

# **SOUTH JERSEY PORT CORPORATION**



## **BOARD OF DIRECTORS MEETING March 31, 2020**

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

- 1. APPROVAL OF MINUTES**  
Regular Open Meeting February 25, 2020  
Closed Session Meeting February 25, 2020
- 2. APPROVAL OF OPERATING BILLS**  
**RESOLUTION 2020-03-0024**
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**  
**RESOLUTION 2020-03-0025**
- 4. APPROVAL OF CREDITS - NONE**
- 5. APPROVAL OF CHANGE ORDERS - NONE**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**  
**RESOLUTION 2020-03-0026**
- 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 2020-03-0027: APPROVAL TO EXECUTE LEASE AGREEMENT WITH JOHN LAWRIE, INC., HOUSTON, TEXAS**
- B. RESOLUTION 2020-03-0028: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES**
- C. RESOLUTION 2020-03-0029: APPROVAL TO ISSUE AN RFP FOR BALZANO TERMINAL FENDER PILE REPAIR**
- D. RESOLUTION 2020-03-0030: APPROVAL TO ISSUE AN RFP TO COMPLETE THE HOLTEC/CWD SITE REMEDIATION PLAN**
- E. RESOLUTION 2020-03-0031: APPROVAL TO AWARD THE CONTRACT FOR PIER ONE SINK HOLE REPAIR**
- F. RESOLUTION 2020-03-0032: APPROVAL TO AWARD THE BROADWAY SUBSTATION RFP**
- G. RESOLUTION 2020-03-0033: APPROVAL OF PHASE II OF THE BROADWAY TERMINAL DRY-PIPE FIRE PROTECTION SPRINKLER SYSTEMS REPLACEMENT PROJECT**

**11. SUPPLEMENTAL BOARD INFORMATION:**

- I. NJDOT FY2020 RAIL FREIGHT ASSISTANCE PROGRAM FOR BALZANO MARINE TERMINAL**
- 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**



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**ACTION ITEM:**

**A. RESOLUTION 2020-03-0027 : APPROVAL TO EXECUTE LEASE AGREEMENT WITH JOHN LAWRIE, INC., HOUSTON, TEXAS**

Staff is requesting Board approval to lease the former Liedtka Property, 1535 Broadway, Camden, NJ, to John Lawrie Incorporated (John Lawrie) from Houston, Texas, for an initial three (3) year term lease with an option for an additional two (2) years effective May 1, 2020. John Lawrie will have a one-time option to terminate the lease after one year in the event the premises are not suitable for its permitted use. The site will be used for the storage and distribution of various sizes of metal pipe. The tenant will import pipe through the Port of Camden as well as by container for distribution to its customers.

John Lawrie will lease approximately 5.753 acres (250,600 sq. ft.), which includes 225,400 sq. ft. of open area, a garage totaling 4,000 sq. ft., with an option to lease a warehouse building with associate office space totaling 21,200 sq. ft. during year one of the agreement.

The tenant will pay \$222,864 the first year in rent, \$18,572.00 per month. The rent for open area and the garage will escalate annually based on CPI.

If John Lawrie exercises the option for the warehouse, the rent for the warehouse will follow the schedule below and will increase on May 1st of each year:

Year	Annual	Monthly
1	73,500	6,125.00
2	86,520	7,210.00
3	89,115	7,426.00
4	91,789	7,649.00
5	94,542	7,878.00

**RECOMMENDATION:**

Staff is requesting Board approval to execute this proposed lease to John Lawrie, Inc., Houston, Texas.



**ACTION ITEM:**

**B. RESOLUTION 2020-03-0028: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES**

The Seamen's Church Institute (SCI) provides services to seafarers who visit the ports along the Delaware River, including SJPC's facilities. SCI visits every ship that calls both the Balzano Marine Terminal and the Broadway Terminal. Those services include hospitality, transportation, telephone, computer, spiritual, and many other necessary and vital services. SCI has requested \$8,000 for services rendered at our terminals. This is the same amount as SJPC contributed last year.

**RECOMMENDATION:**

Staff is requesting Board approval to pay SCI in the amount requested.



**ACTION ITEM:**

**C. RESOLUTION 2020-03-0029: APPROVAL TO ISSUE AN RFP FOR BALZANO TERMINAL FENDER PILE REPAIR**

At the conclusion of the dredging activities in 2019, a vessel-borne dive inspection was conducted at all of the Balzano Terminal berths: #2, #3, #4, and #4 extension.

The inspected area entailed observations from the ordinance rail to the mud line, and found an estimated 251 crushed, damaged, or missing fender piles, an estimated nine (9) damaged or missing arch fenders, and many of the assorted attachments and cabling structure being damaged or missing. It is also suspected that the condition of the four known storm sewer 'duck-bill' flapper intrusion devices to be defective due to ongoing flooding during some high tide cycles.

Subsequently, and following the guidelines in accordance with the ASCE Waterfront Facilities inspection Manual No. 130, the overall Berthing Facilities Condition as observed and recorded noted a "Major" to "Severe" damage assessment, and indicated a rating of "Poor" in accordance with ASCE's Condition Assessment Rating System.

**RECOMMENDATION:**

Staff recommends Board approval to solicit an RFP to repair and/or replace the assessed and necessary damaged or missing berthing components noting a preliminary analysis and cost estimate of approximately \$1,400,000.00.



**ACTION ITEM:**

**D. RESOLUTION 2020-03-0030: APPROVAL TO ISSUE AN RFP TO COMPLETE THE HOLTEC/CWD SITE REMEDIATION PLAN**

As part of the Holtec /CWD Site Remediation Plan, the South Jersey Port Corporation has an obligation to pave approximately 23,000 sq. ft. of open area at Pier 5. The pavement in this area has deteriorated and needs to be replaced. Estimated costs to complete this repaving remediation were conservatively estimated at approximately \$96,000.00, dependent on the probability for some required milling work and pricing escalation.

**RECOMMENDATION:**

Staff is therefore recommending Board approval to complete this work as part of the site remediation agreement and will issue an RFP to complete the work.



**ACTION ITEM:**

**E. RESOLUTION 2020-03-0031 : APPROVAL TO AWARD THE CONTRACT FOR PIER ONE SINKHOLE REPAIR**

Pursuant to the Board’s authorization to request quotations for contractor services for the Pier 1 sinkhole repairs, nine (9) contractors attended a mandatory pre-bid meeting with six (6) bids received for consideration. Proposals received ranged in price from a high of \$678,400.00, to the lowest at \$153,616.00.

Mount Construction	\$678,400.00
D’Angelo Bros.	\$567,575.00
Atlantic Sub-Sea	\$391,108.00
JPC Group	\$390,000.00
Kyle Conti Construction	\$275,730.00
GWP Construction Services	\$153,616.00

Staff, along with the project Engineer, Legal Counsel, and our Insurance Broker, Conner Strong & Buckelew, reviewed the two lowest Proposals (\$153,616.00 and \$275,730.00) for compliance. The lowest bidder was found to be technically and legally compliant. Funding for this project is available in the 2017A Capital Projects account.

**Recommendation:**

As the budgeted cost was estimated at approximately \$250,000.00, Staff is therefore requesting Board approval to award this proposal to GWP Asphalt and Construction Services from Franklinville, NJ in the amount of \$153,616.00.



**ACTION ITEM:**

**F. RESOLUTION 2020-03-0032: APPROVAL TO AWARD THE BROADWAY SUBSTATION RFP**

Four (4) bids were received on February 20th, for the Broadway High Voltage Electrical Sub-Station Maintenance RFP.

Representatives from 10 electrical contractors attended the mandatory pre-bid meeting on February 6, 2020.

A lump sum 'Weekend' labor and equipment price submission was requested, as well as an additional and separate time and equipment hourly rate for emergency 'On Call' high voltage repair work.

Proposals received for the sub-station maintenance base submission were respectively:

\$49,382.00 - EPST Technologies

\$32,810.00 - Eastern High Voltage

\$29,554.00 - ENERGEN Test

\$26,505.00 - NCE Electric Co.

The budgeted cost for this contractor labor and equipment to perform this weekend maintenance work is \$56,000.00. Funding for this project is available in the 2017A Capital Projects account.

**RECOMMENDATION:**

After technical and legal review for compliance, staff is recommending that North Central Electric Co. be awarded the bid in the amount of \$26, 505.00.





**ACTION ITEM:**

**G. RESOLUTION 2020-03-0033: APPROVAL OF PHASE II OF THE BROADWAY TERMINAL DRY-PIPE FIRE PROTECTION SPRINKLER SYSTEMS REPLACEMENT PROJECT**

Per the Board's prior authorization, 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 down held in the Broadway Terminal Board Room on December 12, 2019 @ 1:00 PM.

Seven (7) contractors were in attendance and each paid \$75.00 for the complete set of plans and specifications with proposals due on January 14, 2020 @ 3:30 PM.

Only one (1) bid was received, from Haring Fire Protection Services Co., for \$926,852.00.

The bid received was from the previously hired contractor and within the anticipated and budgeted costs of \$1,500,00.00. Funding for this project is available in the 2016S Proceeds account.

**RECOMMENDATION:**

Staff is therefore recommending Haring Fire Protection Services Co. be awarded Phase II of the Broadway fire sprinkler replacement project for buildings A-4, C, and N in the full bid amount of \$926,852.00.



**INFORMATION ITEM:**

**I. NJDOT FY 2020 RAIL FREIGHT ASSISTANCE PROGRAM FOR BALZANO MARINE TERMINAL**

South Jersey Port Corporation has been awarded a grant of \$6,010,650.00 from the New Jersey Department of Transportation's (NJDOT's) FY 2020 Rail Freight Assistance Program (RFAP) for the Balzano Marine Terminal Rail Improvements project. NJDOT believes the successful completion of this project will help achieve their goal of providing assistance to New Jersey's freight railroads for improvements to and the preservation of its rail transportation network. These improvements will allow us to provide safer and improved service to our customers who rely on rail as an integral part their supply chain



**INFORMATION ITEM:**

**J. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.

**SOUTH JERSEY PORT CORPORATION**  
**Board of Directors Meeting – March 31, 2020**

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**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**