

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING February 25, 2020

THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL:

- 1. APPROVAL OF MINUTES**
Regular Open Meeting January 28, 2020
Closed Session Meeting January 28, 2020
- 2. APPROVAL OF OPERATING BILLS**
RESOLUTION 2020-02-0013
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**
RESOLUTION 2020-02-0014
- 4. APPROVAL OF CREDITS**
RESOLUTION 2020-02-0015
- 5. APPROVAL OF CHANGE ORDERS**
RESOLUTION 2020-02-0016
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2020-02-0017
- 7. RECEIPT OF TREASURER'S REPORT**
- 8. RECEIPT OF COUNSEL'S REPORT**
- 9. RECEIPT OF EXECUTIVE DIRECTOR'S REPORT**



10. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:

- A. RESOLUTION 2020-02-0018: APPROVAL OF BERTH 4 TOP DECK PAVEMENT REPLACEMENT PROJECT AT BALZANO MARINE TERMINAL**
- B. RESOLUTION 2020-02-0019: APPROVAL OF KOCKS CRANE MODERNIZATION PROJECT**
- C. RESOLUTION 2020-02-0020: APPROVAL OF PRE-QUALIFIED ENGINEERING FIRMS TO THE LIST FOR MARINE, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECHNICAL AND CERTIFIED DIVERS**
- D. RESOLUTION 2020-02-0021: APPROVAL OF PHASE II OF THE BROADWAY TERMINAL DRY-PIPE FIRE PROTECTION SPRINKLER SYSTEMS REPLACEMENT PROJECT**
- E. RESOLUTION 2020-02-0022: APPROVAL OF BALZANO TERMINAL LED LIGHTING AND EMERGENCY LIGHTING PROJECT**
- F. RESOLUTION 2020-02-0023: APPROVAL OF LEASE RENEWAL WITH TRI-STATE BULK HANDLING**

11. SUPPLEMENTAL BOARD INFORMATION:

- G. PLANNING CONSULTANT**
- H. EMERGENCY ELECTRICAL REPAIRS**
- I. ACQUISITION OF TWO NEW PORT VEHICLES**
- J. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**
- K. PORT SECURITY UPDATE**
- L. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2020-02-0018 : APPROVAL OF BERTH 4 TOP DECK PAVEMENT REPLACEMENT PROJECT AT BALZANO MARINE TERMINAL

Staff requested proposals from their Pre-Qualified Marine Engineering Community to perform an evaluation of the Berth #4 top-deck pavement replacement project at the Balzano Marine Terminal and to provide for remedial recommendations.

A variety of unknown fill materials was used to construct the in-shore area of the berth and, as a result, the load-bearing integrity is severely degraded and not well understood. Therefore, an investigation of the options for improving the stability for a lasting pavement surface repair is necessary. Funding for this project is available in the 2017A Capital Projects account. This has been vetted with the financial advisor.

Eight (8) Proposals were received and criteria accepted with the following fee submissions:

Urban Engineers	\$ 86,490.00
Advanced Geo-Services	\$ 32,500.00
W.J. Castle & Associates	\$ 55,000.00
WBCM	\$ 67,115.00
Mid-Atlantic Engineers	\$ 44,150.00
Jacobs	\$ 69,455.00
Hudson Engineers	\$ 29,500.00
Aecom	\$ 113,128.00

RECOMMENDATION:

Staff is requesting that the Board award this project to Hudson Engineers in the Lump Sum amount of \$29,500.00.



ACTION ITEM:

B. RESOLUTION 2020-02-0019 : APPROVAL OF KOCKS
CRANE MODERNIZATION PROJECT

Per the Board's authorization to request lump-sum quotations for the complete modernization of the Kocks crane's control systems, staff prepared a request for proposal. The RFP resulted in three (3) firms attending the mandatory pre-bid meeting on January 7th, 2020. Those firms were Reading Crane & Engineering Company, Reading, PA, ALATAS Americas, Chesapeake, VA, and the JPC Group from Philadelphia, PA.

Due to the complexity of the project, it was anticipated that few in attendance would respond with a viable bid. Subsequently, Reading Crane & Engineering Company was the only respondent with an acceptable bid, within budget, of \$1,434,795.00. Legal Counsel has since reviewed and approved the bid submission. Funding for this project is available in the 2017A Capital Projects account. This has been vetted with the financial advisor.

RECOMMENDATION:

Staff is requesting that the Board award this project to Reading Crane & Engineering Company, as submitted.



ACTION ITEM:

C. RESOLUTION 2020-02-0020 : APPROVAL OF PRE-QUALIFIED ENGINEERING FIRMS TO THE LIST FOR MARINE, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECHNICAL AND CERTIFIED DIVERS

Per the Board's annual re-authorization, staff released a Request for Qualifications (RFQ) for Engineering Services for each of the categories of *Civil Engineer; Certified Diver; Construction Management; Geo-technical Engineering Services; and Marine Engineer*.

The RFQ seeks qualification proposals from specialized and discipline specific engineering firms in accordance with the terms, conditions, and specifications contained in the RFQ, and to be reviewed and considered pre-qualified for this initial full three (3) year offering to submit cost proposals for future projects.

For this new three (3) year commencement period, a total of 27 engineering firms submitted discipline specific proposals, with three (3) new firms submitting qualifications for review and consideration by the five (5) member review committee:

For the Construction Management category the recommendation is to add the firms of Stantec from Philadelphia, Pa, and TRC from Mt. Laurel, NJ. For the Civil Engineering category, the recommendation is to add the firms of TRC from Mt. Laurel, NJ, and Avakian Engineers from Neptune, NJ. For the Geo-Tech category, the recommendation is to add the Firm of TRC from Mt. Laurel, NJ.

The Board Review Committee evaluated the three new proposals and thus presented the following recommendation to add the three new firms to the total pre-qualified candidates listings through February, 28th, 2023.

RECOMMENDATION:

Staff recommends Board approval to add the three new firms to the pre-qualified engineers list.



ACTION ITEM:

D. RESOLUTION 2020-02-0021 : APPROVAL OF PHASE II OF THE BROADWAY TERMINAL DRY-PIPE FIRE PROTECTION SPRINKLER SYSTEMS REPLACEMENT PROJECT

As previously authorized by the Board, Phase II of the Broadway Terminal Dry-Pipe Fire Protection Sprinkler Systems replacement project was designed, vetted and advertised for buildings A-4, C and N with bid specifications distributed at the mandatory pre-bid conference and site walk on December 12, 2019. Seven (7) contractors were in attendance and each paid \$75.00 for a complete set of plans and specifications with Proposals due on January 14, 2020 at 3:30 PM.

One (1) bid was received. The bid was from the previously hired Contractor, Haring Fire Protection Services Company, which was approved by staff, the design engineer, and SJPC Legal Counsel. The bid is within the anticipated and budgeted costs. Funding for this project is available in the 2016S Proceeds account. This has been vetted with the financial advisor.

RECOMMENDATION:

Staff is therefore recommending Board approval to award Haring Fire Protection Services Company Phase II of the Broadway fire sprinkler replacement project for buildings A-4, C and N in the amount of \$926,852.00. Staff also recommends Board consideration and awareness of a potential variance submission in the amount of \$185,000.00 for demolition reduction in the bid if approved as in Phase I by the NJ DCA.



ACTION ITEM:

E. RESOLUTION 2020-0-0022 : APPROVAL OF THE
BALZANO TERMINAL LED LIGHTING AND
EMERGENCY LIGHTING PROJECT

On December 12th, 2019, twelve (12) contractors attended a mandatory Pre-Bid Meeting for the re-bid of the Balzano Terminal LED Lighting retrofit, and for the installation of new LED Emergency Lighting throughout the existing 10 warehouse buildings at the Balzano Terminal. The project consists of the demolition of the few remaining incandescent, fluorescent, and HID lighting fixtures for the complete retrofit installation of LED Warehouse Lighting, install LED Emergency Lighting in all ten warehouses.

The entire project and new fixture installation required a comprehensive component review and photometric evaluation for DCA Code compliance and permit acceptance. An appreciable enhancement is that the new components will also qualify for available energy incentives, further reducing the Port's initial financial outlay. This is in conjunction with reduced energy consumption and will significantly lower overall maintenance costs.

Sealed Proposals were due on January 14th, 2020, with six (6) contractor submissions received. The two lowest proposals were all reviewed by the design engineer, legal counsel, and staff for bid compliance and bid acceptance, and ranged in price from a high of \$748,460.00, to a low of \$565,999.00. Funding for this project is available in the 2017A Capital Projects account. This has been vetted with the financial advisor.

Recommendation:

Staff is recommending that Chammings Electric, Inc. of Vineland, NJ, be awarded the LED Warehouse Lighting Retrofit and new Emergency Lighting Installation bid in the lump sum amount of \$565,999.00.”



ACTION ITEM:

F. RESOLUTION 2020-02-0023 : APPROVAL OF LEASE
RENEWAL WITH TRI-STATE BULK HANDLING

Tri-State Bulk Handling, Inc. has requested the Port's consideration for granting a new Lease; a Two (2) year renewal offering was presented to the Tenant for consideration to renew their five (5) parcel Leasehold.

As presented, the annual revenue income will increase \$12,118 to \$55,018.00, which includes the annual CPI pricing adjustment, and is due on each successive renewal anniversary date.

RECOMMENDATION:

Staff recommends Board approval of the Lease Renewal with Tri-State Bulk Handling



INFORMATION ITEM:

G. PLANNING CONSULTANT

A successful modern port facility plans for the long-term, anticipates future capacity and growth, and efficiently brings together complex technologies, diverse operations, and multiagency coordination for future market opportunities.

South Jersey Port Corporation (SJPC) envisions the role of Planning Consultant to provide strategic planning guidance and assistance and to act as program manager on port requested multi-functional studies. This role is critical to integrating services that support port infrastructure and encompasses all facets of strategic planning and development—including land-use planning and design, economic impact, construction services, and multi-project management to achieve optimal port planning and development success. The Consultant should also have experience performing market analysis based on cargo type and industry trends.

It is Staff's intent to issue an RFP to hire a Planning Consultant.



INFORMATION ITEM:

H. EMERGENCY ELECTRICAL REPAIRS

On February 6th, 2020, during an inspection procedure, it was discovered that one (1) of the two (2) High Voltage Electric Circuit Breakers supplying 26KV to the Broadway Terminal was found to be emitting a “tracking” noise along with the odor detection of Ozone. PSE&G was called to investigate and found the breaker to be in a serious pre-fault condition, and prudently isolated the affected incoming high voltage circuit for further inspection.

The substation is owned by SJPC, so the decision was made to contact the breaker manufacturer, Schneider Electric, for removal and further investigation. The breaker was subsequently removed and transported by Schneider Electric to East Haven, CT, where it was determined that it could be refurbished, but this style of HV Circuit Breaker is specific to the sub-station equipment design, and no longer available.

Due to the age and suspected condition of this equipment, and to avoid potential catastrophic consequences, it was recommended and decided to refurbish the other breaker when the original and refurbished breaker is re-installed with a combined Schneider & PSE&G anticipated and total budget cost not to exceed \$100K.



INFORMATION ITEM:

I. ACQUISITION OF TWO NEW PORT VEHICLES

Staff intends to purchase two (2) new vehicles, a Chevrolet Malibu sedan and a Chevrolet Express cargo van.

The Malibu will cost approximately \$18,000 and the Express will cost approximately \$28,000, for an approximate total of \$46,000. The purchase will be made through the State of New Jersey Cooperative Purchasing Program.

The funding for this purchase is available per the October 29, 2019 Board Resolution 2019-10-0081 that approved the Substitution of Projects Pursuant to Section 208 of the Bond Resolution from 2008 Bond Series O-3.



INFORMATION ITEM:

J. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.



INFORMATION ITEM:

K. SECURITY UPDATE:



INFORMATION ITEM:

L. PAULSBORO MARINE TERMINAL PROJECT UPDATES

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.



MATTERS INVOLVING LITIGATION, PERSONNEL MATTERS & SPECIAL MATTERS

The subject matter is covered by one or more of the following legal exemptions:

- Matters made confidential by state, federal law or rule by court.
 - Disclosure would result in an unwarranted invasion of individual privacy, unless the person affected consents in writing.
 - Disclosure would impair the body's right to receive federal or state funds.
 - Collective bargaining.
 - Lease or acquisition of property, setting of banking rates, investment of public funds if disclosure would harm the public interest.
 - Investigations into violations of law.
 - Strategies to protect public security.
 - Pending, ongoing or anticipated litigation or contract negotiation, including attorney-client privilege. The threat of litigation must be more than theoretical for this exemption to apply.
 - Personnel matters affecting employees of the public bodies, unless all parties request or consent to a public hearing. Prior to discussion of personnel, affected employees must be given notice, known as a Rice notice, which gives the employee the right to request a public hearing.
 - Proceedings that could result in a suspension, civil penalty, or loss of a license or permit.
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1. COUNSEL'S REPORT