

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

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, October 1, 2025 at 9:00A.M. in the Joseph A. McNamara Board Room at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Robert Nixon, Public Member, Chairman

Juan Burgos (EDA)

Kevin Luckie (DCA)

David Moore (Treasury)

Bernard Piaia (DOE)

Daniel Gumble, Public Member

Lester Lewis-Powder, Public Member

Michael Maloney, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

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

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

Pledge of Allegiance

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

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

Approval of Meeting Minutes

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

Authority Matters

CEO's Report

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

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

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

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

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

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

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

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

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

School Review Committee

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

of background, the Project will consist of the construction of 113,196 square feet of phased additions and renovations in the occupied Bridgeton High School to provide additional capacity to educate 326 students in grades 9 to 12.

Mr. Vargas informed the Members that the first matter for approval is a Design-Build award and Final Project Charter for the Bridgeton High School Additions and Renovations project. He said that on November 2, 2022, the Members approved the Preliminary Project Charter, thereby approving the Project and related site development work utilizing in-house design and a design-build delivery method. He explained that a package for design-build services was advertised beginning May 16, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%. He advised that upon completion of the competitive procurement process, the construction operations directors and the financial operations director recommend award of the contract to the highest ranked bidder, Ernest Bock & Sons, Inc., in the amount of \$72,500,000, inclusive of SDA-established allowances totaling \$1,685,000. He said that along with the contract award, SDA executive management recommends that the Members approve the Final Project Charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project. He said that the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail in the memorandum presented to the Board. He noted that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel. Mr. Da Silva advised the Members that a discussion regarding the bid protect will take place in executive session and a vote on this matter will take place upon return to Open Session.

Next, Mr. Vargas said that management is seeking Board approval of a Construction Management Services award (CM Services) for the Bridgeton High School Additions and Renovations project. He advised that a package for CM Services for the Project was advertised

as a “price and other factors” solicitation beginning on June 30, 2025 with price weighted at 40% and all non-price factors weighted at 60% of the final combined score. He said that the details of the CM Services procurement process conducted by management are comprehensively set forth in the memorandum presented to the Board on this date. He informed the Members that upon completion of the competitive procurement process for CM Services, it was determined that Greyhawk North America, LLC (Greyhawk) was the highest ranked firm, with a price in the amount of \$3,093,441 for the Project, inclusive of SDA-established Allowances totaling \$455,000. He said that following review, Greyhawk has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents and management recommends the CM Services contract award for the Project to Greyhawk. He advised that upon completion of the procurement process, the Program and Construction Operations Director recommend award of the CM Services contract in the amount of \$3,093,441 to Greyhawk for the Project. He added that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Burgos and seconded by Mr. Piaia, the Board approved an award for Construction Management Services Award for the Bridgeton High School Additions and Renovations project with its unanimous vote in favor of ***Resolution 5b***.

Finally, Mr. Vargas said that management requests that the Board approve the Design-Build Award and Final Project Charter for the West New York New Middle School Project (MS or Project). He advised that the Project will consist of the construction of an approximately 161,730 square foot facility to educate 876 students in grades 6 through 8. He said that March 6, 2024, the Members approved the preliminary project charter, thereby approving the construction of a new middle school facility and related site development work utilizing in-house design and a design-build delivery method. He noted that a package for design-build services was advertised beginning June 10, 2025 with “price” weighted as 60% of the overall weight and “all non-price

factors” having a combined weight of 40%. He explained that upon completion of the competitive procurement process, the construction operations directors and the financial operations director recommend award of the contract to the highest ranked bidder, Terminal Construction Corporation, in the amount of \$91,750,000, inclusive of SDA-established allowances totaling \$750,000. He said that along with the contract award, SDA executive management recommends that the Members approve the final project charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project. He added that the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail in the memorandum presented to the Board. He said that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Burgos and seconded by Mr. Vecchione, the Board approved an award for Design-Build and Final Project Charter for the West New York Middle School project with its unanimous vote in favor of ***Resolution 5c.***

Public Comments

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

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

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

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

Adjournment

There being no further business to come before the Board, upon motion by Chairman Nixon and with unanimous consent, the meeting was adjourned.

Certification: The foregoing represents a true and complete summary of the actions taken by the Board of the New Jersey Schools Development Authority at its October 1, 2025 meeting.

/s/ Janice Venables
Assistant Secretary