

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, APRIL 1, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, April 1, 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 Maloney, Public Member

Michael McLaughlin, 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. Moore, Mr. Maloney, Mr. McLaughlin, Mr. Vargas and Ms. Vecchione participated by teleconference.

At the Chairman's request; 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. Michael Eleneski of the Governor's Authorities Unit also participated in the meeting by teleconference.

### ***Pledge of Allegiance***

Led by Mr. Nixon, 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 a link to the SDA website home page is also posted on the Secretary of State website in the “Statewide Legal Notices” listings. 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 March 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. Burgos seconded by Mr. Vargas, the Open Session minutes of the March 4, 2026 SDA Board meeting were approved with the Members’ vote in favor of the resolution attached hereto as

#### ***Resolution 3a.***

Next, Mr. Nixon presented for consideration and approval the minutes of the Board’s March 4, 2026 Executive Session meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Burgos seconded by Mr. Luckie, the Executive Session minutes of the March 4, 2026 SDA

Board meeting were approved with the Members' vote in favor of the resolution attached hereto as *Resolution 3b*.

### *Authority Matters*

#### *CEO's Report*

In Mr. Da Silva absence, Mr. Nixon asked Ms. Venables for the report of the CEO. Ms. Venables began the report with an update on projects in the procurement stage. She said that for the Bridgeton High School Additions and Renovations project, three design-build bids were received and the apparent design-builder awardee was Epic Management, Inc (Epic). She noted that this prospective award to Epic was approved by the Board, contingent upon the outcome of the bid protest. She advised that Dobco, Inc., the third-ranked bidder on this procurement submitted a protest challenging the responsiveness of the bids of both Epic, the highest-ranked bidder, and Ernest Bock & Sons, Inc., the second-ranked bidder. She noted that Epic submitted its own protest challenging the responsiveness of Dobco's bid. She added that a Final Agency Decision will be issued today by the SDA with respect to both protests and that the details of protests would be discussed in Executive Session discussion.

Turning to design-build projects in the design phase, Ms. Venables said that for the Elizabeth New Elementary School project, the Department of Community Affairs has issued permits and work will be commencing on footings and foundations. For the Paterson STEAM High School project, she said that the design-builder is preparing a package to construct the retaining wall and initiate the early package separating the site from the existing school. She noted that mobilization is expected to occur late Spring to advance this work. With respect to the Trenton New Elementary School project, she said that the site is secure and work will begin with the demolition of the temporary classroom unit. She advised that for the Pleasantville New

Elementary School project, early site preparation demolition and sanitary relocation work is complete. She added that the design-builder is advancing the design phase and performing existing conditions verification.

Turning to Authority events, outreach and other activities, Ms. Venables informed the Members that on March 11, SDA joined Garfield school district officials and students to celebrate the construction progress of the new elementary school in with a beam signing ceremony. She said that the highlight of the event was the Garfield students, including a 4<sup>th</sup> grade student named Israel who led us in the flag salute. She noted that the SDA was also joined by Senator Wimberly, Assemblyman Abdelaziz, and local Garfield officials. She added that following the program, the ironworkers lifted the beam into place while the attendees watched and cheered.

Next, Ms. Venables reported that on March 24, SDA's Garfield Elementary School project was honored at NJ Alliance for Action's "New Jersey's Leading Capital Construction Projects Awards". She said that the awards recognize the people and organizations that work together to ensure the safe and efficient completion of projects that improve lives across New Jersey. She added that Karen Workman, SDA's project officer for the project, accepted the award on the SDA's behalf.

In continuing, Ms. Venables said that Governor Sherrill delivered the Fiscal Year 2027 Budget Address last month (March 10). She advised that the SDA is scheduled to receive \$400 million from previously allocated funding as well as an additional \$50 million of General Fund appropriations for capital maintenance grants to be disbursed to SDA Districts.

Ms. Venables informed that Members that the SDA is scheduled to testify before the Assembly Budget Committee on April 15 and the Senate Budget and Appropriations Committee on May 12. He added that, as in the past, the SDA is testifying with the Department of

Education. She noted that management is currently preparing for the hearings and gathering information to assist in this process.

Finally, Financial Disclosure Statement (FDS) notices are scheduled to be sent to all filers today. She added that the FDS Filing date deadline is May 15 for all FDS filers. She noted that if filers do not file by the deadline, a \$50 per day late fee will be assessed.

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

Next, Mr. Luckie reported that the School Review Committee met on March 16, 2026 at which time two voting items were discussed. Mr. Luckie said that the Committee is recommending approval of an Award of Contract and Revised Final Project Charter for the Newark Science Park High School Project (Project or School). By way of background, he said that the School is a technology magnet high school, encompassing 275,000 square feet to educates 1,200 students in grades 7 through 12. He reported the Project received achieved substantial completion in 2006, excluding the smoke control system (System). He advised that multiple corrective work efforts were undertaken to address the System's deficiencies, and further work is necessary at this time for the System to be fully code-compliant and for the issuance of a certificate of occupancy and final transfer of the school facility to the District. He explained that a construction package for this Project was advertised in January 2026 and following a competitive procurement process, Sunnyfield Corporation Building and Construction, LLC (Sunnyfield) was determined to be the sole qualified and responsive bidder for the Project, with a bid of \$2,337,000. He said that a bid review conference was held with Sunnyfield on March 13, 2026 in order to understand the differential between the CCE and the bid price and to ensure Sunnyfield's price proposal was inclusive of all scope elements. He noted that the SDA program operations director and contract management division recommend an award of the contract for construction services to Sunnyfield for the Project. Mr. Luckie said that

the revised project budget in the revised final project charter represents an increase from the Board approved final project charter due to the increased project scope and costs associated with the necessary modifications to the System that are more extensive than what was anticipated at the time of approval of the final project charter in May 2017. He added that funding for a portion of the increased costs is available within the original project budget for the Project and additional required funding totaling \$1.8 million will come from the reserve for unforeseen Project Events. He said that SDA staff determined the bid price to be fair and reasonable and consistent with the project's scope of work. He advised 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, and with Mr. Lewis-Powder abstaining, the Board approved the approval of an Award of Contract and Revised Final Project Charter for the Newark Science Park High School Smoke Control System Project with its unanimous vote in favor of ***Resolution 5a***.

Next, Mr. Luckie said that the Committee is recommending approval of a Construction Management (CM) Services Award for the Paterson STEAM High School Project (School or Project). He advised that in July 2023, the Members approved the preliminary project charter for the new School 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. He explained that in January 2026, the Members approved the final project charter and the award of a design-build construction contract to Dobco, Inc. and in February 2026, Dobco received the notice-to-proceed for the design phase of the project. He said that a package for 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. He

noted that 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. He advised that 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. He noted that upon completion of the procurement process, the construction operations program director recommends award of the CM Services contract in the amount of \$3,298,400 to Accenture for the Project. He added that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Mr. Burgos, and with Mr. Lewis-Powder abstaining, the Board approved a Construction Management Services Award for the Paterson STEAM High School Project with its unanimous vote in favor of **Resolution 5b**.

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 a bid protest pertaining to the Bridgeton High School additions and renovations project. She said that there will be no formal action taken today upon return to Open Session. She asked that the Chairman that the Members approve Resolution 7. reflecting its resolve to move into Executive Session to consider this matter.

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

Mr. Nixon advised that at the conclusion of the Executive Session, the Board will return to the public portion of the meeting and no action will be taken except to adjourn the meeting.

### ***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 April 1, 2026 meeting.

*/s/ Albert D. Barnes*  
Additional Assistant Secretary