

# JERSEY AVENUE SCHOOL PROJECT

## MONTHLY REPORT FOR JANUARY 2021

January 25, 2021

### **PROJECT DEVELOPMENT OVERVIEW**

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- Ownership of the site was transferred to the development entity, Jersey Avenue School Redevelopment Associates, a wholly owned subsidiary of New Brunswick Development Corporation, as part of the overall project closing on January 7, 2021.
- Funds necessary to develop the project were deposited in an escrow account for future requisitions.

### **DESIGN**

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- Programming and conceptual design has been completed. Currently, the project architect is on track for completing the Schematic Design phase of the project by the end of this month. The progression of building's design will continue to be discussed with the Board of Education's Facilities Committee and the Parent/Community Advisory Committee.
- The project architect has completed the Educational Specifications ("Ed Specs") and associated Schematic Drawings in consultation with the Board of Education staff. Ed Specs will be submitted to the NJDOE by the end of this month for the Department's review and approval.
- The project team will submit updated plans and application to the New Brunswick Planning Board this week in connection with the upcoming site plan hearing for the project in February.

### **ENVIRONMENTAL ACTIVITIES**

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The following is a summary of the environmental condition of the site:

- A Phase I Environmental Site Assessment Report as well as a Preliminary Assessment and Site Investigation have been completed for this site. In addition, information from comprehensive environmental studies performed by others was also reviewed by the environmental consultant.
- There is historic fill located throughout the site as well as a number of isolated areas of concern (AOC's) with contaminants above NJDEP standards for remediation. In addition, one of the ten monitoring wells (located off site) indicated an exceedance of NJDEP standards.
- Environmental response activities will be implemented concurrent with redevelopment of the site and will be performed under the guidance of a LSRP and in accordance with all applicable NJDEP standards and regulations. Activities expected to include excavation of material where

necessary, capping of residual soil, and installation of vapor mitigation system even if such system is not required.

- By next month, the environment consultant will be providing a schedule of activities to be completed on site prior to the commencement of site excavation activities.

## **PROJECT BUDGET**

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The Project Budget for the Jersey Avenue School Project is **\$55,000,000**.

## **PROJECT SCHEDULE**

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|-------------------------------------------|----------------------|---------------------|
| <b>Major Project Schedule Milestones:</b> | <b>May/June 2021</b> | Commence Excavation |
|                                           | <b>December 2021</b> | Commence Structure  |
|                                           | <b>October 2022</b>  | Building Enclosed   |
| <b>Substantial Completion:</b>            | <b>August 2023</b>   |                     |