

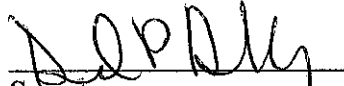
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

**WHEREAS**, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

**WHEREAS**, the matters to be discussed are :litigation matters, contract negotiations and personnel matters; and

**WHEREAS**, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.

  
Secretary

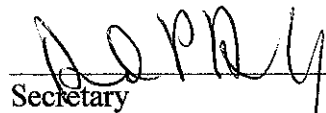
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 17, 2016.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED APRIL 19, 2016**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated April 19, 2016 for their review and approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 17, 2016.

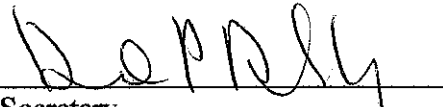
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING OF APRIL 19, 2016**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of ; and

**WHEREAS**, the following issues were discussed: 1) litigation, contract negotiations and personnel.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of April 19, 2016 be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 17, 2016

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
QUALIFYING COONEY-BOVASSO REALTY ADVISORS,  
INC., VALUE RESEARCH GROUP, LLC, NEW JERSEY  
REALTY ADVISORY GROUP; ASSOCIATED APPRAISAL  
GROUP AND FEDERAL APPRAISAL AND CONSULTING  
FOR VARIOUS REAL ESTATE SERVICES IN ALL  
PROJECT AREAS**

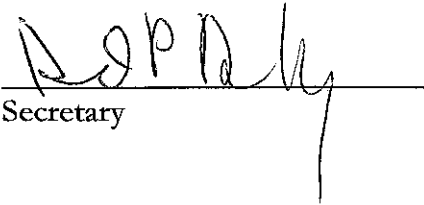
**WHEREAS**, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Real Estate Appraisal Services dated April 18, 2016; and

**WHEREAS**, the Agency received responses to the RFQ and desires to qualify the following firms Cooney-Bovasso Realty Advisors, Inc. , Value Research Group, LLC, New Jersey Realty Advisory Group; Associated Appraisal Group and Federal Appraisal and Consulting ; and

**WHEREAS**, three of the firms, have done business with the JCRA in the past.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that Cooney-Bovasso Realty Advisors, Inc. , Value Research Group, LLC; New Jersey Realty Advisory Group; Associated Appraisal Group and Federal Appraisal and Consulting be considered qualified to enter into Professional Services Agreements with the Agency for the purposes of real estate appraisal services in connection with the various redevelopment projects being undertaken by the Agency.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to sign any and all documents necessary in order to carry out the intended purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of May 17, 2016

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
AGENCY TO ENTER INTO PROFESSIONAL SERVICES AGREEMENT  
16-05-MPN10 WITH DAVISON, EASTMAN AND MUNOZ, P.A. FOR  
SPECIAL COUNSEL SERVICES IN ALL PROJECT AREAS**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey law firm experienced in handling matters related to riparian and tidelands issues, a specialty area of legal practice; and

**WHEREAS**, a proposal has been requested by the Executive Director and received from Edward C. Eastman, Jr., Esq. of the firm Davison, Eastman and Munoz, P.A. for legal representation with outstanding tidelands claims and riparian issues in several redevelopment areas; and

**WHEREAS**, Edward C. Eastman has the expertise and specialization in complex title disputes, processing applications for Statements of No Interest for outstanding tidelands claims and riparian issues as well as general litigation in real estate matters; and

**WHEREAS**, the Agency's Executive Director and project staff are recommending retaining Edward C. Eastman, Jr., Esq. of the Firm Davison, Eastman and Munoz, P.A. in connection with the resolution of outstanding riparian issues and tidelands claims, a Professional Services Contract pursuant to NJSA 40A:11-5; and

**WHEREAS**, Agency staff has also determined that the two May 5, 2016 proposals from Edward C. Eastman, Jr., Esq. of the Firm Davison, Eastman and Munoz, P.A. for assistance in two separate project areas are a fair and equitable price for the services required and recommends that the Board of Commissioners award a contract to Edward C. Eastman, Jr., Esq. of the Firm Davison, Eastman and Munoz, P.A.; and

**WHEREAS**, the Jersey City Redevelopment Agency has determined and certified in writing that the value of the services provided will exceed \$17,500.00; and

**WHEREAS**, the anticipated term of this contract will not exceed one year; and

**WHEREAS**, Edward C. Eastman, Jr., Esq. of the Firm Davison, Eastman and Munoz, P.A., completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee of the Commissioners of the Jersey City Redevelopment Agency in the previous year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) both May 5, 2016 proposals from Edward C. Eastman, Jr., are attached hereto and incorporated herein; 3) Professional Services Contract No. 16-05-MPN10 in the not to exceed amount of \$50,000.00 is hereby awarded to Edward C. Eastman, Jr., Esq. of the Firm Davison, Eastman and Munoz, P.A., .

**BE IT FURTHER RESOLVED**, that this Contract is awarded in a non-fair and open manner and that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

**BE IT FURTHER RESOLVED**, that notice of ward of this contact shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION 550 JOHNSTON AVENUE, LLC AS DEVELOPER FOR PROPERTY WITHIN THE BEACON REDEVELOPMENT AREA**

**WHEREAS**, 550 Johnston Avenue, LLC (an affiliate of Building Land Technology, developer for the Beacon Project) (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the acquisition and future development of property located within the Beacon Redevelopment Area; and

**WHEREAS**, by Resolution of the Board of Commissioners dated April 21, 2015, 550 Johnston Avenue, LLC was designated as Redeveloper for the site; and

**WHEREAS**, said designation was subsequently extended; and

**WHEREAS**, Agency counsel and counsel for the developer are finalizing the Redevelopment Agreement; and

**WHEREAS**, Agency staff are recommending a 60 day extension to expire on July 31, 2016 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) the designation of 550 Johnston Avenue, LLC is hereby extended thru July 31, 2016; and

- 3) the Executive Director is hereby authorized to extend the designation for an additional 30 day period; and
- 4) Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 16-05-MPN9 WITH  
POTOMAC HUDSON ENVIRONMENTAL, INC. FOR  
ENVIRONMENTAL CONSULTING SERVICES IN THE DROYERS  
POINT REDEVELOPMENT AREA**

**WHEREAS**, in carrying out the Droyers Point Redevelopment Plan the Jersey City Redevelopment Agency entered into a Redevelopment Agreement with K. Hovnanian Companies at Jersey City (Redeveloper”); and

**WHEREAS**, the Redeveloper successfully constructed the Society Hill development at Route 440 and as part of the development embarked on a major remediation of contaminated soil on acres of land at the location; and

**WHEREAS**, the New Jersey Department of Environmental Protection (DEP) was responsible for overseeing the remediation of the Property; and

**WHEREAS**, the Jersey City Redevelopment Agency (Agency) is the owner of certain property designated as Block 26102, Lot 21 formerly known as Block 1288.1, Lot 31 located within the redevelopment area which was adjacent to the Society Hill site; and

**WHEREAS**, this property is known as the Combined Sewer Overflow (“CSO”) Parcel which was the subject of the environmental clean-up that was performed under the oversight of the DEP; and

**WHEREAS**, certain soil contamination at the CSO Parcel was addressed by covering the soil with engineering controls i.e. a soil cap and liner system; and

**WHEREAS**, a Deed Notice was executed detailing restrictions associated with the property and a Remedial Action Report was prepared with both documents being submitted to the DEP who subsequently approved same on February 24, 2010; and

**WHEREAS**, it is the responsibility of the Agency to maintain the engineering controls; and

**WHEREAS**, the Executive Director has determined that there is a need for professional environmental consulting / engineering services including post construction biennial monitoring; site reconnaissance for observation of the current conditions of the engineered cap; preparation of a summary report of findings and the completion and submission of the NJDEP document "Biennial Certification Monitoring Report Form for a Deed Notice and Engineering Control" among other forms; and

**WHEREAS**, the Agency has received a proposal from Potomac Hudson Environmental, Inc. (hereinafter "PHE") in the amount of \$2,600.00 for the above mentioned services all more particularly described on the attached proposal from PHE; and

**WHEREAS**, Agency staff determined that retention of PHE for the services will ensure tasks are performed properly; and

**WHEREAS**, Agency staff has also determined that the May 6, 2016 proposal from PHE is a fair and equitable price for the services required and recommends that the Board of Commissioners award a contract to Potomac Hudson Environmental, Inc.; and

**WHEREAS**, the Jersey City Redevelopment Agency has determined and certified in writing that the value of the services provided will exceed \$17,500.00; and

**WHEREAS**, the anticipated term of this contract will not exceed one year; and

**WHEREAS**, PHE completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee of the Commissioners of the Jersey City Redevelopment Agency in the previous year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the May 6, 2016 proposal from Potomac Hudson Environmental, Inc. Is attached hereto and incorporated herein; 3) Professional Services Contract No. 16-05-MPN9 in the not to exceed amount of \$2,600.00 is hereby awarded to Potomac Hudson Environmental, Inc.

**BE IT FURTHER RESOLVED**, that this Contract is awarded in a non-fair and open manner and that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

**BE IT FURTHER RESOLVED**, that notice of ward of this contact shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40:11-5(1)(a)(I).

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

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May 6, 2016

Mary Pat Noonan  
Jersey City Redevelopment Agency  
66 York Street – 2<sup>nd</sup> Floor  
Jersey City, New Jersey 07302-3821

Re: Proposal for Environmental Services  
Post Construction Biennial Cap Monitoring and Remedial Action Permit - Soil  
Kellogg Street – Combined Sewer Outfall (CSL), Jersey City, New Jersey  
PI# G000008896

Dear Ms. Noonan:

Potomac-Hudson Environmental, Inc. (PHEnv) is pleased to provide this proposal for environmental services related to the Kellogg Street – Combined Sewer Outfall (CSO) property located on Block 26102, Lot 21 in Jersey City, New Jersey. The property consists of a 65 foot strip of land 35 feet west of Kellogg Street and covers a Combined Sewer Overflow. A Remedial Action Permit for Soils (RAP #140001) dated October 15, 2014 is in place for the property due to soil contaminants that remain on the Site underneath a capillary break and liner system and site-wide soil cap. A No Further Action Letter with Requirements for Biennial Certifications was issued by the New Jersey Department of Environmental Protection (NJDEP) on July 30, 2010. A biennial certification was submitted to NJDEP in January 2014. The next scheduled Biennial Certification is due for submittal to NJDEP on July 30, 2016.

#### SCOPE OF WORK

PHEnv provides this proposal to assist the Jersey City Redevelopment Agency (JCRA) in complying with the Biennial Certification and requirements related to the Deed Notice as well as conduct visual inspections of the Site and maintain appropriate documentation. The work will be conducted in accordance with the Inspection and Maintenance Plan (IMP) for the Site.

NJDEP requires Engineering Controls (the “cap” in this instance) be inspected and a Biennial Certification be prepared and submitted every 2 years from the date of the Remedial Action Permit. The Biennial Certifications are required to be submitted by a Licensed Site Remediation Professional (LSRP). Dave Beeman of PHEnv is currently the LSRP of record for the Site. PHEnv proposes to inspect the property annually in accordance with the IMP and prepare the Biennial Certification documentation. The Routine Inspection /Maintenance Record Log provided in the IMP will be completed. If breaches in the cap are discovered during the site inspection, then PHEnv will notify JCRA immediately in order to arrange for repair of the cap. If no breaches are noted, then PHEnv will prepare the required Biennial Certification for submission to NJDEP. The Remedial Action Protectiveness/Biennial Certification for Soil Form will be completed. There is no submission fee for a Biennial Certification for a Remedial Action

Scientists • Planners • Engineers

P.O. Box 7, 207 S. Stevens Avenue, South Amboy, New Jersey 08879 • Phone: 732-525-3100 • Fax: 732-525-9254  
P.O. Box 1206, 136 W. 16th Street, New York, New York 10011 • Phone: 212-243-3574 • Fax: 212-645-4634  
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

Permit for Soil. Biennial Certification submittals are covered by the Annual Permit Fee and permittees are mailed invoices annually on the date when the permit became effective.

PHEnv has assumed in the cost estimate that two annual inspections will be conducted. The first inspection will be conducted immediately, and the second inspection will be conducted in one year to comply with the annual inspection requirement in the IMP. The Biennial Certification will be prepared and submitted prior to the due date of July 30, 2016. This proposal does not provide a cost to complete a Biennial Certification beyond this next scheduled one; but a cost estimate can be provided to complete that task if requested.

The current Remedial Action Permit (RAP) for Soil identifies Christopher Fiore as the Executive Director for JCRA. A change in the Executive Director for JCRA may constitute a Modification to the RAP. PHEnv will contact NJDEP to clarify this, and if a modification is required, PHEnv will prepare the modification form along with the appropriate fee.

## **SCHEDULE**

PHEnv will schedule the scope of work promptly upon receiving written authorization from JCRA. The Site inspection will be conducted and the Reporting Form will be completed. If no issues are identified, the Biennial Certification will be prepared and submitted to NJDEP by the due date of July 30, 2016. PHEnv will also contact NJDEP immediately regarding the clarification for the permit modification requirement and will prepare that form if required.

## **COST ESTIMATE**

PHEnv will conduct the work on a time and expense basis in accordance with our standard fee schedule (attached). All invoices are due and payable within 30 days of the invoice date. The cost estimate to perform the scope of work described above is as follows:

1. Conduct Site Inspection and Complete Biennial Certification (assumes two annual inspections conducted in 2016 and 2017)	\$ 1,500
2. RAP Modification, if required, for Submission to NJDEP (includes the \$625 NJDEP Permit Modification Fee)	<u>\$ 1,100</u>
<b>Total</b>	<b>\$ 2,600</b>

Please note that if there are breaches in the cap that require repair, PHEnv will provide JCRA with a separate cost estimate to monitor the cap repair, make the required notification to NJDEP and prepare a cap disturbance report for the repair.





## LIMITATIONS

The Client is responsible for obtaining access to the property for PHEnv to complete the Site inspection.

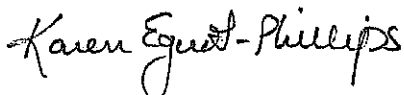
In the event that potential site impacts are identified, additional work may be required and the total project cost would require adjustment. Any additional costs not specified herein would be addressed through a supplemental cost estimate.

This proposal is valid for 60 days from the date issued. PHEnv may, in its sole discretion, either extend the period of validity or withdraw the proposal at any time by providing written notification to the Client.

We are very pleased to have this opportunity to propose our services to you. Should you have any questions regarding the foregoing, please call me at 732-525-3100. Should you find the terms of this proposal acceptable, please indicate your acceptance by signing below and returning a signed copy.

Sincerely,

Potomac-Hudson Environmental, Inc.



Karen Egnot-Phillips

The undersigned hereby authorizes Potomac-Hudson Environmental, Inc. to provide the services described in this Proposal in accordance with the provisions of this Proposal.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Client



POTOMAC-HUDSON ENVIRONMENTAL, INC.

**FEE SCHEDULE**  
**Effective January 1, 2013**

**PROFESSIONAL SERVICES**

**HOURLY RATE**

Principal	\$200
Director	\$170
Licensed Site Remediation Professional	\$165
Senior Project Manager	\$160
Project Manager	\$150
Senior Environmental Scientist/Engineer 3	\$145
Senior Environmental Scientist/Engineer 2	\$140
Senior Environmental Scientist/Engineer 1	\$130
Environmental Scientist/Engineer 2	\$120
Environmental Scientist/Engineer 1	\$110
Junior Environmental Scientist/Engineer 2	\$100
Junior Environmental Scientist/Engineer 1	\$ 90
Technician	\$ 82
Draftsperson	\$ 68
Word Processing/Clerical	\$ 55

**SUBCONTRACTOR AND DIRECT COSTS**

Subcontractor services and the costs associated with the purchase or rental of parts or specialized equipment will be billed at cost plus 15 percent. All direct charges (e.g., rental vehicles and equipment, meals, air/rail travel and lodging) and outside delivery and reproduction costs will be billed at cost plus 15 percent.

**TRAVEL AND EQUIPMENT**

Charges for company owned equipment and expendable supplies will be billed according to Potomac-Hudson Environmental, Inc.'s schedule of charges for equipment and supplies. Where applicable, the use of personal vehicles for travel will be charged at the current federal rate.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE MUNICIPAL UTILITIES AUTHORITY (MUA) FOR THE TRANSFER OF PROPERTY LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City is the owner of the property located in Block 21504, Lot 6 (with street addresses 65 Phillip St.) within the Liberty Harbor Redevelopment Area (map attached); and

**WHEREAS**, on January 20, 2015 the Jersey City Redevelopment Agency Board of Commissioners designated Liberty Science Center in conjunction with SciTech Scity ("Redeveloper") for the development of this site as a 400,000 sq ft building with four components consisting of Edge Works, Liberty Science K-12 School, the Thomas Hotel, and a visiting scholars residence; and

**WHEREAS**, The Jersey City Municipal Utilities Authority ("MUA") is the owner of certain real property, comprising approximately 7.73 acres, which is identified as Block 21504, Lot 4 on the tax map of the City of Jersey City, more commonly referred to as the "East Side Plant" which is located at 215 Communipaw Avenue, Jersey City, New Jersey; and

**WHEREAS**, the MUA operates sewage treatment facilities at the East Side Plant; and

**WHEREAS**, in order to assemble all parcels necessary to complete the Project with the Redeveloper, the Agency desires to acquire an approximately 4.99 acre portion of the East Side Plant, (hereinafter, the "Property"), from the MUA for purposes of promoting redevelopment of the Property; and

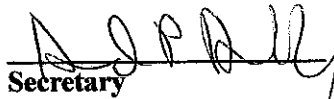
**WHEREAS**, the MUA has agreed to sell and convey to the Agency, and the Agency has agreed to purchase from the MUA the Property, for ultimate transfer to the Redeveloper, subject to the terms and conditions set forth in a Purchase and Sale Agreement to be negotiated between the MUA and the Agency, for a sum not to exceed three dollars (\$3.00); and

**WHEREAS**, the MUA will retain ownership of the remaining 2.74 acres of the East Side Plant (hereinafter, the "JCMUA Remainder Property") and continue to operate sewage treatment facilities thereon; and

**WHEREAS**, the Parties desire to set forth their agreement in a comprehensive document setting forth their mutual understanding; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to negotiate and enter into a Purchase and Sale Agreement with the MUA for the transfer of the Property.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FISRT AMENDMENT TO CONTRACT NUMBER 15-10-BD11 WITH  
POTOMAC-HUDSON ENVIRONMENTAL FOR PROFESSIONAL  
ENVIRONMENTAL SERVICES WITHIN THE LIBERTY HARBOR  
REDEVELOPMENT AREA.**

**WHEREAS**, at its meeting of October 20, 2015 the Board of Commissioners authorized Contract No. 15-10-BD11 with Potomac-Hudson Environmental; and

**WHEREAS**, in furtherance of the goals and objectives of the local Redevelopment and Housing Law, the Jersey City Redevelopment Agency, as a local autonomous Agency, undertakes various redevelopment projects within the City of Jersey City; and

**WHEREAS**, additional services are necessary to complete the environmental investigation on Block 21504, Lots 4 - 7 (MUA/Auto Pound) within the Liberty Harbor Redevelopment Area; and

**WHEREAS**, PHE has submitted a proposal for additional work dated May 11, 2016 (attached); and

**WHEREAS**, said contract will be for a term not to exceed (1) one year; and

**WHEREAS**, funds for the work will be provided by a Hazardous Discharge Site Remediation Fund grant, awarded to the Agency; and

**WHEREAS**, said services are of a professional nature as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(I) as being a contract for rendition of professional services that do not require competitive bidding; and

**WHEREAS**, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.15-10-BD11 with PHE be extended and amended for 1 year.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erna D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓



12 May 2016

**Transmit via Electronic Mail**

**Mr. Ben Delisle  
Director of Development  
Jersey City Redevelopment Agency  
66 York Street – Floor 2  
Jersey City, NJ 07302**

**Re: Proposal for Continued Environmental Services  
Jersey City Auto Pound/Jersey City STP (SciScity Expansion)  
Block 21504, Lots 4-7  
Jersey City, Hudson County, New Jersey**

Dear Mr. Delisle:

On behalf of Potomac-Hudson Environmental, Inc. ("PHEnv"), I am pleased to submit this proposal to provide continued environmental services to the Jersey City Redevelopment Agency (JCRA) (hereinafter "Client") for the referenced project located in Jersey City, New Jersey ("the Site"). Specifically, PHEnv is proposing to conduct a Remedial Investigation (RI) to address PCB and dieldrin soil contamination identified in the Site Investigation (SI) at one sample location and to further characterize the former sedimentation tank concrete.

Our original contract was executed for the conduct of a Preliminary Assessment and Site Investigation. The not to exceed sum of the contract was \$150,178.00. As of this date PHEnv has invoiced the Client for a total sum of \$82,963.54 which leaves a balance of \$67,214.46 remaining in the contract. We therefore request that only the contract Scope of Work be amended to include the RI work described herein. This proposal recognizes that the total sum for the RI work, \$28,950, can be covered by our original contract.

Both Client and PHEnv acknowledge and agree that the attached Terms and Conditions (the "Terms and Conditions") will govern the relationship between the parties. Unless otherwise set forth herein, in the event of a conflict or inconsistency between the Terms and Conditions and any provision set forth in this Proposal, the Terms and Conditions shall take precedence, govern, and control. The Terms and Conditions are incorporated herein by reference, as if fully set forth at length herein.

## **Background**

The SI soil analytical results indicated that with the exception of soil samples B25A and B25B, the soil contaminants that were found in all samples in excess of the NJDEP Soil Remediation Standards (SRS) across the Site are PAHs and metals, which is indicative of historic fill. These

**Scientists • Planners • Engineers**

P.O. Box 7, 207 S. Stevens Avenue, South Amboy, New Jersey 08879 • Phone: 732-525-3100 • Fax: 732-525-9254  
P.O. Box 1206, 138 W. 16th Street, New York, New York 10011 • Phone: 212-243-3574 • Fax: 212-645-4634  
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

types of contaminants would not require additional sampling and analysis since they are commonly addressed through engineering and institutional controls. In addition to historic fill contaminants, soil sample B25A also contained concentrations of PCBs (0.209 mg/kg) above the Residential Direct Contact (RDC) SRS and Impact to Ground Water (IGW) Soil Screening Level (SSL) and dieldrin (0.0184 mg/kg) above the IGW SSL at a depth of 0 to 2 feet bgs. Sample B25B, collected in the saturated zone, also contained a concentration of benzene (0.008 mg/kg) above the IGW SSL at a depth of 10 to 12 feet bgs. Pursuant to NJDEP guidance, the Impact to Groundwater Pathway only applies to unsaturated zone samples. Therefore, no further remedial action is required to address the B25B benzene concentration.

However, the concentrations of PCB and dieldrin in sample B25A will require further delineation and characterization. Therefore, a remedial investigation to delineate the horizontal and vertical extent of these contaminants and to collect data used in determining a Site Specific IGW Standard for these contaminants is recommended at location B25. Upon delineation and characterization, the soil at this location could be excavated to the clean zones or left in-place depending on potential impacts to groundwater and/or project decision by the property owner.

The results of the initial concrete sampling and analyses screening indicate that PCBs and PAHs are not present in the sedimentation basins concrete in the areas sampled. It must be noted that should future redevelopment envision demolition of the sedimentation basins and possible reuse of the debris, additional concrete sampling and analysis would be necessary to comply with the sampling frequency requirements of the NJDEP Guidance for Characterization of Concrete and Clean Material Certification for Recycling (Updated January 12, 2010). The number of samples required for analysis is volume dependent as follows:

<b>Quantity</b>	<b>Number of Composite Samples</b>
Less than 400 yds <sup>3</sup> -	1/100 total yds <sup>3</sup>
400 yds <sup>3</sup> – 2000 yds <sup>3</sup> -	1/200 total yds <sup>3</sup> + 2
Over 2000 yds <sup>3</sup> -	1/500 total yds <sup>3</sup> + 8

Assuming a rough dimension of 425 feet by 225 feet and a depth of 14 feet to top of sidewalls approximately 2,800 yds<sup>3</sup> of concrete is present in the sedimentation tanks walls and floor. This total does include the sedimentation tank baffles. As part of the conduct of an RI, an additional 14 concrete samples (includes baffles) will be collected from previously untested portions of the sedimentation basin.

### **RI Scope of Work**

Soil sampling will be conducted using hydraulic push techniques. Multiple samples will be obtained at and proximate to the original B25A sample that had the elevated PCB and dieldrin concentrations. Samples will be obtained beneath the previously investigated sample depth (assumed 2 samples) and from multiple locations (east, west, north and south) approximately 5, 10, and 15 feet away from the initial B25A sample location (assumed 12 locations with 3 samples per location). Therefore, a total of 38 soil samples will be collected. Sample analysis will be conducted sequentially in both the vertical and horizontal direction starting at the points closest to the original location. Should analysis of the initial delineation sample indicate the



presence of contamination, the next sample (vertically or horizontally) will be analyzed as long as sample holding times can continue to be achieved. Sample analysis will be terminated when compliance with the NJDEP soil standards have been achieved. Samples for which concentrations exceed only the IGW SSL, an additional Synthetic Precipitation Leaching Procedure (SPLP) analysis will be conducted for use in calculation of the Site Specific IGW SRS. For this scope of work and cost estimate we are assuming that three sample increments in both the vertical and horizontal directions will be analyzed. We have assumed that 38 samples would be collected and analyzed PCBs and dieldrin. We have also assumed that 19 samples will also require SPLP analysis. These assumptions likely represent the worst case scenario in terms of number of sample analyses and laboratory costs.

Fourteen (14) additional concrete samples will be obtained from within the former sedimentation tanks through the use of a coring device or by chip sample collection techniques. Each sample will be analyzed for PCBs and polycyclic aromatic hydrocarbons (PAHs).

### Reporting

Subsequent to the completion of the Scope of Work described above a RI Report will be prepared. Remedial alternatives will be provided to Client and once agreed upon will be formalized in a Remedial Action Workplan (RAW) for the entire Site.

### Cost Estimate

The total estimated cost of the work described above is \$ **28,950**. This cost is broken down in the table below.

Task	Assumptions	Cost
Soil Sampling and Analysis		\$ 14,400
	1 day – hydraulic push sampling technique - 38 samples for PCBs, dieldrin analysis, 19 samples for SPLP PCB dieldrin analysis, includes QA/QC	
Sedimentation Tanks Sampling and Analysis	1 day – 14 samples for PCBs and PAH analysis	\$ 5,050
RIR-RAW Preparation		\$ 9,500
	<b>Total Cost</b>	<b>\$ 28,950</b>

## SCHEDULE

PHEnv will initiate the scope of work promptly upon receiving written authorization from Client.

Sincerely,  
Potomac-Hudson Environmental, Inc.



David R. Draper, LSRP

The undersigned hereby authorizes Potomac-Hudson Environmental, Inc. to provide the services described in this Proposal in accordance with the provisions of this Proposal and the Terms and Conditions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Client

Attachment

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 16-  
5-RN1 WITH CME ASSOCIATES FOR PROFESSIONAL  
ENGINEERING SERVICES IN THE MARTIN LUTHER KING  
DRIVE REDEVELOPMENT AREA**

**WHEREAS**, in furtherance of the goals and objectives of the local Redevelopment and Housing Law, the Jersey City Redevelopment Agency, as a local autonomous Agency, undertakes various redevelopment projects within the City of Jersey City; and

**WHEREAS**, the Agency is in need of professional engineering services during the rehabilitation activities of Block 22602, Lot 6, and known as 665 Ocean Ave project in the Martin Luther King Drive Redevelopment Area; and

**WHEREAS**, CME Associates, who responded to the Request for Qualifications for Professional Engineering Services which the Agency published on March 23, 2016 in accordance with N.J.S.A. 40A:-20.4 et seq. (Pay to Play law) as it pertains to awarding Fair & Open Contracts, was qualified to provide professional services on April 19, 2016, by Resolution of the Board of Commissioners; and

**WHEREAS**, CME Associates has submitted a proposal for professional engineering services dated May 16, 2016 in the amount not to exceed \$2,600.00 (attached); and

**WHEREAS**, said contract will be for a term not to exceed (1) one year; and

**WHEREAS**, the cost of the work will be paid by Agency Operating Funds; and

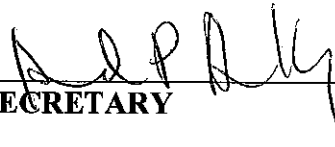
**WHEREAS**, said services shall be in an amount not to exceed **\$2,600.00**; and

**WHEREAS**, the said services are of a professional nature as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(i) as being a contract for rendition of professional services that do not require competitive bidding; and

**WHEREAS**, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Engineering Services Contract No. 16-5-RN1 with CME Associates in an amount not to exceed \$2,600.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. Pursuant to Fair and Open Contracts.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
 \_\_\_\_\_  
 SECRETARY

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Sam Berman	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓



May 16, 2016

Heather Kumer  
Jersey City Redevelopment Agency  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, New Jersey 07302

**RE: Proposed Easement Description & Sketch  
Through Lot 10, Block 22602  
City of Jersey City, New Jersey**

Dear Ms. Kumer:

CME Associates, hereinafter CONSULTANT, is pleased to offer the following proposal for land surveying services as per Jersey City Redevelopment Agency's, hereinafter CLIENT's, request.

**I. PROPERTY IN QUESTION**

Site is known as Lot 10, Block 22602, N/F Jersey City Redevelopment Agency, on the City of Jersey City Tax Map, Sheet No. 226.

**II. PURPOSE**

To provide CLIENT with surveying services as requested in a phone conversation and email dated May 11, 2016.

**III. SCOPE OF PROFESSIONAL SERVICES**

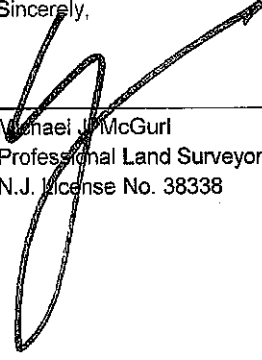
1. Prepare a proposed access easement description and sketch for access from Lot 6, Block 22602, N/F Jersey City Redevelopment Agency, through Lot 10, Block 22602. Description and sketch will be based upon the record title documents provided by the client and shall not be based upon a field survey, unless one is provided for this purpose.

Cost for the above professional services: \$ 2,600.00

Client shall provide record title information, deeds, for Lots 5 through 11, Block 22602.

This constitutes a price quote for professional services, if CLIENT decides to award CONSULTANT the aforementioned work, CLIENT should sign a copy of this quote and return it to the CONSULTANT. Thank you, in advance, for considering CME Associates for your land surveying and mapping requirements.

Sincerely,

  
\_\_\_\_\_  
Michael J. McGurl  
Professional Land Surveyor  
N.J. License No. 38338

VIA Email [hkumer@jcni.org](mailto:hkumer@jcni.org)  
[rnapiorski@jcni.org](mailto:rnapiorski@jcni.org)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE OPERATION AND MAINTENANCE OF BERRY LANE PARK.**

**WHEREAS**, the Agency entered into a Cooperation Agreement on April 7, 2014 for various activities relating to the development of Berry Lane Park including environmental planning, design and construction services; and

**WHEREAS**, Berry Lane Park will soon be open for public use and enjoyment within the Morris Canal Redevelopment Area; and

**WHEREAS**, the parties wish to develop a transition plan allowing for transfer of Berry Lane Park properties owned by the Agency to the City of Jersey; and

**WHEREAS**, the Agency and the City find it mutually beneficial and in the public interest for the City to authorize a new cooperation agreement between the Agency for operation and maintenance of Berry Lane Park pending the transfer of title to the City; and

**WHEREAS**, the City has the necessary personnel, programs, and equipment and is willing to operate and maintain the Park; and

**WHEREAS**, the term of the Cooperation Agreement will be for a period of six (6) months from execution with an automatic renewal of ninety (90) days subject to the approval of the Director in his sole discretion.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The above recitations are hereby incorporated herein as if set forth at length.

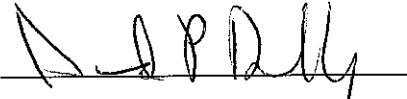
**Section 2.** A Cooperation Agreement will be entered into for the purpose of operations and maintenance of Berry Lane Park for a period of six (6) months from execution

16-05-11

with an automatic renewal of ninety (90) days subject to the approval of the Director in his sole discretion.

**Section 3.** The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to execute and deliver one or more escrow agreements described herein, and to undertake all actions necessary to effectuate this Resolution.

**Section 4.** This Resolution shall take effect immediately.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted at the Board Meeting dated May 17, 2016.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Donald R. Brown	✓			
Russell Verducci				✓
Samuel Berman	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FIFTH AMENDMENT TO CONTRACT NO. 07-05-BD9 WITH  
DRESDNER ROBIN FOR PROFESSIONAL SERVICES IN THE  
MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, at its meetings of May 15, 2007, May 20, 2008, November 19, 2013, February 18, 2014, and November 18, 2014 the Board of Commissioners authorized Contract No. 07-05-BD9 with Dresdner Robin Environmental Management, Inc.; and

**WHEREAS**, the Morris Canal Redevelopment Plan contemplates the development of Berry Lane Park; and

**WHEREAS**, selected through a competitive process to provide engineering and architectural services to the Agency to design the Park; and

**WHEREAS**, additional services have become necessary due to the expanded scope of the Phase IV construction and for the Phase V construction; and

**WHEREAS**, Dresdner Robin has submitted a proposal for the additional work dated May 11, 2016 for \$222,570.04 for a new contract amount of \$1,416,370.04; and

**WHEREAS**, the parties find it necessary to amend and extend the contract for an additional 12 months; and

**WHEREAS**, funds for the work will be paid for from a CDBG grant and City Capital funds available for this purpose; and

**WHEREAS**, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) These services are professional services and therefore exempt from public bidding.



**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract Number 07-05-BD9 with Dresdner Robin Environmental Management, Inc. is hereby amended and increased by \$222,570.04 for a new contract amount of \$1,416,370.04 and is extended for a period of one year.

**BE IT FURTHER RESOLVED** that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to carry out the purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

**BE IT FURTHER RESOLVED** that notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).



Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

May 11, 2016

Mr. Ben Delisle  
Jersey City Redevelopment Agency  
66 York Street, 2nd floor  
Jersey City, NJ 07302

## DRESDNER ROBIN

**Re: Berry Lane Park Recreational Facility  
Additional Services Proposal**

Dear Mr. Delisle,

Dresdner Robin is pleased to submit this professional services proposal to provide additional services for the Berry Lane Park project in relation to the completion of Phase IV and the design and construction of the Phase V Concession building. This proposal and the attachments provide scope and fee anticipated to complete the project. Should you have any questions or comments, feel free to contact me at your convenience.

### **Project History:**

Subsequent to the submission of construction documents for the original planned park in December 2011, the JCRA and Dresdner Robin developed an environmental remediation plan that works in conjunction with approved park design. The remediation of the park was completed in the fall of 2013 and included the Phase I installation of the baseball field, and two large subsurface stormwater detention basins (and piping) that will be utilized by the entire park.

Phase II road widening, sidewalk and landscape improvements along Woodward Street and Park Street. Lighting improvements (foundations and conduit) were installed and completed in late spring/early summer of 2014.

Phase IV of the project was issued for construction in November of 2014 and construction of the park started in January of 2015. Construction of the park is anticipated to be completed later this year. The construction schedule is approximately 8-9 months behind schedule.

Based on our conversations with the JCRA, it is our understanding that the goal of the JCRA is for Phase V – Concession Building be ready to issue for bidding in the summer of 2016, with construction starting soon after the project is awarded. It is also our understanding that the Skate Park will be designed and constructed under a separate Phase at a later date.

The services listed herein include surveying, site/civil engineering, landscape architecture, architectural, MEP engineering, structural engineering, and LEED design and management services associated with the completion of Phase IV and the design and construction of Phase V.

A detailed breakdown of the scope of work to be included in this additional services proposal is provided under Attachment #1 – Description of Services.

### **RELIANCE**

Unless specifically limited in a written agreement between Dresdner Robin and Client, Dresdner Robin

Engineering  
Environmental  
Planning  
Land Survey  
Landscape  
Architecture  
Real Estate  
Consulting

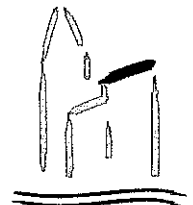
1 Evertrust Plaza  
Suite 901  
Jersey City, NJ 07302  
201.217.9200  
Fax: 201.217.9607

603 Mattison Ave  
Suite 4800  
Asbury Park, NJ 07712  
732.988.7020  
732.988.7032 FAX

4300 Haddonfield Rd  
Suite 115  
Pennsauken, NJ 08109  
856.488.6200  
856.488.4302 FAX

55 Lane Road  
Suite 220  
Fairfield, NJ 07004  
973.696.2600  
973.696.1362 FAX

DresdnerRobin.com



has the right to rely on information provided by Client or by its consultants. As to the work product of other Design Professionals furnished to Dresdner Robin for this project, the Client represents it owns this work product or has obtained the necessary authorization to permit use by Dresdner Robin.

#### **EXCLUSIONS**

Significant changes to the project scope and/or preparation of additional plans or supplementary submissions will be invoiced as Additional Services in accordance with our current Standard Schedule of Fees and will not be performed without written authorization for the task and fee. In addition, the following design services are not anticipated at this time; therefore, excluded from the proposal:

- Modifications to previously approved work and services not specifically included herein. These additional services will be considered "Change of Scope."
- Revisions to approved design documents to "value engineer" the project in effort to reduce construction cost.
- Unless specifically listed herein,) are excluded. These improvements are not known at this time; however, may become necessary as the plans are developed and coordinated with the various review agencies.
- Environmental services are not included in our scope of services but are being provided by Dresdner Robin under different contract agreements with the JCRA.
- Additional surveying and or preparation of subdivision plans or figures beyond what is already in our original scope of work and or requested as part of this additional services proposal.
- The coordination of traffic control, including a police officer in accordance with safety and municipal or state requirements to work in the roadway is not included

#### **LIMITATIONS**

The foregoing scope of work and fee proposal has been prepared based on typical projects performed on similar properties by Dresdner Robin. Except where expressly indicated herein, Dresdner Robin is not furnished with notice of unusual or latent conditions that may materially affect the scope of work; thus such conditions have not been included or anticipated within the foregoing scope.


Reports, information packages, drawings, graphics, meetings and other work necessary to assist the Client in the closing of project finance activities are not included in the scope of work.

Where documents issued by Dresdner Robin are not expressly marked "For Construction," the Client agrees and hereby does indemnify and hold Dresdner Robin harmless from any and all claims associated with documents used for construction purposes.

This Proposal and the list of exhibits below, constitutes the entire understanding and agreement between the parties hereto, and cancels and supersedes all prior negotiations, representations, understandings and agreements, either written or oral, with respect to the subject matter hereof. No changes, alterations or modifications to this Agreement shall be effective unless in writing and signed by the parties hereto. The fees set forth in this Proposal shall be open for acceptance for sixty (60) days from the date of the Proposal. If the Proposal is signed after that date, the fees may be adjusted prior to commencement of services, subject to agreement by the Client and Dresdner Robin.

Dresdner Robin appreciates the opportunity to provide these services and look forward to working with you and the Owner on this Project. If you have any questions or comments, please contact our office. For your convenience, we have provided a space to indicate your acceptance of this Proposal.

Very truly yours,  
DRESDNER ROBIN

  
Joseph Mele, PE, PLS, PP  
Director of Engineering

Attachments:  
Description of Services, Fee Schedule, Standard Terms and Conditions, Architects, MEP Engineer, Structural Engineers &, LEED Consultants' contracts

Accepted By:		Title:
Company Name:		
Signature	Date	Date:

## **ATTACHMENT 1 – DESCRIPTION OF SERVICES**

### **I. CONSTRUCTION ADMINISTRATION – PHASE IV**

Dresdner Robin's Phase IV construction administration scope of work outlined in our last contract amendment on November 13, 2014 included a (9) month construction schedule concluding at the end of August in 2015. The construction of Phase IV is still ongoing and is anticipated to conclude at the end of May in 2016. This is an additional (9) months of required construction administration by Dresdner Robin. As you are aware, the construction schedule has been somewhat of a moving target, continually being pushed back. Dresdner Robin will continue to provide construction administrative services until the completion of the park at the end May. Our scope of work is based off the same rate as our original contract and is listed below.

1. Approximately 15 hours a week for 36 weeks (9 months) – Concluding on May 31, 2016
  - a. Includes periodic site inspections (Mast Construction to perform daily inspections and oversight)
  - b. Shop drawing and submittals review
  - c. Response to RFI's
  - d. Issuance of clarification sketches
  - e. Attendance at weekly construction coordination Meetings.
  - f. Punch list items
2. Does not include:
  - a. Project Closeout
  - b. Post occupancy review
  - c. Full time staff
  - d. Major redesign
  - e. Construction admin services beyond May 31, 2016.

In addition to the construction administration services outline above, Dresdner Robin has also provided additional design services during this phase which include, coordinating the design and installation of crosswalks on Garfield Avenue, creation of traffic control plans for Communipaw Avenue Partial Road Closure, attended a site visit and meeting with JCRA and their structural consultant to discuss how to proceed with construction of the park adjacent dilapidated building, attended meeting with PPG to discuss fencing near light rail, and prepared and issued AutoCAD plans to the Jersey City Engineering Department for the development of a striping plan on Garfield Avenue. The aforementioned work has been included in our fee for additional construction services listed below.

Dresdner Robin will be providing the additional construction services outlined above at a discounted rate to the JCRA. The additional construction administration fees for the extra (9) months of construction will be provided to the JCRA for \$45,000.00; this is a discount of \$15,000.

### **II. REIMBURSABLE EXPENSES**

Dresdner Robin requests a slight increase (\$500.00) to our reimbursable expenses to cover the costs of additional printing.

### **III. CONCESSION BUILDING AND PLAZA CONSTRUCTION DRAWINGS**

During the early stages of our conceptual design of the new concession/restroom facility the JCRA obtained new input from different City Agencies and stakeholders which enlarged the size, shape and uses of the proposed building. On February 19, 2015, the JCRA approved a plan labeled Option 2 which took into account the additional input from City stakeholders and increased the size of the building to approximately 2,570 sf; with an estimate construction cost of \$899,500. The increase in size and the additional programming of uses in the building significantly increased the cost of the proposed building as well as the work effort required by Dresdner Robin and our Team. In addition, the JCRA informed the design team that the proposed building will now be required to obtain LEED Silver Certification. LEED design and management was not included in our original scope of work. Below is a breakdown of the additional scope of work required based on the changes and modifications presented by the JCRA.

1. Dresdner Robin:
  - a. Meetings – The increase in complexity and size of the new building and LEED requirements have increased the design process and coordination that will be required. Dresdner Robin's original fee did not include time for these meetings.
  - b. LEED Coordination- Dresdner Robin will prepare the necessary LEED calculations, analysis and mapping required to prove the project has met the requirements of the targeted LEED Credits (civil and landscape related points). In addition, we will coordinate with the design team and the new LEED Consultant.
2. Architectural:
  - a. Dresdner Robin's architectural sub-consultant's fees are based off a percentage of the anticipated construction costs. The increase in size of the building and its uses has increased the estimated construction cost of the building from the original \$500,000.00 estimate up to approximately \$899,500.00 dollars. The architectural fees will be revised based on the new estimated construction costs. The increased costs are associated with the additional design, detailing, coordination, and meetings required for the larger building.
  - b. LEED Coordination-our sub-consultant will provide the required LEED design documentation, calculations and analysis to obtain the targeted (architectural) LEED credits.
3. Structural Engineering:
  - a. The Structural engineer redesigned the concession building foundation system from a pile supported foundation to a spread footing after the geotechnical report was revised to include design parameters for a spread footing. The design change resulted in significant savings.
4. MEP Engineer:
  - a. Dresdner Robin's MEP sub-consultant will be required to perform additional design services based on the building size increase, the increase in building systems associated with a LEED project, as well as the complexity of the increased building systems.
  - b. LEED Coordination-our sub-consultant will provide the required LEED design documentation, calculations and analysis to obtain the targeted LEED credits.
5. LEED Consultant:

- a. The addition of the LEED Silver Certification as a program requirement by the JCRA requires that a LEED Consultant be brought on as part of the design team. The LEED consultant will be responsible for assisting the design team in selection of the available LEED credits we will pursue and what is required. They will also be in charge of the LEED submittals and approvals process during the design and construction of the building. The LEED consultant will be the point person for all of the design disciplines and the contractor.
- b. An outline of the services provided by our LEED consultant is provided below. A copy of our LEED sub consultant's proposal is attached hereto.
- c. The LEED consultant services :
  - LEED Core Services**
    - i. Preliminary LEED Study
      - 1. Feasibility Study
    - ii. LEED Design and Coordination
      - 1. LEED preparation
        - a. LEED Meetings
        - b. Energy Performance Analysis and Optimization
      - 2. LEED Administration and Execution
        - a. LEED Coordination (design and construction)
        - b. Design team Assistance
      - 3. LEED Submittal Administration
      - 4. LEED Certification Award
    - Engineering Services**
      - i. LEED Commissioning
      - ii. EAp1: Fundamental Commissioning
        - a. Design Phase Commissioning
        - b. Construction Phase Commissioning
  - d. LEED consultant's fees include Project Registration fee and project certification review fees. These fees are based on rates provided by the USGBC at the time of the proposal. Should rates increase, we reserve the right to adjust our fees to account for the increase.
  - e. Fee includes reimbursable expenses.
  - f. Fee does not include Energy Modeling – final modeling to be determined once the overall project scope is finalized

#### **IV. CONCESSION BUILDING & PLAZA CONSTRUCTION ADMINISTRATION**

Dresdner Robin and our sub consultants will provide the necessary construction administration services required to complete the construction of the concession building and adjacent plaza area. Construction of the building will be done after construction of the Berry Lane Phase IV Contract and is anticipated to begin in early summer of 2016.

- 1. Construction administration shall include:
  - a. Review of shop drawings and submittals
  - b. Attendance at construction coordination meetings (subs will only attend as needed)

- c. Periodic Site Inspections
- d. Response to RFI's
- e. Issuance of clarification sketches

2. Does not include:

- a. Project Closeout
- b. Post occupancy review
- c. Full time staff
- d. Major redesign
- e. Construction admin services for period of time beyond (4) months

Construction Administration scope of work and fees have increased based on the increased size of the building, timing and duration of the construction, and selection of a contractor other than the Phase IV general contractor to building the building.

Below is a breakdown of the additional scope of work required based on the changes and modifications presented by the JCRA.

1. Dresdner Robin:

- a. Dresdner Robin's original proposal anticipated that the concession building and plaza would be constructed by the same General Contractor who is building Phase IV of the project (Per JCRA). This assumption allowed for a lower construction administration cost because shop drawings and submittals for most all of the site work would have already been submitted and approved as they are being used elsewhere on the site. In addition, site visits and inspections would be coordinated with site visits and inspections with Phase IV construction.

Since the concession building will be built by a new contractor, Dresdner Robin will be required to review all new shop drawings and submittals. In addition, the construction of the building will occur after the construction of Phase IV will be completed, extending the required construction administration period.

Dresdner Robin's will provide construction administration services for the concession building at a rate of \$8,000/per month. This amount is based on approximately 60 man-hours hours per month. The JCRA has advised Dresdner Robin that our construction administration services shall be for (4) months.

2. Architect:

- a. The increase in building size and budget will require an increase in construction administration services. The fee increase is based on the percentage of estimated construction costs from of the building from an estimated \$500,000.00 to the estimated \$899,500.00.

3. Structural Engineer:

- a. The JCRA pursued having the Phase IV General Contractor construct the proposed concession building foundations as part of Phase IV as a change order. Structural Drawings were issued and at the request of the JCRA, our sub-consultant reviewed structural shop drawings and submittals. Our sub-consultant requires new construction administration fees to perform these services again. We have estimated a 10% increase in their fees.



4. MEP Engineer:
  - a. There is no increase in Construction Administration

## **V. JCRA PURCHASING ASSISTANCE**

Dresdner Robin has continued to assist the JCRA in the coordination and design of site amenities and improvements for the park that were purchased by Owner. Some of these items include:

- a. Safety surface for the playground,
- b. The change to a safety surface at the fitness course
- c. Site furniture plan showing locations, colors and footings. Etc.
- d. Pursued value engineering items,
- e. Coordinated flood insurance issues brought up by Grant funding source requirements
- f. Coordination and documentation for the installation of the City's bike share program within the park.
- g. Prepared footing design for wayfinding signs and plan showing locations.

This additional design and coordination work was not included in our construction administration budget.

## **VI. SURVEY – TOPO SURVEY OF BASINS**

Dresdner Robin was authorized by the JCRA to perform additional survey field work to check the finished grade elevations of the existing drainage basins and adjacent areas due to comments made by the contractor that the site was 4 inches lower than what was shown on the construction drawings. Included one day in the field and drafting of information obtained.

## **VII. SURVEY - ELEVATION CERTIFICATE**

The JCRA asked Dresdner Robin to prepare an elevation certificates for the maintenance building, two press boxes and the concession building so that the JCRA could confirm that Flood Insurance was not required. To date, Dresdner Robin has prepared the elevation certificates for the maintenance building this was a requirement of one of the grants funding the construction.

## **VIII. PHASE V –BIDDING DOCUMENTS**

At the request of the JCRA, Dresdner Robin will prepare and assemble our teams construction documents so that they can be bid independently of the Phase IV construction contract. Our scope of work is outlined below.

1. Construction Documents
  - a. Architectural, structural, and MEP construction documents have already been prepared by Dresdner Robin's sub-consultants as a standalone package and are ready to be issued for bidding and construction with minor adjustments to the title block and cover sheet.

- b. Dresdner Robin however, will need to reassemble our drawings to extract out only the work associated with the construction of the site improvements within the park pavilion building limit of construction.
- c. Dresdner Robin will assemble a set of construction/bidding documents for the park pavilion building and associated site work. The documents will include the following:
  - Architectural construction documents of the pavilion building previously prepared by Marvel Architects.
  - Structural construction documents previously prepared by Severud.
  - MEP construction documents previously prepared by Barone Engineering.
  - Construction drawings of the Park Pavilion building site improvements previously prepared by Dresdner Robin – reformatted and organized so that they can be issued as a separate bid package independent from phase IV.
  - Assemblage of the necessary site notes and details.
  - Reformatting of Dresdner Robin and our consultant's technical specifications to correspond with the issuance of a new bid package. (This proposal assumes that the JCRA will provide all front end specifications/documents which will accompany the technical specifications for bidding)
- d. No new design work and or re-design of any areas or building, including redesign due to value engineering or new comments provided by City Agencies is included in our scope of work.
- e. Dresdner Robin will attend a maximum of two meetings and or conference calls during the bidding document phase. It is assumed that each meeting or call will not exceed 2 hours and will include one Dresdner Robin staff member.

#### **IX. PHASE V BIDDING ASSISTANCE**

- a. Dresdner Robin will assist the JCRA in reviewing Contractor bids related to our scope of work and make recommendations and comment as required. Dresdner Robin will also respond to contractor questions related to our drawings and provide clarifications and addenda as required. Dresdner Robin has provided an allowance of \$2,000.00 towards this task.

The fees for the abovementioned scope of work can be found in the attached fee schedule in the column titled 2015/2016 Proposed Additional Scope.

**END ATTACHMENT 1**

# Dresdner Robin

## 2016 Fee Schedule

### PROFESSIONAL SERVICES

### HOURLY RATE

Principal	\$265.00
Director	\$225.00
Associate Director	\$200.00
Professional VII *	\$180.00
Professional VI *	\$160.00
Professional V *	\$145.00
Professional IV *	\$132.00
Professional III *	\$120.00
Professional II *	\$105.00
Professional I *	\$ 90.00
Technician IV **	\$115.00
Technician III **	\$105.00
Technician II **	\$ 94.00
Technician I **	\$ 88.00
Technician**	\$ 70.00
Administrative Support	\$ 75.00
Geophysical Technician	\$165.00
Survey Crew 2 - person	\$195.00
Survey Crew 3 – person	\$250.00
Licensed Site Remediation Professional (LSRP)	\$225.00
Court Testimony (4 Hour Minimum) Per Hour:	\$350.00
Public Hearing – Meeting/ Testimony Per Meeting	\$875.00

\*Professional Designations apply to any discipline: Engineer, Environmental Scientist, Surveyor, Landscape Architect, Planner.

\*\* Technician Designation may apply to any discipline. Functional titles also may include: Construction Resident, Construction Inspector, CAD Operator

Effective 1/01/2016

Client's Initials:\_\_\_\_\_



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING  
INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY  
CITY (DEPARTMENT OF PUBLIC WORKS) RELATING TO THE OCEAN  
BAYVIEW REDEVELOPMENT AREA**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, the Jersey City Redevelopment Agency as a local autonomous Agency undertakes various programs for demolition and site clearance of areas in need of redevelopment within the City of Jersey City; and

**WHEREAS**, the Department of Housing, Economic Development and Commerce, Division of Community Development has funding in the amount of \$87,000.00 available for the demolition of two structures located at 474 and 480 Ocean Avenue; and

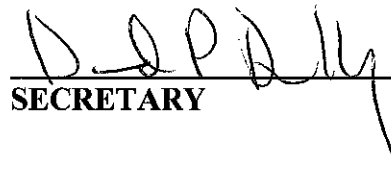
**WHEREAS**, the Agency and the City of Jersey City thru its Department of Public Works (DPW) is desirous of entering into a Cooperation Agreement to enable DPW to undertake the demolition and site clearance of the two structures; and

**WHEREAS**, under the terms of the Coop Agreement payment in the not to exceed amount of \$87,000.00, including administrative costs would be charged to the Agency by the City/Department of Public Works.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the above recitations are incorporated herein as if set forth at length and the Agency is hereby authorized to enter into a Cooperation Agreement with the City of Jersey

City (Department of Public Works) for the demolition of two structures at 474 and 480 Ocean Avenue.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
 SECRETARY

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
AWARD OF EMERGENCY CONTRACT NO. 16-05-MPN7 FOR WORK  
AT THE POWERHOUSE**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency undertook two initial stabilization projects at the Jersey City Powerhouse to protect the building from water infiltration thru window openings and removal of smokestacks and roof top monitors that were in poor physical condition; and

**WHEREAS**, contracts were awarded for the enclosure of the monumental window openings (Phase I) and the removal of three smokestacks and roof top monitors (Phase II); and

**WHEREAS**, since the completion of this work Agency staff has made efforts to search for funding to continue the stabilization of the structure; and

**WHEREAS**, on or about May 30, 2014, the Agency entered into a contract with Shauger Property Services, Inc. for temporary tower strapping; and

**WHEREAS**, due to the passage of time and the exposure to the elements several of the straps have recently ruptured posing a potential safety hazard to occupants working in the building as well as passerbys on the streets surrounding the tower; and

**WHEREAS**, Port Authority Engineers notified the Agency of the need for immediate repairs; and

**WHEREAS**, the Agency's Construction Manager for the Powerhouse, Helena Ruman Architects, Inc. concurred in writing with the Engineers findings and also recommends that the JCRA undertake replacement of the ruptured and failing straps; and

**WHEREAS**, in order to implement the recommendations it is necessary to obtain authorization to enter into contracts for such purposes as may be necessary to respond to the emergent needs; and

**WHEREAS**, pursuant to Section 40A:11.5 "Emergency Contracts" a contract may be negotiated or awarded without public advertising for bids when an emergency affecting the public health, safety or welfare requires the immediate performance of services; and

**WHEREAS**, due to the complexity of the work, Helena Ruman prepared a technical specification of the work to be performed; and

**WHEREAS**, Agency staff reached out to both contractors who worked on Phases I and II for submission of a bid to replace and install necessary strapping; and

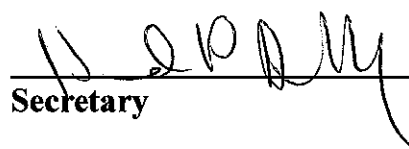
**WHEREAS**, the Agency, upon receipt of said bid and review by the Agency's Construction Manager, Helena Ruman, will award a contract to insure that all work is performed at the earliest possible date.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization to award Emergency Contract No. 16-05-MPN7 to Shauger



Property Services, Inc. in the amount of \$46,500.00 for restrapping of the masonry tower walls is hereby granted.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci	✓			

**TECHNICAL SPECIFICATIONS FOR JERSEY CITY  
POWERHOUSE STABILIZATION – TEMPORARY TOWER  
STRAPPING**

**First and Washington Streets  
Jersey City, New Jersey**

**1.1 GENERAL**

- A. Owner: The Jersey City Redevelopment Agency (JCRA), 66 York Street, Jersey City, NJ 07302, and Port Authority of New York and New Jersey (PATH), 1 PATH Plaza, Jersey City, NJ 07306. Owner's Representative: Mary Pat Noonan, Project Manager, (201) 761-0828.
- B. The Jersey City Redevelopment Agency declared an emergency for replacement of temporary structural strapping of disturbed masonry walls of the Powerhouse tower on the east side of the building. **Time is of essence**, the Contractor shall mobilize to the site within five (5) working days upon Notice to Proceed and shall proceed immediately with the work. The work shall be completed in twenty-one (21) calendar days.
- C. The Contractor shall comply with standard JCRA's Instructions to Bidders and General Requirements except that a bid bond is not required for this emergency project. The Contractor shall provide a Certificate of Insurance policies and a Performance Bond as required in the Instructions to Bidders.
- D. The Contractor shall submit to JCRA a written proposal for the project consisting of a lump sum price for all the work described in Article 1.2 SUMMARY OF WORK below except for replacement of strap anchors and of existing straps located below the building's roof line.

**1.2 SUMMARY OF WORK**

- A. The Work consists of the following:

1. Provide aerial lifts, scaffolding or working platforms for all work of this Contract. Provide access and lift operators for masonry examination and for review of completed strapping installation by Owner, Architect or Structural Engineer.
2. Replace <sup>(11)</sup>~~six (6)~~ straps on top of the Powerhouse tower installed in June 2014. The <sup>(11)</sup>~~six (6)~~ tie down straps with ratchets are wrapped around the tower perimeter above the building roof. Provide rubber pads at wall corners between the straps and brick masonry to protect the straps from wall sharp edges. Provide new strapping as shown on attached drawing SKC-2A, dated 5/14/2010 and prepared by Robert Silman Associates except as noted below:
  - a. Review condition of existing tie down straps on the tower below the building roof. Examine each strap and ratchet condition. Should any strap be found torn or otherwise failing, notify the Architect and replace the strap. Payment for replacement of these straps shall be based on Unit Price No. 1 listed on the Bid Form.
  - b. Review condition of each steel strap anchor. Should any of the anchor bolts be found pulled out of wall, or with cracked or otherwise disturbed masonry at the anchor location, the Contractor shall immediately notify the Architect who will direct the Contractor to provide a new anchor located at least one (1) foot away from current anchor locations. The defective anchor shall be abandoned in place. Payment for replacement of the strap anchors shall be based on Unit Price No. 2 listed on the Bid Form.
3. Furnish and install new crack monitors replacing existing crack monitors on the tower. Two crack monitors are located on the south-east and north-east tower corners, the third one is on the tower's north-west corner above the main roof. Prior to removal of existing monitors, record the monitors' reading by photographing them. Notify Architect at once on the monitor status. The

cost of crack monitor replacement shall be included in the lump sum Bid Price.

4. Arrange for the Architect or Owner's representation to access contractor's aerial lift for examination of installed straps.
5. Remove all debris generated by this work including old strapping and legally dispose.
6. Submit a written statement to the Owner upon completion of the work stating that all new straps were secured and tightened as per contract drawing.

#### 1.3 PAYMENTS TO CONTRACTOR

- A. The Owner shall pay the Contractor one (1) full payment upon completion of the project and acceptance of the Work by the Architect. No partial payments shall be released for this project.

#### 1.4 BID PROPOSAL

- A. Submit bid on the attached Bid Form in a manner and extent as listed in the Instructions to Bidders.

APRIL 11, 2016

**BID FORM**

**FROM:**

Shauger Property Services, Inc.  
**Name of Bidder**

973-676-2100

**Phone Number**

429 Dodd Street  
East Orange, NJ 07017

973-676-8200

**Address**

**Fax Number**

**TO: JERSEY CITY REDEVELOPMENT AGENCY  
66 YORK STREET, 2<sup>ND</sup> FLOOR  
JERSEY CITY, NEW JERSEY 07302**

**RE: CONTRACT NO.  
JERSEY CITY POWERHOUSE STABILIZATION  
TEMPORARY TOWER STRAPPING  
BID OPENING DATE:**

**Gentlemen:**

The undersigned, being familiarized with the existing conditions in the Project Area affecting the cost of the work, and with the Bid Specification/Contract Documents, which includes the Invitation for Bids, Addenda, Instructions to Bidders, Form of Consent Of Surety, Form of Non-Collusion Affidavit, Form of Equal Employment Opportunity Certification by Bidder, Sample Form of Contract, General Conditions, Special Conditions, Drawings and Technical Specifications on file at the Jersey City Redevelopment Agency offices at 66 York Street, Jersey City, New Jersey:

1. Hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services including utility, transportation and security services and to perform and complete all work required for the construction of improvements as designated by the Jersey City Redevelopment Agency for the Project, all in strict accordance with the Bid Specification and above listed documents and for bid prices as indicated within Twenty-One (21) consecutive calendar days thereafter.

[Remainder Of Page Intentionally Left Blank.]

APRIL 11, 2016

**BASE BID**

Submit bid price for all items; failure to do so may render the Bid non-responsible. Limit amounts to two decimal places (whole cents). On lump sum bid items, provide total price only; on unit price bid items, provide the unit price and the extended amount of bid. If no bid item exists for a portion of the work, include the costs in a related bid item. In case of error in summation, the total of the base bid amounts governs. If the amount shown in words and its equivalent in figures do not agree, the written words shall be binding.

Note: Bid prices are to be exclusive of Sales Taxes. The Owner is a non-profit organization exempt from sales tax.

(11)

**REPLACEMENT OF ~~SIX (6)~~ STRAPS AT THE TOWER PERIMETER**

The Bidder agrees to perform and provide all labor, materials, equipment and services required to complete all work as described in The "Technical Specifications" for the following lump sum price except for replacement of additional straps and wall anchors found deteriorated on lower portion of the tower:

Forty Six Thousand Five Hundred Dollars and no cents \$ 46,500.00

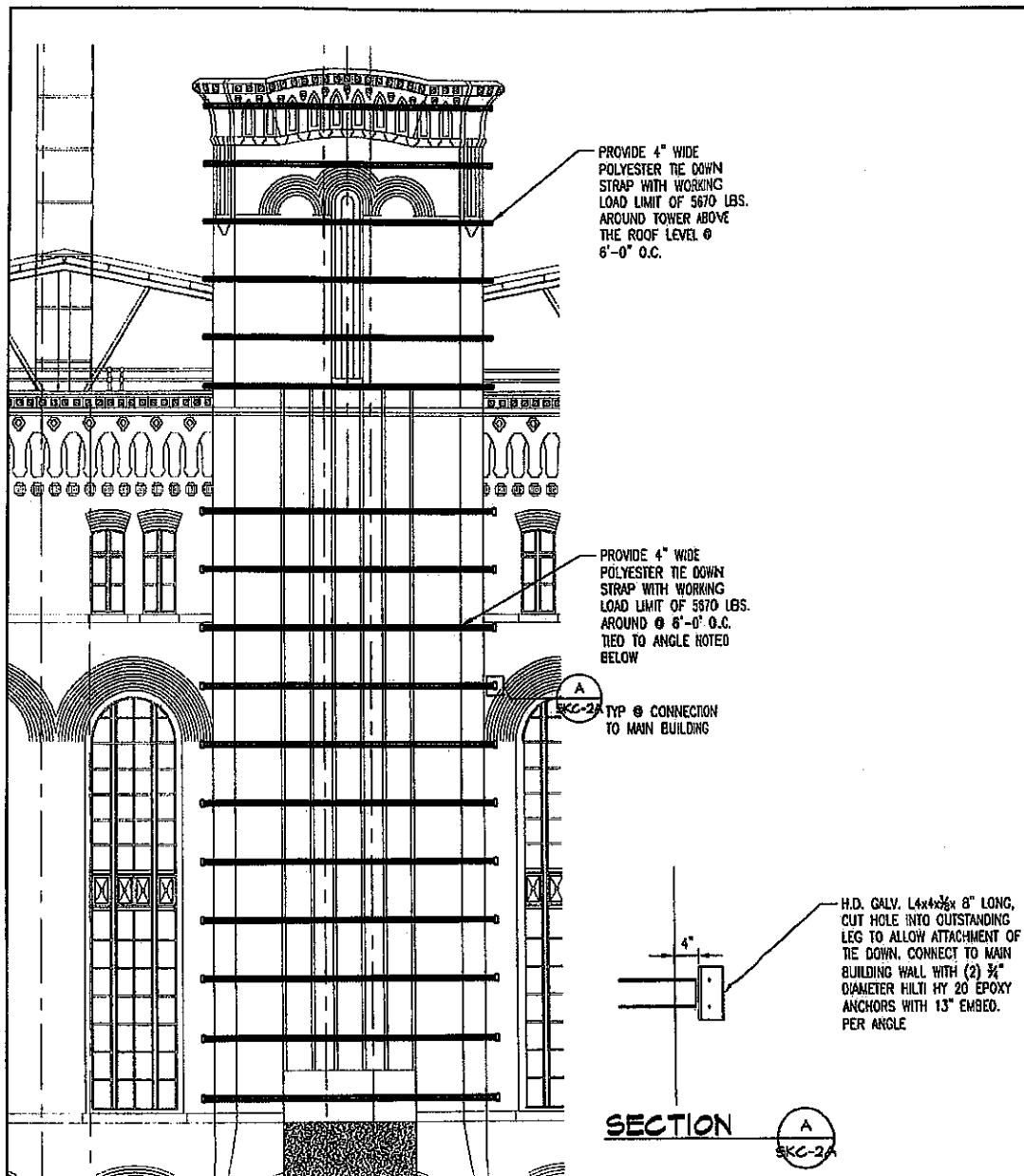
(in writing)

(in figures)

**UNIT PRICES NOT APPLICABLE**

~~For changing quantities of work items from those indicated by the contract documents due to unforeseen conditions and upon written instructions from the Architect, the following unit prices shall prevail~~XX

~~The unit prices shall include all labor, materials, equipment, services, removal of temporary work, overhead, profit, insurance, etc. to cover the finished work of several kinds called for as~~XX



**RSA SUGGESTED SEQUENCE:**

1. BELOW THE ROOF LEVEL, INSTALL H.D. GALV. ANGLES NOTED ABOVE ON BOTH SIDES OF THE TOWER. ABOVE THE ROOF LEVEL, LOOP TIE DOWN AROUND THE TOWER AND CONNECT TO ITSELF.
2. BELOW THE ROOF LEVEL, CONNECT ANGLES TOGETHER USING 4" WIDE POLYESTER TIE DOWN NOTED ABOVE (TIE DOWN TO HAVE RATCHET). ABOVE THE ROOF LEVEL, TIGHTEN RATCHET
3. TIGHTEN REMAINING RATCHET
4. MONITOR TOWER CONDITION FOR ADDITIONAL MOVEMENTS OR FALLING DEBRIS

Date: 05/14/2010

Scale: N.T.S.

Job Number: W2219

**SKC-2A**

Title: **TEMPORARY TOWER STABILIZATION**

Job Title:  
**JERSEY CITY  
POWERHOUSE**

Reference Number



**ROBERT SILMAN ASSOCIATES**

STRUCTURAL ENGINEERS

68 University Place

New York, NY 10003

P 212.520.7910 F 212.620.8157

12/03/03

Taxpayer Identification# 223-564-559/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law (Public Law 2001, c.134) requires all contractors and subcontractors with State agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609) 292-1730.

I wish you continued success in your business endeavors.

Sincerely,



John E. Tully, CPA  
Acting Director

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE FOR STATE AGENCY AND CASINO SERVICE CONTRACTORS		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 182 TRENTON, NJ 08646-0282
TAXPAYER NAME: <b>SHAUGER PROPERTY SERVICES, INC.</b>	TRADE NAME:	
TAXPAYER IDENTIFICATION#: <b>223-564-559/000</b>	SEQUENCE NUMBER: <b>0000002</b>	
ADDRESS: <b>429 DODD STREET EAST ORANGE NJ 07071</b>	ISSUANCE DATE: <b>12/03/03</b>	
EFFECTIVE DATE: <b>12/08/97</b>		
FORM-BRC(08-01)	This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.	



Certificate Number  
67698

Registration Date: 05/11/2014  
Expiration Date: 05/10/2016



# State of New Jersey

## Department of Labor and Workforce Development Division of Wage and Hour Compliance

### Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

**Shauger Property Services, Inc.**  
**2014**

**Responsible Representative(s):**  
Lisa Shauger, President

*Harold J. Wirths*  
Harold J. Wirths, Commissioner  
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.

Certificate Number  
67698

Registration Date: 05/11/2016  
Expiration Date: 05/10/2018



# State of New Jersey

## Department of Labor and Workforce Development Division of Wage and Hour Compliance

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Shauger Property Services, Inc.

Responsible Representative(s):  
Lisa Shauger, President

*Harold J. Wirths*

Harold J. Wirths, Commissioner  
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.



## State of New Jersey

**CHRIS CHRISTIE**  
*Governor*

DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE  
P.O. BOX 026

**KIM GUADAGNO**  
*Lt. Governor*

TRENTON, NJ 08625-034  
PHONE: 609-292-2146 FAX: 609-984-6679

**ANDREW P. SIDAMON-ERISTOFF**  
*State Treasurer*

### **CERTIFIED**

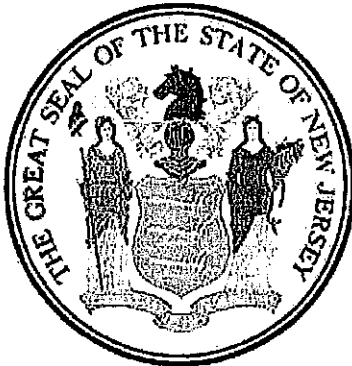
*under the*

Small Business Set-Aside Act and Minority and Women Certification Program

This certificate acknowledges **THE SHAUGER GROUP INC** is a **WBE** owned and controlled company, which has met the criteria established by N.J.A.C. 17:46.

This certification will remain in effect for three years. Annually the business must submit, not more than 20 days prior to the anniversary of the certification approval, an annual verification statement in which it shall attest that there is no change in the ownership, control or any other factor of the business affecting eligibility for certification as a minority or women-owned business.

If the business fails to submit the annual verification statement by the anniversary date, the certification will lapse and the business will be removed from the SAVI that lists certified minority and women-owned business. If the business seeks to be certified again, it will have to reapply and pay the \$100 application fee. In this case, a new application must be submitted prior the expiration date of this certification.



Andrew Pantelides  
Assistant Director

**Issued:** December 3 2013  
**Certificate Number:** 65155-15

**Expiration:** December 2, 2016

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING  
ALLIANCE CONSTRUCTION GROUP, LLC AS REDEVELOPER  
FOR PROPERTY LOCATED AT 25 CLINTON STREET IN THE  
SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, Alliance Construction Group, LLC has submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency to construct four (4) story multi-family building on Clinton Street; and

**WHEREAS**, the Agency owned property is situated on Block 18801, Lot 5 with street address 25 Clinton Street and is located with the Scatter Site Redevelopment Area; and

**WHEREAS**, the Project will consist of twenty-four (24), residential units of approximately 800 sf. each; and

**WHEREAS**, Alliance Construction Group, LLC has requested designation as the Redeveloper for this site; and

**WHEREAS**, as stated in their proposal, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated in the Scatter Site Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

**NOW, THEREFORE, BE IT RESOLVED,** by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitals are incorporated herein as if set forth at length; and
- 2) Alliance Construction Group, LLC is hereby designated as Redeveloper having the exclusive option to negotiate a Redevelopment Agreement with the Jersey City Redevelopment Agency for the acquisition property located at Block 18801, Lot 5 within the Scatter Site Redevelopment Area; and
- 3) This designation is contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to title, legal, etc. and is expressly contingent upon Redeveloper providing all funds necessary to acquire any and all property comprising the proposed project; and
- 4) The designation herein is for a 90 day period to expire on August 15, 2016 which period may be extended for a period of thirty (30) days if necessary at the sole discretion of the Agency's Executive Director.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or authorized to execute an and all documents necessary to effectuate this Resolution subject to review and approval of the Agency's General Counsel.

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17<sup>th</sup> 2016.**

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEW JERSEY COMMUNITY CAPITAL AS REDEVELOPER FOR PROPERTY AT 80 BOWERS STREET, BLOCK 2205, LOT 45 IN THE SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, on November 18, 2014 the Jersey City Redevelopment Agency Board of Commissioners authorized entering into a shared services agreement with the City of Jersey City to rehabilitate properties listed on the City's abandoned properties list and amended shared services agreement dated January 27<sup>th</sup>, 2016 authorizing the Agency to act as the City's agent in carrying out its authority under ARPA and Scatter Site Redevelopment Area; and

**WHEREAS**, on January 9, 2015, the Jersey City Redevelopment Agency issued a Request for Qualifications ("RFQ") to undertake the redevelopment and rehabilitation of the APRA properties; and

**WHEREAS**, New Jersey Community Capital was an approved entity to undertake such work; and

**WHEREAS**, the Agency desires to designate New Jersey Community Capital as redeveloper for property located at 80 Bowers Street (Block 2205, Lot 45) within the Scatter Site Redevelopment Area; and

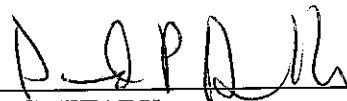
**WHEREAS**, New Jersey Community Capital's designation is contingent upon negotiating and executing a Redevelopment Agreement for such purposes and provide any additional documentation as determined by the Agency; and

**WHEREAS**, the Agency's staff is recommending a designation of ninety (90) days with an additional thirty (30) days at the Executive Director's discretion to enter into a Redevelopment Agreement between the parties.



**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that New Jersey Community Capital is designated as the redeveloper for a Property located at 80 Bowers Street within the Scatter Site Redevelopment Area to negotiate a Redevelopment Agreement for a period of ninety (90) days with an extension of thirty (30) days at the Executive Director's discretion; and

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to sign any and all documents necessary in order to carry out the intended purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

  
 SECRETARY

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEW JERSEY COMMUNITY CAPITAL AS REDEVELOPER FOR PROPERTY AT 404 PALISADE AVENUE, BLOCK 3903, LOT 18 IN THE SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, on November 18, 2014 the Jersey City Redevelopment Agency Board of Commissioners authorized entering into a shared services agreement with the City of Jersey City to rehabilitate properties listed on the City's abandoned properties list and amended shared services agreement dated January 27<sup>th</sup>, 2016 authorizing the Agency to act as the City's agent in carrying out its authority under ARPA and Scatter Site Redevelopment Area; and

**WHEREAS**, on January 9, 2015, the Jersey City Redevelopment Agency issued a Request for Qualifications to undertake the redevelopment and rehabilitation of the APRA properties; and

**WHEREAS**, New Jersey Community Capital was an approved entity to undertake such work; and

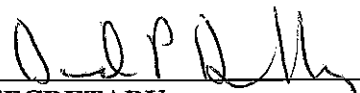
**WHEREAS**, the Agency desires to designate New Jersey Community Capital as redeveloper for property located at 404 Palisade Avenue (Block 3903, Lot 18) within the Scatter Site Redevelopment Area; and

**WHEREAS**, New Jersey Community Capital's designation is contingent upon negotiating and executing a Redevelopment Agreement for such purposes and provide any additional documentation as determined by the Agency; and

**WHEREAS**, the Agency's staff is recommending a designation of ninety (90) days with an additional thirty (30) days at the Executive Director's discretion to enter into a Redevelopment Agreement between the parties.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that New Jersey Community Capital is designated as redeveloper for a Property located at 404 Palisade Avenue within the Scatter Site Redevelopment Area to negotiate a Redevelopment Agreement for a period of ninety (90) days with an extension of thirty (30) days at the Executive Director's discretion; and

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to sign any and all documents necessary in order to carry out the intended purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

  
 SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 17, 2016.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b>NAME</b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer				✓
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓