

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD MEETING  
WEDNESDAY, APRIL 1, 2026 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 March 4, 2026
  - b. Board Executive Session Meeting Minutes of March 4, 2026
- 4. AUTHORITY MATTERS**
  - a. CEO Report
  - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE SCHOOL REVIEW COMMITTEE (CHAIRMAN'S REPORT)**
  - a. Award of Contract and Approval of Revised Final Project Charter – Newark Public School District – Science Park High School - NE-0001-C03
  - b. Construction Manager Award – Paterson Public School District – STEAM High School - PA-0031-M01
- 6. MONTHLY REPORTS**
  - a. *For Informational Purposes*
    - i. Active Projects Report
    - ii. Project Status Reports
    - iii. Contracts Executed Report/Amendments & Change Orders Executed Report
    - iv. Diversity and Workforce Participation Report
    - v. Regular Operating District Grant Activity Report
    - vi. Communications Report
    - vii. Monthly Financial Report
- 7. EXECUTIVE SESSION**
  - Bid Protest – Bridgeton High School Addition and Renovation Project - *Informational*
- 8. RETURN TO OPEN SESSION**
- 9. REQUEST MOTION TO ADJOURN PUBLIC MEETING**

**APPROVAL OF MEETING MINUTES**

**March 4, 2026 Open Session Minutes**

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 4, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, March 4, 2026 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)

Steven Colella (DOE)

John Capo, Public Member

Lester Lewis-Powder, Public Member

Michael McLaughlin, Public Member

Michael Maloney, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

being a quorum of the Board. Mr. Nixon, Mr. Capo, Mr. Colella, Mr. Lewis-Powder, Mr. Maloney, Mr. McLaughlin, Mr. Moore 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; Albert Barnes, chief counsel and additional assistant secretary of the SDA participated in the meeting. Aaron Cruz 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 in accordance with the recently amended Open Public Meetings Act, a link to the notice of this meeting was posted on the SDA website home page, at least 48 hours prior to the meeting. She said that for the last and final time, a notice of this meeting was also sent to the Trenton Times and the Star Ledger at least 48 hours prior to the meeting. She noted that as of March 1, 2026, the Open Public Meetings Act no longer requires public meetings notices to be published in newspapers in print or online.

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 February 4, 2026 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. Vargas seconded by Mr. Burgos, the Open Session minutes of the February 4, 2026 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 gave an update on projects in the procurement stage. Mr. Da Silva said that for the Bridgeton High School addition and renovation project, the design-build award is on the Board agenda today as a bid-protest discussion in executive session. For the Elizabeth New Elementary School project, he advised

that the design is being finalized for submission to Department of Community Affairs (DCA). With respect to the Paterson STEAM High School project, he reported that the design-builder is looking to advance the retaining wall work as the building design proceeds. He noted that the construction management services package was advertised in December 2025. He added that proposals were received from six construction management firms with the bid opening scheduled for today. For the Pleasantville New Elementary School project, he said that the kick off meeting with Ernest Bock and Sons, Inc. (Bock) has taken place, and the design phase has commenced. He added that the construction management services package was advertised on February 5, 2026 with proposals due March 10 and a bid opening of April 1, 2026.

Turning, to design-build projects in the design phase, Mr. Da Silva informed the Members that for the Trenton New Elementary School project, the design phase is ongoing with demolition and site work design documents being finalized. For the Garfield New Elementary School project, he said that steel erection is ongoing as the design-builder finalizes Package 3 for submission to DCA. With respect to the West New York Middle School project, he reported that the design is ongoing in preparation for submission to DCA.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that Senator Ruiz introduced Senate bill 3382 last month, which would increase Economic Development Authority's bonding limit to provide an additional \$10.5 billion in funding for SDA, with \$7 billion for SDA Districts and \$3.5 billion for Regular Operating Districts. He added that this funding is subject to voter approval so this bill is the first step in having a public referendum. He noted that the SDA is monitoring the bill and will keep the Board informed of any updates.

Finally, Mr. Da Silva said that the Members will notice an additional report in the monthly reports section of your meeting materials. He advised that the Completed Executive

Session Matters report is a listing of those items previously considered in the Executive Session meetings for the period covering September 2021 through May 2025. He noted that pursuant to Section 3.7 of the Bylaws, these matters were discussed in Executive Session and the handling of the matters is now complete, and it is therefore recommended and appropriate for them to be released in Open Session.

### ***Audit Committee***

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on February 17, 2026 at which time management provided the Committee with the January 2026 New Funding Allocation and Capital Plan Update. He said that staff had informed the Committee that there were no changes in the reserve balances for the SDA Districts during the reporting period. He then advised the Board that the reserve balance for the RODs increased by \$1.1 million during the reporting period due to a reduction in state share for grant projects nearing completion. Next, Mr. Nixon said that the Internal Audit Division provided the Committee with the status of Open Audit Recommendations from various project and operational audits. He advised the Members that as last reported as of July 10, 2025, there were 45 open recommendations. He said that as of February 5, 2026, 33 recommendations have been closed and currently there are 12 open recommendations in progress. Lastly, Mr. Nixon advised that, in compliance with the Board's 2019 changes to the SDA Bylaws and Audit Committee Charter, SDA's CEO, Manny Da Silva, presented his quarterly staffing update regarding Authority personnel matters and changes.

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

Next, Mr. Luckie reported that the School Review Committee met on February 17, 2026 at which time five voting items were discussed. Mr. Luckie said that the Committee is recommending approval of a Design-Build Award and Final Project Charter for the New

Bridgeton High School Additions and Renovations Project (Project) in the Bridgeton Public School District. He advised 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. He reported 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 noted 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 said that upon completion of the competitive procurement process, the highest ranked bidder was Bock with a bid in the amount of \$72,500,000, inclusive of SDA-established allowances totaling \$1,685,000. He explained that subsequent to the completion of the procurement process, the SDA received a bid protest from the fourth ranked bidder challenging the responsiveness of the bids submitted by Bock and the second, third and fifth ranked bidders. He explained that after review of the formal protest, the SDA determined that it was in the public interest to cancel the procurement and to re-bid the design-build contract for the Project, and cancelled this bid process on October 21, 2025.

In continuing, Mr. Luckie said that the design-build contract for the Project was re-advertised beginning on November 17, 2025, with the price weighted as more important than all other factors combined, with price equaling 60% of the overall weight, and all non-price factors having a combined weight of 40%. He advised that at the conclusion of price scoring and non-price scoring, Epic Management, Inc. (Epic) was the highest ranked bidder with a price proposal of \$73,962,000, including SDA-established allowances totaling \$1,685,000. He explained that since the bid submitted by Epic was less than the construction cost estimate, a conference was conducted on February 9, 2026 with Epic and SDA staff to review the bid, at which time Epic

confirmed it included all project scope work in its bid. He noted that the construction operations director and the financial operations director recommend an award to the highest ranked bidder, Epic in the amount of \$73,962,000, including 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 advised that the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail in the memorandum presented to the Board on this date and incorporated herein. He 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. He said that the Members will discuss a bid protest regarding this matter in executive session and a vote on this matter will take place upon return to Open Session.

Next, Mr. Luckie said that management is seeking approval of the Readoption of 3 regulations. He explained that while Sherill Executive Order No. 7 has imposed a 90-day pause on all new or pending regulatory matters, including rule proposals and readoptions, to allow sufficient time for the new administration to effectively review such new and pending regulatory matters, SDA sought an exemption from the effect of Executive Order No. 7 to allow the advancement of the: 1) Notice of Readoption (without amendment) of Regulations at N.J.A.C. 19:34B for the Delegation of School Facilities Projects; 2) Notice of Proposal for Readoption (without amendment) of Regulations at N.J.A.C. 19:38C for Procurement of Architects, Engineers, Land Surveyors and other Professional Services Consultants; and 3) Notice of Proposal for Readoption (without amendment) of Regulations at N.J.A.C. 19:38D for Procurement of Goods and Services. He advised that on February 17, 2026 the Governor's

Office approved SDA's exemption request, which allows the SDA to place these three matters before the Board of Directors to seek their approval to file the 3 Rules with the Office of Administrative Law (OAL).

In continuing, Mr. Luckie said that the Committee is recommending approval of the Notice of Readoption (without amendment) of Regulations at N.J.A.C. 19:34B for the Delegation of School Facilities Projects. He advised that on April 4, 2012 the Members approved for final adoption new regulations for the Delegation of School Facilities, N.J.A.C. 19:34B (the Rules), which implement Section 13e of Educational Facilities Construction Financing Act (EFCA) and provide the framework for SDA school districts to demonstrate their capacity to manage their own school facilities construction projects. He reported that the Members subsequently approved the readoption of such Rules on June 5, 2019, by ratifying the filing of a Notice of Readoption that extended the effectiveness of the Rules until April 17, 2026. He said that pursuant to N.J.S.A. 52:14B-5.1c(1), State agencies and authorities may utilize an expedited process to readopt existing regulations when no amendments to the existing regulations are sought, by filing of a Notice of Readoption with OAL at least thirty days prior to the expiration of the regulations. He advised that management is seeking Board approval of the proposed readoption of the Authority's Subchapter 34B Rules for the Delegation of School Facilities Projects, and the filing of the attached Notice of Readoption with the OAL consistent with the memorandum presented to the Board on this date and incorporated herein. He said that the proposed Notice of Readoption process will involve no amendments or modifications to the Rules and, upon readoption, the Rules will remain in their current form. He added that a complete copy of the Rules was provided to the Members of the Authority for review.

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 the Notice of Readoption (without amendment) of Regulations at N.J.A.C. 19:34B for the Delegation of School Facilities Projects with its unanimous vote in favor of ***Resolution 6b***.

Next, Mr. Luckie said that management is seeking approval of the Notice of Proposal for Readoption (without amendment) of Regulations at N.J.A.C. 19:38C for Procurement of Architects, Engineers, Land Surveyors and other Professional Services Consultants and Notice of Proposal for of Readoption (without amendment) of Regulations at N.J.A.C. 19:38D - Procurement of Goods and Services. He advised that in 2005 the Members originally approved the adoption of regulations governing the Authority's Subchapter 38C for Procurement of Architects, Engineers, Land Surveyors and other Professional Services Consultants and Subchapter 38D for Procurement of Goods and Services, and in 2012 subsequently approved the readoption of those Rules with substantive amendments. He explained that on April 3, 2019, the Members most recently approved the readoption of the Rules through the filing of a Notice of Readoption to readopt Subchapter 38C without amendment and Subchapter 38D without amendment, which extended the effectiveness of the Rules until March 4, 2026. He said that Subchapter 38C Rules establish standards and procedures for the Authority's procurement of contracts with architects, engineers and other professional services consultants and Subchapter 38D Rules establish standards and procedures for the Authority's procurement of goods and services. He noted that Subchapter 38C and Subchapter 38D Rules are scheduled to expire on March 4, 2026 unless they are otherwise extended, and management has determined that a Notice of Proposal for readoption without amendments is the appropriate mechanism to extend the efficacy of the Rules while the Authority reviews the Rules for potential substantive amendments to be advanced in a subsequent regulatory filing. He reported that management is seeking Board approval of the proposed readoption of the Authority's Subchapter 38C Rules for the Procurement of Architects, Engineers, Land Surveyors and other Professional Services

Consultants, and the filing of the attached Notice of Proposal with OAL consistent with the memorandum presented to the Board on this date and incorporated herein. He added that the proposed Notice of Proposal process for Subchapter 38C will involve no amendments or modifications to the and Rules, and, upon readoption, the Rules will remain in their current form.

In continuing, Mr. Luckie said that management is also seeking Board approval of the proposed readoption of the Authority's Subchapter 38D Rules for the Procurement of Goods and Services, and the filing of the attached Notice of Proposal with OAL consistent with the memorandum presented to the Board on this date and incorporated herein. He reported that the proposed Notice of Readoption process Subchapter 38D Rules will involve no amendments or modifications to the Subchapter Rules, and, upon readoption, the Rules will remain in their current form. He added that a complete copy of the Subchapter 38C and Subchapter 38D Rules were provided to the Members of the Authority for review.

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 the approval of the Notice of Proposal for Readoption without amendment of Regulations at N.J.A.C. 19:38C for Procurement of Architects, Engineers, Land Surveyors and other Professional Services Consultants with its unanimous vote in favor of ***Resolution 6c.***

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 the approval of the Notice of Proposal for of Readoption (without amendment) of Regulations at N.J.A.C. 19:38D - Procurement of Goods and Services with its unanimous vote in favor of ***Resolution 6d.***

Finally, Mr. Luckie said that management also discussed a Settlement of Litigation Relating to the Millville High School Project. This item will be discussed in Executive Session,

and voted on when the Board returns to Open Session, as Resolution 6e.

### ***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 2 matters. The first matter is a bid protest pertaining to the Bridgeton High School additions and renovations project; and the second matter is a Recommendation for Settlement of Litigation Relating to the Millville High School Project. The Board will vote on these matters upon return to Open Session. She asked that the Chairman that the Members approve Resolution 8. reflecting its resolve to move into Executive Session to consider this matter.

Upon motion by Mr. Vargas 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.

Following the Board's return to Open Session, Mr. Luckie 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. Vargas and seconded by Mr. Burgos, 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 6a.***

Next, Mr. Luckie said that in Executive Session the Board and SDA management discussed a Settlement of Litigation Relating to the Millville High School Project.

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. Burgos, the Board approved a Settlement of Litigation Relating to the Millville High School Project with its unanimous vote in favor of *Resolution 6e*.

### *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 March 4, 2026 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 March 4, 2026 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 March 4, 2026 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 her approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Dated: April 1, 2026

## **AUTHORITY MATTERS**

## **CEO REPORT**

## **CHAIRMAN'S REPORT**

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

**Award of Contract and Approval of Revised Final Project Charter –  
Newark Public School District – Science Park High School - NE-0001-C03**

**MEMORANDUM**

**TO:** Members of the Authority

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

Steve Wendling  
Program Director, Construction Operations

**DATE:** April 1, 2026

**RE:** District: Newark Public School District  
School: Science Park High School  
Description: Smoke Evacuation System Upgrades  
Package No.: NE-0001-C03  
Construction Cost Estimate (CCE): \$2,228,002  
Advertised CCE Range: \$2,000,000 to \$2,500,000  
Award: \$2,337,000

**SUBJECT:** Award of Contract and Approval of Revised 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 \$2,337,000 to Sunnyfield Corporation (Sunnyfield)<sup>1</sup> to provide additional make-up air into the existing Atrium, including exposed spiral ductwork, intake louvers, rated smoke/fire dampers, supply registers, electrical and control wiring, modification to the existing smoke control system panel, and architectural finishes relative to repair of drywall surfaces at the Science Park High School in the Newark Public School District. This work is to reduce the velocity of make-up air into the Atrium through the front doors in order to be in compliance with the 2000 International Building Code and to obtain the building's Certificate of Occupancy.

We are also recommending approval by the Members of the Authority of the attached Revised Final Project Charter representing the project budget for the corrective work being undertaken inclusive of dollar values for the award for construction, construction management fees, appropriate contingency, NJSDA staff costs, other costs, and prior expended funds for corrective design and construction services performed.

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 Revised Final Project Charter.

**BACKGROUND**

Science Park High School is a technology magnet high school in the Newark Public School District. The school encompasses 275,000 square feet, educating 1,200 students in grades 7 to 12. The Science Park High School project was initiated in 2002. The design contract with EYP was assumed by the Authority from Newark Public Schools. The construction contract was awarded to Hunt and a Notice to Proceed was issued in December

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<sup>1</sup> Sunnyfield Corporation listed the following subcontractor for the required trades in its Price Proposal: Sunnyfield Corporation (General Construction), Sunnyfield Corporation (HVACR), and TZ Electrical Contracting, LLC (Electrical).

2004. The project achieved Substantial Completion and received a Temporary Certificate of Occupancy (TCO) on November 13, 2006. The school is currently occupied and the TCO has been extended multiple times and is currently good through October 2026. The Certificate of Occupancy is pending resolution of identified Smoke Control System deficiencies from the building inspector in late 2006.

Since then, there have been multiple attempts at correcting these deficiencies. In June 2017, Precision Building and Construction was awarded a construction contract to address required corrective work related to these deficiencies. Precision Building and Construction completed all work under their contract. The Smoke Control System is functional however, it draws too much fresh air through the front main entrance doors because the original make-up air ductwork is undersized. The air velocity through the front doors exceeds code requirements.

At the July 7, 2021 NJSDA Board Meeting, the Members of the Authority approved Amendment No. 4 to USA Architects, Planners and Interior Designs, P. A. (USA) for additional design and construction services to address the air velocity through the main entrance doors by introducing additional make-up air to the Atrium. This design process stalled after Preliminary Design in 2021 due to the need for a Smoke Control Rational Analysis report to change the fire size from a 5,000 BTU/second fire to a 3,000 BTU/second fire. In July 2024, NJSDA directly engaged CCI Experts Responsive Solutions (CCI) to complete the Smoke Control Rational Analysis.

CCI report was completed in November 2024 and submitted to the Department of Community Affairs (DCA) for review and approval of the revised fire size with the incorporation of the anticipated additional make-up air from preliminary design. After meeting with DCA in December 2024, DCA accepted the revised fire size and NJSDA was to proceed with completing design documents to introduce the additional make-up air to the Atrium. USA was directed to complete the design documents and submitted them to DCA for review and release. In September 2025, DCA completed their review and released the design documents.

NJSDA issued the released documents to Precision Building and Construction, who were still under contract from the original 2017 work, because they stated they were interested in doing the work. After a month of reviewing the documents and obtaining subcontractor quotes, Precision Building and Construction decided it was too much work for them to complete and declined to provide a proposal. NJSDA then proceeded with revising the completed construction documents for the procurement of a construction contract to complete the required corrective work to address the deficiencies.

A Construction Management firm will be engaged to manage the construction contract. Advertisement for the procurement of these services was issued on March 11, 2026.

## PROCUREMENT PROCESS

This procurement for Smoke Evacuation System Upgrades was advertised beginning on January 13, 2026 on the NJSDA website, NJ State website and in selected newspapers for interested firms to participate in the bidding process.

Project Rating Proposals were received from bidders on or before February 4, 2026. The Project Rating Proposal was used by the NJSDA to determine each bidder's Project Rating Limit (i.e. the maximum amount that a bidder may bid for the Project). 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 an evaluation of the information submitted, six (6) bidders received a Project Rating Limit. The Project Rating Limits resulting from the Project Rating Evaluations are listed in Table 1 below:

**TABLE 1**

<b>Contractor</b>	<b>Project Rating Limit</b>
CV Electrical Contractors	\$ 2,518,640
Envirocon, LLC	\$ 1,048,890
GDS Mechanical, Inc.	\$ 3,068,160
PMY Construction Corporation	\$ 4,712,561
Sunnyfield Corporation	\$ 15,462,960
T.M. Brennan Service, Inc.	\$ 722,610

Mandatory site visits were held on January 29 and February 6, 2026.

In advance of submission of Price Proposals, bidders were permitted to submit questions seeking clarification of the procurement documents until February 18, 2026. An Addendum containing responses to the Bidder Questions was issued to the bidders on February 26, 2026.

This procurement employed an internet-based, electronic bidding platform administered by Bid Express. Price Proposal submissions were due no later than 2:00 PM on March 11, 2026. The single Price Proposals received was publicly opened and the lump sum base bid was read aloud as required by law.

Following the public bid opening, the NJSDA performed a review of the Price Proposal to determine the responsiveness of the single bidder to the solicitation. The review determined that the bidder was responsive. The result of the review is listed in Table 2 below:

**TABLE 2**

<b>Contractor</b>	<b>Bid Amount</b>	<b>Comments</b>
Sunnyfield Corporation	\$2,337,000	Qualified and responsive bidder.

After consultation with the Construction Operations Team, the Office of Chief Counsel and the Executive Team, NJSDA staff were authorized to negotiate price with the single responsive bidder consistent with the “Educational Facilities Construction and Financing Act” P.L. 2000, c.72, codified at N.J.S.A. 52:18A-243j. NJSDA’s “Negotiating Construction Contracts Standard Operating Procedures” provides procedural guidance in securing and negotiating contracts with contractors under conditions when there is no public bid (public exigency), when no bids have been received after having twice solicited (or when bids received are deemed unresponsive), or when only one responsive bid is secured. A “Request for Contract Negotiation Form” was approved by the Chief Financial Officer and Chief Counsel. This approval authorized NJSDA staff to initiate price negotiations with Sunnyfield. Any opportunity for a price reduction through negotiation would of course be identified and considered through performance of a detailed bid review.

The bid submitted by Sunnyfield 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 elements, a conference was conducted on March 13, 2026 with Sunnyfield and staff from NJSDA’s Procurement, Construction Operations, Program Operations, and Financial Operations divisions to review the bid. The discussion verified that Sunnyfield had included all project scope work in its bid and identified that the majority of the overall variance between the NJSDA’s CCE and Sunnyfield’s Price Proposal is attributable to additional labor costs for temporary dust protection measures, incomplete work shifts, and cleaning services required at the end of each workday prior to the school opening each day. At the time of review, Sunnyfield confirmed that its Price Proposal is inclusive of all scope elements contained in the Contract Documents. NJSDA staff believes the bid amount of \$2,337,000 is a fair and reasonable price consistent with the project’s scope of work. Therefore, price negotiations were determined to be

unnecessary and were not pursued.

The Construction Operations Program Director and the Financial Operations Director recommend award of the project to Sunnyfield.

### REVISED FINAL PROJECT CHARTER

The attached Revised Final Project Budget represents the project budget for the corrective work at the Science Park High School inclusive of actual dollar values for the award of the general construction contract and appropriate contingency. Additionally, the budget is inclusive of costs incurred related to design services, prior completed corrective work and NJSDA staff costs. The project budget of \$7.4 million in the Revised Final Project Charter represents an increase of \$4.6 million from the Board approved Final Project Charter due to increased project scope and costs associated with the necessary modifications to the Smoke Control System that are more extensive than what was anticipated at the time of approval of the Final Project Charter in May 2017. Funding for a portion of the increased costs is available within the original project budget for the Science Park High School new construction project. The remaining additional funds totaling \$1.8 million will be funded from the Reserve for Unforeseen Project Events.

### RECOMMENDATION

The Members of the Authority are requested to approve the award of a contract to Sunnyfield Corporation for Package No NE-0001-C03 in the amount of \$2,337,000. 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 Revised 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

<b>Charter Date</b>
04/01/26

<b>Supersedes Charter Dated</b>
05/03/17

**Region:** Northern  
**District:** Newark  
**Project Name:** Science Park HS (Atrium Smoke Evac. Corrective Work)  
**School Type:** High School  
**DOE # / Project #:** 3570-X01-01-0617  
**Project Type (New/Add/Reno):** Corrective  
**Project Location:** 260 Norfolk Street, Newark, NJ  
**Number of Students:** 1,200

**Land Acquisition Required?**  Yes  No  
**Temporary Space Required?**  Yes  No

<b>Funding Source</b>
Prior Allocation & Unforeseen Events Reserve

**Project Budget:** \$ 7,376,383

**Anticipated Substantial Completion Date:** October-26

**Anticipated School Occupancy Date:** On-Going

**Project Team Leader:** Steve Wendling

**Project Initiation Date:** Mar-12

**SDA Board - Project Charter Approval Date:** 04/01/26

<b>Funding Allocated</b>
\$7,376,383

<b>District Local Share</b>
\$0

Charter Version and Date	Project Summary
<input type="checkbox"/> Planning	The project consists of retrofitting the Atrium smoke evacuation system work to remedy DCA identified deficiencies at Science Park HS necessary to obtain a certificate of occupancy.
<input type="checkbox"/> Preliminary	
<input checked="" type="checkbox"/> Final 05/03/17	
<b>Purpose for Advancement of Current/Revised Project Charter</b>	
<b>Revision # and Date</b>	Establishment of Final Budget and Schedule based upon the award of construction to complete the necessary smoke evacuation system work to obtain a certificate of occupancy.
<input checked="" type="checkbox"/> Revision 1 04/01/26	
<input type="checkbox"/> Revision 2	<b>District Project Goals</b>
<input type="checkbox"/> Revision 3	
<input type="checkbox"/> Revision 4	
<input type="checkbox"/> Revision 5	
<input type="checkbox"/> Revision 6	Address smoke evacuation system in school atrium to achieve a Certificate of Occupancy

### Recommendation

/s/ Steve Wendling	April 1, 2026	/s/ Gregory Voronov	April 1, 2026
Program Director - Construction Ops.	Date	Managing Director - Planning & Program Ops	Date
Steve Wendling		Gregory Voronov	
/s/ David Magyar	April 1, 2026	/s/ Ramy Kamel	April 1, 2026
Director - Design Studio	Date	VP - Program & Construction Ops.	Date
David Magyar		Ramy Kamel	

### Approval

/s/ Manuel Da Silva	April 1, 2026
Chief Executive Officer	Date
Manuel Da Silva	

## New Jersey Schools Development Authority Project Charter - Milestones & Delivery Method

<b>Charter Date</b>
04/01/26

<b>District / Project Name:</b>	Newark / Science Park HS (Atrium Smoke Evac. Corrective Work)
<b>DOE # / Project #:</b>	3570-X01-01-0617

<b>Project Milestones</b>	<b>Date</b>
<b>School Occupancy Date</b>	On-Going

<b>DELIVERY METHOD</b>	<b>Design/Bid/Build</b>
------------------------	-------------------------

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

**Special Considerations**

Schedule data represents the atrium smoke evacuation system corrective work, not the work related to the construction of the new school.

<u>Design:</u>	Date	Est.	Act.	Finish	Est.	Act.
<b>Design Start (NTP)</b>	Nov-22	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	<b>Start</b>	<b>Est.</b>	<b>Act.</b>	<b>Finish</b>	<b>Est.</b>	<b>Act.</b>
<b>Program Concept Phase</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Schematic Design</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Construction Documents</b>	Nov-22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dec-26	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>GC Bid/Award</b>	Jan-26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apr-26	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Special Considerations**

Schedule data represents the atrium smoke evacuation system corrective work, not the work related to the construction of the new school.

<u>Construction:</u>	Date	Est.	Act.
<b>Construction Start (NTP)</b>	May-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Substantial Completion (TCO)</b>	Oct-26	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>School Occupancy Date</b>	On-Going	<input type="checkbox"/>	<input type="checkbox"/>
<b>Title Transfer</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Final Completion (C of O)</b>	Jan-27	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Post Occupancy Walk Through</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Project Close-Out</b>	Feb-27	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Special Considerations**

Schedule data represents the atrium smoke evacuation system corrective work, not the work related to the construction of the new school.

## New Jersey Schools Development Authority Project Charter - Project Budget

**Charter Date**

04/01/26

**District / Project Name:** Newark / Science Park HS (Atrium Smoke Evac. Corrective Work)  
**DOE # / Project #:** 3570-X01-01-0617

**Total Funding Allocation** \$ **7,376,383**

**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 \$850,000, as follows: \$500,000 for General Design and Construction; \$100,000 for Subsurface Conditions; \$100,000 for Impacted and Unsuitable Soil; \$100,000 for Outdoor LED Signage; and \$50,000 for Elevator Operator.

**Project Budget:**

<b>Gross Building Area (GSF):</b>		<b>Grossing Factor:</b>
New	275,000	N/A
Addition	0	
Renovation	0	
<b>Total Gross Building Area (GSF):</b>	<b>275,000</b>	
<b>Estimated Building Cost / GSF</b>		
New Construction Cost/GSF	N/A	
Renovation Cost/GSF	N/A	

**Construction Costs**

Completed Corrective Work	\$2,179,283
Atrium Smoke Evacuation Retrofit	\$2,337,000
Site Development Costs	_____
Allowances	_____
Design Contingency	_____
Construction Contingency	\$351,000
<b>Total Construction Costs</b>	<b>\$4,867,283</b>

**Pre-Development Costs:**

Consultant Services	_____
PCSP Existing School Demo & Site Development	_____
Land Acquisition	_____
Relocation	_____
Property Maintenance/Carry Costs	_____
<b>Total Pre-Development Costs</b>	<b>\$0</b>

**Other Costs:**

Design Services	\$784,100
In-House Project Management	\$1,400,000
Construction Management Services	\$250,000
FF&E & Technology	_____
Temporary Space	_____
Other Costs	\$75,000
<b>Total Other Costs</b>	<b>\$2,509,100</b>

**Other Funding Sources**

Rebates & Refunds	\$0
District Local Share Funds	\$0
<b>Total Other Funding Sources</b>	<b>\$0</b>

<b>Total Project Budget</b>	<b>\$7,376,383</b>
<b>Funding from Prior Allocation</b>	<b>\$5,605,293</b>
<b>Funding from Unforeseen Events Reserve</b>	<b>\$1,771,090</b>

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

**Charter Date**

04/01/26

**District / Project Name:** Newark / Science Park HS (Atrium Smoke Evac. Corrective Work)  
**DOE # / Project #:** 3570-X01-01-0617

**Project Budget:**

	<b>Capital Plan Estimate</b>	<b>Preliminary Charter</b>	<b>VARIANCE Fav/(Unfav)</b>
Grossing Factor:	N/A	N/A	N/A
Gross Building Area (GSF):			
New	275,000	275,000	0
Addition	0	0	0
Renovation	0	0	0
<b>Total Gross Area (GSF):</b>	<b>275,000</b>	<b>275,000</b>	<b>0</b>
<b>Design-Builder Costs</b>			
Completed Corrective Work	\$1,989,747	\$2,179,283	(\$189,536)
Atrium Smoke Evacuation Retrofit	\$0	\$2,337,000	(\$2,337,000)
Site Development Costs	\$0	\$0	\$0
Allowances	\$0	\$0	\$0
Design Contingency	\$0	\$0	\$0
Construction Contingency	\$0	\$351,000	(\$351,000)
<b>Total Construction Costs</b>	<b>\$1,989,747</b>	<b>\$4,867,283</b>	<b>(\$2,877,536)</b>
<b>Pre-Development Costs:</b>			
Consultant Services	\$0	\$0	\$0
PCSP Existing School Demo & Site Development	\$0	\$0	\$0
Land Acquisition	\$0	\$0	\$0
Relocation	\$0	\$0	\$0
Property Maintenance/Carry Costs	\$0	\$0	\$0
<b>Total Pre-Development Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Other Costs:</b>			
Design Services	\$412,000	\$784,100	(\$372,100)
In-House Project Management	\$278,000	\$1,400,000	(\$1,122,000)
Construction Management Services	\$0	\$250,000	(\$250,000)
FF&E & Technology	\$0	\$0	\$0
Temporary Space	\$0	\$0	\$0
Other Costs	\$73,000	\$75,000	(\$2,000)
<b>Total Other Costs</b>	<b>\$763,000</b>	<b>\$2,509,100</b>	<b>(\$1,746,100)</b>
<b>Other Funding Sources</b>			
Rebates & Refunds	\$0	\$0	\$0
District Local Share Funds	\$0	\$0	\$0
<b>Total Other Funding Sources</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Project Budget</b>	<b>\$2,752,747</b>	<b>\$7,376,383</b>	<b>(\$4,623,636)</b>
Funding from Prior Allocation	\$2,752,747	\$5,605,293	(\$2,852,546)
Funding from Unforeseen Events Reserve	\$0	\$1,771,090	(\$1,771,090)

**Budget Variance Analysis:**

The project budget represents a net increase of approximately \$4.6 million from the Board approved Final Project Charter due increased costs to complete the retrofit of the atrium smoke evacuation system as well as increased design fees, SDA project management costs and CM Services costs.

***Resolution—5a.***

Award of Contract and Approval of Revised Final Project Charter

District:	Newark Public Schools
School:	Science Park High School
Description:	Smoke Evacuation System Upgrades
Package No.:	NE-0001-C03
Construction Cost Estimate (CCE):	\$2,228,002
Advertised CCE	\$2,000,000 to \$2,500,000
Award:	\$2,337,000

**Resolution**

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

**WHEREAS**, Science Park High School is a technology magnet high school in the Newark Public Schools District (District), encompasses 275,000 square feet and educates 1,200 students in grades 7 through 12; and

**WHEREAS**, the Science Park High School Project (Project) was initiated in 2002 and a Notice to Proceed was issued in December 2004; and

**WHEREAS**, the Project achieved substantial completion and received a Temporary Certificate of Occupancy in November 2006, excluding the smoke control system (SCS) which was determined to be non-compliant with code requirements; and

**WHEREAS**, multiple corrective work efforts were undertaken to address SCS deficiencies, most recently in 2017; and

**WHEREAS**, while these corrective work efforts have rendered the SCS functional, further corrective work is required to correct undersized make-up air ductwork, to decrease the velocity of air flow through the front doors, and to thereby render the SCS fully code-compliant; and

**WHEREAS**, the completion of the additional corrective work to the SCS is necessary for the completion of the Project, the issuance of a Certificate of Occupancy and final transfer of the school facility to the District; and

**WHEREAS**, a construction package for the SCS project was advertised on January 13, 2026; and

**WHEREAS**, following a competitive procurement process and public bid opening, Sunnyfield Corporation (Sunnyfield) was determined to be the sole qualified and responsive bidder for the SCS project, with a bid of \$2,337,000; and

**WHEREAS**, a bid review conference was subsequently held with Sunnyfield on March 13, 2026 in order to understand the differential between the CCE and the bid price and to ensure the Sunnyfield's price proposal was inclusive of all scope elements; and

**WHEREAS**, at the time of review, Sunnyfield, confirmed that the bid price is inclusive of all scope elements contained in the contract documents; and

**WHEREAS**, following the bid review conference, SDA staff determined the bid price to be fair and reasonable and consistent with the project's scope of work; and

**WHEREAS**, accordingly, price negotiations with Sunnyfield, as permitted under N.J.S.A. 52:18A-243j, were determined to be unnecessary and were not pursued; and

**WHEREAS**, upon completion of a competitive procurement process, the program operations director and contract management division recommend award of the contract for construction services in the amount of \$2,337,000 to Sunnyfield for the SCS project; and

**WHEREAS**, the revised final project budget represents the project budget for the SCS project work inclusive of actual dollar values for the award of the general construction contract and appropriate contingency and is inclusive of costs incurred related to design services, prior completed corrective work and SDA staff costs; and

**WHEREAS**, the revised project budget in the revised final project charter represents an increase from the Board approved final project charter due to increased project scope and costs associated with the necessary modifications to the SCS that are more extensive than what was anticipated at the time of approval of the final project charter in May 2017; and

**WHEREAS**, funding for a portion of the increased costs is available within the original project budget for the Science Park High School new construction project and additional required funding totaling \$1.8 million will come from the Reserve for Unforeseen Project Events; and

**WHEREAS**, the SCS project background, details of the revised final project charter and a description of the scope of work and procurement process followed for the recommended construction contract award are fully set forth 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 to the Sunnyfield Corporation Building and Construction, LLC (Package No. NE-0001-C03) in the amount of \$2,337,000 for construction services for the Newark Science Park High School smoke control system project, with such approval conditioned upon the agreement and related documentation being reviewed and approved by the SDA Division of Chief Counsel.

**BE IT FURTHER RESOLVED**, that the Members of the Authority hereby approve the revised final project charter for the Newark Science Park High School smoke control system project presented to the Board on this date and representing all expended and projected funds necessary for completion of the project.

**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 her 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, Award of Contract, Approval of Revised Final Project Charter, Newark Public Schools District, Science Park High School (Package No. No. NE-0001-C03), dated April 1, 2026

Dated: April 1, 2026

**Construction Manager Award – Paterson Public School District –  
STEAM High School - PA-0031-M01**

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**MEMORANDUM**

**TO:** Members of the Authority

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

**DATE:** April 1, 2026

**RE:** District: Paterson Public School District  
School: STEAM High School  
Description: Construction Management Services  
Package No.: PA-0031-M01  
Estimated Fee: \$3,827,900  
Award: \$3,298,400

**SUBJECT:** Construction Manager Award

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**INTRODUCTION**

I am writing to recommend approval by the Members of the Authority of the award of a contract for Construction Management (“CM”) Services. This contract is for services to manage the design-build construction of the new STEAM High School in the Paterson Public School District.

Pursuant to the NJSDA Operating Authority adopted by the Board on January 8, 2025, Board approval is required for the award of consultant contracts greater than \$250,000. Funding for this engagement is provided within the project budget, in accordance with the Final Project Charter approved by the Members on January 7, 2026.

**BACKGROUND**

At the July 5, 2023 Board Meeting, the Members approved the Preliminary Project Charter for the new STEAM High School project. The project is planned to be an approximately 266,000 square foot five-story facility to educate approximately 1,564 students in grades 9-12.

On January 7, 2026, the Members of the Authority approved the Final Project Charter and the award of a Design-Build Construction contract to Dobco, Inc. (“Dobco”). On January 23, 2026, Dobco was issued a Notice of Award for the construction of the new school facility, and on February 13, 2026, Dobco received the Notice to Proceed for the design phase of the project.

**PROCUREMENT PROCESS**

This package for CM Services was advertised as a “Price and Other Factors” solicitation beginning on December 23, 2025 on the NJSDA website, NJ State website, and in selected newspapers for interested firms to participate in the bidding process. In addition, the advertisement was distributed to those firms that are pre-qualified in the area of Construction Management (P029) by both the Department of Treasury-Division of Property Management and Construction and the NJSDA. For this procurement, price was weighted as 40% of the Final Combined Score, and all non-price factors were weighted as 60% of the Final Combined Score.

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

Responsive Proposals were received from six (6) firms by February 10, 2026. Qualifications and Technical Proposals were evaluated by the Selection Committee. Evaluations were based upon the information provided by the firms in response to the Request for Qualifications and Proposals (“RFQ/RFP”) for this project. The committee members evaluated the Qualifications and Technical Proposals for Construction Management Services separately based on the following criteria:

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

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

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

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

**TABLE 1**

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

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

**TABLE 2**

<b>Firm</b>	<b>Final Qualifications and Technical Proposal Score</b>	<b>Qualifications and Technical Proposal Rank</b>
Accenture Infrastructure and Capital Projects, LLC	71.750	1
Jacobs Architects / Engineers, Inc.	71.500	2
Epic Management, Inc.	66.250	3
Skanska USA Building, Inc.	65.500	4
STV Construction, Inc.	65.250	5
LiRo Program & Construction Management, PE P.C.	55.750	6

The RFQ/RFP stipulated that a shortlist of the six (6) highest-ranked firms would be determined based on the Final Qualifications and Technical Proposal Scores. The shortlisted firms participated in interviews with the Selection Committee on March 2, 2026. The interviews allowed the firms to expand and detail their firm and team experience with respect to NJSDA requirements for Construction Management Services. The Selection Committee interviewed each of the shortlisted firms and evaluated each firm on Interview Criteria and Weighting Factors that were the same as those used in the evaluation of the Qualifications and Technical Proposals, as detailed above.

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

**TABLE 3**

<b>Firm</b>	<b>Final Interview Score</b>	<b>Interview Rank</b>
STV Construction, Inc.	79.750	1
Epic Management, Inc.	76.750	2
Jacobs Architects / Engineers, Inc.	70.750	3
Accenture Infrastructure and Capital Projects, LLC	70.250	4
Skanska USA Building, Inc.	64.250	5
LiRo Program & Construction Management, PE P.C.	56.500	6

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

**TABLE 4**

<b>Firm</b>	<b>Non-Price Score</b>	<b>Non-Price Rank</b>
STV Construction, Inc.	72.500	1
Epic Management, Inc.	71.500	2
Jacobs Architects / Engineers, Inc.	71.125	3
Accenture Infrastructure and Capital Projects, LLC	71.000	4
Skanska USA Building, Inc.	64.875	5
LiRo Program & Construction Management, PE P.C.	56.125	6

Once all of the Non-Price Scores for all shortlisted firms were calculated, the NJSDA opened the sealed Price Proposals and reviewed them for responsiveness. The Price Proposals were publicly opened on March 4, 2026 and the bids were read aloud as required by law.

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

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

**TABLE 5**

<b>Firm</b>	<b>Bid Price</b>	<b>Price Score</b>	<b>Price Rank</b>
Accenture Infrastructure and Capital Projects, LLC	\$3,298,400.00	100.000	1
Jacobs Architects / Engineers, Inc.	\$3,490,452.86	94.177	2
Skanska USA Building, Inc.	\$3,579,488.00	91.478	3
Epic Management, Inc.	\$4,226,460.00	71.863	4
STV Construction, Inc.	\$4,457,211.66	64.867	5
LiRo Program & Construction Management, PE P.C.	\$5,471,594.83	34.114	6

As stipulated in the RFQ/RFP, each Bid Price is inclusive of NJSDA-established Allowances totaling \$630,000, as follows: \$425,000 for Testing and Inspection Services, \$120,000 for Commissioning Agent, \$60,000 for Office Equipment, \$20,000 for Cleaning Services, and \$5,000 for Reproduction.

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

**TABLE 6**

<b>Firm</b>	<b>Raw Non-Price Score</b>	<b>Raw Price Score</b>	<b>Weighted Non-Price Score (60%)</b>	<b>Weighted Price Score (40%)</b>	<b>Final Combined Score</b>	<b>Final Rank</b>
Accenture Infrastructure and Capital Projects, LLC	71.000	100.000	42.600	40.000	82.600	1
Jacobs Architects / Engineers, Inc.	71.125	94.177	42.675	37.671	80.346	2
Skanska USA Building, Inc.	64.875	91.478	38.925	36.591	75.516	3
Epic Management, Inc.	71.500	71.863	42.900	28.745	71.645	4
STV Construction, Inc.	72.500	64.867	43.500	25.947	69.447	5
LiRo Program & Construction Management, PE P.C.	56.125	34.114	33.675	13.645	47.320	6

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

The bid submitted by Accenture was less than the NJSDA estimate. In order to ensure the firm’s Price Proposal was inclusive of all scope elements, a conference was conducted on March 6, 2026 with Accenture and staff from NJSDA’s Procurement, Construction Operations and Program Operations divisions to review the bid. At the time of the review, Accenture confirmed to the satisfaction of staff that its Price Proposal is inclusive of all scope elements contained in the Contract Documents.

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

**RECOMMENDATION**

The Members of the Authority are requested to approve the award of a contract to the firm with the highest Final

Combined Score, Accenture Infrastructure and Capital Projects, LLC, in the amount of \$3,298,400, inclusive of NJSDA-established Allowances totaling \$630,000, for Construction Management Services for the new STEAM High School in the Paterson Public School District.

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

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

Reviewed and Recommended by: Manuel Da Silva, Chief Executive Officer

Reviewed and Recommended by: Janice Venables, Vice President, Corporate Governance

Reviewed and Recommended by: Ramy Kamel, Vice President, Program and Construction Operations

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

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

Reviewed and Recommended by: Joseph Lucarelli, Program Director, Construction Operations

***Resolution—5b.***

Construction Manager Services Award

District:	Paterson Public School District
School:	STEAM High School
Description:	Construction Management Services
Package No.:	PA-0031-M01
Estimated Fee:	\$3,827,900
Award:	\$3,298,400

**Resolution**

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

**WHEREAS**, on July 5, 2023, the Members of the Authority approved the preliminary project charter for the new STEAM High School Project (Project) in the Paterson Public School District which consists of the construction of an approximately 266,000 square foot five-story facility to educate approximately 1,564 students in grades 9-12; and

**WHEREAS**, on January 7, 2026, the Members of the Authority approved the Final Project Charter and the award of a Design-Build Construction contract to Dobco, Inc. (Dobco) and on February 13, 2026, Dobco received the Notice-to-Proceed for the design phase of the project; and

**WHEREAS**, a package for Construction Management (CM) Services for the Project was advertised as a “price and other factors” solicitation beginning on December 23, 2025 with price weighted at 40% and all non-price factors weighted at 60% of the final combined score; and

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

**WHEREAS**, upon completion of the competitive procurement process for CM Services, it was determined that Accenture Infrastructure and Capital Projects, LLC, (Accenture), was the highest ranked firm, with a price of \$3,298,400, for the Project, inclusive of SDA-established Allowances totaling \$630,000; and

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

**WHEREAS**, upon completion of the procurement process, the Construction Operations Program Director recommends award of the CM Services contract in the amount of \$3,298,400 to Accenture for the Project; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Members of the Authority hereby authorize and approve the award of a contract to the firm with the highest final combined score, Accenture Infrastructure and Capital Projects, LLC, in the amount of \$3,298,400, for Construction Management Services, inclusive of SDA-established Allowances totaling \$630,000, for the new STEAM High School, grades 9-12, in the Paterson Public School District consistent with the memorandum presented to the Board on this date and incorporated herein.

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

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

Attached: Memorandum, Construction Manager Services Award, STEAM High School (Contract No. PA-0031-M01), Paterson Public School District, dated April 1, 2026

Dated: April 1, 2026

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

## **ACTIVE PROJECTS STATUS REPORT**



**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director

DATE: April 1, 2026

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

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

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

**Portfolio Projects Activities Summary**

as of 3/17/26

**2022 Portfolio Projects - sorted by District, Project**

District	Project	1				Delivery Method	Advancement Status	School Opening	Comments
		Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
Bridgeton	6-8	6-8	TBD	TBD	TBD	Design-Build	Project phased with advancement of High School Add/Reno Project.	TBD	
Bridgeton	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	\$87.2	Design-Build	Award for D-B and Final Charter approved Mar-26 Board. (Epic)	3 QTR 28	
Camden	New High School (East Side HS Replacement)	9 - 12	800	941	\$115.1	Design-Build	Planning Charter approved Feb-24 Board.	3 QTR 29	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 and Final Charter 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 and Final Charter approved Dec-24 Board. (Dobco)	3 QTR 27	ESP complete.
Garfield	K-5	K-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 approved Dec-25 Board.	3 QTR 30	
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.	3 QTR 29	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.	3 QTR 31	
Paterson	New STEAM & STARS HS	9-12	1,329	1,564	\$200.8	Design-Build	Award for D-B and Final Charter approved Jan-26 Board. (Dobco)	3 QTR 29	
Pleasantville	New Decatur Ave ES	PK-5	601	658	\$72.6	Design-Build	Award for D-B and Final Charter approved Dec-25 Board. (Bock)	3 QTR 28	ESP Ongoing.
Salem City	PK-8	PK-8	940	1,024	\$121.3	Design-Build	Planning Charter approved Feb-26 Board.	TBD	
Trenton	ES at Dunn MS	K-6	753	837	\$89.4	Design-Build	Award for D-B and Final Charter approved Sep-25 Board. (Bock)	3 QTR 28	
West New York	New Middle School	6 - 8	788	876	\$121.8	Design-Build	Award for D-B and Final Charter approved Sep-25 Board. (Terminal)	3 QTR 28	ESP complete.

**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 3/17/26

2012 Portfolio Projects (Recently Occupied in 2025) - sorted by District

		1							
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Delivery Method	Advancement Status	School Occupied	Comments
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 3/1/2026

#### 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 Construction	3Q 2027	On-target	Sep-27	On-target	\$ 87,624,000
3	Paterson	New STEAM & STARS High School	New Construction	Design-Build Design	2Q 2029	On-target	Sep-29	On-target	\$ 200,780,000
4	Pleasantville	New Decatur Avenue Elementary School	New Construction	Design-Build Design	3Q 2028	On-target	Sep-28	On-target	\$ 72,627,000
5	Trenton	New Elementary School (Dunn MS Site)	New Construction	Design-Build Design	2Q 2028	On-target	Sep-28	On-target	\$ 89,390,000
6	West New York	New Middle School	New Construction	Design-Build Design	2Q 2028	On-target	Sep-28	On-target	\$ 121,840,256

## **PROJECT STATUS REPORT**

**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director – Planning and Program Operations

DATE: April 1, 2026

SUBJECT: Executive Summary – Monthly Project Status Reports

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**MONTHLY PROJECT STATUS REPORT**

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

No activity during the reporting period

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

No activity during the reporting period

**Revisions to Project Charters:**

No activity during the reporting period



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

Reporting Period: January 2008 to February 2026

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

No Activity To Report for Projects Active in Construction

**Substantially Complete & Building Occupied**

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

No Activity To Report for Projects in Close-Out

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



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

Reporting Period: February 2026

#	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: February 2026

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

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

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**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Planning & Program Operations

DATE: April 1, 2026

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

REPORT PERIOD – February 2026

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**Contracts Executed Report**

**Noteworthy Items during the reporting period:**

- 2 Contracts for Design-Build services were executed during the reporting period:
  - Paterson New STEAM & STARS HS – Dobco, Inc. - \$165.2 million
  - Pleasantville New Decatur Ave ES – Ernest Bock & Sons, Inc. - \$55.8 million

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**Amendments & Change Orders Report**

**Noteworthy Items during the reporting period:**

- 5 Professional Services Amendments were executed during the reporting period totaling a credit of \$44k, none of the executed amendments required Board approval.
- 5 Construction Services Change Orders were executed during the reporting period totaling a credit of \$32k, none of the executed change orders required Board approval.

## Contracts Executed Report

Reporting Period: 2/1/2026 through: 2/28/2026

District	School Name(s)	Project Type	Contract Type	Contract Number	Vendor	MWSBE Cert(s)	Contract Award Amount	Contract Execution Date	Per School CCE	Total CCE	
<b>Contractor</b>											
Paterson	New STEAM High School	New	DB	PA-0031-B01	Dobco, Inc.		\$165,200,000	2/13/2026	\$163,754,431	\$163,754,431	
Pleasantville	New Decatur Avenue Elementary School	New	DB	ET-0102-B01	Ernest Bock & Sons, Inc.		\$55,765,000	2/6/2026	\$52,947,916	\$52,947,916	
<b>Contractor</b>											
<b>Part 2. Construction Services</b>											
								<b>\$220,965,000</b>			<b>\$216,702,347</b>
								<b>Total Contract Award</b>			<b>Total Contracts Awarded</b>
<b>Grand Totals - Professional and Construction Services Combined</b>								<b>\$220,965,000</b>			<b>2</b>

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

### Project Types Legend

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

### Contract Types Legend

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

### MWSBE CERTIFICATIONS

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

## Amendments & Change Orders Report

Reporting Period: 2/1/2026 through: 2/28/2026

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 %
<b>Professional Services</b>													
<b>Design Consultant</b>													
Egg Harbor City	New Middle School	ET-0088-A01	2/7/2006	11	Vaughn Collaborative, Inc. (The)	2/26/2026	\$1,664,530	\$217,667	(\$750)			\$1,881,447	13.03%
Elizabeth	Number 21, Victor Mravlag E.S.	EL-0016-A01	3/13/2003	32	Perkins Eastman Architects PC	2/26/2026	\$955,000	\$3,384,840	(\$8,533)			\$4,331,307	353.54%
<b>Construction Management Services</b>													
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	HU-0029-M01	11/1/2022	6	Accenture Infrastructure and Capital Projects, LLC	2/13/2026	\$2,282,336	\$195,987	\$59,313			\$2,537,636	11.18%
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	HU-0029-M01	11/1/2022	7	Accenture Infrastructure and Capital Projects, LLC	2/13/2026	\$2,282,336	\$255,300	(\$78,755)			\$2,458,881	7.73%
Union City (Hudson Co.)	New Esther Salas MS (Gr. 7 to 9 School)	HU-0029-M01	11/1/2022	8	Accenture Infrastructure and Capital Projects, LLC	2/13/2026	\$2,282,336	\$176,545	(\$15,000)			\$2,443,881	7.07%
<b>Professional Services</b>									(\$43,725)				
<b>Construction Services</b>													
<b>Contractor</b>													
Garfield	New Elementary School (No. 5 Replacement)	NT-0053-B01	1/24/2025	1	Dobco, Inc.	2/13/2026	\$69,500,000	\$0	(\$16,369)			\$69,483,631	-0.2%
Garfield	New Elementary School (No. 5 Replacement)	NT-0053-B01	1/24/2025	2	Dobco, Inc.	2/13/2026	\$69,500,000	(\$16,369)	\$30,125			\$69,513,756	.01%
Perth Amboy	Seaman Avenue School	ET-0031-B01	8/15/2016	19	Epic Management, Inc.	2/13/2026	\$43,570,000	(\$246,580)	(\$144,296)			\$43,179,125	-8.9%
Keansburg Borough	Port Monmouth Road School	ET-0098-C03	8/21/2025	1	Epic Management, Inc.	2/25/2026	\$173,215	\$0	\$67,711			\$240,926	39.09%
Perth Amboy	Seaman Avenue School	ET-0031-C01	8/16/2022	2	Delric Construction Co., Inc.	2/25/2026	\$1,121,768	(\$39,926)	\$30,478			\$1,112,320	-8.4%
<b>Contractor</b>									(\$32,351)				
<b>Construction Services</b>													
									Total Change Summary	Total Changes			
									(\$76,076)				
<b>Grand Totals</b>													
<b>Column Description Legend</b>													
<b>CO Execution Date</b>			<b>Date the Change Order was entered into the SIMS system</b>										
<b>Revised Contract Amount</b>			<b>Current value of the contract (excluding additional assignments) including current change order</b>										

## **DIVERSITY AND WORKFORCE PARTICIPATION REPORT**

**MEMORANDUM**

**TO:** Members of the Authority  
**FROM:** J Manuel Castillo, Director – EEO/AA and Contracting Accountability  
**DATE:** April 1, 2026  
**RE:** Diversity and Workforce Participation Monthly Update for February 2026

The EEO/AA & Contracting Accountability Team consistently participates in mandatory pre-bid and pre-construction meetings. Our Team informs and provides guidance to vendors regarding SDA’s Small Business Enterprise and Workforce goals, policies and procedures in pre-construction meetings, including:

- The 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.
- 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 February 2026 was \$10,660,528. Thus far, the overall dollar amount associated with NTP-issued SDA contracts in 2026 is \$12,879,635. Of that total, \$1,755,300 was awarded to SBEs, including any minority, female and disabled veteran-owned SBEs. This represents an SBE current participation of 13.63% in all NTP-issued SDA contracts awarded thus far in calendar year 2026. SBE participation routinely increases as prime contractors/consultants hire subcontractors/subconsultants with SBE certifications throughout the lifecycle of their SDA contracts.

**Diversity Breakdown for 2026 thus far**

Type of Business Enterprise	Contract Amount	% of Total SDA Contracts
SBEs	\$ 1,755,300	13.63%
Minority Business Enterprises*	\$ -0-	0.00%
Women Business Enterprises*	\$ -0-	0.00%
Minority/Women-Owned Business Enterprises*	\$ -0-	0.00%
Disabled Veteran-Owned Business Enterprises*	\$ -0-	0.00%
<b>TOTAL DIVERSITY CONTRACTS</b>	<b>\$ 1,755,300</b>	<b>13.63%</b>

\*non-SBE

**WORKFORCE PARTICIPATION**

The data submitted by Prime contractors in the month of February 2026 revealed that there was a contractor trade workforce for this reporting period of 20 on SDA projects. That workforce amassed a total of 1,198 contractor workforce hours. This is explained in more detail below:

<b>Workforce Breakdown Submitted by Contractors in February 2026 (All Trades/Districts/Counties)</b>			
<b>Ethnicity</b>	<b>Total Workforce</b>	<b>Total Workforce Hours</b>	<b>Workforce Hours Percentage</b>
Black	2	128	10.68%
Hispanic	7	198	16.53%
Indigenous American	0	0	0.00%
Asian	0	0	0.00%
<b>Total Minority Participation</b>	<b>9</b>	<b>326</b>	<b>27.21%</b>
Total Non-Minority Participation	11	872	72.79%
Total Contractor Workforce	20	1,198	100.00%

As seen below, the overall workforce hours submitted by contractors on SDA projects for the period of January 1, 2026 through February 28, 2026 amounted to 4,438. That amount includes a total of 0 workforce hours performed by female trade workforce in 2026 thus far.

The following table cites the mentioned overall 2026 contractor trade workforce hours and highlights the *Local County Contractor Workforce* participation in 2026 thus far:

<b>Contractor Trade Workforce Participation</b>	<b>Workforce Hours</b>	<b>Percentage</b>
*Total Contractor Workforce Hours	4,438	100.00%
<b>*Total Local County Workforce Hours</b>	<b>0</b>	<b>0.00%</b>
<b>Total Local County Non-Minority Workforce Hours</b>	<b>0</b>	<b>0.00%</b>
<b>Total Local County Female Workforce Hours</b>	<b>0</b>	<b>0.00%</b>
<b>Total Local County Minority Workforce Hours</b>	<b>0</b>	<b>0.00%</b>
<b>**Local County Workforce Hours by Race/Ethnicity:</b>		
Black	0	0.00%
Hispanic	0	0.00%
Indigenous American	0	0.00%
Asian	0	0.00%

\*Total contractor workforce and total local county workforce represent all respective laborers, including females.

\*\*Race/Ethnicity breakdown of Total Local County Minority Workforce Hours.

**NOTE:** Hours worked by local county female laborers who are minority are included in the Total Local County Female Workforce Hours shown above. Therefore, for the purposes of this memorandum, hours worked by local county female *minority* workforce **are not** included in the total local county minority workforce hours or local county workforce hours by Race/Ethnicity breakdown.

The following table represents contractor minority and female trade workforce for all SDA active Capital Construction Projects and all active and completed Emergent and Demolition Projects for the period of January 1, 2026 through February 28, 2026.

<b>SDA Managed Project</b>	<b>Total Workforce Hours</b>	<b>Minority Workforce Hours &amp; Percentage</b>		<b>Female Workforce Hours and Percentage</b>		<b>Local County Workforce Hours &amp; Percentage</b>	
Union City MS	336	144	42.86%	0	0%	0	0%
Garfield ES	3,025	808	26.71%	0	0%	0	0%
Emergent Projects	46	38	82.61%	0	0%	0	0%
Demo Projects	1,031	240	23.28%	0	0%	0	0%

Reviewed and finalized by: J Manuel Castillo  
 Prepared by: Charlotte Brooks

**REGULAR OPERATING DISTRICTS (RODs) ACTIVITY REPORT**

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**MEMORANDUM**

TO: Members of the Authority

FROM: Gregory Voronov  
Managing Director, Planning and Program Operations

DATE: April 1, 2026

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

REPORT PERIOD: February 2026

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This report summarizes the Regular Operating District Grant activity from inception to date and for the reporting period. Also included is a detailed list of grants executed and grants offered during the reporting period if applicable.

**Monthly Update:**

- No grants were offered during the reporting period.
- 7 grants impacting 2 District were executed during the reporting period representing total project costs of \$12.1 million and state share of \$4.9 million.
- 6 grants impacting 5 Districts were closed out during the reporting period representing total project costs of \$14.0 million and state share of \$5.5 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  
February 2026**

<b>ROD Grant Summary Since Program Inception</b>				
	<b>Offered<sup>1</sup></b>	<b>Executed</b>	<b>Closed-Out</b>	<b>Active</b>
<b>Districts Impacted</b>	10	529	523	213
<b>Number of Grant Projects</b>	14	5,941	5,334	607
<b>Total Project Cost Estimate</b>	\$ 28,583,942	\$ 9,742,765,483	\$ 8,925,209,083	\$ 817,556,400
<b>Grant Amount</b>	\$ 13,185,980	\$ 3,346,419,022	\$ 2,986,513,034	\$ 359,905,988
<b>Amount Disbursed</b>	NA	\$ 3,020,683,365	\$ 2,986,513,034	\$ 34,170,331

<b>Total Funding Offered to School Districts via Grant Program</b>	<b>\$ 3,798,198,700</b>
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<b>Total ROD Grant Funding remaining for new Grant Projects</b>	<b>\$ 104,511,897</b>
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1. Includes grants that have been offered to District's but have not yet been executed.

<b>Monthly Activity ROD Grant Summary</b>		
	<b>Executed</b>	<b>Closed-Out</b>
<b>Districts Impacted</b>	2	5
<b>Number of Grant Projects</b>	7	6
<b>Total Project Cost Estimate</b>	\$ 12,059,457	\$ 14,040,488
<b>Grant Amount</b>	\$ 4,864,616	\$ 5,522,609
<b>Amount Disbursed</b>	NA	\$ 5,522,609

\* 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  
February 2026**

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Bergen	Mahwah Township	Betsy Ross E.S.	\$ 3,905,830	\$ 1,562,332	HVAC System upgrades.
Bergen	Mahwah Township	George Washington E.S.	\$ 1,381,905	\$ 552,762	Roofs.
Bergen	Mahwah Township	Joyce Kilmer E.S.	\$ 442,186	\$ 176,874	HVAC System upgrades.
Bergen	Mahwah Township	Mahwah H.S.	\$ 1,033,751	\$ 413,500	Roofs.
Bergen	Mahwah Township	Mahwah H.S.	\$ 2,210,931	\$ 884,372	HVAC System upgrades.
Bergen	Mahwah Township	Ramapo Ridge M.S.	\$ 2,066,734	\$ 826,694	HVAC System upgrades.
Union	Rahway	Rahway H.S.	\$ 1,018,120	\$ 448,081	HVAC System upgrades.
<b>Grand Total</b>		<b>Grants Executed - 7</b>	<b>\$ 12,059,457</b>	<b>\$ 4,864,616</b>	

## **COMMUNICATIONS MONTHLY REPORT**

**MEMORANDUM**

**TO:** Members of the Authority  
**FROM:** /s/ Edye Maier, Director of Communications  
**DATE:** April 1, 2026  
**RE:** Monthly Communications Report

**SDA Joined by Garfield Officials and Students for a Beam Signing Ceremony**



On March 11, 2026, SDA joined Garfield School District officials, students, State Senator Benjie Wimberly, Assemblyman Al Abdelaziz, and local elected officials at a beam signing ceremony to celebrate the construction progress of the new Woodrow Wilson School No. 5. Following remarks by officials and the ceremonial signing, the beam was hoisted into place as part of the school's permanent steel structure in the classroom section above the gymnasium.

SDA CEO Manuel Da Silva said, "While today's beam signing event affords us an opportunity to highlight this significant project milestone, it is more than a symbolic gesture. It represents collaboration, teamwork, innovation, and a strong commitment to providing the students of Garfield with a school facility that will encourage academic opportunity and personal achievement."

The new \$87.6 million school is designed to educate a maximum of 850 students in kindergarten through fifth grade. In addition to general classrooms and kindergarten classrooms, the school will include a vocal music room, an instrumental lesson room, an art room with a kiln, a STEAM lab, a media center, a cafeteria, a multi-purpose room, and a gymnasium.

## **MONTHLY FINANCIAL REPORT**

**MEMORANDUM**

**TO:** The Members of the Authority  
**FROM:** Sherman E. Cole, Controller  
**DATE:** April 1, 2026  
**RE:** Monthly Financial Report – February 2026

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

As of February 2026, the Authority's operating expenses for the year-to-date, amounted to \$2.3 million, reflecting a \$79K savings compared to the budgeted figure for this period. This positive variance is largely attributed to a \$357K spending reduction in personnel costs, offset by a \$475K decrease in payroll expense allocations to project expenditures. Additional savings were realized in professional and other contracted services, and facilities and general office expenses.

As of February 28, 2026, the full-time employee (FTE) headcount was 119, marking a reduction of 6 FTEs from the staffing level forecasted in the 2026 budget.

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

For the year-to-date period ending February 2026, expenditures on school facilities projects amounted to \$40.2M, which is \$22.3M less than the projected capital spending forecast. This variance is primarily attributed to reduced expenditures in grant agreements, \$13.7M, and construction work, \$8.3M. These reductions were partially counterbalanced by a slight increase in spending on project insurance, construction management services and furniture, fixture and equipment.

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

Year-to-date project expenditures of \$40.2M represent an increase of \$1.3M compared to the same period in the previous year. This variance is primarily due to increased spending in grant agreements \$11.0M, and construction activity \$690K, offset by a reduction in project insurance \$7.3M and property acquisitions \$3.0M.

*The Members of the Authority*

*April 1, 2026*

*Page 2 of 2*

**Other**

Since the program's inception, 83.0% 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**  
**February 2026**  
**(Unaudited)**

# New Jersey Schools Development Authority

## Overview of Financial Position

### February 28, 2026

**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, February 28, 2026.

► Overall **Cash and Cash Equivalents** have increased by \$311.5 million to \$870.5 million, as follows:

■ Appropriation from State	\$ 350,000,000
■ Investment earnings	4,537,914
■ Miscellaneous revenue	0
■ Project costs	(40,235,598)
■ SDA operating expenses	(2,784,593)
■ SDA capital expenditures	(91,638)
■ Deposits (primarily district local shares)	55,977
Net Change in Cash	\$ 311,482,062

► **Prepaid Expenses** total \$565,037 as follows:

- Prepaid insurance of \$539,978.
- Prepaid rents of \$0 for the Authority's leased office space in Trenton.
- Prepaid security deposit of \$3,063 for the Authority's flexible spending accounts.
- Prepaid MIS maintenance service contracts of \$19,778.
- Other prepaids of \$2,218.

► **Capital Assets** total \$3,924,644 (net of accumulated depreciation of (\$4,268,167), 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 \$91,638 and **Depreciation Expense** is \$11,148.

► **Accrued Liabilities** total \$869.1 million, as follows:

- Accrued project costs of \$6.3 million consisting of unpaid invoices (\$1.1 million) and retainage (\$5.2 million). Project-related lease liabilities are \$0.2 million.
- Net pension liability of \$21.0 million. Accrued annual pension payable of 3.1 million.
- Unearned grant revenues of \$806.0 million.
- Other post-employment benefits obligation of \$21.1 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 \$2.7 million.
- Payroll related liabilities of \$2.0 million.
- Other accrued liabilities of \$3.9 million, including non-project lease liabilities of \$3.6 million.

► **Deposits** total \$9.6 million, as follows:

- \$9.6 million is held for local share agreements (pass-through item).

► The Authority's **Net Position** at month end is (\$20.4) million.

# New Jersey Schools Development Authority

## School Facilities Project Expenditures & Funding Allocation

### February 28, 2026

► **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 & \$350.0 million in appropriations and Federal CPF Grant funds. The total amount received since program inception is \$13.4 billion.
- Project expenditures for the month and year-to-date periods total \$21.4 million and \$40.2 million, respectively, as follows:

<u>Category</u>	<u>Current Month</u>	<u>Year-To-Date</u>	<u>Since Inception</u>
Construction	\$ 5,784,264	\$ 8,956,674	\$ 5,953,892,731
Design Services	399,410	587,895	422,324,981
PMF/CM Services	158,196	271,164	487,840,446
SDA Project Management	740,134	1,379,918	162,626,387
Property Acquisition, Relocation & Enviro	200,476	388,398	646,248,694
School Furniture, Fixtures & Equipment	2,875	136,269	265,396,290
Project Insurance	-	387,859	130,986,053
NJ State Inter-Agency Transfers	3,108	6,216	54,690,634
SDA District Grant & Funding Agreements	6,349,715	16,289,317	1,100,269,306
Regular Operating District Grant Agreements	7,671,179	11,703,564	3,121,151,101
Real-Time Project Audits	-	-	1,743,613
Property Management, Maintenance & Utils	12,150	24,300	19,803,558
Outside Legal & Claims Resolution Services	31,415	49,111	12,680,378
Temporary Staffing	427	855	10,795,172
Other Project Costs	3,662	54,058	63,663,187
Project Credits	-	-	(54,902,944)
<b>Total Project Expenditures</b>	<b>21,357,011</b>	<b>40,235,598</b>	<b>12,399,209,587</b>
Less: Local Share Contributions	-	-	(192,829,285)
<b>Project Expenditures (State Share)</b>	<b>\$ 21,357,011</b>	<b>\$ 40,235,598</b>	<b>\$ 12,206,380,302</b>
2026 Capital Spending Forecast	\$ 32,299,494	\$ 62,571,238	

#### Allocations Since Program Inception

► **All Funding Sources & Expenditures**

	<u>All Sources</u> <sup>1</sup>	<u>Total Funding</u> <sup>2</sup>	<u>Paid to Date</u> <sup>3</sup>
■ SDA Districts	\$ 10,956,826,150	\$ 11,148,766,240	\$ 9,254,016,768
■ RODs Incl Vo-Tech Schools	3,675,000,000	3,733,880,485	3,515,257,724
<b>Total - State Share</b>	<b>\$ 14,631,826,150</b>	<b>\$ 14,882,646,725</b>	<b>\$ 12,769,274,492</b>

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

■ SDA Districts	83.0%
■ RODs Incl Vo-Tech Schools	94.1%
<b>Total - State Share</b>	<b>85.8%</b>

1 Of the \$14.9 billion authorized for the school construction program (including bond funds, appropriations and Federal CPF Grant funds), \$13,379,528,798 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 \$562,894,190.

**New Jersey Schools Development Authority**  
**Fund Reporting Operating Expenses vs Budget**  
**February 28, 2026**

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>Budget</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
<b>Personnel Expenses:</b>			
Employee Salaries	\$ 2,140,257	\$ 2,330,554	\$ (190,297)
Employee Benefits	699,625	817,847	(118,222)
Direct Hire Temporary Employee Costs	-	8,334	(8,334)
Total Employee Salaries & Benefits Costs	2,839,882	3,156,735	(316,853)
<b>Less:</b> Employee Salaries & Benefits Costs			
Charged to Projects	1,379,918	1,855,120	(475,202)
Salaries & Benefits Charged to Operating Expense	1,459,964	1,301,615	158,349
Temporary Staffing Services	42	26,600	(26,558)
Travel & Expense Reimbursements	2,487	5,405	(2,918)
Training & Professional Development	8,711	19,984	(11,273)
Total Personnel Expenses	1,471,204	1,353,604	117,600
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	283,104	319,824	(36,720)
Information Systems	431,639	419,882	11,757
Professional & Other Contracted Services	10,968	175,884	(164,916)
Property & Casualty Insurance	98,100	98,102	(2)
SDA-Owned Automobiles	9,309	13,334	(4,025)
Communications & Outreach	-	666	(666)
Reserve for Unforeseen Events & New Initiatives	-	1,666	(1,666)
<b>Total Authority Operating Expenses</b>	<b>\$ 2,304,324</b>	<b>\$ 2,382,962</b>	<b>\$ (78,638)</b>

**2026 Annual Operating Budget**

**\$ 15,513,745**

# New Jersey Schools Development Authority

## Fund Reporting Operating Expenses vs Prior Year

### February 28, 2026

<u>Category</u>	<u>Actual</u> <u>Year-To-Date</u>	<u>2025</u> <u>Year-To-Date</u>	<u>Over/</u> <u>(Under)</u>
<b>Personnel Expenses:</b>			
Employee Salaries	\$ 2,140,257	\$ 2,149,419	\$ (9,162)
Employee Benefits	699,625	593,754	105,871
Direct Hire Temporary Employee Costs	-	4,173	(4,173)
Total Employee Salaries & Benefits Costs	2,839,882	2,747,346	92,536
<b>Less:</b> Employee Salaries & Benefits Costs			
Charged to Projects	1,379,918	1,406,621	(26,703)
Salaries & Benefits Charged to Operating Expense	1,459,964	1,340,725	119,239
Temporary Staffing Services	42	-	42
Travel & Expense Reimbursements	2,487	2,274	213
Training & Professional Development	8,711	19,844	(11,133)
Total Personnel Expenses	1,471,204	1,362,843	108,361
<b>Non-Personnel Operating Expenses:</b>			
Facilities & General Office Expenses	283,104	290,989	(7,885)
Information Systems	431,639	465,077	(33,438)
Professional & Other Contracted Services	10,968	8,307	2,661
Property & Casualty Insurance	98,100	101,837	(3,737)
SDA-Owned Automobiles	9,309	9,080	229
Communications & Outreach	-	-	-
Reserve for Unforeseen Events & New Initiatives	-	-	-
<b>Total Authority Operating Expenses</b>	<b>\$ 2,304,324</b>	<b>\$ 2,238,133</b>	<b>\$ 66,191</b>

# New Jersey Schools Development Authority

## Employee Headcount

### February 28, 2026

	<u>Current Month End</u>	<u>Budget</u>	<u>Over/ (Under)</u>
<b>Office of Chief Executive Officer</b>	2	2	-
Human Resources	4	4	-
Vacant Positions	0	0	-
Communications	3	3	-
Legislative Affairs	1	1	-
EEO/AA & Vendor Services	4	4	-
<b>Office of Program Operations &amp; Strategic Planning</b>	1	1	-
Capital Planning & Program Operations	8	7	1
Design Studio	13	13	-
Grants Administration	7	7	-
Real Estate Services & Predevelopment	3	3	-
<b>Office of Construction Operations</b>	0	0	-
Region Teams	15	18	(3)
<b>Office of Corporate Governance &amp; Legal Affairs</b>	3	3	-
Chief Counsel	6	7	(1)
Information Systems	9	10	(1)
Central Records Management	3	3	-
Safety	4	4	-
Internal Audit	3	3	-
<b>Office of Chief Financial Officer</b>	1	1	-
Financial Operations	6	6	-
Financial Accounting & Disbursements	10	11	(1)
Procurement	9	9	-
Risk Management	2	2	-
Facilities	2	3	(1)
<b>Total Full-Time Employees at Month End</b>	<b><u>119</u></b>	<b><u>125</u></b>	<b><u>(6)</u></b>
 <b>Total Full-Time Employees at Year End</b>		<b><u>135</u></b>	

**New Jersey Schools Development Authority**  
**Statement of Net Position**  
**February 28, 2026**

	<u>Current</u> <u>Month End</u>	<u>2025</u> <u>Year End</u>	<u>Over/</u> <u>(Under)</u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 870,513,934	\$ 559,031,872	\$ 311,482,062
Receivables	29,306	28,836	470
Prepaid expenses	565,037	72,703	492,334
Capital assets, net of accumulated depreciation	3,924,644	4,005,427	(80,783)
Total Assets	<u>875,032,921</u>	<u>563,138,838</u>	<u>311,894,083</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount for pensions and OPEB	9,453,609	9,453,609	-
Total Deferred Outflows of Resources	<u>9,453,609</u>	<u>9,453,609</u>	<u>-</u>
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOWS OF RESOURCES</b>			
	<u>\$ 884,486,530</u>	<u>\$ 572,592,447</u>	<u>\$ 311,894,083</u>
<b>LIABILITIES</b>			
Accrued school facilities project costs	\$ 12,001,849	\$ 36,293,452	\$ (24,291,603)
Unearned revenue	806,020,155	456,020,155	350,000,000
Net pension liability	20,966,867	20,966,867	-
Total other postemployment benefits liability	21,061,251	21,110,013	(48,762)
Other accrued liabilities	9,098,156	9,431,845	(333,689)
Deposits	9,635,795	9,579,818	55,977
Total Liabilities	<u>878,784,073</u>	<u>553,402,150</u>	<u>325,381,923</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred amount for pensions and OPEB	26,150,325	26,150,325	-
Deferred amount for Federal CPF grant	-	-	-
Total Deferred Inflows of Resources	<u>26,150,325</u>	<u>26,150,325</u>	<u>-</u>
<b>NET POSITION</b>			
Net investment in capital assets	178,314	101,678	76,636
Restricted for schools construction:			
Federal CPF grant	-	-	-
Special revenue fund	31,631,134	24,820,053	6,811,081
Unassigned/(Unrestricted)	(52,257,316)	(31,881,759)	(20,375,557)
Net Position	<u>(20,447,868)</u>	<u>(6,960,028)</u>	<u>(13,487,840)</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES &amp; NET POSITION</b>			
	<u>\$ 884,486,530</u>	<u>\$ 572,592,447</u>	<u>\$ 311,894,083</u>

**New Jersey Schools Development Authority**  
**Statement of Activities**  
**February 28, 2026**

	<u>Current</u> <u>Year-To Date</u>	<u>2025</u> <u>Year-To Date</u>	<u>Over/</u> <u>(Under)</u>
<b>REVENUES</b>			
School Construction Program:			
Appropriation from State	-	-	-
Debt Defeasance & Prevention Fund grant	\$ -	\$ 5,530,405	\$ (5,530,405)
Federal CPF grant	-	1,987,941	(1,987,941)
General:			
Investment earnings	4,739,454	3,916,967	822,487
Other revenue	-	-	-
Total Revenues	4,739,454	11,435,313	(6,695,859)
<b>EXPENSES</b>			
Administrative and general expenses	2,269,740	2,214,834	54,906
School facilities project costs	15,957,553	28,587,260	(12,629,707)
Total Expenditures/Expenses	18,227,293	30,802,094	(12,574,801)
<b>CHANGE IN NET POSITION</b>	<b>(13,487,839)</b>	<b>(19,366,781)</b>	<b>5,878,942</b>
Beginning of Period - as previously stated	(6,960,029)	42,818,376	(49,778,405)
Adjustment to Beginning Balance	-	-	-
Beginning of Period Net Position	(6,960,029)	42,818,376	(49,778,405)

**RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION**

## ***Resolution—7.***

### Resolution to Adjourn into Executive Session

#### **Resolution**

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

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

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

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

**WHEREAS**, the minutes of the Board’s April 1, 2026 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, legal proceedings, and settlements, and associated matters and/or the execution of all documentation, payments, agreements and leases associated therewith, as applicable.

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

**BE IT FURTHER RESOLVED**, that the minutes of the Board’s April 1, 2026 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, legal proceedings, settlements, and associated matters, and/or the execution of all documentation, payments, agreements and leases associated therewith, as applicable.

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

Attached: Resolution to Adjourn into Executive Session, dated April 1, 2026

Dated: April 1, 2026