



For the reporting period of October 1, 2023 – March 31, 2024



NEW JERSEY  
SCHOOLS DEVELOPMENT AUTHORITY

# BIANNUAL REPORT

## **New Jersey Schools Development Authority (SDA)**

The New Jersey Schools Development Authority (SDA or the Authority) fully funds and manages the new construction, modernization and renovation of school facilities projects in 31 school districts known as SDA Districts. The Authority also makes grants available to Regular Operating Districts (RODs) throughout New Jersey for facilities projects approved by the New Jersey Department of Education (DOE).

### **SDA MISSION**

Our mission is to deliver high-quality educational facilities that best meet the needs of the students of the State of New Jersey. While providing efficiently designed facilities that enhance the academic environment, we promote fiscal responsibility in the management of taxpayers' resources.

### **SDA EXECUTIVE STAFF**



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*Chief Executive Officer*



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*Vice President and Chief  
Financial Officer*



**Janice Venables**  
*Vice President – Corporate  
Governance*

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Craftworkers  
Administrative District Council of NJ,  
Locals 4 and 5*



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*Business Representative, I.B.E.W. Local  
164*



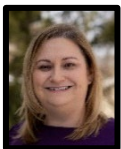
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*State Treasurer, New Jersey Department of  
the Treasury*

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## MESSAGE FROM THE BOARD CHAIRMAN & THE CHIEF EXECUTIVE OFFICER



*Robert Nixon, Board Chairman*



*Manuel Da Silva, CEO*

We are pleased to present the Biannual Report of the New Jersey Schools Development Authority (SDA) for the period October 1, 2023, through March 31, 2024. This report, submitted under the provisions of P.L. 2007, c. 137, summarizes the progress and accomplishments of New Jersey's school construction program during the six-month reporting period.

The SDA program has grown and evolved over the years into an organization that successfully addresses the educational facility needs that exist throughout New Jersey by delivering quality schools that best meet the needs of students while enhancing the academic environment.

This reporting period was marked with significant advancement of projects approved in the 2022 Capital Plan as well as construction activities for projects that will open to students this September. Included in this report is an update on the status of these projects.

As the largest project and investment of the SDA to-date, the new Perth Amboy High School is a superb example of the quality of a school construction project managed by the SDA; one that stands ready to welcome approximately 3,000 students in September. Delivered ahead of schedule, within budget, and inclusive of challenges presented by the COVID pandemic, this project displays the result of productive collaborations between state, local, and contracting partners.

The Orange Cleveland Street Elementary School is nearing completion and on target for completion this summer. An extensive addition/renovation project at the school will open to students this September, maintaining the intrinsic value of the original structure while providing new spaces, enlarging room layouts, providing state of the art educational technology and incorporating more daylight throughout the building.

Of considerable note this reporting period, the SDA began executing grant agreements for Regular Operating Districts (ROD) throughout New Jersey. The \$450 million grant program was funded through the Debt Defeasance and Prevention Fund as well as money de-obligated from previous allocations. These grants will enable hundreds of school districts to improve their schools by allowing for numerous high-priority upgrades including HVAC systems, boiler and water heater upgrades, and roof replacement/repair. Combined with the local share contribution, these projects are estimated to invest more than \$1 billion to improve school facilities across the state.

SDA funding also continues to benefit every school district in the State through the Capital Maintenance and Emergent Grant Funding allocated as part of the Budget and Appropriations Act the last three years. This funding allows for improvements to HVAC, building envelope, site, plumbing, security, and mechanical systems.

The SDA is dedicated to the advancement and completion of projects currently funded and discussed in this report. We do remain cognizant of the needs that exist statewide and will continue working to address those needs within available funding.

Access to a quality education is the great equalizer, and school facilities play a vital role in student success. SDA's Board of Directors, management, and staff remain committed to working with the Administration, the Legislature, and our stakeholders to advance our mission of building quality schools for New Jersey's children that they so rightly deserve.

# SCHOOL CONSTRUCTION THROUGHOUT THE STATE

## Capital Projects

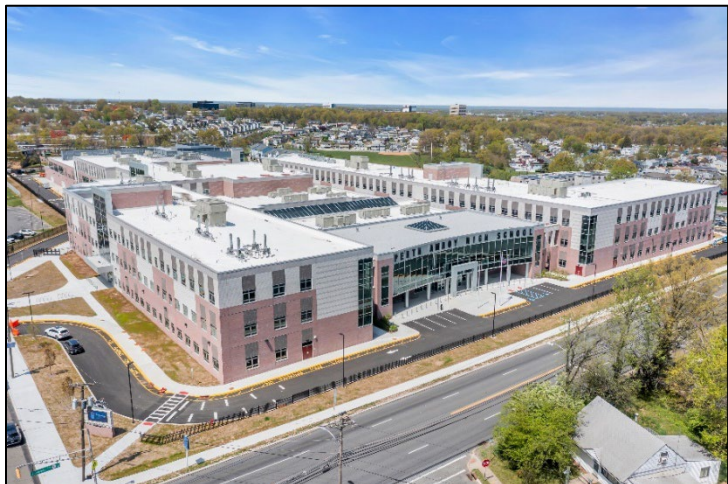
### *Construction Activities Ongoing Statewide*

As the SDA strives to improve school facilities throughout the state, a substantial amount of activity on three projects in construction as of March 31, 2024, highlighted this reporting period. These three projects combined will provide more than 4,500 new seats, once complete, and represent a state investment of \$429 million.

| <b>SDA Projects in Construction as of March 31, 2024</b>    |                       |                     |                                     |                             |
|---|-----------------------|---------------------|-------------------------------------|-----------------------------|
| <b>District</b>   | <b>Project Name</b>   | <b>Project Type</b> | <b>Total Estimated Project Cost</b> | <b>Max Student Capacity</b> |
| Orange  | Cleveland Street E.S. | Addition/Renovation | \$51.7 M                            | 352                         |
| Perth Amboy   | High School           | New School          | \$283.8 M                           | 3,295                       |
| Union City  | Grade 7 to 9 School   | New School          | \$93.7 M                            | 936                         |
| <b>3 capital school facilities projects in construction</b> |                       |                     | <b>\$429.2 M</b>                    | <b>4,583</b>                |

### *Largest SDA Project to-date to Open This Fall*

SDA is set to unveil its largest construction project to-date with the opening of the new **Perth Amboy High School** in September 2024. This state-of-the-art facility, spanning three stories and covering an impressive 576,000 square feet, is designed to accommodate approximately 3,300 students in grades nine through 12.



The Perth Amboy High School project will address the growing educational needs of the Perth Amboy school district. The new high school will equip students with the modern amenities and technology needed in order to thrive in an expanding educational landscape. This includes unique spaces such as a culinary arts lab, an automotive lab, black box studio, dance studio, ROTC classroom, world languages classroom, and a life skills lab.

During the reporting period, final construction work proceeded in preparation of an early project delivery. In fact, a temporary certificate of occupancy was achieved in April 2024. The SDA will continue with furniture and technology delivery and fit-out for several months.

### *Beam Signing Ceremony Marks Construction Progress*



The consistent construction progress of the **Grade 7-9 School in Union City** afforded the SDA an opportunity to celebrate the significant advancement of the project with the community. In December, student leaders, local stakeholders, and officials gathered to sign their names to a piece of steel that will become a permanent part of the new school – marking the first of many lasting impressions they and their classmates will leave at the new school.

Serving as one of the most poignant moments of the celebration, remarks from seventh grade student Noah Matthis highlighted the student perspective. He said, “This building will be a myriad of opportunities for students of all different backgrounds to specialize in their own desired diversities based on their talents.” He represents the most important stakeholders that SDA serves – the students.



In addition to general classrooms and science labs, the new school will include specialized educational spaces such as three art rooms, a stem/robotics lab, a hydroponics lab, a technology lab, vocal music room, a dance studio, a rooftop environmental science lab with an outdoor growing area, a media center, a gymnasium, and a cafetorium with a stage/instrumental room.

*“I have no doubt that this building will be one of the best new schools in New Jersey – not only for the students who presently attend Union City Public Schools, but for the future community and generations to follow.”*

Noah Matthis, 7<sup>th</sup> Grade Student

During the reporting period, the steel structure was completed, slab-on decks were installed, and building enclosure activities commenced. The project is anticipated to open to students in September 2025.

### *Addition/Renovation Project Revitalizes Community School*

The **Orange Cleveland Street Elementary School** project preserves and modernizes an 1890’s community school building to help address district overcrowding while allowing for a grade realignment. The project includes an 11,600 square-foot addition to the 100+ year-old existing facility that includes a multi-purpose room with a stage. The scope also comprises 38,775 square-feet of renovations/alterations to the existing facility. The renovations include converting the basement areas to provide a main office, a media center, an art room, a music room, a science room, and a computer instructional area.

During the reporting period, windows, ductwork and HVAC equipment were installed; replacement stair construction was completed, painting, tile installation and epoxy floors were ongoing. The project will open to students in September 2024.

Below are project profile snapshots of this and the other two projects discussed above.

# CLEVELAND STREET ELEMENTARY SCHOOL



SCHOOL DISTRICT:  
**ORANGE**



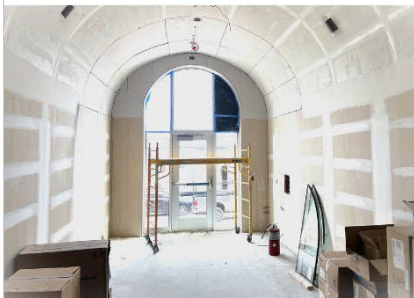
CAPACITY:  
**350 STUDENTS**



TOTAL STATE INVESTMENT:  
**\$51.7 MILLION**



GRADES:  
**K TO 7**



# PERTH AMBOY HIGH SCHOOL



SCHOOL DISTRICT:  
**PERTH AMBOY**



CAPACITY:  
**3,300 STUDENTS**



TOTAL STATE INVESTMENT:  
**\$283.8 MILLION**



GRADES:  
**9 TO 12**



# NEW GRADE 7 TO 9 SCHOOL



SCHOOL DISTRICT:  
**UNION CITY**



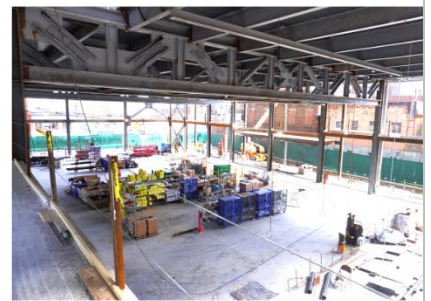
CAPACITY:  
**930 STUDENTS**



TOTAL STATE INVESTMENT:  
**\$93.7 MILLION**



GRADES:  
**7 TO 9**



## Status of 2022 Capital Projects

Significant progress continued on projects in the 2022 Capital Plan Portfolio throughout the reporting period. Among the most significant accomplishments was the delivery of another school facility, which is currently in use by students.

The SDA purchased a property located on Van Dyke Avenue in New Brunswick where the District educated students for many years. The SDA previously leased the property to serve as swing space during construction of prior projects. The SDA's purchase of this property was completed and turned over to the District in March 2024. The permanent use of this facility allows the District to continue to operate the facility to fulfill the educational programmatic needs of the students, accommodate excess middle school population, and allow the District to discontinue the use of temporary classroom units. The purchase and transfer of ownership of the building resulted in the elimination of monthly leasing fees for the District. The District can continue to utilize this facility to fulfill the educational programmatic needs of students in New Brunswick while redirecting the monthly savings toward other District priorities.

With the completion of that purchase, two of the 19 projects are now complete. This includes the New Brunswick property and the previous acquisition of a vacant, non-operational charter school building in Newark, which opened to students in September 2023.

Two additional projects are in the early site preparation phase. Previous school sites in Garfield and Elizabeth were undergoing asbestos abatement activities at the end of the reporting period, to be followed by building demolition this summer. This phase will ready the project sites for construction of new schools.

Of the remaining 15 projects, eight now have preliminary or planning project charters approved by the SDA Board of Directors. This action allows for the engagement of bridging design consultants or in-house design activities for these projects. The remaining seven projects either are in the planning and scope validation stage with school districts or are projects that will be phased upon the completion of other projects in a district.

At the outset of the advancement of this project portfolio, SDA stated that it did not intend to start all of these projects simultaneously, but rather, advance them in order of priority need and when the project logistics were finalized. The Board of Directors approved the capital plan with a five to seven year timeframe in mind and the Authority remains on track with this timeline.

The status of all projects approved as part of the 2022 Capital Plan at the end of the reporting period are below.

| District      | Project   | Grades    | Max Capacity | Delivery Method      | Advancement Status  |
|---------------|---|-----------|--------------|----------------------|---|
| Newark        | Nelson Mandela E.S.<br>(Existing building acq.) | PK-8      | 376          | Alternative Delivery | Building acquisition complete.  |
| New Brunswick | Middle School Annex (40 Van Dyke Ave.)          | 6-8, 9-12 | 859          | Alternative Delivery | Building acquisition complete.  |
| Bridgeton     | H.S. Addition/Renovation                        | 9-12      | 384          | Design-build         | Preliminary Charter approved Nov. 2022 Board.                                 |
| Elizabeth     | New ES (Battin Replacement)                     | PK-8      | 1,068        | Design-build         | Preliminary Charter approved Nov. 2022 Board. Early site preparation ongoing. |
| Garfield      | New ES (No. 5 Replacement)                      | PK-5      | 852          | Design-build         | Preliminary Charter approved Nov. 2022 Board. Early Site Preparation ongoing. |
| Paterson      | New STEAM & STARS HS                            | 9-12      | 1,532        | Design-build         | Preliminary Charter approved Jul. 2023 Board.                                 |
| Trenton       | ES at Dunn MS                                   | K-6       | 837          | Design-build         | Preliminary Charter approved Jul. 2023 Board.                                 |
| Pleasantville | New Decatur Ave ES                              | PK-5      | 658          | Design-build         | Preliminary Charter approved Jan. 2024 Board.                                 |
| Camden        | New High School (East Side HS Replacement)      | 9-12      | 941          | Design-build         | Planning Charter approved Feb. 2024 Board.                                    |
| Newark        | New High School (University HS Replacement)     | 9-12      | 1,082        | Design-build         | Planning Charter approved Feb. 2024 Board.                                    |
| Passaic City  | New High School No. 12 Replacement              | 9-12      | 2,823        | Design-build         | Planning Charter approved Feb. 2024 Board.                                    |
| West New York | New Middle School                               | 6-8       | 876          | Design-build         | Planning Charter approved March 2024 Board.                                   |
| Bridgeton     | 6-8   | 6-8       | TBD          | Design-build         | Project phased with advancement of High School Add/Reno project.              |
| Bridgeton     | PK, 6-8   | PK, 6-8   | TBD          | Design-build         | Project phased with advancement of High School Add/Reno project.              |
| Jersey City   | PK  | PK        | TBD          | Design-build         | DOE/District/SDA working group meetings ongoing                               |
| New Brunswick | MS Addition                                     | 6-8       | TBD          | Design-build         | DOE/District/SDA working group meetings ongoing                               |

|             |      |      |     |              |   |
|-------------|------|------|-----|--------------|---|
| Perth Amboy | K-5  | K-5  | TBD | Design-build | DOE/District/SDA working group meetings ongoing |
| Salem City  | PK-8 | PK-8 | TBD | Design-build | DOE/District/SDA working group meetings ongoing |
| Garfield    | K-5  | K-5  | TBD | Design-build | DOE/District/SDA working group meetings ongoing |

## New Construction, Design and Management Contracts

There were multiple contracts awarded during this reporting period to assist with the advancement of projects identified in the 2022 Capital Plan and multiple emergent projects. The charts below list awards that were issued during the reporting period.

| Construction Contracts |  |   |               |              |
|------------------------|--|---|---------------|--------------|
| District               | Description                                    | Contractor  | Contract Date | Award Amount |
| Elizabeth              | Demolition and Early Site Preparation          | USA Environmental Management, Inc.                              | 2/15/24       | \$5,855,000  |
| Garfield               | New ES – Demolition and Early Site Preparation | APS Contracting, Inc.   | 12/15/23      | \$2,071,000  |
| Keansburg              | Joseph C. Caruso E.S. – Parking Lot            | Seawolf Construction Corp. dba Imperial Construction & Electric | 12/15/23      | \$1,334,000  |

| Construction Management Contracts |                            |                                |               |              |
|-----------------------------------|----------------------------|--------------------------------|---------------|--------------|
| District                          | Description                | Contractor                     | Contract Date | Award Amount |
| Newark                            | Multiple Emergent projects | Anser Advisory Management, LLC | 11/2/23       | \$1,334,500  |
| East Orange & Union City          | Multiple Emergent Projects | Epic Management, Inc.          | 11/6/23       | \$736,800    |

| Design Consultant Contracts |  |  |               |              |
|-----------------------------|--|--|---------------|--------------|
| District                    | Description                                | Consultant   | Contract Date | Award Amount |
| Elizabeth                   | New PK-8 School                            | STV Architects                                     | 9/29/29       | \$1,273,935  |
| Camden                      | New East Side H.S.                         | Design Ideas Group Architecture + Planning, LLC    | 10/25/23      | \$186,900    |
| Newark                      | New University H.S.                        | SSP Architectural Group, Inc.                      | 11/22/23      | \$198,050    |
| Bridgeton                   | Bridgeton H.S. – Additions and Renovations | USA Architects Planners + Interior Designers, Ltd. | 2/15/24       | \$1,361,570  |
| Trenton                     | New Elementary School                      | Michael Graves & Associates, Inc.                  | 3/20/24       | \$1,384,105  |

## Emergent Project Program

SDA's Emergent Project Program provides the funding for important repair work at schools throughout the state so that students can learn in facilities that are free from building deficiencies such as leaking roofs and faulty boilers.

Through the Emergent Project Program, the SDA continues to address conditions deemed necessary by the DOE due to potential health and safety concerns. Emergent projects address conditions such as water infiltration and include the repair or replacement of roofs, windows, exterior masonry, heating and cooling systems, plumbing, electrical, mechanical and security systems.

During the reporting period, one SDA-managed emergent project was completed that addressed roof and masonry repairs at Paterson School No. 5. This project totaled more than \$10 million in emergent repairs.

At the end of the reporting period, SDA was managing 12 emergent projects, representing more than \$34.6 million in State investment, to improve existing buildings in the SDA Districts. At the close of the reporting period, the status of active SDA-managed emergent projects is as follows:

- Six projects in construction, and
- Six projects in General Construction Task Order (GCTO) with design phase ongoing.

Below is the list of these projects.



## SDA-Managed Emergent Projects

| District    | School Name              | Project Scope   | Status                          |
|-------------|--------------------------|---|---------------------------------|
| Burlington  | Samuel Smith E.S.        | Window Repair/Replacement Partial Roof Replacement    | Construction                    |
| Camden City | Veterans Memorial School | Exterior Masonry, Windows, Roofing & Site Work        | Construction                    |
| East Orange | Fresh Start Academy      | Water Infiltration, Roof, Masonry                     | GCTO with Design – Design Phase |
| Irvington   | Grove Street School      | Boiler Replacement & HVAC Repairs                     | Construction                    |
| Newark      | Branch Brook E.S.        | Water infiltration – Exterior Masonry                 | GCTO with Design – Design Phase |
| Newark      | Cleveland E.S.           | Boiler Room Vault Repairs                             | Construction                    |
| Newark      | Salome Urena             | Water Infiltration – Exterior masonry                 | GCTO with Design – Design Phase |
| Newark      | Technology H.S.          | Structural Vault Repairs/Façade Repairs               | GCTO with Design – Design Phase |
| Newark      | University H.S.          | Partial Roof Replacement                              | GCTO with Design – Design Phase |
| Trenton     | Franklin E.S.            | Exterior Masonry and Boiler Stack Repair              | GCTO with Design – Design Phase |
| Union City  | Emerson M.S.             | Roof Replacement and Stucco Repairs                   | Construction                    |
| Union City  | Union Hill M.S.          | Roof Replacement, Stucco Repairs, and Chimney Repairs | Construction                    |

SDA is also providing funding for two additional emergent projects delegated for management by the local school district which totals \$7.7 million. When delegating projects, SDA executes a grant agreement with a local school district. The district is then responsible for procuring and managing consultants and contractors, with SDA maintaining oversight throughout the process.

## District-Managed Emergent Projects

| District   | School Name            | Project Scope                   | Status       |
|------------|------------------------|---------------------------------|--------------|
| Burlington | Captain James Lawrence | Window and flooring replacement | Construction |
| Millville  | Holly Heights E.S.     | HVAC Renovations                | Construction |

SDA performs site visits to school facilities where funding for potential emergent projects has been requested. The SDA advances additional emergent projects after an emergent determination has been made by the DOE and when funding is available to undertake them.

## Capital Maintenance and Emergent Grant Funding

The New Jersey State FY 2024 budget once again included a direct appropriation of \$75 million to the SDA to provide funding for projects related to emergent and capital maintenance needs. This funding allows both ROD and SDA Districts throughout the state to invest in infrastructure projects that will make New Jersey's school facilities healthier and provide safer environments for students. The SDA's funding can offset a district's costs incurred in addressing those building conditions.

The amount of funds allocated to each district was determined by the DOE's formula. The complete list of all districts and their allocations is available [here](#).

In order for school districts to receive their allocated funding, they must submit to SDA a duly-executed certification and listing of an eligible emergent and/or capital maintenance project(s). At the end of the reporting period, the SDA had disbursed \$44.9 million of the FY 2024 funding, \$71.1 million of the FY 2023 funding, and \$73.4 million of the FY 2022 funding. SDA will continue to disburse the remaining \$35.5 million in grant funding as districts submit the required certifications.

SDA has analyzed a sampling of the projects funded in FY 2022, FY 2023 and FY 2024 to date. This analysis determined that the majority of the available funding supports projects that address HVAC, building envelope, life safety, and security needs. More than 25 percent of the projects over the past three years were for HVAC and/or HVAC control projects.

## ROD Grant Program

Throughout the lifetime of the State's school construction program, SDA's grant funding for school facility projects in RODs has had an enormous impact in more than 520 school districts across New Jersey's 21 counties.

In June 2022, Governor Murphy signed Senate Bill No. 2944 into law as P.L.2022, c.18 that allocated \$350 million in ROD grant funding for high-priority capital projects in school districts throughout the state. This influx of funding allowed for a new round of grant funding, as previous appropriations for ROD projects were nearly exhausted. In cooperation with the DOE, a new round of grant funding applications opened to RODs in 2023. In 2024, the \$350 million allocation was increased to \$450 million by way of \$100 million in funding that had been de-obligated from previous SDA allocations.

As detailed in the grant announcement, there would be prioritization of school facilities projects that addressed critical operational building needs, including health and safety issues. The priority level categories targeted through this round of funding included:

- Essential building systems upgrades
  - HVAC upgrades
  - electrical system upgrades
  - boiler repair and replacement
- Building skin upgrades
  - roof
  - structural components

DOE transmitted project approval letters to the SDA in January 2024, allowing SDA to advance grant offers for approved projects throughout the state. By the end of the reporting period, SDA issued offer letters for 657 grants in 259 school districts. Following proof of local share and completion of other required grant-related documents, the SDA is then able to execute a grant agreement and begin milestone payments. At the end of the reporting period, the SDA had executed 75 grants with 43 school districts.

SDA provides grants of at least 40 percent of eligible project costs (although some districts may be eligible for a higher share) to local school districts to leverage the local resources that are used to fund these projects. For a school facilities project to be considered for grant funding, the proposed scope of work must be 100 percent eligible for State support. Including vocational schools, of the more than \$4 billion in funding authorized for the ROD grant program, \$3.44 billion has been expended to date.

During the reporting period, SDA disbursed 98 payments totaling over \$7.4 million, which included the close-out of 28 projects impacting eight school districts.

SDA’s ROD Grant program continues to benefit school districts, as demonstrated by the SDA’s active portfolio of 210 grant projects in 74 school districts throughout the State (inclusive of recent grant executions from the 2022 funding). At the end of the reporting period, these active projects totaled approximately \$99 million in State share, generating a total investment of more than \$216 million in project costs when combined with the local share.

### **School Facilities Projects Approved by DOE**

From October 1, 2023 through March 31, 2024, the DOE issued approvals for 197 school facilities projects in RODs. None of these projects exceeded the Facilities Efficiency Standards (FES).

| <b>School Facilities Projects Approved by DOE</b> |  |   |  |  |
|---|--|---|--|--|
| <b>October 1, 2023 – March 31, 2024</b>           |  |   |  |  |
|   | <b>Total School Facilities Projects Approved</b> | <b>Required Educational Adequacy/FES Review</b> | <b>Projects Requiring Educational Adequacy/RES Review &amp; Exceeding the FES*</b> | <b>% of Projects Requiring Educational Adequacy/FES Review and Exceeding the FES</b> |
| <b>All Districts</b>                              | 197  | 99  | 0  | 0  |
| <b>SDA Districts</b>                              | 0  | 0   | 0  | 0  |
| <b>RODs</b>                                       | 197  | 99  | 0  | 0  |

*Note: The information included in the table above was provided by the DOE, Office of School Facilities.*

*The DOE approved “12” “Other Capital” projects for SDA Districts. These are outside the SDA Managed funding process and not reflected in the table above. The DOE approved “429” Other Capital” projects for ROD’s. These projects are not reflected in the table above. An “Other Capital” project is a project that is either not eligible or not seeking State funding support. The DOE approved “670” ROD Grant 5 projects that are not reflected in the table above because they were completed through a special submission, approval, and funding process.*

## Metropolitan Statistical Comparison

The Authority’s 2007 enabling legislation requires that twice per year SDA management provide the Legislature a comparison of SDA’s capital project costs with those of projects constructed in the New York City and Philadelphia Metropolitan Statistical Comparison areas (MSA). This allows for an analysis of SDA’s construction costs compared to school construction costs in geographic areas with comparable building and economic conditions.

Although the SDA did bid one project during the reporting timeframe (Orange Cleveland Street Elementary School), the project is not a useful comparative project as the bid was for a project for which the previous contractor was terminated for convenience. Therefore, the SDA does not have any SDA/MSA comparative data to provide at this time. However, for purposes of comparison to surrounding areas, recently, the SDA’s cost per square foot for an elementary school project ranged from \$300 to \$325 and a middle school project was \$483 per square foot. Conversely, the New York City Preliminary Fiscal 2024 Mayor’s Management Report reported for Fiscal Year 2023, an actual construction bid price for school capacity projects per square foot of \$912. During the reporting period the Philadelphia MSA reported a cost of \$638 per square foot for elementary school projects; the New York MSA reported a cost of \$398 per square foot for elementary school projects and \$423 cost per square foot for high school projects.

The data for the New York MSA is inclusive of New York City and its surrounding suburban counties including those located north and east of the city. The data also includes reported costs for facilities in counties in central and northern New Jersey.

| <b>Metropolitan Statistical Area (MSA) Totals</b>   |               |                          |                      |                    |
|---|---------------|--------------------------|----------------------|--------------------|
| <b>Cost Per Square Foot Comparison at Bid</b>   |               |                          |                      |                    |
| <b>Statistical Brief</b>  |               |                          |                      |                    |
| <b>Source</b>   | <b>Area</b>   | <b>Elementary School</b> | <b>Middle School</b> | <b>High School</b> |
| <b>Dodge Data &amp; Analytics</b><br><i>(Formerly McGraw-Hill)</i>  | Philadelphia  | \$638                    | -                    | \$185              |
| <b>Metropolitan Statistical Area (MSA)</b><br><i>(Report Dated Oct. 2023 - Mar. 2024)</i>                         | New York      | \$398                    | \$1,937              | \$423              |
| <b>New York City School Construction Authority^</b><br><i>(Preliminary Fiscal 2024 Mayor's Management Report)</i> | New York City | \$912                    |                      |                    |
| <b>SDA Managed Projects*</b><br><i>(Oct. 2023 - Mar. 2024)</i>  | Statewide     | -                        | -                    | -                  |

*The table represents a statistical cross-section of data from numerous sources with report dates ranging 2023 - 2024. Costs are at time of bid.*

*^Numbers reflect the New York City Preliminary Fiscal 2024 Mayor's Management Report reported for Fiscal Year 2023. Construction bid price for school capacity projects per square foot.*

*\*No SDA District Capital Projects were bid during the reporting period. For the most recent advertised Capital Project (Union City - New Middle School (Grade 7-9)), the Cost at Bid in December 2021 was \$483 per square foot. Bids for the Orange Cleveland Street E.S. project were received in April 2023, but were for a project for which the previous contractor was terminated for convenience which is not a useful comparative project.*

*Construction costs do not include costs for site construction. (For projects advanced via Design-Build Engagements, design fees included in the bid amount have been deducted to calculate the Construction Cost Per Square Foot).*

## BENEFITTING NEW JERSEY BUSINESSES

### Training Small Businesses to do Business with SDA



The SDA's annual Contractor Training Program is just one vehicle whereby the Authority looks to assist in the growth of New Jersey's small, minority, women, veteran, and veteran-owned businesses. The Contractor Training Program is designed to provide small construction-related businesses with valuable knowledge on how to do business with the SDA and provide the tools necessary to successfully compete for school construction projects as well as contracts with other State agencies.

The 2023 program, which took place in December, resulted in 19 firms successfully completing the program. The participating firms once again expressed overwhelming satisfaction with the program and its ability to help them grow and improve their business.

SDA personnel as well as industry professionals from other New Jersey agencies instruct this two-day seminar program. SDA staff members have extensive knowledge on myriad of construction-related topics, both specific to SDA projects and in general. The presenters from the New Jersey Division of Property Management and Construction, the New Jersey Economic Development Authority, and the New Jersey Department of Labor, are able to go in-depth important topics including DPMC Classification, Prevailing Wage, and small business resources.

In addition to sessions related to all aspects of a construction project, participants benefit from a networking event held on the second day of the program. This networking session offers participants an opportunity to mingle with several larger contracting partners that have previously worked as a prime on SDA projects. Participants were able to learn from representatives of these companies and discuss potential opportunities to work together in the future.

*"As a contractor who has always been the 'I'll do my due diligence and figure it out type of personality,' NJSDA's Contractor Training Program bridged the gap between what you thought you knew, and what you didn't know. The multiple speakers from different areas of the SDA and state agencies were extremely insightful and helpful. Not only did it guide us how to do business with the SDA, it confirmed we are on the right track and gave us valuable information to use in our everyday business to encourage our success."*

2024 Participant Firm

To date, the SDA has trained more than 250 firms through its in-house Contractor Training Program. The Program has provided minority, women, veteran and disabled veteran-owned business enterprise firms with the specific knowledge and opportunities they need to obtain school construction work and grow their businesses. At the same time, the Training Program enables SDA to expand its network of small businesses who contribute to the success of our projects.

The SDA intends to continue annual offerings of this training program in 2024.

## Small Business Goals

The SDA is committed to ensuring that at least 25 percent of the total dollar value of all publicly advertised contracts we award during a fiscal year go to small business enterprises. The SDA requires consultants and prime contractors to make good-faith efforts to identify and hire available small business enterprise sub-consultants and sub-contractors and to award at least 25 percent of the total contract value to them. In instances where the prime contractor is an SBE itself, the prime would count toward the 25 percent goal.



Specific activity during this reporting period includes SDA-awarded contracts totaling \$14,291,360, with \$8,813,312 million or 61.67 percent of the total dollar value awarded so far to businesses with Small Business Enterprise designations (inclusive of any minorities, women and disabled-veterans). This included awards for two emergent projects.

The SDA also compiles information on the number of school construction contracts awarded by the SDA to women, minority, veteran and disabled veteran-owned contractors. This information includes the total value of these contracts and the percentage that they represent of all SDA school facilities projects that have entered into construction during the reporting period.

During this reporting period, women-owned businesses received \$2,750,287, or 19.24 percent, of total SDA construction/consultant contracts awarded. Minority-owned businesses received \$493,740, or 3.46 percent, of total SDA contracts. Additionally, \$252,000 was awarded to non-Small Business Enterprises/Minority Owned Business Enterprises.

## **Minority/Female Workforce Hours**

Through payroll certification, SDA tracks the number of work hours by trade, broken down by minority and female workers. The chart below demonstrates the number of work hours on active construction sites and the percentage breakdown by women and minorities. These numbers represent the work hours of 2,360 employees, inclusive of 680 minority employees and 76 female employees.

## Number of Minority/Female Work-Hours by Trade

(October 1, 2023-March 31, 2024)

| Trade                    | Total Work-Hours | Minority Work-Hours | Minority Work-Hours Percentage | Female Work-Hours | Female Work-Hours Percentage |
|--------------------------|------------------|---------------------|--------------------------------|-------------------|------------------------------|
| Asbestos Worker          | 944              | 144                 | 15.25%                         | 0                 | 0%                           |
| Bricklayer/Mason         | 8,794            | 3,042               | 34.59%                         | 435               | 4.95%                        |
| Carpenter                | 37,024           | 6,424               | 17.35%                         | 875               | 2.36%                        |
| Caulking & Waterproofing | 1,867            | 1,724               | 92.34%                         | 0                 | 0%                           |
| Dry Wall Finisher        | 504              | 504                 | 100.00%                        | 0                 | 0%                           |
| Electrician              | 34,477           | 6,066               | 17.59%                         | 24                | 0.07%                        |
| Elevator Constructor     | 1,007            | 0                   | 0%                             | 0                 | 0%                           |
| Fencing                  | 14               | 0                   | 0%                             | 0                 | 0%                           |
| Glazier                  | 5,013            | 478                 | 9.54%                          | 0                 | 0%                           |
| HVACR                    | 804              | 0                   | 0%                             | 40                | 4.98%                        |
| Insulator                | 1,052            | 0                   | 0%                             | 0                 | 0%                           |
| Iron Worker              | 13,552           | 2,061               | 15.21%                         | 32                | 0.24%                        |
| Laborer                  | 23,080           | 13,848              | 60.00%                         | 1,905             | 8.25%                        |
| Operating Engineer       | 3,119            | 664                 | 21.29%                         | 0                 | 0%                           |
| Painter                  | 13,431           | 5,347               | 39.81%                         | 382               | 2.84%                        |
| Pipefitter               | 864              | 0                   | 0%                             | 0                 | 0%                           |
| Plasterer                | 24               | 0                   | 0%                             | 0                 | 0%                           |
| Plumber                  | 8,601            | 1,322               | 15.37%                         | 864               | 10.05%                       |
| Roofer                   | 2,031            | 504                 | 24.81%                         | 0                 | 0%                           |
| Sheet Metal Worker       | 5,345            | 701                 | 13.12%                         | 0                 | 0%                           |
| Sprinkler Fitter         | 1,579            | 392                 | 24.83%                         | 0                 | 0%                           |
| Tapers                   | 765              | 720                 | 94.12%                         | 0                 | 0%                           |
| Tiler                    | 4,335            | 716                 | 16.52%                         | 0                 | 0%                           |
| Truck Driver             | 46               | 24                  | 52.17%                         | 0                 | 0%                           |
| <b>TOTALS</b>            | <b>168,272</b>   | <b>44,681</b>       | <b>26.55%</b>                  | <b>4,557</b>      | <b>2.71%</b>                 |

## SDA FINANCES

Since the inception of the State's construction program, the New Jersey State Legislature has authorized a total of \$14.825 billion in bond and appropriations funding for SDA projects (\$10.8 billion for SDA Districts, and \$4.025 billion for RODs and vocational schools). Since the program's inception through the end of the reporting period (March 31, 2024), the amount of bonds issued to fund the program is approximately \$11.85 billion. No bonds were issued during the reporting period, and no new bond issuances are expected in the foreseeable future due to the recent funding allocated to the Authority through various annual Budget and Appropriations bills. The Authority received appropriation funding of \$75 million during the reporting period.

As of March 31, 2024, SDA had approximately \$364 million in cash on hand, having disbursed over \$172 million during the reporting period.

The Authority's most recent annual financial statements, audited by Ernst & Young LLP, can be found on the SDA's website at:

<https://www.njsda.gov/Public/AnnualAndOtherReports>.

The SDA is committed to serving as a staunch steward of taxpayer funds and as such safeguarding the limited resources allocated by New Jersey taxpayers to fund school construction projects throughout the state. Therefore, when necessary, the SDA pursues opportunities to recover funds. During the reporting period, the SDA was successful in recovering a total of \$300,000 in settlement of cost recovery litigation against the Project Management Firm and its consultant, the mechanical subcontractor and the manufacturer of HVAC equipment in connection with the Egg Harbor City Middle School Project.

## COMMUNITY OUTREACH

The SDA is committed to efficient and effective communication with our community and contracting partners. As such, the SDA strives to make itself available to different organizations to provide updates on the work of the Authority.

In October, SDA participated in the New Jersey School Boards Association Workshop 2023. Staff were available to provide information on current and upcoming SDA programs with School District representatives.

SDA Grant Department staff members provided training to members of New Jersey Association of School Business Officials (NJASBO) from around the state the upcoming ROD Grants awards. The purpose of the training was to provide Districts with information on the ROD Grant process so that they would understand the necessary steps following receipt of a grant offer.



As the SDA strives to increase active involvement in the State's school construction program, CEO Mr. Da Silva also presented to the New Jersey Alliance for Action's Annual Construction Forecast in October 2023. Mr. Da Silva was able to share the current forecast of upcoming construction opportunities related to further advancement of Capital Plan projects.

The SDA welcomes opportunities to share the important work of the Authority with program stakeholders throughout the State. Through these opportunities, SDA seeks to increase the number of prequalified vendors and prospective bidders.