

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 2, 2025**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, July 2, 2025 at 9:30A.M. in the Joseph A. McNamara Board Room at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Robert Nixon, Public Member, Chairman

Juan Burgos (EDA)

Kevin Luckie (DCA)

David Moore (Treasury)

Bernard Piaia (DOE)

John Capo, Public Member

Joseph DeCotiis, Public Member

Lester Lewis-Powder, Public Member

Michael Maloney, Public Member

Nicole Vecchione, Public Member

Mario Vargas, Public Member

being a quorum of the Members of the Board. Mr. Nixon, Mr. Burgos, Mr. Capo, Mr. DeCotiis, Mr. Lewis-Powder, Mr. Moore, Mr. Maloney, Mr. Piaia, Mr. Vargas and Ms. Vecchione participated by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Laurette Pitts, vice president and chief financial officer; Janice Venables, vice president and assistant secretary; and Ramy Kamel, vice president of the SDA participated in the meeting. Jamera Sirmans 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 June 4, 2025 Open Session meeting. A copy of the meeting minutes and a resolution was provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Piaia, the Open Session minutes of the June 4, 2025 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3a***.

Authority Matters

CEO's Report

Mr. Nixon asked Mr. Da Silva for the report of the CEO. Mr. Da Silva provided an update on design-build projects in the design phase. He said that for the Garfield New Elementary School project, Dobco, Inc. is working on site work and the foundation package has been released and permits have been issued.

Turning to design-build projects in construction, Mr. Da Silva reported that the Union City New Grade 7-9 School project is scheduled for delivery this fall. He added that the interior finishes and Department of Community Affairs inspections continue on all floors. He said that fire alarm and generator testing is ongoing. He noted that 2nd through 5th floor classroom and office space furniture is being delivered and installed. He noted that first floor work in the cafeteria/kitchen areas, gym and site work are ongoing focused on end of July substantial completion. He said that the Union City's streetscape project is advancing.

Next, Mr. Da Silva gave an update on projects with active early site preparation. He advised that Early Site Package work has commenced and the design-build package has been advertised for the West New York Middle School project.

With respect to projects in the procurement stage, Mr. Da Silva reported that for the Bridgeton High School Additions and Renovations project, the design-builder and construction manager were advertised mid-May and late June respectively, with bids due for both procurements in late July. For the Elizabeth New Elementary School project, he said that the design-build award is on today's agenda. With respect to the Pleasantville New Elementary School project, he informed the Members that management anticipates issuance of the early site preparation contract notice-to-proceed next week. He added the advertisement for the new elementary school is anticipated later this month. For the Trenton New Elementary School project, he advised that the bids are due the 15th of this month.

School Review Committee

Next, Mr. Luckie said that School Review Committee met on June 16, 2025 at which time one item was discussed. He reported that management is seeking Board approval of a Design-Build award and Final Project Charter for the Elizabeth New Grade Pre-K to 8 School (School or Project). He said that by way of background, the School will consist of the

construction of an approximately 146,000 square foot facility to educate 973 students in grades Pre-Kindergarten through 8. He advised that on November 2, 2022, the Members approved the preliminary project charter, thereby approving the demolition of the old school and construction of a new elementary school facility and related site development work utilizing in-house design and a design-build delivery method. He said that a package for design-build services was advertised beginning March 4, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%. He explained that upon completion of the competitive procurement process, the construction operations directors and the financial operations director recommend award of the contract to the highest ranked bidder, Terminal Construction Corporation, in the amount of \$76,800,000, inclusive of SDA-established allowances totaling \$1,100,000. Mr. Luckie reported that along with the contract award, SDA executive management recommends that the Members approve the Final Project Charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project. He said that 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. Vargas and seconded by Mr. Piaia, the Board approved a Design-Build award and Final Project Charter for the Elizabeth New Grade Pre-K to 8 School with its unanimous vote in favor of ***Resolution 5a.***

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 were no speakers present.

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 July 2, 2025 meeting.

/s/ Janice Venables
Assistant Secretary