

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING AUGUST 25, 2020

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

- 1. APPROVAL OF MINUTES**
Regular Open Meeting July 28, 2020
Closed Session Meeting July 28, 2020
- 2. APPROVAL OF OPERATING BILLS**
RESOLUTION 2020-08-0069
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**
RESOLUTION 2020-08-0070
- 4. APPROVAL OF CREDITS- NONE**
- 5. APPROVAL OF CHANGE ORDERS - NONE**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2020-08-0071
- 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 2020-08-0072: APPROVAL TO SOLICIT AN RFP FOR THE PURCHASE AND INSTALLATION OF NEW OVERHEAD DOORS IN SHED 3, C BUILDING, AND A BUILDING.**

- B. RESOLUTION 2020-08-0073: APPROVAL OF DELAWARE RIVER STEVEDORES (DRS) LEASE RENEWAL**

- C. RESOLUTION 2020-08-0074: APPROVAL OF AWARD OF FORENSIC REVIEW, EVALUATION, AND CAUSE OF EXCESSIVE PILE DEVIATION AT PAULSBORO MARINE TERMINAL RFP**

- D. RESOLUTION 2020-08-0075: APPROVAL TO AWARD A DESIGN FIRM FOR THE BALZANO TERMINAL REPLACEMENT OF SECURITY PERIMETER PROTECTION**

- E. RESOLUTION 2020-08-0076: APPROVAL AWARD OF RFP FOR ROOFING CONTRACTOR TO SPRAY A RUBBERIZED MEMBRANE COATING ON THE ROOFS OF BROADWAY TERMINAL “C” AND “P” BUILDINGS AND BALZANO TERMINAL MAINTENANCE GARAGE**

- F. RESOLUTION 2020-08-0077: AWARD OF TRASH REMOVAL CONTRACT RFP**

11. SUPPLEMENTAL BOARD INFORMATION:

- G. SECURITY CAMERAS, ACCESS CONTROL SYSTEM, FIBER OPTIC LINK**

- H. 2020 – 2022 RATE STUDY PROGRAM**

- I. BOND COUNSEL RFP**

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- 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 2020-08-0072: APPROVAL TO SOLICIT AN RFP FOR THE PURCHASE AND INSTALLATION OF NEW OVERHEAD DOORS IN SHED 3, C BUILDING, AND A BUILDING.

Request

Staff is requesting Board authorization to solicit an RFP for the purchase and installation of new overhead and repaired garage doors in Shed 3, C building, and A building.

Background

Shed 3 needs a new 22' x 28' door curtain and safety spring assembly. The south end door of C building needs a new 29' x 20' curtain and operator. A building has a small door that needs to be completely replaced.

The budget for this project would not exceed \$70,000. Funding for this project is available in 2017A Capital Projects Fund.

RECOMMENDATION:

Staff recommends Board approval to solicit an RFP for the purchase and installation of new and repaired overhead garage doors in Shed 3, C building, and A building.



ACTION ITEM:

B. RESOLUTION 2020-08-0073: APPROVAL OF DELAWARE RIVER STEVEDORES (DRS) LEASE RENEWAL

Request

Staff is requesting Board approval to renew the lease with Delaware River Stevedores (DRS)

Background

DRS leases approximately 36,900 square feet of combined open space and garage repair building from SJPC at Balzano Terminal, in order to support their stevedoring operations in Camden. The current lease has a one year term expiring on September 30, 2020, with total annual rent paid at \$70,560

Requested Lease Renewal Key Terms

- 3-year term, from October 1, 2020 through September 30, 2023
- Fixed annual rental increases as follow:
 - Lease Year 1: \$72,252.00
 - Lease Year 2: \$73,986.00
 - Lease Year 3: \$75,761.64
- No change to the amount of square feet under lease, but Landlord retains the right to reconfigure the open space portion as may be needed

RECOMMENDATION: Staff recommends Board approval to renew the lease with DRS for a 3-year term



ACTION ITEM:

C. RESOLUTION 2020-08-0074: APPROVAL OF AWARD OF FORENSIC REVIEW, EVALUATION, AND CAUSE OF EXCESSIVE PILE DEVIATION AT PAULSBORO MARINE TERMINAL RFP

Request

Staff is presenting the results of the Request for Proposals for Forensic Review, Evaluation, and Cause of Excessive Pile Deviation at Paulsboro Marine Terminal. The RFP went out to the Prequalified Marine Engineering Call-In List. The successful firm will provide SJPC with a forensic review and evaluation of installed piles to determine the root cause for excessive pile deviations at the Paulsboro Marine Terminal. The firm will also perform an evaluation of the contractor's proposed solution to continue construction and party liability associated with this pile work.

Background

Proposals were due on Thursday, August 13, 2020 by 3:00 p.m. The following proposals were received:

Firm	Proposed Cost
McLaren Engineering Group 530 Chestnut Ridge Woodcliff Lake, NJ 07677	- \$39,660: Tasks 1, 2, & 3 - \$46,290: Tasks 1, 1A, 2, & 3 - Task 4: see breakdown of hours rates in summary Underwater Inspection Team: \$4,500 daily rate

The proposals were evaluated based on the criteria of staff qualifications, experience, approach/methodology and cost. The recommendation is to select McLaren Engineering Group.

RECOMMENDATION:

Staff recommends Board approval to award the Forensic Review, Evaluation, and Cause of Excessive Pile Deviation at Paulsboro Marine Terminal RFP to McLaren Engineering Group.



ACTION ITEM:

D. RESOLUTION 2020-08-0075: APPROVAL TO AWARD A DESIGN FIRM FOR THE BALZANO TERMINAL REPLACEMENT OF SECURITY PERIMETER PROTECTION

Request

Pursuant to the Board's Authorization: RESOLUTION 2020-04-0039 - APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO REPLACE THE BALZANO SECURITY PERIMETER PROTECTION, an RFP was issued soliciting the design services to replace the security perimeter protection.

Background

An RFP was prepared and distributed to our prequalified civil consultant firm list. The following four proposals were received on July 9, 2020.

1. Dewberry*	\$ 74,500.00
2. Remington & Vernick Engineers	\$ 99,187.59
3. Hudson	\$129,785.00
4. Van Note-Harvey	\$233,740.00

* Proposal deemed non-responsive - cost was not a lump sum not to exceed

Proposals were reviewed by SJPC staff and it was determined that Remington & Vernick Engineers' proposal for the not to exceed amount of \$99,187.59 was the best value and met all requirements of the RFP.

Capital Plan / Budget Impact

Estimated costs to complete construction of this project are approximately \$900,000.00. SJPC was awarded \$647,172.00 through a Department of Homeland Security 2019 Port Security Grant. The remaining costs will be funded through the 2017A Capital Projects account.

RECOMMENDATION:

Staff is therefore recommending Board Approval to award the design services to complete the replacement of the security perimeter protection to Remington & Vernick Engineers for the not to exceed amount of \$99, 187.59.



ACTION ITEM:

E. RESOLUTION 2020-08-0076: AWARD OF RFP FOR ROOFING CONTRACTOR TO SPRAY A RUBBERIZED MEMBRANE COATING ON THE ROOFS OF BROADWAY TERMINAL “C” AND “P” BUILDINGS AND BALZANO TERMINAL MAINTENANCE GARAGE

Request

Staff is presenting the results of the Request for Proposals for a roofing contractor to spray a rubberized membrane coating on the roofs of “C” and “P” buildings at the Broadway Terminal and the Maintenance Garage at the Balzano Terminal.

Background

The roofs of these buildings have exceeded their anticipated life cycle. The rubberized spray is intended to mitigate the roofing material degradation and stop the water leaks while protecting the stored plywood cargo in "C" Building from potential damage at a considerably lower cost than a new roof, which we hope to be part of the solar lease program proposals. Staff is negotiating with Joseph Oat Corporation to cover the costs of spraying the membrane on “P” building. This could result in Joseph Oat joining SJPC in hiring the roofing contractor, or SJPC covering the cost upfront to be reimbursed by Joseph Oat.

Proposals were due on Tuesday, August 11, 2020 by 2:00 p.m. The following acceptable proposals were received:

Firm	Proposed Cost
Brave Industrial Paint LLC 177 Elmwood Ave. Long Branch, NJ 07740	\$497,254.00

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D. A. Nolt, Inc 53 Cross Keys Rd. Berlin, NJ 08009	\$389,829.00
Roof Management, Inc.* 1627 Wyckoff Rd. Wall, NJ 07727	\$740,000.00
Jottan Inc. PO Box 166 Florence, NJ 08518	\$138,997.00
Winchester Roofing Corp.* 8 Democrat Way Gibbstown, NJ 08026	\$184,990.00
AWOC 8421 Hegerman St. Philadelphia, PA 19136	\$169,700.00

*These proposals were incomplete.

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The proposals were evaluated by Staff and General Counsel based on the criteria of staff qualifications, experience, approach/methodology and cost. The recommendation is to select Jottan Inc. of Florence, NJ.

RECOMMENDATION:

Staff recommends Board approval to award the Roofing Contractor RFP to Jottan Inc, of Florence, NJ.



ACTION ITEM:

F. RESOLUTION 2020-08-0077: AWARD OF TRASH REMOVAL CONTRACT RFP

Request

Staff is presenting the results of the Request for Proposals for the Trash Removal Contract at the Balzano and Broadway Marine Terminals.

Background

Proposals were due on Thursday, August 13, 2020 by 2:00 p.m. The following acceptable proposals were received:

Firm	Proposed Cost
Waste Management 107 Silvia Street Ewing, NJ 08628	<u>Year 1</u> 30 yd. Roll Off: \$834.00 40 yd. Roll Off: \$875.45 4 yd. Front Load Can: \$20.56 (per lift per container)
	<u>Opt. Year 1</u> 30 yd. Roll Off: \$863.20 40 yd. Roll Off: \$906.10 4 yd. Front Load Can: \$21.28 (per lift per container)
	<u>Opt. Year 2</u> 30 yd. Roll Off: \$893.40 40 yd. Roll Off: \$906.10 4 yd. Front Load Can: \$22.02 (per lift per container)

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Green Guys Recycling Solutions LLC 1014 Tanyard Rd. Deptford, NJ 08096	30 cubic yd. container (per pull): \$525.00 (3) 4 yd. picked up 2x/week: \$861.36/monthly Extra pick up request charge: \$32.00 per 4 yd. container *No change in cost schedule for optional years
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The proposals were evaluated by Staff and General Counsel based on the criteria of staff qualifications, experience, approach/methodology and cost. The recommendation is to select Waste Management of Ewing, NJ.

Estimated volumes are twenty-five or forty 30 or 40 cubic yard containers per month and up to three cubic yard containers to be emptied twice per week. The contract is for one year starting October 1, 2020, with two additional one-year options.

RECOMMENDATION:

Staff recommends Board approval to award the Trash Removal Contract RFP to Waste Management.



INFORMATION ITEM

G. SECURITY CAMERAS, ACCESS CONTROL SYSTEM, FIBER OPTIC LINK

Staff is investigating the acquisition of an integrated video surveillance and access control system. Staff has identified a NJ State cooperative purchasing vendor for this undertaking. We will obtain a proposal for the Board's consideration at the September Board meeting.

The current camera system at the Balzano Terminal is well beyond its useful life, not well supported and some cameras are off-line. A new system will be completely IP based and will better and more easily integrate with our current infrastructure. The expansion will provide video to virtually 100% of the outdoor terminal area. The system is expandable which allows for additional cameras, both inside of buildings or outside. All monitoring can be available from any secure network enabled location.

The Broadway Terminal has been without video surveillance since the reconfiguration of the terminal because of the Holtec Project. Video surveillance is critical and overdue. The new system will be available at all desired areas providing much needed safety and security.

The current access control system is cumbersome, poorly supported and very expensive to maintain. Our goal is to streamline and better integrate access control with other security resources. This vendor solution will render a more user friendly product that will effectively and efficiently manage our security protocol.

This project will also improve communications within and between the Camden Terminals. The wireless bridge that connects the Balzano and Broadway Terminals is due for replacement. The plan for the wireless bridge linking the two terminals is to relocate it and replace it with a faster and higher bandwidth licensed link. This will increase the communication between the two terminals by increasing the speed and with the license link, prevent interference from other wireless communications in the area. This link will also extend network and data access to the pier area if needed.

A fiber link between D building and Warehouse Department at the Balzano Terminal will also enable network redundancy between B building and the Warehouse department office. This will ensure that a fiber break involving our current (and only) connection to the Warehouse Department will not cause loss of network connectivity for a prolonged period of time. A loss of network connection in the Warehouse Department would paralyze critical port operations.



INFORMATION ITEM

H. 2020 – 2022 RATE STUDY PROGRAM

As required by our Bond Covenants dated June 5, 1985, South Jersey Port Corporation is required, on an annual basis, to “An Evaluation of Rates, Rents, Fees and Charges currently in effect at our Marine Terminals and compare them to our competitors in the region.”

Staff will submit an RFQ to our prequalified marine engineer list to obtain quotes to perform this evaluation for a three-year period.



INFORMATION ITEM

I. BOND COUNSEL RFP

Staff will be preparing an RFP to solicit the services of bond counsel. The current incumbent, McManimon, Scotland & Baumann, has been providing services to the SJPC on a month-to-month basis since the contract expired on February 28, 2020. Staff intends to align the appointment of bond counsel via this RFP to coincide with this fall's appointment of professionals as previously discussed under Resolution 2020-06-0052: APPROVAL OF PROFESSIONAL SERVICES INCUMBENTS TO END OF CALENDAR YEAR 2020.



INFORMATION ITEM

J. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.

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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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- **COUNSEL'S REPORT**
 - **PAULSBORO MARINE TERMINAL**
 - **PILE SURVEY**
 - **SOIL CONDITIONS WITHIN THE PWD LEASEHOLD**
 - **NEGOTIATION STRATEGY FOR TURNING OVER ADDITIONAL AREAS TO PWD**
 - **BOARD REVIEW COMMITTEE FOR PROFESSIONAL SERVICE RFPs**