

Rahway Redevelopment Agency

Minutes Regular Meeting March 2, 2011 6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:34 P.M. in the Council Chambers

OPEN PUBLIC MEETINGS ACT

This meeting has been advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey

PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees shall then salute to the flag

ROLL CALL

On a call of the roll the following officials were present:

*Commissioner Deige
Commissioner Ferrell
Commissioner Nash
Commissioner Saliga
Vice Chairman Clarke*

The following officials were absent:

*Chairman Rack
Commissioner Dobrowolski*

APPROVAL OF MINUTES

A motion was made by Commissioner Deige, seconded by Commissioner Ferrell to accept and approve the minutes listed below:

February 2, 2011 Regular Meeting

*Yes: Commissioners Deige, Saliga, Clarke, Ferrell
Abstain: Commissioner Nash
Absent: Commissioners Rack, Dobrowolski*

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

This portion of the meeting shall be opened to the public for comments (two minute maximum per person).

TREASURER'S REPORT

Synopsis of Audit was given to the Commissioners

EXECUTIVE DIRECTOR'S REPORT

None

LEGAL REPORT

None

UNFINISHED BUSINESS

NEW BUSINESS

James Houston from Bohler Engineering gave a presentation of proposed Parking Lot B – two concept plans were given to the Commissioners.

13-11: RESOLUTION APPROVING AND AUTHORIZING THE PAYMENT OF A CHANGE ORDER # 1 FOR THE RENOVATION OF THE RAHWAY ARTS DISTRICT STUDIO SPCAE ON THE FORMER BELL BUILDING SITE AT THE FORMER HAMILTON LAUNDRY PROPERTY

A motion was made by Commissioner Clarke and seconded by Commissioner Deige to approve the resolution.

*Yes: Commissioners Deige, Ferrell, Nash, Saliga, Clarke
Absent: Commissioners Rack, Dobrowolski*

14-11: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO FRANK LURCH DEMOLITION CO., LLC FOR THE ASBESTOS ABATEMENT AND DEMOLITION OF THE STRUCTURE LOCATED AT 324-326 HAMILTON STREET, RAHWAY

WHEREAS, the Rahway Redevelopment Agency (hereinafter referred to as the "Agency") is the owner in fee simple of certain real property located in the City of Rahway, County of Union, New Jersey, designated as Lot 42, Block 167 on the official Tax Map of the City of Rahway (hereinafter "the Property"); and

WHEREAS, there exists for the Agency, a need for the services of a qualified contractor to perform asbestos abatement and demolish the structure (the "Project") on the Property; and

WHEREAS, the Authority solicited quotes/bids in accordance with Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and applicable regulations for the Project; and

WHEREAS, quotes/bids were received for the Project on or about February 24, 2011 from the following for the base bid and alternate:

1. Frank Lurch Demolition Co., LLC	\$32,900.00
2. Big Top Contractors, Inc.	\$34,178.90
3. SCC Contractors	\$36,600.00

WHEREAS, the Agency staff, consultants and general counsel have determined that Frank Lurch Demolition Co., LLC has submitted the lowest quote/bid, and therefore recommend that the contract for the Project be awarded to Frank Lurch Demolition Co., LLC in accordance with the provision of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioner of the Rahway Redevelopment Agency as follows:

1. Frank Lurch Demolition Co., LLC has submitted the lowest responsive quote/bid for the Project including alternate item No. 1; and
2. The Chairman and Executive Director are hereby authorized and directed to execute for the Agency, a contract with Frank Lurch Demolition Co., LLC to undertake the Project in accordance with its quote/bid, which shall remain on file in the Agency's office and available for public inspection.
3. That this contract shall be in an amount not to exceed \$ payable upon completion of each task as outlined in the proposal.
4. The bid security of all other bidders shall be returned to them in accordance with Local Public Contracts Law; and
5. A certified copy of this resolution shall be forwarded to Frank Lurch Demolition Co., LLC.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey at a regular meeting held on March 2, 2011.

A motion was made by Commissioner Nash and seconded by Commissioner Ferrell to approve the resolution.

Yes: Commissioners Deige, Ferrell, Nash, Saliga, Clarke

Absent: Commissioners Rack, Dobrowolski

15-11: RESOLUTION APPROVING AND AUTHORIZING THE PAYMENT OF CHANGE ORDER #3 FOR THE RENOVATION OF THE RAHWAY ARTS DISTRICT STUDIO SPACE ON THE FORMER BELL BUILDING SITE AT THE FORMER HAMILTON LAUNDRY PROPERTY

WHEREAS, on January 5, 2011, the Board of Commissioners of the Rahway Redevelopment Agency awarded a bid and authorized the execution of a contract with Gingerelli Bros., Inc. for the renovation of the Rahway Arts District Studio Space on the former Hamilton Laundry Property (the "Project"); and,

WHEREAS, the original contract amount was not to exceed \$5,825,746.00; and,

WHEREAS, a change order to the original contract is required to undertake mold/fungal remediation of the building in accordance with the proposal attached hereto ("Change Order No.3"); and

WHEREAS, Change Order No.3 was reviewed and approved by Bohler Engineering, Inc., engineering consultant for the Rahway Redevelopment Agency; and

WHEREAS, the cost for the additional work as reflected on Change Order No.3 is \$68,448.00 and will increase the Project cost and contract amount to \$6,169,042.56; and

WHEREAS, the payment of Change Order No.3 is contingent on and subject to the availability of funding to be provided by the City of Rahway through the adoption of a bond ordinance for the Project.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency hereby finds the approval of Change Order No.3 necessary to complete the construction of the Project; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Rahway Redevelopment Agency authorizes the payment of Change Order No.3 for the Project which is in the amount of \$68,448.00 and is detailed on the attachment hereto and made part of this resolution.

BE IT FURTHER RESOLVED that the payment of Change Order No.3 is contingent on and subject to the availability of funding to be provided by the City of Rahway through the adoption of a bond ordinance.

BE IT FURTHER RESOLVED that the total contract amount for the construction of the Project with Change Order No.3 will be \$6,169,042.56.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on March 2, 2011.

A motion was made by Commissioner Deige and seconded by Commissioner Saliga to approve the resolution.

Yes: Commissioners Deige, Ferrell, Nash, Saliga, Clarke

Absent: Commissioners Rack, Dobrowolski

16-11: RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN CLOSED SESSION FOR PURPOSES OF DISCUSSING POTENTIAL LITIGATION AND CONTRACT NEGOTIATIONS

WHEREAS, pursuant to N.J.S.A.10:4-12, the Open Public Meetings Act permits the exclusion of the public from portions of a meeting at which the Board of Commissioners of the Rahway Redevelopment Agency will discuss potential litigation and contract negotiations relative to properties located in the Central Business District Redevelopment Area; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that a portion of its meeting held on March 2 2011, shall be held in closed session, thus excluding the public from portions of a meeting at which the Board of Commissioners of the Rahway Redevelopment Agency will discuss potential litigation and contract negotiations relative to properties located in the Central Business District Redevelopment Area; and

BE IT FURTHER RESOLVED, that the Rahway Redevelopment Agency may take action on any matters discussed in this closed session provided it discloses to the public the content of the discussions to be held in closed session at this or any future meeting at which it takes action.

Certified to be a true copy of a Resolution of the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on March 2, 2011

A motion was made by Commissioner Deige and seconded by Commissioner Saliga to approve the resolution.

*Yes: Commissioners Deige, Ferrell, Nash, Saliga, Clarke
Absent: Commissioners Rack, Dobrowolski*

TO RETURN TO PUBLIC SESSION AFTER CLOSED SESSION

A motion was made by Commissioner Clarke and seconded by Commissioner Nash to return to public session.

*Yes: Commissioners Deige, Ferrell, Nash, Saliga, Clarke
Absent: Commissioners Rack, Dobrowolski*

17-11: RESOLUTION APPROVING AND AUTHORIZING THE PAYMENT OF A CHANGE ORDER FOR THE RENOVATION OF THE RAHWAY ARTS DISTRICT STUDIO SPACE ON THE FORMER BELL BUILDING SITE AT THE FORMER HAMILTON LAUNDRY PROPERTY

WHEREAS, on January 5, 2011, the Board of Commissioners of the Rahway Redevelopment Agency awarded a bid and authorized the execution of a contract with Gingerelli Bros., Inc. for the renovation of the Rahway Arts District Studio Space on the former Hamilton Laundry Property (the "Project"); and,

WHEREAS, the original contract amount was not to exceed \$5,825,746.00; and,

WHEREAS, a change order to the original contract is required to include the installation of 5,768 square feet of #30 felt on the roof of the studio space to provide additional sound attenuation for the metal roof ("Change Order No.2"); and

WHEREAS, Change Order No.2 was reviewed and approved by Bohler Engineering, Inc., engineering consultant for the Rahway Redevelopment Agency; and

WHEREAS, the cost for the additional work as reflected on Change Order No.2 is \$4,502.60 (.07% of the original contract) and will increase the Project cost and contract amount to \$6,100,594.56; and

WHEREAS, the payment of Change Order No.2 is contingent on and subject to the availability of funding to be provided by the City of Rahway through the adoption of a bond ordinance for the Project.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency hereby finds the approval of Change Order No.2 necessary to complete the construction of the Project; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Rahway Redevelopment Agency authorizes the payment of Change Order No.2 for the Project which is in the amount of \$4,502.60 and is detailed on the attachment hereto and made part of this resolution.

BE IT FURTHER RESOLVED that the payment of Change Order No.2 is contingent on and subject to the availability of funding to be provided by the City of Rahway through the adoption of a bond ordinance.

BE IT FURTHER RESOLVED that the total contract amount for the construction of the Project with Change Order No.2 will be \$6,100,594.56.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on March 2, 2011.

A motion was made by Commissioner Deige and seconded by Commissioner Ferrell to approve the resolution.

*Yes: Commissioners Deige, Ferrell, Nash, Saliga, Clarke
Absent: Commissioners Rack, Dobrowolski*

COMMISSIONER'S COMMENTS

Any Commissioner who wishes to provide comments shall do at this time

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 P.M.