

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD MEETING  
WEDNESDAY, OCTOBER 1, 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 September 3, 2025
- 4. AUTHORITY MATTERS**
  - a. CEO Report
  - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Design-Build Award and Approval of Final Project Charter - Bridgeton Public School District - Bridgeton High School - Additions and Renovations - ST-0047-B01
  - b. Construction Manager Award - Bridgeton Public School District - Bridgeton High School - Additions and Renovations - ST-0047-M01
  - c. Design-Build Award and Approval of Final Project Charter – West New York Public School District – New Middle School - HU-0030-B01
- 6. MONTHLY REPORTS**
  - a. *For Informational Purposes*
    - i. Active Projects Report
    - ii. Project Status Reports
    - 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
- 7. EXECUTIVE SESSION**
  - a. Bid Project - *Informational*
- 8. REQUEST MOTION TO ADJOURN PUBLIC MEETING**

## **APPROVAL OF MEETING MINUTES**

## **September 3, 2025 Open Session Minutes**

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 3, 2025**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, September 3, 2025 at 9:00A.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

Stephen Martorana (EDA)

Kevin Luckie (DCA)

David Moore (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. Maloney, Mr. Moore, Mr. Piaia. Mr. Vargas and Ms. Vecchione participated by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Laurette Pitts, vice president and chief financial officer; Janice Venables, vice president and assistant secretary; Ramy Kamel, vice president; and Albert Barnes, chief counsel of the SDA participated in the meeting. Jamera Sirmans of the Governor's Authorities Unit also attended the meeting.

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

Led by Chairman, 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 August 6, 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. Piaia and seconded by Mr. Luckie, the Open Session minutes of the August 6, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3a.***

Next, Mr. Nixon presented for consideration and approval the minutes of the Board's August 6, 2025 Executive Session meeting. The meeting minutes and a resolution were provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Piaia and seconded by Mr. Vargas, the Executive Session minutes of the August 6, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3b.***

## *Authority Matters*

### *CEO's Report*

Mr. Nixon asked Mr. Da Silva for the report of the CEO. Mr. Da Silva said that he wanted begin his report with an update of the new school that is being delivered this year, the Union City New Grade 7-9 School, named the New Esther Salas Academy by the District. He reported that the School received a temporary certificate of occupancy recommendations last week excluding the playground, stage and greenhouse. He noted that the excluded areas are on target for completion by September 8. He added that the District initiated move in last week with teachers yesterday and students scheduled for tomorrow. He advised that Union City completed its streetscape improvements around the School yesterday, adding the final welcoming touches. He said that he wanted to thank our colleagues at Department of Community Affairs for their commitment and dedication, as well as our SDA team, Dobco, Inc., Accenture, SDA's union partners as well as the Union City School District. He added that the delivery of the school cannot happen without team work and collaboration. Mr. Da Silva thanked everyone involved.

Next, Mr. Da Silva provided an update on design-build projects in the design phase. He said that footing and foundation work for the new Garfield Elementary School project is underway.

With respect to projects with active early site preparation, Mr. Da Silva reported that proposals for the new West New York Middle School project design-build procurement are due today. He added that the award for the design-build is scheduled to go to the October Board Meeting.

In continuing, Mr. Da Silva gave an update on projects in the procurement stage. He said that for the Bridgeton High School additions and renovations project, the design-build award is

also scheduled to go to the October Board Meeting along with the advancement of the construction manager award. He noted that proposals for both procurements were received late August. For the Elizabeth New Elementary School project, he explained that the design notice-to-proceed (NTP) was issued last month and the kick off meeting was held mid-August. He said that management advertised for the engagement of a construction manager with proposals being due September 16.

In continuing, Mr. Da Silva said that the NTP for the early site preparation for the Pleasantville New Elementary School project was issued on August 12. He advised that the contractor is expected to mobilize today and will initiate abatement of the existing building. He added that management also issued the design-build advertisement last month with proposals being due late October. For the Trenton New Elementary School project, he reported that the design-build award is on today's agenda for consideration by the Members.

Mr. Da Silva said that as reported, there are 6 new active projects thus far. He advised that management expects to advertise 3 more projects consisting of high schools in Passaic, Newark and Camden. He added that the design studio, procurement, Gregory Voronov, Ronald Carper and the planning department are working very hard and it shows in the amount of SDA projects out there.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that on August 26, the SDA held a groundbreaking ceremony to celebrate the construction of the new Woodrow Wilson School No. 5 in Garfield. He said that management was joined by Senator Wimberly, Assemblyman Abdelaziz, Superintendent Tomko, school district and city officials. He added that the highlight of the event was 8 young students who helped turnover the soil. He noted that they are the reason we do what we do and it was great to have them there.

Next, Mr. Da Silva said that the SDA is actively working to schedule an event in West New York for the early site preparation project.

Lastly, Mr. Da Silva advised that the SDA is also working with the Union City school district as they prepare for the ribbon cutting ceremony scheduled for September 15. He added that once the SDA receives the official invitation, management will notify the Members with the specific details.

### ***Chairman's Report***

#### **Appointment of an Assistant Treasurer to the Board**

Mr. Nixon then provided the Chairman's report. He explained that, as the Members know, they elect the SDA's Board Officers each January at its Annual Organizational Meeting. He noted that former vice resident (VP) and chief financial officer (CFO), Donald Guarriello, had served as the Board's Assistant Treasurer since 2008 and retired from the SDA effective June 1, 2025. He said that Ms. Laurette Pitts was approved by the Members to serve as the SDA's VP and CFO at its May 2025 Board Meeting. Mr. Nixon said that before the Members today is a recommendation to appoint Laurette Pitts to serve as the Assistant Treasurer to the Board.

A resolution pertaining to this matter had been provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Mr. Luckie, the appointment of vice president and chief financial officer Laurette Pitts to serve as the Authority's Assistant Treasurer to the Board was approved with the Board's unanimous vote in favor of ***Resolution 4bi.***



## *Audit Committee*

Mr. Nixon, as Audit Committee Chairman, advised that the Audit Committee met on August 18, 2025, at which time management provided the Committee with the July 2025 New Funding Allocation and Capital Plan Update. He reported a \$5.2 million increase in commitments in the Planning Reserve balance during the reporting period due to Board approval of the final project charter for the Elizabeth New Elementary School—Battin Replacement project. He then reported that commitments decreased in the Reserve Balance for the Regular Operating Districts (RODs) by \$2.4 million during the reporting period due a reduction in state share for grant projects nearing completion.

Mr. Nixon then provide the July 2025 Monthly Financial Report advising that the Authority’s operating expenses (Actual vs. Budget) for the year-to-date period totaled \$8.3 million, down \$1.6 million as compared to the budget for the corresponding period. He explained that this decrease is mainly attributable to lower than projected personnel costs. He said that the decrease is partially offset due to a reduced payroll expense allocation to project expenditures, professional and other contracted services, information systems, facilities and general office expenses and SDA-owned automobiles. He advised that the current full time equivalents (FTEs) headcount is 124 as of July 31, 2025 reflecting an 11 FTEs decrease compared to year-to-date staffing levels. Next, Mr. Nixon reported that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period totaling \$111.8 million are \$31.9 million below the projected capital spending forecast. He said that this variance is due to a decreased spending in grant agreements, property acquisition, construction work, project insurance, and school furniture, fixtures and equipment. He advised that these reductions were partially offset by a modest increase in design services spending. He then reported that project expenditures (Actual vs. Prior Year Actual), at \$111.8 million, are \$67.7 million lower when

compared to the capital spending forecast for the corresponding prior year period. He advised that this variance is the result of decreases in expenditures for property acquisitions, grant agreements, construction work, and school furniture, fixtures and equipment. He noted that the decreases were partially offset by an increase in project insurance costs and design services. Mr. Nixon then advised that, since program inception, 82.7% of the funds authorized for the SDA districts have been disbursed. Additionally, he noted that 96% of all SDA disbursements relate to school facilities projects, while 4% relate to operating expenses. He advised that the estimated value of active school facilities, capital, emergent and ROD grant projects, is approximately \$1.2 billion.

Mr. Nixon then reported that, in compliance with the amended SDA By-laws and Audit Committee Charter, the CEO reported to the Committee regarding Authority personnel matters in his quarterly staffing report.

Next, Mr. Nixon advised the Members that management presented the Committee with one matter requiring Board action. He said that for consideration today is management's recommendation for approval of Legal Services Contract Awards (Services, the Awards). Referencing a memorandum that was distributed to the Members in advance of the meeting, Mr. Nixon noted that in 2023, the SDA entered into 2-year legal services contracts to complement legal support to the SDA through its Division of Chief Counsel and by the Department of Law in the Office of the Attorney General. He said that the current Contracts will expire in December 2025. He advised that a competitive procurement process was followed in accordance with SDA regulations for a new group of law firms with legal expertise in 6 areas: 1) environmental law; 2) government contracting, bid protests and procurement; 3) employment law; 4) professional errors and omissions and cost recovery; 5) construction litigation; and 6) real estate law. He said that work assignments will be made by way of "task order". He explained that any law firm

selected to provide legal services to the SDA will be required to submit a proposed budget for any task order assignment. He said that prior to execution, the contracts with the selected law firms and related documentation will be reviewed and approved by the SDA Division of Chief Counsel. He advised that management and the Audit Committee is recommending that the Board approve 2-year contract awards to 11 firms to provide legal services for a blended hourly rate of \$285 and an hourly rate of \$125 for paralegals for the two-year term. He noted that 9 of the 11 proposed firms are included in exiting Authority contracts. He added that no one firm can be compensated in excess of \$2,100,000 over the term of the engagement, regardless of whether it provides services in one or more of the specialty areas. Mr. Nixon requested the Members of the Authority approve the proposed award of contracts for legal Services as presented. He noted that the proposed law firms are well known, highly regarded and respected firms throughout the State.

A resolution pertaining to the Legal Services Contract Awards was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas, and seconded by Mr. Piaia the Board approved the proposed contract awards for legal services for a 2-year term with its unanimous vote in favor of ***Resolution 5a.***

### ***School Review Committee***

Next, Mr. Luckie reported that the School Review Committee met on August 18, 2025 at which time one action item was discussed. He said that management is seeking Board approval of a Design-Build award and Final Project Charter for the Trenton New Elementary School project (School or Project). He advised that the Project will consist of the construction of an approximately 124,000 square foot facility to educate 837 students in grades Kindergarten through Six. He said that on July 5, 2023, the Members approved the preliminary project charter, thereby approving the demolition of the old school and construction of a new elementary school

facility and related site development work utilizing in-house design and a design-build delivery method. He explained that a package for design-build services was advertised beginning May 6, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%. He said that upon completion of the competitive procurement process, the construction operations directors and the financial operations director recommend award of the contract to the highest ranked bidder, Ernest Bock & Sons, Inc., in the amount of \$69,973,000, inclusive of SDA-established allowances totaling \$2,625,000. He noted that along with the contract award, SDA executive management recommends that the Members approve the Final Project Charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project. He reported that the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail in the memorandum presented to the Board on this date and incorporated herein. He said that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Piaia and seconded by Mr. Vargas, the Board approved an award for Design-Build and Final Project Charter for the Trenton New School project with its unanimous vote in favor of ***Resolution 6a.***

### ***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. The Chairman opened the Public Comments portion of the meeting. Mr. Nixon recognized Nikki Baker from New Jersey Healthy Schools Now (HSN). Ms. Baker greeted in the new school year noting that she has been

the organizer/coalition coordinator for HSN for three years and proud to be speaking to the Members. She said that she was happy to hear about all the work that is ongoing noting that the students, staff and entire communities appreciate the work of the SDA. She recognized unprecedented challenges that exist today. Ms. Baker said that there is renewed optimism on the part of HSN and voiced her gratitude that the SDA continues its good works with enthusiasm for all communities. Mr. Nixon thanked Ms. Baker for her support of SDA staff and the Authority.

### ***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 September 3, 2025 meeting.

/s/ Janice Venables  
Assistant Secretary

## **AUTHORITY MATTERS**

## **CEO REPORT**



## **CHAIRMAN'S REPORT**

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

**Design-Build Award and Approval of Final Project Charter - Bridgeton Public School District  
- Bridgeton High School - Additions and Renovations - ST-0047-B01**



**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Sean Murphy  
Managing Director, Procurement

Steve Wendling  
Program Director, Construction Operations

**DATE:** October 1, 2025

**RE:** District: Bridgeton Public School District  
School: Bridgeton High School - Additions and Renovations  
Description: Design-Build  
Package No.: ST-0047-B01  
Construction Cost Estimate (CCE): \$77,000,301  
Advertised CCE Range: \$73,000,000 to \$81,000,000  
Award: \$72,500,000  
Construction Management (CM) Firm: Greyhawk North America, LLC

**SUBJECT:** Design-Build Award and Approval of Final Project Charter

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**INTRODUCTION**

We are writing to recommend approval by the Members of the Authority of the award of a contract in the amount of \$72,500,000 to Ernest Bock & Sons, Inc.<sup>1</sup> for Design-Build services for the additions and renovations to Bridgeton High School in the Bridgeton Public School District.

The Design-Build Team will complete the design of the additions and renovations to Bridgeton High School utilizing NJSDA-developed schematic design documents and will also provide construction and construction administration services, including securing of all required permits and approvals, for construction of the additions and renovations. The form of contract for this engagement is a Design-Build contract with the general contractor as the lead and with relevant trades and design disciplines serving in sub-contractor and sub-consultant roles.

We are also recommending approval by the Members of the attached Final Project Charter representing the project budget inclusive of dollar values for the award of the Design-Build package.

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 and for the approval of the Final Project Charter.

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<sup>1</sup> Ernest Bock & Sons, Inc. listed the following subcontractors for the required trades in its Price Proposal: Eagle Mechanical, Inc. (HVACR and Plumbing), Lee-Way Electrical, LLC (Electrical), Arnold Steel Company, Inc. (Structural Steel & Ornamental Iron), and AbateTech, Inc. (Asbestos Removal/Treatment). Ernest Bock & Sons, Inc. also listed a design consultant team lead by SSP Architectural Group, Inc. (Architecture), and includes French & Parrello Associates, P.A. (HVAC Engineering, Electrical Engineering, Plumbing Engineering, Civil Engineering, and Environmental Engineering), and Harrison-Hamnett, P.C. (Structural Engineering).

## **BACKGROUND**

At the November 2, 2022 Board Meeting, the Members approved the Preliminary Project Charter for the Bridgeton High School project. The project scope includes 113,196 square feet of phased additions and renovations in the occupied Bridgeton High School, to provide additional capacity to educate 326 students in grades 9 to 12.

We are separately seeking the Members' approval of the award for Construction Management Services.

## **PROCUREMENT PROCESS**

This package was advertised as a design-build solicitation beginning on May 16, 2025 on the NJSDA website, NJ State website, and in selected newspapers for interested firms to participate in the bidding process. For this procurement, price was weighted as more important than all other factors combined, with price equaling 60% of the overall weight, and all non-price factors (other than "Experience Criteria" as described below) having a combined weight of 40%.

In accordance with regulations, the NJSDA employed a two-step process for this procurement. The first step required interested bidders to submit a Project Rating Proposal, which was used by the NJSDA to determine each bidder's Project Rating Limit, or maximum amount that a bidder may bid, for the project. Project Rating Proposals were received by June 2, 2025. 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 evaluation of the information submitted, six (6) 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>Firm</b>	<b>Project Rating Limit</b>
Daniel J. Keating Company	\$355,307,417.00
Dobco, Inc.	\$201,092,068.00
Epic Management, Inc.	\$173,866,770.00
Ernest Bock & Sons, Inc.	\$143,291,222.00
Hall Construction Company, Inc.	\$170,452,586.00
Rycon Construction, Inc.	\$ 87,910,000.00

Interested bidders were required to attend a mandatory site visit held on June 5, 2025.

The second step of the process required the bidders to simultaneously submit a Technical Proposal and a sealed Price Proposal. In advance of submission of Technical and Price Proposals, bidders were permitted to submit questions seeking clarification of the procurement documents, until June 30, 2025. Addenda responses to Bidder Questions were issued to the bidders on July 8, July 17, July 31, and August 8, 2025.

Technical and Price Proposals were received on August 26, 2025 from six (6) bidders. As described in the RFP, the Technical Proposal submission consists of two separate portions for evaluation by two distinct committees as follows:

1. The “Experience Criteria” portion of the Technical Proposal submission was evaluated by an Evaluation Committee comprised of three (3) NJSDA staff members. The Evaluation Committee was responsible for collectively evaluating the “Experience Criteria” on a non-numeric basis and determining, on a consensus basis, whether a bidder had demonstrated sufficient experience in the following “Experience Criteria” categories:
  - Design-Builder’s Experience on Comparable Projects
  - Design-Builder’s Design Consultant’s Experience on Comparable Projects
  - Design-Builder’s Demonstrated Prior Affirmative Action Experience
2. The “Project Approach Criteria” portion of the Technical Proposal submission was evaluated by a Selection Committee comprised of four (4) NJSDA staff members and one (1) alternate, and one (1) Bridgeton School District representative. The Selection Committee was responsible for independently evaluating and scoring each bidder in each of the following “Project Approach Criteria” categories:
  - Design-Builder’s Overall Approach to the Project
  - Identification and Qualifications of Required Key Team Members
  - Design-Builder’s Approach to Schedule
  - Design-Builder’s Approach to LEED Requirements

#### ***“Evaluation Committee” Review***

The Evaluation Committee determined that each of the bidders demonstrated sufficient experience in the “Experience Criteria” categories to be considered for award.

#### ***“Selection Committee” Review***

The Selection Committee members conducted interviews with each of the six (6) Design-Build teams on September 8, 2025 affording committee members an opportunity to obtain any additional information from each bidder team as needed to complete their evaluations of the “Project Approach Criteria” portion of the Technical Proposal.

Each Selection Committee member evaluated the “Project Approach Criteria” portion of each Technical Proposal, assigning a raw score for each category on a scale of 0 to 10 as follows:

- 9 - 10 points - outstanding response - offers significant advantages.
- 7 - 8 points - superior response - exceeds requirements with no deficiencies.
- 5 - 6 points - sufficient response - meets the requirements with no significant deficiencies.
- 3 - 4 points - minimal response - meets the requirements but contains some significant deficiencies.
- 1 - 2 points - marginal response - comprehends requirements, but contains many significant deficiencies.
- 0 points - unsatisfactory response - requirements not addressed and lack of detail precludes adequate evaluation.

Weighting factors were then applied to each of the Selection Committee member’s raw scores for each “Project Approach Criteria” category to arrive at a total weighted score as follows in Table 2 below:

**TABLE 2**

<b>Project Approach Criteria Evaluation Category</b>	<b>Weighting Factor (Applied to Raw Score)</b>	<b>Maximum Weighted Points</b>
Design-Builder’s Overall Approach to the Project	4.0	40
Identification and Qualifications of Required Key Team Members	3.5	35
Design-Builder’s Approach to Schedule	1.5	15
Design-Builder’s Approach to LEED Requirements	1.0	10
<b>Total Possible Points</b>		<b>100</b>

For each Technical Proposal, the individual “Project Approach Criteria” category scores awarded by a particular Selection Committee member were added together to calculate a total Non-Price Score for that Technical Proposal. The maximum total Non-Price Score is 100. All of the total Non-Price Scores awarded to a Technical Proposal by the Selection Committee members were added together and averaged to arrive at a final Non-Price Score for each Technical Proposal. The results of the Selection Committee’s review of the “Project Approach Criteria” portion of each Technical Proposal are listed in Table 3 below:

**TABLE 3**

<b>Contractor</b>	<b>Non-Price Score</b>	<b>Non-Price Rank</b>
Ernest Bock & Sons, Inc.	67.208	1
Rycon Construction, Inc.	66.292	2
Epic Management, Inc.	60.583	3
Hall Construction Company, Inc.	55.875	4
Dobco, Inc.	53.500	5
Daniel J. Keating Company	52.042	6

### ***Scaled Price Proposals***

Once all of the Technical Proposals were scored pursuant to the “Project Approach Criteria”, the Price Proposals<sup>2</sup> were publicly opened on September 10, 2025 in accordance with the RFP and the bids were read aloud as required by law.

The lowest responsive Price Proposal was awarded the maximum number of points for the price component, which is 100. All other Price Proposals were awarded points based on the percentage that each proposal exceeded the lowest bid. The results of the NJSDA’s review and scoring of the Price Proposals are listed in Table 4 below:

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<sup>2</sup> This procurement employed an internet-based, electronic bidding platform administered by Bid Express for the submission and opening of Price Proposals.

**TABLE 4**

<b>Contractor</b>	<b>Bid Amount</b>	<b>Price Score</b>	<b>Price Rank</b>
Ernest Bock & Sons, Inc.	\$72,500,000.00	100.00	1
Epic Management, Inc.	\$74,332,928.00	97.472	2
Hall Construction Company, Inc.	\$80,975,000.00	88.310	3
Daniel J. Keating Company	\$81,415,000.00	87.703	4
Dobco, Inc.	\$82,645,000.00	86.007	5
Rycon Construction, Inc.	\$83,550,000.00	84.759	6

As stipulated in the RFP, each Bid Amount is inclusive of NJSDA-established Allowances totaling \$1,685,000, as follows: \$850,000 for General Design and Construction; \$350,000 for Fire Pump; \$350,000 for Emergency Responder Radio System; \$85,000 for Hazardous Materials Abatement; and \$50,000 for Elevator Operator.

***Final Combined Scores and Final Rankings***

After the Price Scores were determined for all bidders, the Price Scores were adjusted by a weighting factor of 60%. The Non-Price Scores were adjusted by a weighting factor of 40%. The weighted Price Score and weighted Non-Price Score for each bidder were added together for a Final Combined Score. The maximum Final Combined Score is 100. The Final Combined Scores and Final Rankings are listed in Table 5 below:

**TABLE 5**

<b>Contractor</b>	<b>Raw Non-Price Score</b>	<b>Raw Price Score</b>	<b>Weighted Non-Price Score (40%)</b>	<b>Weighted Price Score (60%)</b>	<b>Final Combined Score</b>	<b>Final Rank</b>
Ernest Bock & Sons, Inc.	67.208	100.000	26.883	60.000	86.883	1
Epic Management, Inc.	60.583	97.472	24.233	58.483	82.716	2
Rycon Construction, Inc.	66.292	84.759	26.517	50.855	77.372	3
Hall Construction Company, Inc.	55.875	88.310	22.350	52.986	75.336	4
Daniel J. Keating Company	52.042	87.703	20.817	52.622	73.439	5
Dobco, Inc.	53.500	86.007	21.400	51.604	73.004	6

The highest ranked bidder was Ernest Bock & Sons, Inc. (“Bock”).

***Highest Ranked Bidder’s Price Proposal***

The bid submitted by Bock 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 of work elements, a conference was conducted on September 16, 2025 with Bock and NJSDA staff from Procurement, Construction Operations, Program Operations, Design Studio and Financial Operations to review the bid. The discussion



verified that Bock had included all project scope work in its bid and identified that the majority of the overall variance between the NJSDA's CCE and Bock's Price Proposal is attributable to lower overhead and profit mark-up, lower Bond and Insurance rates, and reduced General Conditions costs. Bock's construction costs and the NJSDA's construction costs were less than 0.3% apart. At the time of review, Bock 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 Ernest Bock & Sons, Inc.

### FINAL PROJECT CHARTER

The attached Final Project Budget represents the project budget inclusive of actual dollar values for the award of the Design-Build contract, current estimates for all future scope elements such as FF&E and technology, and appropriate contingencies. Additionally, the budget is inclusive of NJSDA Staff costs for both Design and Project Management. The Final Project Charter budget of \$85.7 million represents a net increase of approximately \$36.5 million from the Board-approved Preliminary Project Charter due to increased design-builder costs based upon the award value for the design-build engagement. The values estimated within the Preliminary Project Charter were based upon the application of planning assumptions to proposed project scope at the time the charter was advanced for approval in November 2022. The scope of the project has expanded since that time to include an expansion of the existing cafeteria to support the larger student population of the school. At the time the Preliminary Charter was approved it was planned that the district would be undertaking this work separately with district funds, however, it is necessary to support the educational program and as such was incorporated into our project. The Bridging Design Services, CM Fees and FF&E and Technology budgets have been increased to reflect more recent project experience. These increases are partially offset through the utilization of design contingency included within the Preliminary Project Charter to account for potential cost increases prior to the award of the design-build contract.

### RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to the highest ranked bidder, Ernest Bock & Sons, Inc., for Contract No. ST-0047-B01 in the amount of \$72,500,000 inclusive of NJSDA-established Allowances totaling \$1,685,000. Prior to execution of the contract, the contract and related documentation will be reviewed and approved by the NJSDA Division of Chief Counsel.

The Members of the Authority are also requested to approve the attached Final Project Charter representing all expended and projected funds necessary for completion of the project.

/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: Laurette Pitts, Vice President and Chief Financial Officer

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

Reviewed and Recommended by: Robert Carney, Director, Financial Operations

## New Jersey Schools Development Authority Project Charter - Summary

**Charter Date**

10/01/25

**Supersedes  
Charter Dated**

11/02/22

**Region:** Southern  
**District:** Bridgeton  
**Project Name:** Bridgeton High School  
**School Type:** High School  
**DOE # / Project #:** 0540-020-22-1000 / 0540-020-22-0BBW  
**Project Type (New/Add/Reno):** Add/Reno  
**Project Location:** 111 West Ave N. Bridgeton, NJ  
**Number of Students** 346 (FES Capacity) 408 (Maximum Capacity)

**Land Acquisition Required?** ☐ Yes ☒ No

**Temporary Space Required?** ☐ Yes ☒ No

**Funding Source**

2022 Capital Plan

**Project Budget:** \$ 85,710,000

**Anticipated Substantial Completion Date** Oct-28

**Anticipated School Occupancy Date** September-28

**Funding Allocated**

\$85,710,000

**Project Team Leader:** Steve Wendling

**Project Initiation Date:** May-22

**SDA Board - Project Charter Approval Date:** 10/01/25

**District Local Share**

\$2,700,000

Charter Version and Date		Project Summary
<input type="checkbox"/> Planning		Additions and selective renovations to the existing HS to provide additional capacity for approximately 300 students. Additions include approximately 94,000 of new construction to support an Early College HS Education program, a classroom wing addition, cafeteria & gym addition. Renovations are limited to approximately 19,000 square feet of program driven renovations.
<input type="checkbox"/> Preliminary	11/02/22	
<input checked="" type="checkbox"/> Final	10/01/25	
		<b>Purpose for Advancement of Current/Revised Project Charter</b>
<b>Revision # and Date</b>		Establishment of Final Budget and Schedule based upon the award for the design builder for the project.
<input type="checkbox"/> Revision 1		
<input type="checkbox"/> Revision 2		<b>District Project Goals</b>
<input type="checkbox"/> Revision 3		
<input type="checkbox"/> Revision 4		
<input type="checkbox"/> Revision 5		
<input type="checkbox"/> Revision 6		

### Recommendation

/s/ Steve Wendling Program Director - Program Operations <div style="border: 1px solid black; padding: 2px; width: 100%;">Steve Wendling</div>	Oct. 1, 2025 Date	/s/ Gregory Vornov Managing Director - Planning & Prog. Ops. <div style="border: 1px solid black; padding: 2px; width: 100%;">Gregory Vornov</div>	Oct. 1, 2025 Date
/s/ David Magyar Managing Director - Design <div style="border: 1px solid black; padding: 2px; width: 100%;">David Magyar</div>	Oct. 1, 2025 Date	/s/ Ramy Kamel VP - Program & Construction Ops <div style="border: 1px solid black; padding: 2px; width: 100%;">Ramy Kamel</div>	Oct. 1, 2025 Date

### Approval

/s/ Manuel Da Silva Chief Executive Officer <div style="border: 1px solid black; padding: 2px; width: 100%;">Manuel Da Silva</div>	Oct. 1, 2025 Date
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# New Jersey Schools Development Authority Project Charter - Milestones & Delivery Method

**Charter Date**

10/01/25

**District / Project Name:** Bridgeton / Bridgeton High School

**DOE # / Project #:** 0540-020-22-1000 / 0540-020-22-0BBW

**Project Milestones**

**Date**

**School Occupancy Date**

Sep-28

**DELIVERY METHOD**

**Design/Build**

**Real Estate Services**

	<b>Start</b>	<b>Est.</b>	<b>Act.</b>	<b>Finish</b>	<b>Est.</b>	<b>Act.</b>
Feasibility	Jul-22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mar-23	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Investigations	Jul-22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mar-23	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Acquisition	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Relocation	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Existing School Demolition & Site Work	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Early Site Package	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>

Deed Restriction Required?	TBD	<b>Date</b>	<input type="checkbox"/>	<input type="checkbox"/>
District Notified?			<input type="checkbox"/>	<input type="checkbox"/>
Classification Exception Area?	TBD		<input type="checkbox"/>	<input type="checkbox"/>
District Notified?			<input type="checkbox"/>	<input type="checkbox"/>

**Special Considerations**

**Design:**

<b>Design Start (NTP)</b>	<b>Date</b>	<b>Est.</b>	<b>Act.</b>			
	May-22	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>Program Concept Phase</b>	<b>Start</b>	<b>Est.</b>	<b>Act.</b>	<b>Finish</b>	<b>Est.</b>	<b>Act.</b>
	May-22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apr-23	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schematic Design	Feb-24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oct-24	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bridging Documents	Jul-24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dec-24	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design-Build Bid/Award	May-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oct-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design-Build NTP	Oct-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nov-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Design	Nov-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jul-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Special Considerations**

**Construction:**

	<b>Date</b>	<b>Est.</b>	<b>Act.</b>
Construction Start (NTP)	Mar-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial Completion (TCO)	Oct-28	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Occupancy Date	Sep-28	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Transfer	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Completion (C of O)	Jan-29	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Post Occupancy Walk Through	Sep-29	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Close-Out	Oct-29	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Special Considerations**

The School Occupancy date is reflective of the planned opening of the new additions to the school. The final renovation will occur after the new additions are occupied as represented by the substantial completion date for the entirety of the project. The existing building will be occupied for the duration of the project.

# New Jersey Schools Development Authority

## Project Charter - Project Budget

**Charter Date**

10/01/25

**District / Project Name:** Bridgeton / Bridgeton High School  
**DOE # / Project #:** 0540-020-22-1000 / 0540-020-22-0BBW

**2022 Capital Plan Funding Allocation** \$ **85,710,000**

### Special Considerations:

The project budget is based upon the award amount for the Design-Build engagement, current estimates for all project scope elements and estimated costs for future scope elements. The award amount is inclusive of NJSDA-established Allowances totaling \$1,685,000: as follows: \$850,000 for General Design and Construction; \$350,000 for Fire Pump; \$350,000 for Emergency Responder Radio System; \$85,000 for Hazardous Materials Abatement; and \$50,000 for Elevator Operator.

### Project Budget:

<b>Gross Building Area (GSF):</b>			<b>Grossing Factor:</b>
	New	0	<b>1.42</b>
	Addition	94,298	
	Renovation	18,898	
<b>Total Gross Building Area (GSF):</b>			
		113,196	
<b>Estimated Building Cost / GSF</b>			
	New Construction Cost/GSF	\$582.06	
	Renovation Cost/GSF	\$396.05	

### Design-Builder Costs

Design	\$3,586,100
Building Costs	\$62,371,910
Site Development Costs	\$4,856,990
Allowances	\$1,685,000
Design Contingency	\$0
Construction Contingency	\$3,360,000

**Total Construction Costs** **\$75,860,000**

### Pre-Development Costs:

Consultant Services	\$200,000
ESP Existing School Demolition	\$0
Land Acquisition	\$0
Relocation	\$0
Property Maintenance/Carry Costs	\$0

**Total Pre-Development Costs** **\$200,000**

### Other Costs: %

Bridging Design Services	\$1,500,000
In-House Design & Project Management	\$2,400,000
CM Services	\$3,250,000
FF&E & Technology	\$4,500,000
Temporary Space	\$0
Other Costs	\$700,000

**Total Other Costs** **\$12,350,000**

### Other Funding Sources

Rebates & Refunds	\$0
District Local Share Funds	(\$2,700,000)

**Total Other Funding Sources** **(\$2,700,000)**

**Total Project Budget** **\$85,710,000**

**Funding From Prior Allocation** **\$0**

**Preliminary Eligible Costs** **\$85,710,000**

# New Jersey Schools Development Authority

## Project Budget Variance

**Charter Date**

10/01/25

**District / Project Name:** Bridgeton / Bridgeton High School  
**DOE # / Project #:** 0540-020-22-1000 / 0540-020-22-0BBW

**Project Budget:**

	<b>Preliminary Charter 11/2/22</b>	<b>Final Charter</b>	<b>VARIANCE Fav/(Unfav)</b>
Grossing Factor:	1.55	1.42	0.13
Gross Building Area (GSF):			
New	0	0	0
Addition	69,500	94,298	(24,798)
Renovation	7,100	18,898	(11,798)
Total Gross Area (GSF):	76,600	113,196	(36,596)
<b>Design-Builder Costs</b>			
Design	\$2,000,000	\$3,586,100	(\$1,586,100)
Building Costs	\$30,500,000	\$62,371,910	(\$31,871,910)
Site Development Costs	\$2,100,000	\$4,856,990	(\$2,756,990)
Allowances	\$1,000,000	\$1,685,000	(\$685,000)
Design Contingency	\$3,560,000	\$0	\$1,980,000
Construction Contingency	\$1,780,000	\$3,360,000	
<b>Total Construction Costs</b>	<b>\$40,940,000</b>	<b>\$75,860,000</b>	<b>(\$34,920,000)</b>
<b>Pre-Development Costs:</b>			
Consultant Services	\$200,000	\$200,000	\$0
ESP Existing School Demolition	\$0	\$0	\$0
Land Acquisition	\$0	\$0	\$0
Relocation	\$0	\$0	\$0
Property Maintenance/Carry Costs	\$0	\$0	\$0
<b>Total Pre-Development Costs</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$0</b>
<b>Other Costs:</b>			
Bridging Design Services	\$1,000,000	\$1,500,000	(\$500,000)
In-House Design & Project Management	\$2,100,000	\$2,400,000	(\$300,000)
CM Services	\$1,900,000	\$3,250,000	(\$1,350,000)
FF&E and Technology	\$2,400,000	\$4,500,000	(\$2,100,000)
Temporary Space	\$0	\$0	\$0
Other Costs	\$700,000	\$700,000	\$0
<b>Total Other Costs</b>	<b>\$8,100,000</b>	<b>\$12,350,000</b>	<b>(\$4,250,000)</b>
<b>Other Funding Sources</b>			
Rebates & Refunds	\$0	\$0	\$0
District Local Share Funds	\$0	(\$2,700,000)	\$2,700,000
<b>Total Other Funding Sources</b>	<b>\$0</b>	<b>(\$2,700,000)</b>	<b>\$2,700,000</b>
<b>Total Project Budget</b>	<b>\$49,240,000</b>	<b>\$85,710,000</b>	<b>(\$36,470,000)</b>
<b>Funding from Prior Allocation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Funding from 2022 Capital Plan</b>	<b>\$49,240,000</b>	<b>\$85,710,000</b>	<b>(\$36,470,000)</b>

**Budget Variance Analysis:**

The project budget represents a net increase of approximately \$36.5 million from the Board approved Preliminary Project Charter due increased design-builder costs based upon the award value for the design-build engagement. The values estimated within the Preliminary Project Charter were based upon the application of planning assumptions to proposed project scope at the time the charter was advanced for approval in November 2022. The scope of the project has expanded since that time to include an expansion of the existing cafeteria to support the larger student population of the school. At the time the Preliminary Charter was approved it was planned that the district would be undertaking this work separately with district funds, however, it is necessary to support the educational program and as such was incorporated into our project. The Bridging Design Services, CM Fees and FF&E and Technology budgets have been increased to reflect more recent project experience. These increases are partially offset through the utilization of design contingency included within the Preliminary Project Charter to account for potential cost increases prior to the award of the design-build contract.

## ***Resolution—5a.***

### Design-Build Award and Approval of Final Project Charter

District:	Bridgeton Public School District
School:	New Bridgeton High School-Additions and Renovations
Description:	Design Build Services
Package No.:	ST-0047-B01
CCE:	\$77,000,301
Advertised CCE Range:	\$73,000,000 to \$81,000,000
Award:	\$72,500,000
CM:	Greyhawk North America, LLC

### **Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve the award of construction contracts greater than \$2,000,000 and final project charters; and

**WHEREAS**, the New Bridgeton High School project (Project) will consist of the construction of 113,196 square feet of phased additions and renovations in the occupied Bridgeton High School to provide additional capacity to educate 326 students in grades 9 to 12; and

**WHEREAS**, on November 2, 2022, the Members of the Authority approved the Preliminary Project Charter, thereby approving the Project and related site development work utilizing in-house design and a design-build delivery method; and

**WHEREAS**, a package for design-build services was advertised beginning May 16, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%; and

**WHEREAS**, upon completion of the competitive procurement process, the highest ranked bidder was Ernest Bock & Sons, Inc., with a bid in the amount of \$72,500,000, inclusive of SDA-established allowances totaling \$1,685,000; and

**WHEREAS**, subsequent to the completion of the procurement process, the SDA received a bid protest from the fourth ranked bidder challenging the responsiveness of the bids submitted by Ernest Bock & Sons, Inc. and the second, third and fifth ranked bidders; and

**WHEREAS**, the bid protest is pending review and the issuance of a Final Agency Decision by the SDA Vice President and Chief Financial Officer, in consultation with the SDA Division of Chief Counsel; and

**WHEREAS**, the construction operations director and the financial operations director recommend an award to the highest ranked bidder, Ernest Bock & Sons, Inc., contingent only upon the issuance of a Final Agency Decision rejecting the pending bid protest; and

**WHEREAS**, along with the contract award and contingent only upon the issuance of a Final Agency Decision rejecting the pending bid protest, SDA executive management recommends that the Members of the Authority approve the Final Project Charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project; and

**WHEREAS**, should the pending bid protest ultimately be sustained, SDA management shall present its revised award recommendation to the full Board for approval; and

**WHEREAS**, the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail 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 the Members of the Authority hereby authorize and approve the award of a contract in the amount of \$72,500,000, inclusive of SDA-established allowances totaling \$1,685,000, to the highest ranked bidder, Ernest Bock & Sons, Inc. for the New Bridgeton High School project in the Bridgeton Public School District and the Final Project Charter, contingent only upon the issuance of a Final Agency Decision rejecting the pending bid protest.

**BE IT FURTHER RESOLVED**, that, should the bid protest filed by the fourth ranked bidder be sustained, SDA management shall present its revised award recommendation to the full Board for approval.

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

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

Attached: Memorandum, Design-Build Award and Approval of Final Project Charter, Bridgeton New High School (Contract No. ST-0047-B01), Bridgeton School District, dated October 1, 2025

Dated: October 1, 2025

**Construction Manager Award - Bridgeton Public School District - Bridgeton High School  
- Additions and Renovations - ST-0047-M01**





**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Sean Murphy  
Managing Director, Procurement

**DATE:** October 1, 2025

**RE:** District: Bridgeton Public School District  
School: Bridgeton High School - Additions and Renovations  
Description: Construction Management Services  
Package No.: ST-0047-M01  
Estimated Fee: \$3,476,900  
Award: \$3,093,441  
Contractor: TBD

**SUBJECT:** Construction Manager Award

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**INTRODUCTION**

We are writing to recommend approval by the Members of the Authority of the award of a contract for Construction Management (“CM”) Services. This contract is for services to manage the construction of the additions and renovations to Bridgeton High School in the Bridgeton 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 consultant contracts greater than \$250,000. Funding for this engagement is provided within the project budget as presented in the respective Final Project Charter presented for approval by the Members today.

**BACKGROUND**

At the November 2, 2022 Board Meeting, the Members approved the Preliminary Project Charter for the Bridgeton High School project. The project scope includes 113,196 square feet of phased additions and renovations in the occupied Bridgeton High School, to provide additional capacity to educate 326 students in grades 9 to 12.

We are separately seeking the Members’ approval of the award for Design-Build services and the approval of the Final Project Charter.

**PROCUREMENT PROCESS**

This package for CM Services was advertised as a “Price and Other Factors” solicitation beginning on June 30, 2025 on the NJSDA website, NJ State website, and in selected newspapers for interested firms to participate in the bidding process. In addition, the advertisement was distributed to those firms that are pre-qualified in the area of Construction Management (P029) by both the Department of Treasury-Division of Property Management and Construction and the NJSDA. For this procurement, price was weighted as 40% of the Final Combined Score, and all non-price factors were weighted as 60% of the Final Combined Score.

A Selection Committee consisting of four (4) NJSDA staff members was established.

Responsive Proposals were received from six (6) firms by July 31, 2025. Qualifications and Technical Proposals were evaluated by the Selection Committee. Evaluations were based upon the information provided by the firms in response to the Request for Qualifications and Proposals (“RFQ/RFP”) for this project. The committee members evaluated the Qualifications and Technical Proposals for Construction Management Services separately based on the following criteria:

- Firm’s CM Experience on Comparable Projects
- Key Team Members’ Experience on Comparable Projects

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

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

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

**TABLE 1**

<b>Criteria</b>	<b>Weighting Factor (Applied to Raw Score)</b>	<b>Maximum Weighted Points</b>
Firm’s CM Experience on Comparable Projects	5.0	50
Key Team Members’ Experience on Comparable Projects	5.0	50
<b>Total Possible Points</b>		<b>100</b>

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

**TABLE 2**

<b>Firm</b>	<b>Final Qualifications and Technical Proposal Score</b>	<b>Qualifications and Technical Proposal Rank</b>
New Road Construction Management Co., Inc.	70.000	1
Greyhawk North America, LLC	67.500	2
Epic Management, Inc.	61.875	3
Turner & Townsend Heery, LLC	58.750	4
M&M Construction Company, Inc.	55.625	5
STV Construction, Inc.	51.250	6

On August 18, 2025, M&M Construction Company, Inc. withdrew from further participation in the procurement process.

The Selection Committee conducted interviews with the remaining five (5) firms (“shortlisted firms”) on August 22, 2025. The interviews allowed the firms to expand and detail their firm and team experience with respect to NJSDA requirements for Construction Management Services. The Selection Committee interviewed each of the shortlisted firms and evaluated each firm on Interview Criteria and Weighting Factors that were the same as those used in the evaluation of the Qualifications and Technical Proposals, as detailed above.

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

**TABLE 3**

<b>Firm</b>	<b>Final Interview Score</b>	<b>Interview Rank</b>
Epic Management, Inc.	85.000	1
Greyhawk North America, LLC	72.500	2
New Road Construction Management Co., Inc.	70.625	3
Turner & Townsend Heery, LLC	62.500	4
STV Construction, Inc.	59.375	5

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

**TABLE 4**

<b>Firm</b>	<b>Non-Price Score</b>	<b>Non-Price Rank</b>
Epic Management, Inc.	73.438	1
New Road Construction Management Co., Inc.	70.313	2
Greyhawk North America, LLC	70.000	3
Turner & Townsend Heery, LLC	60.625	4
STV Construction, Inc.	55.313	5

Once all of the Non-Price Scores for all shortlisted firms were calculated, the NJSDA opened the sealed Price Proposals and reviewed them for responsiveness. The Price Proposals were publicly opened on August 27, 2025 and the bids were read aloud as required by law.

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

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

**TABLE 5**

<b>Firm</b>	<b>Bid Price</b>	<b>Price Score</b>	<b>Price Rank</b>
Greyhawk North America, LLC	\$3,093,441.00	100.000	1
New Road Construction Management Co., Inc.	\$3,343,000.00	91.933	2
STV Construction, Inc.	\$3,382,423.94	90.658	3
Turner & Townsend Heery, LLC	\$3,431,720.00	89.065	4
Epic Management, Inc.	\$3,611,300.00	83.259	5

As stipulated in the RFQ/RFP, each Bid Price is inclusive of NJSDA-established Allowances totaling \$455,000, as follows: \$300,000 for Testing and Inspection Services, \$70,000 for Commissioning Agent, \$60,000 for Office Equipment, \$20,000 for Cleaning Services, and \$5,000 for Reproduction.

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

**TABLE 6**

<b>Firm</b>	<b>Raw Non-Price Score</b>	<b>Raw Price Score</b>	<b>Weighted Non-Price Score (60%)</b>	<b>Weighted Price Score (40%)</b>	<b>Final Combined Score</b>	<b>Final Rank</b>
<b>Qualified and Responsive Bidders</b>						
Greyhawk North America, LLC	70.000	100.000	42.000	40.000	82.000	1
Epic Management, Inc.	73.438	83.259	44.063	33.304	77.367	2
Turner & Townsend Heery, LLC	60.625	89.065	36.375	35.626	72.001	3
STV Construction, Inc.	55.313	90.658	33.188	36.263	69.451	4
<b>Non-Responsive Bidder – Bid Rejected</b>						
New Road Construction Management	70.313	91.933	42.188	36.773	78.961	N/A

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

The bid submitted by Greyhawk was less than the NJSDA estimate. In order to ensure the firm’s Price Proposal was inclusive of all scope elements, a conference was conducted on September 2, 2025 with Greyhawk and staff from NJSDA’s Procurement, Construction Operations and Program Operations divisions to review the bid. At the time of the review, Greyhawk confirmed to the satisfaction of staff that its Price Proposal is inclusive of all scope elements contained in the Contract Documents.

## RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to the firm with the highest Final Combined Score, Greyhawk North America, LLC, in the amount of \$3,093,441, inclusive of NJSDA-established Allowances totaling \$455,000, for Construction Management Services for the additions and renovations to

Bridgeton High School in the Bridgeton Public School District.

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

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

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: Laurette Pitts, Vice President and Chief Financial Officer

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

Reviewed and Recommended by: Steve Wendling, Program Director, Construction Operations

***Resolution—5b.***

Construction Manager Services Award

District:	Bridgeton Public School District
School:	Bridgeton High School
Description:	Construction Management Services
Package No.:	ST-0047-M01
Estimated Fee:	\$3,476,900
Award:	\$3,093,441
Contractor:	TBD

**Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve the award of consultant contracts greater than \$250,000; and

**WHEREAS**, on November 2, 2022, the Members of the Authority approved the Preliminary Project Charter for a project including approximately 113,196 square feet of phased additions and renovations in the occupied Bridgeton High School, to provide additional capacity to educate 326 students in grades 9 to 12 (Project); and

**WHEREAS**, a package for Construction Management (CM) Services for the Project was advertised as a “price and other factors” solicitation beginning on June 30, 2025 with price weighted at 40% and all non-price factors weighted at 60% of the final combined score; and

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

**WHEREAS**, upon completion of the competitive procurement process for CM Services, it was determined that Greyhawk North America, LLC (Greyhawk) was the highest ranked firm, with a price in the amount of \$3,093,441 for the Project, inclusive of SDA-established Allowances totaling \$455,000; and

**WHEREAS**, following review, Greyhawk has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents and management recommends the CM Services contract award for the Project to Greyhawk; and

**WHEREAS**, upon completion of the procurement process, the Construction Operations Director and Financial Operations Director recommend award of the CM Services contract in the amount of \$3,093,441 to Greyhawk for the Project; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Members of the Authority hereby authorize and approve the award of a contract to the firm with the highest final combined score, Greyhawk North America, LLC in the amount of \$3,093,441, for Construction Management Services, inclusive of NJSDA-established Allowances totaling \$455,000, for the new Bridgeton High School project consistent with the memorandum presented to the Board on this date and incorporated herein.

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

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

Attached: Memorandum, Construction Manager Award, (Package No. ST-0047-M01), Bridgeton Public School District, Bridgeton High School Addition Renovation, dated October 1, 2025

Dated: October 1, 2025

**Design-Build Award and Approval of Final Project Charter – West New York  
Public School District – New Middle School - HU-0030-B01**





**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Sean Murphy  
Managing Director, Procurement

Joseph Lucarelli  
Program Director, Construction Operations

**DATE:** October 1, 2025

**RE:** District: West New York Public School District  
School: New Middle School  
Description: Design-Build  
Package No.: HU-0030-B01  
Construction Cost Estimate (CCE): \$94,118,975  
Advertised CCE Range: \$90,000,000 to \$100,000,000  
Award: \$91,750,000  
Construction Management (CM) Firm: TBD

**SUBJECT:** Design-Build Award and Approval of Final Project Charter

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**INTRODUCTION**

We are writing to recommend approval by the Members of the Authority of the award of a contract in the amount of \$91,750,000 to Terminal Construction Corporation<sup>1</sup> for Design-Build services for the New Middle School in the West New York Public School District.

The Design-Build Team will complete the design of the New Middle School facility utilizing NJSDA-developed schematic design documents and will also provide construction and construction administration services, including securing of all required permits and approvals, for construction of a new middle school. The form of contract for this engagement is a Design-Build contract with the general contractor as the lead and with relevant trades and design disciplines serving in sub-contractor and sub-consultant roles.

We are also recommending approval by the Members of the attached Final Project Charter representing the project budget inclusive of dollar values for the award of the Design-Build package.

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 and for the approval of the Final Project Charter.

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<sup>1</sup> Terminal Construction Corporation listed the following subcontractors for the required trades in its Price Proposal: The Barham Group, LLC (HVACR), Brian Trematore Plumbing & Heating, Inc. (Plumbing), DPI Electric & Communications, Inc. (Electrical), and Arnold Steel Company, Inc. (Structural Steel & Ornamental Iron). Terminal Construction Corporation also listed a design consultant team lead by DMR Architects, Inc. (Architecture), and includes Khachaturian Engineering Associates, Inc. (HVAC Engineering, Electrical Engineering and Plumbing Engineering), Langan Engineering & Environmental Services, LLC (Civil Engineering and Environmental Engineering), and O'Donnell & Naccarato, Inc. (Structural Engineering).

## **BACKGROUND**

At the March 6, 2024 Board Meeting, the Members approved the Preliminary Project Charter for the New Middle School project. The project is planned to be an approximately 161,730 square foot five-story facility to educate approximately 876 students in grades Six through Eight.

A CM Firm will be engaged to manage the construction of the New Middle School. Advertisement for the procurement of these services will initiate during the fourth quarter of 2025.

## **PROCUREMENT PROCESS**

This package was advertised as a design-build solicitation beginning on June 10, 2025 on the NJSDA website, NJ State website, and in selected newspapers for interested firms to participate in the bidding process. For this procurement, price was weighted as more important than all other factors combined, with price equaling 60% of the overall weight, and all non-price factors (other than “Experience Criteria” as described below) having a combined weight of 40%.

In accordance with regulations, the NJSDA employed a two-step process for this procurement. The first step required interested bidders to submit a Project Rating Proposal, which was used by the NJSDA to determine each bidder’s Project Rating Limit, or maximum amount that a bidder may bid, for the project. Project Rating Proposals were received by June 23, 2025. 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 evaluation of the information submitted, six (6) 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>Firm</b>	<b>Project Rating Limit</b>
Consigli Construction Company, Inc.	\$340,480,000.00
Dobco, Inc.	\$201,092,068.00
Epic Management, Inc.	\$173,866,770.00
Ernest Bock & Sons, Inc.	\$143,291,222.00
Hall Construction Company, Inc.	\$132,707,513.00
Terminal Construction Corporation	\$555,399,602.00

Interested bidders were required to attend a mandatory site visit held on June 26, 2025.

The second step of the process required the bidders to simultaneously submit a Technical Proposal and a sealed Price Proposal. In advance of submission of Technical and Price Proposals, bidders were permitted to submit questions seeking clarification of the procurement documents, until July 25, 2025. Addenda responses to Bidder Questions were issued to the bidders on July 18, July 30, August 12, and August 20, 2025.

Technical and Price Proposals were received on September 3, 2025 from three (3) bidders. As described in the Request for Proposals (“RFP”), the Technical Proposal submission consists of two separate portions for evaluation by two distinct committees as follows:

1. The “Experience Criteria” portion of the Technical Proposal submission was evaluated by an Evaluation Committee comprised of three (3) NJSDA staff members. The Evaluation Committee was responsible for collectively evaluating the “Experience Criteria” on a non-numeric basis and determining, on a consensus basis, whether a bidder had demonstrated sufficient experience in the following “Experience Criteria” categories:
  - Design-Builder’s Experience on Comparable Projects
  - Design-Builder’s Design Consultant’s Experience on Comparable Projects
  - Design-Builder’s Demonstrated Prior Affirmative Action Experience
2. The “Project Approach Criteria” portion of the Technical Proposal submission was evaluated by a Selection Committee comprised of five (5) NJSDA staff members and one (1) alternate, and one (1) West New York School District representative. The Selection Committee was responsible for independently evaluating and scoring each bidder in each of the following “Project Approach Criteria” categories:
  - Design-Builder’s Overall Approach to the Project
  - Identification and Qualifications of Required Key Team Members
  - Design-Builder’s Approach to Schedule
  - Design-Builder’s Approach to LEED Requirements

#### ***“Evaluation Committee” Review***

The Evaluation Committee determined that each of the bidders demonstrated sufficient experience in the “Experience Criteria” categories to be considered for award.

#### ***“Selection Committee” Review***

The Selection Committee members conducted interviews with each of the three (3) Design-Build teams on September 15, 2025 affording committee members an opportunity to obtain any additional information from each bidder team as needed to complete their evaluations of the “Project Approach Criteria” portion of the Technical Proposal.

Each Selection Committee member evaluated the “Project Approach Criteria” portion of each Technical Proposal, assigning a raw score for each category on a scale of 0 to 10 as follows:

- 9 - 10 points - outstanding response - offers significant advantages.
- 7 - 8 points - superior response - exceeds requirements with no deficiencies.
- 5 - 6 points - sufficient response - meets the requirements with no significant deficiencies.
- 3 - 4 points - minimal response - meets the requirements but contains some significant deficiencies.
- 1 - 2 points - marginal response - comprehends requirements, but contains many significant deficiencies.
- 0 points - unsatisfactory response - requirements not addressed and lack of detail precludes adequate evaluation.

Weighting factors were then applied to each of the Selection Committee member’s raw scores for each “Project Approach Criteria” category to arrive at a total weighted score as follows in Table 2 below:

**TABLE 2**

<b>Project Approach Criteria Evaluation Category</b>	<b>Weighting Factor (Applied to Raw Score)</b>	<b>Maximum Weighted Points</b>
Design-Builder’s Overall Approach to the Project	4.0	40
Identification and Qualifications of Required Key Team Members	3.5	35
Design-Builder’s Approach to Schedule	1.5	15
Design-Builder’s Approach to LEED Requirements	1.0	10
<b>Total Possible Points</b>		<b>100</b>

For each Technical Proposal, the individual “Project Approach Criteria” category scores awarded by a particular Selection Committee member were added together to calculate a total Non-Price Score for that Technical Proposal. The maximum total Non-Price Score is 100. All of the total Non-Price Scores awarded to a Technical Proposal by the Selection Committee members were added together and averaged to arrive at a final Non-Price Score for each Technical Proposal. The results of the Selection Committee’s review of the “Project Approach Criteria” portion of each Technical Proposal are listed in Table 3 below:

**TABLE 3**

<b>Contractor</b>	<b>Non-Price Score</b>	<b>Non-Price Rank</b>
Terminal Construction Corporation	84.833	1
Epic Management, Inc.	69.792	2
Dobco, Inc.	58.417	3

### ***Scaled Price Proposals***

Once all of the Technical Proposals were scored pursuant to the “Project Approach Criteria”, the Price Proposals<sup>2</sup> were publicly opened on September 17, 2025 in accordance with the RFP and the bids were read aloud as required by law.

The lowest responsive Price Proposal was awarded the maximum number of points for the price component, which is 100. All other Price Proposals were awarded points based on the percentage that each proposal exceeded the lowest bid. The results of the NJSDA’s review and scoring of the Price Proposals are listed in Table 4 below:

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<sup>2</sup> This procurement employed an internet-based, electronic bidding platform administered by Bid Express for the submission and opening of Price Proposals.

**TABLE 4**

<b>Contractor</b>	<b>Bid Amount</b>	<b>Price Score</b>	<b>Price Rank</b>
Dobco, Inc.	\$87,875,000.00	100.000	1
Epic Management, Inc.	\$91,480,000.00	95.898	2
Terminal Construction Corporation	\$91,750,000.00	95.590	3

As stipulated in the RFP, each Bid Amount is inclusive of NJSDA-established Allowances totaling \$750,000, as follows: \$500,000 for General Design and Construction; \$100,000 for Subsurface Conditions; \$100,000 for Outdoor LED Signage; and \$50,000 for Elevator Operator.

***Final Combined Scores and Final Rankings***

After the Price Scores were determined for all bidders, the Price Scores were adjusted by a weighting factor of 60%. The Non-Price Scores were adjusted by a weighting factor of 40%. The weighted Price Score and weighted Non-Price Score for each bidder were added together for a Final Combined Score. The maximum Final Combined Score is 100. The Final Combined Scores and Final Rankings are listed in Table 5 below:

**TABLE 5**

<b>Contractor</b>	<b>Raw Non-Price Score</b>	<b>Raw Price Score</b>	<b>Weighted Non-Price Score (40%)</b>	<b>Weighted Price Score (60%)</b>	<b>Final Combined Score</b>	<b>Final Rank</b>
Terminal Construction Corporation	84.833	95.590	33.933	57.354	91.287	1
Epic Management, Inc.	69.792	95.898	27.917	57.539	85.456	2
Dobco, Inc.	58.417	100.000	23.367	60.000	83.367	3

The highest ranked bidder was Terminal Construction Corporation (“Terminal”).

***Highest Ranked Bidder’s Price Proposal***

The bid submitted by Terminal 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 of work elements, a conference was conducted on September 22, 2025 with Terminal and NJSDA staff from Procurement, Construction Operations, Program Operations, Design Studio and Financial Operations to review the bid. The discussion verified that Terminal had included all project scope work in its bid and identified that the majority of the minimal overall variance between the NJSDA’s CCE and Terminal’s Price Proposal is attributable to the contractor receiving multiple competitive bids for various trades. At the time of review, Terminal 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 Terminal Construction Corporation.

## FINAL PROJECT CHARTER

The attached Final Project Budget represents the project budget inclusive of actual dollar values for the award of the Design-Build contract, current estimates for all future scope elements such as FF&E and technology, and appropriate contingencies. Additionally, the budget is inclusive of site acquisition and demolition costs, as well as, NJSDA Staff costs for both Design and Project Management. The Final Project Charter budget of \$121.8 million represents a net increase of approximately \$11.8 million from the Board-approved Preliminary Project Charter due to increased design-builder costs based upon the award value for the design-build engagement. The values estimated within the Preliminary Project Charter were based upon the application of planning assumptions to proposed project scope at the time the charter was advanced for approval in March 2024. Additionally, the Bridging Design Services, CM Fees, and FF&E & Technology budgets have been increased to reflect more recent project experience. These increases are partially offset through the utilization of design contingency included within the Preliminary Project Charter to account for potential cost increases prior to the award of the design-build contract.

## RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to the highest ranked bidder, Terminal Construction Corporation, for Contract No. HU-0030-B01 in the amount of \$91,750,000 inclusive of NJSDA-established Allowances totaling \$750,000. Prior to execution of the contract, the contract and related documentation will be reviewed and approved by the NJSDA Division of Chief Counsel.

The Members of the Authority are also requested to approve the attached Final Project Charter representing all expended and projected funds necessary for completion of the project.

/s/ Sean Murphy

Sean Murphy, Managing Director, Procurement

/s/ Joseph Lucarelli

Joseph Lucarelli, 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: Laurette Pitts, Vice President and Chief Financial Officer

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

Reviewed and Recommended by: Robert Carney, Director, Financial Operations

## New Jersey Schools Development Authority Project Charter - Summary

**Charter Date**

10/01/25

**Supersedes  
Charter Dated**

03/06/24

**Region:** Northern  
**District:** West New York  
**Project Name:** New Middle School  
**School Type:** Middle School  
**DOE # / Project #:** 5670-N02-24-1000 / 5670-N02-24-0CCF  
**Project Type (New/Add/Reno):** New  
**Project Location:** Broadway & 65th St. West New York, NJ  
**Number of Students** 788 (FES Capacity) 876 (Maximum Capacity)

**Land Acquisition Required?** ☒ Yes ☐ No

**Temporary Space Required?** ☐ Yes ☒ No

**Funding Source**

Prior Funding/2022 Capital Plan

**Project Budget:** \$ 121,840,256

**Anticipated Substantial Completion Date** 05/17/28

**Anticipated School Occupancy Date** September-28

**Funding Allocated**

\$121,840,256

**Project Team Leader:** Joseph Lucarelli

**Project Initiation Date:** Jul-23

**SDA Board - Project Charter Approval Date:** 10/01/25

**District Local Share**

\$2,465,000

Charter Version and Date	Project Summary
<input type="checkbox"/> Planning	New Middle School for grades 6 to 8 on the SDA owned former Warminster Site.
<input type="checkbox"/> Preliminary 03/06/24	
<input checked="" type="checkbox"/> Final 10/01/25	
<b>Purpose for Advancement of Current/Revised Project Charter</b>	
<b>Revision # and Date</b>	Establishment of Final Budget and Schedule based upon the award for the design builder for the project.
<input type="checkbox"/> Revision 1	
<input type="checkbox"/> Revision 2	<b>District Project Goals</b>
<input type="checkbox"/> Revision 3	
<input type="checkbox"/> Revision 4	
<input type="checkbox"/> Revision 5	
<input type="checkbox"/> Revision 6	

### Recommendation

/s/ Joseph Lucarelli Program Director - Construction Operations Date: Oct 1, 2025 <div style="border: 1px solid black; padding: 2px;">Joseph Lucarelli</div>	/s/ Gregory Voronov Managing Director - Planning & Program Ops. Date: Oct 1, 2025 <div style="border: 1px solid black; padding: 2px;">Gregory Voronov</div>
/s/ David Magyar Director - Design Studio Date: Oct 1, 2025 <div style="border: 1px solid black; padding: 2px;">David Magyar</div>	/s/ Ramy Kamel VP - Program & Construction Ops. Date: Oct 1, 2025 <div style="border: 1px solid black; padding: 2px;">Ramy Kamel</div>

### Approval

/s/ Manuel Da Silva Chief Executive Officer <div style="border: 1px solid black; padding: 2px;">Manuel Da Silva</div>	Date: Oct 1, 2025
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# New Jersey Schools Development Authority

## Project Charter - Milestones & Delivery Method

**Charter Date**

10/01/25

**District / Project Name:** West New York / New Middle School  
**DOE # / Project #:** 5670-N02-24-1000 / 5670-N02-24-0CCF

<b>Project Milestones</b>	<b>Date</b>
School Occupancy Date	09/15/28

### DELIVERY METHOD

### Design/Build

Real Estate Services	Start	Est.	Act.	Finish	Est.	Act.
Feasibility	Complete	<input type="checkbox"/>	<input type="checkbox"/>	Complete	<input type="checkbox"/>	<input type="checkbox"/>
Site Investigations	Complete	<input type="checkbox"/>	<input type="checkbox"/>	Complete	<input type="checkbox"/>	<input type="checkbox"/>
Site Acquisition	Complete	<input type="checkbox"/>	<input type="checkbox"/>	Complete	<input type="checkbox"/>	<input type="checkbox"/>
Relocation	Complete	<input type="checkbox"/>	<input type="checkbox"/>	Complete	<input type="checkbox"/>	<input type="checkbox"/>
Existing School Demolition & Site Work	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Early Site Package	May-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mar-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed Restriction Required?	TBD	<b>Date</b>				
District Notified?		<input type="checkbox"/>	<input type="checkbox"/>			
Classification Exception Area?	TBD					
District Notified?		<input type="checkbox"/>	<input type="checkbox"/>			

### Special Considerations

Design:	Date	Est.	Act.		Est.	Act.
Design Start (NTP)	Jul-23	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	<b>Start</b>	<b>Est.</b>	<b>Act.</b>	<b>Finish</b>	<b>Est.</b>	<b>Act.</b>
Program Concept Phase	Jul-23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apr-24	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schematic Design	Nov-24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apr-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bridging Documents	Jan-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jun-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Design-Build Bid/Award	Jun-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oct-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design-Build NTP	Oct-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nov-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Design	Nov-25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aug-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Special Considerations

Construction:	Date	Est.	Act.
Construction Start (NTP)	Aug-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial Completion (TCO)	May-28	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Occupancy Date	Sep-28	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Transfer	Sep-28	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Completion (C of O)	Aug-28	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Post Occupancy Walk Through	Apr-29	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Close-Out	May-29	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Special Considerations



# New Jersey Schools Development Authority Project Charter - Project Budget

**Charter Date**

10/01/25

**District / Project Name:** West New York / New Middle School  
**DOE # / Project #:** 5670-N02-24-1000 / 5670-N02-24-0CCF

**2022 Capital Plan Funding Allocation** \$ **111,519,000**

## Special Considerations:

The project budget is based upon the award amount for the Design-Build engagement, current estimates for all project scope elements and estimated costs for future scope elements. The award amount is inclusive of NJSDA-established Allowances totaling \$750,000, as follows: \$500,000 for General Design and Construction; \$100,000 for Subsurface Conditions; \$100,000 for Outdoor LED Signage; and \$50,000 for Elevator Operator.

## Project Budget:

Gross Building Area (GSF):		<b>Grossing Factor:</b>
New	161,730	<b>1.70</b>
Addition	0	
Renovation	0	
Total Gross Building Area (GSF):	161,730	
Estimated Building Cost / GSF		
New Construction Cost/GSF	\$505.07	
Renovation Cost/GSF		

## Design-Builder Costs

Design	\$4,764,600
Building Costs	\$81,685,400
Site Development Costs	\$4,550,000
Allowances	\$750,000
Design Contingency	\$0
Construction Contingency	\$4,500,000
<b>Total Construction Costs</b>	<b>\$96,250,000</b>

## Pre-Development Costs:

Consultant Services	\$614,000
ESP Completed Building Demolition	\$1,435,030
ESP Site Preparation Activities	\$2,600,000
Land Acquisition	\$6,211,251
Relocation	\$1,723,625
Property Maintenance/Carry Costs	\$951,350
<b>Total Pre-Development Costs</b>	<b>\$13,535,256</b>

## Other Costs:

Bridging Design Services	\$1,520,000
In-House Design & Project Management	\$2,000,000
Construction Management Services	\$3,500,000
FF&E & Technology	\$6,100,000
Temporary Space	\$0
Other Costs	\$1,400,000
<b>Total Other Costs</b>	<b>\$14,520,000</b>

## Other Funding Sources

Rebates & Refunds	\$0
District Local Share Funds	(\$2,465,000)
<b>Total Other Funding Sources</b>	<b>(\$2,465,000)</b>

<b>Total Project Budget</b>	<b>\$121,840,256</b>
<b>Funding from Prior Allocation</b>	<b>\$10,321,256</b>
<b>Funding from 2022 Capital Plan</b>	<b>\$111,519,000</b>

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

**Charter Date**

10/01/25

**District / Project Name:** West New York / New Middle School  
**DOE # / Project #:** 5670-N02-24-1000 / 5670-N02-24-0CCF

**Project Budget:**

	Preliminary Charter 3/6/25	Final Charter	VARIANCE Fav/(Unfav)
Grossing Factor:	1.55	1.70	N/A
Gross Building Area (GSF):			
New	147,000	161,730	(14,730)
Addition	0	0	0
Renovation	0	0	0
Total Gross Area (GSF):	147,000	161,730	(14,730)
<b>Design-Builder Costs</b>			
Design	\$3,967,500	\$4,764,600	(\$797,100)
Building Costs	\$65,900,000	\$81,685,400	(\$15,785,400)
Site Development Costs	\$3,800,000	\$4,550,000	(\$750,000)
Allowances	\$1,000,000	\$750,000	\$250,000
Design Contingency	\$7,370,000	\$0	\$7,370,000
Construction Contingency	\$3,680,000	\$4,500,000	(\$820,000)
<b>Total Construction Costs</b>	<b>\$85,717,500</b>	<b>\$96,250,000</b>	<b>(\$10,532,500)</b>
<b>Pre-Development Costs:</b>			
Consultant Services	\$550,000	\$614,000	(\$64,000)
ESP Completed Building Demolition	\$1,435,030	\$1,435,030	\$0
ESP Site Preparation Activities	\$3,000,000	\$2,600,000	\$400,000
Land Acquisition	\$6,211,251	\$6,211,251	\$0
Relocation	\$1,723,625	\$1,723,625	\$0
Property Maintenance/Carry Costs	\$951,350	\$951,350	\$0
<b>Total Pre-Development Costs</b>	<b>\$13,871,256</b>	<b>\$13,535,256</b>	<b>\$336,000</b>
<b>Other Costs:</b>			
Bridging Design Services	\$1,300,000	\$1,520,000	(\$220,000)
In-House Design & Project Management	\$2,500,000	\$2,000,000	\$500,000
PMF/CM	\$2,200,000	\$3,500,000	(\$1,300,000)
FF&E & Technology	\$5,300,000	\$6,100,000	(\$800,000)
Temporary Space	\$0	\$0	\$0
Other Costs	\$1,400,000	\$1,400,000	\$0
<b>Total Other Costs</b>	<b>\$12,700,000</b>	<b>\$14,520,000</b>	<b>(\$1,820,000)</b>
<b>Other Funding Sources</b>			
Rebates & Refunds	\$0	\$0	\$0
District Local Share Funds	(\$2,212,500)	(\$2,465,000)	\$252,500
<b>Total Other Funding Sources</b>	<b>(\$2,212,500)</b>	<b>(\$2,465,000)</b>	<b>\$252,500</b>
<b>Total Project Budget</b>	<b>\$110,076,256</b>	<b>\$121,840,256</b>	<b>(\$11,764,000)</b>
<b>Funding from Prior Allocation</b>	\$10,321,256	\$10,321,256	\$0
<b>Funding from 2022 Capital Plan</b>	<b>\$99,755,000</b>	<b>\$111,519,000</b>	<b>(\$11,764,000)</b>

**Budget Variance Analysis:**

The project budget represents a net increase of approximately \$11.8 million from the Board approved Preliminary Project Charter due increased design-builder costs based upon the award value for the design-build engagement. The values estimated within the Preliminary Project Charter were based upon the application of planning assumptions to proposed project scope at the time the charter was advanced for approval in March 2024. The Bridging Design Services and CM Fees have been increased to reflect more recent project experience. These increases are partially offset through the utilization of design contingency included within the Preliminary Project Charter to account for potential cost increases prior to the award of the design-build contract.

## ***Resolution—5c.***

### Design-Build Services Award and Approval of Final Project Charter

District:	West New York Public School
School:	New Middle School
Description:	Design-Build Services
Package No.:	HU-0030-B01
CCE:	\$94,118,975
Advertised CCE Range:	\$90,000,000 to \$100,000,000
Award:	\$91,750,000
CM:	TBD

### **Resolution**

**WHEREAS**, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve the award of construction contracts greater than \$2,000,000 and final project charters; and

**WHEREAS**, the New West New York Middle School project (Project) will consist of the construction of an approximately 161,730 square foot facility to educate 876 students in grades 6 through 8; and

**WHEREAS**, on March 6, 2024, the Members of the Authority approved the preliminary project charter, thereby approving the construction of a new middle school facility and related site development work utilizing in-house design and a design-build delivery method; and

**WHEREAS**, a package for design-build services was advertised beginning June 10, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%; and

**WHEREAS**, upon completion of the competitive procurement process, the construction operations directors and the financial operations director recommend award of the contract to the highest ranked bidder, Terminal Construction Corporation, in the amount of \$91,750,000, inclusive of SDA-established allowances totaling \$750,000; and

**WHEREAS**, along with the contract award, SDA executive management recommends that the Members of the Authority approve the final project charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project; and

**WHEREAS**, the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail 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 the Members of the Authority hereby authorize and approve the award of a contract in the amount of \$91,750,000, inclusive of SDA-established allowances totaling \$750,000, to the highest ranked bidder, Terminal Construction Corporation for the New West New York Middle School project in the West New York Public School District and the final project charter.

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

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

Attached: Memorandum, Design-Build Award and Approval of Final Project Charter, West New York New Middle School (Contract No. HU-0030-B01), West New York School District, dated October 1, 2025

Dated: October 1, 2025

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

## **ACTIVE PROJECTS STATUS REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director

DATE: October 1, 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 9/16/25

### 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	\$85.7	Design-Build	Award for D-B advancing to the Oct-25 Board.	TBD	DB Proposals received 8/26/25. Proposals Opened 9/10/25.
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 ES projects. District requested advancement of a replacement HS instead.
Elizabeth	New ES (Battin Replacement)	PK-8	973	1,068	\$101.5	Design-Build	Award for D-B approved Jul-25 Board. (Terminal)	3 QTR 28	ESP complete.
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.	TBD	Need beyond acquisition of MS Annex under review with NJDOE.
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 was previously leased by the District as an active school facility.
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	DB Proposals due 11/18/25. Proposals Opening forecasted for 12/10/25.
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	DB Proposals due 10/28/25. Proposals Opening forecasted for 11/12/25.
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	\$89.4	Design-Build	Award for D-B approved Sep-25 Board. (Bock)	TBD	
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	Award for D-B advancing to the Oct-25 Board.	TBD	ESP ongoing. DB Proposals due 9/3/25. Proposals Opening forecasted for 9/17/25.

#### 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 9/16/25

2012 Portfolio Projects (Active) - sorted by District

		1							
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Delivery Method	Advancement Status	School Occupied	Comments
Orange	Cleveland St. ES	PK-6	316	348	\$51.7	Design-Bid-Build	School occupied Sep. 2024. (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	School occupied Sep. 2024. (Terminal)	Sep-24	
Union City	Ester Salas MS (New 7 to 9 School)	7-9	827	936	\$93.7	Design-Build	School occupied Sep. 2025. (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 9/16/25

### 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 9/16/25

**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 9/1/2025

### 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	Elizabeth	New ES (Battin Replacement)	New Construction	Design-Build Design	1Q 2028	On-target	Sep-28	On-target	\$ 101,454,452
2	Garfield	New ES (Washington No. 5 Replacement)	New Construction	Design-Build Design	3Q 2027	On-target	Sep-27	On-target	\$ 87,624,000
3	Union City	New Esther Salas MS (Gr. 7 to 9 School)	New Construction	Substantial Completion	3Q 2025	On-target	Sep-25	Achieved	\$ 93,696,300

## Active Project Status Report

Status as of 9/1/2025

### 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	Newark	Technology High School	Structural Vault Repairs and Façade Repairs	Construction	2Q 2025	Achieved	3Q 2025	On-Target	\$ 2,867,680

# **PROJECT STATUS REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director – Planning and Program Operations

DATE: October 1, 2025

SUBJECT: Executive Summary – Monthly Project Status Reports

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**MONTHLY PROJECT STATUS REPORT**

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

No activity during the reporting period

**Projects Greater than 90 Days Behind Schedule:**

No activity during the reporting period

**Revisions to Project Charters:**

No activity during the reporting period



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

Reporting Period: January 2008 to August 2025

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

No Activity To Report for Projects Active in Construction

### Substantially Complete & Building Occupied

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

No Activity To Report for Projects in Close-Out

<sup>1</sup> Does not include expended contingency or contingency funds allocated for change orders, amendments





## Projects Greater than 90 Days Behind Schedule or with Occupancy Date in Jeopardy

Reporting Period: August 2025

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



## Revisions to Project Charters

Reporting Period: August 2025

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

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



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**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Planning & Program Operations

DATE: October 1, 2025

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

REPORTING PERIOD: August 2025

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**Contracts Executed Report**

This report contains the activity of Contracts executed during the reporting period.

**Noteworthy Items during the reporting period:**

- 1 General Construction contract for the Pleasantville New Decatur Ave ES project was executed with USA Environmental Management, Inc. for \$2.2 million during the reporting period.

**Amendments & Change Orders Report**

This report contains the activity of Amendments and Change Orders executed during the reporting period.

**Noteworthy Items during the reporting period:**

- 4 Professional Services Amendments were executed during the reporting period totaling \$7k, none of the executed amendments required Board approval.
- 6 Construction Services Change Orders were executed during the reporting period totaling \$93k, none of the executed change orders required Board approval.

## Contracts Executed Report

Reporting Period: 8/1/2025 through: 8/31/2025

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE
<b>Part 1. Professional Services</b>										
<b>Others</b>										
Pleasantville	New Decatur Avenue Elementary School	New	Demolition-PM	ET-0102-N01	USA Environmental Management, Inc.		\$2,232,500	8/12/2025	-	\$2,883,676
<b>Others</b>										
<b>Part 1. Professional Services</b>							<b>\$2,232,500</b>			<b>\$2,883,676</b>

## Contracts Executed Report

Reporting Period: 8/1/2025 through: 8/31/2025

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE
Part 3. Land Aquisition Services										
Others										
West New York	New Middle School	New	Utilities	HU-0030-R01	Public Service Electric and Gas Company		\$122,846	08/13/2025	-	
Others										
Part 3. Land Aquisition Services							\$122,846			

## Contracts Executed Report

Reporting Period: 8/1/2025 through: 8/31/2025

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE
<b>Part 4. Other Contracts &amp; Services</b>										
<b>Others</b>										
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	New	FFE	HU-0029-F15	Diversified Woodcrafts, Inc.		\$15,934	8/20/2025	-	
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	New	FFE	HU-0029-K22	AHEAD Inc.		\$15,494	8/27/2025	-	
<b>Others</b>										
<b>Part 4. Other Contracts &amp; Services</b>							<b>\$31,428</b>			<b>Total Contracts Awarded</b>
<b>Grand Totals - Professional and Construction Services Combined</b>							<b>\$2,386,775</b>			<b>4</b>

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

### Project Types Legend

HS	Health & Safety
New	New Constuction
Add	Addition
RenoAdd	Addition & Renovation
Reno	Renovation

### Contract Types Legend

Aquisition	Property Acquisition Related Costs
Appraisal	Appraisal, Appraisal Review, NRE
Construction	Construction
Design	Design or Site Investigation
DB	Design-Build
E-Rate	E-Rate
FFE	Furniture, Fixtures, and Equipment
General	General Program Cost
Legal	Legal
Material	Material Supply
ProjectMgmt	Project Management Firm
PreDevelopment	Predevelopment or Demolition
Relocation	Relocation Services
SiteInvstgtn	Site Investigation
Testing	Testing
Title	Title Services
Utilities	Utilities Services

### MWSBE CERTIFICATIONS

M = Minority Business Enterprise  
W = Women Business Enterprise  
S = Small Business Enterprise

## Amendments & Change Orders Report

Reporting Period: 8/1/2025 through: 8/31/2025

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 %
Professional Services													
Design Consultant													
City Of Orange Township	Orange H.S.	ES-0042-A01	5/5/2015	33	Kliment Halsband Architects LLP	8/25/2025	\$3,520,022	\$726,509	(\$66,921)			\$4,179,610	18.74%
Newark	New Science Park HS	NE-0071-A01	4/1/2014	6	USA Architects, Planners + Interior Designers, Ltd	8/18/2025	\$311,140	\$339,352	\$33,720			\$684,212	119.90%
Trenton	New ES at the Dunn MS Site	WT-0024-A01	3/20/2024	1	Michael Graves & Associates, Inc.	8/28/2025	\$1,384,105	\$0	\$7,975			\$1,392,080	0.57%
Construction Management Services													
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	HU-0029-M01	11/1/2022	4	Accenture Infrastructure and Capital Projects, LLC	8/19/2025	\$2,282,336	\$161,250	\$32,250			\$2,475,836	8.47%
Professional Services									\$7,024				
Construction Services													
Contractor													
East Orange	Sheila Y. Oliver Academy	EP-0123-C01	8/22/2023	3	Integrated Construction Enterprises, Inc.	8/18/2025	\$2,950,968	(\$13,706)	(\$201,140)			\$2,736,122	-7.28%
Newark	Technology H.S.	EP-0112-C03	7/20/2021	8	Hall Building Corporation	8/18/2025	\$1,999,336	\$227,067	(\$4,147)			\$2,222,256	11.14%
Newark	Technology H.S.	EP-0112-C03	7/20/2021	9	Hall Building Corporation	8/18/2025	\$1,999,336	\$222,920	(\$48,855)			\$2,173,401	8.70%
Perth Amboy	Seaman Avenue School	ET-0031-B01	8/15/2016	17	Epic Management, Inc.	8/19/2025	\$43,570,000	\$147,458	(\$1,040)			\$43,716,418	0.33%
Perth Amboy	New Perth Amboy High School	ET-0099-B01	1/6/2020	32	Terminal Construction Corp.	8/27/2025	\$247,950,000	\$682,570	\$232,928			\$248,865,498	0.36%
West New York	New Middle School	HU-0030-N01	5/16/2025	1	APS Contracting, Inc.	8/25/2025	\$2,248,000	\$0	\$115,000			\$2,363,000	5.11%
Construction Services									\$92,746				
									Total Change Order Summary		Total Changes		
Grand Totals									\$7,024		10		
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:** October 1, 2025  
**RE:** Diversity and Workforce Participation Monthly Update for July 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 Request For Work 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 July 2025 was \$1,407,167. Thus far, the overall dollar amount associated with NTP-issued SDA contracts in 2025 is \$9,332,787. Of that total, \$2,773,237 was awarded to SBEs, including any minority, female and disabled veteran-owned SBEs. This represents an SBE current participation of 29.71% 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 certifications throughout the lifecycle of their SDA projects.

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

Type of Business Enterprise	Contract Amount	% of Total SDA Contracts
SBEs	\$ 2,773,237	29.71%
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>\$ 2,773,237</b>	<b>29.71%</b>

\*non-SBE

## WORKFORCE PARTICIPATION

The data submitted by Prime contractors for the month of July 2025 revealed that there was a contractor trade workforce for that month of 132 on SDA projects. That workforce amassed a total of 9,529 contractor workforce hours in July 2025. This is explained in more detail below:

<b>Contractor Workforce Breakdown for July 2025 (All Trades/Districts/Counties)</b>			
<b>Ethnicity</b>	<b>Total Workforce</b>	<b>Total Workforce Hours</b>	<b>Workforce Hours Percentage</b>
Black	13	1,225	12.86%
Hispanic	31	2,246	23.57%
Indigenous American	0	0	0.00%
Asian	1	144	1.51%
<b>Total Minority Participation</b>	<b>45</b>	<b>3,615</b>	<b>37.94%</b>
Total Non-Minority Participation	87	5,914	62.06%
Total Contractor Workforce	132	9,529	100.00%

As stated below, the overall contractor workforce hours on SDA projects for the period of January 1, 2025 through July 31, 2025 amounted to 105,104. That amount includes a total of 1,616 workforce hours performed by female trade workforce in 2025 thus far.

The following table cites the mentioned 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	105,104	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 respective 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 county workforce hours by Race/Ethnicity 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 July 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	116	0	0%	0	0%	0	0%
Union City MS	100,049	33,003	32.99%	1,616	1.62%	0	0%
Emergent Projects	2,564	542	21.14%	0	0%	0	0%
Demo Projects	2,359	413	17.51%	0	0%	0	0%

Reviewed and finalized 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: October 1, 2025

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

REPORT PERIOD: August 2025

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This report summarizes the Regular Operating District Grant activity from inception to date and for the reporting period. 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.
- 28 grants impacting 10 Districts were executed during the reporting period representing total project costs of \$57.3 million and state share of \$22.9 million.
- 5 grants impacting 3 Districts were closed out during the reporting period representing total project costs of \$3.8 million and state share of \$2.0 million.
- Since inception, over \$2.99 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  
August 2025

ROD Grant Summary Since Program Inception				
	Offered <sup>1</sup>	Executed	Closed-Out	Active
Districts Impacted	58	528	522	211
Number of Grant Projects	151	5,873	5,305	568
Total Project Cost Estimate	\$ 338,369,261	\$ 9,653,864,440	\$ 8,874,404,933	\$ 779,459,507
Grant Amount	\$ 116,434,602	\$ 3,310,442,777	\$ 2,965,351,681	\$ 345,091,095
Amount Disbursed	NA	\$ 2,991,043,419	\$ 2,965,351,681	\$ 25,691,738

Total Funding Offered to School Districts via Grant Program	\$ 3,798,198,700
Total ROD Grant Funding remaining for new Grant Projects	\$ 37,694,288

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	10	3
Number of Grant Projects	28	5
Total Project Cost Estimate	\$ 57,328,120	\$ 3,818,247
Grant Amount	\$ 22,931,248	\$ 2,034,834
Amount Disbursed	NA	\$ 2,034,834

\* 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.

**Monthly Regular Operating District Grant Report - Monthly Executed Grant Detail**
**August 2025**

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Bergen	Ramsey	Eric S. Smith M.S.	\$ 453,804	\$ 181,522	Roofs.
Bergen	Ramsey	Mary A. Hubbard E.S.	\$ 2,737,128	\$ 1,094,851	Roofs.
Bergen	Ramsey	Wesley D. Tisdale E.S.	\$ 2,039,174	\$ 815,670	Roofs.
Bergen	Ridgefield Park	Grant E.S.	\$ 674,500	\$ 269,800	HVAC System upgrades.
Bergen	Ridgefield Park	Lincoln E.S.	\$ 426,500	\$ 170,600	HVAC System upgrades.
Bergen	Ridgefield Park	Ridgefield Park H.S.	\$ 3,015,000	\$ 1,206,000	HVAC System upgrades.
Bergen	Rochelle Park	Midland E.S. #1	\$ 430,764	\$ 172,306	HVAC System upgrades.
Essex	Bloomfield Township	Fairview E.S.	\$ 4,086,200	\$ 1,634,480	HVAC System upgrades.
Essex	Bloomfield Township	Fairview E.S.	\$ 1,237,900	\$ 495,160	Windows.
Essex	Bloomfield Township	Franklin E.S.	\$ 3,352,300	\$ 1,340,920	HVAC System upgrades.
Essex	Bloomfield Township	Franklin E.S.	\$ 1,138,100	\$ 455,240	Windows.
Essex	Livingston Township	Burnet Hill E.S.	\$ 581,000	\$ 232,400	Roofs.
Essex	Livingston Township	Harrison E.S.	\$ 581,000	\$ 232,400	Boilers and Domestic HW Heaters.
Essex	Livingston Township	Heritage M.S.	\$ 291,000	\$ 116,400	Roofs.
Essex	Livingston Township	Hillside E.S.	\$ 1,007,500	\$ 403,000	Boilers and Domestic HW Heaters.
Essex	Livingston Township	Livingston Senior H.S.	\$ 581,000	\$ 232,400	Boilers and Domestic HW Heaters.
Essex	Livingston Township	Mt. Pleasant M.S.	\$ 1,007,500	\$ 403,000	Boilers and Domestic HW Heaters.
Hunterdon	Clinton Town	Clinton E.S.	\$ 378,000	\$ 151,200	HVAC System upgrades.



Monthly Regular Operating District Grant Report - Monthly Executed Grant Detail  
August 2025

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Mercer	ROBBINSVILLE TOWNSHIP	Robbinsville H.S.	\$ 7,500,000	\$ 3,000,000	HVAC System upgrades.
Mercer	ROBBINSVILLE TOWNSHIP	Sharon E.S.	\$ 9,625,000	\$ 3,850,000	HVAC System upgrades.
Morris	West Morris Regional High School District	West Morris Central H.S.	\$ 1,287,000	\$ 514,800	HVAC System upgrades.
Morris	West Morris Regional High School District	West Morris Central H.S.	\$ 804,250	\$ 321,700	Roofs.
Morris	West Morris Regional High School District	West Morris Mendham H.S.	\$ 1,287,000	\$ 514,800	HVAC System upgrades.
Ocean	Toms River Regional	East Dover E.S.	\$ 200,000	\$ 80,000	Roofs.
Union	Summit City	Brayton E.S.	\$ 750,000	\$ 300,000	Roofs.
Union	Summit City	Jefferson E.S.	\$ 468,400	\$ 187,360	Roofs.
Union	Summit City	Summit Middle	\$ 6,038,000	\$ 2,415,200	Roofs.
Union	Summit City	Summit Senior H.S.	\$ 5,350,100	\$ 2,140,040	Roofs.
<b>Grand Total</b>			<b>Grants Executed - 28</b>	<b>\$ 57,328,120</b>	<b>\$ 22,931,248</b>

## **COMMUNICATIONS MONTHLY REPORT**



## MEMORANDUM

**TO:** Members of the Authority

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

**DATE:** October 1, 2025

**RE:** Monthly Communications Report

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### **SDA Celebrates Opening of New Esther Salas Academy in Union City**

On September 15, the SDA joined Union City School District, state and local officials at a ribbon cutting ceremony to celebrate the opening and dedication of the new Esther Salas Academy. The highlights of the ceremony were various vocal selections from the school choir, a beautiful rendition of the national anthem, and a keynote speech from the building's namesake, Judge Esther Salas. SDA Board Member Mario Vargas participated in the celebratory events.



The event included remarks from numerous dignitaries including, Mayor and State Senator Brian Stack, United States Senator Andy Kim, Superintendent Silvia Abbato, SDA CEO Manuel Da Silva, as well as additional school district representatives.

The new Esther Salas Academy is an approximately 132,000 square-foot, six-story facility. In



addition to general classrooms and science labs, students have access to innovative learning spaces including three art rooms, a stem/robotics lab, a hydroponics lab, a technology lab, vocal music room, a dance studio, a rooftop environmental science lab with an outdoor growing area, a media center, a gymnasium, and a cafetorium with a stage/instrumental room. The school was designed and constructed to meet USGBC LEED (United States Green Building Council – Leadership in Energy and Environmental Design) Silver certification.

## **SDA Joined by Garfield Officials and Students to Break Ground for New Woodrow Wilson School No. 5**



On August 26, SDA CEO Manuel Da Silva joined Garfield school district, state, and local officials at a groundbreaking ceremony for the new Woodrow Wilson School No. 5. The highlight of the event was eight young students who helped turn over the soil alongside officials.

The new school will be an approximately 132,000 square-foot, four-story facility designed to educate a maximum of 850 students in kindergarten through fifth grade. In addition to general classrooms and kindergarten classrooms, the school will include a vocal music room, an instrumental lesson room, an art room with a kiln, a STEAM lab, a media center, a cafeteria, a multi-purpose room, and a gymnasium.

Dobco, Inc. is the design-builder on the project, working alongside NK Architects, P.A. on the design. Anser Advisory, part of Accenture, is managing the construction. The school is scheduled to open to students in September 2027.

## **MONTHLY FINANCIAL REPORT**



## **MEMORANDUM**

**TO:** The Members of the Authority

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

**DATE:** October 1, 2025

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

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

As of August 2025, year-to-date Authority operating expenses totaled \$9.2 million, which is \$1.9 million below the budgeted amount for the same period. This favorable variance is primarily due to lower expenditures in the following categories: personnel costs (\$1.2M), partially offset by a reduced payroll expense allocation to project expenditures, \$456K; professional and other contracted services (\$388K); information systems (\$384K); facilities and general office expenses (\$221K); and SDA-owned automobiles (\$140K).

The full-time employee (FTE) headcount stood at 123 as of August 31, 2025, reflecting a decrease of 12 FTEs compared to the year-to-date staffing level.

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

For the year-to-date period ending August 2025, school facilities project expenditures totaled \$121.9 million, which is \$34.9 million below the projected capital spending forecast. This variance is mainly due to lower spending in the following areas: grant agreements (\$14.6M), property acquisitions, (\$11.1M), construction work (\$5.7M), school furniture, fixtures and equipment (\$1.9M) and project insurance (\$799K). These reductions were partially offset by a modest increase in design services spending \$1.3M.

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

Compared to the same period in the prior year, year-to-date project expenditures, of \$121.9 million are \$78.7 million lower. This variance is largely driven by reduced expenditures in property acquisitions (\$39.3M), construction work (\$29.4M), grant agreements (\$16.5M) and school furniture, fixtures and equipment (\$9.5M). These decreases were partially offset by a \$12.4 million increase in project insurance costs, and design services \$1.3M.

**Other**

Since the inception of the program, 82.8% of the funds authorized for the SDA Districts have been disbursed. Of all SDA disbursements to date, 96% have been directed toward school facilities projects, with the remaining 4% allocated to operating expenses.

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

Attachment

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



# New Jersey Schools Development Authority

## Overview of Financial Position

### August 31, 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, August 31, 2025.

► Overall **Cash and Cash Equivalents** have increased by \$246.0 million to \$566.5 million, as follows:

■ Appropriation from State	\$ 356,161,150
■ Investment earnings	16,501,018
■ Miscellaneous revenue	1,407
■ Project costs	(121,856,546)
■ SDA operating expenses	(9,194,851)
■ SDA capital expenditures	(33,128)
■ Deposits (primarily district local shares)	4,470,647
Net Change in Cash	<u>\$ 246,049,697</u>

► **Prepaid Expenses** total \$305,722 as follows:

- Prepaid insurance of \$226,194.
- Prepaid security deposit of \$53,848 for the Authority's leased swing space.
- Prepaid MIS maintenance service contracts of \$24,567.
- Other prepaids of \$1,113.

► **Capital Assets** total \$3,342,153 (net of accumulated depreciation of (\$3,483,177), 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 \$46,068.

► **Accrued Liabilities** total \$553.0 million, as follows:

- Accrued project costs of \$5.3 million consisting of unpaid invoices (\$0.4 million) and retainage (\$4.9 million). Project-related lease liabilities are \$0.2 million.
- Net pension liability of \$21.0 million. Accrued annual pension payable of 1.1 million.
- Unearned grant revenues of \$492.9 million.
- Other post-employment benefits obligation of \$21.2 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 \$2.9 million.
- Payroll related liabilities of \$2.1 million.
- Other accrued liabilities of \$3.5 million, including non-project lease liabilities of \$3.1 million.

► **Deposits** total \$6.8 million, as follows:

- \$6.8 million is held for local share agreements (pass-through item).

► The Authority's **Net Position** at month end is \$(8.4) million.

# New Jersey Schools Development Authority

## School Facilities Project Expenditures & Funding Allocation

### August 31, 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 \$10.1 million and \$121.9 million, respectively, as follows:

<b>Category</b>	<b>Current Month</b>	<b>Year-To-Date</b>	<b>Since Inception</b>
Construction	\$ 2,632,052	\$ 34,268,360	\$ 5,930,689,595
Design Services	610,628	3,112,230	420,606,781
PMF/CM Services	125,697	1,543,839	486,994,742
SDA Project Management	804,161	6,857,027	157,914,600
Property Acquisition, Relocation & Enviro	114,616	1,345,559	645,661,323
School Furniture, Fixtures & Equipment	1,558,027	4,129,719	263,977,321
Project Insurance	2,786,901	12,315,674	128,474,887
NJ State Inter-Agency Transfers	3,108	341,175	54,671,986
SDA District Grant & Funding Agreements	-	36,643,772	1,066,963,759
Regular Operating District Grant Agreements	1,418,782	21,405,005	3,086,277,944
Real-Time Project Audits	-	223,391	1,742,613
Property Management, Maintenance & Utils	12,150	87,274	19,710,658
Outside Legal & Claims Resolution Services	11,163	101,005	12,509,611
Temporary Staffing	712	11,685	10,792,417
Other Project Costs	99	113,616	63,313,577
Project Credits	-	-	(54,902,944)
Total Project Expenditures	10,078,096	122,499,331	12,295,398,870
Less: Local Share Contributions	-	(642,785)	(192,829,285)
Project Expenditures (State Share)	\$ 10,078,096	\$ 121,856,546	\$ 12,102,569,585
2025 Capital Spending Forecast	\$ 13,081,403	\$ 156,798,356	

#### Allocations Since Program Inception

#### ► All Funding Sources & Expenditures

	<b>All Sources</b> <sup>1</sup>	<b>Total Funding</b> <sup>2</sup>	<b>Paid to Date</b> <sup>3</sup>
■ SDA Districts	\$ 10,906,826,150	\$ 11,081,050,318	\$ 9,177,102,782
■ RODs Incl Vo-Tech Schools	4,025,000,000	4,089,411,593	3,481,381,955
Total - State Share	\$ 14,931,826,150	\$ 15,170,461,911	\$ 12,658,484,737

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

■ SDA Districts	82.8%
■ RODs Incl Vo-Tech Schools	85.1%
Total - State Share	83.4%

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 \$555,915,152.

# New Jersey Schools Development Authority

## Fund Reporting Operating Expenses vs Budget

### August 31, 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	\$ 8,801,571	\$ 9,473,547	\$ (671,976)
Employee Benefits	4,525,984	4,992,106	(466,122)
Direct Hire Temporary Employee Costs	28,128	33,336	(5,208)
Total Employee Salaries & Benefits Costs	13,355,683	14,498,989	(1,143,306)
<b>Less:</b> Employee Salaries & Benefits Costs			
Charged to Projects	6,857,027	7,312,644	(455,617)
Salaries & Benefits Charged to Operating Expense	6,498,656	7,186,345	(687,689)
Temporary Staffing Services	-	33,336	(33,336)
Travel & Expense Reimbursements	19,474	21,736	(2,262)
Training & Professional Development	30,340	63,600	(33,260)
Total Personnel Expenses	6,548,470	7,305,017	(756,547)
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	1,236,698	1,457,864	(221,166)
Information Systems	808,848	1,193,212	(384,364)
Professional & Other Contracted Services	159,865	547,592	(387,727)
Property & Casualty Insurance	401,914	407,200	(5,286)
SDA-Owned Automobiles	39,919	180,000	(140,081)
Communications & Outreach	1,971	2,664	(693)
Reserve for Unforeseen Events & New Initiatives	-	16,664	(16,664)
<b>Total Authority Operating Expenses</b>	<b>\$ 9,197,685</b>	<b>\$ 11,110,213</b>	<b>\$ (1,912,528)</b>
 <b>2025 Annual Operating Budget</b>		 <b><u>\$ 15,513,000</u></b>	

# New Jersey Schools Development Authority

## Fund Reporting Operating Expenses vs Prior Year

### August 31, 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	\$ 8,801,571	\$ 8,479,073	\$ 322,498
Employee Benefits	4,525,984	4,424,984	101,000
Direct Hire Temporary Employee Costs	28,128	22,639	5,489
Total Employee Salaries & Benefits Costs	13,355,683	12,926,696	428,987
<b>Less:</b> Employee Salaries & Benefits Costs Charged to Projects	6,857,027	6,555,089	301,938
Salaries & Benefits Charged to Operating Expense	6,498,656	6,371,607	127,049
Temporary Staffing Services	-	-	-
Travel & Expense Reimbursements	19,474	12,533	6,941
Training & Professional Development	30,340	14,235	16,105
Total Personnel Expenses	6,548,470	6,398,375	150,095
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	1,236,698	1,177,311	59,387
Information Systems	808,848	794,900	13,948
Professional & Other Contracted Services	159,865	133,899	25,966
Property & Casualty Insurance	401,914	390,331	11,583
SDA-Owned Automobiles	39,919	40,384	(465)
Communications & Outreach	1,971	1,242	729
Reserve for Unforeseen Events & New Initiatives	-	-	-
<b>Total Authority Operating Expenses</b>	<b>\$ 9,197,685</b>	<b>\$ 8,936,442</b>	<b>\$ 261,243</b>

# New Jersey Schools Development Authority

## Employee Headcount

### August 31, 2025

	<u>Current Month End</u>	<u>Budget</u>	<u>Over/ (Under)</u>
<b>Office of Chief Executive Officer</b>	2	2	-
Human Resources	4	4	-
Vacant Positions	0	3	(3)
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	12	13	(1)
Grants Administration	7	7	-
Real Estate Services & Predevelopment	3	3	-
<b>Office of Construction Operations</b>	0	0	-
Project Teams	16	18	(2)
<b>Office of Corporate Governance &amp; Legal Affairs</b>	3	3	-
Chief Counsel	7	8	(1)
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>123</u></b>	<b><u>135</u></b>	<b><u>(12)</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

### August 31, 2025

	<u>Current Month End</u>	<u>2024 Year End</u>	<u>Over/ (Under)</u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 566,450,622	\$ 320,400,925	\$ 246,049,697
Receivables	658	1,766,122	(1,765,464)
Prepaid expenses	305,722	157,396	148,326
Capital assets, net of accumulated depreciation	3,342,153	4,033,312	(691,159)
Total Assets	<u>570,099,155</u>	<u>326,357,755</u>	<u>243,741,400</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount for pensions and OPEB	7,387,375	9,487,040	(2,099,665)
Total Deferred Outflows of Resources	<u>7,387,375</u>	<u>9,487,040</u>	<u>(2,099,665)</u>
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS OF RESOURCES</b>			
	<u><b>\$ 577,486,530</b></u>	<u><b>\$ 335,844,795</b></u>	<u><b>\$ 241,641,735</b></u>
<b>LIABILITIES</b>			
Accrued school facilities project costs	\$ 11,251,670	\$ 23,717,744	\$ (12,466,074)
Unearned revenue	492,911,392	189,326,899	303,584,493
Net pension liability	20,966,867	20,966,867	-
Total other postemployment benefits liability	21,195,149	21,355,792	(160,643)
Other accrued liabilities	6,682,151	9,208,638	(2,526,487)
Deposits	6,770,801	2,300,154	4,470,647
Total Liabilities	<u>559,778,030</u>	<u>266,876,094</u>	<u>292,901,936</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred amount for pensions and OPEB	26,150,325	26,150,325	-
Deferred amount for Federal CPF grant	-	-	-
Total Deferred Inflows of Resources	<u>26,150,325</u>	<u>26,150,325</u>	<u>-</u>
<b>NET POSITION</b>			
Net investment in capital assets	43,519	141,211	(97,692)
Restricted for schools construction:			
Federal CPF grant	-	316,638	(316,638)
Special revenue fund	34,994,654	89,124,118	(54,129,464)
Unassigned/(Unrestricted)	<u>(43,479,998)</u>	<u>(46,763,591)</u>	<u>3,283,593</u>
Net Position	<u>(8,441,825)</u>	<u>42,818,376</u>	<u>(51,260,201)</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES &amp; NET POSITION</b>			
	<u><b>\$ 577,486,530</b></u>	<u><b>\$ 335,844,795</b></u>	<u><b>\$ 241,641,735</b></u>

# New Jersey Schools Development Authority

## Statement of Activities

### August 31, 2025

	<u>Current Year-To Date</u>	<u>2024 Year-To Date</u>	<u>Over/ (Under)</u>
<b>REVENUES</b>			
School Construction Program:			
Debt Defeasance & Prevention Fund grant	\$ 46,415,507	\$ 18,114,438	\$ 28,301,069
Federal CPF grant	4,395,573	7,478,370	(3,082,797)
General:			
Investment earnings	16,501,018	13,375,889	3,125,129
Other revenue	1,407	866	541
Total Revenues	<u>67,313,505</u>	<u>38,969,563</u>	<u>28,343,942</u>
<b>EXPENSES</b>			
Administrative and general expenses	9,129,003	9,221,456	(92,453)
School facilities project costs	109,444,703	183,786,783	(74,342,080)
Total Expenditures/Expenses	<u>118,573,706</u>	<u>193,008,239</u>	<u>(74,434,533)</u>
<b>CHANGE IN NET POSITION</b>	<b>(51,260,201)</b>	<b>(154,038,676)</b>	<b>102,778,475</b>
Beginning of Period Net Position	<u>42,818,376</u>	<u>153,525,148</u>	<u>(110,706,772)</u>
<b>NET POSITION END OF PERIOD</b>	<b><u>\$ (8,441,825)</u></b>	<b><u>\$ (513,528)</u></b>	<b><u>\$ (7,928,297)</u></b>

**RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION**



## ***Resolution—7.***

### Resolution to Adjourn into Executive Session

#### **Resolution**

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

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

**WHEREAS**, the Members of the New Jersey Schools Development Authority (SDA or the Authority) have before them on this date one informational matter, pursuant to N.J.S.A. 10:4-12, is appropriate for consideration in Executive Session; and

**WHEREAS**, the matter for Executive Session involves a Bid Protest in connection with the Bridgeton High School Additions and Renovations Project; and

**WHEREAS**, the minutes of the Board’s October 1, 2025 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, legal proceedings, and settlements, and associated matters and/or the execution of all documentation, payments, agreements and leases associated therewith, as applicable.

**NOW, THEREFORE, BE IT RESOLVED**, that the Members of the Authority hereby resolve to adjourn into Executive Session to be apprised of the matter described herein.

**BE IT FURTHER RESOLVED**, that the minutes of the Board’s October 1, 2025 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, legal proceedings, settlements, and associated matters, and/or the execution of all documentation, payments, agreements and leases associated therewith, as applicable.

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

Attached: Resolution to Adjourn into Executive Session, dated October 1, 2025

Dated: October 1, 2025