

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD MEETING  
WEDNESDAY, JUNE 4, 2025 AT 9:00 A.M.  
32 E. FRONT STREET, TRENTON, NJ  
JOSEPH A. MCNAMARA BOARD ROOM**

- 1. NOTICE OF PUBLIC MEETING/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MEETING MINUTES**
  - a. Board Open Session Meeting Minutes of May 7, 2025
  - b. Board Executive Session Meeting Minutes of May 7, 2025
- 4. AUTHORITY MATTERS**
  - a. CEO Report
  - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE AUDIT COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Approval of SDA's Proposed Purchase and Licensing of New Construction/Project/Program Management Software as a Service and Associated Implementation and Consulting Services
  - b. Owners Protective Professional Indemnity (OPPI) Insurance Policy Renewal
- 6. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Award for Demolition and Early Site Preparation – Pleasantville Public School District - New Elementary School – ET-0102-N01
- 7. REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Recommendation for Renewal of Month-To-Month Use and Occupancy (U&O) Agreements with the Jersey City Public Schools, the Passaic Board of Education, and the City of Paterson Board of Education for properties owned by the New Jersey Schools Development Authority
- 8. MONTHLY REPORTS**
  - a. *For Informational Purposes*
    - i. Active Projects Report
    - ii. Project Status Reports (*no activity*)
    - iii. Contracts Executed Report/Amendments & Change Orders Executed Report
    - iv. Diversity and Workforce Participation Report
    - v. Regular Operating District Grant Activity Report
    - vi. Communications Report
    - vii. Monthly Financial Report
    - viii. Settlement Activities Report
- 9. NO EXECUTIVE SESSION**
- 10. REQUEST MOTION TO ADJOURN PUBLIC MEETING**

## **APPROVAL OF MEETING MINUTES**

## **May 7, 2025 Open Session Minutes**

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MAY 7, 2025**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, May 7, 2025 at 9:15A.M. in the Joseph A. McNamara Board Room at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Robert Nixon, Public Member, Chairman

Juan Burgos (EDA)

Kevin Luckie (DCA)

Anthony Longo (Treasury)

Bernard Piaia (DOE)

John Capo, Public Member

Lester Lewis-Powder, Public Member

Michael Maloney, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

being a quorum of the Members of the Board. Mr. Capo, Mr. Lewis-Powder, Mr. Longo, Mr. Maloney, Mr. Piaia and Mr. Vargas participated by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Donald Guarriello, vice president and chief financial officer; Janice Venables, vice president (teleconference); Ramy Kamel, vice president, of the SDA participated in the meeting. Samuel Kovach-Orr of the Governor's Authorities Unit (GAU) also attended the meeting by teleconference.

### ***Pledge of Allegiance***

Led by the Mr. Da Silva, the assembled Members stood and recited the Pledge of Allegiance.

The meeting was called to order by Mr. Nixon, who requested that Ms. Venables read the requisite notice of public meeting. Ms. Venables announced that the meeting notice had been sent to the *Trenton Times* and *Star-Ledger* at least 48 hours prior to the meeting, and was duly posted on the Secretary of State's bulletin board at 225 West State Street in Trenton, New Jersey and on the SDA Website. Ms. Venables then conducted a roll call and indicated that a quorum of the Members of the Board was present.

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

The Chairman presented for consideration and approval the minutes of the Board's April 2, 2025 Open Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Piaia, the Open Session minutes of the April 2, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3a.***

The Chairman presented for consideration and approval the minutes of the Board's April 2, 2025 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. Luckie and seconded by Mr. Lewis-Powder, the Executive Session minutes of the April 2, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3b.***

### ***Public Comments***

At this time Mr. Nixon announced that the public comments portion of the Meeting will commence consistent with the New Jersey Open Public Meetings Act. There being no public speakers, Mr. Nixon asked for a motion to adjourn the Open Session of the meeting into Executive Session. He asked Ms. Venables to announce the matter to be considered by the Board in Executive Session. Ms. Venables advised that, the Board will adjourn into Executive Session to discuss a recommendation of SDA's Hiring Recommendation for the Role of SDA Vice President and Chief Financial Officer. She said that the Board will vote on this matter upon return to Open Session.

Upon motion by Mr. Luckie seconded by Mr. Vargas the Board unanimously voted to approve ***Resolution No. 5.*** and thereby adjourn the Open portion of the meeting into Executive Session.

Following the Board's return to Open Session, Mr. Nixon said that today is Don Guarriello last Board meeting with the SDA. He congratulated Mr. Guarriello on his retirement and said that it is a well-deserved. He said that not only has Mr. Guarriello been extraordinarily professional, he also was ahead of the curve on issues that relate to his job. He noted that at times that difficult at the SDA, he was a mentor to a lot of people, a conscious to this organization and put the interest of this organization before anything else. He added that Mr. Guarriello stood up for right, stood up for the kids in the State that deserve a well-organized and well-funded Schools Development Authority and answered any questions that the Board posed to him, which means he was well prepared, organized and focused. Mr. Nixon said that he has

respect for Mr. Guarriello's commitment to his role and also his professionalism. He thanked Mr. Guarriello for his service and said that he was an amazing man to work with.

Mr. Guarriello thanked Mr. Nixon and said that he really appreciates the support that this Board has provided to the organization, to him personally, as well as to the entire organization. He added that it's been a great 20 years. He noted that he is very appreciative for having the opportunity to serve this organization and work with this great Board. He added that it has been a great run and he wishes the organization a lot of luck in the future and to continue the mission.

Next, Mr. Nixon announced that in Executive Session the Board had discussed management's and the Audit Committee's recommendation for SDA's Hiring Recommendation for the Role of SDA Vice President and Chief Financial Officer.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Maloney, the Board, approved the hiring of candidate A or B as Vice President and Chief Financial Officer for the New Jersey Schools Development Authority with its unanimous vote in favor of ***Resolution 4a***.

In continuing, Mr. Da Silva said that Mr. Guarriello has been a steady force, a colleague and a friend. He said that he is very thoughtful in everything he does and is ahead of the curve. He said that he wishes Mr. Guarriello lots of luck and he will miss the advice and guidance that he provides.

Mr. Da Silva reminded the Members that the FDS filing date deadline is May 15 for all FDS filers. He added that if FDS filers don't file by the deadline, a late fee will be assessed.

### ***Adjournment***

There being no further business to come before the Board, upon motion by Chairman Nixon 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 May 7, 2025 meeting.

/s/ Janice Venables  
Assistant Secretary



***Resolution—3a./3b.***

**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 May 7, 2025 Board meeting of the New Jersey Schools Development Authority, for the Open and Executive Sessions were duly forwarded to the Office of the Governor following the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the New Jersey Schools Development Authority's May 7, 2025 Open and Executive Session meetings are hereby approved.

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

Dated: June 4, 2025

## **AUTHORITY MATTERS**

## **CEO REPORT**

## **CHAIRMAN'S REPORT**

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

**Approval of SDA's Proposed Purchase and Licensing of New Construction/Project/  
Program Management Software as a Service and Associated Implementation and  
Consulting Services**



## MEMORANDUM

TO: Members of the Authority

FROM: Manuel Da Silva  
Chief Executive Officer

DATE: June 4, 2025

SUBJECT: Approval of SDA's Proposed Purchase and Licensing of  
New Construction/Project/Program Management Software as a  
Service and Associated Implementation and Consulting Services

### INTRODUCTION

I am writing to seek Board approval for SDA's proposed purchase and licensing of new Construction/Project/Program Management software utilizing the Software as a Service (SaaS) model. SaaS is a software licensing and delivery method, most typically offered on a subscription basis, in which software is accessed online, rather than installed in a device, and where the software and applicable data are only available "on the cloud" as a hosted platform, meaning the provider is responsible for managing the security, availability, updates and performance of the applications.

The current system SDA is seeking to replace, PMWeb, is antiquated and cumbersome as compared to modern solutions available in the market today. A modern software solution is integral to effective and timely project delivery and contract management.

SDA expects to procure the SaaS utilizing existing competitively procured state, GSA, Governmental or Cooperative Contracts.

Pursuant to the NJSDA Operating Authority adopted by the Board on January 8, 2025, with Process Approval from the Managing Director, Procurement, Board approval is required for the Procurement of Goods and Services Contracts for Operational Needs greater than \$250,000 under existing competitively procured state, GSA, Governmental or Cooperative Contracts.

### BACKGROUND

On December 6, 2017, the Members approved contract awards to PMWeb and Critical Business Analysis, Inc. (CBA) for contract/project management system software and implementation services respectively. This Board action followed management's recommendation that the Authority purchase a new contract/project management software system.

The Authority currently uses PMWeb for its project management and project accounting, i.e. schedule of values apportioning of the contract sum for accurate invoicing. For project management, the system is utilized for filing project documents, tracking construction progress and payments along with communications. PMWeb also interfaces with other software utilized by the Authority including the SIMS financial system. Firms providing services on SDA projects are provided access to PMWeb and these vendors are required to utilize the system for project management.

Beginning in October 2024, a review of the PMWeb system for its alignment with current and future needs of the Authority was undertaken. This review identified the need for a more robust software to best meet the needs of the Contract, Design, Construction, Project and Program Management requirements of the most recent approved Capital Plan, as well as future Capital Plans.

Toward that end, the SDA Executive Team established an interdivisional Evaluation Team consisting of business stakeholders with members across the organization to identify baseline requirements for a replacement system and to evaluate different available products to select the most suitable replacement for PMWeb,

Collective and collaborative work across departments resulted in detailing the functional requirements for a replacement system to meet SDA business needs; one that would include the functionality existing in the current system along with enhancements to better support ongoing and anticipated future operations. The latter includes improved reporting and workflow, field management and workflow capabilities and more, which are detailed below.

### PRODUCT/SOFTWARE EVALUATION PROCESS

The Authority employed a multi-step process to select the most suitable system software to meet its business requirements.

The first step was to perform market research to determine software currently used for construction/project/program Management across a wide array of similar governmental agencies, universities, construction managers and contractors to best identify the universe of potential systems. Based on this market research, three firms were consistently being identified and were being utilized - Autodesk, Kahua and Procore.

The second step was an introductory product demonstration by each of the three vendors to the business stakeholders. Based on these initial demonstrations, a roundtable discussion was led by SDA Executive Team with the business stakeholders identifying a more comprehensive list of business requirements to rank each system in the comprehensive product demonstrations.

The third step was a comprehensive product demonstration and a final follow-up information session for each firm to answer any remaining questions by the business stakeholders.



As mentioned in the steps above, from February through April 2025, the three firms under consideration participated in three demonstrations each with the business stakeholders' team. After these demonstrations, each team member independently evaluated and ranked the firms based on twelve ranking evaluation criteria:

- Construction/PM/Cost Control/Field Management
- Out of the Box (OOTB) Reporting/Forms/Customization (e.g. Meeting Minutes, Change Forms, Issues)
- Document Control/Workflows (approvals vs. digital signatures)
- Financial/Pay Req.
- Document Retention/Export
- Executive Key Performance Indicators (KPI)/Global Program Status
- Program Management Reporting
- Mobile Capabilities
- Other Module Flexibility (e.g. Safety)
- Overall Usability (e.g. Look, feel, navigation, multiple tabs, etc.)
- Security - who can see what based on multiple contracts on same project
- Application Interface for Integration

The business stakeholder review determined that one firm under consideration was clearly ranked the highest across nearly all the ranking evaluation criteria. For this reason, management has concluded that Kahua would best meet the needs of the Contract, Design, Construction, Project and Program Management requirements of the SDA. Its capabilities in document management, workflow automation, and real-time data analytics will further enhance project tracking, reporting, and archiving. Kahua will streamline data collection and analysis processes, reduce manual entry errors, and provide more timely and accurate insights, thereby improving overall efficiency and decision-making. In addition, Kahua will be considered for tracking and reporting of safety, risk management, diversity, and workforce. The utilization of Kahua for additional functions will enhance project tracking, reporting and archiving.

## COST

The costs for Kahua SaaS and implementation services are anticipated to not exceed a value of \$425,000 each for year 1 and year 2. The recurring cost for years 3-5 is anticipated to not exceed a value of \$275,000. The total not to exceed cost, including contingency, for the 5-year period is anticipated to be \$1,850,000. The cost for Kahua SaaS will be charged back to each project specifically, with the costs budgeted in each school facilities project respective Project Charter, while the cost for implementation services will be charged to SDA's operating budget. After implementation costs are accounted for, the cost for Kahua SaaS represent approximately one percent of the construction cost forecast over the five year period.

## RECOMMENDATION

Upon conclusion of the Product/Software Evaluation Process, the Members of the Authority are requested to authorize NJSDA management to purchase Kahua SaaS and the associated implementation and consulting costs, for a total not-to-exceed value of \$1,850,000 over a 5-year period commencing in the third quarter of this year.

Prior to execution of the contract, the contract and related documentation will be reviewed and approved by the NJSDA Division of Chief Counsel.

/s/ Manuel Da Silva

Manuel Da Silva, Chief Executive Officer

Reviewed and recommended by:	Donald Guarriello, Vice President and Chief Financial Officer
Reviewed and recommended by:	Janice Venables, Vice President, Corporate Governance
Reviewed and recommended by:	Ramy Kamel, Vice President, Program and Construction Operations
Reviewed and recommended by:	Sean Murphy, Managing Director, Procurement
Prepared by:	Anthony Gilfillan, Director, Information Systems
	William Coonahan, Deputy Director, Program Operations
	Danielle Mrosko, Operations Manager, Information Systems

## ***Resolution—5a.***

Approval of Purchase of Construction/Project/Program Management software as a Service and Associated Implementation Services

### **Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority authorize and approve the award of contracts for certain professional goods and services; and

**WHEREAS**, in December 2017, the Members approved contract awards to PMWeb and Critical Business Analysis, Inc. for contract/project management system software and implementation services, for utilization by SDA staff and outside contractors in managing the Authority's large-scale construction projects; and

**WHEREAS**, a contracts management system is integral to SDA's effective and timely project and contract management, offering scheduling information and serving as a filing, project tracking and communication system; and

**WHEREAS**, PMWeb is no longer widely utilized in the construction industry and lacks the enhancements that are available in more modern systems to better support ongoing and anticipated future operations, including better reporting, workflow, field management and workflow capabilities, requiring SDA to identify and obtain a new construction management solution; and

**WHEREAS**, to this end, in October 2024 SDA established an interdivisional Evaluation Team to support the evaluation and selection of a system to replace the current system; and

**WHEREAS**, the Evaluation Team employed a Product/Software Evaluation Process to select the most suitable system software to meet SDA's business requirements as more fully described in the memorandum presented to the Board on this date and incorporated herein; and

**WHEREAS**, the Evaluation Team identified the Authority's business and technical requirements for the system along with available systems that would meet those requirements; and

**WHEREAS**, the Evaluation Team concluded that SDA should purchase and license new Construction/Project/Program Management software utilizing the Software as a Service (SaaS) model, in which software is accessed online, and where the software and applicable data are only available as a hosted platform, meaning the provider is responsible for managing the security, availability, updates and performance of the applications; and

**WHEREAS**, upon conclusion of the Product/Software Evaluation Process and considering SDA's system needs and the costs associated with installation and implementation of the available systems, management recommends that the Members of the Authority authorize SDA management to purchase Kahua SaaS and the associated implementation services, over a 5-year period commencing in the third quarter of this year for the provision of contract management system software and implementation services consistent with the provisions of the memorandum presented to the Board on this date and incorporated herein; 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 SDA management to purchase Kahua SaaS and the associated implementation services costs, over a 5-year period commencing in the third quarter of this year for the provision of construction management software and Critical Business Analysis, Inc. for implementation services consistent with the provisions of 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 same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Approval of Purchase, Construction/Project/Program Management  
software as a Service and Associated Implementation Services, dated June 4, 2025  
Dated: June 4, 2025

## **Owners Protective Professional Indemnity (OPPI) Insurance Policy Renewal**



## MEMORANDUM

**TO:** Members of the Authority

**FROM:** Curtis Cooper  
Insurance Risk Manager

**DATE:** June 4, 2025

**SUBJECT:** Owners Protective Professional Indemnity (OPPI)  
Insurance Policy Renewal  
Contract# GP-0291-R01

Management requests the Board's approval to purchase a new Owners Protective Professional Indemnity (OPPI) insurance policy. The policy will cover SDA construction projects that commence and complete construction between the policy effective date of June 30, 2025 and the policy expiration date of June 30, 2030, which includes substantially all projects in the current Capital Plan. The policy will also provide an Extended Reporting Period (ERP) of up to 10 years, to report claims arising out of completed projects. This coverage will begin on the earlier of each project's substantial completion date or the policy expiration date of June 30, 2030.

The current OPPI policy, which was purchased in 2014 and extended in 2020, covers all Authority-managed construction projects that commenced and completed or will complete construction between December 31, 2014 and June 30, 2025.

Pursuant to the NJSDA Operating Authority adopted by the Board on January 8, 2025, Board approval is required for the award of Goods and Services contracts that exceed \$250,000. The recommended not-to-exceed amount to purchase the OPPI policy, is greater than that.

### BACKGROUND

In September 2009, the Board approved the purchase of the Authority's first OPPI policy, to cover all projects that were expected to begin construction between October 1, 2009 and October 1, 2014. This became necessary, because under the design-bid-build approach the Authority used at the time to deliver schools, it had to seek relief directly from its contracted designers for any errors and omissions they committed that caused the Authority to incur cost overruns, etc. Further, the design-consultant contract required designers to carry professional liability insurance limits of \$1 million minimum, therefore the Authority would have had to pay any cost overruns in excess of that, or more, if other claim payments had eroded the policy limits, out-of-pocket. It was impractical to increase the required policy limit, because many smaller designers would have been unable to obtain it, due to lack of availability, cost, or both. That would likely have resulted in fewer bidders for the Authority's design contracts, and thus potentially higher bids.

The Authority's transition to the design-build approach for its capital projects, has all but eliminated claims by the Authority against its designers, but the Authority is still exposed to legal liability for claims brought by third-parties who sustain damages arising out of a design error by the designer of an Authority-managed project. For example, in the event of a catastrophe, such as a building collapse due to a design error, the Authority, as the project sponsor and hirer of the design builder who holds the contract with the designer, would likely be pressured to contribute to any claim settlement - perhaps substantially, if the designer's professional liability insurance policy limits are low relative to the alleged damages - despite being owed a contractual indemnification by the design builder.

Further, the Authority's OCIP liability policy excludes coverage for any claim "arising out of the rendering of or failure to render any professional services" on behalf of the Authority, including "hiring independent professionals to provide engineering (or) architectural services". Therefore, if a negligent hire claim was made against the design builder that hired the designer responsible for a defect on an OCIP-insured project, the Authority would be indemnified by the design builder under the terms of the design build contract, but the only assets backing that up would be the design builder's professional liability insurance, if it had such a policy, and its assets.

## DESCRIPTION

OPPI is an excess insurance policy that indemnifies the Authority only for damages arising out of the professional negligence of its contracted design professionals, which exceeds their Errors & Omissions insurance policy limit. It has a broad definition of "professional services", including design services performed by the Authority's design builders and the following, in their professional capacity:

- |                           |                                     |
|---------------------------|-------------------------------------|
| – Architects              | – Engineers                         |
| – Construction Managers   | – Landscape Architects              |
| – Land Surveyors/Planners | – Interior Designers/Space Planners |

The policy also covers the Authority for claims made directly against it, by entities who are not a party to any contract to provide services on behalf of the Authority, i.e., injured third-parties.

Some advantages of OPPI include:

- It supplements the professional liability insurance limits carried by design professionals;
- It's a cost-effective alternative to increasing individual project insurance (OPPI is typically 50%-60% less expensive than project insurance);
- The Self-Insured Retention (SIR) applies only if the underlying design professional's insurance coverage and limits are impaired or exhausted; and
- It includes "difference in conditions" (DIC) coverage, which extends protection to the project owner/sponsor, if the underlying policy doesn't fully cover a given claim.

## PROCUREMENT PROCESS

In October, 2023, the Board approved the award of Owner Controlled Insurance Program (OCIP V) Broker Services to Alliant Insurance Services. Alliant’s tasks included soliciting quotes from insurers for the new OPPI policy, which will be expected to insure substantially all of the planned projects in the Authority’s current Capital Plan. Their current aggregate estimated construction value (CV) is \$1.292 billion.

The Division of Risk Management (“RMU”) and Alliant developed a comprehensive submission that Alliant disseminated to the insurance marketplace, seeking quotes for a new OPPI policy. The insurers and their responses are as follows:

- Zurich Group of Insurance Companies (Steadfast Insurance Company) – the incumbent insurer initially offered a quote at the expiring policy limits of \$25M;
- AXA Insurance Company declined to quote;
- Convex Insurance UK Limited initially offered a quote at limits of \$10M, and indicated that it might instead be willing to offer a quote for excess limits;
- Arch Specialty Insurance Company initially offered a quote at excess limits of \$10M, over Convex’s quote at limits of \$10M, for total limits of \$20M. It declined to quote primary limits.

On May 13<sup>th</sup>, 2025, Alliant presented the Authority with all quotations that had been received. Zurich’s best quote for limits of \$25M, was \$2,550,000, higher than RMU expected. RMU therefore instructed Alliant to obtain a quote from Zurich at \$15M limits, excess quotes from Convex and Arch at \$10M limits over Zurich’s quote for \$15M limits, a quote from Convex at primary limits of \$15M, and an excess quote from Arch at \$10M limits over Convex’s quote for \$15M limits. Further negotiations with the insurers took place on May 14<sup>th</sup> – 16<sup>th</sup>. The best OPPI quotes, based upon an estimated CV of \$1.292 billion, are presented below:

	<b>Zurich + Convex</b>	<b>Zurich + Arch</b>
Limit of Liability	\$25,000,000 (\$15M + \$10M)	\$25,000,000 (\$15M + \$10M)
SIR: Protective Liability (PL)	\$0	\$0
SIR: Third Party Liability (TPL)	\$500,000	\$500,000
SIR: Contractors Pollution Liability (CPL)	\$0	\$0
Extended Reporting Period	10 Years	10 Years
Retroactive Date: PL and TPL	Design Inception	Design Inception
Retroactive Date: CPL	Start of Pre-Site Work	Start of Pre-site Work
Premium	\$2,237,142	\$2,371,724
Rate Per \$1,000 of Construction Value	\$1.73	\$1.83

Significant program features of the proposals:



- The proposed policy term is from June 30, 2025 - June 30, 2030.
- The rate per \$1,000 of CV for both quotes, is less than the rate of \$1.88/\$1,000 of CV that the Authority paid to purchase its OPPI policy in 2014.
- The Extended Reporting Period is 10 years, compared to eight years on the Authority's current OPPI policy.
- The premium is subject to change, following an audit of construction values at the end of the policy period. However, additional premium will be assessed, only if the final CV exceeds the estimated CV of \$1.292 billion by 15% or more.
- Coverage is in excess of the Professional Liability insurance carried by the design builders on the Authority's projects. The Authority requires Professional Liability insurance with a minimum limit of \$1,000,000 per claim/\$1,000,000 aggregate.
- The policy covers nearly all professional consultants, sub-consultants and construction managers retained by the Authority, and its in-house design staff.

#### RECOMMENDATION

Based upon the information presented in this memorandum, management recommends that the Board of Directors approve the purchase of a new five-year OPPI policy, including excess Contractors Pollution Liability coverage, at a cost not-to-exceed \$2,237,142, as quoted by Zurich and Convex Insurance Company, shown in the table above. The OPPI policies will provide an aggregate \$25 million limit of liability, for all Authority-managed capital projects commencing and completing construction between June 30<sup>th</sup>, 2025 and June 30<sup>th</sup>, 2030. The policy will also have an Extended Reporting Period of up to 10 years, to report claims arising out of completed projects.

/s/ Curtis Cooper

Curtis Cooper, Insurance Risk Manager

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

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

## ***Resolution—5b.***

### Approval of Owners Protective Professional Indemnity (OPPI) Insurance Policy Renewal

#### **Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or Authority) requires that the Members of the Authority approve amendments to contract awards for Goods and Services exceeding \$250,000; and

**WHEREAS**, Owners Protective Professional Indemnity (OPPI) is an excess insurance policy that indemnifies the Authority for damages arising out of the professional negligence of its contracted design professionals, which exceeds their Errors & Omissions insurance policy limit; and

**WHEREAS**, in September 2009, the Members of the Authority approved the purchase of the SDA's first OPPI to cover all projects with an anticipated construction commencement during a five year term between October 1, 2009 and October 1, 2014; and

**WHEREAS**, the current OPPI policy, purchased in 2014, and extended in 2020, covers all Authority-managed construction projects that commenced and completed or will complete construction between December 31, 2014 and June 30, 2025; and

**WHEREAS**, the proposed policy (Policy) will cover SDA construction projects that commence and complete construction between the policy effective date of June 30, 2025 and the policy expiration date of June 30, 2030, which includes substantially all projects in the current Capital Plan; and

**WHEREAS**, the Policy will also provide an Extended Reporting Period of up to ten years, to report claims arising out of completed projects, and policy coverage will begin on the earlier of each project's substantial completion date or the policy expiration date of June 30, 2030; and

**WHEREAS**, the OPPI policy will provide an aggregate \$25 million limit of liability, for all Authority-managed capital projects commencing and completing construction between June 30th, 2025 and June 30th, 2030; and

**WHEREAS**, the Policy also provides the Authority with coverage for third party claims and third party claim expenses that result from demands made directly against the Authority by entities who are not party to any contract or agreement to provide services on behalf of the Authority; and

**WHEREAS**, a description of the OPPI costs, background, program features and status, along with the term and details of the recommended renewal are comprehensively described in the memorandum presented to the Board on this date and incorporated herein; and

**WHEREAS**, SDA management is requesting that the Members of the Authority now approve the purchase of a new five-year OPPI policy, including excess Contractors Pollution Liability coverage, at a cost not-to-exceed \$2,237,142, based upon the quoted premiums listed in the memorandum provided to the Board; and

**WHEREAS**, the Members of the Audit Committee have reviewed management's recommendation and concur therewith.

**NOW, THEREFORE, BE IT RESOLVED**, that the Members of the Authority hereby authorize and approve the purchase of a new five-year OPPI policy, including excess Contractors Pollution Liability coverage, at a cost not-to-exceed \$2,237,142.

**BE IT FURTHER RESOLVED**, that the extended OPPI policy will continue to provide an aggregate \$25 million limit of liability, while the term to commence and complete construction shall now extend to June 30, 2030 and in all respects proceed consistent with the details as set forth in the memorandum presented to the Board on this date and incorporated herein.

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

Attached: Memorandum, Owners Protective Professional Indemnity (OPPI) Policy Coverage  
Renewal, dated June 4, 2025

Dated: June 4, 2025

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

**Award for Demolition and Early Site Preparation – Pleasantville Public School District -  
New Elementary School – ET-0102-N01**



**MEMORANDUM**

TO: Members of the Authority

FROM: Sean Murphy  
Managing Director, Procurement

Steve Wendling  
Program Director, Construction Operations

RE: District: Pleasantville  
School: New Elementary School  
Description: Demolition and Early Site Preparation  
Package No.: ET-0102-N01  
CCE: \$2,883,676  
Advertised CCE Range: \$2,700,000 to \$3,100,000  
Award: \$2,232,500

DATE: June 4, 2025

SUBJECT: Award of Contract

**INTRODUCTION**

We are writing to recommend approval by the Members of the Authority of the award of a contract in the amount of \$2,232,500 to USA Environmental Management, Inc. (USA)<sup>1</sup> for demolition, removal, and disposal of the entirety of the existing buildings and ancillary structures within the boundaries of the site, and site work in preparation for the delivery by the NJSDA of the New Elementary School for the Pleasantville Public School District.

Pursuant to the NJSDA Operating Authority adopted by the Board on January 8, 2025, Board approval is required for the award of construction contracts greater than \$2,000,000.

**BACKGROUND**

At the January 3, 2024 NJSDA Board Meeting, the Members of the Authority approved the Preliminary Project Charter for the Pleasantville New Elementary School (New ES). The New ES project scope calls for the demolition of the existing Decatur Avenue School and ancillary structures, site work, and construction of a new approximately 91,000 square foot facility for 600 students in grades Pre-K to 5 on the approximately 3.06 acre site.

**PROCUREMENT PROCESS**

This package was advertised beginning on March 13, 2025 on the NJSDA website, NJ State website and in selected newspapers for interested firms to participate in the bidding process.

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<sup>1</sup> USA listed the following subcontractor for the required trades in its Price Proposal: USA Environmental Management, Inc. (Demolition, Asbestos Removal/Treatment, and Site Work).

Project Rating Proposals were received from bidders on or before March 31, 2025. The Project Rating Proposal was used by the NJSDA to determine each bidder's Project Rating Limit (i.e. the maximum amount that a bidder may bid for the Project). Bidders were evaluated based on a review of two projects completed by the firm in the past ten years, reference checks, their safety rating, and their prevailing wage record. Based on an evaluation of the information submitted, nine (9) bidders received a Project Rating Limit. The Project Rating Limits resulting from the Project Rating Evaluations are listed in Table 1 below:

**TABLE 1**

<b>Contractor</b>	<b>Project Rating Limit</b>
APS Contracting, Inc.	\$ 21,339,919
Arthur J. Ogren, Inc.	\$ 47,081,041
Caravella Demolition, Inc.	\$ 6,251,403
Gramercy Group, Inc.	\$ 50,181,356
Neri's Construction & Rentals, Inc.	\$ 1,128,620
Neuber Environmental Services, Inc.	\$ 15,000,000
PMY Construction Corporation	\$ 4,712,561
Two Brothers Contracting, Inc.	\$ 11,190,997
USA Environmental Management, Inc.	\$ 13,828,295

A mandatory site visit was held on April 3, 2025.

In advance of submission of Price Proposals, bidders were permitted to submit questions seeking clarification of the procurement documents until April 17, 2025. An Addendum containing responses to the Bidder Questions was issued to the bidders on May 1, 2025.

This procurement employed an internet-based, electronic bidding platform administered by Bid Express. Price Proposal submissions were due no later than 2:00 PM on May 14, 2025. 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 three (3) bidders were responsive. The results of the review are listed in Table 2 below:

**TABLE 2**

<b>Contractor</b>	<b>Bid Amount</b>	<b>Comments</b>
USA Environmental Management, Inc.	\$2,232,500.00	Qualified and responsive bidder.
Caravella Demolition, Inc.	\$2,680,000.00	Non-responsive bidder. Bid rejected.
PMY Construction Corporation	\$2,765,000.00	Qualified and responsive bidder.
Arthur J. Ogren, Inc.	\$2,812,000.00	Non-responsive bidder. Bid rejected.
Gramercy Group, Inc.	\$5,549,000.00	Qualified and responsive bidder.

As stipulated in the Contract Documents, each Bid Amount is inclusive of NJSDA-established Allowances totaling \$350,000, as follows: \$150,000 for Impacted and Unsuitable Material; \$150,000 for Hazardous Materials and Related Activities; and \$50,000 for Removal & Disposal of Remaining District Materials and Furniture.

The responsive low bidder was USA Environmental Management, Inc.

The bid submitted by USA was less 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 May 19, 2025 with USA and staff from NJSDA's Procurement, Construction Operations, Program Operations, and Financial Operations divisions to review the bid. The discussion verified that USA had included all project scope work in its bid and identified that the majority of the overall variance between the NJSDA's CCE and USA's Price Proposal is attributable to lower costs for building demolition disposal fees since most of the building will be directly recycled by the demolition subcontractor, and reduced oversight and management fees since USA will be self-performing the abatement work and overseeing the project. At the time of review, USA confirmed that its Price Proposal is inclusive of all scope elements contained in the Contract Documents.

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

#### RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to USA Environmental Management, Inc. for Package No. ET-0102-N01 in the amount of \$2,232,500, inclusive of NJSDA-established Allowances totaling \$350,000.

Prior to execution of the contract, the contract and related documentation will be reviewed and approved by the NJSDA Division of Chief Counsel.

/s/ Sean Murphy  
Sean Murphy, Managing Director, Procurement

/s/ Steve Wendling  
Steve Wendling, Program Director, Construction Operations

Reviewed and Recommended by: Manuel Da Silva, Chief Executive Officer  
Reviewed and Recommended by: Janice Venables, Vice President, Corporate Governance  
Reviewed and Recommended by: Ramy Kamel, Vice President, Program and Construction Operations  
Reviewed and Recommended by: Gregory Voronov, Managing Director, Planning and Program Operations  
Reviewed and Recommended by: Robert Carney, Director, Financial Operations  
Reviewed and Recommended by: Nicole Burnett, Deputy Program Director, Construction Operations



## ***Resolution 6a.***

### **Demolition and Site Preparation Construction Award**

District:	Pleasantville
School:	New Elementary School
Description:	Demolition and Early Site Preparation
Package No.:	ET-0102-N01
CCE:	\$2,883,676
Advertised CCE Range:	\$2,700,000 to \$3,100,000
Award:	\$2,232,500

### **Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority), pursuant to the SDA Operating Authority adopted by the Board on January 8, 2025, Board approval is required for the award of construction contracts greater than \$2,000,000; and

**WHEREAS**, the Pleasantville New Elementary School project (Project or School), is planned to be a new approximately 91,000 square foot facility for 600 students in grades Pre-K to 5 on the approximately 3.06 acre site; and

**WHEREAS**, the Project scope calls for the demolition of the existing Decatur Avenue School and ancillary structures, site work, and construction of the new School; and

**WHEREAS**, on January 3, 2024, the Members of the Authority approved a Preliminary Project Charter for the Project; and

**WHEREAS**, in preparation for the design and construction of the School, the SDA seeks to engage a contractor to perform demolition of the existing Decatur Avenue School building site and construction of the School as described in the memorandum presented to the Board on this date and incorporated herein; and

**WHEREAS**, the package for the required services was advertised beginning on March 13, 2025 and, upon completion of a competitive procurement process, the responsive low bidder was USA Environmental Management, Inc. (USA); and

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

**WHEREAS**, management now requests and recommends that the Members of the Authority authorize and approve the award of a contract to USA for Package No. ET-0102-N01 in the amount of \$2,232,500, inclusive of SDA-established Allowances totaling \$350,000, to perform demolition of all existing structures and associated site conditions in preparation for the delivery of the Project by the SDA; and

**WHEREAS**, the SDA Construction Operations Director and Financial Operations Director recommend award of the contract to USA; and

**WHEREAS**, the Project background and the details of the procurement process followed for the proposed contract award are comprehensively set forth in the memorandum presented to the Board on this date and incorporated herein; 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, consistent with the memorandum presented to the Members of the Authority on this date and incorporated herein, the Members of the Authority hereby authorize and approve the award of a contract to USA Environmental Management, Inc. for Package No. ET-0102-N01 in the amount of \$2,232,500, inclusive of SDA-established Allowances totaling \$350,000.

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

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

Attached: Memorandum, Demolition and Early Site Preparation Award, Pleasantville School District, New Elementary School, Package No. ET-0102-N01, dated June 4, 2025

Dated: June 4, 2025

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

**Recommendation for Renewal of Month-To-Month Use and Occupancy (U&O) Agreements  
with the Jersey City Public Schools, the Passaic Board of Education, and the City of Paterson  
Board of Education for properties owned by the New Jersey Schools Development Authority**

**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Vishal Maher, Sr. Cost Engineer

**DATE:** June 4, 2025

**RE:** Recommendation for Renewal of Month-To-Month Use and Occupancy (U&O) Agreements with the Jersey City Public Schools, the Passaic Board of Education, and the City of Paterson Board of Education for properties owned by the New Jersey Schools Development Authority ("NJSDA").

The Members of the Authority are requested to approve the renewal of five (5) Use and Occupancy Agreements between the NJSDA and the following ("Districts"):

- (i) Jersey City Public Schools
- (ii) Passaic Board of Education
- (iii) City of Paterson Board of Education

The real properties owned by the NJSDA that are currently under agreement on a month-to-month basis are as follows:

1. Project: PS 24 Watters School  
District: Jersey City  
Location: Tax Block 20602, Lots 68-72  
Address: 232-240 Virginia Ave, Jersey City, NJ  
Date: February 7, 2008  
Use: parking facilities
2. Project: PS 14 Culbreth School  
District: Jersey City  
Location: Tax Block 19502, Lot 24, 26  
Address: 82 Oak St and 88 Oak St, Jersey City, NJ  
Date: July 17, 2009  
Use: parking facilities
3. Project: Roosevelt School  
District: Passaic  
Location: Tax Block 4068, Lots 9-15  
Address: 8-16 Sherman Street and 81-85 Parker Ave, Passaic, NJ  
Date: August 12, 2013  
Use: recreational activities

4. Project: Jefferson School  
District: Passaic  
Location: Tax Block 3271B, Lot 37  
Address: 374 Van Houten Avenue, Passaic, NJ  
Date: August 12, 2013  
Use: recreational activities
5. Project: New STEAM High School  
District: Paterson  
Location: Tax Block 8208, Lot 2  
Address: 764-804 11<sup>th</sup> Avenue, Paterson NJ  
Date: June 30, 2016  
Use: temporary school facility

The renewal term of use for each of the five properties will have a definitive start and end date in the agreements. The five properties were originally acquired by the NJSDA for potential new school projects in Jersey City, Passaic, and Paterson. Except for the New STEAM High School project in Paterson, the projects listed above have not advanced and are not included in the current Capital Plan.

Pursuant to the NJSDA regulation N.J.A.C. 19:35, the NJSDA may permit the temporary use of NJSDA-owned real property by a third party when the real property (i) is not presently needed for construction of a project and (ii) is not presently useful in the business operations of the NJSDA. The regulations also require approval of agreement over a certain term length which is why the above mentioned agreements must be renewed and modified to include a definitive start and end date as detailed in the following link: <https://www.njsda.gov/governance/regulations>.

The proposed renewal term for each agreement is three (3) years from the renewal Commencement Date, with the NJSDA retaining the right to terminate the agreements with thirty (30) days written notice. The Districts will continue to assume responsibility for securing, maintaining, and insuring the properties. All other terms of the agreements will remain consistent with the original terms.

Pursuant to N.J.A.C. 19:35, the NJSDA is permitted to enter into an agreement for the temporary use and/or occupancy of NJSDA-owned real property with a duration of less than three years without prior NJSDA Board approval. Any renewal or extension of such an agreement, however, must be approved by the Board if the resulting renewal or extension will result in an aggregated use term exceeding three years. For this reason, the Members are requested to approve the proposed renewal of the Use and Occupancy Agreements with the three (3) Districts for these NJSDA owned properties.

**RECOMMENDATION**

The Members of the Authority are requested to authorize and approve the NJSDA entering into the renewal of the Use and Occupancy Agreements with the Jersey City School District, the Passaic Board of Education, and the City of Paterson Board of Education on the new terms set forth in this memorandum.

/s/Vishal Maher

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Vishal Maher, Sr. Cost Engineer

Reviewed and Approved By:  
Donald Guarriello, Vice President and Chief Financial Officer

***Resolution— 7a.***

Recommendation for Renewal of Month-To-Month Use and Occupancy  
(U&O) Agreements with the Jersey City Public Schools, Passaic Board of  
Education and City of Paterson Board of Education for NJSDA-Owned Properties

**Resolution**

**WHEREAS**, the New Jersey Schools Development Authority (SDA or the Authority) is the owner of certain property located in the City of Jersey City, New Jersey at 232-240 Virginia Avenue, consisting of Tax Block 20602, Lots 68-72, and at 82 Oak Street and 88 Oak Street, Tax Block 19502, Lot 24, 26; and

**WHEREAS**, the SDA is the owner of certain property located in the City of Passaic, New Jersey, at 8-16 Sherman Street and 81-85 Parker Avenue, Tax Block 4068, Lots 9-15, and at 374 Van Houten Avenue, Tax Block 3271B, Lot 37; and

**WHEREAS**, the SDA is the owner of certain property located in the City of Paterson, New Jersey at 764-804 11<sup>th</sup> Avenue, Tax Block 8208, Lot 2 (all above-described properties are collectively referred to as the Properties); and

**WHEREAS**, the Authority entered into use and occupancy agreements (Agreements) with the Jersey City Public Schools, the Passaic Board of Education, and the City of Paterson Board of Education (the Districts) to authorize the use of the Properties inasmuch as the Properties were not needed for construction of an SDA project and were not presently useful in the business operations of the SDA, and SDA was thus authorized to permit the temporary use of the Properties pursuant to N.J.A.C. 19:35; and

**WHEREAS**, the Districts' various uses of the Properties have continued to serve the District communities, and the Districts wish to renew the Agreements; and

**WHEREAS**, the proposed renewal term for each agreement is three (3) years from each respective renewal Commencement Date, with the SDA retaining the right to terminate the Agreements with thirty (30) days written notice; and

**WHEREAS**, the Districts will continue to assume responsibility for securing, maintaining, and insuring the Properties through the duration of the Agreements; and

**WHEREAS**, on February 2, 2022, the SDA Board approved the adoption of new rules, effective April 4, 2022, governing the Authority's disposition of surplus real and personal property (N.J.A.C. 19:35); and

**WHEREAS**, the new rules require that any extension of a temporary lease, license, or use and occupancy agreement originally authorized by the SDA's Chief Executive Officer must be approved by the SDA Board if the resulting renewal or extension will result in a total term exceeding three years; and

**WHEREAS**, this proposed extension would result in a total term exceeding three years and thus requires SDA Board approval; and



**WHEREAS**, the Members of the Authority are requested to approve the proposed extension of the term of the Use and Occupancy Agreements for an additional three (3) years from each respective renewal Commencement Date, inasmuch the renewals of the Agreements are deemed to be in the interests of the SDA and the State of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED**, that the Members of the Authority hereby authorize and approve the SDA entering into the renewal of the Use and Occupancy Agreements with the Jersey City School District, the Passaic Board of Education, and the City of Paterson Board of Education upon the terms set forth in the memorandum presented to the Board on this date and incorporated herein.

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

Attached: Memorandum, Renewal of Use and Occupancy, Jersey City Public Schools, Passaic Board of Education and City of Paterson Board of Education, June 4, 2025

Dated: June 4, 2025

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

## **ACTIVE PROJECTS STATUS REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director

DATE: June 4, 2025

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.

**Portfolio Projects Activities Summary**

as of 5/13/25

**2022 Portfolio Projects - sorted by District, Project**

		1							
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Delivery Method	Advancement Status	School Opening	Comments
Bridgeton	6-8	6-8	TBD	TBD	TBD	Design-Build	Project phased with advancement of High School Add/Reno Project.	TBD	
Bridgeton	HS Addition/Renovation	9-12	326	384	\$49.2	Design-Build	Preliminary Charter approved Nov-22 Board.	TBD	
Bridgeton	PK, 6-8	PK, 6-8	TBD	TBD	TBD	Design-Build	Project phased with advancement of High School Add/Reno Project.	TBD	
Camden	New High School (East Side HS Replacement)	9 - 12	800	941	\$115.1	Design-Build	Planning Charter approved Feb-24 Board.	TBD	Capital Plan included 2 replacement ES projects however District has requested advancement of a replacement HS project instead.
Elizabeth	New ES (Battin Replacement)	PK-8	973	1,068	\$96.2	Design-Build	DB Advertisement 3/4/25. Proposals due 5/21/25.	TBD	ESP Ongoing.
Garfield	New ES (No. 5 Replacement)	PK-5	767	852	\$87.6	Design-Build	Award for D-B approved Dec. 2024 Board. (Dobco, Inc.)	3 QTR 27	ESP complete.
Garfield	PK-5	PK-5	TBD	TBD	TBD	Design-Build	Project phased with advancement of the New ES (No. 5 Replacement) Project	TBD	
Jersey City	PK	PK	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing	TBD	
New Brunswick	MS Addition	6 - 8	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing. Note: Need beyond acquisition of Middle School Annex under review with NJDOE.	TBD	
New Brunswick	Pathways MS & P-Tech Academy (Middle School Annex, 40 Van Dyke Ave.)	6-8, 9-12	765	859	\$42.0	Alternative Delivery	Building Acquisition Complete.	n/a	Facility acquired in March-2024.
Newark	Nelson Mandela ES (Existing Building Acq.)	PK-8	338	376	\$20.5	Alternative Delivery	Building Acquisition Complete.	Sep-23	
Newark	New University High School (Replacement)	9 - 12	920	1,082	\$153.0	Design-Build	Planning Charter approved Feb-24 Board.	TBD	Replacement HS will leverage prior SDA site acquisition and allow existing aged Hawthorne School to occupy existing University HS.
Passaic City	New Passaic High School No. 12 (Replacement)	9-12	2,400	2,823	\$328.1	Design-Build	Planning Charter approved Feb-24 Board.	TBD	
Paterson	New STEAM & STARS HS	9-12	1,200	1,532	\$160.3	Design-Build	Preliminary Charter approved Jul-23 Board.	TBD	
Perth Amboy	K-5	K - 5	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing	TBD	
Pleasantville	New Decatur Ave ES	PK-5	601	658	\$65.8	Design-Build	Preliminary Charter approved Jan-24 Board.	TBD	ESP Proposals due 5/14/25.
Salem City	PK-8	PK-8	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing.	TBD	
Trenton	ES at Dunn MS	K-6	753	837	\$83.8	Design-Build	Preliminary Charter approved Jul-23 Board.	TBD	ESP (transformer relocation) Proposals due 5/14/25.
Union City	Grade 7-9 School (former Mother Seton School)	7-9	400	400	\$4.0	Alternative Delivery	Funding Agreement memoranda approved Dec-24 Board meeting.	Sep-25	Funding agreement for the acquisition of the former Mother Seton School.
West New York	New Middle School	6 - 8	788	876	\$110.1	Design-Build	Planning Charter approved Mar-24 Board.	TBD	ESP award approved at April SDA Board Meeting.

**Notes**
**PLEASE NOTE**

- Dates in past are actual.

**NOTE #1**

- Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

## Portfolio Projects Activities Summary

as of 5/13/25

### 2012 Portfolio Projects (Active) - sorted by District

District	Project	1				Delivery Method	Advancement Status	School Occupied	Comments
		Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
Orange	Cleveland St. ES	PK-6	316	348	\$51.7	Design-Bid-Build	Award for GC approved Apr. 2023. (Terminal).	Sep-24	Previous GC Terminated for convenience 3/1/22. (B&C)
Perth Amboy	High School	HS	2,800	3,295	\$283.8	Design-Build	Award for D-B approved Nov. 2019 Board. (Terminal)	Sep-24	
Union City	Ester Salas MS (New 7 to 9 School)	7-9	827	936	\$93.7	Design-Build	Award for D-B approved Jun. 2022 Board. (Dobco, Inc.)	Sep-25	

#### Notes

##### PLEASE NOTE

- Dates in past are actual.

##### NOTE # 1

- Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

**Portfolio Projects Activities Summary**

as of 5/13/25

**2012 Portfolio Projects (Completed) - sorted by District**

District	Project	1				Delivery Method	Advancement Status	School Occupied	Comments
		Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
Camden	High School	9-12	1,244	1,468	\$132.6	Design-Build	School occupied Sep. 2021. (Bock)	Sep-21	
East Orange	Sheila Y. Oliver Academy (GW Carver ES)	PK-5	470	512	\$41.2	Design-Build	School occupied Sep. 2020. (Dobco)	Sep-20	
Elizabeth	New ES @ Halloran PS #22 ES Site	2-8	860	956	\$55.3	Design-Build	School occupied Sep. 2017. (Torcon)	Sep-17	
Garfield	James Madison ES	K-5	275	305	\$29.7	Design-Bid-Build	School occupied Sep. 2018. (Brockwell & Carrington)	Sep-18	
Gloucester City	Elementary/Middle School	4-8	687	763	\$65.3	Design-Build	School occupied Sep. 2017. (Terminal)	Sep-17	
Harrison	New ES	PK - 1	392	432	\$36.1	Design-Build	School delivered Nov. 2020. (Bock)	Nov-20	
Irvington	Madison Avenue ES	PK-5	463	504	\$38.6	Design-Build	School occupied Sep. 2019. (Bock)	Sep-19	
Keansburg	Caruso ES	K-4	758	842	\$50.9	Design-Build	School occupied Sep. 2016. (Hall Construction)	Sep-16	
Keansburg	Port Monmouth Road School	PK	318	318	\$28.4	Design-Bid-Build	School occupied Sep. 2023 (Niram)	Sep-23	
Millville	Senior HS Addition/Renovation	HS	2,026	2,384	\$149.2	Design-Build	School occupied Sep. 2023 (Hall Construction)	May-23	
New Brunswick	Robeson ES	PK-5	823	893	\$48.5	Design-Build	School occupied Sep. 2018. (Hall Construction)	Sep-18	
Newark	Elliot Street ES	PK-8	848	932	\$46.7	Design-Build	School occupied Jan. 2016. (Hall Construction)	Jan-16	
Newark	South Street ES	PK-8	597	657	\$69.9	Design-Build	School occupied Sep. 2018. (Bock)	Sep-18	
Orange	High School	9-12	1,440	1,694	\$59.8	Design-Bid-Build	School occupied Sep. 2023. (Terminal)	Sep-23	
Passaic	Dayton Ave. Campus	PK-8	2,760	3,020	\$240.9	Design-Build	Sub. Comp. achieved Nov. 2021. (Terminal)	Nov-21	
Passaic	Sonia Sotomayor ES (New ES @ Leonard Place)	K-5	628	698	\$55.9	Design-Build	School occupied Sep. 2019. (Dobco, Inc.)	May-19	
Paterson	Joseph A. Taub MS (New MS @ Union Ave.)	6-8	996	1,107	\$113.9	Design-Build	School Delivered 1 QTR 2022. (Epic Management)	1 QTR 22	
Pemberton	Denbo-Crichton ES	K-5	846	930	\$58.7	Design-Build	School occupied Sep. 2020. (Bock)	Sep-20	
Perth Amboy	Rose M. Lopez ES (Seaman Avenue ES)	K-5	724	804	\$56.4	Design-Build	School occupied Sep. 2019. (Epic Management)	Sep-19	
Phillipsburg	High School	9-12	1,846	2,172	\$127.5	Design-Bid-Build	School occupied Sep. 2016. (Epic Management)	Sep-16	
Plainfield	New Woodland ES	K-5	756	840	\$59.4	Design-Build	School occupied Sep. 2023. (Epic Management)	Sep-23	
Trenton	Central HS	10-12	1,850	2,176	\$155.4	Design-Build	School occupied Sep. 2019. (Terminal)	Sep-19	
Vineland	Lincoln Ave. MS (New MS)	6-8	562	624	\$49.8	Design-Build	School occupied Sep. 2018. (Bock)	Sep-18	
West New York	Memorial HS	9-12	1,859	2,194	\$16.0	Alternative Delivery	Acquisition of Existing St. Joseph's HS complete.	n/a	Renovation work delegated to District via Grant.

**Notes**
**PLEASE NOTE**

- Dates in past are actual.

**NOTE # 1**

- Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

**Portfolio Projects Activities Summary**

as of 5/13/25

**2011 Portfolio Projects (Completed) - sorted by District**

District	Project	1				Delivery Method	Advancement Status	School Occupied	Comments
		Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
Bridgeton	Buckshutem ES	K-8	581	645	\$23.3	Design-Build	School occupied Sep. 2016. (Bock)	Sep-16	
Bridgeton	Quarter Mile Lane ES	PK-8	731	795	\$39.0	Design-Build	School occupied Sep. 2017. (Bock)	Sep-17	
Elizabeth	Frank J. Cicarell Academy (Academic HS)	9-12	1,091	1,284	\$64.1	Design-Bid-Build	School occupied Sep. 2016. (Patock)	Sep-16	
Jersey City	Patricia M. Noonan ES (ES 3)	PK-5	778	848	\$54.0	Design-Build	School occupied Sep. 2017. (Dobco, Inc.)	Sep-17	
Jersey City	Dr. Maya Angelou PS #20	K-5	628	698	\$49.3	Design-Bid-Build	School occupied Sep. 2016. (Dobco, Inc.)	Sep-16	
Long Branch	Catrambone ES	PK-5	794	867	\$40.0	Design-Bid-Build	School occupied Sep. 2014. (Terminal Construction)	Sep-14	
New Brunswick	Redshaw ES	PK-5	906	990	\$51.2	Design-Build	School occupied Jan. 2015. (Hall Construction)	Jan-15	
Newark	Oliver St. ES	PK-8	848	932	\$73.6	Design-Build	School occupied May 2016. (Epic Management)	May-16	
Paterson	Dr. Hani Awadallah ES (Marshall St. ES)	K-8	650	722	\$55.2	Design-Bid-Build	School occupied Sep. 2016. (Dobco, Inc.)	Sep-16	
Paterson	PS 16	PK-8	641	705	\$62.4	Design-Build	School occupied Sep. 2016. (Hall Construction)	Sep-16	
West New York	Harry L. Bain PS 6	PK-6	736	814	\$16.8	Design-Bid-Build	School occupied Sep. 2017. (Paul Otto)	Aug-17	

**Notes**
**PLEASE NOTE**

- Dates in past are actual.

**NOTE # 1**

- Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.





## Active Project Status Report Status as of 5/1/2025

### 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	Garfield	New ES (Washington No. 5 Replacement)	New Construction	Design-Build Design	3Q 2027	On-target	Sep-27	On-target	\$ 87,624,000
2	Union City	New Esther Salas MS (Gr. 7 to 9 School)	New Construction	Design-Build Construction	2Q 2025	On-target	Sep-25	On-target	\$ 93,696,300

## Active Project Status Report

Status as of 5/1/2025

### 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	East Orange	Fresh Start Academy	Building Envelope Repairs	Construction	2Q 2025	On Target	3Q 2025	On-Target	\$ 3,909,963
2	Newark	Technology High School	Structural Vault Repairs and Façade Repairs	Construction	2Q 2025	On Target	2Q 2025	On-Target	\$ 2,867,680
3	Union City	Emerson Middle School	Roof, Masonry & Stucco Repairs	Construction	4Q 2024	Achieved	2Q 2025	Achieved	\$ 4,599,273
4	Union City	Union Hill Middle School	Roof, Masonry, Stucco & Chimney Repairs	Construction	4Q 2024	Achieved	2Q 2025	Achieved	\$ 4,685,783

**PROJECT STATUS REPORT** (*no activity*)

**CONTRACTS EXECUTED REPORT/AMENDMENTS & CHANGE ORDERS REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Planning & Program Operations

DATE: June 4, 2025

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

**Contracts Executed Report**

This report contains the activity of Contracts executed during the period April 1, 2025 through April 30, 2025.

**Noteworthy Items during the reporting period:**

- No activity during the reporting period.

**Amendments & Change Orders Report**

This report contains the activity of Amendments and Change Orders executed during the April 1, 2025 through April 30, 2025.

**Noteworthy Items during the reporting period:**

- 2 Professional Services Amendments were executed during the reporting period totaling \$140k, none of the executed amendments required Board approval.
- 14 Construction Services Change Orders were executed during the reporting period totaling a credit of \$667k, none of the executed change orders required Board approval.

## Amendments & Change Orders Report

Reporting Period: 4/1/2025 through: 4/30/2025

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>Construction Management Services</b>													
Perth Amboy	New Perth Amboy High School	ET-0099-M01	4/27/2020	4	Cambridge Construction Management, Inc.	4/17/2025	\$4,180,922	(\$234,444)	\$75,000			\$4,021,478	-3.81%
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	HU-0029-M01	11/1/2022	3	Anser Advisory Management LLC	4/7/2025	\$2,282,336	\$96,750	\$64,500			\$2,443,586	7.06%
<b>Professional Services</b>									<b>\$139,500</b>				

<b>Construction Services</b>													
<b>Contractor</b>													
City Of Orange Township	Orange H.S.	ES-0042-C01	4/29/2019	214	Terminal Construction Corp.	04/07/2025	\$37,000,000	\$7,568,028	(\$5,003)			\$44,563,025	20.44%
Elizabeth	New ES (Battin Replacement)	EL-0044-N01	2/15/2024	8	USA Environmental Management, Inc.	04/14/2025	\$5,855,000	(\$831,185)	(\$9,363)			\$5,014,452	-14.35%
Millville	Millville High School	ST-0046-B01	5/24/2017	62	Hall Construction Co., Inc.	04/14/2025	\$114,453,000	\$14,389,245	(\$23,363)			\$128,818,882	12.55%
Millville	Millville High School	ST-0046-B01	5/24/2017	63	Hall Construction Co., Inc.	04/14/2025	\$114,453,000	\$14,365,882	(\$446,150)			\$128,372,733	12.16%
Millville	Millville High School	ST-0046-B01	5/24/2017	64	Hall Construction Co., Inc.	04/14/2025	\$114,453,000	\$13,919,733	(\$159,669)			\$128,213,064	12.02%
Millville	Millville High School	ST-0046-B01	5/24/2017	65	Hall Construction Co., Inc.	04/14/2025	\$114,453,000	\$13,760,064	(\$19,740)			\$128,193,324	12.00%
Millville	Millville High School	ST-0046-B01	5/24/2017	66	Hall Construction Co., Inc.	04/14/2025	\$114,453,000	\$13,740,324	(\$27,488)			\$128,165,836	11.98%
Millville	Millville High School	ST-0046-B01	5/24/2017	67	Hall Construction Co., Inc.	04/14/2025	\$114,453,000	\$13,712,836	(\$5,998)			\$128,159,839	11.97%
Pemberton Township	Denbo Crichton E.S.	WT-0023-N01	6/12/2017	6	Tricon Enterprises, Inc.	04/11/2025	\$1,299,900	\$171,165	(\$1,474)			\$1,469,591	13.05%
Perth Amboy	Seaman Avenue School	ET-0031-B01	8/15/2016	14	Epic Management, Inc.	04/14/2025	\$43,570,000	\$477,020	(\$21,745)			\$44,025,276	1.04%
Perth Amboy	Seaman Avenue School	ET-0031-B01	8/15/2016	15	Epic Management, Inc.	04/14/2025	\$43,570,000	\$455,276	(\$57,818)			\$43,967,458	0.91%
Perth Amboy	Seaman Avenue School	ET-0031-B01	8/15/2016	16	Epic Management, Inc.	04/14/2025	\$43,570,000	\$397,458	(\$250,000)			\$43,717,458	0.33%
Perth Amboy	New Perth Amboy High School	ET-0099-B01	1/6/2020	30	Terminal Construction Corp.	04/16/2025	\$247,950,000	(\$1,585,694)	\$365,872			\$246,730,179	-0.49%
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	HU-0029-B01	7/26/2022	5	Dobco, Inc.	04/16/2025	\$74,000,000	\$119,903	(\$4,842)			\$74,115,061	0.15%
<b>Contractor</b>													
<b>Construction Services</b>									<b>(\$666,781)</b>				

									<b>Total Change Order Summary</b>	<b>Total Changes</b>
<b>Grand Totals</b>									<b>(\$527,281)</b>	<b>16</b>

### Column Description Legend

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

## **DIVERSITY AND WORKFORCE PARTICIPATION REPORT**



# STATE OF NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

## MEMORANDUM

**TO:** Members of the Authority  
**FROM:** J Manuel Castillo, Director – EEO, Affirmative Action and Contracting Accountability  
**DATE:** June 4, 2025  
**RE:** Diversity and Workforce Participation Monthly Update for March 2025

The EEO, Affirmative Action & Contracting Accountability Team consistently participates in mandatory pre-bid and pre-construction meetings to inform and provide guidance to vendors regarding SDA's Small Business Enterprise and Workforce goals, policies and procedures. The guidance provided in such meetings is on, among other things, the following:

- Expectation to delegate the state-mandated 25% of the value of the contract to NJ Division of Revenue and Enterprise Services certified Small Business Enterprises ("SBEs") and make efforts to award 3% of contract value to disabled veteran-owned businesses.
- Local county trade workforce participation goals for minorities and females, in accordance with N.J.A.C. 17:27-7.2.
- Post-bid advertisement Subcontractor Work Request Review and Approval Process, and Contractor/Subcontractor Payroll Certification submission requirement.
- Our Division's process for monitoring and tracking vendor progress to meet the mentioned goals and requirements, throughout the life cycle of each project.

During these meetings, our Team strongly encourages vendors to identify and hire minority-owned, female-owned and disabled veteran-owned firms, as well as locally based enterprises, for diverse business participation on all school building projects. As each project progresses, our Team offers vendors outreach strategies to support their efforts in reaching the above-mentioned goals.

### **SMALL BUSINESS ENTERPRISE ATTAINMENT**

SDA contracts regularly exceed the state-mandated 25% SBE participation goal. The total SDA-awarded fully-contracted dollars in March 2025 was \$0. Thus far, the overall dollar amount associated with NTP-issued SDA contracts in 2025 is \$3,157,500. Of that total, \$354,800 was awarded to SBEs, including any minority, female and disabled veteran-owned SBEs. This represents an SBE current participation of 11.23% in all NTP-issued SDA contracts awarded in calendar year 2025. SBE participation routinely increases as prime contractors/consultants with 2025-issued contracts continue to hire subcontractors/subconsultants with SBE designations throughout the lifecycle of their construction projects.

### **Diversity Breakdown for 2025 thus far**

Type of Business Enterprise	Contract Amount	% of Total SDA Contracts
SBEs	\$ 354,800	11.23%
Minority Business Enterprises*	\$ -0-	0.00%
Women Business Enterprises*	\$ -0-	0.00%
Minority/Women-Owned Business Enterprises*	\$ -0-	0.00%
Disabled Veteran-Owned Business Enterprises*	\$ -0-	0.00%
<b>TOTAL DIVERSITY CONTRACTS</b>	<b>\$ 354,800</b>	<b>11.23%</b>

\*non-SBE



## WORKFORCE PARTICIPATION

For the month of March 2025, there was a contractor trade workforce of 217 on SDA projects. This workforce amassed a total of 18,026 contractor workforce hours in March 2025. This is explained in more detail below:

<b>Contractor Workforce Breakdown for March 2025 (All Trades/Districts/Counties)</b>			
<b>Ethnicity</b>	<b>Total Workforce</b>	<b>Total Workforce Hours</b>	<b>Workforce Hours Percentage</b>
Black	16	987	5.48%
Hispanic	43	3,923	21.76%
Indigenous American	0	0	0.00%
Asian	1	160	0.89%
<b>Total Minority Participation</b>	<b>60</b>	<b>5,070</b>	<b>28.13%</b>
Total Non-Minority Participation	157	12,956	71.87%
Total Contractor Workforce	217	18,026	100.00%

As stated above, the collective contractor workforce hours on SDA projects for the period of January 1, 2025 through March 31, 2025 amounted to 45,245. That amount includes a total of 520 workforce hours performed by female trade workforce in 2025 thus far.

The following table cites overall 2025 contractor trade workforce hours and highlights the *Local County Contractor Workforce* participation in 2025 thus far:

<b>Contractor Trade Workforce Participation</b>	<b>Workforce Hours</b>	<b>Percentage</b>
*Total Contractor Workforce Hours	45,245	100.00%
<b>*Total Local County Workforce Hours</b>	<b>0</b>	<b>0.00%</b>
<b>Total Local County Non-Minority Workforce Hours</b>	<b>0</b>	<b>0.00%</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>0</b>	<b>0.00%</b>
<b>**Local County Workforce Hours by Race/Ethnicity:</b>		
Black	0	0.00%
Hispanic	0	0.00%
Indigenous American	0	0.00%
Asian	0	0.00%

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

\*\*Race/Ethnicity breakdown of Total Local County Minority Workforce Hours.

**NOTE:** Hours worked by local county female laborers who are minority are included in the Total Local County Female Workforce Hours shown above. Therefore, for the purposes of this memorandum, hours worked by local county female *minority* workforce **are not** included in the total local county minority workforce hours or local minority workforce hours breakdown.

The following table represents contractor minority and female trade workforce for all SDA active Capital Projects and all active and completed Emergent and Demolition Projects for the period of January 1, 2025 through March 31, 2025.

SDA Managed Project	Total Workforce Hours	Minority Workforce Hours & Percentage		Female Workforce Hours and Percentage		Local County Workforce Hours & Percentage	
Millville HS	16	0	0%	0	0%	0	0%
Cleveland St ES	100	0	0%	0	0%	0	0%
Union City MS	41,055	12,753	31.06%	520	1.27%	0	0%
Emergent Projects	2,140	399	18.64%	0	0%	0	0%
Demo Projects	1,934	409	21.15%	0	0%	0	0%

Reviewed and recommended by: J Manuel Castillo  
Prepared by: Charlotte Brooks

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



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Planning and Program Operations

DATE: June 4, 2025

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 month of April 2025. Also included is a detailed list of grants executed and grants offered during the reporting period if applicable.

**Monthly Update:**

- No grants were offered during the reporting period.
- No grants were executed during the reporting period.
- 3 grants impacting 3 Districts were closed out during the reporting period representing total project costs of \$1.9 million and state share of \$0.8 million.
- Since inception, over \$2.97 billion has been disbursed to over 520 regular operating districts through the grant program.
- Since inception nearly \$3.8 billion in funding has been approved by the Department of Education and offered to regular operating districts through the grant program.

Monthly Regular Operating District Grant Report - Summary  
April 2025

ROD Grant Summary Since Program Inception				
	Offered <sup>1</sup>	Executed	Closed-Out	Active
Districts Impacted	87	527	522	208
Number of Grant Projects	232	5,817	5,281	536
Total Project Cost Estimate	\$ 409,562,033	\$ 9,568,827,853	\$ 8,850,196,341	\$ 718,631,512
Grant Amount	\$ 168,727,769	\$ 3,278,337,965	\$ 2,955,005,459	\$ 323,332,507
Amount Disbursed	NA	\$ 2,978,764,601	\$ 2,955,005,459	\$ 23,759,143

Total Funding Offered to School Districts via Grant Program	\$ 3,798,198,700
Total ROD Grant Funding remaining for new Grant Projects	\$ 35,877,039

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	-	3
Number of Grant Projects	-	3
Total Project Cost Estimate	\$ -	\$ 1,932,466
Grant Amount	\$ -	\$ 772,987
Amount Disbursed	NA	\$ 772,987

\* 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.

## **COMMUNICATIONS MONTHLY REPORT**

**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** /s/ Edye Maier, Director of Communications

**DATE:** June 4, 2025

**RE:** Monthly Communications Report

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**SDA Shares Program Updates**

In May, CEO Manuel Da Silva and Vice President Ramy Kamel shared information on SDA's program and process with stakeholder groups. Mr. Da Silva had an opportunity to speak with Superintendents and Business Administrators from the 31 SDA Districts. He shared information on the process SDA uses to develop the Statewide Strategic Plan and determine which projects are advanced from that plan, when funding is available.

Mr. Kamel spoke at a meeting of the American Council of Engineering Companies of New Jersey. Here, he provided an update on upcoming contract opportunities and the SDA's procurement process.

Mr. Da Silva, Vice President Donald Guarriello, and Managing Director Gregory Voronov also appeared before the Assembly and Senate Budget and Appropriations Committees, alongside the Department of Education. At these hearings, Mr. Da Silva provided an update on the SDA's program and answered questions from legislative members.



## **MONTHLY FINANCIAL REPORT**





## MEMORANDUM

**TO:** Members of the Authority

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

**DATE:** June 4, 2025

**RE:** Monthly Financial Report – April 2025

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

For April 2025 year to date, Authority operating expenses, **\$5.5M**, are **\$1.3M** lower than budget for the corresponding period. This variance is attributable to lower spending activity for personnel costs **\$674K**, professional and other contracted services **\$234K**, SDA-owned automobiles **\$131K**, facilities and general office expenses **\$113K**.

The full time employee (FTE) headcount is 126 as of April 30, 2025. This total represents a 7 FTE decrease in comparison to the year to date budgeted headcount.

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

For April 2025 year to date, Authority operating expenses, **\$5.5M**, are **\$36K** lower when compared to the corresponding prior year.

The current number of FTEs, 126, is down by 3 when compared to the corresponding prior year headcount.

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

For April 2025 year to date, project costs, **\$74.4M**, are **\$16.7M** lower than the capital spending forecast for the corresponding period. This variance is attributable to decreased spending for property acquisitions, **\$11.0M**, construction work **\$2.2M**, school furniture, fixtures and equipment **\$2.0M**, and project insurance **\$820K**.

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

For April 2025 year to date, project expenditures, **\$74.4M**, are lower by **\$58.7M** when compared to the corresponding prior year. This variance is attributable to decreases in spending in property acquisitions, **\$39.0M** grant agreements **\$12.3M**, construction work **\$10.8M**, and school furniture, fixtures and equipment **\$5.7M**. This variance is offset by an increase in project insurance, **\$8.2M**.

*Members of the Authority*

*June 4, 2025*

*Page 2 of 2*

**Other**

Since program inception, 82.5% 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.

The estimated value of active school facilities, capital, emergent and ROD grant projects is approximately \$1.2B.

Attachment

**New Jersey Schools Development Authority**  
**Monthly Financial Report**  
**April 2025**  
**(Unaudited)**

# New Jersey Schools Development Authority

## Overview of Financial Position

### April 30, 2025

**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, April 30, 2025.

► Overall **Cash and Cash Equivalents** have increased by \$286.3 million to \$606.7 million, as follows:

■ Appropriation from State	\$ 356,161,150
■ Investment earnings	8,263,298
■ Miscellaneous revenue	0
■ Project costs	(74,378,648)
■ SDA operating expenses	(5,737,306)
■ SDA capital expenditures	(33,128)
■ Deposits (primarily district local shares)	2,010,802
Net Change in Cash	<u>\$ 286,286,168</u>

► **Prepaid Expenses** total \$538,045 as follows:

- Prepaid insurance of \$452,388.
- Prepaid security deposit of \$53,848 for the Authority's leased swing space.
- Prepaid MIS maintenance service contracts of \$30,569.
- Other prepaids of \$1,240.

► **Capital Assets** total \$3,688,285 (net of accumulated depreciation of (\$8,383,980), consisting of leasehold improvements (SDA office), 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 \$0 and **Depreciation Expense** is \$22,482.

► **Accrued Liabilities** total \$578.5 million, as follows:

- Accrued project costs of \$5.6 million consisting of unpaid invoices (\$0.8 million) and retainage (\$4.8 million). Project-related lease liabilities are \$0.1 million.
- Net pension liability of \$23.2 million.
- Unearned grant revenues of \$516.3 million.
- Other post-employment benefits obligation of \$21.3 million.
- Pollution remediation obligations (PRO) under GASB 49 net to \$2.8 million (PRO liability \$2.9 million, offset by expected cost recoveries of \$0.1 million).
- Estimated liability for loss contingencies (contractor claims) totaling \$3.1 million.
- Payroll related liabilities of \$2.3 million.
- Other accrued liabilities of \$3.8 million, including non-project lease liabilities of \$3.3 million.

► **Deposits** total \$4.3 million, as follows:

- \$4.3 million is held for local share agreements (pass-through item).

► The Authority's **Net Position** at month end is \$7.6 million.

# New Jersey Schools Development Authority

## School Facilities Project Expenditures & Funding Allocation

### April 30, 2025

#### ► School Facilities Construction Bond/Note Proceeds/Appropriations & Project Expenditures

- During the current year to date, the SDA has received \$0.0 million in bond/note proceeds & \$356.2 million in appropriations and Federal CPF Grant funds. The total amount received since program inception is \$13.0 billion.
- Project expenditures for the month and year-to-date periods total \$13.5 million and \$74.4 million, respectively, as follows:

<u>Category</u>	<u>Current Month</u>	<u>Year-To-Date</u>	<u>Since Inception</u>
Construction	\$ 7,196,344	\$ 17,841,368	\$ 5,914,262,603
Design Services	544,746	1,379,523	418,874,074
PMF/CM Services	135,987	787,915	486,238,818
SDA Project Management	942,825	3,568,905	154,626,478
Property Acquisition, Relocation & Enviro	(3,197,704)	722,319	645,038,083
School Furniture, Fixtures & Equipment	6,300	(14,243)	259,833,359
Project Insurance	549,758	8,220,307	124,379,520
NJ State Inter-Agency Transfers	2,585	150,063	54,480,874
SDA District Grant & Funding Agreements	4,568,625	33,609,233	1,063,929,220
Regular Operating District Grant Agreements	2,720,728	8,506,017	3,073,378,956
Real-Time Project Audits	8,436	76,692	1,595,914
Property Management, Maintenance & Utils	10,903	30,523	19,653,907
Outside Legal & Claims Resolution Services	6,469	42,404	12,451,010
Temporary Staffing	1,235	7,315	10,788,047
Other Project Costs	33,662	93,092	63,293,053
Project Credits	-	-	(54,902,944)
Total Project Expenditures	13,530,899	75,021,433	12,247,920,972
Less: Local Share Contributions	(61,287)	(642,785)	(192,829,285)
Project Expenditures (State Share)	\$ 13,469,612	\$ 74,378,648	\$ 12,055,091,687
2025 Capital Spending Forecast	\$ 18,748,068	\$ 91,048,338	

#### Allocations Since Program Inception

#### ► All Funding Sources & Expenditures

	<u>All Sources</u> <sup>1</sup>	<u>Total Funding</u> <sup>2</sup>	<u>Paid to Date</u> <sup>3</sup>
■ SDA Districts	\$ 10,906,826,150	\$ 11,074,358,089	\$ 9,139,867,003
■ RODs Incl Vo-Tech Schools	4,025,000,000	4,087,864,693	3,467,682,291
Total - State Share	\$ 14,931,826,150	\$ 15,162,222,782	\$ 12,607,549,294

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

■ SDA Districts	82.5%
■ RODs Incl Vo-Tech Schools	84.8%
Total - State Share	83.2%

1 Of the \$14.9 billion authorized for the school construction program (including bond funds, appropriations and Federal CPF Grant funds), \$12,979,528,798 has been received to date.

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

3 These amounts include the allocation of SDA operating expenses and capital expenditures totaling \$552,457,607.

# New Jersey Schools Development Authority

## Fund Reporting Operating Expenses vs Budget

### April 30, 2025

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>Budget</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
<b>Personnel Expenses:</b>			
Employee Salaries	\$ 4,323,330	\$ 4,708,881	\$ (385,551)
Employee Benefits	3,267,575	3,633,688	(366,113)
Direct Hire Temporary Employee Costs	6,653	16,668	(10,015)
Total Employee Salaries & Benefits Costs	7,597,558	8,359,237	(761,679)
<b>Less:</b> Employee Salaries & Benefits Costs Charged to Projects	3,568,905	3,656,322	(87,417)
Salaries & Benefits Charged to Operating Expense	4,028,653	4,702,915	(674,262)
Temporary Staffing Services	-	16,668	(16,668)
Travel & Expense Reimbursements	8,243	10,868	(2,625)
Training & Professional Development	22,159	31,800	(9,641)
Total Personnel Expenses	4,059,055	4,762,251	(703,196)
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	615,434	728,932	(113,498)
Information Systems	557,823	638,256	(80,433)
Professional & Other Contracted Services	64,543	298,196	(233,653)
Property & Casualty Insurance	198,240	203,600	(5,360)
SDA-Owned Automobiles	19,061	150,000	(130,939)
Communications & Outreach	-	1,332	(1,332)
Reserve for Unforeseen Events & New Initiatives	-	8,332	(8,332)
<b>Total Authority Operating Expenses</b>	<b>\$ 5,514,156</b>	<b>\$ 6,790,899</b>	<b>\$ (1,276,743)</b>

**2025 Annual Operating Budget**

**\$ 15,513,000**

# New Jersey Schools Development Authority

## Fund Reporting Operating Expenses vs Prior Year

### April 30, 2025

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>2024</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
<b>Personnel Expenses:</b>			
Employee Salaries	\$ 4,323,330	\$ 4,191,010	\$ 132,320
Employee Benefits	3,267,575	3,263,773	3,802
Direct Hire Temporary Employee Costs	6,653	4,342	2,311
Total Employee Salaries & Benefits Costs	7,597,558	7,459,125	138,433
<b>Less:</b> Employee Salaries & Benefits Costs Charged to Projects	3,568,905	3,304,226	264,679
Salaries & Benefits Charged to Operating Expense	4,028,653	4,154,899	(126,246)
Temporary Staffing Services	-	-	-
Travel & Expense Reimbursements	8,243	4,580	3,663
Training & Professional Development	22,159	9,687	12,472
Total Personnel Expenses	4,059,055	4,169,166	(110,111)
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	615,434	579,124	36,310
Information Systems	557,823	476,831	80,992
Professional & Other Contracted Services	64,543	40,982	23,561
Property & Casualty Insurance	198,240	193,094	5,146
SDA-Owned Automobiles	19,061	18,692	369
Communications & Outreach	-	-	-
Reserve for Unforeseen Events & New Initiatives	-	-	-
<b>Total Authority Operating Expenses</b>	<b>\$ 5,514,156</b>	<b>\$ 5,477,889</b>	<b>\$ 36,267</b>

# New Jersey Schools Development Authority

## Employee Headcount

### April 30, 2025

	<b><u>Current Month End</u></b>	<b><u>Budget</u></b>	<b><u>Over/ (Under)</u></b>
<b>Office of Chief Executive Officer</b>	2	2	-
Human Resources	4	4	-
Vacant Positions	0	1	(1)
Communications	3	3	-
Legislative Affairs	1	1	-
EEO/AA & Vendor Services	4	4	-
<b>Office of Program Operations &amp; Strategic Planning</b>	1	1	-
Capital Planning & Program Operations	7	9	(2)
Design Studio	13	13	-
Grants Administration	7	7	-
Real Estate Services & Predevelopment	3	3	-
<b>Office of Construction Operations</b>	0	0	-
Project Teams	17	18	(1)
<b>Office of Corporate Governance &amp; Legal Affairs</b>	3	3	-
Chief Counsel	8	8	-
Information Systems	11	11	-
Central Records Management	3	3	-
Safety	4	4	-
Internal Audit	3	3	-
<b>Office of Chief Financial Officer</b>	1	1	-
Financial Operations	6	7	(1)
Financial Accounting & Disbursements	11	11	-
Procurement	9	10	(1)
Risk Management	2	2	-
Facilities	3	4	(1)
<b>Total Full-Time Employees at Month End</b>	<b><u>126</u></b>	<b><u>133</u></b>	<b><u>(7)</u></b>
<b>Total Full-Time Employees at Year End</b>		<b><u>140</u></b>	



# New Jersey Schools Development Authority

## Statement of Net Position

### April 30, 2025

	<u>Current Month End</u>	<u>2024 Year End</u>	<u>Over/ (Under)</u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 606,687,093	\$ 320,400,925	\$ 286,286,168
Receivables	(76)	1,766,122	(1,766,198)
Prepaid expenses	538,045	157,396	380,649
Capital assets, net of accumulated depreciation	3,688,285	4,033,312	(345,027)
Total Assets	<u>610,913,347</u>	<u>326,357,755</u>	<u>284,555,592</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount for pensions and OPEB	9,048,863	11,148,528	(2,099,665)
Total Deferred Outflows of Resources	<u>9,048,863</u>	<u>11,148,528</u>	<u>(2,099,665)</u>
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS OF RESOURCES</b>	<b><u>\$ 619,962,210</u></b>	<b><u>\$ 337,506,283</u></b>	<b><u>\$ 282,455,927</u></b>
<b>LIABILITIES</b>			
Accrued school facilities project costs	\$ 11,768,368	\$ 23,717,743	\$ (11,949,375)
Unearned revenue	516,314,792	189,326,899	326,987,893
Net pension liability	23,242,844	23,242,844	-
Total other postemployment benefits liability	21,279,507	21,355,792	(76,285)
Other accrued liabilities	5,901,790	8,148,186	(2,246,396)
Deposits	4,310,956	2,300,154	2,010,802
Total Liabilities	<u>582,818,257</u>	<u>268,091,618</u>	<u>314,726,639</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred amount for pensions and OPEB	29,540,707	29,540,707	-
Deferred amount for Federal CPF grant	-	-	-
Total Deferred Inflows of Resources	<u>29,540,707</u>	<u>29,540,707</u>	<u>-</u>
<b>NET POSITION</b>			
Net investment in capital assets	90,653	141,211	(50,558)
Restricted for schools construction:			
Federal CPF grant	-	316,638	(316,638)
Special revenue fund	60,314,330	89,124,118	(28,809,788)
Unassigned/(Unrestricted)	<u>(52,801,737)</u>	<u>(49,708,009)</u>	<u>(3,093,728)</u>
Net Position	<u>7,603,246</u>	<u>39,873,958</u>	<u>(32,270,712)</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES &amp; NET POSITION</b>	<b><u>\$ 619,962,210</u></b>	<b><u>\$ 337,506,283</u></b>	<b><u>\$ 282,455,927</u></b>

# New Jersey Schools Development Authority

## Statement of Activities

### April 30, 2025

	<u>Current</u> <u>Year-To Date</u>	<u>2024</u> <u>Year-To Date</u>	<u>Over/</u> <u>(Under)</u>
<b>REVENUES</b>			
School Construction Program:			
Appropriation from State	\$ -	\$ -	\$ -
Debt Defeasance & Prevention Fund grant	23,012,106	-	23,012,106
Federal CPF grant	4,395,573		4,395,573
General:			
Investment earnings	8,263,298	7,303,306	959,992
Rental property income	-		-
Other revenue	-	4,907	(4,907)
Total Revenues	<u>35,670,977</u>	<u>7,308,213</u>	<u>28,362,764</u>
<b>EXPENSES</b>			
Administrative and general expenses	5,485,302	5,825,383	(340,081)
School facilities project costs	62,456,388	117,450,648	(54,994,260)
Total Expenditures/Expenses	<u>67,941,690</u>	<u>123,276,031</u>	<u>(55,334,341)</u>
<b>CHANGE IN NET POSITION</b>	<b>(32,270,713)</b>	<b>(115,967,818)</b>	<b>83,697,105</b>
Beginning of Period Net Position	<u>39,873,958</u>	<u>153,525,148</u>	<u>(113,651,190)</u>
<b>NET POSITION END OF PERIOD</b>	<b><u>\$ 7,603,245</u></b>	<b><u>\$ 37,557,330</u></b>	<b><u>\$ (29,954,085)</u></b>

## **SETTLEMENT CLAIMS**

## 2025 Settled Claims Log

Claim No.	Contract No.	Project Name	Claimant	Type of Claim	Settlement Date	Claim Amount	Settlement
2019-003	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	14-Days of Extended General Conditions	1/7/2025	\$44,318.00	
2019-004	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Installation of sanitary sewer manhole	1/7/2025	\$44,154.00	
2021-001	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Dismantling of scaffolding to set steel in Building No. 3	1/7/2025	\$11,414.00	
2021-002	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	DCA Submission following stair tower collapse	1/7/2025	\$67,839.00	
2021-003	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Preparation of Recovery Schedule	1/7/2025	\$2,499.00	
2021-004	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Acoustical changes per RFI No. 047	1/7/2025	\$37,449.00	
2021-005	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Directive for relocation of wall telephones	1/7/2025	\$62,218.00	
2021-006	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Code-related door hardware	1/7/2025	\$133,449.00	
2021-008	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Directive for Elevator Operators	1/7/2025	\$15,525.00	
2021-009	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Extended General Conditions (54 days)	1/7/2025	\$200,113.00	
2022-002	CA-0022-B01	Camden High School	Ernest Bock & Sons, Inc.	Hardware revisions following DCA inspection	1/7/2025	\$41,204.00	\$171,081.00
2019-003	ES-0027-B01	Irvington Madison Avenue Elementary School	Ernest Bock & Sons, Inc.	14-Days of Extended General Conditions	1/7/2025	\$44,318.00	\$0.00
2020-006	ES-0027-B01	Irvington Madison Avenue Elementary School	Ernest Bock & Sons, Inc.	Delay costs relating to permanent cores	1/7/2025	\$58,280.00	\$0.00
2020-003	EP-0106-C01	Newark Hawkins and Wilson Elementary Schools	Ernest Bock & Sons, Inc.	Additonal costs incurred for re-design	1/7/2025	\$36,615.00	\$0.00
2022-006	EP-0105-C01	Bridgeton Senior High School	Ernest Bock & Sons, Inc.	Roofing materials escalation costs	1/7/2025	\$178,919.00	\$178,919.00
	EP-0113-C01	Paterson ES #5	Paul Otto Building Co.	Add'l costs assoc w/ grinding of existing brick joints	3/19/2025	\$436,677.60	\$36,561.13
				<b>ANNUAL TOTAL THROUGH March 2025</b>		<b>\$1,414,991.60</b>	<b>\$386,561.13</b>