

STATE OF NEW JERSEY
SECAUCUS HOUSING AUTHORITY
700 COUNTY AVENUE
SECAUCUS, NEW JERSEY

SPECIAL MEETING

August 30, 2017

This is a condensed transcription of the taped minutes as taken on Wednesday, August 30, 2017 at Kroll Heights, 700 County Road, Secaucus, New Jersey.

Chairman Schlemm welcomed everyone and called the meeting to order at 6: P.M.

ROLL CALL

Present: Chairman Michael Schlemm
Vice Chairman Michael Harper
Treasurer Richard Fairman
Commissioner Patricia Mondadori
Commissioner Carmen Rivera
Commissioner Antonio Suarez

Also Present: Executive Director Christopher Marra
Deputy Executive Director Jacob Naszimento
Charles M. D'Amico, Esq. SHA Counsel

Absent: Commissioner Michael Grecco

ED Marra Executive Marra waived the reading of the Open Public Meetings Act and the flag salute and went right to the order of business.

Take Action on submitted bids for Roof Removal and Replacement at 777 Fifth Street & 600 County Avenue

ED Marra stated that I have prepared resolutions for #4 and #5 on the agenda. You can either approve them or deny them. The first item to discuss tonight is the project to remove and replace the roofs at 600 County Avenue and 777 Fifth Street. ED Marra gave a brief background on our experience with this project to date. The Authority hired Charles Collins as the architect for this project. The project went out to bid. Approximately 12 to 13 contractors purchased the bid package and came to the walk through. Many of the contractors expressed displeasure with the project, as we initially called for them to

remove the Greenhouse, the fence, and concrete slabs on the room at The Elms. They also disliked the project at 600 County Avenue due to the building's height, access with a crane, and the necessary removal of river rock and concrete slabs outside the community room.

The initial submission of bids saw the Authority receive two bids one for \$750,000 and the other from a Patwood Roofing for \$690,000. So the Authority passes a resolution rejecting those bids and we publish an Addendum, revising the project. In the revision the Greenhouse and pavers at The Elms are not included and 600 County Avenue calls for the replacement of only one roof which is above the 12th floor residents. No one comes to the walk through. We send the addendum to the 13 contractors that purchased the first set of plans. We received one bid from Patwood Roofing for \$542,500. The day of the bid open the only people who are here are the Carlisle representatives. My recommendation is that I do not believe we should accept it. I do not think it costs \$270,000 to replace The Elms roof.

Commissioner Suarez asks if we have any sq. ft. figures for these roofs?

ED Marra states that we do. Those figures are located in the TECTA America Roof Reports. Just as a refresher, we replaced the roof at Kroll Heights which is the biggest single square footage roof we have. We received six bids. The low bid of \$144,000 was thrown out because the contractor was not an authorized Carlisle installer. The next two bids were \$198,000 and \$218,000. The last three bids were \$240,000, \$242,000, and \$245,000. So I realize that three years have passed. I realize things costs more money. If we had received more bids and those bids were in the high \$500,000, then maybe I would feel better about \$542,500, but with one bid, I do not think we should award to Patwood.

Chairperson Michael Schlemm asked (directing towards SHA counsel), so we have done it two times? Is it technically twice now?

Charles D'Amico, Esq. responded, well if you change it, it does not count. With the addendum you kind of took something out. If you really wanted to be careful about it, but there is so little interest in doing the job I would say, your question is can we negotiate, I would say you can. The complications of that are somebody sues to stop the project, but who is going to do that when only one person bid on the job.

Chairperson Michael Schlemm then stated, so we reject it tonight. Is it worth meeting with Patwood?

Christopher Marra, Yes,

Michael Schlemm: To see what their numbers are and to at least get us ready if we decide to do it in the future.

ED Chris Marra stated that Patwood would have to have an interest in coming back to talk about negotiating to do the job.

Michael Schlemm – and maybe they are. If they do come back and negotiate we can maybe tell them better what we are thinking.

ED Marra stated that he showed the list of bidders from 2014 to the Carlisle representatives and they told me that 2 of the 5 bidders had lost their Bonding Capacity over the past three years and that is what precluded them from bidding on the project.

I was also telling Michael Schlemm earlier that I had reached out to our RAD Coordinator from 2016 Kara Williams Keif and explained to her that it was possible that one of our projects - roof removal and replacement on two buildings - would exceed the amount we had budgeted. I wanted to know what would happen to the Authority if we concluded that we could only remove and replace the roof on one building and then do the other project at a later date when we had the necessary funding. She told me that we were not the first Authority that faced this problem and that if that was our conclusion I was to write her a letter documenting our efforts to get the project done as originally planned and then explain to her what our alternative would be.

Chris added, I do want to see what one roof costs? Chris continued, we may have made a mistake in trying to do two roofs. When we discussed it, it may have sounded like a good idea, but contractors may not have thought so. Secondly, when we awarded the contract in 2014 for Kroll Heights, we gave the contractor 60 days to complete the job. When Charles Collins wrote the bid specification for these jobs and he remained adamant about it. he gave the contractors 60 days to complete two jobs. The Carlisle representatives thought that was also a sticking point, as the contractor would have to dedicate too many resources to this one job. So those are couple of Monday Morning Quaterbacking what happened here. Why did this thing not go so well? So if we reject it do you want me to call Patwood then?

Michael Schlemm: If we negotiate can we (inaudible)

Charles D'Amico: The more you make it different than the other things, the more problems you will have. I still do not see anyone filing suit to stop the project. You can only sue to stop the project if you can beat the price. If you get 35% to 3% of the project for one roof you can do it.

Chris Marra: This is Resolution 2017-26 which rejects the bid for the removal and replacement of roofs.

Patricia Mondadori: How does a company loose its bonding?

Charles D'Amico: Sometimes they do a project and it does not go well and the company they are doing the project for informs the bonding company. They are not doing the job properly and the bonding company tells them they are not insuring them anymore.

Michael Schlemm sometimes the job is too big. They can not jet that number. They need \$5,000,000 and they only do a \$1,000,000 a year, so they will not get that insurance. But usually, they have been doing something wrong.

Chris Marra talking action on 2017-26 on the one bid we have.

Commissioner Michael Harper moved Resolution 2017-26 and Commissioner Suarez seconded the motion.

RESOLUTION 2017-26

REJECTING BIDS FOR ROOF REMOVAL AND REPLACEMENT AT 600 COUNTY AVENUE AND 777 FIFTH STREET AND AUTHORIZING REBID

WHEREAS, on August 15, 2017, the following bid was received for Roof Removal and Replacement at Impreveduto Towers 600 County Avenue and The Elms 777 Fifth Street:

Name of Bidder Bid Amount
1) Patwood Roofing \$542,500.00

WHEREAS, the bids received for Roof Removal and Replacement at Impreveduto Towers 600 County Avenue and The Elms 777 Fifth Street exceeded the budgeted amount for this project.

NOW, THEREFORE, BE IT RESOLVED, by the Secaucus Housing Authority Board of Commissioners, that the bids for Roof Removal and Replacement at Impreveduto Towers 600 County Avenue and The Elms 777 Fifth Street are hereby rejected.

BE IT FURTHER RESOLVED that the Board of Commissioners refers this project back to the SHA's Buildings & Grounds Committee for further review and that committee will report back to the full board with recommendations on how to bring these projects within budget.

Commissioners	Ayes	Nays	Absent
Chairman Schlemm	X		
Vice Chairman Harper	X		
Commissioner Fairman	X		
Commissioner Grecco			X
Commissioner Mondadori	X		
Commissioner Rivera	X		
Commissioner Suarez	X		

Take Action on Contract for Demolition of the Greenhouse at 777 Fifth Street

ED Marra then discussed the contract for the demolition of the Greenhouse at 777 Fifth Street. We received 3 bids on for this job on July 25, three days before our last meeting. Adamo Brothers construction bid \$89,500. Kevin O'Connor recommended this company as they demo'd the house next to the fire house on Seventh Street. Caravella Demolition for \$145,000 and UGV Construction bid of \$199,000. So Adamo Brothers believes they can do the job for \$89,500. We had a conversation about the roof removal and about the idea of the demolition being done without a crane. Chairperson Schlemm had brought this idea up after speaking with a "non-interested" contractor. However, this was an idea that we did not allow for in the bid documents. The idea is to use the sun roof located in the lobby of the 6th Floor to remove all the demo'd parts of the Greenhouse. This would involve dismantling the greenhouse and handing out the pieces through this hole in the roof and having them placed into mini dumpsters. Then putting those dumpsters on the elevator and bringing them down to the ground floor. We did not allow for this primarily due to the mess it could make on the sixth floor with the noise and the dust. There would have to be a tremendous amount of prep work done on the sixth floor with drop cloths and each hallway having plastic installed to separate the lobby from the wings of the building.

I talked to Adamo about this and he did not give me any firm price differential, but what he told me was that we would be trading man hours vs. the cost of the crane. In addition, there would be a major clean up at the end of the process on the sixth floor. While he believes the job can be completed in three weeks, he does not believe the crane needs to be there for 3 weeks. We talked about the fact that he crane would go into the parking lot next to the building. They do not want to go over telephone and electrical lines and it prevents from the street from having to be closed. Residents will have to park on the street during that time.

ED Marra continued, so on this one, my opinion is we are going to change the roof, we are going to put a new roof up on that building and the Greenhouse has to come down. We are probably not going to get a better price and it is with company that is reputable and has done work before, so I think we should remove it.

Chairperson Schlemm – Probably cost half of this price to build, even with 2017 dollars. I tend to agree with Chris, we have to bite the bullet and just do it. It stinks...

Asked by someone: Collins is the architect for this project?

Chris Marra – I know we have to spend money on this now, but every other winter something happens to the greenhouse. It would leak and we would have to fix it and on accession that leak would go into the 6th floor. The \$90,000 would eventually be spent over time maybe 10 years, but we would spend it.

Marra continued, – In addition, we were also running heat in the greenhouse during the winter, because we turned the greenhouse into a warehouse. There were plants up there and equipment other materials which we stored, which by the way were primarily thrown out when we emptied the greenhouse in April. So there will also be savings when we no longer have to run the heat in the greenhouse.

Chairperson Schlemm – I did hear that these guys did a good job with the demo on Seventh Street. Both commissioners Mondadori and Suarez have also heard this is a good company.

Chris Marra: So we have a resolution in front of you awarding the contract to Adamo Construction.

A motion was made by Commissioner Fairman and Seconded by Commissioner Mondadori.

**RESOLUTION 2017-27
(RESOLUTION AWARDING THE CONTRACT FOR
DEMOLITION OF THE GREENHOUSE AT THE ELMS)**

WHEREAS, the Housing Authority of the Town of Secaucus (hereinafter referred to as SHA) conducted a Physical Condition Assessment (PCA) of its properties in 2015 in its efforts to convert its public housing stock to project based vouchers, under the U.S. Department of Housing & Urban Development’s Rental Assistance Demonstration Program; and

WHEREAS, the final PCA identified four capital projects that were to be undertaken, after completing the conversion and closing on a \$2.5 million loan with Bogota Savings Bank; and

WHEREAS, one of those projects was the removal and replacement of the roof at 777 Fifth Street; and

WHEREAS, the roof at 777 Fifth Street has a Greenhouse built upon it; and

WHEREAS the Board believes that due to the Greenhouse’s age and historical and projected costs to repair and maintain it is in the best interest of the SHA to remove the Greenhouse, in order for the new roofing material to cover the entire top of the building; and

WHEREAS, SHA has published in the newspaper an invitation to bid on the demolition of the Greenhouse; and

WHEREAS, the SHA received bids from three (3) bidders on July 25, 2017; and

WHEREAS, on the public opening of the bids Adamo Brothers Construction of Ridgefield, NJ with a base bid of \$89,500 was found to be the lowest responsible bidder pursuant to both N.J.S.A. 40A:11-2 and N.J.S.A. 40A:11-4;and

WHEREAS, the bid submitted by Adamo Brothers has been reviewed by the architectural firm of Charles J. Collins, Jr. who recommended the contract be awarded to Adamo Brothers; and

WHEREAS, the bid submitted by Adamo Brothers has been reviewed and deemed by the SHA to be both responsive and conforming with all requirements set forth by the New Jersey Public Contracts Law, the bid specifications and the invitation to bid,

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the SHA hereby finds that the contract for the above captioned work items as described in the bid specifications and drawings, be awarded to Adamo Brothers in the amount of \$89,500; and

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorize and direct the Executive Director of the SHA to execute said contract and take any and all necessary administrative actions to implement this Resolution.

Commissioners	Ayes	Nays	Absent
Chairman Schlemm	X		
Vice Chairman Harper		X	
Commissioner Fairman	X		
Commissioner Grecco			X
Commissioner Mondadori	X		
Commissioner River	X		
Commissioner Suarez	X		

Executive Session to discuss personnel matters

Commissioner River makes a motion and Commissioner Mondadori seconded the motion.

**SECAUCUS HOUSING AUTHORITY
RESOLUTION NO. _____
AUTHORIZING EXECUTIVE SESSION**

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Secaucus Housing Authority to be held in public, N.J.S.A. 10:4-

12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend, and

WHEREAS, the Secaucus Housing Authority has determined that 2 issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on August 30, 2017 at 6:00 P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

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“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”

Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are

WHEREAS, the length of the Executive Session is estimated to be 30 minutes after which the public meeting of the Secaucus Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Secaucus Housing Authority will go into Executive Session for **only** the above stated reasons;

BE IT FURTHER RESOLVED that the Board of Commissioners hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
Interlocal Agreement	9/27/17	Interlocal with Brick Housing Authority
Executive Director	9/27/17	Terms of Employment

BE IT FURTHER RESOLVED that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

Michael Schlemm, Chairperson

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE SECAUCUS HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON August 30, 2017.

Christopher Marra, Secretary

Adjournment

The commissioners came out of Closed Executive Session.

The meeting was adjourned at 7:20 p.m. with a motion from Commissioner Rivera and a Second from Commissioner Fairman. All voted in favor.

Submitted by Christopher Marra