



AGENDA

BOARD OF COMMISSIONERS – SPECIAL TELE-CONFERENCE MEETING

September 10, 2020

5:30PM

Public Statement: The meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; As a result of the Governor of the State of New Jersey declaring a State of Emergency (COVID-19), 48-hour electronic notice pursuant, to N.J.S.A. 10:4-9.1, satisfies the notice requirement in lieu of the “adequate notice” provision of N.J.S.A. 10:4-8. P.L.2020, c.11. The notice was also transmitted to the City of Newark’s Public Information Office.

Pledge of Allegiance

Attendance – Roll Call

Action Items:

Agenda Adoption

RESOLUTIONS:

RESOLUTION 09-2020-33

OF THE BOARD OF COMMISSIONERS

OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDED A CONTRACT FOR CONSULTANT ON THE PARKING ACCESS REVENUE CONTROL SYSTEM FOR THE GREEN STREET MIXED USE PARKING FACILITY

RESOLUTION 09-2020-34

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK REJECTING ALL OF THE RESPONSES TO THE REQUEST FOR PROPOSALS FOR THE TELECOMMUNICATIONS SYSTEM FOR THE GREEN STREET MIXED USE PARKING FACILITY

RESOLUTION #09-2020-35

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK EXTENDING, AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING COMPANY

Executive Session

Legal Report

Executive Director’s Report

New Business:

Adjournment:

Resolution #09-2020 -

C. Lawrence Crump, Esq., General Counsel

Anthony C. Mack, Esq.

**MINUTES OF THE TELECONFERENCE OF A SPECIAL MEETING OF
THE
BOARD OF COMMISSIONERS OF THE
PARKING AUTHORITY OF THE CITY OF NEWARK
SEPTEMBER 10, 2020
5:55PM**

The meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; As a result of the Governor of the State of New Jersey declaring a State of Emergency (COVID-19), 48-hour electronic notice pursuant, to N.J.S.A. 10:4-9.1, satisfies the notice requirement in lieu of the “adequate notice” provision of N.J.S.A. 10:4-8. P.L.2020, c.11. The notice was also transmitted to the City of Newark’s Public Information Office.

The pledge of allegiance was recited.
Roll Call as follows:

Present: Secretary Commissioner Tarsha Prindle
Treasurer Niathan Allen
Commissioner Marques A. Lewis
Commissioner James Parrillo
Commissioner Roy Hargrove

Absent Chairperson Raquel Cagley
Vice-Chair Andre Hollis

Others Present: Executive Director, Anthony C. Mack, Esq.
C. Lawrence Crump, Esq., General Counsel
Sr. Executive Asst., Merian Williams

General Counsel C. Lawrence Crump noted that there was a quorum present and the Board was in accord with State Statute and the meeting could now commence.

Acting Chair Niathan Allen requested a Motion to adopt the Agenda. Motion by Treasurer Allen, seconded by Commissioner Prindle and approved by unanimous consent.

General Counsel Crump presented the following Resolutions:

RESOLUTION #09-2020-33 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDED A CONTRACT FOR CONSULTANT ON THE GREEN STREET MIXED USED PARKING FACILITY. Motion to approve by Commissioner Lewis, seconded by Commissioner Parrillo. Executive Director page shared the composition of this company. General Counsel up-dated the Board on the return of this resolution. He advised the Board of the staff of this Consultant. After discussion, the resolution was approved by unanimous consent.

RESOLUTION #09-2020-34 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDED A CONTRACT FOR TELECOMMUNICATION SYSTEM FOR THE GREEN STREET MIXED USED PARKING FACILITY. Motion to approve by Commissioner Allen, seconded by Commissioner Prindle. After discussion concerning time frame for completion and other details, the resolution was approved by unanimous consent.

RESOLUTION #09-2020-35 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK EXTENDING, AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET MIXED USED PARKING FACILITY TO GILBANE BUILDING COMPANY. Motion to approve by Commissioner Lewis, seconded by Commissioner Allen. General Counsel Crump explained this extension of the contract. After discussion, the resolution was approved by unanimous consent.

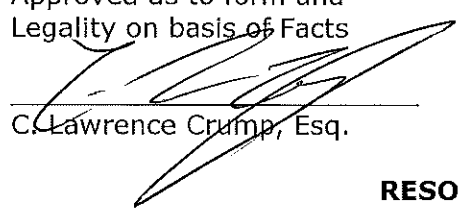
Commissioner Lewis expressed concerns regarding the safety surrounding the move. Executive Director Mack addressed his concerns. Commissioner Parrillo spoke to security questions.

Commissioner Hargrove joined the meeting and was given a brief up-date.

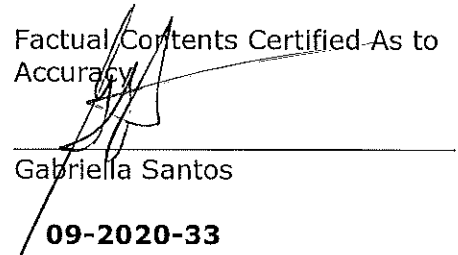
There being no further business, the meeting was adjourned on motion of Vice-Chair Allen, seconded by Commissioner Hargrove and approved by unanimous consent.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY
OF THE CITY OF NEWARK AWARDING A CONTRACT FOR CONSULTANT ON THE
PARKING ACCESS REVENUE CONTROL SYSTEM FOR THE GREEN STREET MIXED USE
PARKING FACILITY**

Approved as to form and
Legality on basis of Facts


C. Lawrence Crump, Esq.

Factual Contents Certified-As to
Accuracy


Gabriella Santos

RESOLUTION NO.: 09-2020-33

WHEREAS, the Parking Authority of the City of Newark is authorized by *N.J.S.A.* 40:11A-6(l) to enter into and perform any and all contracts, execute any and all instruments, and do and perform any and all acts and things necessary or useful and convenient for the purposes of the authority; and

WHEREAS, pursuant to *N.J.S.A.* 40:11-3(a.) the Parking Authority of the City of Newark can enter into a contract, where the aggregate amount does not exceed \$17,500.00, without public advertising for bids; and

WHEREAS, the services performed by the consultant on Parking Access Revenue Control System would not exceed the aggregate amount of \$17,500.00; and

WHEREAS, the Parking Authority of the City of Newark received three quotes for the consultant services; and

WHEREAS, the three quotes were evaluated; and

WHEREAS, SP Plus Corporation was the only vendor to provide the requested information; and

WHEREAS, the recommendation is for the Parking Authority of the City of Newark to enter into a contract with SP Plus Corporation; and

WHEREAS, the Local Public Contracts Law (*N.J.S.A.* 40A:11-1 et seq.) requires that Notice of the Award of contracts, without competitive bidding must be published in a local newspaper; and

WHEREAS, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the current budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director to execute a contract with SP Plus Corporation to hire them as the consultant on the Parking Access Revenue Control System for the Green Street Mixed Use Parking Facility, subject to the company submitting any and all additional documentation requested by the Newark Parking Authority.

BE IT FURTHER RESOLVED, the contract with SP Plus Corporation is not to exceed \$17,500.00.

BE IT FURTHER RESOLVED, that notice of the award shall be published in the Star Ledger and on the official website in accordance with the Local Public Contracts Law.

CERTIFICATION OF AVAILABLE FUNDS

I hereby certify that funds are available for this Green Street Mixed Use Parking Facility construction account.

Dated: _____

Gabriela Santos
Financial Manager

Commissioner

Seconded the Motion

X - Indicates Vote AB – Absent NV – Not Voting

Board of Commissioners Vote of Final Passage

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDDING A CONTRACT FOR CONSULTANT ON THE PARKING ACCESS REVENUE CONTROL SYSTEM FOR THE GREEN STREET MIXED USE PARKING FACILITY

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

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|-------------------------------|--|--|--|--|---------------------|--|--|--|--|
| Raquel Cagley, Chairperson | | | | | Marques-Aquil Lewis | | | | |
| Niathan Allen | | | | | Tarsha Prindle | | | | |
| James Parrillo | | | | | Roy Hargrove, Jr. | | | | |
| Andre Hollis | | | | | | | | | |

CERTIFICATION

I, Raquel Cagley, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDDING A CONTRACT FOR CONSULTANT ON THE PARKING ACCESS REVENUE CONTROL SYSTEM FOR THE GREEN STREET MIXED USE PARKING FACILITY," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on September 10, 2020 in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended and supplemented, at which meeting a quorum was present and acting throughout, which copy of said Resolution has been compared by me with the original thereof as officially recorded in the Minute Book of the Authority and that said copy is a true, complete and correct copy of said Resolution and that said Resolution has been duly adopted and has not been modified, amended or repealed and is in full force and effect on and as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Authority hereto this 10th day of September, 2020.

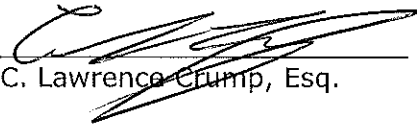
PARKING AUTHORITY OF THE
CITY OF NEWARK

[SEAL]

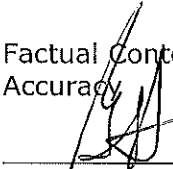
Raquel Cagley, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY
OF THE CITY OF NEWARK AWARDING A CONTRACT FOR THE
TELECOMMUNICATIONS SYSTEM FOR THE GREEN STREET MIXED USE PARKING
FACILITY**

Approved as to form and
Legality on basis of Facts


C. Lawrence Crump, Esq.

Factual Contents Certified As to
Accuracy


Gabriella Santos

RESOLUTION NO.: 09-2020-34

WHEREAS, the Parking Authority of the City of Newark is authorized by *N.J.S.A.* 40:11A-6(l) to enter into and perform any and all contracts, execute any and all instruments, and do and perform any and all acts and things necessary or useful and convenient for the purposes of the authority; and

WHEREAS, pursuant to the aforesaid statutory authority, the Parking Authority of the City of Newark issued a Request for Proposals for the Telecommunications System for the Green Street Mixed Use Parking Facility under a Fair and Open Process, as defined in *N.J.S.A.* 19:44A-20.7, which was advertised in the Star Ledger, and on the NPA website, on August 25, 2020; and

WHEREAS, in response to the Request for Proposals, on September 3, 2020, the Authority received responses from: Avatar Management, LLC and Commercial Technology Contractors Incorporated; and

WHEREAS, the Evaluation Committee reviewed all of the Responses submitted by the aforesaid firms and determined that the following firm is qualified based on the criteria set forth in the Request for Proposals, and recommends that the Parking Authority of the City of Newark enter into a contract with:

Commercial Technology Contractors Incorporated

WHEREAS, the Local Public Contracts Law (*N.J.S.A.* 40A:11-1 et seq.) requires that Notice of the Award of contracts, without competitive bidding must be published in a local newspaper; and

WHEREAS, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the Green Street Mixed Use Parking Facility construction account.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director to execute a contract with Commercial Technology Contractors Incorporated for the installation of the Telecommunications System for the Green Street Mixed Use Parking Facility, subject to the company submitting any and all additional documentation requested by the Newark Parking Authority; and

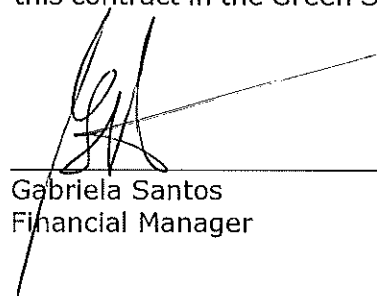
BE IT FURTHER RESOLVED, that the contract amount will not exceed \$410,420.00; and

BE IT FURTHER RESOLVED, that notice of the award shall be published in the Star Ledger and on the official website in accordance with the Local Public Contracts Law.

CERTIFICATION OF AVAILABLE FUNDS

I hereby certify that funds are available for this contract in the Green Street Mixed Use Parking Facility construction account.

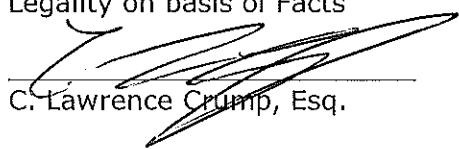
Dated: _____



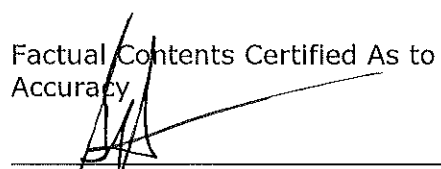
Gabriela Santos
Financial Manager

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY
OF THE CITY OF NEWARK EXTENDING, AMENDING AND RATIFYING THE
PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES
FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING
COMPANY**

Approved as to form and
Legality on basis of Facts


C. Lawrence Crump, Esq.

Factual Contents Certified As to
Accuracy


Gabriella Santos

RESOLUTION NO.: 9-2020-35

WHEREAS, the Parking Authority of the City of Newark is authorized by *N.J.S.A.* 40:11A-6(l) to enter into and perform any and all contracts, execute any and all instruments, and do and perform any and all acts and things necessary or useful and convenient for the purposes of the authority; and

WHEREAS, pursuant to the aforesaid statutory authority, the Parking Authority of the City of Newark entered into a professional services contract with the Gilbane Building Company to provide Construction Management Services for the Green Street Mixed Use Parking Facility; and

WHEREAS, on or about July 12, 2018, the Newark Parking Authority and Gilbane entered into A First Amendment to the Agreement to Provide Construction Management Services; and

WHEREAS, the Agreement between the Newark Parking Authority and Gilbane expired on April 30, 2020; and

WHEREAS, there were numerous delays in the pre-construction and construction phases of the project; and

WHEREAS, these delays have caused the completion of the project to extend at least three additional months from the end of the contract with Gilbane; and

WHEREAS, after negotiations, the Newark Parking Authority and Gilbane Building Company agreed to extend and amend the Construction Management Services Agreement; and

WHEREAS, the Newark Parking Authority and Gilbane previously agreed that the monthly fee for construction manager services would be reduced to \$35,500.00 for May 2020, June 2020 and July 2020; and

WHEREAS, if the project was not completed by July 31, 2020, Gilbane would receive compensation for August 2020 on a pro rata basis; and

WHEREAS, the project has not been completed by the end of August 2020; and

WHEREAS, the Newark Parking Authority and Gilbane have agreed that the monthly fee for construction manager services will be \$35,500.00 each month for the remainder of the project, beginning September 1, 2020; and

WHEREAS, if the project is completed within a calendar month, Gilbane will receive compensation on a pro rata basis; and

WHEREAS, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the Green Street Project designated account.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK, THAT:

Section 1. The Board of Commissioners authorizes the Executive Director to execute the extension and third amendment agreement to pay Gilbane Building Company the monthly construction management services compensation of \$35,500.00 for the remainder of the project, beginning September 1, 2020.

Section 2. If the project is not completed within a calendar month, the Gilbane Building Company will receive compensation on a pro rata basis.

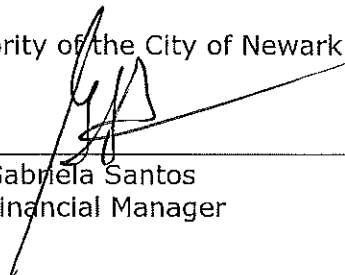
Section 3. The Board of Commissioners hereby ratifies this Agreement to September 1, 2020.

Section 4. All other terms and conditions of the agreement, First Amendment and Second Amendment shall remain the same.

CERTIFICATION OF AVAILABLE FUNDS

I hereby certify that funds are available for this contract in the unrestricted accounts designated for capital projects of the Parking Authority of the City of Newark.

Dated: _____



Gabriela Santos
Financial Manager

Commissioner

Seconded the Motion

X - Indicates Vote AB - Absent NV - Not Voting

Board of Commissioners Vote of Final Passage

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK EXTENDING, AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING COMPANY

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

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|-------------------------------|--|--|--|--|---------------------|--|--|--|--|
| Raquel Cagley, Chairperson | | | | | Marques-Aquil Lewis | | | | |
| Niathan Allen | | | | | Tarsha Prindle | | | | |
| James Parrillo | | | | | Roy Hargrove, Jr. | | | | |
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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Authority hereto this 10th day of September, 2020.

PARKING AUTHORITY OF THE
CITY OF NEWARK

[SEAL]

Raquel Cagley, Chairperson