

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 7, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, January 7, 2026 at 9:15A.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 Maloney, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

being a quorum of the Members of the Board. Mr. Capo, Mr. Colella, Mr. Lewis-Powder, Mr. Maloney, Mr. Moore, Mr. Nixon 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 (teleconference); Janice Venables, vice president and assistant secretary; Ramy Kamel, vice president; Albert Barnes, chief counsel and additional assistant secretary; and Gregory Voronov, managing director of the SDA participated in the meeting. Michael Eleneski of the Governor's Authorities Unit also participated in the meeting by teleconference.

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

Approval of Meeting Minutes

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

Authority Matters

CEO's Report

Mr. Nixon asked Mr. Da Silva for the report of the CEO. Mr. Da Silva gave an update on the design-build projects in the design phase. He said that for the Garfield New Elementary School project, steel installation began this week as design documents for the remainder of the building are being finalized.

Turning to design build projects in construction, Mr. Da Silva reported that for the Union City New Grade 7-9 School project, the building has the full temporary certificate of occupancy as management continues to finalize the punchlist and advance the project toward close-out.

With respect to projects in the procurement stage, Mr. Da Silva advised that the Bridgeton High School Additions and Renovations project was advertised for re-bid in November and bids are due January 21, 2026. He noted that 4 of the original bidders attended the mandatory pre-bid meeting. For the Elizabeth New Elementary School project, he said that Package 1, footings foundations and structural steel is complete and in Department of Community Affairs for review. He added that for Package 2, the remainder of the building submission is under review by SDA. He noted that the contractor will be mobilizing to site this month.

In continuing, Mr. Da Silva informed the Member that the design build recommendation award for the Paterson STEAM High School project is on today's agenda. He added that the construction manager (CM) package was advertised late December and bids are due February 2. For the Pleasantville New Elementary School project, he said that the sanitary line relocation work is ongoing, the site is being graded to the final site elevations for turnover to the design-builder Ernest Bock and Sons, Inc. With respect to the Trenton New Elementary School project, he advised that the design phase has started, the site is fenced and secured, and management anticipates mobilization next month. He added that the CM award recommendation is a subject of today's agenda. Mr. Da Silva said that the design is ongoing for the West New York Middle School project.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that last month the Authority concluded the SDA contractor training for 2025 that included 27 participating Small Business Entities.

Audit Committee

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on December 15, 2025 at which time management provided the Committee with the November 2025 New Funding Allocation and Capital Plan Update. He advised that there were no changes in any of the SDA reserve balances for the reporting period. He reported that there was a \$1.7 million decrease in the reserve balance for the Regular Operating Districts due to reductions in state share for grant projects nearing completion.

Next, Mr. Nixon advised that the Internal Audit (IA) staff presented the Committee with the results of one operational audit and one project audit. He noted that the project audit was conducted to comply with the statutory requirement that Capital Portfolio Projects with a state share over \$10 million be reviewed to assess whether State funds were expended in accordance with contractual terms, SDA practices and state rules and regulations.

Mr. Nixon then provided the November 2025 Financial Report. He advised that the Authority's operating expenses (Actual vs. Budget) for the year-to-date period totaled \$12.3 million, down \$2.3 million as compared to the budget for the corresponding period. He advised that this variance is attributable to lower than projected personnel costs, professional and other contracted services, facilities and general office expenses, information systems, and SDA-owned automobiles partially offset by a reduced payroll expense allocation to project expenditures. He reported that the current FTE headcount is 123 through November 30 representing a 17 FTE decrease compared to year-to-date projections. Mr. Nixon then reported that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period total \$167.2 million, are \$22.1 million lower as compared to the capital spending forecast for the corresponding period. He advised the Committee that this variance is due to lower costs associated with property acquisitions and construction work. He noted that the variance is partially offset by increases in

design services and grant agreements. He further reported that project expenditures (Actual vs. Prior Year Actual), at \$167.2 million, are \$74.0 million less when compared to the capital spending forecast for the corresponding prior year period. He said that this variance is a result of reduced spending in construction work, property acquisitions and school furniture, fixtures and equipment, partially offset by spending increases in project insurance, grant agreements and design services. In conclusion, Mr. Nixon said that, since program inception, 82.7% of the funds authorized for the SDA districts have been disbursed. Additionally, he noted that 96% of all SDA disbursements relate to school facilities projects, while 4% relate to operating expenses. He advised that the estimated value of active school facilities capital projects, along with emergent and regular operating district grant projects, is approximately \$1.2 billion.

School Review Committee

Next, Mr. Luckie reported that the School Review Committee met on December 15, 2025 at which time three items were discussed. He said that the Committee is recommending approval of awards for General Construction Services Task Order Contracts (GC Task Order). By way of background, he advised that the SDA most recently procured General Construction Services in 2022 and the current GC Task Order Contract will be expiring in January 2026. He reported that the SDA executive management and associated program staff recommend that the Members approve the execution of a new three-year GC Task Order with 11 firms consistent with the provisions of the memorandum presented to the Board on this date and incorporated herein. He said that the GC Task Order, as proposed, is structured to quickly initiate certain types of work through a pool of contractors available to the SDA and able to perform the work: first, the GC Task Order will primarily address emergent projects in school districts; and the second, the GC Task Order will be available for use in situations that constitute an “emergency,” consistent with

the public exigency exception to the public bidding requirements. He explained that the GC Task Order can also be used to address limited-scope construction projects on prior or existing SDA capital projects, such as the correction of defective construction or completion of change order work or punch list items in the event a design-builder or contractor engaged by SDA for another school facilities project is unable or unwilling to perform such work. He noted that the details, terms and parameters of the proposed GC Task Order, along with the names of the 11 firms and particulars of the procurement process followed are fully set forth in detail in the memorandum presented to the Board on this date and incorporated herein.

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. Capo, the Board approved the awards for General Conditions Services Task Order Contract with its unanimous vote in favor of ***Resolution 6a.***

Next, Mr. Luckie said that management is also seeking approval of a Design-Build Award and Final Project Charter for the Paterson New STEAM High School project (School or Project). He said that the Project consists of the construction of an approximately 266,000 square foot five-story facility to educate approximately 1,564 students in grades 9-12. He advised that on July 5, 2023, the Members approved the preliminary project charter for the new STEAM High School Project. He advised that a package for a design-build solicitation was advertised beginning August 28, 2025 with “price” weighted as 60% of the overall weight and “all non-price factors” having a combined weight of 40%. He explained that upon completion of the competitive procurement process, the construction operations director and the financial operations director recommend award of the contract to the highest ranked bidder, Dobco, Inc. in the amount of \$165,200,000 inclusive of SDA-established allowances totaling \$850,000. Mr. Luckie said that along with the contract award, SDA executive management recommends that

the Members approve the Final Project Charter as presented to the Board on this date and representing all expended and projected funds necessary for completion of the Project. He added that the background of the Project, a detailed description of the procurement process followed and the specifics of the final charter recommended for approval are set forth in detail in the memorandum presented to the Board on this date and incorporated herein. He noted that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

Mr. Vargas asked if the overcrowding needs will be addressed in the Paterson Public School District. Mr. Voronov answered that the overcrowding needs will be met for the high school seats need in Paterson.

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 Paterson New STEAM High School project with its unanimous vote in favor of ***Resolution 6b***.

Finally, Mr. Luckie reported that the Committee is recommending approval of a Construction Manager (CM) Award for the Trenton New Elementary School project (School or Project). He said that on July 5, 2023, the Members approved the Preliminary Project Charter for a project including an approximately 124,000 square foot three-story facility to provide new seats for 837 students in grades Kindergarten through Six in the Trenton Public School District. He advised that on September 3, 2025, the Members approved the Final Project Charter and the award of a Design-Build Construction contract to Ernest Bock & Sons, Inc. (Bock) and on October 31, 2025, Bock received the Notice-to-Proceed for the design phase of the project. He explained that a package for CM Services for the Project was advertised as a “price and other factors” solicitation beginning on September 24, 2025 with price weighted at 40% and all non-

price factors weighted at 60% of the final combined score. He said upon completion of the competitive procurement process for CM Services, it was determined that Joseph Jingoli & Son, Inc. (Jingoli) was the highest ranked firm, with a price in the amount of \$2,219,107 for the Project, inclusive of SDA-established Allowances totaling \$475,000. He advised that following review by Jingoli and SDA staff, Jingoli 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 Jingoli. He said that upon completion of the procurement process, the Construction Operations Program Director recommends award of the CM Services contract in the amount of \$2,219,107 to Jingoli for the Project. He added that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Burgos and seconded by Mr. Vargas, the Board approved Construction Manager Award for the Trenton New Elementary School project with its unanimous vote in favor of ***Resolution 6c.***

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. He called on Ms. Nikki Baker from Healthy Schools Now Coalition. Ms. Baker said that she wanted to thank the SDA for all the work throughout the years and all the challenges. She said that she wanted to reiterated the commitment as a coalition with Healthy Schools Now to continue advocacy for school construction and healthy schools for all New Jersey students. Ms. Baker thanked the SDA for their commitment and said she wanted to reaffirm Health School Now commitment to advocate for such things.

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 January 7, 2026 meeting.

/s/ Janice Venables
Assistant Secretary