repairs of the entire building envelope;
- Replacement of identified window lintels; and
- Asbestos abatement.

The schedule for performance of the corrective work is phased in recognition that it will be performed in an occupied school facility.

An allowance of \$100,000 has been established for Additional Hazardous Materials Abatement which may be utilized for abatement of hidden and/or concealed material beyond that identified in the Contract Documents. An allowance of \$550,000 has been established for Replacement of Additional Steel Lintels beyond that identified in the Contract Documents. An allowance of \$150,000 has been established for Additional Brick Replacement beyond that identified in the Contract Documents. An allowance of \$15,000 has been established for Additional Helical Anchors for Masonry Rebuild Areas beyond that identified in the Contract Documents. An allowance of \$300,000 has been established for Repair of Building Interior Water Damaged Plaster beyond this identified in the Contract Documents.

### FINAL BUDGET

Based on the results of the bid opening, the construction cost to address the emergent project is \$7,494,000. The total funding, including design costs, construction costs, contingencies, allowances, and NJSDA staff costs is estimated at a value in the amount of \$10,968,112. The funding for the total project costs are available within the NJSDA Program Reserve maintained for emergent projects.

Budget Summary

▪ Construction Costs	\$ 6,379,000
▪ Construction Allowances	\$ 1,115,000
▪ Construction Contingency (15%)	\$ 1,130,000
▪ Design Costs including (10%) Contingency	\$ 840,000
▪ Construction Management Services	\$ 660,000
▪ Project Management (NJSDA staff)	\$ 450,000
▪ Other Costs (5%)	\$ 375,000
▪ <u>Pre-Development Costs</u>	<u>\$ 19,112</u>
Total	\$10,968,112

SCHEDULE

Construction is anticipated to begin June 10, 2021. The schedule recognizes an overall construction duration of 213 calendar days. Substantial completion is anticipated to be reached on January 9, 2022.

RECOMMENDATION

The Members of the Authority are requested to approve the following actions:

1. The release of \$10,164,157 from the NJSDA Program Reserve maintained for emergent projects;
2. The award of a construction contract to Paul Otto Building Company, Inc. for Contract No. EP-0113-C01 in the amount of \$7,494,000, inclusive of NJSDA-established Allowances totaling \$1,115,000. Prior to execution of the contract, the contract and related documentation will be reviewed and approved by the NJSDA Division of Chief Counsel; and
3. The Final Project Charter (copy attached) representing all expended and projected funds necessary for completion of the project.

/s/ Sean Murphy  
Sean Murphy, Director, Procurement

/s/ Andrew Oakley  
Andrew Oakley, Program Director, Construction Operations

Reviewed and Recommended by: Manuel Da Silva, Chief Executive Officer  
Reviewed and Recommended by: Andrew Yosha, Vice President, Program Operations and Strategic Planning  
Reviewed and Recommended by: Donald Guarriello, Vice President and Chief Financial Officer  
Reviewed and Recommended by: Gregory Voronov, Managing Director, Planning and Program Operations  
Reviewed and Recommended by: Robert Carney, Director, Financial Operations

## New Jersey Schools Development Authority Emergent Project Charter - Summary

<b>Charter Date</b>
05/05/21

<b>Supersedes Charter Dated</b>
N/A

**Region:** Northern  
**District:** Paterson  
**School Name:** PS No. 5  
**Project Type:** Emergent  
**DOE # / Project #:** 4010-090-08-0HAL  
**Project Location:** 430 Totowa Ave Paterson, NJ

**Project Budget:** \$ 10,968,112  
**Anticipated Construction NTP Date:** June-21  
**Anticipated Final Completion Date:** Feb-22  
**Project Initiation Date:** April-17

<b>Funding Source</b>
2008 Emergent Reserve

Charter Version and Date	Project Summary
<input checked="" type="checkbox"/> Final      05/05/21	The scope of services is for the engagement of a General Contractor for Construction Services related to the following scope of work: • Removal and replacement of approximately 160,000 square feet of the existing roofing system, including insulation, flashing, and coping; • Repair or modification of existing wood blocking and equipment curbs; • Replacement of Rooftop HVAC Units on the Auditorium and Gymnasium; • Approximately 7,400 square feet of masonry repairs; • Replacement of identified window lintels; • Asbestos abatement.
<b>Revision # and Date</b>	
<input type="checkbox"/> One	
<input type="checkbox"/> Two	
<input type="checkbox"/> Three	<b>Purpose for Advancement of Emergent Charter</b>
	To establish the final budget for the project inclusive of dollar values for the award for construction, appropriate contingency, allowances, NJSDA staff costs, and estimated other costs.

### Recommendation

/s/ Andrew Oakley	5/5/2021	/s/ Gregory Voronov	5/5/2021
Program Director - Project	Date	Managing Director - Program Operations	Date
Andrew Oakley		Gregory Voronov	
	Date	/s/ Andrew Yosha	5/5/2021
	Date	VP - Program Ops and Strategic Planning	Date
		Andrew Yosha	

### Approval

(If Project Budget is greater than \$500,000 Attach Board Memo and Minutes indicating authorization of funding)

/s/ Manuel Da Silva	5/5/2021
Chief Executive Officer	Date
Manuel Da Silva	

**New Jersey Schools Development Authority  
Emergent Project Charter  
Project Budget**

<b>District / Project Name:</b>	Paterson/PS No. 5
<b>DOE # / Project #:</b>	4010-090-08-0HAL
<b>Charter Date:</b>	05/05/21

**Special Considerations:**

The project budget is based upon the award value of the Contract for General Construction Services. Other Costs for projects range from 2% to 5% of Building Costs, with such costs for Emergent Projects budgeted at 5%. These costs are inclusive of projected DCA fees for permits and anticipated inspections. 5 construction allowances totaling \$1,115,000 have been established - 1) \$100,000 for Hazardous Materials and Related Activities; 2) \$550,000 for Replacement of Lintel Assemblies; 3) \$150,000 for Brick Replacement; 4) \$15,000 for Helical Anchors; and 5) \$300,000 for Repair of Water Damaged Plaster.

**Project Budget:**

<b>Construction Costs:</b>	
Building Costs	\$6,379,000
Allowances	\$1,115,000
Construction Contingency	\$1,130,000
<b>Total Construction Costs</b>	<b>\$8,624,000</b>
<b>Other Costs:</b>	
Design Services	\$840,000
Construction Management Services	\$660,000
Project Management (SDA Staff)	\$450,000
Other Costs	\$375,000
<b>Total Other Costs</b>	<b>\$2,325,000</b>
<b>PreDevelopment &amp; Environmental Costs:</b>	
PreDevelopment	\$19,112
Environmental/Remediation	\$0
<b>Total PreDevelopment &amp; Environmental Costs</b>	<b>\$19,112</b>
<b>Total Project Budget</b>	<b>\$10,968,112</b>
<b>2011 Emergent Reserve Impact</b>	
Prior Funding Approved	\$803,954
Current Funding Requested	\$10,164,157

**Resolution—6a.**

Release of Funds from Program Reserve, Award of Contact, Approval of Final Project Charter  
PS #5, Paterson EP-0113-C01, Emergent Project – Roof Replacement, Masonry and Window  
Repair

District:	Paterson
School:	Public School #5
Description:	General Construction
Package No.:	EP-0113-C01
CCE:	\$6,924,030
Advertised CCE Range:	\$6,500,000 to \$7,500,000
Award:	\$7,494,000
CM:	Greyhawk North America, LLC

**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 release of funds from the Program Reserve for emergent projects or emergency situations exceeding \$500,000; and

**WHEREAS**, the Operating Authority further requires Board approval of the award of construction contracts greater than \$500,000 as well as final project charters; and

**WHEREAS**, in 2008 and 2011, the SDA Board approved a total of \$197 million to fund emergent project work in SDA Districts and, in July 2020, provided an additional \$55.6 million to support the advancement of emergent projects by authorizing the reallocation of funds from the SDA’s Unforeseen Events Reserve to the Emergent Projects Reserve; and

**WHEREAS**, built in 1939, Public School #5 (School) in the Paterson Public Schools District (District) is a 107,000 square foot facility educating 775 students in grades Kindergarten through 6; and

**WHEREAS**, upon confirmation of the existence of emergent conditions related to water infiltration and deterioration of the building’s roof and exterior masonry, the Authority engaged a consultant to investigate and detail the emergent conditions at the school; and

**WHEREAS**, when the consultant report detailed a minor scope of masonry and roof repairs, it was initially determined to delegate the advancement of the project to the District for management; and

**WHEREAS**, upon receipt of a water infiltration conditions report concluding that the water infiltration, roof and exterior masonry conditions that required attention (the Emergent Project or the Project) were more extensive than originally identified, it was determined that an expanded scope deemed SDA management of the work in the best interest of the Project; and

**WHEREAS**, utilizing the Design Consultant Task Order Contract, the SDA engaged USA Architects, Planners + Interior Designers, PA (USA) to provide needed design services for the Project; and

**WHEREAS**, upon completion of design work, management sought to engage a general construction services contractor for the Project; and

**WHEREAS**, the construction package for the Project work was advertised beginning on February 12, 2021 and a non-mandatory pre-bid teleconference was held on March 1, 2021; and

**WHEREAS**, funding from the Program Reserve had been allocated to the Project prior to the Board action of July 1, 2020; and

**WHEREAS**, upon completion of the procurement process, the construction operations director and the financial operations director recommend award of the Emergent Project to Paul Otto Building Company, Inc. (Paul Otto) for Contract No. EP-0113-C01 in the amount of \$7,494,000, inclusive of SDA-established allowances totaling \$1,115,000; and

**WHEREAS**, following review, management determined that Paul Otto has included all Project scope work in its bid and has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents; and

**WHEREAS**, management further recommends that the Members of the Authority approve the Project's final charter and the release of \$10,164,157 from the Program Reserve for the Project; and

**WHEREAS**, as both the construction award and the release of funds from the Program Reserve for the Project exceed \$500,000, both require Board approval; and

**WHEREAS**, the memorandum presented for Board review on this date and incorporated herein sets forth in detail the Project's scope of work, along with the Project's final charter and a description of the procurement process utilized by management; 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 release of \$10,164,157 from the SDA Emergent Program Reserve to address the Emergent Project at Public School No. 5 in the Paterson Public Schools District.

**BE IT FURTHER RESOLVED**, that the Members of the Authority approve the award of a construction contract to Paul Otto Building Company, Inc. in the amount of \$7,494,000 for Contract No. EP-0113-C01, inclusive of SDA-established Allowances totaling \$1,115,000.

**BE IT FURTHER RESOLVED**, that the Members of the Authority approve the Project's Final Charter, representing all expended and projected funds necessary for completion of the emergent project presented to the Board on this date.

**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, Release of Funds from Program Reserve, Award of Contract, and Approval Final Project Charter, Paterson Public Schools District, PS#5, Emergent Project, dated, May 5, 2021

**Dated:** May 5, 2021

**Construction Manager Award - Paterson Public School District – Public School #5 Emergent Project**



**MEMORANDUM**

TO: Members of the Authority

FROM: Sean Murphy  
Director, Procurement

RE: District: Paterson  
School: Public School #5  
Description: Construction Management Services  
Package No.: EP-0113-M01  
Estimated Fee: \$625,000  
Award: \$625,600  
Contractor: Paul Otto Building Company, Inc.

DATE: May 5, 2021

SUBJECT: Construction Manager Award

**INTRODUCTION**

I am writing to recommend approval by the Members of the Authority of the award of a contract for Construction Management (“CM”) Services. This contract is for services to manage corrective construction work to address an emergent condition at Public School #5 in the Paterson Public School District.

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 consultant contracts greater than \$100,000. Funding for this engagement is available within the Project Budget, in accordance with the Final Project Charter approved by the Members on May 5, 2021.

**BACKGROUND**

Built in 1939, Paterson Public School #5 is a 107,000 square foot facility educating 775 students in grades Kindergarten through 6.

Upon confirmation of the existence of emergent conditions related to water infiltration and deterioration of the building’s roof and exterior masonry, the NJSDA engaged Langan Engineering & Environmental Services (“Langan”) to investigate and detail the emergent condition at the school. Langan submitted a report of findings that recommended a minor scope of masonry repair and limited roof repairs. Based upon this limited scope it was determined initially to delegate the advancement of the project to the Paterson School District for management.

The District engaged EI Associates (“EIA”) to further evaluate the emergent condition and develop the scope of work necessary to eliminate water infiltration into the building and address deterioration of the exterior masonry. EIA submitted a Water Infiltration Conditions Report, which found that the conditions requiring attention were more extensive than originally identified.

Based upon NJSDA review of the EIA Report and subsequent site visits to Public School #5, the NJSDA agreed that an expanded project scope was necessary, and determined that it was in the best interest of the project for the NJSDA to manage the performance of the needed scope to remedy the conditions. Utilizing the Design Consultant

Task Order Contract, the NJSDA engaged USA Architects, Planner + Interior Designers, PA (“USA”) to provide needed design services.

The design work is complete, and we are now recommending Board approval of an engagement for Construction Management Services. A separate recommendation for award of a contract for General Construction services to Paul Otto Building Company, Inc. is being presented for consideration at today’s Board Meeting.

**PROCUREMENT PROCESS**

This package for CM Services was advertised as a “Price and Other Factors” solicitation beginning on February 17, 2021 on the NJSDA website, NJ State website, and in selected newspapers for interested firms to participate in the bidding process. In addition, the advertisement was distributed to those firms that are pre-qualified in the area of Construction Management (P029) by both the Department of Treasury-Division of Property Management and Construction and the NJSDA. For this procurement, price was weighted as 40% of the Final Combined Score, and all non-price factors were weighted as 60% of the Final Combined Score.

A Selection Committee consisting of five (5) NJSDA staff members was established.

Responsive Proposals were received from seven (7) firms by March 19, 2021. Qualifications and Technical Proposals were evaluated by the Selection Committee. Evaluations were based upon the information provided by the firms in response to the Request for Qualifications and Proposals (“RFQ/RFP”) for this project. The committee members evaluated the Qualifications and Technical Proposals for Construction Management Services separately based on the following criteria:

- Firm’s CM Experience on Similarly Sophisticated Projects
- Staffing Proposal
- Key Team Members’ Experience on Similarly Sophisticated Projects

Each Selection Committee member evaluated each Qualifications and Technical Proposal, assigning a raw score for each criterion on a scale of 0 to 10 as follows:

- Outstanding (9-10): depth and quality of response offers significant advantages.
- Superior (7-8): exceeds RFQ/RFP requirements with no deficiencies.
- Sufficient (5-6): meets RFQ/RFP requirements with no significant deficiencies.
- Minimal (3-4): meets RFQ/RFP requirements but contains some significant deficiencies.
- Marginal (1-2): comprehends intent of RFQ/RFP but contains many significant deficiencies.
- Unsatisfactory (0): requirements not addressed and lack of detail precludes adequate evaluation.

Weighting factors were applied to each of the Selection Committee member’s raw scores for each criterion to arrive at a total weighted score as indicated in Table 1 below:

**TABLE 1**

<b>Criteria</b>	<b>Weighting Factor (Applied to Raw Score)</b>	<b>Maximum Weighted Points</b>
Firm’s CM Experience on Similarly Sophisticated Projects	2.0	20
Staffing Proposal	3.0	30
Key Team Members’ Experience on Similarly Sophisticated Projects	5.0	50
<b>Total Possible Points</b>		<b>100</b>

For each firm’s Qualifications and Technical Proposal, the individual criteria scores awarded by a particular Selection Committee member were added together to calculate a score for that Qualifications and Technical Proposal. The maximum score for a Qualifications and Technical Proposal is 100. All of the scores awarded by the Selection Committee members to a particular firm’s Qualifications and Technical Proposal were added together and averaged to arrive at a Final Qualifications and Technical Proposal Score for each firm. The firms, their scores and rankings are listed in Table 2 below:

**TABLE 2**

<b>Firm</b>	<b>Final Qualifications and Technical Proposal Score</b>	<b>Qualifications and Technical Proposal Rank</b>
Greyhawk North America, LLC	61.000	1
Remington & Vernick Engineers	52.800	2
STV Construction, Inc.	49.600	3
Johnson, Mirmiran & Thompson, Inc.	47.600	4
Gilbane Building Company	45.600	5
The McCloud Group, LLC	36.400	6
Legacy Construction Management, Inc.	34.000	7

The RFQ/RFP stipulated that a shortlist of the six (6) highest-ranked firms would be determined based on the Final Qualifications and Technical Proposal Scores. The shortlisted firms participated in interviews with the Selection Committee on April 8, 2021. The interviews allowed the firms to expand and detail their firm and team experience with respect to NJSDA requirements for Construction Management Services. The Selection Committee interviewed each of the shortlisted firms and evaluated each firm on Interview Criteria and Weighting Factors that were the same as those used in the evaluation of the Qualifications and Technical Proposals, as detailed above.

The individual criteria scores awarded by a particular Selection Committee member were added together to calculate an Interview Score for that firm. The maximum Interview Score is 100. All of the Interview Scores awarded to a particular firm by the Selection Committee members were added together and averaged to arrive at a Final Interview Score for each firm. The shortlisted firms, their scores and rankings are listed in Table 3 below:

**TABLE 3**

<b>Firm</b>	<b>Final Interview Score</b>	<b>Interview Rank</b>
Gilbane Building Company	75.600	1
Greyhawk North America, LLC	70.300	2
Johnson, Mirmiran & Thompson, Inc.	56.100	3
Remington & Vernick Engineers	51.500	4
STV Construction, Inc.	47.000	5
The McCloud Group, LLC	38.600	6

The Final Interview Score for each shortlisted firm was added to the Final Qualifications and Technical Proposal Score for each such firm, and the two scores were averaged to arrive at a Non-Price Score for each shortlisted firm. The maximum Non-Price Score is 100. The shortlisted firms, their scores and rankings are listed in Table 4 below:

**TABLE 4**

<b>Firm</b>	<b>Non-Price Score</b>	<b>Non-Price Rank</b>
Greyhawk North America, LLC	65.650	1
Gilbane Building Company	60.600	2
Remington & Vernick Engineers	52.150	3
Johnson, Mirmiran & Thompson, Inc.	51.850	4
STV Construction, Inc.	48.300	5
The McCloud Group, LLC	37.500	6

Once all of the Non-Price Scores for all shortlisted firms were calculated, the NJSDA opened the sealed Price Proposals and reviewed them for responsiveness. The Price Proposals were publicly opened on April 12, 2021 and the bids were read aloud as required by law.

The lowest responsive Price Proposal was awarded the maximum number of points for the price component, which is 100. All other Price Proposals were awarded points based on the percentage that each proposal exceeded the lowest bid.

The results of the NJSDA’s review and scoring of the Price Proposals are listed in Table 5 below:

**TABLE 5<sup>1</sup>**

<b>Firm</b>	<b>Bid Price</b>	<b>Price Score</b>	<b>Price Rank</b>
<b>Qualified and Responsive Bidders</b>			
Johnson, Mirmiran & Thompson, Inc.	\$578,900.00	100.000	1
The McCloud Group, LLC	\$615,908.62	93.607	2
Greyhawk North America, LLC	\$625,600.00	91.933	3
Gilbane Building Company	\$705,000.00	78.217	4
Remington & Vernick Engineers	\$780,175.00	65.231	5
<b>Non-Responsive Bidder – Bid Rejected</b>			
STV Construction, Inc.	\$600,753.92	N/A	N/A

As stipulated in the RFQ/RFP, each Bid Price is inclusive of NJSDA-established Allowances totaling \$220,000, as follows: \$200,000 for Testing and Inspection Services and \$20,000 for Cleaning Services.

After the Price Scores were determined for all shortlisted firms, the Price Scores were adjusted by a weighting factor of 40%. The Non-Price Scores for “Other Factors” criteria were adjusted by a weighting factor of 60%. The weighted Price Score and weighted Non-Price Score for each shortlisted firm were added together for a Final Combined Score. The maximum Final Combined Score is 100. The Final Combined Scores and Final Rankings are listed in Table 6 below:

<sup>1</sup> Following the opening of the Price Proposals, the Price Proposal submitted by STV Construction, Inc. was rejected for being non-responsive to the RFQ/RFP requirements.

**TABLE 6**

<b>Firm</b>	<b>Raw Non-Price Score</b>	<b>Raw Price Score</b>	<b>Weighted Non-Price Score (60%)</b>	<b>Weighted Price Score (40%)</b>	<b>Final Combined Score</b>	<b>Final Rank</b>
Greyhawk North America, LLC	65.650	91.933	39.390	36.773	76.163	1
Johnson, Mirmiran & Thompson, Inc.	51.850	100.000	31.110	40.000	71.110	2
Gilbane Building Company	60.600	78.217	36.360	31.287	67.647	3
The McCloud Group, LLC	37.500	93.607	22.500	37.443	59.943	4
Remington & Vernick Engineers	52.150	65.231	31.290	26.093	57.383	5

The highest ranked firm was Greyhawk North America, LLC (“Greyhawk”).

The bid submitted by Greyhawk was slightly higher than the NJSDA estimate. In order to ensure the firm’s Price Proposal was inclusive of all scope elements, a conference was conducted on April 15, 2021 with Greyhawk and staff from Procurement, Construction Operations, Program Operations and Financial Operations to review the bid. At the time of the review, Greyhawk confirmed to the satisfaction of staff that its Price Proposal is inclusive of all scope elements contained in the Contract Documents.

The Construction Operations Director and the Financial Operations Director recommend award of the project to Greyhawk.

**RECOMMENDATION**

The Members of the Authority are requested to approve the award of a contract to the firm with the highest Final Combined Score, Greyhawk North America, LLC, in the amount of \$625,600 for Construction Management Services for the corrective construction work to address an emergent condition at Public School #5 in the Paterson Public School District.

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

- Reviewed and Recommended by: Manuel Da Silva, Chief Executive Officer
- Reviewed and Recommended by: Andrew Yosha, Vice President, Program Operations and Strategic Planning
- Reviewed and Recommended by: Donald Guarriello, Vice President and Chief Financial Officer
- Reviewed and Recommended by: Gregory Voronov, Managing Director, Planning and Program Operations
- Reviewed and Recommended by: Andrew Oakley, Director, Construction Operations
- Reviewed and Recommended by: Robert Carney, Director, Financial Operations

***Resolution—6b.***

Construction Manager Services Award

District:	Paterson
School:	Public School #5
Description:	Construction Management Services
Package No.:	EP-0113-M01
Estimated Fee:	\$625,000
Award:	\$625,600
Contractor:	Paul Otto Building Company, Inc.

**Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve the award of consultant contracts greater than \$100,000; and

**WHEREAS**, built in 1939, Public School #5 (School) in the Paterson Public Schools District (District) is a 107,000 square foot facility educating 775 students in grades Kindergarten through 6; and

**WHEREAS**, upon confirmation of the existence of emergent conditions related to water infiltration and deterioration of the building’s roof and exterior masonry, the Authority engaged a consultant to investigate and detail the emergent conditions at the school; and

**WHEREAS**, when the consultant report detailed a minor scope of masonry repair and roof repairs, it was initially determined to delegate the advancement of the project to the District for management; and

**WHEREAS**, upon receipt of a water infiltration conditions report concluding that the water infiltration, roof and exterior masonry conditions that required attention (the Emergent Project or the Project) were more extensive than originally identified, it was determined that an expanded scope deemed SDA management of the work in the best interest of the Project; and

**WHEREAS**, a package for CM Services for the Project, EP-0113-M01, was advertised as a “Price and Other Factors” solicitation beginning on February 17, 2021, with price weighted at 40% and all non-price factors weighted at 60% of the final combined score; and

**WHEREAS**, the details of the CM services procurement process conducted by management are comprehensively set forth in the memorandum presented to the Board on this date; and

**WHEREAS**, upon completion of the competitive procurement process for CM services, Greyhawk North America, LLC (Greyhawk) was the highest ranked firm, with a price in the amount of \$625,600 for the Project; and

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

**WHEREAS**, the SDA construction operations director and financial operations director recommend award of the project to Greyhawk; and

**WHEREAS**, funding for this engagement is available within the project budget in accordance with the final project charter approved by the Members on this date; 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 the firm with the highest Final Combined Score, Greyhawk North America, LLC, in the amount of \$625,600 for Construction Management Services for corrective construction work to address water infiltration and roof and exterior masonry deterioration emergent conditions at the Paterson School No. 5 emergent project (EP-0113-M01) in the Paterson Public Schools District consistent with the memorandum presented to the Board on this date and incorporated herein.

**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 the same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Construction Manager Award, (Package No. EP-0113-M01), Paterson Public Schools District, PS #5, dated May 5, 2020

Dated: May 5, 2020

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



**Approval of Awards - Term Agreements for Real Estate Appraisal Services**

MEMORANDUM

TO: Members of the Authority

FROM: Sean Murphy  
Director, Procurement

John Hamilton  
Program Officer, Predevelopment and Real Estate

DATE: May 5, 2021

SUBJECT: Approval of Awards  
Package No. GP-0277-R01  
Term Contracts for Real Estate Appraisal Services

INTRODUCTION

The NJSDA utilizes the services of real estate appraisers in connection with land acquisition activities. Such services also will be required in connection with the divestiture of land that may be deemed surplus by NJSDA. NJSDA Management is seeking to enter into term contracts with seventeen (17) real estate appraisal firms.

The NJSDA's engagement of appraisers is governed by the rules set forth at N.J.A.C. 19:38C-9.1 et seq. These rules provide for the NJSDA to establish and maintain a master list of appraisers (the "Master List"). According to the procedures set forth at N.J.A.C. 19:38C-9.2, the Master List shall be created from both the list of appraisers maintained by the New Jersey Department of Transportation and the list of appraisers previously engaged by the NJSDA. Firms may request to be included on the Master List by submitting a statement of qualifications, which evaluation by NJSDA staff will determine if a firm possesses the relevant experience and qualifications to successfully perform the required appraisal services. Pursuant to N.J.A.C. 19:38C-9.4, the NJSDA is required to extend an offer to contract with all firms on the Master List. Additionally, the term contract shall not exceed three (3) years and is subject to a fixed schedule of hourly rates and schedule of lump sum fees, as appropriate, with the contract value over the term subject to a predetermined stated ceiling.

TERM CONTRACTS

The NJSDA most recently procured real estate appraisal services in 2018. Since the current real estate appraisal services contracts will expire in September 2021, NJSDA Management is seeking to establish a new pool of firms with relevant experience and qualifications to successfully perform the required appraisal services. Accordingly, the Members of the Authority are requested to approve the award of term contracts to seventeen (17) real estate appraisal firms. Specific work assignments under the contracts will be made by way of "task order" on an as needed basis. The term of these contracts is three (3) years. For any assignment(s) accepted during the three-year contract term, the firm(s) will be allowed to complete the particular assignment(s), even if extending beyond the contract term. Each engaged firm must agree to provide services in accordance with a fixed schedule of hourly rates and schedule of lump sum fees, as appropriate, developed by the NJSDA (see attached Appendices E and F of the term contract). These hourly rates and lump sum fees are the same as those utilized for the 2018 appraisal services contracts. Each of the seventeen (17) contracts will individually have a not-to-exceed amount of \$50,000.

It is within the NJSDA’s discretion to issue any number of task orders to an appraiser during the term of the contract. Task orders will be awarded pursuant to rotational assignment to pool members with consideration given to the firms’: (1) licensing status; (2) professional designations; (3) previous experience on similar projects; (4) geographic proximity to the school facilities project or projects; (5) present capacity of the firm to complete the required services; and (6) to the extent practicable, equitable allocation of task order assignments among all appraisers engaged by the NJSDA under the term contracts.

**PROCUREMENT PROCESS**

This solicitation was advertised beginning on March 15, 2021 on the NJSDA website, the NJ State website, and in selected newspapers for eligible firms to participate in the procurement process. In addition, as provided for by N.J.A.C. 19:38C-9.4, the NJSDA issued term contract offer packages to all eighty-one (81) firms on the Master List. The seventeen (17) firms listed in Table 1 below have submitted the required documentation to enter into a term contract with the NJSDA for real estate appraisal services:

**TABLE 1**

<b>Firm</b>	<b>Comments</b>
Appraisal Associates, Inc.	Included on the Master List.
Bettina Sholk Real Estate Appraisal	Included on the Master List.
Gagliano Appraisal, LLC d/b/a Gagliano & Company	Included on the Master List.
J. McHale & Associates, Inc.	Included on the Master List.
Lasser Sussman Associates, LLC	Included on the Master List.
Mason Helmstetter Associates, LLC	Included on the Master List.
Molinari & Associates, P.C.	Included on the Master List.
Nationwide Consulting Company, Inc.	Included on the Master List.
New Jersey Realty Advisory Group, LLC	Included on the Master List.
Newmark Knight Frank Valuation & Advisory, LLC	Included on the Master List.
Otteau Group, Inc.	Added to the Master List after NJSDA staff review of statement of qualifications.
Polton Real Estate Advisory, LLC	Added to the Master List after NJSDA staff review of statement of qualifications.
Pyramid Associates Real Estate Valuation, LLC	Included on the Master List.
Stanley Jay Appraisal Associates, LLC	Included on the Master List.
Sterling DiSanto & Associates, LLC	Included on the Master List.
Tony Kamand Realty, LLC	Included on the Master List.
Wade Appraisal, LLC	Included on the Master List.

Members of the Authority  
Approval of Awards  
Package No. GP-0277-R01  
Term Contracts for Real Estate Appraisal Services  
May 5, 2021  
Page 3

RECOMMENDATION

The Members of the Authority are requested to approve the NJSDA contracting with the seventeen (17) real estate appraisal firms listed in Table 1 at the hourly rates and lump sum fees, as appropriate, set forth in the attached Appendices E and F of the term contract. Each firm would enter into a contract for a not-to-exceed amount of \$50,000 during the three-year term. Prior to execution of each 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/ John Hamilton  
John Hamilton  
Program Officer, Predevelopment and Real Estate

Reviewed and Recommended by: Manuel Da Silva, Chief Executive Officer

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

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

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

**APPENDIX E**

**SCHEDULE OF FEES**

**E.1 in General.** This Schedule of Fees shall apply to all Services related to an Appraisal Report, including submission of the Appraisal Report. Categories are by type of use of the Property, and, for commercial structures, by total square feet of interior space associated with that use (including space for supporting utilities, maintenance, storage, office, etc.). The fee is for an Appraisal Report that covers all such space and all vacant land and parking space on the same Property. Normally a “property” is one tax lot, or a combination of tax lots which are under common ownership and which are occupied by the same use; from time to time an Appraisal Order may define a Property as consisting of only a portion of one or more tax lots.

**LUMP SUM FEE PER PROPERTY TYPE AND TYPE OF APPRAISAL ORDER**

	<b>Appraisal Report</b>	<b>Restricted Use</b>	<b>Review</b>
<b><u>A. Residential</u></b>			
Vacant Land (1-2 Lots)	\$1,000	\$500	\$300
Single Family Dwelling	\$1,500	\$1,000	\$500
2-4 Family Dwelling	\$2,000	\$1,500	\$750
5-10 Family Dwelling	\$3,000	\$2,000	\$750
<b><u>B. Commercial/Industrial</u></b>			
<b>Vacant Land</b>			
Up to 20,000 SF	\$2,000	\$1,000	\$300
20,000-50,000 SF	\$3,000	\$1,500	\$500
<b>Improved Commercial/Industrial</b>			
1-4 units ≤ 25,000 SF	\$5,000	\$3,000	\$750
Larger /Complex Properties	Negotiable	Negotiable	Negotiable

- E.2 Fee Negotiation for Other Categories; Expedited Delivery; Volume Discount.** For all categories of property not listed above, Appraisal Report fees shall be negotiated. Fees may also be negotiated in the event expedited delivery is required or if the property in question has unique features or represents a complex assignment. Where the number of Properties addressed in an Appraisal Order exceeds 10, the NJSDA reserves the right to require a volume discount off any applicable charges in the Schedule of Fees, with the percentage of any such discount subject to good faith negotiation by and between the NJSDA and the Appraiser.
- E.3 Mixed-Use Properties.** If more than one of the uses listed in E.1 occupies the same Property, the Appraiser shall provide an Appraisal Report for the property at a fee not to exceed the sum of the above fees for the individual uses.
- E.4 Uses Not Specified.** Notwithstanding E.3, in the event any of the Properties contains any use not listed above, or if the NJSDA and the Appraiser cannot agree as to which fee category applies, then the NJSDA may negotiate a new fee with the Appraiser for an Appraisal Report for the property.
- E.5 Change of Use.** If the Appraiser determines that the highest and best use of a Property is other than its existing use, or otherwise bases its valuation of a property on a use other than the property's existing use, then the fee for the Appraisal Report shall be the fee for such other use, if such is included on the Schedule of Fees, and otherwise it shall be negotiated.
- E.6 Partial Acquisitions.** The fees set forth in the Schedule of Fees shall apply to all Properties, even if the Property defined in the Appraisal Order includes only a portion of one or more tax lots and/or the acquisition of the Property would result in damaging the property owner's use of the remainder of his property. In any such case of a "partial" acquisition, if the Appraiser asserts that the fee for the Appraisal Report should be greater than provided in the Schedule of Fees, then the Appraiser must submit a request for a new price to the Program Manager within 10 Days of the issuance of the Appraisal Order, otherwise the Schedule of Fees shall be deemed to apply. In requesting such a new fee, the Appraiser must satisfy the NJSDA that significantly more work is necessary to value the property than was contemplated in the establishment of the Schedule of Fees. If the NJSDA agrees to the request, then the NJSDA shall negotiate a new fee with the Appraiser.
- E.7 Loaded Fees.** Fees shall include all overhead and expenses. The NJSDA shall not accept billings for mileage, travel time and expenses, meals, lodging, accommodations, equipment rental, postage, copying, or other expenses.
- E.8 Trial Exhibits.** Production or reproduction costs for large scale exhibits or other materials intended for use as evidence at a condemnation trial prepared by the Appraiser at NJSDA's request are eligible reimbursable items at cost with no administrative overhead or markup to be added by the Appraiser.

**APPENDIX F**

**SCHEDULE OF HOURLY RATES**

**F.1 Hourly Rates**

<b><u>TITLE</u></b>	<b><u>HOURLY RATE</u></b>
Principal	\$200.00
Associate	\$150.00

**F.2 Loaded Rates.** Hourly Rates shall include all overhead and expenses. The NJSDA shall not accept billings for mileage, travel time and expenses, meals, lodging, accommodations, equipment rental, postage, copying, or other expenses.

***Resolution—7a.***

Approval of  
Package No. GP-0277-R01  
Term Contracts for Real Estate Appraisal Services

**Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve the award of task order contracts for consultants and/or contractors; and

**WHEREAS**, SDA utilizes the services of real estate appraisers in connection with land acquisition activities and the divestiture of SDA-owned land that is deemed surplus; and

**WHEREAS**, the SDA's most recently procured real estate appraisal services in 2018; and

**WHEREAS**, since the Authority's prior real estate appraisal services contracts shall expire in September 2021, the Authority is proposing to establish a new pool of seventeen (17) real estate appraisal firms with relevant experience and qualifications to successfully perform the required appraisal services; and

**WHEREAS**, as fully described in the memorandum presented to the Board on this date and incorporated herein, the Authority's engagement of appraisers is governed by the rules set forth at N.J.A.C. 19:38C-9.1 et seq.; and

**WHEREAS**, these rules require that SDA establish and maintain a master list of appraisers (the Master List); and

**WHEREAS**, SDA also is required to extend an offer to contract with all firms on the master list for a term agreement not to exceed three (3) years and is subject to a fixed schedule of hourly rates and schedule of lump sum fees, as appropriate, with the contract value over the term subject to a predetermined stated ceiling; and

**WHEREAS**, specific work assignments under the contracts would be made by way of "task order" on an as needed basis; and

**WHEREAS**, the terms of these contracts would be 3 years and each of the contracts with the 17 real estate appraisal firms listed in Table 1 of the memorandum would be at the hourly rate and lump sum fee levels as set forth in the appendices E and F of the term contracts that individually have a not-to-exceed amount of \$50,000; and

**WHEREAS**, the terms of the agreements to be awarded, the details of the procurement process employed and the methodology to be followed in award of the task orders are comprehensively set forth in the memorandum and appendices presented to the Board on this date and incorporated herein; and



**WHEREAS**, prior to execution of each 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 the SDA to contract with the 17 real estate appraisal firms listed in Table 1 of the memorandum presented to the Board on this date at the hourly rates and lump sum fee amounts, as appropriate, set forth in the attached Appendices E and F of the term contract.

**BE IT FURTHER RESOLVED**, that each of the 17 firms shall enter into a contract for a not-to-exceed amount of \$50,000 during the three-year term.

**BE IT FURTHER RESOLVED**, that, prior to execution of each contract, the contract and related documentation shall 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, Package No. GP-0277-R01, Term Contracts for Real Estate Appraisal Services, dated May 5, 2021

Dated: May 5, 2021

**MONTHLY REPORTS**  
**(For Informational Purposes)**

## **ACTIVE PROJECTS STATUS REPORT**



STATE OF NEW JERSEY  
**SCHOOLS DEVELOPMENT AUTHORITY**

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**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director

DATE: May 5, 2021

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

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

The 2<sup>nd</sup> 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 4/20/21

**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	School occupied Sep. 2017. (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	School occupied Sep. 2017. (Dobco, Inc.)	6/25/12 2/25/13
Jersey City	Dr. Maya Angelou 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	School occupied Sep. 2017. (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 4/20/21

**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	School occupied Sep. 2017. (Terminal)	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	\$28.4	Design-Bid-Build	Award for D-B approved Nov. 2019 Board. (Niram)	6/24/19
New Brunswick	Robeson ES	PK-5	823	893	\$48.5	Kit of Parts/ Design-Build	School occupied Sep. 2018. (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	School occupied Sep. 2018. (Bock)	6/28/13 6/29/15
Passaic	Dayton Ave. Campus	PK-8	2,760	3,020	\$240.9	Kit of Parts/ Design-Build	Award for D-B approved Nov. 2017 Board. (Terminal)	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) & Renovation	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.

**2011 & 2012 Portfolio Projects Activities Summary**

as of 4/20/21

**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	Sheila Y. Oliver Academy (GW Carver ES)	PK-5	470	512	\$41.2	Kit of Parts/ Design-Build	School delivered Sep. 2020 (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	School occupied Sep. 2017. (Torcon)	6/9/14
Garfield	James Madison ES	K-5	275	305	\$29.7	Existing Design	School occupied Sep. 2018. (Brockwell & Carrington)	2/19/14 6/30/15
Harrison	New ES	PK - 1	392	432	\$36.1	Kit of Parts/ Design-Build	School delivered Nov. 2020 (Dobco)	11/10/15 7/13/16
Irvington	Madison Avenue ES	PK-5	463	504	\$38.6	Kit of Parts/ Design-Build	School occupied Sep. 2019. (Bock)	11/19/15 8/16/16
Millville	Senior HS Addition/Renovation	HS	2,026	2,384	\$137.5	Design-Build	Award for D-B approved Apr. 2017 Board. (Hall Construction)	9/30/16
Passaic	Sonia Sotomayor ES (New ES @ Leonard Place)	K-5	628	698	\$55.9	Kit of Parts/ Design-Build	School occupied Sep. 2019. (Dobco, Inc.)	8/13/15
Paterson	New MS @ Union Ave.	6-8	996	1107	\$113.9	Design-Build	Award for D-B approved Sep. 2018 Board. (Epic Management)	3/2/17 4/26/18
Pemberton	Denbo-Crichton ES	PK-5	846	930	\$58.7	Design-Build	School delivered Sep. 2020. (Bock)	3/1/17 9/13/17
Perth Amboy	High School	HS	2,800	3,295	\$283.8	Design-Build	Award for D-B approved Nov. 2019 Board. (Terminal)	3/26/19
Perth Amboy	Rose M. Lopez ES (Seaman Avenue ES)	K-5	724	804	\$56.4	Kit of Parts/ Design-Build	School occupied Sep. 2019. (Epic Management).	2/3/16
Plainfield	New Woodland ES	K-5	756	840	\$59.4	Kit of Parts/ Design-Build	Award for D-B approved Feb. 2020 Board. (Epic Management)	5/23/18 8/29/19
Union City	New Grade 7 to 9 School	7-9	756	840	\$75.5	Kit of Parts/ Design-Build	Revised Preliminary Charter approved Dec. 2019 Board.	TBD
Vineland	Lincoln Ave. MS (New MS)	6-8	562	624	\$49.8	Kit of Parts/ Design-Build	School occupied Sep. 2018. (Bock).	9/24/15

**\*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 4/20/21

**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	\$132.6	Design-Build	Award for D-B approved Aug. 2018 Board. (Bock)	6/9/17 3/23/18
Hoboken	Demarest ES	ES	TBD	TBD	TBD	Design-Bid-Build	Pre-Design Services ongoing.	TBD
Orange	Cleveland St. ES	PK-6	316	348	\$33.2	Design-Bid-Build	Award for GC approved Mar. 2019 Board. (Brockwell & Carrington)	9/10/18 11/14/18
Orange	High School	9-12	1,440	1,694	\$51.9	Design-Bid-Build	Award for GC approved Mar. 2019 Board. (Terminal)	10/12/18
Trenton	Central HS	10-12	1,850	2,176	\$155.4	Design-Build	School occupied Sep. 2019. (Terminal)	12/19/14 9/29/15

**\*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.



## Active Project Status Report

### Status as of 4/1/2021

#### 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	Camden	New Camden High School	New Construction	Construction	3Q 2021	On-target	Sep-21	On-target	\$ 132,569,255
2	City of Orange	Cleveland Street ES	Addition/Renovation	Construction	3Q 2021	On-target	Sep-21	On-target	\$ 34,978,332
3	City of Orange	Orange High School	Addition/Renovation	Construction	2Q 2022	On-target	Phased	On-target	\$ 51,931,218
4	Keansburg	Port Monmouth Road School	Addition/Renovation	Construction	2Q 2022	On-target	Sep-22	On-target	\$ 28,440,130
5	Millville	Millville Senior High School	Addition/Renovation	Construction	3Q 2022	On-target	Phased	On-target	\$ 137,503,832
6	Passaic City	New Dayton Avenue Educational Campus	New Construction	Construction	2Q 2022	On-target	Sep-22	On-target	\$ 240,923,270
7	Paterson	New Union Ave MS	New Construction	Construction	2Q 2021	On-target	Sep-21	On-target	\$ 113,902,274
8	Perth Amboy	New High School	New Construction	Construction	2Q 2024	On-target	Sep-24	On-target	\$ 283,830,000
9	Plainfield	New Woodland ES	New Construction	Design-Build Design Phase	3Q 2022	On-target	Sep-22	On-target	\$ 59,440,000

## Active Project Status Report Status as of 4/1/2021

### 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	Bridgeton	Bridgeton Senior HS	Roof Replacement & Masonry Repairs	Construction	3Q 2021	On Target	4Q 2021	On-Target	\$ 9,842,000
2	Newark	Lafayette Street School	Exterior Doors & Roofing	Substantial Completion	2Q 2020	Achieved	2Q 2021	On-Target	\$ 658,129

## **PROJECT CLOSEOUT STATUS REPORT**



To: Members of the Authority

From: /s/ Ayisha Cooper, Vendor Services Analyst

Date: May 5, 2021

Subject: Project Close-Out Status Report

The attached report provides a status of the following:

- All SDA managed Capital Plan projects which have achieved school occupancy but have not yet been contractually and administratively closed
- All SDA managed Emergent projects which are either (1) currently active, or (2) complete yet have not been contractually and administratively closed
- Projects which have achieved project transfer to the district yet have outstanding open contracts
- A running total of all school facilities projects, health and safety contracts, and suspended design contracts which have been closed

Projects closed since the last report will appear highlighted.

**PROJECT STATUS REPORT - As of April 1, 2021**

Year of Occupancy	DOE #	School	Disposition	Project Transfer Date	Outstanding Issues Preventing Complete Close-out
<b>Bridgeton</b>					
2016	0540-050-13-0ACN	Buckshutem Road Elementary School			
2017	0540-100-13-0ACO	Quarter Mile Lane Elementary School			
<b>Burlington City</b>					
2007	0600-020-01-0957	New High School	Project Transferred	12/29/11	Open contract(s)
<b>Camden</b>					
2009	0680-350-01-0938	HB Wilson Elementary School	Project Transferred	04/14/10	Open contract(s)
<b>East Orange</b>					
2020	1210-060-02-0296	Sheila Y. Oliver Academy (aka GW Carver ES)			
<b>Egg Harbor City</b>					
2010	1300-X01-04-0ADY	New Middle School	Project Transferred	01/01/12	Open contract(s)
<b>Egg Harbor Township</b>					
2011	1310-005-04-0AEB	Egg Harbor Township High School			
<b>Elizabeth</b>					
2017	1320-N20-13-0AEG	Halloran Elementary School	Project Transferred	06/12/18	Open contract(s)
2016	1320-X07-01-0867	Frank J. Cicarell Academy (New Academic HS)	Project Transferred	07/18/19	Open contract(s)
2013	1320-240-03-0339	Victor Mravlag Elementary School # 21	Project Transferred	08/27/19	Open contract(s) - Legal matter pending
<b>Garfield</b>					
2018	1700-205-03-0315	James Madison Elementary School #10			
<b>Gloucester City</b>					
Legacy	1770-160-01-0245	Cold Springs Elementary School	Project Transferred	06/05/09	Open contract(s)
2017	1770-N01-03-0188	Gloucester City Middle School	Project Transferred	04/17/18	Open contract(s)
<b>Harrison</b>					
2020	2060-N03-15-0AEJ	Kennedy Elementary School (New Harrison ES)			
<b>Irvington</b>					
2019	2330-120-03-0755	Madison Avenue Elementary School			
<b>Jersey City</b>					
Legacy	2390-N01-99-0227	New Elementary School #3 (Frank R. Conwell ES #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 MS #4)	Project Transferred	12/19/15	Open contract(s) - Legal matter pending
2016	2390-190-01-0581	New Public School #20	Project Transferred	08/11/17	Open contract(s)
2017	2390-X03-01-0587	Patricia M. Noonan ES (New PS #3)	Project Transferred	12/14/17	Open contract(s)
2007	2390-N03-99-0147	Heights Middle School #7			
<b>Keansburg</b>					
2016	2400-E01-02-0116	New Caruso Elementary School	Project Transferred	08/13/18	Open contract(s)

**PROJECT STATUS REPORT - As of April 1, 2021**

Year of Occupancy	DOE #	School	Disposition	Project Transfer Date	Outstanding Issues Preventing Complete Close-out
<b>Millville</b>					
2020	3230-050-13-0AEF	Millville High School			
<b>Newark</b>					
Legacy	3570-X01-01-0617	Science Park	Project Transferred	05/03/13	Open contract(s)
2010	3570-X07-01-0693	Speedway Elementary School	Project Transferred	10/21/15	Open contract(s)
2016	3570-590-02-0315	Oliver Street Elementary School	Project Transferred	05/18/17	Open contract(s)
2018	3570-640-02-0311	South Street ES			
<b>Passaic</b>					
2015	3970-X01-01-X760	New Henry Street Elementary School			
2019	3970-N11-07-0DAY	Leonard Place Elementary School			
<b>Paterson</b>					
2016	4010-N01-02-0169	Dr. Hami Awadallah School (New Marshall Street ES)	Closed		
2008	4010 -S01-02-0101	International High School			
<b>Pemberton</b>					
2011	4050-E01-02-0082	Pemberton Early Childhood Education Center	Project Transferred	02/01/13	Open contract(s)
2020	4050-130-15-0AEL	Denbo-Crichton Elementary School			
<b>Perth Amboy</b>					
2019	4090-N01-98-0325	Seaman Avenue Elementary School			
<b>Phillipsburg</b>					
2016	4100-X01-99-0464	New High School	Project Transferred	06/07/18	Open contract(s)
<b>Trenton</b>					
2019	5210-050-13-0AEH	Trenton Central High School			
<b>Vineland</b>					
2018	5390-N02-02-0245	Lincoln Avenue Middle School			
<b>West New York</b>					
2009	5670-065-01-0559	Elementary School #2	Project Transferred	05/14/13	Open contract(s)
<b>Capital and Demonstration Projects Totals</b>					
<b>Total Capital and Demonstration Projects</b>			<b>159</b>		
<b>Closed Capital and Demonstration Projects</b>			<b>122</b>		
<b>Capital and Demonstration Projects Not Closed</b>			<b>37</b>		
<b>Capital and Demonstration Projects Not Closed, Project Transferred</b>			<b>19</b>		
<b>Legal Matter</b>			<b>3</b>		
<b>Miscellaneous</b>			<b>16</b>		

**PROJECT STATUS REPORT - As of April 1, 2021**

<b>Year of Occupancy</b>	<b>DOE #</b>	<b>School</b>	<b>Disposition</b>	<b>Project Transfer Date</b>	<b>Outstanding Issues Preventing Complete Close-out</b>
<b>Emergent Projects</b>					
<b>Bridgeton</b>					
	0540-020-17-0AEU	Bridgeton Senior HS Roof and Masonry Repairs			
<b>Camden</b>					
	0680-170-12-0ACF	Cramer Elementary School			
<b>Irvington</b>					
	3570-330-12-0ABT	Chancellor Ave Annex - Building Envelope			
<b>Newark</b>					
	3570-301-17-0AES	Marin - HVAC			
	3570-415-17-0AER	Dr. E. Alma Flagg E.S. - Doors and Roofing			
	3570-460-17-0AEZ	Hawkins ES - Chimney Repairs			
	3570-480-17-0AET	Lafayette - Doors and Roofing			
	3570-750-17-0BBC	Wilson School Annex - Chimney			
<b>Paterson</b>					
	4010-N02-12-0ABX	Roberto Clemente ES			
<b>Plainfield</b>					
	4160-050-17-0BBD	Plainfield High School			
<b>Vineland</b>					
	5390-050-12-0ACK	Vineland High School South			
<b>Emergent Project Totals</b>					
<b>Total Emergent Projects</b>			<b>81</b>		
<b>Emergent Projects Closed</b>			<b>70</b>		
<b>Emergent Projects Not Closed</b>			<b>11</b>		
<b>Emergent Projects Not Closed but Transferred</b>			<b>0</b>		
<b>Health and Safety Contract Totals</b>					
<b>Total Contracts</b>			<b>399</b>		
<b># of Contracts Closed</b>			<b>394</b>		
<b># of Open Contracts</b>			<b>5</b>		
<b>Open Design Contracts</b>					
<b>Total Contracts</b>			<b>109</b>		
<b># of Contracts Closed</b>			<b>98</b>		
<b># of Open Contracts</b>			<b>11</b>		

## **PROJECT STATUS REPORT**





**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director – Program Operations

DATE: May 5, 2021

SUBJECT: Executive Summary – Monthly Project Status Reports

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**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: January 2008 to March 2021

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

NO DATA TO REPORT

### Substantially Complete & Building Occupied

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

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. Project close-out pending resolution of open contracts.
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. Project close-out pending resolution of open contracts.

<sup>1</sup> 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: March 2021

#	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: March 2021

#	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/AMENDMENTS & CHANGE ORDERS REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Program Operations

DATE: May 5, 2021

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

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**Contracts Executed Report**

This report contains the activity of Contracts executed during the period March 1 through March 31, 2021.

**Noteworthy Items during the reporting period:**

- No noteworthy items during the reporting period.

**Amendments & Change Orders Report**

This report contains the activity of Amendments and Change Orders executed during the period March 1 through March 31, 2021.

**Noteworthy Items during the reporting period:**

- 1 Professional Services Amendments were executed during the reporting period totaling \$9k that did not require Board Approval.
- 15 Construction Services Change Order were executed during the reporting period totaling \$1.6M, of the 15 executed change orders 1 required Board Approval totaling \$645k.

**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

## Amendments & Change Orders Report

Reporting Period: 3/1/2021 through: 3/31/2021

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 %
<b>Professional Services</b>													
<b>Design Consultant</b>													
Keansburg Borough	Port Monmouth Road School	ET-0098-A01	3/9/2016	9	Lan Associates, Engineering, Planning, A	3/11/2021	\$2,047,296	\$192,826	\$8,930			\$2,249,052	9.85%
<b>Design Consultant</b>													
<b>Professional Services</b>													
										<b>\$8,930</b>			
<b>Construction Services</b>													
<b>Contractor</b>													
Camden City	Camden H.S.	CA-0022-B01	9/26/2018	13	Ernest Bock & Sons, Inc.	3/11/2021	\$99,585,000	\$974,866	\$209,139			\$100,769,005	1.18%
Camden City	Camden H.S.	CA-0022-B01	9/26/2018	14	Ernest Bock & Sons, Inc.	3/18/2021	\$99,585,000	\$1,184,005	\$32,793			\$100,801,798	1.22%
Camden City	Camden H.S.	CA-0022-B01	9/26/2018	15	Ernest Bock & Sons, Inc.	3/18/2021	\$99,585,000	\$1,216,798	\$9,897			\$100,811,695	1.23%
Millville	High School	ST-0046-B01	5/24/2017	12	Hall Construction Co., Inc.	3/18/2021	\$114,453,000	\$3,586,333	\$25,903			\$118,065,236	3.15%
Millville	High School	ST-0046-B01	5/24/2017	16	Hall Construction Co., Inc.	3/23/2021	\$114,453,000	\$3,612,236	\$644,701	Y	5/3/2020	\$118,709,937	3.71%
Passaic City	Dayton Ave. Educational Campus	NT-0052-B01	1/2/2018	20	Terminal Construction Corp.	3/1/2021	\$163,560,000	(\$182,888)	\$100,000			\$163,477,112	-0.05%
Passaic City	Dayton Ave. Educational Campus	NT-0052-B01	1/2/2018	24	Terminal Construction Corp.	3/10/2021	\$163,560,000	(\$82,888)	\$376,900			\$163,854,012	0.17%
Pemberton Township	Denbo Crichton E.S.	WT-0023-B01	2/14/2018	23	Ernest Bock & Sons, Inc.	3/18/2021	\$43,185,000	\$685,081	(\$7,000)			\$43,863,081	1.57%
Plainfield	New K-5 Elementary School	ET-0100-B01	3/11/2020	1	Epic Management, Inc.	3/11/2021	\$45,335,000	\$0	\$2,002			\$45,337,002	0.00%
City Of Orange Township	Orange H.S.	ES-0042-C01	4/29/2019	23	Terminal Construction Corp.	3/18/2021	\$37,000,000	\$1,718,566	\$81,909			\$38,800,475	4.86%
City Of Orange Township	Orange H.S.	ES-0042-C01	4/29/2019	31	Terminal Construction Corp.	3/18/2021	\$37,000,000	\$1,800,475	\$4,183			\$38,804,658	4.87%
City Of Orange Township	Orange H.S.	ES-0042-C01	4/29/2019	34	Terminal Construction Corp.	3/18/2021	\$37,000,000	\$1,804,658	\$18,500			\$38,823,158	4.92%
City Of Orange Township	Orange H.S.	ES-0042-C01	4/29/2019	36	Terminal Construction Corp.	3/30/2021	\$37,000,000	\$1,823,158	\$95,000			\$38,918,158	5.18%
City Of Orange Township	Cleveland Street E.S.	ES-0043-N02	12/10/2018	2	Two Brothers Contracting, Inc.	3/18/2021	\$983,370	\$21,925	(\$41,822)			\$963,473	-2.02%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C01	5/2/2019	11	Brockwell & Carrington Contractors, Inc.	3/18/2021	\$18,400,000	\$2,355,750	\$50,800			\$20,806,550	13.07%
<b>Contractor</b>													
<b>Construction Services</b>													
										<b>\$1,602,905</b>			
										<b>Total Change Order Summary</b>		<b>Total Change Orders</b>	
										<b>\$1,611,835</b>		<b>16</b>	
<b>Grand Totals</b>													

**Column Description Legend**

<b>CO Execution Date</b>	<b>Date the Change Order was entered into the SIMS system</b>
<b>Revised Contract Amount</b>	<b>Current value of the contract (excluding additional assignments) including current change order</b>

**CONTRACT TERMINATIONS REPORT** *(no activity)*



**SETTLEMENT CLAIMS** *(no activity)*

## **DIVERSITY AND WORKFORCE PARTICIPATION REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Karon L. Simmonds, Director, Risk Management

DATE: May 5, 2021

SUBJECT: Diversity and Workforce Participation Monthly Update for February 2021

The Risk Management staff continues to participate at mandatory pre-bid and pre-construction meetings to instruct and inform bidders regarding SDA’s Small Business Enterprise (SBE) and Workforce goals, policies and procedures, including:

- SBE subcontracting goal of 25% of all contracts
- County workforce goals for minorities and females
- Local 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 ATTAINMENT**

The SDA regularly exceeds the State-mandated 25% SBE goal. The total SDA contract dollars awarded through February 28, 2021 was \$235,717,000. The total contract dollars awarded to all SBE contractors was \$1,890,415 (including minorities, women and veterans). This represents an initial participation of 0.80% of all SDA contracts awarded in 2021. Participation will continue to increase as the Prime contractor continues to hire additional subcontractors/subconsultants through the lifecycle of the construction project.

**Diversity Breakdown**

Type of Business Enterprise	Contract Amount	% of Total SDA Contracts
Small Business Enterprises	\$ 1,890,415	0.80%
Small/ Minority Business Enterprises	\$ -0-	0.00%
Small/Women Business Enterprises	\$ -0-	0.00%
Small/Veteran Owned Business Enterprises	\$ -0-	0.00%
Small/Minority/Women Business Enterprises	\$ -0-	0.00%
<b>TOTAL DIVERSITY CONTRACTS</b>	<b>\$ 1,890,415</b>	<b>0.80%</b>

## WORKFORCE PARTICIPATION

For the month of February 2021, there was a contractor workforce of 755 on SDA projects. This represents a total of 60,764 contractor workforce hours as follows:

<b>Contractor Workforce Breakdown (All Trades/Districts/Counties)</b>			
<b>Ethnicity</b>	<b>Total Workforce</b>	<b>Total Workforce Hours</b>	<b>Workforce Hours Percentage</b>
Black	45	4,513	7.43%
Hispanic	148	12,709	20.92%
American Indian	2	19	0.03%
Asian	2	160	0.26%
<b>Total Minority Participation</b>	<b>197</b>	<b>17,401</b>	<b>28.64%</b>
Total Non-Minority Participation	558	43,363	71.36%
Total Contractor Workforce	755	60,764	100.00%

There was a contractor workforce of 142,518 total workforce hours and 3,354 total female workforce hours on SDA projects for the period of January 1, 2021 through February 28, 2021. The following table highlights the *Local County Contractor Workforce* participation for this period:

<b>Local County Contractor Workforce Participation</b>	<b>Workforce Hours</b>	<b>Percentage</b>
*Total Workforce Hours	142,518	100.00%
<b>*Total Local County Workforce Hours</b>	<b>6,201</b>	<b>4.35%</b>
<b>Total Local County Non-Minority Workforce Hours</b>	<b>2,410</b>	<b>1.69%</b>
<b>Total Local County Female Workforce Hours</b>	<b>0</b>	<b>0.00%</b>
<b>Total Local County Minority Workforce Hours</b>	<b>3,791</b>	<b>2.66%</b>
<b>**Local County Workforce Hours by Ethnicity:</b>		
Black	2,253	1.58%
Hispanic	1,490	1.05%
American Indian	0	0.00%
Asian	48	0.03 %

\*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.

The following table represents contractor minority and female workforce for all SDA active Capital Projects and all active and completed Emergent Projects for the period of January 1, 2021 through February 28, 2021.

<b>SDA Managed Project</b>	<b>Total Workforce Hours</b>	<b>Minority Workforce Hours &amp; Percentage</b>		<b>Local County Workforce Hours &amp; Percentage</b>	
Camden HS	34,896	6,335	18.15%	2,820	8.08%
Harrison ES	28	0	0.00%	0	0.00%
Port Monmouth Road School	2,064	784	37.98%	0	0.00%
Millville HS	15,808	2,988	18.90%	664	4.20%
Dayton Ave Campus	33,723	9,922	29.42%	1,225	3.63%
Union Ave MS	36,182	12,700	35.10%	341	0.94%
Cleveland ES	4,141	3,410	82.35%	0	0.00%
Orange HS	12,566	4,147	33.03%	408	3.25%
Perth Amboy HS	546	86	15.75%	0	0.00%
Plainfield ES	683	136	19.91%	0	0.00%
Emergent Projects	1,881	151	8.03%	743	39.50%

Prepared by: Charlotte Brooks  
Zaida Olszak

**REGULAR OPERATING DISTRICTS (RODs) ACTIVITY REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Program Operations

DATE: May 5, 2021

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

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This report summarizes the Regular Operating District Grant activity from inception to date and for the months of March 2021. 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.
- No grants were executed during the reporting period.
- 10 grants impacting 6 districts were closed out during the reporting period representing \$32.9 million in total project costs and state share of \$7.8 million.
- Since inception, over \$2.9B 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.



# SCHOOLS DEVELOPMENT AUTHORITY

## Monthly Regular Operating District Grant Report - Summary

March 2021

ROD Grant Summary Since Program Inception				
	Offered <sup>1</sup>	Executed	Closed-Out	Active
Districts Impacted	-	524	518	67
Number of Grant Projects	-	5,405	5,150	255
Total Project Cost Estimate	\$ -	\$ 8,945,033,273	\$ 8,695,744,906	\$ 249,288,367
Grant Amount	\$ -	\$ 3,003,806,597	\$ 2,878,381,928	\$ 125,424,669
Amount Disbursed	N/A	\$ 2,941,624,825	\$ 2,878,381,928	\$ 63,242,897

Total Funding Offered to School Districts via Grant Program	\$ 3,342,209,450
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Total ROD Grant Funding remaining for new Grant Projects	\$ 80,749,956
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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	-	6
Number of Grant Projects	-	10
Total Project Cost Estimate	\$ -	\$ 32,922,912
Grant Amount	\$ -	\$ 7,802,336
Amount Disbursed	NA	\$ 7,802,336

\* 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.



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

## **COMMUNICATIONS MONTHLY REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: /s/ Edythe Maier, Deputy Director of Communications

DATE: May 5, 2021

SUBJECT: Monthly Communications Report

**SDA Breaks Ground for New Addition at Port Monmouth Road School in Keansburg**



On Friday, April 16, the SDA joined the Keansburg School District officials, state and local officials to break ground for the new addition at the Port Monmouth Road School in Keansburg. Once completed, the school will be the second Capital project built by the SDA in Keansburg.

The new, single-story addition of approximately 27,500 square-feet, combined with approximately 19,000 square-feet of renovations will result in a school facility of approximately 47,000 square-feet designed to educate approximately 315 Pre-Kindergarten students. The new addition will include 13 Pre-Kindergarten classrooms, a food service area, nurse's area, support facilities and a connection to the existing facility. Renovations to the existing facility will include 8 Pre-Kindergarten classrooms, a Gross Motor Skills Area, and two new playgrounds.

## **MONTHLY FINANCIAL REPORT**



## MEMORANDUM

**TO:** Members of the Authority

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

**DATE:** May 5, 2021

**SUBJECT:** Monthly Financial Report – March 2021

### Fund Reporting Operating Expenses (Year-to-Date Actual vs. Budget)

For March 2021 year to date, Authority operating expenses, **\$5.7M**, are **\$674K** lower than budget for the corresponding period. This variance is primarily related to lower year to date personnel costs, **\$507K** (prior to payroll allocations), resulting primarily from the Authority having 6 fewer FTEs than budgeted, partially offset by lower than projected payroll allocation to project expenditures, **\$360K**. The budget variance is also attributable to lower spending for professional & other contracted services, **\$223K**, facilities and general office related expenses, **\$161K**, and information systems, **\$66K**.

### Fund Reporting Operating Expenses (Year-to-Date Actual vs. Prior Year Actual)

For March 2021 year to date, Authority operating expenses, **\$5.7M**, are **\$2.7M** higher when compared to the corresponding prior year. This variance is attributable to higher personnel costs due to the timing of the annual pension payment (March 2021 vs. April 2020), **\$2.8M**. This increase is partially offset by lower payroll expense, **\$140K** (net of payroll allocation), as a result of the Authority having an average of 12 fewer FTEs when compared to the prior year.

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

For March 2021 year to date, project expenditures, **\$55.9M**, are **\$21.9M** lower than the capital spending forecast for the corresponding period. This variance is due to lower than forecasted construction activity **\$13.0M**, grant activity **\$6.0M**, project insurance **\$1.5M** and payroll expense allocation to project expenditures **\$360K**.

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

For March 2021 year to date, project expenditures, **\$55.9M**, are lower by **\$11.6M** when compared to the corresponding prior year. This variance is attributable mainly to decreases in grant activity **\$7.5M**, project insurance **\$1.9M**, construction **\$987K**, furniture and fixture purchases **\$799K** and design services **\$321K**.

### Other

Since program inception, 89.5% of the funds authorized for the SDA Districts have been disbursed. Additionally, since program inception, 96% of all SDA disbursements relate to school facility projects and 4% relate to operating expense.

*Members of the Authority*

*May 5, 2021*

*Page 2*

The estimated value of active school facilities, capital, emergent and ROD grant projects is approximately \$2B.

Attachment

**New Jersey Schools Development Authority**  
**Monthly Financial Report**  
**March 2021**  
**(Unaudited)**

# New Jersey Schools Development Authority

## Overview of Financial Position

### March 31, 2021

**To:** The Audit Committee

**From:** Sherman E. Cole, Controller

The information contained in this monthly financial report is for the period as of, and for the year-to-date ending, March 31, 2021.

► Overall **Cash and Cash Equivalents** have increased by \$287.5 million to \$556.1 million, as follows:

■ Receipt of bond and note proceeds (Issued by EDA)	\$ 350,000,000
■ Investment earnings	60,837
■ Miscellaneous revenue	3,000
■ Project costs	(55,855,081)
■ SDA operating expenses	(6,698,254)
■ SDA capital expenditures	(68,104)
■ Deposits (primarily district local shares)	26,494
Net Change in Cash	\$ 287,468,892

► **Prepaid Expenses** total \$554,231 as follows:

- Prepaid insurance of \$364,910.
- Prepaid rents of \$105,817 for the Authority's leased office space in Trenton and Newark.
- Prepaid MIS maintenance service contracts of \$53,463.
- Other prepaids of \$30,041.

► **Capital Assets** total \$1,408,658 (net of accumulated depreciation of \$7,005,825), consisting of leasehold improvements (SDA offices), and capitalized software, equipment, furniture and fixtures in support of SDA operations. Depreciation on capital assets is generally calculated using the straight-line method over the life of each asset. For the year to date, **Capital Expenditures** are \$56,620 and **Depreciation Expense** is \$145,675.

► **Accrued Liabilities** total \$104.1 million, as follows:

- Accrued project costs of \$28.9 million consisting of unpaid invoices (\$5.9 million) and retainage (\$23.0 million).
- Net pension liability of \$44.0 million.
- Other post-employment benefits obligation of \$27.5 million.
- Pollution remediation obligations (PRO) under GASB 49 net to \$1.6 million (PRO liability \$3.1 million, offset by expected cost recoveries of \$1.5 million).
- Estimated liability for loss contingencies totaling \$0.2 million.
- Payroll related liabilities of \$1.6 million.
- Other accrued liabilities of \$0.3 million.

► **Deposits** total \$5.1 million, as follows:

- \$5.1 million is held for local share agreements (pass-through item).

► The Authority's **Net Position** at month end is \$433.8 million.



# New Jersey Schools Development Authority

## School Facilities Project Expenditures & Funding Allocation

### March 31, 2021

► **School Facilities Construction Bond / Note Proceeds & Project Expenditures**

- During the current year to date, the SDA has received \$350.0 million bond and note proceeds. The total amount of proceeds received since program inception is \$11.848 billion.
- Project expenditures for the month and year-to-date periods total \$22.9 million and \$55.9 million, respectively, as follows:

<u>Category</u>	<u>Current Month</u>	<u>Current Year-To-Date</u>	<u>Since Program Inception</u>
Construction	\$ 17,115,733	\$ 45,419,909	\$ 5,337,797,328
Design Services	394,135	281,155	413,209,255
PMF/CM Services	657,446	1,700,569	470,222,631
SDA Project Management	1,306,171	2,920,329	113,545,627
Property Acquisition, Relocation & Enviro	134,746	448,484	584,214,707
School Furniture, Fixtures & Equipment	51,990	104,137	199,113,153
Project Insurance	(201,880)	(173,474)	112,483,432
NJ State Inter-Agency Transfers	-	-	52,122,502
SDA District Grant & Funding Agreements	4,195	108,390	878,880,153
Regular Operating District Grant Agreements	3,322,902	4,797,230	2,950,557,376
Real-Time Project Audits	-	36,506	664,506
Property Management, Maintenance & Utils	30,016	95,002	18,639,441
Outside Legal & Claims Resolution Services	19,911	64,171	11,413,092
Temporary Staffing	9,453	28,144	10,658,158
Other Project Costs	23,153	24,529	62,115,107
Project Credits	-	-	(54,902,944)
<b>Total Project Expenditures</b>	<b>22,867,971</b>	<b>55,855,081</b>	<b>11,160,733,524</b>
Less: Local Share Contributions	-	-	(185,112,439)
<b>Project Expenditures (State Share)</b>	<b>\$ 22,867,971</b>	<b>\$ 55,855,081</b>	<b>\$ 10,975,621,085</b>
2021 Capital Spending Forecast	\$ 26,456,610	\$ 77,791,240	

#### Allocations Since Program Inception

► **Program Funding & Expenditures**

	<u>Bonding Caps</u> <sup>1</sup>	<u>Total Funding</u> <sup>2</sup>	<u>Paid to Date</u> <sup>3</sup>
■ SDA Districts	\$ 8,900,000,000	\$ 9,026,931,655	\$ 8,077,490,774
■ Regular Operating Districts	3,450,000,000	3,500,239,836	3,275,831,304
■ Vocational Schools	150,000,000	152,007,731	122,571,128
<b>Total - State Share</b>	<b>\$ 12,500,000,000</b>	<b>\$ 12,679,179,222</b>	<b>\$ 11,475,893,206</b>

► **Percentage of Total Funding Paid to Date**

■ SDA Districts	89.5%
■ Regular Operating Districts	93.6%
■ Vocational Schools	80.6%
<b>Total - State Share</b>	<b>90.5%</b>

1 Of the \$12.5 billion authorized for the school construction program, \$11,847,702,648 principal amount of bond and note proceeds have been received to date.

2 Includes bonding cap amounts and other income and miscellaneous revenue earned to date (i.e., interest income on invested funds and State appropriations).

3 These amounts include the allocation of SDA operating expenses and capital expenditures totaling \$500,272,121.

**New Jersey Schools Development Authority**  
**Fund Reporting Operating Expenses vs Budget**  
**March 31, 2021**

<b><u>Category</u></b>	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Over/</u></b>
	<b><u>Year-To-Date</u></b>	<b><u>Year-To-Date</u></b>	<b><u>(Under)</u></b>
<b>Personnel Expenses:</b>			
Employee Salaries	\$ 3,689,359	\$ 4,056,480	\$ (367,121)
Employee Benefits	3,833,460	3,905,971	(72,511)
Direct Hire Temporary Employee Costs	-	12,111	(12,111)
Total Employee Salaries & Benefits Costs	7,522,819	7,974,562	(451,743)
<b>Less:</b> Employee Salaries & Benefits Costs			
Charged to Projects	2,920,329	3,279,848	(359,519)
Salaries & Benefits Charged to Operating Expense	4,602,490	4,694,714	(92,224)
Temporary Staffing Services	-	37,500	(37,500)
Travel & Expense Reimbursements	2,982	6,165	(3,183)
Training & Professional Development	8,763	23,535	(14,772)
Total Personnel Expenses	4,614,235	4,761,914	(147,679)
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	511,081	672,564	(161,483)
Information Systems	384,533	450,945	(66,412)
Professional & Other Contracted Services	32,721	256,076	(223,355)
Property & Casualty Insurance	100,683	101,571	(888)
SDA-Owned Automobiles	13,714	74,999	(61,285)
Communications & Outreach	-	750	(750)
Reserve for Unforeseen Events & New Initiatives	-	12,501	(12,501)
<b>Total Authority Operating Expenses</b>	<b>\$ 5,656,967</b>	<b>\$ 6,331,320</b>	<b>\$ (674,353)</b>
 <b>2021 Annual Operating Budget</b>		 <b>\$ 16,292,294</b>	

**New Jersey Schools Development Authority**  
**Capital Expenditures**  
**March 31, 2021**

Description of Capital Item:	Budget Year	Budget Amount	Capital Expenditures			Project Funds Not Required	Over/ (Under) Budget
			2021	Pre-2021 (1)	Total		
Leasehold Improvements		\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Furniture & Equipment		-	56,620	-	56,620	-	56,620
PMWeb Computer Software System:							
Software & Development - Consulting	2018/2019	2,500,000	-	812,988	812,988	1,200,000	(487,012)
Development - SDA Staff Time	2019/2020	600,000	-	520,697	520,697		(79,303)
Development - SDA Staff Time Reallocated from Consulting	2021	-	-	-	-	(200,000)	(200,000)
<b>Total Capital Items</b>		<b>\$ 3,100,000</b>	<b>\$ 56,620</b>	<b>\$ 1,333,685</b>	<b>\$ 1,390,305</b>	<b>\$ 1,000,000</b>	

(1) Multi-year capital projects only.

# New Jersey Schools Development Authority

## Fund Reporting Operating Expenses vs Prior Year

### March 31, 2021

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>2020</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
<b>Personnel Expenses:</b>			
Employee Salaries	\$ 3,689,359	\$ 3,965,859	\$ (276,500)
Employee Benefits	3,833,460	1,001,111	2,832,349
Direct Hire Temporary Employee Costs	-	2,561	(2,561)
Total Employee Salaries & Benefits Costs	7,522,819	4,969,531	2,553,288
<b>Less:</b> Employee Salaries & Benefits Costs Charged to Projects	2,920,329	3,059,453	(139,124)
Salaries & Benefits Charged to Operating Expense	4,602,490	1,910,078	2,692,412
Temporary Staffing Services	-	-	-
Travel & Expense Reimbursements	2,982	2,749	233
Training & Professional Development	8,763	12,189	(3,426)
Total Personnel Expenses	4,614,235	1,925,016	2,689,219
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	511,081	592,854	(81,773)
Information Systems	384,533	304,245	80,288
Professional & Other Contracted Services	32,721	75,511	(42,790)
Property & Casualty Insurance	100,683	88,854	11,829
SDA-Owned Automobiles	13,714	15,126	(1,412)
Communications & Outreach	-	-	-
Reserve for Unforeseen Events & New Initiatives	-	-	-
<b>Total Authority Operating Expenses</b>	<b>\$ 5,656,967</b>	<b>\$ 3,001,606</b>	<b>\$ 2,655,361</b>

# New Jersey Schools Development Authority

## Employee Headcount

### March 31, 2021

	<u>Current Month End</u>	<u>Budget</u>	<u>Over/ (Under)</u>	
<b>Office of Chief Executive Officer</b>	3	4	(1)	
Human Resources	4	4	-	
Communications	2	2	-	
Information Systems	14	14	-	
Central Records Management	3	3	-	
Legislative Affairs	1	1	-	
<b>Office of Program Operations &amp; Strategic Planning</b>	2	2	-	
Capital Planning & Program Operations	7	7	-	(1)
Design Studio	18	18	-	
Grants Administration	10	10	-	
Real Estate Services & Predevelopment	7	8	(1)	
Vendor Development	5	5	-	
<b>Office of Construction Operations</b>	0	0	-	
Project Teams	27	28	(1)	
<b>Office of Corporate Governance &amp; Legal Affairs</b>	5	5	-	
Chief Counsel	8	9	(1)	
Safety	6	6	-	
Internal Audit	3	3	-	
<b>Office of Chief Financial Officer</b>	2	2	-	
Financial Operations	7	7	-	
Financial Accounting & Disbursements	11	11	-	
Procurement	8	10	(2)	(2)
Risk Management	8	8	-	
Property Management	4	4	-	
Facilities	4	4	-	
<b>Total Full-Time Employees at Month End</b>	<b><u>169</u></b>	<b><u>175</u></b>	<b><u>(6)</u></b>	
<b>Total Full-Time Employees at Year End</b>		<b><u>175</u></b>		

**New Jersey Schools Development Authority**  
**Statement of Net Position**  
**March 31, 2021**

**Excludes 2020 GASB 68 Entries**

	<u>Current Month End</u>	<u>2020 Year End</u>	<u>Over/ (Under)</u>
<b>ASSETS</b>			
Cash and Cash Equivalents	\$ 556,104,666	\$ 268,635,774	\$ 287,468,892
Receivables	41,279	41,180	99
Prepaid Expenses	554,231	227,090	327,141
Capital Assets (Net of Accumulated Depr.)	1,408,658	1,497,713	(89,055)
Total Assets	558,108,834	270,401,757	287,707,077
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred Amount for Pensions & OPEB	11,236,758	14,083,375	(2,846,617)
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS OF RESOURCES</b>			
	<b>\$ 569,345,592</b>	<b>\$ 284,485,132</b>	<b>\$ 284,860,460</b>
<b>LIABILITIES</b>			
Accrued Project Costs	\$ 30,689,287	\$ 45,456,575	\$ (14,767,288)
Net Pension Liability	44,045,377	44,045,377	-
Accrued Other Post-Employment Benefits	27,507,597	27,307,940	199,657
Other Accrued Liabilities	1,864,749	5,436,894	(3,572,145)
Deposits	5,116,002	5,089,508	26,494
Total Liabilities	109,223,012	127,336,294	(18,113,282)
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Amount for Pensions & OPEB	26,335,089	26,335,089	-
<b>NET POSITION</b>			
Invested in Capital Assets	1,408,658	1,497,713	(89,055)
Restricted for Schools Construction:			
Special Revenue Fund	432,378,833	129,316,036	303,062,797
Net Position	433,787,491	130,813,749	302,973,742
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES &amp; NET POSITION</b>			
	<b>\$ 569,345,592</b>	<b>\$ 284,485,132</b>	<b>\$ 284,860,460</b>

**New Jersey Schools Development Authority**  
**Statement of Activities**  
**March 31, 2021**

**Excludes 2020 GASB 68 Entries**

	<u>Current Year-To Date</u>	<u>2020 Year-To Date</u>	<u>Over/ (Under)</u>
<b>REVENUES</b>			
Program Revenues:			
Bond and Note Proceeds (Issued by EDA)	\$ 350,000,000	\$ -	\$ 350,000,000
Bidding Fees-Plans & Specs	-	-	-
General Revenues:			
Investment Earnings	60,837	2,090,335	(2,029,498)
Rental Income	3,000	10,500	(7,500)
Other Revenue-OPRA	-	-	-
Total Revenues	350,063,837	2,100,835	347,963,002
<b>EXPENSES</b>			
Administrative & General Expenses	5,856,624	3,513,748	2,342,876
Capital Depreciation	145,675	43,113	102,562
School Facilities Project Costs	41,087,796	44,309,374	(3,221,578)
Total Expenses	47,090,095	47,866,235	(776,140)
<b>CHANGE IN NET POSITION</b>	<b>302,973,742</b>	<b>(45,765,400)</b>	<b>348,739,142</b>
Beginning of Period Net Position	130,813,749	434,338,673	(303,524,924)
<b>NET POSITION END OF PERIOD</b>	<b>\$ 433,787,491</b>	<b>\$ 388,573,273</b>	<b>\$ 45,214,218</b>

**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.**

**RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION**

## ***Resolution—10.***

### Resolution to Adjourn into Executive Session

#### **Resolution**

**WHEREAS**, the “Senator Byron M. Baer Open Public Meetings Act” (OPMA), N.J.S.A. 10:4-6, declares “the right of the public to be present at all meetings of public bodies” except as expressly provided in the Act; and

**WHEREAS**, N.J.S.A. 10:4-12 (b) provides that a public body may exclude the public from that portion of a meeting at which the public body discusses, among other things, any matter involving the lease... of real property with public funds or any pending or anticipated litigation or contract negotiations in which the public body is or may become a party...falling within the attorney-client privilege, to the extent that confidentiality is required to preserve the attorney-client relationship; and

**WHEREAS**, the Members of the Authority have before them on this date two matters that, pursuant to N.J.S.A. 10:4-12, are appropriate for consideration in Executive Session consistent with the provisions of the OPMA; and

**WHEREAS**, the matters for consideration by the Board in Executive Session are a proposed Settlement of Cost Recovery Litigation Relating to the Egg Harbor City Middle School Project and a proposed Lease Extension and Final Charter Revision relating to the Cleveland Street Elementary School Project in the Orange School District; and

**WHEREAS**, the minutes of the Board’s May 5, 2021 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, deliberations, legal proceedings, and the execution of all documentation, agreements and leases associated therewith.

**NOW, THEREFORE, BE IT RESOLVED**, that the Members of the Authority hereby resolve to adjourn into Executive Session to consider and deliberate with regard to the matters described herein and, thereafter, to vote on Agenda Items No. A1. and A2. upon the Board’s return to Open Session.

**BE IT FURTHER RESOLVED**, that the minutes of the Board’s May 5, 2021 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, deliberations, legal proceedings, settlements, and the execution of all documentation, agreements and leases associated therewith.

**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: Resolution to Adjourn into Executive Session, dated May 5, 2021

Dated: May 5, 2021