

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD MEETING
WEDNESDAY, DECEMBER 3, 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 November 5, 2025
 - b. Board Executive Session Meeting Minutes of November 5, 2025
- 4. AUTHORITY MATTERS**
 - a. CEO Report
 - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE AUDIT COMMITTEE (CHAIRMAN'S REPORT)**
 - a. Proposed 2026 Staffing Plan
 - b. Proposed 2026 Operating Budget
- 6. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)**
 - a. Approval of Awards- Bridging Design Consultant Services – GP-0298-R01
 - b. Design-Build Award and Approval of Final Project Charter - Pleasantville Public School District – New Elementary School - ET-0102-B01
 - c. Preliminary Project Charter - Jersey City Public School District – Chaplain Charles Watters School No. 24 Addition Project
 - d. 2026 Statewide Strategic Plan for SDA Districts
- 7. REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE (CHAIRMAN'S REPORT)**
 - a. Recommendation for an Extension of the License Agreement between SDA and City of Union City regarding the Premises located at City of Union City Tax Block 19, Lots 1-3, 5, 10, 11, 16, 21 and 22, and Tax Block 20, lots 1-8, 10-14, 20 and 21 (the "Licensed Premises")
 - b. Recommendation for an Extension of the License Agreement between SDA and City of Newark regarding the Premises located at 371-395 Ferry Street, Newark NJ, Block 2487 Lot 1.02 (partial)
- 8. 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

9. NO EXECUTIVE SESSION

10. REQUEST MOTION TO ADJOURN PUBLIC MEETING

APPROVAL OF MEETING MINUTES

November 5, 2025 Open Session Minutes

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 5, 2025**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, November 5, 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)

Susan Kutner (DOE)

John Capo, Public Member

Joseph DeCotiis, Public Member

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. Capo, Mr. DeCotiis Mr. Gumble, Ms. Kutner, Mr. Lewis-Powder, Mr. Maloney, Mr. Moore, 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 (teleconference) of the SDA

participated in the meeting. Aaron Creuz 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 October 1, 2025 Open Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Vargas with Mr. Capo abstaining, the Open Session minutes of the October 1, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3a***.

The Chairman presented for consideration and approval the minutes of the Board's October 1, 2025 Executive Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Burgos with Mr. Capo abstaining, the Executive Session minutes of the October 1, 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 informed the Members that a bid protest matter will be discussed in executive session in connection to the Bridgeton High School Additions and Renovations project. He noted that the construction manager (CM) awardee is Greyhawk North America LLC and they will be on hold until the bid protest is resolved.

Turning to projects in the procurement stage, Mr. Da Silva said that for the Elizabeth New Elementary School project, Package 1 design and final education adequacy have been submitted and under review. He added that the CM contract award is on today's agenda.

With respect to projects with active early site preparation, Mr. Da Silva said that the Paterson STEAM High School project is in the design-build procurement phase and that bids are due on November 18. He noted that the design-build award will be going to the January 2026 Board Meeting. For the Pleasantville New Elementary School project, he advised that building abatement is now complete and building demolition started the last week of October. He noted that the new Pleasantville Elementary School design-builder project bids were received on October 28, the same day as the demolition event. He added that the bids are scheduled to be opened on November 12. With respect to the Trenton New Elementary School project, he reported that a notice-to-proceed to Ernest Bock and Sons, Inc. was issued October 31. He added that management received bids for the CM procurement on October 29 and the bid opening is scheduled for November 26.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that last month, SDA held events in West New York and Pleasantville to highlight

demolition activities that will ready sites for construction of new schools. He said that in West New York, SDA will build a new middle school. He added that Mayor Sires and Assemblyman Rodriguez were on hand to discuss the advancement of the project. He noted that in Pleasantville, the SDA will build a new school on the site of the former Decatur Avenue School.

Mr. Da Silva reported that last month, SDA staffed an exhibitor booth at the annual New Jersey School Boards Association Workshop. He said that this event provided the SDA with an opportunity to engage with both SDA and Regular Operation Districts (RODs) district representatives and answer questions related to Capital and ROD Grant projects.

Next, Mr. Da Silva informed the Members that last month, Mr. Kamel spoke at the New Jersey Alliance for Action's Inside Scoop Event. He said that attendees had an opportunity to hear about ongoing work and upcoming contract opportunities. He said that this Friday, he will participate in their Annual Construction Forecast Event which provides attendees with a look at the next two-year construction cycle being prepared by public agencies and private industry in New Jersey.

In continuing, Mr. Da Silva advised that the Members will notice an additional report in the monthly reports section of the meeting materials. He explained that the SDA Board approved for adoption and publication updated Rules for Disposition of Surplus Real and Personal Property of the SDA, N.J.A.C. 19:35. He added that in accordance with reporting requirement, SDA management is presenting the July 1, 2025 Leased/Licensed Real Estate Owned Report.

Finally, Mr. Da Silva said that he wanted to remind the Members that the 2025 Ethics Training is due by November 14. He asked the Member to forward their receipts to Jamie Henneke.

Audit Committee

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on October 20, 2025, at which time management provided the Committee with the September 2025 New Funding Allocation and Capital Plan Update. He noted that there were no changes in any of the SDA reserve balances during the reporting period. He advised that the reserve balance for the RODs commitments decreased by \$12 million during the reporting period due to the rescission of several grant offers that are not being advanced. He advised that cancelation letters have been issued and the SDA is working with the Department of Education to discuss potential new offerings for districts that did not obtain their local share within the required timeframe. Mr. Nixon then advised that the Authority's internal audit division presented 1 operational audit and 1 grant fund utilization audit. He also reported that the Committee received a proposed draft 2026 Operating Budget for the Authority that was prepared by management. He advised that management is still in the process of finalizing certain budgetary line items and that a revised proposed budget will be presented to the Committee at its November meeting. He advised the Members that management plans to present the final proposed 2026 budget for Board consideration at its December Meeting. He noted that he is in favor of the proposed budget. Mr. Nixon then provided the September 2025 Financial Report. He advised that the Authority's operating expenses (Actual vs. Budget) for the year-to-date period totaled \$10.2 million, down \$1.9 million as compared to the budget for the corresponding period. He explained that this decrease is mainly attributable to lower than projected personnel costs partially offset by a reduced payroll expense allocation to project expenditures. He noted additional savings were realized in professional and other contracted services, facilities and general office expenses, information systems, and SDA-owned automobiles. Next, Mr. Nixon reported that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period totaling \$130

million are \$38.6 million below the projected capital spending forecast. He noted that this variance is due to a decreased spending in grant agreements, property acquisition, construction work and school furniture, fixtures and equipment. He advised that these reductions were partially offset by an increase in design services spending. He then reported that project expenditures (Actual vs. Prior Year Actual), at \$130 million, are \$79.9 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, construction work, grant agreements, and school furniture, fixtures and equipment. He noted that the decreases were partially offset by an increase in project insurance costs and design services. He said that, since program inception, 82.8% 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.

Lastly, Mr. Nixon advised the Board that management presented the Committee with one matter requiring Board action. Referencing a memorandum that was distributed to the Members in advance of the meeting, he reminded the Members that on November 1, 2023 the Authority approved a contract to The Safegard Group, A Division of Patriot Growth Insurance Services, LLC, to place and service the Authority's Business and Real Estate Property and Casualty Insurance Program (Insurance Program) for three years beginning December 14, 2023. He noted that the current policy year was for a not-to-exceed \$713,000. He said that in July 2025 Safegard began to solicit quotes for the renewal of the business insurance policies for year three which will take effect on December 14, 2025. He explained that the Insurance Program includes multiple layers of various types of policies that are required to be maintained in order to adequately protect the Authority. He said that the Committee and management recommend that

the Members approve the contract for the renewal of the policies for the Authority's Business Insurance Plan for the cost of \$661,884.81, a decrease of 4.3% over the cost of the current policies, with no loss of coverage. He advised that the total cost, plus a contingency to account for potential increases in the Authority's insurable exposures during the policy year amount of \$18,115.19 is a not-to-exceed amount of \$680,000. Mr. Nixon said that prior to execution of the contract, the contract and related documentation shall be reviewed and approved by the SDA Division of Chief Counsel.

Upon motion duly made by Mr. Luckie, and seconded by Mr. Burgos, the Board authorized management to approve the Business and Real Estate Property and Casualty Insurance Program Renewal as presented in the memorandum to the Board with its unanimous vote in favor of *Resolution 5a*.

School Review Committee

Next, Mr. Luckie reported that the School Review Committee met on October 20, 2025 at which time one item was discussed. He said that management is seeking Board approval of a CM Services award for the Elizabeth New Pre-Kindergarten through 8 School project (School or Project). He reported that on November 2, 2022, the Members 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 8 in the Elizabeth Public School District. He explained that 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. He advised that a package for 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. He said

that 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. He advised that 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. He noted that 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. 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. Vargas, the Board approved an award for Construction Management Services Award for the Elizabeth New Pre-K through 8 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. 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 two bid protests pertaining to the Bridgeton High School Additions and Renovations project and the West New York Middle School project. She said that there will be no formal action taken by the Board upon return to Open Session.

Upon motion by Mr. Luckie seconded by Mr. Burgos the Board unanimously voted to approve ***Resolution No. 8.*** and thereby adjourn the Open portion of the meeting into Executive Session.

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 November 5, 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 November 5, 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 November 5, 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: December 3, 2025

AUTHORITY MATTERS

CEO REPORT

CHAIRMAN'S REPORT

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

Proposed 2026 Staffing Plan

2026 Staffing Plan

Forecasted Staff Utilization
December 3, 2025

2026 Project Work Load

SDA will have the following workload:

Capital Projects – 17 projects remaining in various phases of planning, design or construction utilizing internal and external resources. The status of the projects for 2026 consists of 6 in the planning phase, 4 in site preparation and/or bridging design and 7 advancing into construction.

Capital Maintenance/Emergent Grants – Administration of the remaining \$55.6 million in the FY 2022, 23, 24, 25 and 26 grant funding allocated to SDA Districts in budget appropriations.

Regular Operating District (ROD) Grants – In 2026, we will be actively managing 591 grants totaling \$369.6 million. The grant funding will support total estimated project costs of \$840.3 million across 213 school districts.

2022 Capital Plan Status						
<i>First Tranche for Advancement To Address Overcrowding</i>						
County	District	Project Type	Delivered	Planning	Site Prep/ Bridging Design	Construction
Union	Elizabeth	PK - 8 New School (Battin Replacement)				
Bergen	Garfield	K - 5 New School (#5 Replacement)				
Bergen	Garfield	K - 5 New School (Replacement)				
Cumberland	Bridgeton	9 - 12 HS Addition/Renovation				
Cumberland	Bridgeton	PK, 6 - 8 Addition/Renovation				
Cumberland	Bridgeton	6 - 8 Addition/Renovation				
Mercer	Trenton	K - 6 New School (Dunn School Site)				
Hudson	Union City	7 - 9 School Acquisition	N/A	N/A	N/A	N/A
Passaic	Passaic City	9 - 12 New School (HS #12 Replacement)				
Passaic	Paterson	9 - 12 New School (STEAM HS Replacement)				
Middlesex	New Brunswick	6 - 8, 9 - 12 MS / P-Tech Annex Acquisition				
Middlesex	New Brunswick	6 - 8 Addition/Renovation				
Middlesex	Perth Amboy	K - 5 New School				
Hudson	Wets New York	6 - 8 New School (Warminster Site)				
Atlantic	Pleasantville	PK - 5 New School (Decatur Ave Replacement)				
Hudson	Jersey City	PK New School				
Essex	Newark	PK - 8 Mandela School Acquisition				
Essex	Newark	9 - 12 New School (University HS)				
<i>Address Serious Facilities Deficiencies Through Delivery of Replacement Facilities</i>						
Camden	Camden City	9 - 12 New School (Eastside HS Replacement)				
Salem	Salem City	PK - 8 New School (Replacement)				
2026 Project Phase Totals			2	6	4	7

Staff Utilization

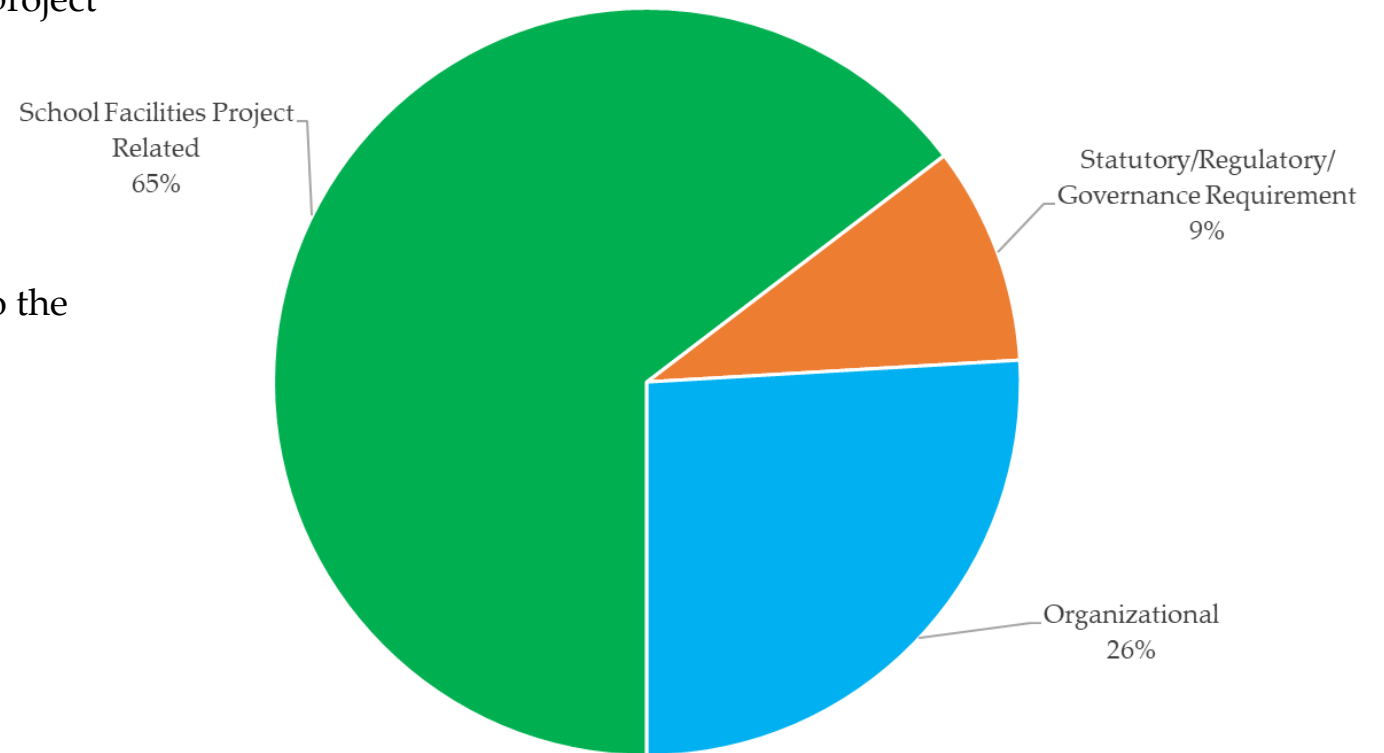
The adjacent pie chart illustrates the distribution of staff utilization across the Authority's core activities. Utilization levels have remained consistent with prior years, reflecting the organization's stable operational focus.

SDA continues to engage in the same categories of project work:

- Capital projects
- Capital Maint. & Emergent Grants, and
- Administration of ROD Grants

Currently, 65% of SDA staff resources are dedicated to the delivery of school facilities. The remaining allocation includes 26% directed toward organizational support functions and 9% toward statutory, regulatory, and governance-related activities.

SDA
Staff Utilization by Activity Type



Transactional Data

Transactional data was analyzed for the period spanning November 1, 2024, through October 31, 2025. During this time, the SDA processed over 4,350 transactions, encompassing both operational activities and school facilities projects. This volume reflects a full year of activity across the organization's core functions.



Procurement

15 operational and
school facilities
procurements



842 vendors
prequalified



195 purchase orders
issued



2,215 invoices processed
for operational and
school facilities



1,095 journal entries

Recommendation

SDA's proposed staffing plan for 2026 is strategically aligned with the anticipated workload for the year, as previously outlined. The Authority expects continued growth in activity throughout 2026, driven by the progression of additional design-build projects under the ongoing implementation of the 2022 Capital Plan.

To support this increased operational demand, the 2026 staffing plan establishes a maximum of 135 full-time equivalents (FTEs). While this represents a reduction of five FTEs compared to the 2025 plan, which authorized 140 FTEs, it reflects a measured approach to resource planning. The proposed level also marks an increase from SDA's current staffing of 123 FTEs, thereby providing the flexibility to scale personnel in alignment with project needs. Any staffing increases will remain subject to review and approval by the Audit Committee.

Resolution-5a.

Resolution Approving the 2026 Staffing Plan of the New Jersey Schools Development Authority

Resolution

WHEREAS, the New Jersey Schools Development Authority (SDA or the Authority) was established by law pursuant to P.L.2007, C.137 (N.J.S.A. 52:18A-235 et. seq.) and P.L. 2023, c.311 as an entity “in but not of” the New Jersey State Department of the Treasury; and

WHEREAS, pursuant to law, the Authority is authorized to “adopt bylaws for the regulation of its affairs and the conduct of its business”, which bylaws were adopted by the Authority on August 15, 2007 and amended by the Board of Directors in 2014, 2019 and 2024; and

WHEREAS, Article IX, Section 9.1 of the Authority’s Bylaws (Bylaws) establishes the Audit Committee as a standing committee of the Authority; and

WHEREAS, the Audit Committee’s Charter (Charter) sets forth the authority, composition, meetings, voting, and other responsibilities of the Audit Committee; and

WHEREAS, the Members of the Authority have approved amendments to the SDA Bylaws and Charter to clarify and strengthen the Board’s oversight role in matters involving personnel and compensation; and

WHEREAS, among the amendments to the Bylaws and Charter approved by the Board are amendments requiring the annual establishment of a “Staffing Plan” for the Authority; and

WHEREAS, Article V., Section 5.1 of the SDA Bylaws requires that the SDA’s Chief Executive Officer, upon establishment of the Authority’s annual Staffing Plan as defined in Article I, Section 1.7 of the Bylaws, present the same for consideration and adoption by the SDA Board of Directors; and

WHEREAS, Section G.2 of the SDA Audit Committee Charter stipulates that the SDA Audit Committee as well as the Board shall review the annual Staffing Plan as submitted by the SDA Chief Executive Officer; and

WHEREAS, on November 17, 2025, the SDA Audit Committee conducted a detailed review of the 2026 Staffing Plan prepared and submitted by the Chief Executive Officer and recommends approval of the same by the SDA Board of Directors.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby adopt the 2026 Staffing Plan prepared and submitted by the SDA Chief Executive Officer for comprehensive review by the Authority’s Audit Committee on November 17, 2025, and for Board consideration and adoption on this date, and authorize its implementation.

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

Attached: Memorandum, Approval of SDA 2026 Staffing Plan, dated December 3, 2025
Dated: December 3, 2025

Proposed 2026 Operating Budget

MEMORANDUM

TO: The Members of the Authority

FROM: Manuel Da Silva, Chief Executive Officer
Laurette J. Pitts, Chief Financial Officer

RE: Proposed 2026 Operating Budget

DATE: December 3, 2025

Justification for Budget Request

Pursuant to Article V, Section 5.2.B of the Authority's By-Laws, the Chief Executive Officer is required to prepare and submit a proposed annual budget for the Authority for adoption by the Members. Accordingly, in support of the Authority's current and projected project activities and other initiatives, we are submitting to the Board of Directors for their consideration a calendar year 2026 Operating Budget of \$15.5M, an increase of \$745 as compared to the 2025 Operating Budget. The 2026 Operating Budget includes a proposed headcount of 135 full-time equivalents (FTE) which is a decrease of 5 FTEs as compared to the 2025 budget. Combined with the prior four budget years, headcount is reduced by a total of 40 positions.

In April and September of 2022, the SDA Board of Directors approved amendments to SDA's Capital Plan authorizing the advancement of 19 additional capital projects. These capital projects will be funded largely from the \$200 million authorized for the Authority in the State FY 2022 budget, until these funds are fully exhausted, and then from the \$1.55 billion approved for appropriation from the State of New Jersey Debt Defeasance and Prevention Fund on June 30, 2022. An additional \$350 million was approved for appropriation from the Debt Defeasance and Prevention Fund, also on June 30, 2022, for Regular Operating District grant projects. Although SDA executive management is recommending a small staffing decrease in the 2026 Operating Budget, staffing may need to be increased in subsequent budgets, above the proposed headcount of 135, as the new project workload increases throughout 2026.

The management and administration of a \$250 million to \$300 million a year School Construction Program requires significant human resources. These resources and the functional areas they support have diverse responsibilities and accountabilities, but frequently their work is interrelated and all are critical to the successful management and administration of the Program. Several functional areas directly or indirectly impact school facilities projects such as capital planning, project controls and budgeting, real estate, design, construction management, contract management, project insurance and safety. Several other functional areas directly or indirectly touch projects, although their involvement may not be as apparent. These include procurement, accounts payable and legal. The Authority also administers a grants program providing state funding to regular operating districts for school facilities projects. In fact, nearly 70% of SDA's employees either directly or indirectly touch school facilities projects.

The management and oversight of numerous school construction capital projects and a grants program is not possible without back-office support and necessary control functions. These functional areas include human resources, payroll, information systems, records management, internal auditing, communications, corporate governance and financial and risk management, including accounting, operational budgeting, treasury operations and risk mitigation (i.e., insurance).

Budget Approach

To appropriately assign accountability, operating expenses are budgeted on a departmental basis. Departmental budget information supplied to the budget team is aggregated to arrive at divisional and Authority totals. Once approved, the budget is apportioned for 2026 monthly reporting.

Consistent with prior years, a portion of the Authority's employee salaries and benefits costs will be appropriately charged to school facilities projects based upon employee weekly time sheet data. For budget year 2026, the Authority has estimated the amount of such costs to be charged to school facilities projects at \$12.1M, which amount has been backed out of operating expense as presented in the attached materials.

Significant Operating Budget Variances

- Employee salaries charged to operating expense are projected to decrease by \$217K to approximately \$6.4M compared to the 2025 budgeted amount. The 2026 Operating Budget includes a proposed headcount of 135, which is a decrease of 5 positions from 2025. The amount of salaries estimated to be charged to school facilities projects is expected to increase by \$252K. This is due to the fact that five open positions - which have been approved and advertised - are for staff members involved with projects.
- Employee benefit costs charged to operating expense are projected to increase by \$129K as compared to the current year budget to approximately \$3.13M. This is primarily due to an increase of \$873K to Health & Prescription Drug Insurance Costs and an increase in Post Retirement Benefits of \$126K, offset by a decrease in Pension & Life Insurance costs of \$244K.

Overall, employee benefit costs are estimated to comprise approximately 49.67% of gross payroll in 2026. This represents an increase of 5.10% over the 2025 Budgeted figure of 44.57%.

- Temporary Staffing Services are expected to increase by \$110K in 2026 due to specialized staffing needs in the Design Studio.
- General Office & Facilities costs are expected to decrease by \$268K, due mainly to decreases in Common Area Maintenance Costs (CAM) of \$125K, Building Safety & Security of \$115K, Repairs & Maintenance of \$13K and Cellular costs of \$10K.

- Information Systems expenses are \$227K higher than the current year budget due primarily to increases in new project costs of \$398K, which includes consulting and licensing costs for the new Construction Project Management Software Kahua System of \$426K and the Great Plains Dynamic 365 system of \$122K. These costs are offset by replacing our current Construction Project Management System PMWeb of \$75K, and reducing the cost of our Authority Infrastructure projects of \$75K, as well as a decrease in Maintenance & Support of \$208K.
- Professional and Other Contracted Services are expected to increase by \$43K for the 2026 Budget due mainly to an increase in Outside Legal Services of \$50K, which is offset by a decrease in DAG legal services of \$5K and OAL annual assessment of \$5K.
- Property & Casualty Insurance costs are anticipated to decrease by \$22K for the 2026 Budget, primarily due to improved conditions in the Property/Casualty insurance market and aggressive comparison shopping by SDA's broker.
- Reserve for Unforeseen Events and New Initiatives Cost is anticipated to decrease by \$15K.
- The overall 2026 Operating Budget amount for SDA-owned automobile costs is decreased by \$10K. The 2026 Budget includes costs for the replacement of three SDA-owned vehicles nearing the end of their useful lives, which remains the same from this year's budget. The decrease in costs relates to charges for the Motor Pool.

Proposed 2026 Capital Budget and Carryforward Items (Non-School Facilities Capital Projects)

- The 2026 budget does not anticipate any new SDA capital projects. However, certain costs shown as expense in the 2026 Operating Budget (e.g., Automobile and Information Systems purchases), will have to be capitalized if the cost exceeds the SDA's capitalization threshold.

Accompanying Materials

The accompanying 2026 Operating Budget materials include the following: (1) Operating Budget Summary, (2) Operating Budget Details, (3) Employee Salaries and Fringe Benefit Expense Details, (4) Employee Headcount, and (5) 5-Year Operating Budget Summary Comparison.

Recommendation

The Members of the Authority are recommended to approve the proposed 2026 Operating Budget as presented in the accompanying materials. The proposed 2026 Operating Budget is for the amount of \$15.5 million and includes a headcount of 135.

Prepared by: James Wiegartner and Robert Carney

New Jersey Schools Development Authority
Proposed 2026 Operating Budget
Presentation to the Board of Directors

Table of Contents

	<u>Page No(s).</u>
1. Operating Budget Summary	1
2. Operating Budget Details	2 - 6
3. Employee Salaries and Fringe Benefit Expense Details	7
4. Employee Headcount	8
5. 5-Year Operating Budget Summary Comparison	9

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget	2025 Reforecast	Over/(Under)	
				2026 Budget vs 2025 Budget	2026 Budget vs 2025 Reforecast
Personnel Expenses:					
Employee Salaries	\$ 14,424,724	\$ 14,389,800	\$ 13,664,053	\$ 34,924	\$ 760,671
Employee Benefits	7,165,155	6,413,600	6,223,600	751,555	941,555
Direct Hire Temporary Employee Costs	50,000	50,000	50,000	-	-
Total Employee Salaries & Benefits Costs	21,639,879	20,853,400	19,937,653	786,479	1,702,226
<u>Less:</u> Employee Salaries Costs Charged to Projects	(8,018,330)	(7,766,400)	(7,376,818)	(251,930)	(641,512)
<u>Less:</u> Employee Benefits Costs Charged to Projects	(4,039,956)	(3,417,700)	(3,298,259)	(622,256)	(741,697)
Salaries & Benefits Costs Charged to Operating Expense	9,581,593	9,669,300	9,262,576	(87,707)	319,017
Temporary Staffing Services	159,600	50,000	50,000	109,600	109,600
Travel & Expense Reimbursements	32,600	32,600	24,000	-	8,600
Training & Professional Development	119,900	95,400	53,000	24,500	66,900
Total Personnel Expenses	9,893,693	9,847,300	9,389,576	46,393	504,117
Non-Personnel Expenses:					
Facilities & General Office Expenses	1,918,950	2,186,800	2,074,372	(267,850)	(155,422)
Information Systems	2,015,000	1,788,500	2,214,266	226,500	(199,266)
Professional & Other Contracted Services	883,500	840,600	574,020	42,900	309,480
Property & Casualty Insurance	588,602	610,800	610,800	(22,198)	(22,198)
SDA-Owned Automobiles	200,000	210,000	185,000	(10,000)	15,000
Communications & Outreach	4,000	4,000	4,000	-	-
Reserve for Unforeseen Events & New Initiatives	10,000	25,000	25,000	(15,000)	(15,000)
Total Operating Expenses	\$ 15,513,745	\$ 15,513,000	\$ 15,077,034	\$ 745	\$ 436,711
Total Full-Time Employees (FTEs)	135	140	140	(5)	(5)

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget
PERSONNEL EXPENSES:		
Employee Salaries & Benefits		
Employee Salaries	\$ 14,424,724	\$ 14,389,800
Employee Benefits	7,165,155	6,413,600
Direct Hire Temporary Employee Costs	50,000	50,000
Total Employee Salaries & Benefits Costs	21,639,879	20,853,400
<u>Less:</u> Employee Salaries Costs Charged to Projects	(8,018,330)	(7,766,400)
<u>Less:</u> Employee Benefits Costs Charged to Projects	(4,039,956)	(3,417,700)
Total Salaries & Benefits Costs Charged to Operating Expense	9,581,593	9,669,300
Temporary Staffing Services	159,600	50,000
Travel & Expense Reimbursements		
Mileage Reimbursements	9,700	9,700
Tolls & Parking	22,900	22,900
Total Travel & Expense Reimbursements	32,600	32,600
Training & Professional Development		
Conferences & Seminars	36,800	31,200
HR Training - Authority Wide	15,000	15,000
Career Development	5,000	10,000
Publications & Subscriptions	45,100	23,000
Professional Memberships & Licenses	18,000	16,200
Total Training & Professional Development	119,900	95,400
TOTAL PERSONNEL EXPENSES	9,893,693	9,847,300
NON-PERSONNEL EXPENSES:		
FACILITIES & GENERAL OFFICE EXPENSES		
Office Leases & Parking		
Trenton	1,176,400	1,174,600
Total Office Leases & Parking	1,176,400	1,174,600
Telephone		
Private-VolP	15,000	15,000
Cellular	98,000	107,000
Cellular - GPS/Engine & Maint Status	1,700	2,500
Total Telephone	114,700	124,500
Utilities		
Trenton Office	220,000	215,000
Total Utilities	220,000	215,000

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget
Postage & Delivery		
Meter Usage	900	1,200
Post Office Box Rental	2,500	2,100
State of NJ	400	400
Package Delivery	3,000	3,500
Total Postage & Delivery	6,800	7,200
Furniture & Equipment		
Furniture Purchases	-	1,500
Equipment Purchases	-	3,000
Equipment Leases/Maintenance	48,000	45,000
Total Furniture & Equipment	48,000	49,500
Office Supplies		
Stationery & Supplies	8,000	11,000
Printer & Copier Paper	3,500	5,000
Toner	7,000	10,000
Business Cards	250	500
Total Office Supplies	18,750	26,500
Building Security		
Building Safety & Security	-	115,000
Total Building Security	-	115,000
Mechanical Maintenance		
Repairs & Maintenance	12,000	25,000
Common Area Maintenance Fees	300,000	425,000
Total Mechanical Maintenance	312,000	450,000
Other		
Refreshments & Supplies	7,000	10,000
Employee Services	2,300	1,500
Recruitment Expense	13,000	13,000
Total Other	22,300	24,500
TOTAL FACILITIES & GENERAL OFFICE EXPENSES	1,918,950	2,186,800
INFORMATION SYSTEMS		
Maintenance and Support	836,000	1,044,000
Media Storage	36,000	33,000
System Supplies	34,000	34,000

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget
System Software		
General	20,000	20,000
Software-CrowdStrike	9,000	9,000
Total System Software	29,000	29,000
System Hardware		
General	148,500	118,500
Total System Hardware	148,500	118,500
Technology Projects		
Document Management	30,000	30,000
Authority Infrastructure Projects	20,000	95,000
Corporate Infrastructure Cloud Transition	75,000	75,000
KAHUA SaaS-Consulting Costs	174,000	-
KAHUA SaaS-Licensing Costs	252,000	-
Accounting Projects	122,000	-
PM Web	-	75,000
Total MIS Projects	673,000	275,000
External Services		
Internet Service Provider	152,000	136,000
On-Line Subscription Services	106,500	109,000
Total External Services	258,500	245,000
Information Systems Staff Technical Training	-	10,000
TOTAL INFORMATION SYSTEMS	2,015,000	1,788,500
PROFESSIONAL & OTHER CONTRACTED SERVICES		
Auditing		
Independent Auditor Services	127,000	122,000
Internal Audit	220,000	220,000
Total Auditing	347,000	342,000
Outside Legal & Related Services		
Outside Legal Services	325,000	275,000
DAG Legal Services	50,000	55,000
OAL Annual Assessment	10,000	15,000
Outside Legal & Related Services Total	385,000	345,000
Interagency Services		
Authorities Unit Assessment	7,000	7,000
Total Other Professional Services	7,000	7,000

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget
Other Professional Services		
ADP Services	50,000	50,000
Actuary Services	6,000	7,000
Total Other Professional Services	56,000	57,000
Other		
Document Storage (Off Site)	75,000	75,000
Computer Checks	500	600
Shredding Services	8,000	8,000
Bank Service Charges	5,000	6,000
Total Other	88,500	89,600
TOTAL PROFESSIONAL & OTHER CONTRACTED SERVICES	883,500	840,600
PROPERTY & CASUALTY INSURANCE		
Package-Owned	34,507	33,900
Automobile	38,333	40,700
Umbrella Liability	31,557	30,700
Umbrella Liability-Excess	18,027	17,300
Public Officials Liability	326,349	327,200
Public Officials Liability-Excess	106,610	106,700
Cyber Liability	25,064	40,300
Workplace Violence	8,155	8,200
Employee Dishonesty	-	5,800
TOTAL PROPERTY & CASUALTY INSURANCE	588,602	610,800
SDA-OWNED AUTOMOBILES		
Automobile Purchase Cost	120,000	120,000
State of NJ Central Motor Pool Charges	80,000	90,000
TOTAL SDA-OWNED AUTOMOBILES	200,000	210,000
COMMUNICATIONS & OUTREACH		
External Communications		
General	4,000	4,000
External Communications Total	4,000	4,000
TOTAL COMMUNICATIONS & OUTREACH	4,000	4,000
RESERVE FOR UNFORSEEN EVENTS & NEW INITIATIVES	10,000	25,000
TOTAL OPERATING EXPENSES	\$ 15,513,745	\$ 15,513,000

New Jersey Schools Development Authority
Proposed 2026 Operating Budget
Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget
Full-Time Employees (FTEs)		
Current Actives	122	128
Replacement Positions	13	12
Total Full-Time Employees	135	140

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

	Proposed 2026 Budget	2025 Budget	2026 Budget vs 2025 Budget
Employee Salaries:			
Employee Salaries	\$ 14,424,724	\$ 14,389,800	\$ 34,924
Direct Hire Temporary Employee Costs	50,000	50,000	-
Total Employee Salaries	14,474,724	14,439,800	34,924
<u>Less:</u> Employee Salaries Costs Charged to Projects	(8,018,330)	(7,766,400)	(251,930)
Total Employee Salaries Charged to Operating Expense	6,456,394	6,673,400	(217,006)
Employee Benefits:			
Social Security	1,098,507	1,094,100	4,407
Unemployment Insurance	50,000	50,000	-
Workers Compensation Insurance	59,372	68,000	(8,628)
Long-Term Disability	90,017	89,200	817
Pension and Life Insurance	2,054,090	2,298,500	(244,410)
Health Insurance	2,345,391	1,814,200	531,191
Prescription Drug Insurance	873,942	531,700	342,242
Dental Care	115,836	114,900	936
Vision Care	27,000	28,000	(1,000)
Post Retirement Benefits	451,000	325,000	126,000
Total Employee Benefits	7,165,155	6,413,600	751,555
<u>Less:</u> Employee Benefits Costs Charged to Projects	(4,039,956)	(3,417,700)	(622,256)
Total Employee Benefits Charged to Operating Expense	3,125,199	2,995,900	129,299
Total Salaries & Benefits Charged to Operating Expense	\$ 9,581,593	\$ 9,669,300	\$ (87,707)
Fringe Benefit Rate	49.67%	44.57%	

New Jersey Schools Development Authority

Proposed 2026 Operating Budget

Presentation to the Board of Directors

SDA Division/Unit	Proposed 2026 Budget	Employee Headcount		Proposed Headcount vs.	
		2025 Budget	12/31/2025 Actual	2025 Budget	12/31/2025 Actual
Office of Chief Executive Officer (CEO)	2	2	2	-	-
Human Resources	4	4	3	-	1
Communications	3	3	3	-	-
Legislative Affairs	1	1	1	-	-
EEO/AA & Contracting Accountability	4	4	4	-	-
Office of Corporate Governance	3	3	3	-	-
Chief Counsel	7	8	7	(1)	-
Information Systems	11	11	10	-	1
Central Records Management	3	3	3	-	-
Safety	4	4	4	-	-
Internal Audit	3	3	3	-	-
Office of Construction Operations	-	-	-	-	-
Northern/Southern Regions	18	18	16	-	2
Office of Program Operations	1	1	1	-	-
Planning & Program Operations	7	9	7	(2)	-
Design Studio	16	13	13	3	3
Grants Administration	7	7	7	-	-
Real Estate & Predevelopment	3	3	3	-	-
Office of Chief Financial Officer	1	1	1	-	-
Financial Operations	6	7	6	(1)	-
Financial Accounting & Disbursements	11	11	11	-	-
Procurement	9	10	9	(1)	-
Risk Management	2	2	2	-	-
Facilities	3	4	3	(1)	-
Replacement Positions*	6	8	-	(2)	6
Total Full-Time Employees (FTEs)	135	140	122	(5)	13

* These replacement positions to be determined at a later time, on an as needed basis.

New Jersey Schools Development Authority

Proposed 2026 Operating Budgetg

Calendar Years 2026 - 2022

	2026 Budget	2025 Budget	2024 Budget	2023 Budget	2022 Budget
Personnel Expenses:					
Employee Salaries	\$ 14,424,724	\$ 14,389,800	\$ 14,600,000	\$ 14,535,760	\$ 15,593,100
Employee Benefits	7,165,155	6,413,600	6,442,126	6,541,014	6,633,366
Direct Hire Temporary Employee Costs	50,000	50,000	50,000	48,443	48,443
Total Employee Salaries & Benefits Costs	21,639,879	20,853,400	21,092,126	21,125,217	22,274,909
<u>Less:</u> Employee Salaries Costs Charged to Projects	(8,018,330)	(7,766,400)	(7,672,076)	(7,640,240)	(8,594,438)
<u>Less:</u> Employee Benefits Costs Charged to Projects	(4,039,956)	(3,417,700)	(3,528,372)	(3,487,316)	(3,695,608)
Salaries & Benefits Costs Charged to Operating Expense	9,581,593	9,669,300	9,891,678	9,997,661	9,984,863
Temporary Staffing Services	159,600	50,000	100,000	150,000	150,000
Travel & Expense Reimbursements	32,600	32,600	30,540	30,900	26,200
Training & Professional Development	119,900	95,400	96,726	94,806	98,499
Total Personnel Expenses	9,893,693	9,847,300	10,118,944	10,273,367	10,259,562
Non-Personnel Expenses:					
Facilities & General Office Expenses	1,918,950	2,186,800	2,022,440	2,342,477	2,448,559
Information Systems	2,015,000	1,788,500	1,718,000	1,612,500	1,378,000
Professional & Other Contracted Services	883,500	840,600	935,600	930,100	1,003,930
Property & Casualty Insurance	588,602	610,800	594,000	553,400	467,300
SDA-Owned Automobiles	200,000	210,000	200,000	145,000	145,000
Communications & Outreach	4,000	4,000	4,000	4,000	1,800
Reserve for Unforeseen Events & New Initiatives	10,000	25,000	25,000	50,000	50,000
Total Operating Expenses	\$ 15,513,745	\$ 15,513,000	\$ 15,617,984	\$ 15,910,844	\$ 15,754,151
Total Full-Time Employees (FTEs)	135	140	150	150	175

Resolution—5b.

Approval of the Fiscal Year 2026 SDA Annual Operating Budget

Resolution

WHEREAS, the New Jersey Schools Development Authority (SDA or the Authority) was established by law pursuant to P.L.2007, C.137 (NJSA 52:18A-235 et. seq.) and P.L. 2023, c.311 as an entity “in but not of” the New Jersey State Department of the Treasury; and

WHEREAS, pursuant to law, the Authority is authorized to “adopt bylaws for the regulation of its affairs and the conduct of its business” and bylaws were adopted by the Authority on August 15, 2007 and amended in 2014, 2019 and 2024; and

WHEREAS, pursuant to Article IX of the Authority’s bylaws, there was established an SDA Audit Committee, the duties and responsibilities of which are set forth in the Audit Committee Charter; and

WHEREAS, pursuant to Article VII, Section 7.1 of the Authority’s bylaws, “the fiscal year of the Authority shall commence on the first day of January of each calendar year and conclude on the last day of December of the same calendar year; and

WHEREAS, pursuant to Article V. Section 5.1B of the Authority’s bylaws, the Authority’s “Chief Executive Officer shall prepare and submit a proposed annual budget for the Authority for each ensuing year for adoption by the members of the Authority”; and

WHEREAS, pursuant to Article V. Section 5.1B of the Authority’s bylaws, the Chief Executive Officer submitted to the Audit Committee for consideration a proposed operating budget for the Authority’s Fiscal Year 2026; and

WHEREAS, at its October 20, 2025 and November 17, 2025 meetings, the Audit Committee reviewed and discussed the Fiscal Year 2026 budget proposal submitted by the Chief Executive Officer; and

WHEREAS, pursuant to Article VII A.1 of the Audit Committee Charter and following deliberations, the Audit Committee recommends for approval by the Members of the Authority the \$15.5 million budget proposal recommended by SDA management for Fiscal Year 2026 and it is so presented in the attachment hereto.

NOW THEREFORE BE IT RESOLVED, that the Board hereby approves the attached Fiscal Year 2026 Annual Operating Budget for staffing, general and administrative expenses and capital expenditures in support of SDA operations totaling \$15.5 million and authorizes the Chief Executive Officer to expend funds on behalf of the Authority pursuant to this Budget as required.

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, Proposed Fiscal Year 2026 Annual Operating Budget, dated
December 3, 2025

Dated: December 3, 2025

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

Approval of Awards - Bridging Design Consultant Services – GP-0298-R01



MEMORANDUM

TO: Members of the Authority

FROM: Sean Murphy
Managing Director, Procurement

David Magyar
Program Director, Design Studio

DATE: December 3, 2025

RE: District: Statewide
Description: Bridging Design Consultant Services
Package No.: GP-0298-R01
Award: \$32,000,000 (aggregate Not-to-Exceed amount)

SUBJECT: Approval of Awards for Bridging Design Consultant Services

INTRODUCTION

The NJSDA most recently procured Bridging Design Consultant Services in 2022. Since the current Bridging Design Consultant Services task order contracts will be expiring in December 2025, the Authority is requesting the Members' approval to award contracts to a new pool of eight (8) firms to provide the requisite services. Through these eight (8) engagements resulting from a competitive procurement process, the NJSDA will have available a pool of Bridging Design Consultants to permit expedited assignment and award of Task Orders for Bridging Design Consultant services on school facility projects to be advanced under a Design-Build methodology. We are also requesting that the Board approve the issuance, under this engagement, of individual Task Order assignments, including the subsequent amendment or modification of such Task Orders, by staff to allow for expeditious advancement of school facilities projects. The term of each Agreement shall extend for a period of three (3) years or until all obligations of the Bridging Design Consultant to deliver services pursuant to any existing Task Order have been performed to the satisfaction of the Authority, whichever is later. Each of the eight (8) contracts will individually have a not-to-exceed amount of \$4,000,000.

Task Order assignments under this engagement will be compensated on a time and materials not-to-exceed basis in accordance with the hourly rates set forth in the Request for Qualifications and Proposals (see attached Exhibit A), or on a lump-sum fee basis consistent with the established hourly rates. Task Orders will be awarded initially based on the ranking order of the top eight (8) most highly-ranked firms based on the Final Combined Score Ranking; subsequent awards will be assigned rotationally in the same order; except that this order may be altered, and a firm may be skipped over in rotation, based on considerations of an individual firm's: (1) capacity to undertake the assignment, including the demonstrated ability to meet schedule goals for previous or existing Task Order assignments or awards; (2) unique local municipality or school district experience; (3) specialized experience applicable to the assignment; (4) commitment to meet schedule requirements; (5) assessment of potential conflicts of interest; and (6) number and value of previous awards on the contract in an effort to equitably distribute the work.

The Bridging Design Consultants awarded Task Orders under this procurement will represent the NJSDA by developing bridging design documents to be used as the basis for a subsequent procurement of a Design-

Builder who will be responsible for the design and construction of a school facilities project in conformance with the bridging design documents. The scope of the required Bridging Design Consultant services includes, but is not limited to, programming, preparation of educational specifications, preparation of schematic design documents including detailed room layouts, and preparation of bridging design drawings and performance specifications. At the Authority's option, such services may include Predesign activities such as Program development and the development, evaluation, and selection of a conceptual design option.

This contract will not be used to engage a design professional to act as Architect of Record for a project, or to otherwise develop full, buildable construction documents for a new school facilities project. It is anticipated that the pool of Bridging Design Consultants will be utilized to advance projects with construction costs ranging from \$25 million to \$50 million or more. Projects may include elementary, middle, and high school facilities with capacities ranging from 600 to 1,000 students or more and may range in size from 75,000 square feet to 150,000 square feet or more. Anticipated projects may constitute new school facilities or addition and renovation projects, and such projects may include demolition of existing facilities including, where necessary, hazardous materials abatement. The award of any subsequent design-build construction contracts will be subject to Operating Authority approval.

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.

PROCUREMENT PROCESS

The Request for Qualifications and Proposals ("RFQ&P") was advertised beginning on September 4, 2025 on the NJSDA website, on the NJ State website, and in selected newspapers for interested firms to participate in the bidding process. In addition, the RFQ&P was distributed to those firms that are pre-qualified in the Architecture (P001) discipline by both the Department of Treasury-Division of Property Management and Construction and the NJSDA.

Technical Proposals were received from twenty-one (21) firms by October 8, 2025.

A Selection Committee consisting of four (4) NJSDA staff members evaluated the Technical Proposals based upon the information provided by the firms in response to the RFQ&P for this procurement. The Selection Committee members independently evaluated the Technical Proposals based on the following criteria:

- Team Design Consultant Qualifications
- Key Team Members' Experience
- Firm's Approach to Managing the Bridging Design Consultant Team
- Firm's Approach to Schedule

Each Selection Committee member evaluated each 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&P requirements with no deficiencies.
- Sufficient (5-6): meets RFQ&P requirements with no significant deficiencies.
- Minimal (3-4): meets RFQ&P requirements but contains some significant deficiencies.
- Marginal (1-2): comprehends intent of RFQ&P 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
Team Design Consultant Qualifications	4.0	40
Key Team Members' Experience	3.5	35
Firm's Approach to Managing the Bridging Design Consultant Team	1.5	15
Firm's Approach to Schedule	1.0	10
Total Possible Points		100

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

TABLE 2

Firm	Final Technical Proposal Score	Technical Proposal Rank
RSC Architects	80.188	1
Michael Graves & Associates, Inc.	77.813	2
SSP Architectural Group, Inc.	74.188	3
Design Ideas Group Architecture + Planning, LLC	71.938	4
Mount Vernon Group Architects, Inc.	68.563	5
NK Architects, P.A.	67.375	6
Di Cara / Rubino Architects	66.688	7
Paulus, Sokolowski & Sartor Engineering, PC	65.875	8
USA Architects, Planners + Interior Designers, Ltd.	65.625	9
KSS Architects, LLP	65.438	10
DMR Architects, Inc.	62.375	11
STV Architects, Inc.	61.375	12
LAN Associates	60.125	13
Design Resources Group, Architects, AIA	59.250	14
Dattner Architects, PC	58.125	15
Parette Somjen Architects, LLC	53.250	16
Posen Architects, LLC	51.250	17
Urbahn Architects, PC	49.000	18
Massa Multimedia Architecture, PC	46.938	19
Lammey & Giorgio, P.A.	46.000	20
H2M Architects & Engineers, Inc.	45.000	21

The RFQ&P stipulated that a shortlist of the ten (10) highest-ranked firms would be determined based on the Final Technical Proposal Scores. The shortlisted firms participated in interviews with the Selection Committee on November 6 and November 12, 2025. The interviews allowed the firms to expand and detail their firm and team experience with respect to NJSDA requirements for Bridging Design Consultant 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 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
RSC Architects	82.938	1
Michael Graves & Associates, Inc.	79.750	2
SSP Architectural Group, Inc.	72.750	3
KSS Architects, LLP	71.063	4
Di Cara / Rubino Architects	68.625	5
USA Architects, Planners + Interior Designers, Ltd.	68.438	6
Design Ideas Group Architecture + Planning, LLC	65.875	7
NK Architects, P.A.	64.375	8
Paulus, Sokolowski & Sartor Engineering, PC	59.875	9
Mount Vernon Group Architects, Inc.	55.688	10

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

TABLE 4

Firm	Final Combined Score	Combined Rank
RSC Architects	81.563	1
Michael Graves & Associates, Inc.	78.781	2
SSP Architectural Group, Inc.	73.469	3
Design Ideas Group Architecture + Planning, LLC	68.906	4
KSS Architects, LLP	68.250	5
Di Cara / Rubino Architects	67.656	6
USA Architects, Planners + Interior Designers, Ltd.	67.031	7
NK Architects, P.A.	65.875	8
Paulus, Sokolowski & Sartor Engineering, PC	62.875	9
Mount Vernon Group Architects, Inc.	62.125	10

RECOMMENDATION

The Members of the Authority are requested to approve:

1. The award of contracts to the top eight (8) most highly-ranked firms, as listed in Table 4, at the standardized hourly rates set forth in Exhibit A to this memorandum. Each firm would enter into a contract for a not-to-exceed amount of \$4,000,000 over the three year term of the Agreement;
2. The issuance of individual Task Order assignments by NJSDA staff under this engagement; and
3. The amendment or modification of individual Task Order assignments by NJSDA staff under this engagement.

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

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

/s/ David Magyar
David Magyar, Program Director, Design Studio

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

EXHIBIT A
HOURLY RATES

Architectural Staff	Rate
Principal Architect-In-Charge	\$200.00
Project Manager	\$175.00
Project Architect	\$150.00
Educational Planner	\$150.00
Construction Administrator	\$150.00
Specifications Writer	\$150.00
Commissioning, LEED, E-Rate, Acoustical, and Other Architectural Specialists	\$150.00
Staff Architect	\$125.00
Architectural Staff	\$105.00
CAD/Draftsperson	\$ 95.00
Administrative/Clerical	\$ 65.00
Engineering Staff	Rate
PE, Principal-In-Charge	\$200.00
Supervising Engineer	\$175.00
Staff Engineer (All Disciplines)	\$150.00
Technology/Security Specialist	\$125.00
Landscape Architect	\$125.00
Engineering Staff/EIT	\$105.00
CAD/Draftsperson	\$ 95.00
Administrative/Clerical	\$ 65.00
Environmental Staff	Rate
Principal Environmental Specialist	\$200.00
Senior Environmental Specialist	\$175.00
Project Environmental Specialist	\$150.00
Environmental Specialist	\$125.00
Environmental Staff	\$105.00
Field Sampling Personnel	\$ 95.00
Administrative/Clerical	\$ 65.00
Cost Estimating Staff	Rate
Principal Cost Estimator	\$175.00
Senior Cost Estimator	\$150.00
Cost Estimator	\$125.00

Resolution—6a.

Approval of Award
Package No. GP-0298-R01
Bridging Design Consultant Services Contract

Resolution

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

WHEREAS, upon completion of a competitive procurement process, SDA management requests that the Members of the Authority approve the award of contracts to a pool of eight (8) firms for Bridging Design Consultant Services; and

WHEREAS, through these 8 engagements, the SDA will have available a pool of Bridging Design Consultants to permit expedited assignment and award of Task Orders for Bridging Design Consultant services on school facility projects to be advanced under a Design-Build methodology; and

WHEREAS, management further recommends that the Members approve the issuance under this engagement of individual Task Order assignments, including the subsequent amendment or modification of such Task Orders by staff to allow for the expeditious advancement of school facilities projects; and

WHEREAS, pursuant to this engagement, Task Orders will be awarded on a rotational assignment basis to pool members for the performance of services on a time and materials basis in accordance with the hourly rates set forth in the Request for Qualifications and Proposals as presented or on a lump-sum fee basis consistent with the established hourly rates; and

WHEREAS, the term of each engagement shall extend for a period of three years or until all obligations of the Bridging Design Consultant to deliver services pursuant to any existing Task Order have been performed to the satisfaction of the Authority, whichever is later, and each of the eight 8 contracts will individually be subject to a not-to-exceed amount of \$4,000,000; and

WHEREAS, the details, terms and parameters of the proposed Bridging Design Consultant Task Order engagements, along with the names of the eight 8 firms and particulars of the procurement process followed are fully set forth in detail in the memorandum presented to the Board on this date and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve the award of contracts to the top eight most highly-ranked firms for the provision of Bridging Design Consultant Services, as listed in Table 4 of the memorandum presented to the Board on this date, at the standardized hourly rates set forth in Exhibit A to the memorandum.

BE IT FURTHER RESOLVED, that each firm is to enter into a contract for a not-to-exceed amount of \$4,000,000 over the three-year term of the Agreement or until all obligations of the Bridging Design Consultant to deliver services pursuant to any existing Task Order have been performed to the satisfaction of the Authority, whichever is later.

BE IT FURTHER RESOLVED, that the Members of the Authority approve the issuance of individual Task Order assignments and the amendment or modification of individual Task Order assignments by SDA staff under this engagement.

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

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

Attached: Memorandum, Approval of Award, Package No. GP-0298-R01, Bridging Design Consultant Services, dated December 3, 2025

Dated: December 3, 2025

**Design-Build Award and Approval of Final Project Charter - Pleasantville Public
School District – New Elementary School - ET-0102-B01**



MEMORANDUM

TO: Members of the Authority

FROM: Sean Murphy
Managing Director, Procurement

Steve Wendling
Program Director, Construction Operations

DATE: December 3, 2025

RE: District: Pleasantville Public School District
School: New Elementary School
Description: Design-Build
Package No.: ET-0102-B01
Construction Cost Estimate (CCE): \$52,947,916
Advertised CCE Range: \$49,700,000 to \$55,000,000
Award: \$55,765,000

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

INTRODUCTION

We are writing to recommend approval by the Members of the Authority of the award of a contract in the amount of \$55,765,000 to Ernest Bock & Sons, Inc.¹ for Design-Build services for the New Elementary School in the Pleasantville Public School District.

The Design-Build Team will complete the design of the New Elementary 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 elementary 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.

¹ Ernest Bock & Sons, Inc. listed the following subcontractors for the required trades in its Price Proposal: Eagle Mechanical, Inc. (HVACR and Plumbing), BW Electrical Services, LLC (Electrical), and Thomas Company, Inc. (Structural Steel & Ornamental Iron). Ernest Bock & Sons, Inc. also listed a design consultant team lead by USA Architects, Planners + Interior Designers, Ltd. (Architecture), and includes Johnson & Urban Consulting Engineers, LLC (HVAC Engineering, Electrical Engineering and Plumbing Engineering), French & Parrello Associates, P.A. (Civil Engineering and Environmental Engineering), and Jason C. Tarantino Associates dba JT Engineering (Structural Engineering).

BACKGROUND

At the January 3, 2024 Board Meeting, the Members approved the Preliminary Project Charter for the New Elementary School project. The project is planned to be an approximately 91,400 square foot two-story facility to educate approximately 658 students in grades Pre-Kindergarten through Fifth.

A Construction Management firm will be engaged to manage the construction of the New Elementary School. Advertisement for the procurement of these services will initiate during the first quarter of 2026.

PROCUREMENT PROCESS

This package was advertised as a design-build 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. 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 August 25, 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

Firm	Project Rating Limit
Daniel J. Keating Company	\$355,307,417.00
Dobco, Inc.	\$274,040,000.00
Ernest Bock & Sons, Inc.	\$143,291,222.00
Hall Construction Company, Inc.	\$144,820,618.00
Terminal Construction Corporation	\$419,936,285.00
T.N. Ward Company	\$476,000,000.00

Interested bidders were required to attend a mandatory site visit held on August 28, 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 September 19, 2025. Addenda responses to Bidder Questions were issued to the bidders on October 1 and October 15, 2025.

Technical and Price Proposals were received on October 28, 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 four (4) NJSDA staff members and one (1) alternate, and one (1) Pleasantville 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 November 10, 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

Project Approach Criteria Evaluation Category	Weighting Factor (Applied to Raw Score)	Maximum Weighted Points
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
Total Possible Points		100

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

Contractor	Non-Price Score	Non-Price Rank
Ernest Bock & Sons, Inc.	77.300	1
Hall Construction Company, Inc.	63.200	2
Dobco, Inc.	49.400	3

Sealed Price Proposals

Once all of the Technical Proposals were scored pursuant to the "Project Approach Criteria", the Price Proposals² were publicly opened on November 12, 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:

TABLE 4

Contractor	Bid Amount	Price Score	Price Rank
Ernest Bock & Sons, Inc.	\$55,765,000.00	100.000	1
Hall Construction Company, Inc.	\$59,970,000.00	92.459	2
Dobco, Inc.	\$61,500,000.00	89.716	3

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

As stipulated in the RFP, each Bid Amount is inclusive of NJSDA-established Allowances totaling \$1,030,000, as follows: \$500,000 for General Design and Construction; \$250,000 for Fire Pump; \$130,000 for Emergency Responder Radio System; \$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

Contractor	Raw Non-Price Score	Raw Price Score	Weighted Non-Price Score (40%)	Weighted Price Score (60%)	Final Combined Score	Final Rank
Ernest Bock & Sons, Inc.	77.300	100.000	30.920	60.000	90.920	1
Hall Construction Company, Inc.	63.200	92.459	25.280	55.476	80.756	2
Dobco, Inc.	49.400	89.716	19.760	53.829	73.589	3

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

Highest Ranked Bidder’s Price Proposal

The bid submitted by Bock was greater than the CCE. In order to understand the differential between the CCE and the bid price and to ensure the contractor’s Price Proposal was inclusive of all scope of work elements, a conference was conducted on November 17, 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 proprietary HVAC and fire alarm equipment, additional duct materials due to supply runs in a two story building, limited electrical subcontractor bidding pool, and increased Design Consultant fees. 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 Bock.

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 demolition and site preparation costs, as well as, NJSDA Staff costs for both Design and Project Management. The Final Project

Charter budget of \$72.6 million represents a net increase of approximately \$6.9 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 January 2024. Additionally, the 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. ET-0102-B01 in the amount of \$55,765,000 inclusive of NJSDA-established Allowances totaling \$1,030,000. 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

12/03/25

**Supersedes
Charter Dated**

01/03/24

Region: Southern
District: Pleasantville
Project Name: New Decatur Avenue ES
School Type: Elementary School
DOE # / Project #: 4180-N01-24-1000 / 4180-N01-24-0CCE
Project Type (New/Add/Reno): New
Project Location: 115 W Decatur Ave. Pleasantville, NJ
Number of Students 601 (FES Capacity) 658 (Maximum Capacity)

Land Acquisition Required? ☐ Yes ☒ No

Temporary Space Required? ☐ Yes ☒ No

Funding Source

2022 Capital Plan

Project Budget: \$ 72,627,000

Anticipated Substantial Completion Date June-28

Anticipated School Occupancy Date September-28

Funding Allocated

\$72,627,000

Project Team Leader: Steve Wendling

Project Initiation Date: Aug-23

SDA Board - Project Charter Approval Date: 12/03/25

District Local Share

\$100,000

Charter Version and Date	Project Summary
☐ Planning	New grade Pre-K to 5 School on the existing Decatur Avenue School site to educate approximately 600 students.
☐ Preliminary 01/03/24	
☒ Final 12/03/25	
Purpose for Advancement of Current/Revised Project Charter	
Revision # and Date	Establishment of Final Budget and Schedule based upon the award for the design builder for the project.
☐ Revision 1	
☐ Revision 2	District Project Goals
☐ Revision 3	
☐ Revision 4	
☐ Revision 5	
☐ Revision 6	
A new school to mitigate district-wide overcrowding at the elementary grade levels.	

Recommendation

/s/ Steve Wendling Program Director - Program Operations Steve Wendling	Dec 3, 2025 Date	/s/ Gregory Voronov Managing Director - Planning & Program Ops. Gregory Voronov	Dec 3, 2025 Date
/s/ David Magyar Director - Design Studio David Magyar	Dec 3, 2025 Date	/s/ Ramy Kamel VP - Program & Construction Ops Ramy Kamel	Dec 3, 2025 Date

Approval

/s/ Manuel Da Silva Chief Executive Officer Manuel Da Silva	Dec 3, 2025 Date
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New Jersey Schools Development Authority

Project Charter - Milestones & Delivery Method

Charter Date

12/03/25

District / Project Name: Pleasantville / New Decatur Avenue ES
DOE # / Project #: 4180-N01-24-1000 / 4180-N01-24-0CCE

Project Milestones	Date
School Occupancy Date	Sep-28

DELIVERY METHOD				Design/Build					
Real Estate Services				Start	Est.	Act.	Finish	Est.	Act.
Feasibility				Oct-23	☐	☒	Oct-24	☐	☒
Site Investigations				Oct-23	☐	☒	Oct-24	☐	☒
Site Acquisition				N/A	☐	☐	N/A	☐	☐
Relocation				N/A	☐	☐	N/A	☐	☐
Existing School Demolition & Site Work				Aug-25	☐	☒	Apr-26	☒	☐
Early Site Package				Aug-25	☐	☒	Apr-26	☒	☐
Deed Restriction Required? <u>TBD</u>				Date	☐	☐			
District Notified?					☐	☐			
Classification Exception Area? <u>TBD</u>					☐	☐			
District Notified?					☐	☐			
Special Considerations									

Design:				Date	Est.	Act.			
Design Start (NTP)				Aug-23	☐	☒			
				Start	Est.	Act.	Finish	Est.	Act.
Program Concept Phase				Aug-23	☐	☒	Apr-24	☐	☒
Schematic Design				Oct-24	☐	☒	Apr-25	☐	☒
Bridging Documents				Mar-25	☐	☒	Aug-25	☐	☒
Design-Build Bid/Award				Aug-25	☐	☒	Dec-25	☐	☒
Design-Build NTP				Dec-25	☐	☒	Jan-26	☒	☐
Final Design				Jan-26	☒	☐	Oct-26	☒	☐
Special Considerations									

Construction:				Date	Est.	Act.			
Construction Start (NTP)				Oct-26	☒	☐			
Substantial Completion (TCO)				Jun-28	☒	☐			
School Occupancy Date				Sep-28	☒	☐			
Title Transfer				N/A	☒	☐			
Final Completion (C of O)				Sep-28	☒	☐			
Post Occupancy Walk Through				May-29	☒	☐			
Project Close-Out				Jun-29	☒	☐			
Special Considerations									

New Jersey Schools Development Authority Project Charter - Project Budget

Charter Date

12/03/25

District / Project Name: Pleasantville / New Decatur Avenue ES
DOE # / Project #: 4180-N01-24-1000 / 4180-N01-24-0CCE

2022 Capital Plan Funding Allocation \$ **72,627,000**

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 \$1,030,000, as follows: \$500,000 for General Design and Construction; \$250,000 for Fire Pump; \$130,000 for Emergency Responder Radio System; \$100,000 for Outdoor LED Signage; and \$50,000 for Elevator Operator.

Project Budget:

Gross Building Area (GSF):		Grossing Factor:
New	91,400	1.54
Addition	0	
Renovation	0	
Total Gross Building Area (GSF):	91,400	
Estimated Building Cost / GSF		
New Construction Cost/GSF	\$524.57	
Renovation Cost/GSF		

Design-Builder Costs

Design	\$3,380,000
Building Costs	\$47,946,000
Site Development Costs	\$3,409,000
Allowances	\$1,030,000
Design Contingency	\$0
Construction Contingency	\$2,740,000
Total Construction Costs	\$58,505,000

Pre-Development Costs:

Consultant Services	\$492,000
ESP Existing School Demolition	\$2,460,000
Land Acquisition	\$0
Relocation	\$0
Property Maintenance/Carry Costs	\$0
Total Pre-Development Costs	\$2,952,000

Other Costs:

Bridging Design Services	\$1,370,000
In-House Design & Project Management	\$2,200,000
Construction Management Services	\$3,000,000
FF&E & Technology	\$3,800,000
Temporary Space	\$0
Other Costs	\$900,000
Total Other Costs	\$11,270,000

Other Funding Sources

Rebates & Refunds	\$0
District Local Share Funds	(\$100,000)
Total Other Funding Sources	(\$100,000)

Total Project Budget	\$72,627,000
Funding from Prior Allocation	\$0
Funding from 2022 Capital Plan	\$72,627,000

New Jersey Schools Development Authority

Project Budget Variance

Charter Date

12/03/25

District / Project Name: Pleasantville / New Decatur Avenue ES
DOE # / Project #: 4180-N01-24-1000 / 4180-N01-24-0CCE

Project Budget:

	Capital Plan Estimate	Preliminary Charter	VARIANCE Fav/(Unfav)
Grossing Factor:	1.55	1.54	0.01
Gross Building Area (GSF):			
New	91,000	91,400	(400)
Addition	0	0	0
Renovation	0	0	0
Total Gross Area (GSF):	91,000	91,400	(400)
Design-Builder Costs			
Design	\$2,400,000	\$3,380,000	(\$980,000)
Building Costs	\$39,500,000	\$47,946,000	(\$8,446,000)
Site Development Costs	\$2,300,000	\$3,409,000	(\$1,109,000)
Allowances	\$1,000,000	\$1,030,000	(\$30,000)
Design Contingency	\$4,420,000	\$0	\$3,890,000
Construction Contingency	\$2,210,000	\$2,740,000	
Total Construction Costs	\$51,830,000	\$58,505,000	(\$6,675,000)
Pre-Development Costs:			
Consultant Services	\$520,000	\$492,000	\$28,000
ESP Existing School Demolition	\$2,700,000	\$2,460,000	\$240,000
Land Acquisition	\$0	\$0	\$0
Relocation	\$0	\$0	\$0
Property Maintenance/Carry Costs	\$0	\$0	\$0
Total Pre-Development Costs	\$3,220,000	\$2,952,000	\$268,000
Other Costs:			
Bridging Design Services	\$1,500,000	\$1,370,000	\$130,000
In-House Design & Project Management	\$2,500,000	\$2,200,000	\$300,000
PMF/CM	\$2,200,000	\$3,000,000	(\$800,000)
FF&E & Technology	\$3,600,000	\$3,800,000	(\$200,000)
Temporary Space	\$0	\$0	\$0
Other Costs	\$900,000	\$900,000	\$0
Total Other Costs	\$10,700,000	\$11,270,000	(\$570,000)
Other Funding Sources			
Rebates & Refunds	\$0	\$0	\$0
District Local Share Funds	\$0	(\$100,000)	\$100,000
Total Other Funding Sources	\$0	(\$100,000)	\$100,000
Total Project Budget	\$65,750,000	\$72,627,000	(\$6,877,000)
Funding from Prior Allocation	\$0	\$0	\$0
Funding from 2022 Capital Plan	\$65,750,000	\$72,627,000	(\$6,877,000)

Budget Variance Analysis:

The project budget represents a net increase of approximately \$6.9 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 January 2024. The 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—6b.

Design-Build Services Award and Approval of Final Project Charter

District:	Pleasantville Public School
School:	New Elementary School
Description:	Design-Build
Package No.:	ET-0102-B01
CCE:	\$52,947,916
Advertised CCE Range:	\$49,700,000 to \$55,000,000
Award:	\$55,765,000
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 Elementary School in the Pleasantville Public School District project (Project) will consist of the construction of an approximately 91,400 square foot two-story facility to educate approximately 658 students in grades Pre-Kindergarten through Fifth; and

WHEREAS, on January 3, 2024, the Members of the Authority 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; and

WHEREAS, a package for a design-build solicitation was advertised beginning August 13, 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, Ernest Bock and Sons, Inc., in the amount of \$55,765,000 inclusive of SDA-established allowances totaling \$1,030,000; 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 \$55,765,000 inclusive of SDA-established allowances totaling \$1,030,000, to the highest ranked bidder, Ernest Bock and Sons, Inc., for the New Elementary School in the Pleasantville 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, Pleasantville New Elementary School (Contract No. ET-0102-B01), Pleasantville School District, dated December 3, 2025

Dated: December 3, 2025

**Preliminary Project Charter - Jersey City Public School District –
Chaplain Charles Watters School No. 24 Addition Project**



MEMORANDUM

TO: Members of the Authority

FROM: David Magyar
Program Director, Design Studio

Gregory Voronov
Managing Director, Planning & Program Operations

DATE: December 3, 2025

SUBJECT: Preliminary Project Charter

RE: Jersey City Public School District – Chaplain Charles Watters School No. 24 Addition Project

INTRODUCTION

At the April 6, 2022 NJSDA Board Meeting, the Members of the Authority approved the Authority's 2022 Strategic Plan Update and Capital Plan. That Plan identified a Jersey City Public School District (District) new Pre-Kindergarten school project (the Project) for approximately 360 students. The Project would address overcrowding and be constructed on the existing SDA-owned Ege Avenue site acquired between 2004 and 2006. Subsequent working group discussions with District representatives and the New Jersey Department of Education (DOE), NJSDA staff have validated District needs and identified an alternate recommended Project scope to address those needs. We are writing to provide the Board with our recommendations for advancement of the identified Project.

We are also writing to recommend Board approval of the attached Preliminary Project Charter, created by Program Operations staff, which details Project advancement recommendations including estimated project costs and schedules for Project completion. Pursuant to the NJSDA Operating Authority adopted by the Board on January 8, 2025, Preliminary Project Charters require approval by the Members of the Authority.

BACKGROUND

Based upon the DOE's 2019 Educational Facilities Needs Assessment (EFNA) which identified Pre-K overcrowding in the District, the NJSDA 2022 Capital Plan identified a new Pre-K school project for validation prior to advancement. Working group discussions with the District and DOE have served to validate District needs and identified an alternative project to be advanced to address those needs by constructing an addition to the existing Chaplain Charles Watters School No. 24 (No. 24 School) to provide both new Pre-K and K classrooms and educationally appropriate gymnasium that is facility currently lacks. The existing No. 24 School constructed in 1914 is an approximately 117,000 square foot facility educating 576 students in grades Pre-K to 8. The school is in generally good condition for its age with its major shortcoming being the lack of an educationally appropriate gymnasium.

RECOMMENDED PROJECT SCOPE:

NJSDA staff has developed a proposed Project scope based on a detailed evaluation of District needs and application of standard programmatic models. Based on that analysis, the recommended Project scope calls for the construction of an approximately 38,800 SF addition consisting of 16 Pre-K and K classroom and a new gymnasium. Renovations are planned to be limited to connecting the new addition to the existing facility. The addition will provide capacity to educate approximately 280 students in grades Pre-K and K and will be constructed on District and SDA-owned property adjacent to the existing school.

Advancement of this Project will substantially address District's Pre-K capacity needs and serve to alleviate the on-going utilization temporary classroom facilities.

PROJECT DELIVERY RECOMMENDATIONS:

The size, type, and complexity of the Project as well as cost and schedule considerations and availability of NJSDA resources to support project advancement have been considered in determining the best delivery approach for this Project. Based upon these factors, it is recommended that this Project be advanced utilizing in-house design staff to complete program-concept, schematic and bridging design services to support a design-build delivery process. The Project budget that has been developed is reflective of the recommendation for a design-build project delivery utilizing in house staff.

PROJECT BUDGET

The estimated cost of \$37.5 million for the Project reflected in the Preliminary Project Charter is inclusive of all estimated costs necessary for the advancement of the planned Project scope. Projected costs are based upon the application of planning estimates to the current anticipated Project scope. The budget does include costs associated with a bridging design consultant should the SDA elect to engage those service to support staff during the design-build design and construction phases.

RECOMMENDATION

The Members are requested to approve the Preliminary Project Charter for the Jersey City Public School District's School No. 24 Addition Project. In so doing, the Board is authorizing Authority management to procure the professional and construction services necessary to advance this Project.

The Operating Authority will govern the award of all professional services and construction contracts as well as Board notification requirements for the use of any contingency monies.

Recommended by:

/s/ David Magyar

David Magyar, Program Director, Design Studio

/s/ Gregory Voronov

Gregory Voronov, Managing Director, Planning & Program Operations

Reviewed and Recommended by: Manuel Da Silva, Chief Executive Officer
Ramy Kamel, Vice President, Program & Construction Operations
Laurette Pitts, Vice President, Chief Financial Officer
Janice Venables, Vice President, Corporate Governance

New Jersey Schools Development Authority Project Charter - Summary

Charter Date

12/03/25

**Supersedes
Charter Dated**

N/A

Region: Northern
District: Jersey City
Project Name: Chaplain Charles Watters School No. 24
School Type: Elementary School
DOE # / Project #: 2390-220-25-1000 / 2390-220-25-0CCL
Project Type (New/Add/Reno): Addition/Renovation
Project Location: 220 Virginia Ave Jersey City, NJ 07304
Number of Students 271 (FES Capacity) 288 (Maximum Capacity)

Land Acquisition Required? ☐ Yes ☒ No

Temporary Space Required? ☐ Yes ☒ No

Funding Source

2022 Capital Plan

Project Budget: \$ 37,500,000

Anticipated Substantial Completion Date TBD

Anticipated School Occupancy Date TBD

Funding Allocated

\$37,500,000

Project Team Leader: Joseph Lucarelli

Project Initiation Date: Dec-24

SDA Board - Project Charter Approval Date: 12/03/25

District Local Share

\$0

Charter Version and Date	Project Summary
☐ Planning	Pre-K/K and gymnasium addition to the existing Chaplain Charles Watters School No. 24.
☒ Preliminary 12/03/25	
☐ Final	
Purpose for Advancement of Current/Revised Project Charter	
Revision # and Date	Project advancement including in-house design and procurement of necessary professional and construction services for the project.
☐ Revision 1	District Project Goals
☐ Revision 2	
☐ Revision 3	
☐ Revision 4	
☐ Revision 5	
☐ Revision 6	
School addition to mitigate district-wide overcrowding at the Pre-K/K grade levels and provide appropriate physical education spaces at the existing school.	

Recommendation

/s/ Jpseph Lucarelli Program Director - Program Operations Date Joseph Lucarelli	/s/ Gregory Voronov Managing Director - Planning & Program Ops Date Gregory Voronov
/s/ David Magyar Director - Design Studio Date David Magyar	/s/ Ramy Kamel VP - Program & Construction Ops Date Ramy Kamel

Approval

/s/ Manuel Da Silva Chief Executive Officer Date Manuel Da Silva	Dec 3, 2025
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New Jersey Schools Development Authority Project Charter - Milestones & Delivery Method

Charter Date

12/03/25

District / Project Name: Jersey City / Chaplain Charles Watters School No. 24

DOE # / Project #: 2390-220-25-1000 / 2390-220-25-0CCL

Project Milestones

Date

School Occupancy Date

TBD

DELIVERY METHOD

Design/Build

Real Estate Services

	Start	Est.	Act.	Finish	Est.	Act.
Feasibility	Jan-25	☐	☒	Mar-26	☐	☒
Site Investigations	Jan-25	☐	☒	Mar-26	☐	☒
Site Acquisition	N/A	☐	☐	N/A	☐	☐
Relocation	N/A	☐	☐	N/A	☐	☐
Existing School Demolition & Site Work	N/A	☐	☐	N/A	☐	☐
Early Site Package	N/A	☐	☐	N/A	☐	☐

Deed Restriction Required?	TBD	Date	☐	☐
District Notified?			☐	☐
Classification Exception Area?	TBD		☐	☐
District Notified?			☐	☐

Special Considerations

Design:

	Date	Est.	Act.		Est.	Act.
Design Start (NTP)	Aug-23	☐	☒			
	Start	Est.	Act.	Finish	Est.	Act.
Program Concept Phase	Jun-25	☐	☒	Nov-25	☐	☒
Schematic Design	Dec-25	☒	☐	Jul-26	☒	☐
Bridging Documents	Mar-26	☒	☐	Nov-26	☒	☐
Design-Build Bid/Award	Dec-26	☒	☐	Jun-27	☒	☐
Design-Build NTP	Jun-27	☒	☐	Jul-27	☒	☐
Final Design	Jul-27	☒	☐	Apr-28	☒	☐

Special Considerations

Construction:

	Date	Est.	Act.
Construction Start (NTP)	TBD	☒	☐
Substantial Completion (TCO)	TBD	☒	☐
School Occupancy Date	TBD	☒	☐
Title Transfer	TBD	☒	☐
Final Completion (C of O)	TBD	☒	☐
Post Occupancy Walk Through	TBD	☒	☐
Project Close-Out	TBD	☒	☐

Special Considerations

New Jersey Schools Development Authority

Project Charter - Project Budget

Charter Date

12/03/25

District / Project Name: Jersey City / Chaplain Charles Watters School No. 24

DOE # / Project #: 2390-220-25-1000 / 2390-220-25-0CCL

2022 Capital Plan Funding Allocation

\$ 37,500,000

Special Considerations:

The project budget represented below is based upon the application of planning estimates to the current proposed project scope.

Project Budget:

Gross Building Area (GSF):

New	0
Addition	38,800
Renovation	0

Total Gross Building Area (GSF): 38,800

Estimated Building Cost / GSF

New Construction Cost/GSF \$538.66

Renovation Cost/GSF

Grossing Factor:

1.55

Design-Builder Costs

Design	\$1,300,000
Building Costs	\$20,900,000
Site Development Costs	\$1,700,000
Allowances	\$1,000,000
Design Contingency	\$3,600,000
Construction Contingency	\$1,200,000

Total Construction Costs **\$29,700,000**

Pre-Development Costs:

Consultant Services	\$500,000
Early Site Preparation	\$0
Land Acquisition	\$0
Relocation	\$0
Property Maintenance/Carry Costs	\$0

Total Pre-Development Costs **\$500,000**

Other Costs:

Bridging Design Services	\$500,000
In-House Design & Project Management	\$2,100,000
Construction Management Services	\$2,500,000
FF&E & Technology	\$1,700,000
Temporary Space	\$0
Other Costs	\$500,000

Total Other Costs **\$7,300,000**

Other Funding Sources

Rebates & Refunds	\$0
District Local Share Funds	\$0

Total Other Funding Sources **\$0**

Total Project Budget **\$37,500,000**

Funding from Prior Allocation \$0

Funding from 2022 Capital Plan **\$37,500,000**

New Jersey Schools Development Authority

Project Budget Variance

Charter Date

12/03/25

District / Project Name: Jersey City / Chaplain Charles Watters School No. 24
DOE # / Project #: 2390-220-25-1000 / 2390-220-25-0CCL

Project Budget:

	Capital Plan Estimate	Preliminary Charter	VARIANCE Fav/(Unfav)
Grossing Factor:	N/A	1.55	N/A
Gross Building Area (GSF):			
New	N/A	0	N/A
Addition	N/A	38,800	N/A
Renovation	N/A	0	N/A
Total Gross Area (GSF):	N/A	38,800	N/A
Design-Builder Costs			
Design	N/A	\$1,300,000	N/A
Building Costs	N/A	\$20,900,000	N/A
Site Development Costs	N/A	\$1,700,000	N/A
Allowances	N/A	\$1,000,000	N/A
Design Contingency	N/A	\$3,600,000	N/A
Construction Contingency	N/A	\$1,200,000	N/A
Total Construction Costs	N/A	\$29,700,000	N/A
Pre-Development Costs:			
Consultant Services	N/A	\$500,000	N/A
ESP Existing School Demolition	N/A	\$0	N/A
Land Acquisition	N/A	\$0	N/A
Relocation	N/A	\$0	N/A
Property Maintenance/Carry Costs	N/A	\$0	N/A
Total Pre-Development Costs	N/A	\$500,000	N/A
Other Costs:			
Bridging Design Services	N/A	\$500,000	N/A
In-House Design & Project Management	N/A	\$2,100,000	N/A
PMF/CM	N/A	\$2,500,000	N/A
FF&E & Technology	N/A	\$1,700,000	N/A
Temporary Space	N/A	\$0	N/A
Other Costs	N/A	\$500,000	N/A
Total Other Costs	N/A	\$7,300,000	N/A
Other Funding Sources			
Rebates & Refunds	N/A	\$0	N/A
District Local Share Funds	N/A	\$0	N/A
Total Other Funding Sources	N/A	\$0	N/A
Total Project Budget	N/A	\$37,500,000	N/A
Funding from Prior Allocation	\$0	\$0	\$0
Funding from 2022 Capital Plan	N/A	\$37,500,000	N/A

Budget Variance Analysis:

Resolution—6c.

Preliminary Project Charter, Jersey City Public School District Chaplain Charles Watters School No. 24 Addition Project

Resolution

WHEREAS, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires that the Members of the Authority approve Preliminary Project Charters; and

WHEREAS, at the April 6, 2022 meeting of the Authority's Board of Directors, the Members of the Authority approved the SDA's 2022 Strategic Plan Update and Capital Plan (Plan); and

WHEREAS, the Plan identified a Jersey City Public School District (District) new Pre-Kindergarten school project (the Project) for approximately 360 students to address overcrowding, to be constructed on the existing SDA-owned Ege Avenue site acquired between 2004 and 2006; and

WHEREAS, based upon the Department of Education's (DOE) 2019 Educational Facilities Needs Assessment (EFNA) which identified Pre-K overcrowding in the District, the SDA 2022 Capital Plan identified a new Pre-K school project for validation prior to advancement; and

WHEREAS, working group discussions with the District and DOE served to validate District needs and identified an alternative project to be advanced to address those needs by constructing an addition to the existing Chaplain Charles Watters School No. 24 (No. 24 School) to provide both new Pre-K and K classrooms and educationally appropriate gymnasium that its facility currently lacks; and

WHEREAS, the recommended Project scope calls for the construction of an approximately 38,800 square foot addition consisting of 16 Pre-K and K classroom and a new gymnasium with renovations limited to connecting the new addition to the existing facility; and

WHEREAS, the addition will provide capacity to educate approximately 280 students in grades Pre-K and K and will be constructed on District and SDA-owned property adjacent to the existing school; and

WHEREAS, management is seeking Board approval of a Preliminary Project Charter (Charter) which details Project advancement recommendations including estimated project costs and schedules for Project completion; and

WHEREAS, the Project's background and the details of the recommended Project scope, along with Project delivery recommendations and a Project budget are comprehensively set forth in the memorandum presented to the Board and incorporated herein; and

WHEREAS, the estimated cost of \$37.5 million for the Project reflected in the Charter is inclusive of all estimated costs necessary for the advancement of the planned Project scope; and

WHEREAS, SDA management requests and recommends that the Members of the Authority approve the Charter for the Jersey City Public School District's School No. 24 Addition Project as proposed, authorizing SDA management to procure the professional and construction services necessary to advance this Project.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby approve the Preliminary Project Charter for the Jersey City Public School District's School No. 24 Addition Project and authorize SDA management to procure the professional and construction services necessary to advance this Project.

BE IT FURTHER RESOLVED, that the SDA Operating Authority will govern the award of all professional services and construction contracts as well as Board notification requirements for the use of any contingency funds.

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

Attached: Memorandum, Preliminary Project Charter, Jersey City Public School District,
Chaplain Charles Watters School No. 24 Addition Project, dated December 3, 2025

Dated: December 3, 2025

2026 Statewide Strategic Plan for SDA Districts



2026 Statewide Strategic Plan for SDA Districts

December 3, 2025

2026 Statewide Strategic Plan for SDA Districts

Section 1 SDA Capital Project Portfolio 2022 Capital Plan

2022 Capital Plan – Projects

County	District	Grades Served	Project / Project Type	School Opening	New Seats	Total Project Costs (Millions)
Essex	Newark	PK - 8	Mandela School Acquisition	Sep-2023	376	\$20.5
Middlesex	New Brunswick	6 - 8, 9 - 12	MS / P-Tech Annex Acquisition	Sep-2024	859	\$42.0
Bergen	Garfield	K - 5	New School (#5 Replacement)	Sep-2027	852	\$87.6
Atlantic	Pleasantville	PK - 5	New Decatur Ave School	Sep-2028	658	\$65.8
Cumberland	Bridgeton	9 - 12	HS Addition/Renovation	Sep-2028	384	\$85.7
Hudson	West New York	6 - 8	New School (Warminster Site)	Sep-2028	876	\$121.8
Mercer	Trenton	K - 6	New School (Dunn School Site)	Sep-2028	837	\$89.4
Union	Elizabeth	PK - 8	New School (Battin Replacement)	Sep-2028	1,068	\$101.5
Camden	Camden	9 - 12	New Eastside HS (Replacement)	Sep-2029	941	\$115.1
Essex	Newark	9 - 12	New University HS (Replacement)	Sep-2029	1,438	\$153.0
Passaic	Paterson	9 - 12	New STEAM & STARS High School	Sep-2029	1,412	\$160.3
Hudson	Jersey City	PK - K	School #24 Addition	Sep-2030	288	\$37.5
Passaic	Passaic City	9 - 12	New School (HS #12 Replacement)	Sep-2031	2,823	\$328.1
Bergen	Garfield	K - 5	New School (Replacement)	TBD	706	TBD
Cumberland	Bridgeton	6 - 8	Addition/Renovation	TBD	328	TBD
Cumberland	Bridgeton	6 - 8	Addition/Renovation	TBD	333	TBD
Middlesex	New Brunswick	6 - 8	Addition/Renovation	TBD	240	TBD
Salem	Salem City	PK - 8	New School (Replacement)	TBD	961	TBD
18 Projects					15,380	\$1,408.3

2022 Capital Plan – Plan Adjustments

The updated 2022 Capital Plan includes two modifications based upon the 2024 Educational Facilities Needs Assessment and Other Factors

2024 Educational Facilities Needs Assessment Driven Adjustments

1. Perth Amboy – New School for grade K to 5

- Project has been removed from the plan. Based upon the 2024 needs assessment there is no longer an educational need for the project and there are no major educational projects identified in the District's Long Range Facilities Plan.

Other Factors

1. Union City – School Acquisition for grades 7 to 9

- Project has been removed from the plan due to the inability for the District and the seller of the proposed facility to come to terms on mutually agreeable sales terms.

Given current market condition constraints we are pausing on replacing these projects in the current capital plan until such time as we are able to ensure the next logical project for advancement can be fully funded. Based upon the existing needs assessment that project would be the construction of a New High School in Elizabeth.

2026 Statewide Strategic Plan for SDA Districts

Section 2 Capital Project Portfolio Delivery Methods and Approach

Delivery Methods and Approach

- **Working Groups**
NJSDA, District and NJDOE together perform a holistic review of District facilities and collaborate to validate project need and most effective, efficient solution to address that need
- **Early Site Preparation (ESP)**
NJSDA investigates and addresses site environmental conditions prior to advancing building construction
- **Design Studio**
NJSDA staff develops bridging documents to ensure uniformity and consistency while providing for District-specific needs
- **Standardized Design Components and Material & Systems Standards**
Ensure that all projects conform to requirements for educational spaces, quality and consistency
- **Design-Build Project Delivery**
Streamlined project coordination and delivery
- **Constructability Review for Traditional Project Delivery**
Reduces occurrence of unforeseen issues, delays and cost impact

Results

- Advancement of Appropriate Projects and Scope to Address Educational Needs
- Projects Delivered On Budget
- Minimization of Surprise
- Reduction of Change Orders
- Job Creation

Results (continued)

Program Since Inception

New Seats

Over 35,000 New Seats Delivered

Over 14,000 New Seats to be Delivered

Over 49,000 Total New Seats

Work Addressing Concerning Conditions in Existing Facilities

Approximately 1.3 Million Square Feet Addressed

2026 Statewide Strategic Plan for SDA Districts

Section 3 Remaining SDA District Needs & Statewide Strategic Plan

The formulation of a statewide strategic plan is rooted in legislation

P.L.2007, c.137 (C.52:18A-235 et al. “(SDA) shall establish a Statewide strategic plan to be used in the sequencing of SDA district school facilities projects based upon the projects’ educational priority rankings and issues which impact the development authority’s ability to complete the projects including, but not limited to, the construction schedule and other appropriate factors.”

Statutory Principles:

- *Statewide educational priority ranking*
- *Statewide strategic plan*
- *Sequencing of projects*
- *Revision of plan at least once every five years*

The Statewide Strategic Plan is forward looking and developed with the understanding that the projects included in the SDA’s current Capital Plan will be completed. Needs that are identified in the EFNA that will be address by current Capital Plan projects are not included in the remaining needs section or sequencing of future project priorities.

Remaining Priority Needs

The NJDOE 2024 Educational Facilities Needs Assessment (2024 EFNA) Provides the Foundation for Development of the NJSDA Strategic Plan for Advancement of Projects in SDA-Districts

NJDOE's 2024 EFNA highlights the most severe facilities deficiencies impacting program delivery within each district:

- Capacity Needs (Overcrowding)
 - Address overcrowding at all Grade Levels, including Early Childhood
- Aging Infrastructure
 - Address concerning conditions at existing facilities

NJDOE's 2024 EFNA provides the educational prioritization of school facilities projects and recognizes that recommendations of educational prioritization will be jointly considered with the NJSDA's analysis of non-educational issues influencing project advancement, such as logistical and construction considerations, for the final prioritization and recommendations

Approach

Development of a Strategic Plan to be used in the sequencing of projects in SDA-Districts based upon:

- Educational Priorities
 - Address Overcrowding
 - Building Age and Condition
- Logistical Factors
 - Prioritization of Project Review and Validation based upon a combination
 - Overall severity of the educational priority needs
 - Effectiveness of project to address multiple needs (Capacity & Aged Infrastructure)
 - Replacement and/or Renovation of the over 100 extremely aged buildings SDA-district wide (100+ year old buildings)
 - Delivery Capacity
 - SDA Staff
 - Consultant Community
 - Construction Community

Approach *(continued)*

2024 EFNA

- Establishes Universe of Needs for SDA-District Advancement

NJSDA Logistical Factors

- Identify a Sequence for Project Advancement if additional funding becomes available
 - ❖ Priority 1 – projects that will address the most serious capacity deficiencies
 - ❖ Priority 2 – projects that will address both capacity and facilities conditions deficiencies (including FES compliance deficiencies)
 - ❖ Priority 3 – projects that will address the most serious facilities conditions deficiencies (building in excess of 100 years old)
 - ❖ Priority 4 – projects that will address moderate capacity deficiencies (including FES compliance deficiencies)
 - ❖ Priority 5 – projects that will address facilities conditions deficiencies (building less than 100 years old)
 - ❖ Priority 6 – projects that will address minor capacity deficiencies

Approach *(continued)*

Capacity Needs in SDA-Districts

Approach *(continued)*

2024 EFNA

- Remaining Capacity Needed in SDA-Districts

Districts Requiring New Construction to Address Capacity Deficiencies

Rank	County	District	Capacity Needs	Percentage Overcrowding	Grade Levels Impacted	Comments
1	Union	Elizabeth	5,546	25.2%	PK - 12	Extensive New School Construction Needed to Address Capacity Deficiency
2	Union	Plainfield	675	8.1%	PK - 5	New School Construction Needed to Address Capacity Deficiency
3	Camden	Gloucester City	109	4.8%	6 - 12	Middle School Expansion Required to Address Capacity Deficiency High School Capacity Deficiency Accommodated Within Maximum Capacity
4	Bergen	Garfield	237	4.8%	9 - 12	High School Expansion Required to Address Capacity Deficiency
5	Essex	Irvington	331	4.4%	9 - 12	High School Expansion Required to Address Capacity Deficiency
6	Hudson	Union City	387	3.4%	PK - 8	PK - 5 School Expansion Required to Address FES Compliance Deficiency
7	Hudson	Hoboken	54	1.8%	6 - 8	Middle School Expansion Required to Address Capacity Deficiency
8	Essex	City of Orange	215	4.0%	6 - 12	Middle School Expansion Required to Address Capacity Deficiency High School Capacity Deficiency Accommodated Within Maximum Capacity
8 Districts			7,554	11.7%		

Districts With Sufficient Capacity Utilizing Maximum Building Capacity

Rank	County	District	Capacity Needs	Percentage Overcrowding	Grade Levels Impacted	Comments
1	Essex	Newark	2,247	6.1%	PK - 12	Capacity Deficiency Accommodated Within Maximum Capacity
2	Middlesex	New Brunswick	249	2.8%	9 - 12	Capacity Deficiency Accommodated Within Maximum Capacity
3	Cumberland	Vineland	114	1.2%	PK - 5, 9 - 12	Capacity Deficiency Accommodated Within Maximum Capacity
4	Burlington	Burlington City	20	1.0%	PK - 5	Capacity Deficiency Accommodated Within Maximum Capacity
5	Passaic	Paterson	207	0.9%	PK - 5	Capacity Deficiency Accommodated Within Maximum Capacity
6	Atlantic	Pleasantville	31	0.7%	9 - 12	Capacity Deficiency Accommodated Within Maximum Capacity
7	Essex	East Orange	14	0.1%	9 - 12	Capacity Deficiency Accommodated Within Maximum Capacity
8	Cumberland	Millville	6	0.1%	6 - 8	Capacity Deficiency Accommodated Within Maximum Capacity
8 Districts			2,888	2.9%		
16 Districts			10,442	6.3%		

NOTE: The 2024 EFNA identified capacity needs in Bridgeton and New Brunswick that require new construction. Those districts are not included above because those needs are planned to be addressed as part of the NJSDA's current Capital Plan.

Approach *(continued)*

Building Age & Condition Needs in SDA-Districts

Approach *(continued)*

2024 EFNA

- Aging Infrastructure – Needs Based Upon Building Age & Condition

County	District	EFNA Identified Needs (Based Upon Building Age & Condition)	County	District	EFNA Identified Needs (Based Upon Building Age & Condition)
Monmouth	Asbury Park	Asbury Park High School (reno/add) Asbury Park Middle School (reno)	Essex	Irvington	Any Pre-1920 School Building
Cumberland	Bridgeton	Broad Street School (reno)	Hudson	Jersey City	Any Pre-1950 School Building
Camden	Camden City	Any Pre-1925 School Building	Essex	Newark	Any Pre-1930 School Building
Essex	East Orange	Any Pre-1920 School Building	Passaic	Passaic City	Any Pre-1950 School Building
Bergen	Garfield	Any Pre-1930 School Building	Passaic	Paterson	Any Pre-1920 School Building
Hudson	Harrison	Washington Middle School Lincoln Elementary School Hamilton Intermediate School	Union	Plainfield	Plainfield Academy for the Arts and Advanced Studies (replacement)
Hudson	Hoboken	Connors Elementary School Joseph Brandt School	Mercer	Trenton	New South Ward School Pre-1940 Building
			Hudson	West New York	Any Pre-1920 Pre-K-5 School Building

Based upon the 2024 EFNA there are over 100 facilities identified above that have needs based upon building age and condition.

Camden – 2 | East Orange – 6 | Garfield – 5 | Irvington – 3 | Jersey City – 20
Newark – 31 | Passaic City – 7 | Paterson – 18 | Trenton – 10 | West New York – 3

Approach *(continued)*

Project Sequencing for Validation and Advancement

Approach *(continued)*

Sequencing – Based Upon NJDOE EFNA Inter-District Prioritization and SDA Priority Category

County	District	Grades Served	Project Type	Need Addressed	Percentage Overcrowding	DOE Tier	SDA Priority
Union	Elizabeth	9 - 12	New High School	Severe Overcrowding, FES Compliance	25.2%	1	1
Union	Elizabeth	PK - 8	New PK - 8 School	Severe Overcrowding, FES Compliance	25.2%	1	1
Union	Elizabeth	PK - 8	New PK - 8 School	Severe Overcrowding, FES Compliance	25.2%	1	1
Union	Plainfield	PK - 5	New Elementary School (Cook School Replacement)	Moderate Overcrowding Building Age and Condition	8.1%	2A	2
Essex	Irvington	9 - 12	High School (renovation/addition)	Moderate Overcrowding, FES Compliance Building Age and Condition	4.4%	2A	2
Essex	Newark	PK - 8	Replacement School (Pre-1930)	Minor Overcrowding Building Age and Condition	6.1%	2B	2
Essex	City of Orange	9 -12	New Performing Arts HS or STEM Academy	Moderate Overcrowding Building Age and Condition Deficiencies	4.0%	2B	2
Passaic	Paterson	6 - 8	Replacement School Pre-K - 8 or 6 to 8 (Pre-1920)	Minor Overcrowding Building Age and Condition	0.9%	2B	2
Essex	East Orange	9 - 12	East Orange Campus High and/or STEM Academy (renovation/addition)	Minor Overcrowding Building Age and Condition	0.1%	2B	2
Hudson	West New York	9 - 12	Memorial High School (renovation)	FES Compliance Building Age & Condition		2B	2
Essex	Newark	9 - 12	Replacement School (Pre-1930)	Minor Overcrowding Building Age, Condition and/or FES Compliance	6.1%	3	2
Essex	City of Orange	PK - 7	Forest Street School or other PK - 7 (Pre-1930) (renovation/addition)	Minor Overcrowding Building Age, Condition and/or FES Compliance	4.0%	3	2
Hudson	Hoboken	6 - 8	Middle School (LRFP calls for Replacement HS)	Moderate Overcrowding Building Age and Condition Deficiencies	1.8%	3	2
Passaic	Paterson	PK - 5	Replacement School Pre-K - 5 (Pre-1920)	Minor Overcrowding Building Age, Condition and/or FES Compliance	0.9%	3	2

Approach *(continued)*

Sequencing – Based Upon NJDOE EFNA Inter-District Prioritization and SDA Priority Category (Continued)

County	District	Grades Served	Project Type	Need Addressed	Percentage Overcrowding	DOE Tier	SDA Priority
Cumberland	Bridgeton	6 - 8	Broad Street School (1900) (renovation)	Building Age and Condition Deficiencies			3
Hudson	Harrison	6 - 8	Washington Middle School (1900) (renovation/addition)	Building Age and Condition Deficiencies			3
Hudson	Hoboken	K - 5	Connors Elementary School (1908) (renovation)	Building Age and Condition Deficiencies			3
Essex	East Orange	PK - 8	Replacement School (Pre-1920)	Building Age and Condition Deficiencies			3
Essex	Irvington	PK - 8	Replacement School (Pre-1920)	Building Age and Condition Deficiencies			3
Hudson	West New York	PK - 5	Elementary School (Pre-1920) (renovation)	Building Age and Condition Deficiencies			3
Hudson	Harrison	4 - 5	Hamilton Intermediate School (1920) (renovation/addition)	Building Age and Condition Deficiencies			3
Hudson	Hoboken	K - 5	Brandt Elementary School (1921) (renovation)	Building Age and Condition Deficiencies			3
Hudson	Harrison	2 - 3	Lincoln Elementary School (1924) (renovation)	Building Age and Condition Deficiencies			3
Camden	Camden City	PK - 8	Replacement School (Pre-1925)	Building Age and Condition Deficiencies			3
Monmouth	Asbury Park	9 - 12	High School (1927) (renovation/addition)	Building Age and Condition Deficiencies			3
Bergen	Garfield	9 - 12	High School (renovation/addition)	Moderate Overcrowding	4.8%	2A	4
Hudson	Union City	PK - 5	New Elementary School	Minor Overcrowding, FES Compliance	3.4%	2A	4
Camden	Gloucester City	4 - 5	New Upper Elementary School (Former Mary Ethel Costello Site)	Moderate Overcrowding	4.8%	2B	4

Approach *(continued)*

Sequencing – Based Upon NJDOE EFNA Inter-District Prioritization and SDA Priority Category (Continued)

County	District	Grades Served	Project Type	Need Addressed	Percentage Overcrowding	DOE Tier	SDA Priority
Mercer	Trenton	K - 6	New South Ward Replacement School (Pre-1940)	Building Age and Condition Deficiencies			5
Hudson	Jersey City	PK - 12	Replacement School (Pre-1950)	Building Age and Condition Deficiencies			5
Passaic	Passaic City	PK - 8	Replacement School (Pre-1950)	Building Age and Condition Deficiencies			5
Middlesex	New Brunswick	PK - 5	Woodrow Wilson School (1954) (renovation/addition)	Building Age and Condition Deficiencies			5
Union	Plainfield	7 - 12	Academy for the Arts & Advanced Studies (1960) (Replacement)	Building Age and Condition Deficiencies			5
Atlantic	Pleasantville	K - 5	Washington Avenue School (1966) (renovation)	Building Age and Condition Deficiencies			5
Atlantic	Pleasantville	PK - 5	South Main Elementary School (1970) (renovation)	Building Age and Condition Deficiencies			5
Monmouth	Asbury Park	6 - 8	Middle School (1971) (renovation)	Building Age and Condition Deficiencies			5
Union	Plainfield	6 - 8	New Middle School	FES Compliance	8.1%	2B	6
Hudson	Union City	9 - 12	High School Addition	FES Compliance	3.4%	2B	6
Middlesex	New Brunswick	9-12	High School (renovation/addition)	Minor Overcrowding	2.8%	2B	6
Cumberland	Vineland	PK - 5	Elementary School (renovation/addition)	Minor Overcrowding	1.2%	2B	6
Mercer	Trenton	9 -12	9th Grade Academy (renovation/addition)	FES Compliance		2B	6
Camden	Gloucester City	9 - 12	High School (renovation)	Minor Overcrowding	4.8%	3	6
Hudson	Union City	6 - 8	Middle School Addition	Minor Overcrowding	3.4%	3	6
Cumberland	Vineland	9 - 12	Senior High School (renovation/addition)	Minor Overcrowding	1.2%	3	6
Atlantic	Pleasantville	9 - 12	High School (renovation)	Minor Overcrowding	0.7%	3	6

NOTE: Burlington City, Keansburg, Long Branch, Millville, Neptune, Pemberton, Perth Amboy, Phillipsburg and Salem City are not included as they do not have any proposed major educational projects included in their current approved Long Range Facility Plans.

Resolution – 6d.

Resolution Approving 2026 Statewide Strategic Plan for SDA Districts

WHEREAS, the New Jersey Schools Development Authority (SDA or the Authority) was established by law pursuant to P.L.2007, C.137 (N.J.S.A. 52:18A-235 et. seq.) and P.L. 2023, c.311 as an entity “in but not of” the New Jersey State Department of the Treasury; and

WHEREAS, P.L. 2007, C. 137 (N.J.S.A. 52:18A-235 et seq. or “the Authority’s enabling legislation”) provides that “SDA shall establish a Statewide strategic plan to be used in the sequencing of SDA district school facilities projects based upon the projects’ educational priority rankings and issues which impact the development authority’s ability to complete the projects including, but not limited to, the construction schedule and other appropriate factors”; and

WHEREAS, the Authority’s enabling legislation establishes certain statutory principles to which the Authority must adhere in establishing a Statewide Strategic Plan; and

WHEREAS, such principles include the establishment of a Statewide educational priority ranking, a Statewide Strategic Plan, the sequencing of projects and a requirement that such plan be revised at least once every five years; and

WHEREAS, the SDA Operating Authority requires that the Authority’s Statewide Strategic and Capital Plans receive approval by the Members of the Authority; and

WHEREAS, the SDA’s Capital Planning efforts recognize the ongoing modification to sequencing of projects for the continuation of a rolling advancement of work; and

WHEREAS, the 2024 Educational Facilities Needs Assessment (EFNA) provides the foundation for development of the SDA Statewide Strategic Plan for the advancement of projects in SDA Districts; and

WHEREAS, the updated 2022 Capital Plan includes two modifications based upon the 2024 Educational Facilities Needs Assessment undertaken by the New Jersey Department of Education and other factors as set forth in the presentation provided in advance to the Board of Directors; and

WHEREAS, utilizing data from the 2024 EFNA, SDA staff reviewed District-identified needs; and

WHEREAS, based upon the planning activities undertaken, management recommends that the Board approve the 2026 SDA Statewide Strategic Plan as proposed to include two modifications to 2022 Capital Plan as set forth in the materials presented to the Board on this date; and

WHEREAS, a description of the relevant background, the details of the proposed 2026 Statewide Strategic Plan and the parameters of the anticipated planning activities are set forth in detail in the materials presented to the Board on this date and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve the SDA 2026 Statewide Strategic Plan as presented by executive management consistent with the materials presented to the Board on this date.

BE IT FURTHER RESOLVED, that consistent with the Operating Authority of the SDA, Board approval will be sought going forward for all project charters developed based upon the results of these planning activities.

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: 2026 Strategic Plan for SDA Districts, dated December 3, 2025

Dated: December 3, 2025

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

Recommendation for an Extension of the License Agreement between SDA and City of Union City regarding the Premises located at City of Union City Tax Block 19, Lots 1-3, 5, 10, 11, 16, 21 and 22, and Tax Block 20, lots 1-8, 10-14, 20 and 21 (the “Licensed Premises”)

MEMORANDUM

TO: The Members of the Authority

FROM: Vishal Maher, SDA Senior Cost Engineer

DATE: December 3, 2025

SUBJECT: Recommendation for an Extension of the License Agreement between SDA and City of Union City regarding the Premises located at City of Union City Tax Block 19, Lots 1-3, 5, 10, 11, 16, 21 and 22, and Tax Block 20, lots 1-8, 10-14, 20 and 21 (the “Licensed Premises”)

INTRODUCTION

The Members of the Authority are requested to approve an Extension of the License Agreement, dated January 10, 2014, between New Jersey Schools Development Authority (“SDA”) as Licensor, and the City of Union City, as Licensee. The original License Agreement was dated January 10, 2014 and was thereafter extended multiple times by agreement of the parties through January 31, 2026 (the “License Agreement”). Under the License Agreement, as amended, the Licensee is authorized to use SDA-owned property located in the City of Union City, consisting of Tax Block 19, Lots 1-3, 5, 10, 11, 16, 21 and 22 and Tax Block 20, Lots 1-8, 10-14, 20 and 21 (the “Licensed Premises”) for purpose of temporary operations of the City’s Department of Public Works (DPW). The License Agreement has been extended previously seven (7) times, and the City of Union City is interested in further extending the License Agreement for an additional twelve (12) months through January 31, 2027.

On February 2, 2022, the SDA Board approved the adoption of new rules for the Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority (N.J.A.C. 19:35). The new rules were effective on April 4, 2022. Though the new rules permit the SDA to enter into an agreement for the temporary use and/or occupancy of SDA non-surplus real property without obtaining prior Board approval, the duration of such an agreement has restrictions. Specifically, the new rules require that any extension or renewal of a temporary lease, license, or use and occupancy agreement originally authorized by the SDA's Chief Executive Officer must be approved by the SDA Board if the resulting renewal or extension will result in a total term exceeding three years. This proposed extension of the License Agreement with the City of Union City would result in a total term exceeding three years and thus requires SDA Board approval.

The Members of the Authority are requested to approve an extension of the term of the License Agreement for an additional twelve (12) months, extending the current expiration date to January 31, 2027, and to approve up to two further successive twelve (12) month extensions if requested by the Licensee, if such extensions are deemed, in the discretion of SDA management, to be in the interests of the SDA and the State of New Jersey. If exercised, the first successive extension would extend the term through January 31, 2028, and the second successive extension would extend the term through January 31, 2029.

BACKGROUND

The Licensed Premises consist of a fully fenced, gated and clean stone covered lot that was acquired by the SDA as a site for the New Union City Magnet replacement school (the “Project”). The Project is not included in the current SDA Capital Plan and, as a result, the Licensed Premises (i) are not needed for construction of the Project at this time and (ii) are not useful in the business operations of the SDA at this time, allowing for the temporary third party use of the Licensed Premises in accordance with the applicable provisions of N.J.A.C. 19:35.

The Licensed Premises have been and will be made available to the City of Union City, as Licensee, for the purpose of temporary operations of the City’s Department of Public Works and for no other purpose. The City of Union City, at its sole cost and expense, is responsible for providing all required insurance coverages and any security required for the protection of the Licensed Premises. Further, the City of Union City agree to surrender the Licensed Premises to the SDA on the Termination Date in substantially the same condition as existed at the Commencement Date, with all property of City of Union City and DPW removed and the Licensed Premises restored to its condition and state of repair as it existed as of the Commencement Date.

The License Agreement is made for nominal consideration of one dollar (\$1.00) and may be terminated by either the SDA or the City of Union City on sixty (60) days written notice.

The following summarizes the License Agreement chronology:

1. Original License Agreement, dated January 10, 2014
2. Extension No. 1, dated December 9, 2014
3. Extension No. 2, dated January 20, 2016
4. Extension No. 3, dated April 13, 2017
5. Extension No. 4, dated December 8, 2021
6. Approval of Extensions No. 5, 6, and 7, dated December 7, 2022
7. Extension No. 5, dated January 6, 2023
8. Extension No.6 dated January 2, 2024
9. Extension No. 7 dated November 26, 2024

RECOMMENDATION

The Members of the Authority are requested to approve a further Extension of the License Agreement between New Jersey Schools Development Authority, as Licensors, and City of Union City, as Licensee, for up to three (3) years, as set forth in this memorandum.

/s/ Vishal Maher
Vishal Maher, Senior Cost Engineer

Reviewed and Approved By:
Victor Hackett, Assistant Counsel

Resolution— 7a.

Recommendation for an Extension of the License Agreement between SDA and City of Union City regarding the Premises located at City of Union City Tax Block 19, Lots 1-3, 5, 10, 11, 16-21 and Tax Block 20, lots 1-8, 10-14, 20 and 21

Resolution

WHEREAS, the New Jersey Schools Development Authority (SDA or the Authority) is the owner of certain property located in the City of Union City (the City) at Tax Block 19, Lots 1-3, 5, 10, 11, 16-21 and Tax Block 20, lots 1-8, 10-14, 20 and 21 (the Licensed Premises); and

WHEREAS, the Licensed Premises consists of a fully fenced, gated and clean stone covered lot that was acquired by the SDA as a site for the New Union City Magnet replacement school (the Project); and

WHEREAS, the Project is not included in the current SDA Capital Plan and, as a result, the Licensed Premises is not now needed for construction of the Project and is not useful in the business operations of the SDA, allowing for its temporary third party use in accordance with the applicable provisions of N.J.A.C. 19:35; and

WHEREAS, on January 10, 2014, with approval of the SDA Chief Executive Officer, the Authority, as Licensor, entered into a License Agreement with the City, as Licensee, to authorize the City's use of the Licensed Premises for purposes of the temporary operation of the City's Department of Public Works; and

WHEREAS, pursuant to the License Agreement, the City, at its sole cost and expense, is responsible for providing all required insurance coverages and any security required for the protection of the Licensed Premises; and

WHEREAS, the City is also required to surrender the Licensed Premises to the SDA on the termination date of the License Agreement in substantially the same condition as existed as of the License Agreement's date of inception; and

WHEREAS, the License Agreement may be terminated by either the SDA or the City of Union City on sixty (60) days written notice; and

WHEREAS, since its inception and with the approval of the SDA Chief Executive Officer, the original License Agreement was extended seven (7) times by agreement of the Authority and the City (the Parties) and shall expire January 31, 2026; and

WHEREAS, the Parties are now interested in further extending the Licensing Agreement for an additional twelve (12) months through January 31, 2027; and

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

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

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

WHEREAS, the Members of the Authority are requested to approve the proposed extension of the term of the License Agreement for an additional twelve (12) months following January 31, 2026, along with two additional twelve (12) month extensions if, in the discretion of SDA management, such extensions are deemed to be in the interest of the SDA and the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority authorize SDA management to execute an extension of the License Agreement between the Authority as Licenser, and the City of Union City as Licensee, pertaining to the Licensed Premises described in the memorandum presented to the Board on this date for an additional twelve (12) month period to expire January 31 2027.

BE IT FURTHER RESOLVED, that the Members of the Authority authorize SDA management's exercise and approval of two additional twelve (12) month extensions going forward if, in the discretion of SDA management, such extensions are deemed to be in the best interest of the SDA and the State of New Jersey.

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, Extension of the License Agreement between SDA and City of Union City
Tax Block 19, Lots 1-3, 5, 10, 11, 16-21 and Tax Block 20, lots 1-8, 10-14, 20 and 21,
December 3, 2025

Dated: December 3, 2025

**Recommendation for an Extension of the License Agreement between SDA and City
of Newark regarding the Premises located at 371-395 Ferry Street, Newark NJ, Block
2487 Lot 1.02 (partial)**

MEMORANDUM

TO: The Members of the Authority

FROM: Vishal Maher, SDA Senior Cost Engineer

DATE: December 3, 2025

SUBJECT: Recommendation for an Extension of the License Agreement between SDA and City of Newark regarding the Premises located at 371-395 Ferry Street, Newark NJ, Block 2487 and Lot 1.02 (partial)

INTRODUCTION

The Members of the Authority are requested to approve an Extension of the License Agreement, dated October 20, 2014, between New Jersey Schools Development Authority (“SDA”) as Licenser, and the City of Newark, as Licensee. The original License Agreement was dated October 20, 2014 and was thereafter extended multiple times by agreement of the parties through January 31, 2026 (the “License Agreement”). Under the License Agreement, as amended, the Licensee is authorized to use SDA-owned property located in the City of Newark, NJ, 371-395 Ferry Street, consisting of Tax Block 2487, Partial Lot 1.02 (the “Licensed Premises”) for purpose of an urban garden operated by the Ironbound Community Corporation (ICC), as Sub-Licensee. The urban garden has continued to serve the community implementing programs for school children and community members. The License Agreement has been extended previously ten (10) times, and the City of Newark is interested in further extending the License Agreement for an additional twelve (12) months through January 31, 2027.

On February 2, 2022, the SDA Board approved the adoption of new rules for the Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority (N.J.A.C. 19:35). The new rules were effective on April 4, 2022. Though the new rules permit the SDA to enter into an agreement for the temporary use and/or occupancy of SDA non-surplus real property without obtaining prior Board approval, the duration of such an agreement has restrictions. Specifically, the new rules require that any extension or renewal of a temporary lease, license, or use and occupancy agreement originally authorized by the SDA's Chief Executive Officer must be approved by the SDA Board if the resulting renewal or extension will result in a total term exceeding three years. This proposed extension of the License Agreement with the City of Newark would result in a total term exceeding three years and thus requires SDA Board approval.

The Members of the Authority are requested to approve an extension of the term of the License Agreement for an additional twelve (12) months, extending the current expiration date to January 31, 2027, and to approve up to two further successive twelve (12) month extensions if requested by the Licensee, if such extensions are deemed, in the discretion of SDA management, to be in the interests of the SDA and the State of New Jersey. If exercised, the first successive extension would extend the term through January 31, 2028, and the second successive extension would extend the term through January 31, 2029.

BACKGROUND

The Licensed Premises consist of a fully fenced, gated and grass covered lot that was acquired by the SDA as a site for the East Side High School replacement school (the “Project”). The Project is not included in the current SDA Capital Plan and, as a result, the Licensed Premises (i) are not needed for construction of the Project at this time and (ii) are not useful in the business operations of the SDA at this time, allowing for the temporary third-party use of the Licensed Premises in accordance with the applicable provisions of N.J.A.C. 19:35.

The Licensed Premises have been and will be made available to the City of Newark, as Licensee, and to ICC, as Sub-Licensee, for the purpose of an urban garden to serve the community implementing programs for school children and community members and for no other purpose. The City of Newark, at its sole cost and expense, is responsible for providing all required insurance coverages and any security required for the protection of the Licensed Premises. Further, the City of Newark and ICC agree to surrender the Licensed Premises to the SDA on the Termination Date in substantially the same condition as existed at the Commencement Date, with all property of City of Newark and ICC removed and the Licensed Premises restored to its condition and state of repair as it existed as of the Commencement Date.

The License Agreement is made for nominal consideration of one dollar (\$1.00) and may be terminated by either the SDA or the City of Newark on sixty (60) days written notice.

The following summarizes the License Agreement chronology:

1. Original License Agreement, dated October 20, 2014
2. Extension No. 1, dated January 4, 2016
3. Extension No. 2, dated January 4, 2017
4. Extension No. 3, dated January 17, 2018
5. Extension No. 4, dated January 17, 2019
6. Extension No. 5, dated January 22, 2020
7. Extension No. 6, dated January 8, 2021
8. Extension No. 7, dated December 21, 2021
9. Approval of Extensions No. 8, 9, and 10, dated December 7, 2022
10. Extension No. 8, dated January 6, 2023
11. Extension No. 9, dated January 2, 2024
12. Extension No. 10, dated January 2, 2025

RECOMMENDATION

The Members of the Authority are requested to approve a further Extension of the License Agreement between New Jersey Schools Development Authority, as Licensor, and City of Newark, as Licensee, for up to three (3) years, as set forth in this memorandum.

/s/ Vishal Maher
Vishal Maher, Senior Cost Engineer

Reviewed and Approved By:
Victor Hackett, Assistant Counsel

Resolution— 7b.

Recommendation for an Extension of the License Agreement between
SDA and City of Newark regarding the Premises located at 371-395
Ferry Street, Newark NJ, Block 2487 and Lot 1.02

Resolution

WHEREAS, the New Jersey Schools Development Authority (SDA or the Authority) is the owner of certain property located in the City of Newark (the City) located at 371-395 Ferry Street, Newark New Jersey, Block 2487 and Lot 1.02 (the Licensed Premises); and

WHEREAS, the Licensed Premises consists of a fully fenced, gated and grass covered lot that was acquired by the SDA as a site for the East Side High School replacement school (the Project); and

WHEREAS, the Project is not included in the current SDA Capital Plan and, as a result, the Licensed Premises is not now needed for construction of the Project and is not useful in the business operations of the SDA, allowing for its temporary third party use in accordance with the applicable provisions of N.J.A.C. 19:35; and

WHEREAS, on October 20, 2014, with approval of the SDA Chief Executive Officer, the Authority, as Licensor, entered into a License Agreement with the City, as Licensee, for the operation of an urban garden by Ironbound Community Corporation (ICC), as Sub-Licensee, which has continued to serve the community implementing programs for school children and community members; and

WHEREAS, pursuant to the License Agreement, the City, at its sole cost and expense, is responsible for providing all required insurance coverages and any security required for the protection of the Licensed Premises; and

WHEREAS, the City is also required to surrender the Licensed Premises to the SDA on the termination date of the License Agreement in substantially the same condition as existed as of the License Agreement's date of inception; and

WHEREAS, the License Agreement may be terminated by either the SDA or the City of Newark on sixty (60) days written notice; and

WHEREAS, since its inception and with the approval of the SDA Chief Executive Officer, the original License Agreement was extended ten (10) times by agreement of the Authority and the City (the Parties) and shall expire January 31, 2026; and

WHEREAS, the Parties are now interested in further extending the Licensing Agreement for an additional twelve (12) months through January 31, 2027; and for two additional one-year periods, if agreed to by the parties; and

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

WHEREAS, the new rules require that any extension of a temporary lease, license, or use and

occupancy agreement originally authorized by the SDA's Chief Executive Officer must receive the approval of the SDA Board if the resulting renewal or extension will result in a total term exceeding three years; and

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

WHEREAS, the Members of the Authority are requested to approve the proposed extension of the term of the License Agreement for an additional twelve (12) months following January 31, 2026, along with two additional twelve (12) month extensions if, in the discretion of SDA management, such extensions are deemed to be in the interest of the SDA and the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority authorize SDA management to execute an extension of the License Agreement between the Authority as Licensor, and the City of Newark as Licensee, pertaining to the Licensed Premises described in the memorandum presented to the Board on this date for an additional twelve (12) month period to expire January 31 2027.

BE IT FURTHER RESOLVED, that the Members of the Authority authorize SDA management's exercise and approval of two additional twelve (12) month extensions going forward if, in the discretion of SDA management, such extensions are deemed to be in the best interest of the SDA and the State of New Jersey.

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, Extension of the License Agreement between SDA and City of Newark,
property located at 371-395 Ferry Street, Newark NJ, Tax Block 2487 and Lot 1.02 (partial)
December 3, 2025

Dated: December 3, 2025

MONTHLY REPORTS
(For Informational Purposes)

ACTIVE PROJECTS STATUS REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director

DATE: December 3, 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 11/18/25

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	346	408	\$85.7	Design-Build	Preliminary Charter approved Nov-22 Board.	TBD	Re-Advertisement for DB 11/17/25, Proposals due 1/21/26.
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/K	PK/K	271	288	\$37.5	Design-Build	Preliminary Charter Advancing to Dec-25 Board.	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	\$72.6	Design-Build	Preliminary Charter approved Jan-24 Board.	TBD	
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 11/18/25

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 11/1/2025

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	Trenton	New Elementary School (Dunn MS Site)	New Construction	Design-Build Design	2Q 2028	On-target	Sep-28	On-target	\$ 89,390,000



Active Project Status Report Status as of 11/1/2025

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: December 3, 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 October 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: October 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: October 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



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director, Planning & Program Operations

DATE: December 3, 2025

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

REPORTING PERIOD: October 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 Passaic City New Passaic High School project was executed with Design Ideas Group Architecture for \$2.17 million during the reporting period.
- 1 General Construction Services Task Order contract for the Garfield New James Madison School project corrective work was executed with Catcord Construction for \$187.3k during the reporting period.
- 1 Design-Build Contract for the Trenton New Elementary School at the Dunn MS site was executed with Ernest Bock & Sons for \$69.97 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 \$120k, none of the executed amendments required Board approval.
- 1 Construction Services Change Order was executed during the reporting period totaling 14.4k, none of the executed change orders required Board approval.

Contracts Executed Report

Reporting Period: 10/1/2025 through: 10/31/2025

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 1. Professional Services										
Design Consultant										
Passaic City	New Passaic High School	New	Design	NT-0054-A01	Design Ideas Group Architecture + Planning, LLC		\$2,165,862	10/20/2025	-	
Design Consultant										
Part 1. Professional Services							\$2,165,862			

Contracts Executed Report

Reporting Period: 10/1/2025 through: 10/31/2025

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 2. Construction Services										
Contractor										
Garfield	James Madison Elementary School #10	New	Construction	NT-0014-C04	Catcord Construction Co., Inc.		\$187,300	10/8/2025	274,736.00	\$274,736
Trenton	New ES at the Dunn MS Site	New	DB	WT-0024-B01	Ernest Bock & Sons, Inc.		\$69,973,000	10/31/2025	71,541,943.00	\$71,541,943
Contractor										
Part 2. Construction Services							\$70,160,300			\$71,816,679
							Total Contract Award			Total Contracts Awarded
Grand Totals - Professional and Construction Services Combined							\$72,326,162			3

**** 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: 10/1/2025 through: 10/31/2025

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													
Pleasantville	New Decatur Avenue Elementary School	ET-0102-A01	10/22/2024	1	STV Architects, Inc.	10/15/2025	\$1,237,195	\$0	\$7,300			\$1,244,495	0.59%
Construction Management													
City Of Orange Township	Cleveland Street E.S.	ES-0043-M01	1/9/2019	24	Epic Management, Inc.	10/21/2025	\$1,185,078	\$1,188,237	(\$18,465)			\$2,354,850	98.70%
Union City (Hudson Co.)	Union Hill MS	EP-0128-M03	2/23/2024	2	Epic Management, Inc.	10/20/2025	\$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.	10/20/2025	\$736,800	(\$70,050)	(\$25,955)			\$640,795	-13.02%
Union City (Hudson Co.)	Emerson MS Sheila Y. Oliver Academy Union Hill MS	EP-0128-M03	2/23/2024	4	Epic Management, Inc.	10/21/2025	\$736,800	(\$96,005)	(\$50,557)			\$590,238	-19.89%
Professional Services									(\$119,727)				
Construction Services													
Contractor													
Perth Amboy	New Perth Amboy High School	ET-0099-B01	1/6/2020	33	Terminal Construction Corp.	10/31/2025	#####	\$915,498	\$14,410			\$248,879,908	0.37%
Contractor													
Construction Services									\$14,410				
									Total Change Order Summary		Total Changes		
Grand Totals									(\$105,317)		6		
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: December 3, 2025
RE: Diversity and Workforce Participation Monthly Update for September 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 September 2025 was \$1,707,076. Thus far, the overall dollar amount associated with NTP-issued SDA contracts in 2025 is \$18,172,720. Of that total, \$9,386,211 was awarded to SBEs, including any minority, female and disabled veteran-owned SBEs. This represents an SBE current participation of 51.65% 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	\$ 9,386,211	51.65%
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	\$ 9,386,211	51.65%

*non-SBE

WORKFORCE PARTICIPATION

The data submitted by Prime contractors for the month of September 2025 revealed that there was a contractor trade workforce for that month of 98 on SDA projects. That workforce amassed a total of 5,787 contractor workforce hours in September 2025. This is explained in more detail below:

Contractor Workforce Breakdown for September 2025 (All Trades/Districts/Counties)			
Ethnicity	Total Workforce	Total Workforce Hours	Workforce Hours Percentage
Black	5	122	2.11%
Hispanic	28	1,735	29.98%
Indigenous American	0	0	0.00%
Asian	0	0	0.00%
Total Minority Participation	33	1,857	32.09%
Total Non-Minority Participation	65	3,930	67.91%
Total Contractor Workforce	98	5,787	100.00%

As stated below, the overall contractor workforce hours on SDA projects for the period of January 1, 2025 through September 30, 2025 amounted to 119,612. That amount includes a total of 1,704 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	119,612	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 September 30, 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	110,255	36,301	32.92%	1,624	1.47%	0	0%
Garfield ES	3,450	1,044	30.26%	0	0%	0	0%
Emergent Projects	2,596	542	20.88%	0	0%	0	0%
Demo Projects	3,171	641	20.21%	80	2.52%	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: December 3, 2025

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

REPORT PERIOD: October 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.
- 55 grants were canceled during the reporting period representing state share of \$50.0 million.
- 25 grants impacting 8 Districts were executed during the reporting period representing total project costs of \$24.8 million and state share of \$10.2 million.
- 6 grants impacting 4 Districts were closed out during the reporting period representing total project costs of \$6.5 million and state share of \$2.7 million.
- Since inception, over \$3.0 billion has been disbursed to over 525 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
October 2025

ROD Grant Summary Since Program Inception				
	Offered ¹	Executed	Closed-Out	Active
Districts Impacted	15	528	522	216
Number of Grant Projects	32	5,923	5,314	609
Total Project Cost Estimate	\$ 50,462,275	\$ 9,732,583,586	\$ 8,884,009,832	\$ 848,573,753
Grant Amount	\$ 22,034,471	\$ 3,342,657,765	\$ 2,969,638,468	\$ 373,019,296
Amount Disbursed	NA	\$ 3,002,339,885	\$ 2,969,638,468	\$ 32,701,417

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	\$ 99,725,097
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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	8	4
Number of Grant Projects	25	6
Total Project Cost Estimate	\$ 24,810,704	\$ 6,456,062
Grant Amount	\$ 10,217,371	\$ 2,722,322
Amount Disbursed	NA	\$ 2,722,322

* 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
October 2025**

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Essex	West Orange	West Orange H.S.	\$ 48,400	\$ 19,360	HVAC Controls..
Essex	West Orange	West Orange H.S.	\$ 93,500	\$ 37,400	HVAC System upgrades..
Hunterdon	Clinton Township	Patrick McGaheran	\$ 1,580,130	\$ 632,052	HVAC Controls..
Hunterdon	Clinton Township	Round Valley School	\$ 1,141,868	\$ 456,747	HVAC Controls..
Hunterdon	Clinton Township	Spruce Run E.S.	\$ 700,000	\$ 280,000	HVAC Controls..
Mercer	East Windsor Regional	Hightstown H.S.	\$ 14,259,520	\$ 5,959,595	HVAC System upgrades..
Monmouth	Freehold Regional High School District	Colts Neck H.S.	\$ 120,000	\$ 48,000	Boilers and Domestic HW Heaters. .
Monmouth	Freehold Regional High School District	Freehold Borough H.S.	\$ 180,000	\$ 72,000	HVAC System upgrades..
Monmouth	Freehold Regional High School District	Freehold Township H.S.	\$ 240,000	\$ 96,000	Boilers and Domestic HW Heaters. .
Monmouth	Freehold Regional High School District	Howell H.S.	\$ 120,000	\$ 48,000	Boilers and Domestic HW Heaters. .
Monmouth	Freehold Regional High School District	Manalapan H.S.	\$ 120,000	\$ 48,000	Boilers and Domestic HW Heaters. .
Monmouth	Freehold Regional High School District	Marlboro H.S.	\$ 300,000	\$ 120,000	Boilers and Domestic HW Heaters. .
Morris	Pequannock Township	Hillview E.S.	\$ 133,900	\$ 53,560	HVAC System upgrades..
Morris	Pequannock Township	North Boulevard E.S.	\$ 267,800	\$ 107,120	HVAC System upgrades..
Morris	Pequannock Township	Pequannock Township H.S.	\$ 1,469,000	\$ 587,600	HVAC System upgrades..
Morris	Pequannock Township	Pequannock Valley M.S.	\$ 535,600	\$ 214,240	HVAC System upgrades..
Morris	Pequannock Township	Stephen J. Gerace E.S.	\$ 499,200	\$ 199,680	HVAC System upgrades..
Ocean	Little Egg Harbor Township	Frog Pond E.S.	\$ 523,900	\$ 209,560	HVAC System upgrades..

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

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Ocean	Little Egg Harbor Township	Frog Pond E.S.	\$ 123,500	\$ 49,400	HVAC System upgrades..
Ocean	Little Egg Harbor Township	George J. Mitchell E.S.	\$ 136,500	\$ 54,600	HVAC System upgrades..
Ocean	Little Egg Harbor Township	George J. Mitchell E.S.	\$ 468,000	\$ 187,200	HVAC System upgrades..
Passaic	North Haledon	High Mountain M.S.	\$ 744,439	\$ 297,776	HVAC System upgrades..
Passaic	North Haledon	Memorial E.S.	\$ 469,447	\$ 187,779	HVAC System upgrades..
Warren	Hackettstown	Hatchery Hill E.S.	\$ 270,000	\$ 126,790	HVAC System upgrades..
Warren	Hackettstown	Willow Grove E.S.	\$ 266,000	\$ 124,912	HVAC System upgrades..
Grand Total			\$ 24,810,704	\$ 10,217,371	

COMMUNICATIONS MONTHLY REPORT

MEMORANDUM

TO: Members of the Authority

FROM: /s/ Edye Maier, Director of Communications

DATE: December 3, 2025

RE: Monthly Communications Report

SDA Announces Demolition and Early Site Preparation Activities in Pleasantville



Pleasantville Public School and city officials joined SDA at an event on October 28, announcing the demolition and removal of the existing 16,000 square-foot Decatur Avenue School to allow for the construction of a new, 91,000 square-foot elementary school.

This event provided the SDA, school district, and city with an opportunity to highlight the first phase of construction activities to advance this important project in the Pleasantville community. The existing Decatur Avenue School, built in the early 1920s, had been vacant for several years, as it was in an unsuitable condition to continue to be utilized as a school facility. The new elementary school facility will be designed to educate a maximum of 650 students in pre-kindergarten through grade five.

SDA Shares Upcoming Construction Procurement Opportunities with Alliance for Action Members

On November 7, SDA CEO Manuel Da Silva offered remarks at the NJ Alliance for Action's Annual Construction Forecast Event. Mr. Da Silva detailed upcoming project opportunities, including an estimated \$360 million in procurements for 2026 alone. As construction activities for projects in SDA's Capital Plan continue to advance, there will be many opportunities for New Jersey's construction industry to participate in the State's school construction program.



MONTHLY FINANCIAL REPORT



MEMORANDUM

TO: The Members of the Authority

FROM: Sherman E. Cole, MBA, CPA
Controller

DATE: December 3, 2025

RE: Monthly Financial Report – October 2025

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

As of October 2025, the Authority's operating expenses for the year-to-date amounted to \$11.3 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 \$1.4 million, though this was partially offset by a \$565,000 decrease in payroll expense allocation to project expenditures. Additional savings were realized in professional and other contracted services (\$472,000), facilities and general office expenses (\$219,000), information systems (\$189,000), and SDA-owned automobiles (\$146,000).

As of October 31, 2025, the full-time employee (FTE) headcount was 122, marking a reduction of 18 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 October 2025, expenditures on school facilities projects amounted to \$149.5 million, which is \$29.6 million less than the projected capital spending forecast. This variance is primarily attributed to reduced expenditures in several areas: property acquisitions (\$11.8 million), construction work (\$9.6 million), and grant agreements (\$6.3 million). These reductions were partially counterbalanced by a slight increase of \$1.4 million in spending on design services.

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

Year-to-date project expenditures of \$149.5 million represent a decrease of \$81.4 million compared to the same period in the previous year. This variance is primarily due to reduced spending in construction work (\$41.9 million), property acquisitions (\$39.8 million), school furniture, fixtures, and equipment (\$9.8 million) and grant agreements (\$6.4 million). These reductions were partially offset by an increase of \$13.0 million in project insurance costs and an additional \$1.1 million in design services.

Other

Since the program's inception, 82.6% 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
October 2025
(Unaudited)

New Jersey Schools Development Authority

Overview of Financial Position

October 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, October 31, 2025.

► Overall **Cash and Cash Equivalents** have increased by \$273.2 million to \$593.6 million, as follows:

■ Appropriation from State	\$ 406,161,150
■ Investment earnings	20,329,798
■ Miscellaneous revenue	1,608
■ Project costs	(149,468,038)
■ SDA operating expenses	(10,998,508)
■ SDA capital expenditures	(56,656)
■ Deposits (primarily district local shares)	7,218,244
Net Change in Cash	<u>\$ 273,187,598</u>

► **Prepaid Expenses** total \$159,886 as follows:

- Prepaid insurance of \$113,097.
- Prepaid MIS maintenance service contracts of \$45,697.
- Other prepaids of \$1,092.

► **Capital Assets** total \$3,192,615 (net of accumulated depreciation of (\$3,670,897), 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 \$57,862.

► **Accrued Liabilities** total \$554.1 million, as follows:

- Accrued project costs of \$6.5 million consisting of unpaid invoices (\$1.8 million) and retainage (\$4.7 million). Project-related lease liabilities are \$0.1 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 \$2.4 million.
- Other accrued liabilities of \$3.2 million, including non-project lease liabilities of \$3.0 million.

► **Deposits** total \$9.5 million, as follows:

- \$9.5 million is held for local share agreements (pass-through item).

► The Authority's **Net Position** at month end is \$14.5 million.

New Jersey Schools Development Authority

School Facilities Project Expenditures & Funding Allocation

October 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 & \$406.2 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 \$19.4 million and \$149.5 million, respectively, as follows:

<u>Category</u>	<u>Current Month</u>	<u>Year-To-Date</u>	<u>Since Inception</u>
Construction	\$ 4,802,798	\$ 40,367,097	\$ 5,936,788,332
Design Services	301,505	3,678,609	421,173,160
PMF/CM Services	151,303	1,857,055	487,307,958
SDA Project Management	744,912	8,683,411	159,740,984
Property Acquisition, Relocation & Enviro	(59,823)	1,100,915	645,416,679
School Furniture, Fixtures & Equipment	570,609	5,307,621	265,155,223
Project Insurance	573,549	13,438,981	129,598,194
NJ State Inter-Agency Transfers	3,108	347,391	54,678,202
SDA District Grant & Funding Agreements	2,585,880	39,229,652	1,069,549,639
Regular Operating District Grant Agreements	9,713,053	35,462,567	3,100,335,506
Real-Time Project Audits	-	223,391	1,742,613
Property Management, Maintenance & Utils	12,150	131,574	19,754,958
Outside Legal & Claims Resolution Services	30,038	154,680	12,563,286
Temporary Staffing	380	12,683	10,793,415
Other Project Costs	346	115,196	63,315,157
Project Credits	-	-	(54,902,944)
Total Project Expenditures	19,429,808	150,110,823	12,323,010,362
Less: Local Share Contributions	-	(642,785)	(192,829,285)
Project Expenditures (State Share)	\$ 19,429,808	\$ 149,468,038	\$ 12,130,181,077
2025 Capital Spending Forecast	\$ 10,511,889	\$ 179,100,718	

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	\$ 10,956,826,150	\$ 11,134,338,020	\$ 9,194,403,518
■ RODs Incl Vo-Tech Schools	4,025,000,000	4,089,952,871	3,493,519,896
Total - State Share	\$ 14,981,826,150	\$ 15,224,290,891	\$ 12,687,923,414

► Percentage of Total Funding Paid to Date

■ SDA Districts	82.6%
■ RODs Incl Vo-Tech Schools	85.4%
Total - State Share	83.3%

1 Of the \$14.9 billion authorized for the school construction program (including bond funds, appropriations and Federal CPF Grant funds), \$13,029,528,798 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 \$557,742,337.

New Jersey Schools Development Authority

Fund Reporting Operating Expenses vs Budget

October 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>
Personnel Expenses:			
Employee Salaries	\$ 11,147,858	\$ 11,911,751	\$ (763,893)
Employee Benefits	5,112,322	5,694,586	(582,264)
Direct Hire Temporary Employee Costs	36,106	41,670	(5,564)
Total Employee Salaries & Benefits Costs	16,296,286	17,648,007	(1,351,721)
Less: Employee Salaries & Benefits Costs Charged to Projects	8,683,411	9,248,344	(564,933)
Salaries & Benefits Charged to Operating Expense	7,612,875	8,399,663	(786,788)
Temporary Staffing Services	-	41,670	(41,670)
Travel & Expense Reimbursements	26,281	27,170	(889)
Training & Professional Development	34,985	79,500	(44,515)
Total Personnel Expenses	7,674,141	8,548,003	(873,862)
Non-Personnel Operating Expenses:			
Facilities & General Office Expenses	1,602,964	1,822,330	(219,366)
Information Systems	1,243,741	1,432,840	(189,099)
Professional & Other Contracted Services	193,808	666,190	(472,382)
Property & Casualty Insurance	503,752	509,000	(5,248)
SDA-Owned Automobiles	48,999	195,000	(146,001)
Communications & Outreach	5,015	3,330	1,685
Reserve for Unforeseen Events & New Initiatives	-	20,830	(20,830)
Total Authority Operating Expenses	\$ 11,272,420	\$ 13,197,523	\$ (1,925,103)
 2025 Annual Operating Budget		 <u>\$ 15,513,000</u>	

New Jersey Schools Development Authority

Fund Reporting Operating Expenses vs Prior Year

October 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>
Personnel Expenses:			
Employee Salaries	\$ 11,147,858	\$ 10,848,112	\$ 299,746
Employee Benefits	5,112,322	4,962,604	149,718
Direct Hire Temporary Employee Costs	36,106	28,389	7,717
Total Employee Salaries & Benefits Costs	16,296,286	15,839,105	457,181
Less: Employee Salaries & Benefits Costs Charged to Projects	8,683,411	8,435,781	247,630
Salaries & Benefits Charged to Operating Expense	7,612,875	7,403,324	209,551
Temporary Staffing Services	-	-	-
Travel & Expense Reimbursements	26,281	18,660	7,621
Training & Professional Development	34,985	22,300	12,685
Total Personnel Expenses	7,674,141	7,444,284	229,857
Non-Personnel Operating Expenses:			
Facilities & General Office Expenses	1,602,964	1,598,747	4,217
Information Systems	1,243,741	855,122	388,619
Professional & Other Contracted Services	193,808	163,462	30,346
Property & Casualty Insurance	503,752	485,486	18,266
SDA-Owned Automobiles	48,999	49,464	(465)
Communications & Outreach	5,015	2,242	2,773
Reserve for Unforeseen Events & New Initiatives	-	-	-
Total Authority Operating Expenses	\$ 11,272,420	\$ 10,598,807	\$ 673,613

New Jersey Schools Development Authority

Employee Headcount

October 31, 2025

	<u>Current Month End</u>	<u>Budget</u>	<u>Over/ (Under)</u>
Office of Chief Executive Officer	2	2	-
Human Resources	3	4	(1)
Vacant Positions	0	8	(8)
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	13	13	-
Grants Administration	7	7	-
Real Estate Services & Predevelopment	3	3	-
Office of Construction Operations	0	0	-
Region 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	11	11	-
Procurement	9	10	(1)
Risk Management	2	2	-
Facilities	3	4	(1)
Total Full-Time Employees at Month End	<u>122</u>	<u>140</u>	<u>(18)</u>
Total Full-Time Employees at Year End		<u>140</u>	

New Jersey Schools Development Authority

Statement of Net Position

October 31, 2025

	<u>Current Month End</u>	<u>2024 Year End</u>	<u>Over/ (Under)</u>
ASSETS			
Cash and cash equivalents	\$ 593,588,523	\$ 320,400,925	\$ 273,187,598
Receivables	835	1,766,122	(1,765,287)
Prepaid expenses	159,886	157,396	2,490
Capital assets, net of accumulated depreciation	3,192,615	4,033,312	(840,697)
Total Assets	<u>596,941,859</u>	<u>326,357,755</u>	<u>270,584,104</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>\$ 604,329,234</u>	<u>\$ 335,844,795</u>	<u>\$ 268,484,439</u>
LIABILITIES			
Accrued school facilities project costs	\$ 12,432,954	\$ 23,717,744	\$ (11,284,790)
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	21,160,736	21,355,792	(195,056)
Other accrued liabilities	6,668,805	9,208,638	(2,539,833)
Deposits	9,518,398	2,300,154	7,218,244
Total Liabilities	<u>563,659,152</u>	<u>266,876,094</u>	<u>296,783,058</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	45,117	141,211	(96,094)
Restricted for schools construction:			
Federal CPF grant	-	316,638	(316,638)
Special revenue fund	77,487,672	89,124,118	(11,636,446)
Unassigned/(Unrestricted)	<u>(63,013,032)</u>	<u>(46,763,591)</u>	<u>(16,249,441)</u>
Net Position	<u>14,519,757</u>	<u>42,818,376</u>	<u>(28,298,619)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES & NET POSITION			
	<u>\$ 604,329,234</u>	<u>\$ 335,844,795</u>	<u>\$ 268,484,439</u>

New Jersey Schools Development Authority

Statement of Activities

October 31, 2025

	<u>Current Year-To Date</u>	<u>2024 Year-To Date</u>	<u>Over/ (Under)</u>
REVENUES			
School Construction Program:			
Appropriation from State	50,000,000	-	50,000,000
Debt Defeasance & Prevention Fund grant	\$ 46,415,507	\$ 36,212,416	\$ 10,203,091
Federal CPF grant	4,395,573	15,230,494	(10,834,921)
General:			
Investment earnings	20,329,798	16,070,269	4,259,529
Other revenue	1,608	5,357	(3,749)
Total Revenues	<u>121,142,486</u>	<u>67,518,536</u>	<u>53,623,950</u>
EXPENSES			
Administrative and general expenses	11,190,067	10,949,082	240,985
School facilities project costs	138,251,038	211,658,156	(73,407,118)
Total Expenditures/Expenses	<u>149,441,105</u>	<u>222,607,238</u>	<u>(73,166,133)</u>
CHANGE IN NET POSITION	(28,298,619)	(155,088,702)	126,790,083
Beginning of Period Net Position	42,818,376	153,525,148	(110,706,772)
NET POSITION END OF PERIOD	<u>\$ 14,519,757</u>	<u>\$ (1,563,554)</u>	<u>\$ 16,083,311</u>