

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD MEETING
WEDNESDAY, NOVEMBER 5, 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 October 1, 2025
 - b. Board Executive Session Meeting Minutes of October 1, 2025
- 4. AUTHORITY MATTERS**
 - a. CEO Report
 - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE AUDIT COMMITTEE (CHAIRMAN'S REPORT)**
 - a. Business and Real Estate Property and Casualty Insurance Program Renewal
- 6. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)**
 - a. Construction Manager Award – Elizabeth Public School District - New PK-8 - EL-0044-M01
- 7. 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
 - viii. July 1, 2025 Leased/Licensed Real Estate Owned Report for N.J.A.C. 19:35, Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority
- 8. EXECUTIVE SESSION**
 - a. Bid Protest – *Informational*
- 9. REQUEST MOTION TO ADJOURN PUBLIC MEETING**

APPROVAL OF MEETING MINUTES

October 1, 2025 Open Session Minutes

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 1, 2025**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, October 1, 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

Juan Burgos (EDA)

Kevin Luckie (DCA)

David Moore (Treasury)

Bernard Piaia (DOE)

Daniel Gumble, 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. Nixon, Mr. Luckie, Mr. Gumble, 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 (teleconference); Ramy Kamel, vice president; and Albert Barnes, chief counsel of the SDA participated in the meeting. Dorian Smith of the Governor's Authorities Unit also participated in the meeting by teleconference.

Pledge of Allegiance

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

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

Approval of Meeting Minutes

The Chairman presented for consideration and approval the minutes of the Board's September 3, 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. Vargas, the Open Session minutes of the September 3, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3a***.

Authority Matters

CEO's Report

Mr. Nixon asked Mr. Da Silva for the report of the CEO. Mr. Da Silva provided an update on design-build projects in the design phase. He said that for the Garfield New Elementary School project, the building design and Department of Community Affairs (DCA) review are ongoing as the construction of the building's foundation and the walls at the property line continue.

With respect to design-build projects in construction, he advised that for the Union City New Grade 7-9 School project, the building is being occupied as Dobco, Inc. continues to address open items and the punch list.

In continuing, Mr. Da Silva provided an update on projects with active early site preparation. He informed the Members that the site preparation work for the West New York Middle School project is ongoing. He added that the bid opening for the design-build procurement was on September 17 and the award is on today's agenda.

Next, Mr. Da Silva discussed the projects in the procurement stage. He said that the Bridgeton High School Additions and Renovations project's bid opening for the design-build was on September 10. He added that the award is the subject of a bid protest that will be discussed in executive session. He added that management is advancing the award in today's agenda subject to resolution of the protest in an effort to minimize schedule impacts. He noted that, in addition, the construction management services bid opening was August 27 and is also a subject of today's procurement action. For the Elizabeth New Elementary School project, he said that the design-builder has commenced design activities. He added that the construction management proposal review process is underway with bid opening scheduled for October 8. In regard to the Paterson STEAM High School project, the pre-bid meeting for the new high school was held on September 18, and attended by 5 bidders. He advised that management is in the process of answering bidder questions with proposals due date on November 18. With respect to the Pleasantville New Elementary School project, he said that the Project is in the early stages of abatement and building demolition scheduled to start in November. He advised that the Pleasantville New Elementary School project was advertised on August 13 and bids are due October 28. For the Trenton New Elementary School project, he reported that the construction management procurement was advertised on September 24 and proposals are due on October 29.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that on September 15, SDA staff attended the ribbon cutting ceremony for the new Esther Salas Academy. He advised that the SDA built the approximately 132,000 square-foot, six-story facility with a \$93.7 million state investment. He reported that project showcases the advantages of strong partnerships between the City, SDA, the School District and other State

Agencies including the DCA and the Economic Development Authority. He informed the Members that together, management was able to secure more than \$56 million in federal grant funding. SDA was the sub recipient of a Federal Coronavirus Capital Projects Fund grant, awarded by US Treasury on June 14, 2023, passed through the State of New Jersey DCA.

In continuing, Mr. Da Silva said that the ribbon cutting event was attended by its namesake, Judge Esther Salas, and other dignitaries from the School District, City, State and Federal level, including the SDA's very own Board Member, Mario Vargas. He noted that it was a great day for the School District, City and SDA. Mr. Da Silva thanked the SDA team, Steve Wendling, Rob Fiordimondo, Nicole Burnett, George Kloutis as well as Greg Voronov, David Magyar, Sean Murphy, Cheryl Walcott, Mark Conte, Manny Castillo, Edye Maier, and their respective teams for all of the hard work and effort that went into making this a successful delivery. He said that he gets to sit up on stage and receive the accolades however that wouldn't be possible without their commitment.

Lastly, Mr. Da Silva reported that on Monday, October 6, SDA staff will be holding a groundbreaking event in West New York. He asked the Members to check their emails for time and location, and to let Jamie Henneke know if they plan to attend.

Mr. Vargas encouraged the Members to attend the SDA school openings and to see the impact that it has on the students. He said that he was honored and privileged to attend the Judge Esther Salas school opening. He noted that he attended college with Judge Esther Salas and the event on a personal level was an awesome experience and as a Board Member it is amazing to see the work that the SDA does and the impact it makes on the students and staff for the districts.

School Review Committee

Next, Mr. Vargas reported that the School Review Committee met on September 15, 2025 at which time three items were discussed. He advised that the first two items involve the Bridgeton High School Additions and Renovations project (HS or Project). He said that by way

of background, the 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.

Mr. Vargas informed the Members that the first matter for approval is a Design-Build award and Final Project Charter for the Bridgeton High School Additions and Renovations project. He said that on November 2, 2022, the Members approved the Preliminary Project Charter, thereby approving the Project 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 16, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%. He advised 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 \$72,500,000, inclusive of SDA-established allowances totaling \$1,685,000. He said 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 said 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. He noted that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel. Mr. Da Silva advised the Members that a discussion regarding the bid protect will take place in executive session and a vote on this matter will take place upon return to Open Session.

Next, Mr. Vargas said that management is seeking Board approval of a Construction Management Services award (CM Services) for the Bridgeton High School Additions and Renovations project. He advised that a package for 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. He said that 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. He informed the Members that 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. He said that 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. He advised that upon completion of the procurement process, the Program and Construction Operations Director recommend award of the CM Services contract in the amount of \$3,093,441 to Greyhawk for the Project. He added 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. Burgos and seconded by Mr. Piaia, the Board approved an award for Construction Management Services Award for the Bridgeton High School Additions and Renovations project with its unanimous vote in favor of ***Resolution 5b***.

Finally, Mr. Vargas said that management requests that the Board approve the Design-Build Award and Final Project Charter for the West New York New Middle School Project (MS or Project). He advised that the Project will consist of the construction of an approximately 161,730 square foot facility to educate 876 students in grades 6 through 8. He said that March 6, 2024, the Members 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. He noted that 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%. He explained 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, Terminal Construction Corporation, in the amount of \$91,750,000, inclusive of SDA-established allowances totaling \$750,000. He said 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 added 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. 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. Burgos and seconded by Mr. Vecchione, the Board approved an award for Design-Build and Final Project Charter for the West New York Middle School project with its unanimous vote in favor of ***Resolution 5c.***

Public Comments

At this time Mr. Nixon announced that the public comments portion of the Meeting will commence consistent with the New Jersey Open Public Meetings Act. There being no public speakers, Mr. Nixon asked for a motion to adjourn the Open Session of the meeting into Executive Session. He asked Ms. Venables to announce the matter to be considered by the Board in Executive Session. Ms. Venables advised that, the Board will adjourn into Executive Session to discuss an informational item regarding bid protest pertaining to the Bridgeton High School Additions and Renovations project. She said that the Board will vote on this matter upon return to Open Session.

Upon motion by Mr. Burgos seconded by Mr. Piaia the Board unanimously voted to approve ***Resolution No. 7.*** and thereby adjourn the Open portion of the meeting into Executive Session.

Following the Board's return to Open Session, Mr. Vargas announced that in Executive Session the Board and SDA management discussed the bid protest pertaining to the award of the Design Builder for the Bridgeton High School Additions and Renovations project as a potential litigated matter.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Burgos and seconded by Mr. Piaia, the Board approved an award for Design-Build and Final Project Charter for the Bridgeton High School Addition and Renovations project pending the bid protest with its unanimous vote in favor of ***Resolution 5a.***

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 October 1, 2025 meeting.

/s/ Janice Venables
Assistant Secretary

Resolution—3a./3b.

Approval of Minutes

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

WHEREAS, pursuant to Section 3(k) of P.L. 2007, Chapter 137, the minutes of the October 1, 2025 Board meeting of the New Jersey Schools Development Authority, for the Open and Executive Sessions were duly forwarded to the Office of the Governor following the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the New Jersey Schools Development Authority's October 1, 2025 Open and Executive Session meetings are hereby approved.

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

Dated: November 5, 2025

AUTHORITY MATTERS

CEO REPORT

CHAIRMAN'S REPORT

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

Business and Real Estate Property and Casualty Insurance Program Renewal



MEMORANDUM

TO: Members of the Authority

FROM: Curtis Cooper
Director, Risk Management

Daniel Rosenthal
Associate Insurance Risk Manager

DATE: November 5, 2025

SUBJECT: Business and Real Estate Property and Casualty
Insurance Program Renewal

On November 1, 2023, following a competitive procurement, the Members of the Authority approved the award of a contract to The Safeguard Group, Inc., A Division of Patriot Growth Insurance Services, LLC ("Safeguard"), to place and service the Authority's Business and Real Estate Property and Casualty Insurance Program ("Business Insurance Program"), for three years, beginning at 12:01 AM on December 14, 2023. Concurrent with that approval, the Board approved a not-to-exceed amount of \$705,000.00 for the first year - December 14, 2023 to December 14, 2024 - to renew all of the policies in the Business Insurance Program, plus a contingency for potential increases in the Authority's insurable exposures during the policy year.

On December 4th, 2024, the Board approved a not-to-exceed amount of \$713,000.00 for the second year of Safeguard's contract - December 14, 2024 to December 14, 2025 - to renew all of the policies in the Business Insurance Program, plus a contingency for potential increases in insurable exposures during the policy year.

In July, 2025, Safeguard began soliciting quotes to renew all of the policies in the Business Insurance Program for the third year of its contract - December 14, 2025 to December 14, 2026. The total quoted cost is \$661,884.81, a decrease of 4.3% over the cost of the current policies. Accordingly, Management requests that the Board approve a not-to exceed amount of \$680,000, including contingency, to renew the Business Insurance Program for the December 14, 2025 – December 14, 2026 policy year. The total cost for all of the Authority's Business Insurance policies, is included in the annual operating budget approved by the Board, except for the Commercial General Liability policy that covers the Real Estate portfolio, which is accounted for as a project cost.

DESCRIPTION

The Authority was able to renew its business insurance policies at a lower total cost than last year, with no loss of coverage, due to improving conditions in the insurance market and aggressive comparison shopping by Safegard. The annual premium for each policy, including taxes and broker commissions, for the policy year commencing on December 14, 2025, is listed in the Table below:

Coverage	12/14/2024-12/14/2025	12/14/2025-12/14/2026
Business Personal Property	\$22,445.00	22,871.13
Commercial General Liability - Business	\$11,420.00	\$11,636.07
Commercial General Liability - Real Estate	\$13,910.62	\$13,910.54
Automobile	\$40,693.46	\$38,332.65
Workers' Compensation	\$67,559.00	\$59,372.00
Umbrella Liability	\$30,646.66	\$31,557.39
Excess Liability	\$17,209.62	\$18,026.92
Public Officials' Liability / Employment Practices	\$327,145.59	\$326,349.12
Excess Public Officials' Liability / Employment Practices	\$106,654.01	\$106,609.87
Cyber Enterprise Risk Management	\$40,241.21	\$25,064.22
Workplace Violence / Active Shooter	\$8,154.90	\$8,154.90
Crime	\$5,752.54	Included in Cyber Enterprise Premium
Total Excluding Contingency	\$691,831.99	\$661,884.81
Contingency:		
Commercial General Liability - Real Estate	\$10,168.01	\$8,115.19
All Other Lines of Coverage	\$11,000.00	10,000.00
Total	\$713,000.00	\$680,000.00

RECOMMENDATION

Management requests the Board's approval to renew the Authority's Business Insurance Program for one year, beginning on December 14, 2025, for a cost not-to-exceed \$680,000. That amount is based on the annual premiums listed in the table above, plus contingency of approximately 3%, to account for potential increases in the Authority's insurable exposures during the policy year, such as additions to its real estate portfolio or vehicle fleet.

/s/Curtis Cooper

Curtis Cooper, Director - Risk Management

/s/Daniel Rosenthal

Daniel Rosenthal, Associate Insurance Risk Manager

Reviewed and Recommended by: Laurette Pitts, Vice President and Chief Financial Officer

Business and Real Estate Property and Casualty Insurance Program Renewal

Resolution

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

WHEREAS, on November 1, 2023 the Members of the Authority approved a contract to the The Safegard Group, A Division of Patriot Growth Insurance Services, LLC (Safegard) to place and service the Authority's Business and Real Estate Property and Casualty Insurance Program (Business Insurance Program) for three years beginning December 14, 2023, and the Board also approved a not-to-exceed amount of \$705,000.00 for the term December 14, 2023 to December 14, 2024 to renew all of the policies in the Business Insurance Program, (including a contingency for potential increases in the Authority's insurable exposures during the policy year); and

WHEREAS, on December 4, 2024, the Board approved a not-to-exceed amount of \$713,000.00, inclusive of a contingency for potential increases, for the second year of Safegard's contract - December 14, 2024 to December 14, 2025 - to renew all of the policies in the Business Insurance Program; and

WHEREAS, in July 2025, Safegard began soliciting quotes to renew all of the policies in the Business Insurance Program for the third year of its contract, December 14, 2025 to December 14, 2026, which yielded a quoted cost of \$661,884.81 (plus contingency), a decrease of 4.3% over the cost, with no loss of coverage, of the current policies; and

WHEREAS, as fully described in the memorandum presented to the Board on this date, the Business Insurance Program includes multiple layers of various types of policies that are required to be maintained in order to adequately protect the Authority, with each individual policy quote included in the memorandum; and

WHEREAS, management recommends that the Members of the Authority approve the contract for the renewal of the incumbent policies for the Authority's Business Insurance Plan for the cost of \$661,884.81 plus a contingency amount of \$18,115.19, which is approximately 3% to account for potential increases in the Authority's insurable exposures during the policy year, for a not-to-exceed amount of \$680,000, consistent with the memorandum provided to the Members of the Authority; and

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

NOW, THEREFORE, BE IT RESOLVED that, consistent with the provisions of the memorandum presented to the Board on this date, the Members of the Authority hereby authorize and approve the SDA contracting with The Safegard Group, A Division of Patriot Growth Insurance Services, LLC for the placement and servicing of the SDA's Business Insurance Program for a not-to-exceed amount of \$680,000.

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

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

Attached: Memorandum, Business Insurance Program Renewal, dated November 5, 2025

Dated: November 5, 2025

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

Construction Manager Award – Elizabeth Public School District - New PK-8 - EL-0044-M01



MEMORANDUM

TO: Members of the Authority

FROM: Sean Murphy
Managing Director, Procurement

DATE: November 5, 2025

RE: District: Elizabeth Public School District
School: New PK-8 School
Description: Construction Management Services
Package No.: EL-0044-M01
Estimated Fee: \$3,021,000.00
Award: \$2,703,312.50

SUBJECT: Construction Manager Award

INTRODUCTION

I am writing to recommend approval by the Members of the Authority of the award of a contract for Construction Management ("CM") Services. This contract is for services to manage the design-build construction of the new PK-8 School in the Elizabeth 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, in accordance with the Final Project Charter approved by the Members on July 2, 2025.

BACKGROUND

At the November 2, 2022 Board Meeting, the Members approved the Preliminary Project Charter for the new PK-8 School project. The project is planned to be an approximately 146,000 square foot facility to educate 973 students in grades Pre-Kindergarten through Eight.

An Early Site Package was awarded to USA Environmental Management, Inc. and a Notice to Proceed was issued on February 15, 2024. This package was for the demolition of the old school and site preparation for the new school. This work has been completed and the site is ready for construction of the new school.

On July 2, 2025, the Members of the Authority approved the Final Project Charter and the award of a Design-Build Construction contract to Terminal Construction Corporation ("Terminal"). On July 18, 2025, Terminal was issued a Notice of Award for the construction of the new school facility, and on August 21, 2025, Terminal received the Notice to Proceed for the design phase of the project.

PROCUREMENT PROCESS

This package for CM Services was advertised as a “Price and Other Factors” solicitation beginning on August 13, 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 eight (8) firms by September 16, 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

Criteria	Weighting Factor (Applied to Raw Score)	Maximum Weighted Points
Firm’s CM Experience on Comparable Projects	4.0	40
Key Team Members’ Experience on Comparable Projects	6.0	60
Total Possible Points		100

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

Firm	Final Qualifications and Technical Proposal Score	Qualifications and Technical Proposal Rank
Accenture Infrastructure and Capitol Projects, LLC	80.500	1
Turner & Townsend Heery, LLC	73.750	2
Epic Management, Inc.	70.250	3
GREYHAWK North America, LLC	66.750	4
Joseph Jingoli & Son, Inc.	66.500	5
Jacobs Architects / Engineers, Inc.	65.750	6
Johnson, Mirmiran & Thompson, Inc.	57.000	7
Remington & Vernick Engineers	44.250	8

The RFQ/RFP stipulated that a shortlist of the six (6) highest-ranked firms would be determined based on the Final Qualifications and Technical Proposal Scores. The shortlisted firms participated in interviews with the Selection Committee on October 7, 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

Firm	Final Interview Score	Interview Rank
Accenture Infrastructure and Capitol Projects, LLC	82.250	1
Epic Management, Inc.	74.000	2
Jacobs Architects / Engineers, Inc.	73.750	3
GREYHAWK North America, LLC	70.000	4
Joseph Jingoli & Son, Inc.	62.000	5
Turner & Townsend Heery, LLC	58.500	6

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

TABLE 4

Firm	Non-Price Score	Non-Price Rank
Accenture Infrastructure and Capitol Projects, LLC	81.375	1
Epic Management, Inc.	72.125	2
Jacobs Architects / Engineers, Inc.	69.750	3
GREYHAWK North America, LLC	68.375	4
Turner & Townsend Heery, LLC	66.125	5
Joseph Jingoli & Son, Inc.	64.250	6

Once all of the Non-Price Scores for all shortlisted firms were calculated, the NJSDA opened the sealed Price Proposals and reviewed them for responsiveness. The Price Proposals were publicly opened on October 8, 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

Firm	Bid Price	Price Score	Price Rank
Joseph Jingoli & Son, Inc.	\$2,330,306.00	100.000	1
Jacobs Architects / Engineers, Inc.	\$2,485,874.02	93.324	2
Accenture Infrastructure and Capitol Projects, LLC	\$2,703,312.50	83.993	3
Epic Management, Inc.	\$2,749,355.00	82.017	4
Turner & Townsend Heery, LLC	\$3,171,330.00	63.909	5
GREYHAWK North America, LLC	\$3,531,957.60	48.434	6

As stipulated in the RFQ/RFP, each Bid Price is inclusive of NJSDA-established Allowances totaling \$475,000, as follows: \$300,000 for Testing and Inspection Services, \$90,000 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

Firm	Raw Non-Price Score	Raw Price Score	Weighted Non-Price Score (60%)	Weighted Price Score (40%)	Final Combined Score	Final Rank
Accenture Infrastructure and Capitol Projects, LLC	81.375	83.993	48.825	33.597	82.422	1
Joseph Jingoli & Son, Inc.	66.125	100.000	39.675	40.000	79.675	2
Jacobs Architects / Engineers, Inc.	68.375	93.324	41.025	37.330	78.355	3
Epic Management, Inc.	72.125	82.017	43.275	32.807	76.082	4
Turner & Townsend Heery, LLC	64.250	63.909	38.550	25.564	64.114	5
GREYHAWK North America, LLC	69.750	48.434	41.850	19.373	61.223	6

The highest ranked firm was Accenture Infrastructure and Capitol Projects, LLC (“Accenture”).

The bid submitted by Accenture 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 October 10, 2025 with Accenture and staff from NJSDA's Procurement, Construction Operations and Program Operations divisions to review the bid. At the time of the review, Accenture confirmed to the satisfaction of staff that its Price Proposal is inclusive of all scope elements contained in the Contract Documents.

The Construction Operations Program Director recommends award of the project to Accenture.

RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to the firm with the highest Final Combined Score, Accenture Infrastructure and Capitol Projects, LLC, in the amount of \$2,703,312.50, inclusive of NJSDA-established Allowances totaling \$475,000, for Construction Management Services for the new PK-8 School in the Elizabeth 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: Joseph Lucarelli, Program Director, Construction Operations

Resolution—6a.

Construction Manager Services Award

District:	Elizabeth Public School District
School:	New PK-8 School
Description:	Construction Management Services
Package No.:	EL-0044-M01
Estimated Fee:	\$3,021,000.00
Award:	\$2,703,312.50

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 an approximately 146,000 square foot facility to educate 973 students in grades Pre-Kindergarten through Eight (Project or new school) in the Elizabeth Public School District; and

WHEREAS, an Early Site Package was awarded to USA Environmental Management, Inc. and a Notice to Proceed was issued on February 15, 2024 for the demolition of the old school and site preparation for the new school, which has been completed with the site ready for construction of the new school; and

WHEREAS, a package for Construction Management (CM) Services for the Project was advertised as a “price and other factors” solicitation beginning on August 13, 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 Accenture Infrastructure and Capitol Projects, LLC (Accenture) was the highest ranked firm, with a price in the amount of \$2,703,312.50 for the Project, inclusive of SDA-established Allowances totaling \$475,000; and

WHEREAS, following review, Accenture 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 Accenture; and

WHEREAS, upon completion of the procurement process, the Construction Operations Program Director recommends award of the CM Services contract in the amount of \$2,703,312.50 to Accenture 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, Accenture Infrastructure and Capitol Projects, LLC, in the amount of \$2,703,312.50, for Construction Management Services, inclusive of NJSDA-established Allowances totaling \$475,000, for the new Pre-Kindergarten through Eight School project in the Elizabeth Public School District consistent with the memorandum presented to the Board on this date and incorporated herein.

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

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

Attached: Memorandum, Construction Manager Award, (Package No. EL-0044-M01), Elizabeth New PK-8 Elementary School, Elizabeth School District, dated November 5, 2025

Dated: November 5, 2025

MONTHLY REPORTS
(For Informational Purposes)

ACTIVE PROJECTS STATUS REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director

DATE: November 5, 2025

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

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

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

Portfolio Projects Activities Summary

as of 10/21/25

2022 Portfolio Projects - sorted by District, Project

1						Delivery Method	Advancement Status	School Opening	Comments
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
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	346	408	\$85.7	Design-Build	Preliminary Charter approved Nov-22 Board.	TBD	
Bridgeton	PK, 6-8	PK, 6-8	TBD	TBD	TBD	Design-Build	Project phased with advancement of High School Add/Reno Project.	TBD	
Camden	New High School (East Side HS Replacement)	9 - 12	800	941	\$115.1	Design-Build	Planning Charter approved Feb-24 Board.	TBD	Capital Plan included 2 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	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. ESP Ongoing.
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)	3 QTR 28	
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	\$121.8	Design-Build	Award for D-B approved Sep-25 Board. (Terminal)	3 QTR 28	ESP ongoing.

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 10/21/25

2012 Portfolio Projects (Recently Occupied in 2024 or 2025) - 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.



Active Project Status Report Status as of 10/1/2025

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	Achieved	Sep-25	Achieved	\$ 93,696,300



Active Project Status Report Status as of 10/1/2025

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	4Q 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: November 5, 2025

SUBJECT: Executive Summary – Monthly Project Status Reports

MONTHLY PROJECT STATUS REPORT

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

No activity during the reporting period

Projects Greater than 90 Days Behind Schedule:

No activity during the reporting period

Revisions to Project Charters:

No activity during the reporting period



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

Reporting Period: January 2008 to September 2025

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

No 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

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



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

Reporting Period: September 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: September 2025

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

CONTRACTS EXECUTED REPORT/AMENDMENTS & CHANGE ORDERS REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director, Planning & Program Operations

DATE: November 5, 2025

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

REPORTING PERIOD: September 2025

Contracts Executed Report

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

Noteworthy Items during the reporting period:

- 1 Bridging Design Services Task Order contract for the Newark New University High School project was executed with SSP Architecture Group for \$1.7 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:

- 5 Professional Services Amendments were executed during the reporting period totaling a credit of \$88k, none of the executed amendments required Board approval.
- 2 Construction Services Change Orders were executed during the reporting period totaling a credit of \$400k, none of the executed change orders required Board approval.

Contracts Executed Report

Reporting Period: 9/1/2025 through: 9/30/2025

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 1. Professional Services										
Design Consultant										
Newark	University H.S.	New	Design	NE-0073-A02	SSP Architectural Group, Inc.		\$1,714,906	9/19/2025	0.00	\$0
Part 1. Professional Services							\$1,734,906			\$0
							Total Contract Award			Total Contracts Awarded
Grand Totals - Professional and Construction Services Combined							\$1,734,906			1

**** 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: 9/1/2025 through: 9/30/2025

District	School Name(s)	Contract Number	Contract Execution Date	CO #	Vendor Name	CO Execution Date	Contract Award Amount	Prior CO's (cumulative)	Current CO Amount	Board Approval Required	Board Approval Date	Revised Contract Amount	Cumulative CO %	
Professional Services														
Design Consultant														
Paterson	New STEAM High School	PA-0031-A01	9/18/2024	1	RSC Architects	9/24/2025	\$1,952,315	\$0	\$92,830			\$2,045,145	4.75%	
Construction Managers														
Newark	Technology H.S.	EP-0128-M02	11/2/2023	2	Accenture Infrastructure and Capital Projects, LLC	9/22/2025	\$1,334,500	\$0	(\$84,532)			\$1,249,968	-6.33%	
Union City (Hudson Co.)	Emerson MS	EP-0128-M03	2/23/2024	1		Epic Management, Inc.	9/22/2025	\$736,800	\$0	(\$38,000)			\$698,800	-5.15%
Union City (Hudson Co.)	Union Hill MS	EP-0128-M03	2/23/2024	2		Epic Management, Inc.	9/22/2025	\$736,800	(\$38,000)	(\$32,050)			\$666,750	-9.50%
Union City (Hudson Co.)	Sheila Y. Oliver Academy	EP-0128-M03	2/23/2024	3		Epic Management, Inc.	9/22/2025	\$736,800	(\$70,050)	(\$25,955)			\$640,795	-13.02%
Professional Services									(\$87,707)					
Construction Services														
Contractor														
Newark	Technology H.S.	EP-0112-C03	7/20/2021	10	Hall Building Corporation	9/18/2025	\$1,999,336	\$174,065	(\$7,016)			\$2,166,385	8.35%	
Perth Amboy	Seaman Avenue School	ET-0031-B01	8/15/2016	18	Epic Management, Inc.	9/24/2025	\$43,570,000	\$146,418	(\$392,998)			\$43,323,420	-0.56%	
Construction Services									(\$400,014)					
									Total Change Order Summary		Total Changes			
Grand Totals									(\$487,721)		7			

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: November 5, 2025
RE: Diversity and Workforce Participation Monthly Update for August 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 pre-construction 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 August 2025 was \$7,132,857. Thus far, the overall dollar amount associated with NTP-issued SDA contracts in 2025 is \$16,465,644. Of that total, \$7,998,620 was awarded to SBEs, including any minority, female and disabled veteran-owned SBEs. This represents an SBE current participation of 48.58% 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	\$ 7,998,620	48.58%
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%
TOTAL DIVERSITY CONTRACTS	\$ 7,998,620	48.58%

*non-SBE

WORKFORCE PARTICIPATION

The data submitted by Prime contractors for the month of August 2025 revealed that there was a contractor trade workforce for that month of 152 on SDA projects. That workforce amassed a total of 8,249 contractor workforce hours in August 2025. This is explained in more detail below:

Contractor Workforce Breakdown for August 2025 (All Trades/Districts/Counties)			
Ethnicity	Total Workforce	Total Workforce Hours	Workforce Hours Percentage
Black	14	742	9.00%
Hispanic	35	2,011	24.38%
Indigenous American	0	0	0.00%
Asian	0	0	0.00%
Total Minority Participation	49	2,753	33.38%
Total Non-Minority Participation	103	5,496	66.62%
Total Contractor Workforce	152	8,249	100.00%

As stated below, the overall contractor workforce hours on SDA projects for the period of January 1, 2025 through August 31, 2025 amounted to 113,353. That amount includes a total of 1,624 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:

Contractor Trade Workforce Participation	Workforce Hours	Percentage
*Total Contractor Workforce Hours	113,353	100.00%
*Total Local County Workforce Hours	0	0.00%
Total Local County Non-Minority Workforce Hours	0	0.00%
Total Local County Female Workforce Hours	0	0.00%
Total Local County Minority Workforce Hours	0	0.00%
**Local County Workforce Hours by Race/Ethnicity:		
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 Construction Projects and all active and completed Emergent and Demolition Projects for the period of January 1, 2025 through August 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	124	0	0%	0	0%	0	0%
Union City MS	107,259	35,411	30.01%	1,624	1.51%	0	0%
Garfield ES	908	338	37.22%	0	0%	0	0%
Emergent Projects	2,588	542	20.94%	0	0%	0	0%
Demo Projects	2,458	420	17.09%	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: November 5, 2025

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

REPORT PERIOD: September 2025

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.
- 26 grants impacting 9 Districts were executed during the reporting period representing total project costs of \$63.7 million and state share of \$26.5 million.
- 3 grants impacting 3 Districts were closed out during the reporting period representing total project costs of \$3.1 million and state share of \$1.6 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
September 2025

ROD Grant Summary Since Program Inception				
	Offered ¹	Executed	Closed-Out	Active
Districts Impacted	44	528	522	213
Number of Grant Projects	111	5,899	5,308	591
Total Project Cost Estimate	\$ 188,798,201	\$ 9,717,812,266	\$ 8,877,553,770	\$ 840,258,495
Grant Amount	\$ 78,430,193	\$ 3,336,513,641	\$ 2,966,916,146	\$ 369,597,496
Amount Disbursed	NA	\$ 2,995,057,969	\$ 2,966,916,146	\$ 28,141,823

Total Funding Offered to School Districts via Grant Program	\$ 3,798,198,700
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Total ROD Grant Funding remaining for new Grant Projects	\$ 49,529,615
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1. Includes grants that have been offered to District's but have not yet been executed.

Monthly Activity ROD Grant Summary		
	Executed	Closed-Out
Districts Impacted	9	3
Number of Grant Projects	26	3
Total Project Cost Estimate	\$ 63,672,460	\$ 3,148,837
Grant Amount	\$ 26,458,767	\$ 1,564,464
Amount Disbursed	NA	\$ 1,564,464

* 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
September 2025

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Atlantic	Egg Harbor Township	Alder Ave. MS	\$ 1,781,000	\$ 897,718	HVAC System upgrades.
Atlantic	Egg Harbor Township	Clayton J. Davenport E.S.	\$ 1,438,000	\$ 724,828	HVAC System upgrades.
Atlantic	Egg Harbor Township	Swift Slaybaugh Complex	\$ 598,000	\$ 301,424	HVAC System upgrades.
Atlantic	Egg Harbor Township	Swift Slaybaugh Complex	\$ 3,038,000	\$ 1,531,313	HVAC System upgrades.
Atlantic	Greater Egg Harbor Regional High School District	Absegami H.S.	\$ 2,000,000	\$ 1,076,500	HVAC System upgrades.
Bergen	Paramus	Midland Elementary School	\$ 1,669,768	\$ 667,907	HVAC System upgrades.
Bergen	Paramus	Paramus H.S.	\$ 1,601,866	\$ 640,746	HVAC System upgrades.
Bergen	Paramus	Parkway E.S.	\$ 3,096,006	\$ 1,238,402	HVAC System upgrades.
Bergen	Paramus	Ridge Ranch E.S.	\$ 6,615,615	\$ 2,646,246	HVAC System upgrades.
Burlington	Burlington County Special Services	Westampton Campus	\$ 14,239,749	\$ 5,695,900	HVAC System upgrades.
Burlington	Burlington County Vocational School District	Inst of Tech-Westampton	\$ 10,192,041	\$ 4,076,816	HVAC System upgrades.
Camden	Haddonfield Borough	Haddonfield Memorial H.S.	\$ 1,191,202	\$ 476,481	Roofs.
Camden	Haddonfield Borough	J. Fithian Tatem E.S.	\$ 318,575	\$ 127,430	Roofs.
Cape May	Ocean City	Ocean City H.S.	\$ 5,978,137	\$ 2,391,255	Roofs.
Mercer	Mercer County Special Services School District	Joseph F. Cappello School	\$ 1,929,400	\$ 771,760	HVAC System upgrades.
Mercer	Mercer County Special Services School District	Mercer Elementary School	\$ 2,731,936	\$ 1,092,774	Roofs.
Mercer	Mercer County Special Services School District	Mercer Jr./Sr. High Sch	\$ 1,727,340	\$ 690,936	HVAC System upgrades.
Mercer	Mercer County Special Services School District	Mercer Jr./Sr. High Sch	\$ 1,264,450	\$ 505,780	HVAC System upgrades.

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

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Mercer	Mercer County Special Services School District	Mercer Jr./Sr. High Sch	\$ 206,000	\$ 82,400	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Aldrich E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Ardena E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Edith M. Griebing E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Land O'Pines E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Newbury E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Ramtown E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Monmouth	Howell Township	Taunton E.S.	\$ 293,625	\$ 117,450	Boilers and Domestic HW Heaters.
Grand Total			Grants Executed - 26	\$ 63,672,460	\$ 26,458,767

COMMUNICATIONS MONTHLY REPORT

MEMORANDUM

TO: Members of the Authority

FROM: /s/ Edye Maier, Director of Communications

DATE: November 5, 2025

RE: Monthly Communications Report

SDA Highlights Demolition Activities in West New York



West New York School District and local officials joined SDA at an event on October 6, highlighting site preparation activities necessary to ready the location for construction of a new, 162,000 square-foot middle school in West New York.

This event provided an opportunity to highlight the first phase of construction activities to advance a Capital project that will help address overcrowding in the West New York school district. Ongoing work includes demolition and removal of remaining foundations and associated site conditions, as well as preparation of the former Warminster Building site. The new middle school will be designed to educate a maximum of 876 students in grades six through eight.

SDA Program Highlighted at Alliance for Action’s ‘The Inside Scoop’ Event

On October 8, SDA Vice President Ramy Kamel spoke at the NJ Alliance for Action’s “Inside Scoop” Event. Attendees had an opportunity to hear about active construction in the SDA’s portfolio as well as upcoming contract opportunities. Mr. Kamel detailed forecasted procurements for early site preparation, design-build, and construction management engagements to advance the SDA’s current portfolio of projects.



SDA Outreach to School District Representatives



On October 21 and 22, SDA staff attended the New Jersey School Boards Association's Workshop 2025. SDA staffed an exhibit booth for two days in order to provide updates to school district representatives throughout the state. This event provides SDA with an opportunity to engage with stakeholders from New Jersey school districts and answer questions regarding capital projects, ROD Grant executions, as well as Capital Maintenance and Emergent Grant Funding. Employees from the Design Studio and Communications departments were on hand to speak with attendees.

MONTHLY FINANCIAL REPORT

MEMORANDUM

TO: The Members of the Authority

FROM: Sherman E. Cole, MBA, CPA
Controller

DATE: November 5, 2025

RE: Monthly Financial Report – September 2025

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

As of September 2025, the Authority's operating expenses for the year-to-date amounted to \$10.2 million, reflecting a \$1.9 million savings compared to the budgeted figure for this period. This positive variance is largely attributed to decreased spending in several areas: personnel costs saw a reduction of \$1.3 million, though this was partially offset by a \$450,000 decrease in payroll expense allocation to project expenditures. Additional savings were realized in professional and other contracted services (\$430,000), facilities and general office expenses (\$188,000), information systems (\$177,000), and SDA-owned automobiles (\$143,000).

As of September 30, 2025, the full-time employee (FTE) headcount was 123, marking a reduction of 12 FTEs from the staffing level forecasted in the 2025 budget.

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

For the year-to-date period ending September 2025, expenditures on school facilities projects amounted to \$130.0 million, which is \$38.6 million less than the projected capital spending forecast. This variance is primarily attributed to reduced expenditures in several areas: grant agreements (\$15.1 million), property acquisitions (\$11.5 million), construction work (\$9.4 million), and school furniture, fixtures, and equipment (\$1.3 million). These reductions were partially counterbalanced by a slight increase of \$1.3 million in spending on design services.

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

Year-to-date project expenditures of \$130.0 million represent a decrease of \$79.9 million compared to the same period in the previous year. This variance is primarily due to reduced spending in property acquisitions (\$39.6 million), construction work (\$32.8 million), grant agreements (\$14.4 million), and school furniture, fixtures, and equipment (\$10.0 million). These reductions were partially offset by an increase of \$13.0 million in project insurance costs and an additional \$1.4 million in design services.

Other

Since the program's inception, 82.8% of the funds authorized for the SDA Districts have been disbursed. Of the total SDA disbursements to date, 96% have been allocated to school facilities projects, while the remaining 4% have been designated for operating expenses.

The current estimated value of active school facilities projects—which includes capital, emergent, and ROD grant initiatives—is approximately \$1.2 billion.

Attachment

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

New Jersey Schools Development Authority

Overview of Financial Position

September 30, 2025

To: The Audit Committee

From: Sherman E. Cole, Controller

The information contained in this monthly financial report is for the period as of, and for the year-to-date ending, September 30, 2025.

► Overall **Cash and Cash Equivalents** have increased by \$238.9 million to \$559.3 million, as follows:

■ Appropriation from State	\$ 356,161,150
■ Investment earnings	18,413,857
■ Miscellaneous revenue	1,407
■ Project costs	(130,038,230)
■ SDA operating expenses	(10,084,379)
■ SDA capital expenditures	(56,656)
■ Deposits (primarily district local shares)	4,494,020
Net Change in Cash	<u>\$ 238,891,169</u>

► **Prepaid Expenses** total \$193,804 as follows:

- Prepaid insurance of \$169,645.
- Prepaid security deposit of \$0 for the Authority's leased swing space.
- Prepaid MIS maintenance service contracts of \$23,067.
- Other prepaids of \$1,092.

► **Capital Assets** total \$3,279,148 (net of accumulated depreciation of (\$3,569,710), 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 \$23,528 and **Depreciation Expense** is \$51,965.

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

- Accrued project costs of \$5.2 million consisting of unpaid invoices (\$0.5 million) and retainage (\$4.7 million). Project-related lease liabilities are \$0.3 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 \$2.2 million.
- Other accrued liabilities of \$3.4 million, including non-project lease liabilities of \$3.0 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 \$(15.7) million.

New Jersey Schools Development Authority

School Facilities Project Expenditures & Funding Allocation

September 30, 2025

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

- During the current year to date, the SDA has received \$0.0 million in bond/note proceeds & \$356.2 million in appropriations and Federal CPF Grant funds. The total amount received since program inception is \$13.0 billion.
- Project expenditures for the month and year-to-date periods total \$8.2 million and \$130.0 million, respectively, as follows:

<u>Category</u>	<u>Current Month</u>	<u>Year-To-Date</u>	<u>Since Inception</u>
Construction	\$ 1,295,939	\$ 35,564,299	\$ 5,931,985,534
Design Services	264,874	3,377,104	420,871,655
PMF/CM Services	161,913	1,705,752	487,156,655
SDA Project Management	1,081,472	7,938,499	158,996,072
Property Acquisition, Relocation & Enviro	(184,821)	1,160,738	645,476,502
School Furniture, Fixtures & Equipment	607,293	4,737,012	264,584,614
Project Insurance	549,758	12,865,432	129,024,645
NJ State Inter-Agency Transfers	3,108	344,283	54,675,094
SDA District Grant & Funding Agreements	-	36,643,772	1,066,963,759
Regular Operating District Grant Agreements	4,344,509	25,749,514	3,090,622,453
Real-Time Project Audits	-	223,391	1,742,613
Property Management, Maintenance & Utils	32,150	119,424	19,742,808
Outside Legal & Claims Resolution Services	23,637	124,642	12,533,248
Temporary Staffing	618	12,303	10,793,035
Other Project Costs	1,234	114,850	63,314,811
Project Credits	-	-	(54,902,944)
Total Project Expenditures	8,181,684	130,681,015	12,303,580,554
Less: Local Share Contributions	-	(642,785)	(192,829,285)
Project Expenditures (State Share)	\$ 8,181,684	\$ 130,038,230	\$ 12,110,751,269
2025 Capital Spending Forecast	\$ 11,790,473	\$ 168,588,829	

Allocations Since Program Inception

► All Funding Sources & Expenditures

	<u>All Sources</u> ¹	<u>Total Funding</u> ²	<u>Paid to Date</u> ³
■ SDA Districts	\$ 10,906,826,150	\$ 11,082,606,246	\$ 9,181,482,140
■ RODs Incl Vo-Tech Schools	4,025,000,000	4,089,768,503	3,486,097,337
Total - State Share	\$ 14,931,826,150	\$ 15,172,374,749	\$ 12,667,579,477

► Percentage of Total Funding Paid to Date

■ SDA Districts	82.8%
■ RODs Incl Vo-Tech Schools	85.2%
Total - State Share	83.5%

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 \$556,828,208.

New Jersey Schools Development Authority

Fund Reporting Operating Expenses vs Budget

September 30, 2025

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>Budget</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
Personnel Expenses:			
Employee Salaries	\$ 9,916,985	\$ 10,672,695	\$ (755,710)
Employee Benefits	4,830,263	5,335,036	(504,773)
Direct Hire Temporary Employee Costs	31,810	37,503	(5,693)
Total Employee Salaries & Benefits Costs	14,779,058	16,045,234	(1,266,176)
Less: Employee Salaries & Benefits Costs Charged to Projects	7,938,499	8,388,033	(449,534)
Salaries & Benefits Charged to Operating Expense	6,840,559	7,657,201	(816,642)
Temporary Staffing Services	-	37,503	(37,503)
Travel & Expense Reimbursements	22,068	24,453	(2,385)
Training & Professional Development	33,851	71,550	(37,699)
Total Personnel Expenses	6,896,478	7,790,707	(894,229)
Non-Personnel Operating Expenses:			
Facilities & General Office Expenses	1,452,368	1,640,097	(187,729)
Information Systems	1,150,950	1,328,026	(177,076)
Professional & Other Contracted Services	177,386	606,891	(429,505)
Property & Casualty Insurance	452,833	458,100	(5,267)
SDA-Owned Automobiles	44,459	187,500	(143,041)
Communications & Outreach	1,971	2,997	(1,026)
Reserve for Unforeseen Events & New Initiatives	-	18,747	(18,747)
Total Authority Operating Expenses	\$ 10,176,445	\$ 12,033,065	\$ (1,856,620)
 2025 Annual Operating Budget		 <u>\$ 15,513,000</u>	

New Jersey Schools Development Authority

Fund Reporting Operating Expenses vs Prior Year

September 30, 2025

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>2024</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
Personnel Expenses:			
Employee Salaries	\$ 9,916,985	\$ 9,505,552	\$ 411,433
Employee Benefits	4,830,263	4,701,043	129,220
Direct Hire Temporary Employee Costs	31,810	25,482	6,328
Total Employee Salaries & Benefits Costs	14,779,058	14,232,077	546,981
Less: Employee Salaries & Benefits Costs Charged to Projects	7,938,499	7,636,945	301,554
Salaries & Benefits Charged to Operating Expense	6,840,559	6,595,132	245,427
Temporary Staffing Services	-	-	-
Travel & Expense Reimbursements	22,068	13,786	8,282
Training & Professional Development	33,851	17,449	16,402
Total Personnel Expenses	6,896,478	6,626,367	270,111
Non-Personnel Operating Expenses:			
Facilities & General Office Expenses	1,452,368	1,321,890	130,478
Information Systems	1,150,950	816,123	334,827
Professional & Other Contracted Services	177,386	140,527	36,859
Property & Casualty Insurance	452,833	438,604	14,229
SDA-Owned Automobiles	44,459	44,924	(465)
Communications & Outreach	1,971	2,242	(271)
Reserve for Unforeseen Events & New Initiatives	-	-	-
Total Authority Operating Expenses	\$ 10,176,445	\$ 9,390,677	\$ 785,768

New Jersey Schools Development Authority

Employee Headcount

September 30, 2025

	<u>Current Month End</u>	<u>Budget</u>	<u>Over/ (Under)</u>
Office of Chief Executive Officer	2	2	-
Human Resources	4	4	-
Vacant Positions	0	3	(3)
Communications	3	3	-
Legislative Affairs	1	1	-
EEO/AA & Vendor Services	4	4	-
Office of Program Operations & Strategic Planning	1	1	-
Capital Planning & Program Operations	7	9	(2)
Design Studio	12	13	(1)
Grants Administration	7	7	-
Real Estate Services & Predevelopment	3	3	-
Office of Construction Operations	0	0	-
Project Teams	16	18	(2)
Office of Corporate Governance & Legal Affairs	3	3	-
Chief Counsel	7	8	(1)
Information Systems	10	11	(1)
Central Records Management	3	3	-
Safety	4	4	-
Internal Audit	3	3	-
Office of Chief Financial Officer	1	1	-
Financial Operations	6	7	(1)
Financial Accounting & Disbursements	12	11	1
Procurement	9	10	(1)
Risk Management	2	2	-
Facilities	3	4	(1)
Total Full-Time Employees at Month End	<u>123</u>	<u>135</u>	<u>(12)</u>
Total Full-Time Employees at Year End		<u>140</u>	

New Jersey Schools Development Authority

Statement of Net Position

September 30, 2025

	<u>Current Month End</u>	<u>2024 Year End</u>	<u>Over/ (Under)</u>
ASSETS			
Cash and cash equivalents	\$ 559,292,094	\$ 320,400,925	\$ 238,891,169
Receivables	908	1,766,122	(1,765,214)
Prepaid expenses	193,804	157,396	36,408
Capital assets, net of accumulated depreciation	3,279,148	4,033,312	(754,164)
Total Assets	<u>562,765,954</u>	<u>326,357,755</u>	<u>236,408,199</u>
DEFERRED OUTFLOWS OF RESOURCES			
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>
TOTAL ASSETS & DEFERRED OUTFLOWS OF RESOURCES			
	<u>\$ 570,153,329</u>	<u>\$ 335,844,795</u>	<u>\$ 234,308,534</u>
LIABILITIES			
Accrued school facilities project costs	\$ 11,254,672	\$ 23,717,744	\$ (12,463,072)
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	21,170,487	21,355,792	(185,305)
Other accrued liabilities	6,590,462	9,208,638	(2,618,176)
Deposits	6,794,174	2,300,154	4,494,020
Total Liabilities	<u>559,688,054</u>	<u>266,876,094</u>	<u>292,811,960</u>
DEFERRED INFLOWS OF RESOURCES			
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>
NET POSITION			
Net investment in capital assets	55,944	141,211	(85,267)
Restricted for schools construction:			
Federal CPF grant	-	316,638	(316,638)
Special revenue fund	30,582,502	89,124,118	(58,541,616)
Unassigned/(Unrestricted)	<u>(46,323,496)</u>	<u>(46,763,591)</u>	<u>440,095</u>
Net Position	<u>(15,685,050)</u>	<u>42,818,376</u>	<u>(58,503,426)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES & NET POSITION			
	<u>\$ 570,153,329</u>	<u>\$ 335,844,795</u>	<u>\$ 234,308,534</u>

New Jersey Schools Development Authority

Statement of Activities

September 30, 2025

	<u>Current</u> <u>Year-To Date</u>	<u>2024</u> <u>Year-To Date</u>	<u>Over/</u> <u>(Under)</u>
REVENUES			
School Construction Program:			
Debt Defeasance & Prevention Fund grant	\$ 46,415,507	\$ 32,526,172	\$ 13,889,335
Federal CPF grant	4,395,573	7,478,370	(3,082,797)
General:			
Investment earnings	18,413,857	14,772,510	3,641,347
Other revenue	1,407	2,959	(1,552)
Total Revenues	<u>69,226,344</u>	<u>54,780,011</u>	<u>14,446,333</u>
EXPENSES			
Administrative and general expenses	10,093,600	9,707,819	385,781
School facilities project costs	117,636,170	192,246,215	(74,610,045)
Total Expenditures/Expenses	<u>127,729,770</u>	<u>201,954,034</u>	<u>(74,224,264)</u>
CHANGE IN NET POSITION	(58,503,426)	(147,174,023)	88,670,597
Beginning of Period Net Position	<u>42,818,376</u>	<u>153,525,148</u>	<u>(110,706,772)</u>
NET POSITION END OF PERIOD	<u>\$ (15,685,050)</u>	<u>\$ 6,351,125</u>	<u>\$ (22,036,175)</u>

**JULY 1, 2025 LEASED/LINCENSED REAL ESTATE OWNED REPORT FOR N.J.A.C.
19:35, DISPOSITION OF SURPLUS REAL AND PERSONAL PROPERTY OF THE
NEW JERSEY SCHOOL DEVELOPMENT AUTHORITY**



MEMORANDUM

For Informational Purposes Only

TO: Members of the Authority

FROM: Janice Venables, Vice President, Corporate Governance
Cecelia Haney, Deputy Chief Counsel and Administrative Practice Officer
Victor Hackett, Assistant Counsel

DATE: November 5, 2025

RE: July 1, 2025 Leased/Licensed Real Estate Owned Report for N.J.A.C. 19:35, Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority

In accordance with reporting requirement N.J.A.C. 19:35-6.1(e), the Management of the Authority presents to the Members the July 1, 2025 Leased/Licensed Real Estate Owned Report.

Since the last report, dated December 31, 2024, the current list reflects the 1-year license renewal of properties in the Union City School District to the Union City Public Works. Exhibit A.

Background

Effective April 4, 2022, the Members of the New Jersey Schools Development Authority (“SDA”) approved for adoption and publication of updated Rules for Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority, N.J.A.C. 19:35.

N.J.A.C. 19:35-6.1(e) states:

The SDA shall prepare a semi-annual informational report, to be submitted to the SDA Board, listing all current temporary use and occupancy authorizations, whether memorialized in leases, licenses, or use and occupancy agreements, and indicating any extensions or renewals thereof.

Requested Board Action

No action is required at this time. This memorandum is for reporting purposes.

/s/ Janice Venables

Janice Venables, Vice President
Corporate Governance

Prepared by Victor Hackett, Assistant Counsel

Exhibit A: July 1, 2025 Leased/Licensed Real Estate Owned Report

#	District	Original Project	Block	Lot	Address	Lot Size W x L, SQ FT, or acres	Lessee/ License Holder	Original Lease Start Date	Current Lease Expiration	Renewals to Same Lessee / License Holder
1	Jersey City	Barnes 12	16902	24	83-81 CRESCENT AVE.	33.37X237.08 IR	Jersey City BOE	5/1/2021	9/24/2027	Yes
2	Jersey City	Culbreth 14	19502	24	82 OAK ST.	40X100	Jersey City BOE	7/17/2009	month to month*	Yes
3	Jersey City	Culbreth 14	19502	26	88 OAK ST.	40X100	Jersey City BOE	7/17/2009	month to month*	Yes
4	Jersey City	Watters 24	20602	68	232 VIRGINIA AVE.	30X111	Jersey City BOE	2/7/2008	month to month*	Yes
5	Jersey City	Watters 24	20602	69	234 VIRGINIA AVE.	25X110	Jersey City BOE	2/7/2008	month to month*	Yes
6	Jersey City	Watters 24	20602	70	236 VIRGINIA AVE.	25X110	Jersey City BOE	2/7/2008	month to month*	Yes
7	Jersey City	Watters 24	20602	71	238 VIRGINIA AVE.	25X110.85	Jersey City BOE	2/7/2008	month to month*	Yes
8	Jersey City	Watters 24	20602	72	240 VIRGINIA AVE.	41X78	Jersey City BOE	2/7/2008	month to month*	Yes
9	Jersey City	ECC 13	21102	52	70 EGE AVE.	367X266.76	City of Jersey City	9/13/2023	12/31/2025****	Yes
10	Newark	Replacement	2487	1.02	371-395 FERRY ST	61948 SQ FT	City of Newark	10/20/2014	1/31/2026**	Yes
11	Passaic	Jefferson	3271	37	374 VAN HOUTEN AVE	50X125	Passaic BOE	8/12/2013	month to month*	Yes
12	Passaic	Roosevelt	4068	9	85 PARKER AVE	24X81	Passaic BOE	8/12/2013	month to month*	Yes
13	Passaic	Roosevelt	4068	10	81 PARKER AVE	23X71	Passaic BOE	8/12/2013	month to month*	Yes
14	Passaic	Roosevelt	4068	11	83 PARKER AVE.	23X75	Passaic BOE	8/12/2013	month to month*	Yes
15	Passaic	Roosevelt	4068	12	8 SHERMAN ST	25X70	Passaic BOE	8/12/2013	month to month*	Yes
16	Passaic	Roosevelt	4068	12	10 SHERMAN ST	17.5 X 70	Passaic BOE	8/12/2013	month to month*	Yes
17	Passaic	Roosevelt	4068	13	12 SHERMAN ST.	29.5 X 70	Passaic BOE	8/12/2013	month to month*	Yes
18	Passaic	Roosevelt	4068	14	14 SHERMAN ST.	28X70	Passaic BOE	8/12/2013	month to month*	Yes
19	Passaic	Roosevelt	4068	15	16 SHERMAN ST.	53.5X70	Passaic BOE	8/12/2013	month to month*	Yes
20	Union City	New Magnet	19	1	501 SUMMIT AVE	24X100	UC- Public Works	1/10/2014	1/31/2026	Yes
21	Union City	New Magnet	20	20				1/10/2014	1/31/2026	Yes
22	Union City	New Magnet	20	21				1/10/2014	1/31/2026	Yes
23	Union City	New Magnet	19	2	503 SUMMIT AVE	25X100	UC- Public Works	1/10/2014	1/31/2026	Yes
24	Union City	New Magnet	19	3	505 SUMMIT AVE	25X100	UC- Public Works	1/10/2014	1/31/2026	Yes
25	Union City	New Magnet	19	5	509 SUMMIT AVE	25X100	UC- Public Works	1/10/2014	1/31/2026	Yes
26	Union City	New Magnet	19	9	519 SUMMIT AVE	25X100	UC- Housing	1/10/2014	3/4/2026	Yes
27	Union City	New Magnet	19	10	809 6TH ST	25X115	UC- Public Works	1/10/2014	1/31/2026	Yes
28	Union City	New Magnet	19	11	811 6TH ST	25X115	UC- Public Works	1/10/2014	1/31/2026	Yes
29	Union City	New Magnet	19	16	508 KENNEDY BLVD	25X80	UC- Public Works	1/10/2014	1/31/2026	Yes
30	Union City	New Magnet	19	21	808 5TH ST	50X113	UC- Public Works	1/10/2014	1/31/2026	Yes
31	Union City	New Magnet	19	22				1/10/2014	1/31/2026	Yes
32	Union City	New Magnet	20	1	501 PATERSON PLANK RD	8000 SQ FT	UC- Public Works	1/10/2014	1/31/2026	Yes
33	Union City	New Magnet	20	4	511 PATERSON PLANK RD	25 X 65	UC- Public Works	1/10/2014	1/31/2026	Yes
34	Union City	New Magnet	20	5	515 PATERSON PLANK RD	25X76	UC- Public Works	1/10/2014	1/31/2026	Yes
35	Union City	New Magnet	20	6	517 PATERSON PLANK RD	25X83	UC- Public Works	1/10/2014	1/31/2026	Yes
36	Union City	New Magnet	20	7	519 PATERSON PLANK RD	25X62	UC- Public Works	1/10/2014	1/31/2026	Yes
37	Union City	New Magnet	20	8	523 PATERSON PLANK RD	25X31	UC- Public Works	1/10/2014	1/31/2026	Yes
38	Union City	New Magnet	20	10	514 SUMMIT AVE	25X89.75	UC- Public Works	1/10/2014	1/31/2026	Yes
39	Union City	New Magnet	20	11	512 SUMMIT AVE	25X89.75	UC- Public Works	1/10/2014	1/31/2026	Yes
40	Union City	New Magnet	20	12	510 SUMMIT AVE	25X90	UC- Public Works	1/10/2014	1/31/2026	Yes
41	Union City	New Magnet	20	13	508 SUMMIT AVE	25X90	UC- Public Works	1/10/2014	1/31/2026	Yes
42	Union City	New Magnet	20	14	506 SUMMIT AVE	25X90	UC- Public Works	1/10/2014	1/31/2026	Yes
43	Paterson	STEAM Academy	8208	2	764-804 11th Avenue	7.98 acres	Paterson BOE	6/30/2016	month to month***	Yes

NOTE(S): Current Lease Expiration

- * Signed Letter received from Licensee agreeing to enter into a three (3) year term license.
- ** Licensee withdrew proposed expansion of current licensed property as part of renewal.
- *** Letter sent requesting agreement to three (3) year term license.
- **** Temporary parking use by City.

RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION

Resolution—8.

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 two informational matters, pursuant to N.J.S.A. 10:4-12, is appropriate for consideration in Executive Session; and

WHEREAS, the matters for Executive Session involves Bid Protests in connection with the Bridgeton High School Additions and Renovations Project and the West New York Middle School Project, potential litigated matters; and

WHEREAS, the minutes of the Board’s November 5, 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 November 5, 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 November 5, 2025

Dated: November 5, 2025