FROM CONCEPT TO REALITY

Building an Urban School

New Jersey Schools Development Authority
Turner Construction
URS Corporation

Alicia Biasotti-Belotta, Pre-Development Executive
Rob Daniel, Manager, Land Acquisition & Environmental

Presentation to Council of Educational Facility Planners
Toronto, Canada
7 October 2007
Agenda

- Abbott vs. Non Abbott Districts in NJ
- The relationship and responsibilities of NJDOE, Districts and NJSDA
- The Process
- Case Study
  - PS No. 4, West New York, NJ
- Summary
New Jersey’s Abbott vs Burke

- 1981 – suit is filed on behalf of Abbott
- 1990 – NJ Supreme court – “thorough & efficient education requires adequate school buildings”
- 2000 – Abbott VII – state funding for renovation & new construction
- 2000 - Legislature - $6B for Abbott Districts and $ 2.6B
Typical Non-Abbott District Process

- Approximately 582 Non Abbott District
- LRFP is submitted to NJDOE by District
- State Funding Typically 40% of Eligible Cost.
- Each district is required to pass a local referendum
- Forces Communication with residents
- Typical AE/CM relationship with Districts
Typical Abbott District Process

- LRFP submitted to NJDOE by District
- Sites for new schools identified by District on LRFP
- DOE forwards approvals for funding to NJEDA/NJSCC/NJSDA (Agency/Authority)
- The Agency/Authority manages and funds project.
Relationship and Responsibilities of NJDOE, Districts and NJSDA

- Step 1- LRFP (Long Range Facility Plan) is prepared by school district
- Step 2- NJDOE transmits individual projects approvals to NJSDA for start of Feasibility Study
- Step 3- Site is deemed Feasible, 15 point checklist is submitted to NJDOE for approval.
- Step 4- NJDOE transmits approval to NJSDA for concurrent start of land acquisition and design services.
- Step 4- Procurement of Design Consultant by NJSDA takes place
- Step 5- NJSDA manages design and construction
Our Role as the Regional Program Manager

- Act as an Extension of the Agency/Authority
  - Prepare a Regional Master Plan
  - Facilitate Land Acquisition Process
  - Facilitate Communication with District, Local Officials, Residents, etc.
  - Manage Feasibility Studies
  - Submit for NJ Department of Education approvals
- Design Oversight:
  - 16 projects = 30 design consultants
  - Manage design consultants
  - Multiple estimates
  - Review documents for code compliance and Design Compliance
  - Manage multiple approvals during the design process
  - Follow manual requirements
  - Apply NJDOE requirements
  - Make recommendations to the Authority
  - Manage all jurisdictional approvals
Our Role as the Regional Program Manager

- Act as an Extension of the Agency/Authority
  - Environmental Oversight –
    - Manage multiple environmental consultants
  - Procurement Management
    - Design & Construction
  - The Benefit of the PMF
    - Immediate Ramp Up
    - Incorporate Immediate Experience
- 500MM Regional Program
CASE STUDY

Project Location
West New York, New Jersey

Project Name
Public School No. 4

Grade Level
PK-6

Number of Students
705
The Team

**PMF (Program Management Firm)**
Turner Construction Company

**Feasibility Study Consultant**
Berger Engineering and Urbahn Architects

**Design Consultant**
Vitetta Architects

**Contractor**
Prismatic Development
Feasibility and Property Acquisition Process
State of New Jersey
DEPARTMENT OF EDUCATION
PO Box 500
Trenton, NJ 08625-0500

Donald T. DiFrancesco
Acting Governor

May 31, 2001

Mr. Anthony Yankovich, Superintendent
West New York School District
100 51st Street
West New York, NJ 007093

Subject: APPLICATION FOR PRE-DEVELOPMENT ACTIVITIES:
APPROVAL AND TRANSMITTAL
Replacement PS 4 Elementary School (SP#: 201557-L)
Land Acquisition and Construction of a New Elementary School
West New York School District,
Hudson County

Dear Mr. Yankovich:

By copy of this letter and pursuant to the N.J.S.A. 18A:7G-5 of the “Educational Facilities Construction and Financing Act” and N.J.A.C. 6:23A-2.9 of the “Educational Facilities Regulations,” the Department of Education (Department) is transmitting the District’s application for Pre-Development Activities, for the above-referenced project, and the department’s approval of the application to the New
The Challenge

- How do we find a new school site?
- How do we determine the size of site?
- Who gets displaced?
- The “low hanging” fruit concept.
Dilemma

- Removing homeowners *versus*
- Removing marginal industry and low wage employers *versus*
- Removing ratable, versus removing an eyesore
Feasibility Studies Considerations

- Environmental conditions on the site
- Suitability of the site’s topography
- Educational Adequacy of the school on the site.
- Availability of utilities at the site
- Adjacent uses – zoning
- Distance from landfills
Design Phase
Design Guidelines

- NJEDA (Economic Development Authority) Project Management Manual
  - The PMF Bible created August 2001
- Procedures Manual for Design Consultants
- NJSCC Design and Construction Guidelines
  - Created November 2003
- NJSCC 21st Century Schools Design Manual
  - Issued September 2004
- NJDOE Guidelines
Keeping Track of a Large Program

- Management control tools
  - Approval matrixes
  - Design/Feasibility tracking reports
  - Design Status Reports
  - E-Rate report
  - Leed Report
  - Monthly status report to the Client
  - PMF contractual deliverable report
  - Responsibility matrix
  - Weekly reports by Design Consultants
New Retaining Wall & Ornamental Fencing

View of Alley Along Lot 7

Overview of Alley Lots 12 through 20

View of Alley Along Lots 11-20
Special Project Features
Schedule

- Site feasibility began – November 2002
- Notice to proceed to architect – July 2003
- Conceptual design began – August 2003
- First building acquired – September 2004
- Construction NTP issued – December 2004
- Substantial completion and Turnover to District – August 2007
Conclusion

- One school of nine planned projects in West New York
- Importance of tracking tools from inception of project
- Importance of continuity of staff
- Whenever possible separate demolition and remediation from construction project
- Successful project achieved through ongoing communication
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