HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF : TRANSCRIPT OF
THE REGULAR MONTHLY MEETING : PROCEEDINGS

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WEDNESDAY, MARCH 8, 2017
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:35 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN (NOT PRESENT)
nicholas goldsack, treasurer
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER (NOT PRESENT)
JOHN PENEDA, COMMISSIONER
JEFFREY DUBLIN, COMMISSIONER
BRIAN DELABELLA, COMMISSIONER

APPEARANCES:

NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
KURT CHERRY, EXECUTIVE DIRECTOR/CFO
WILLIAM J. NETCHERT, ESQ.
GENERAL COUNSEL TO THE BOARD

ELIZABETH RAMOS, EXECUTIVE ASSISTANT
SECRETARY TO THE BOARD

SHARON PALMER
CERTIFIED SHORTHAND REPORTER

R.J. O'CONNELL ASSOCIATES,
P.O. BOX 277
CEDAR GROVE, NEW JERSEY 07009
(973) 239-7252
ALSO PRESENT:

AMIT JANI, VISION MEDIA
MARY-ELLEN GILPIN, HCIA
JAMES POLICASTRO, HCIA
TED DOMURACKI, MAST CONSTRUCTION
DAVID ALBANO
JEFF LANIGAN
MICHAEL COMBA, HOBOKEN STRATEGY GROUP

CHAIRMAN PESTANA: Welcome to the Hudson County Improvement Authority.
Please rise.
(At this time the Pledge of Allegiance is recited.)

CHAIRMAN PESTANA: Elizabeth.

MS. RAMOS: Commissioner Bado. Not present.

Commissioner Dellabella.

COMMISSIONER DELLABELLA: Present.

MS. RAMOS: Commissioner Doran. Not present.

Commissioner Dublin, not present.
Commissioner Goldsack.

COMMISSIONER GOLDSACK: Here.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Here.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Here.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Here.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Here.

MS. RAMOS: Mr. Chairman, we have a quorum with six board members present, three not present.

CHAIRMAN PESTANA: Thank you.

Mr. Netchert.

MR. NETCHERT: Yes, Mr. Chairman.

As you know, this is a public meeting.

Notice of the meeting date, place and time has been forwarded to the Jersey Journal and the Star-Ledger for publication in their respective newspapers on February 24th, 2017. Notice was also forwarded to the Clerk of the County of Hudson and the Clerk of the Hudson County Board of Freeholders for posing on their respective bulletin boards. Notice was also posted on the bulletin board outside this meeting room and on the Authority’s website.

All of these notices are in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you, Mr. Netchert.

I guess at this time we'll have a motion for approval of the minutes from the February 8th meeting.

COMMISSIONER GOLDSACK: I'll make a motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER DELLABELLA: Second.

CHAIRMAN PESTANA: Second by Commissioner Dellabella.

MS. RAMOS: Commissioner Bado. Not present.

Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Doran. Not present.

Commissioner Dublin. Not present.
Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Abstain.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Abstain.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: The minutes of February 8th, 2017 are approved with four board members voting yes, two abstentions, and three not
present.

CHAIRMAN PESTANA: At this time we will take comments from the public on anything related to the agenda.

Seeing none, the public portion is now closed.

MR. GUERRA: Item four is Resolution 3-2017-4 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of March 2017.

CHAIRMAN PESTANA: Do we have any motions?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER PENEDA: Second.

CHAIRMAN PESTANA: Second by Commissioner Peneda.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

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MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 3-2017-4 passes in the affirmative with six board members voting yes, three not present.

MR. GUERRA: Item five is Resolution 3-2017-5 of the Hudson County Improvement Authority authorizing an agreement with RSC Architects for an evaluation report relating to the Casino in the Park, Lincoln Park, Jersey City, New Jersey.

As you are aware, we were tasked with developing and implementing a process to obtain an operator for the Casino in the Park.

To date we have developed an RFI. Attached to that RFI we refer to an exhibit. That exhibit will be an evaluation report outlining the existing conditions of the building as it sits today.

In December this board had pre-qualified RSC as one of our architects and engineers, and since then we had requested a proposal for them to do this evaluation report.

The proposal is broken down into various components having to do with information gathering surveys, evaluations and a final report.

In the proposal it covers the exterior conditions of the building as well as the structural conditions, the roofing, HVAC, electrical, plumbing, fire protection, egress plans, etc.

The total fee for the services is not to exceed $54,000. That also includes a phase one environmental assessment and preparing as-built drawings if we need them.

The resolution before you authorizes the agreement with RSC.

This will help whoever these bidders are when we issue the RFP to understand the condition of the building and what is really needed in the building. And it will also help the County make a decision whether the County wants to pay for some of these. For example, if you needed some structural work or a new heating system or a roofing, the County, at the end of the day, is still going to own it or they want to put that on the bidder that's coming in. But it's good for the bidder to know the exact nature of the --

COMMISSIONER GOLDSACK: Is the price 54,000 or 50,400? The resolution says 50,400.

MR. GUERRA: What did I say?

COMMISSIONER GOLDSACK: You said 54,000.

MR. GUERRA: It's 50,400.

COMMISSIONER GOLDSACK: Okay.

MR. NETCHERT: And it's not to exceed 50,400. It's broken down into phases. We may not do all of the phases. As Norman said, there is a phase one additional price. And then there is an additional charge for creating the as-built drawings if we decide we want those. So it starts out at 30, I think.

MR. GUERRA: At 32,000.

COMMISSIONER GOLDSACK: Okay.

MR. GUERRA: And then we have the phase one, and then the as-built, which chances are we will need them because the plans we have are so outdated.

COMMISSIONER GOLDSACK: Okay.

MR. GUERRA: Do we have a motion on that?
COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER PENEDA: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Peneda.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

And also let the record reflect that Commissioner Dublin is now present.

MS. RAMOS: Oh, I'm sorry.

Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Resolution 3-2017-5 passes in the affirmative with seven board members voting yes, two not present.

MR. GUERRA: Item number six,

Resolution 3-2017-6 of the Hudson County Improvement Authority authorizing an amendment to the Hudson County District Solid Waste Management Plan by administrative action clarifying the relocation and inclusion of the Durable Recycling, L.I.C Class B Recycling Facility located in the City of Bayonne.

Back in December we had amended the plan to include Bayonne Durable for a change of address in their plant. They were moving from 22nd Street, near Bayonne crossing, to their facility at 85 East Second Street in Bayonne.

At that time it appears that an error was made in the Fireholders' ordinance whereby the daily tonnage permitted per acceptance in the ordinance was incorrect.

At this time the DEP has requested that we make the correction through an administrative action letter, which we will produce. The correction relates to the daily tonnage permitted for the facility. It should read going from 1,320 tons a day to 1,500 tons a day. Therefore, the resolution before you provides the authorization for us to prepare an administrative action letter and submit it to the DEP.

CHAIRMAN PESTANA: Thank you.

Any questions?

(No response)

CHAIRMAN PESTANA: Are there any motions?

COMMISSIONER PENEDA: I'll make a motion.

CHAIRMAN PESTANA: Motion by Commissioner Peneda.

COMMISSIONER DELABELLA: I'll second it.

CHAIRMAN PESTANA: Seconded by Commissioner Dellabella.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Resolution 3-2017-6 passes in the affirmative with seven board members voting yes, two not present.

MR. GUERRA: Item number seven, 3-2017-7 of the Hudson County Improvement Authority making application to the Local Finance Board pursuant to N.J.S.A. 40A:5A-6 and N.J.S.A. 40:37A-80.

The City of Union City is seeking financing to fund the construction of a six story parking deck in Union City.

The Authority will issue guaranteed, city guaranteed bonds in the amount not to exceed 15 million. The Improvement Authority will enter into a lease-back agreement with the school district in exchange for those proceeds. The school board will then make lease payments, which will pay off the bonds. This is all backed by the
City itself.

It appears that, from what I understand, two floors will be used by the school and the remaining floors will be used by the City's parking authority.

So the purpose of this resolution is to make application to the Local Finance Board for such financing.

CHAIRMAN PESTANA: Are there any questions?

COMMISSIONER DUBLIN: So Union City will be responsible for making --

MR. GUERRA: Yes. We're just doing the financing for this. We have nothing to do with the building construction or operation of it.

CHAIRMAN PESTANA: Okay.

CHAIRMAN PESTANA: Do we have any other questions?

(No response)

CHAIRMAN PESTANA: Are there any motions?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER DUBLIN: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Dublin.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Abstain.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 3-2017-7 passes in the affirmative with six board members voting yes, one abstention, and two not present.

MR. GUERRA: Item eight, Resolution 3-2017-8 of the Hudson County Improvement Authority authorizing payment for metal ductwork fabrication and installation between board meetings.

As you know, Terminal Construction is the general contractor for the new Hudson County Schools of Technology, which we're providing the construction - not only the financing, but the construction oversight.

The total projected cost for the fabrication and installation of the ductwork per the last update was like $3,303,000.

It's also estimated that the fabrication and installation period is projected to take about - it's a six-month period. And I just want the record to reflect in the resolution that it was estimated, it states, February to May 2017, but it is actually March until August of 2017.

The fabrication company has requested payments on a biweekly basis. The estimated cost for those payments is $500,000 a month and biweekly it's $275,250.

Our construction manager, who is here with us today, has recommended and requested that the biweekly payments are suitable and should be made to Terminal for the materials, which at that point would have been fabricated and installed. Payments made for this work will be in between board meetings, so what we would do is add it to the bill list and then the Board would ratify it at the following meeting and approve that resolution.

This resolution provides the authorization for us to cut the check, the commissioner would sign it, myself or Kurt would sign it, issue it, and then at that following meeting it would be ratified by the board.

Ted, if you want to expound on that a little bit.

MR. DOMURACKI: This was necessary because of the opportunity for outreach. The mechanical plumbing subcontractor that works for Terminal was having trouble getting multiple bids and coverage on the project. And the one person he recommended, the unions felt that we didn't give enough opportunity to other firms, so we have opened it back up. And as a result of that the contractors that didn't want to bid are willing to bid because it's an issue with cash flow. They put so much work in - they fabricate so much that if they have to wait three or four months they can't handle it financially.

So the result of this will be that you will have the opportunity to have three tin
knockers, three sheet metal contractors on the
job, one doing one in the wings, one doing the
other wing, and the first one of the bid. All
will sign the PLA, all will sign letters of
assent, but you have three subcontractors on the
project. And we're recommending that we might
have to pay every two weeks through Terminal.
This is typical in the industry
especially for firms that have cash flow issues.
And it's not troubled companies. But because the
work is so big and so fast what you have done is
have the opportunity to have other people involved
on the project through the PLA.

MR. GUERRA: Ted is also here tonight,
being we had a short agenda, to give you an
overview of exactly where we are with the school,
which is really proceeding at a rapid pace.

MR. NETCHERT: We need a motion on the
resolution first.

COMMISSIONER GOLDSACK: Do we have to
do a motion to amend it to reflect the March to
August?

MR. NETCHERT: Well, the motion could
be to adopt the resolution as amended on the
record.

COMMISSIONER GOLDSACK: Okay.

MR. NETCHERT: Yes.
COMMISSIONER GOLDSACK: I would make a
motion then.

CHAIRMAN PESTANA: I have a motion by
Commissioner Goldsack.
COMMISSIONER LORENZO: Second.
CHAIRMAN PESTANA: Seconded by
Commissioner Lorenzo.
MS. RAMOS: Commissioner Dellabella.
COMMISSIONER DELLABELLA: Yes.
MS. RAMOS: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. RAMOS: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. RAMOS: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. RAMOS: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. RAMOS: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. RAMOS: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. RAMOS: Resolution 3-2017-8 passes
in the affirmative with seven board members voting
yes, two not present.

MR. NETCHERT: So that the record is
clear --

CHAIRMAN PESTANA: As amended.
MR. NETCHERT: -- the motion as
approved now refers to an estimated time period of
installation from March to August as opposed to
the original May - February to May.

MR. GUERRA: February to May, right.
MR. DOMURACIKI: May I add one thing?
MR. NETCHERT: Certainly.

CHAIRMAN PESTANA: Yes.
MR. DOMURACIKI: The fact that you have
three contractors doing the job is, from a risk
standpoint, very good for us because we do not have
one contractor that we have to rely on through the
course of the project.

MR. GUERRA: Ted, do you want to give
your overview first or do you want to show some of
the slides that we have?

MR. DOMURACIKI: I would like to spend
some time to give you an update on the project.
This is David Alvaro, assistant project
manager on this project.

I'm Ted Domuracki from Mast

Construction.

MR. GUERRA: Dave is also known as
Drone No. 1. The Jersey Journal did the article
when we were flying the drone and it was Dave that
was flying the drone.

MR. DOMURACIKI: So I'm just going to
leave the portrait up here, the rendering, so that
you can relate to it.

MR. GUERRA: Okay.
MR. DOMURACIKI: I'm going to tell you
what I'm going to show you and then we'll show it.

We did a drone video for about thirty
seconds just recently in the last week that I
would like you to see that gives you an overview
of the whole project. And then I would like to go
through about twenty slides of the progress on the
project, and then give you some facts toward the
work in place.

I'm here because the last time I was
here was September 14th, so we're nine months into
the job and about 30 percent done on the
construction. So with that I would like to do the
30 seconds and then we'll go through the photos.

I'll explain what all the pieces are later as we
go through the photos.
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Unfortunately there is no people to give you the scale. The project is 20 acres. The building is nine acres under the roof. CHAIRMAN PESTANA: This is where we are on the job now, right? MR. DOMURACKI: Yes. This was last week, yes, last Friday. So we met on September 14th. This is a few weeks later. Basically this is the vapor barrier. That's the floor slab for the parking garage. And once we built the parking garage basically we raised the grade, so you won't see it as the photos continue throughout the months. This is the floor finished. That finish is made specifically as non-slip. The reinforcement in here is fiberglass fiber, not reinforcement bar, approved by the architect. This is just an overview. We're continuing with building. The basis of the entire parking garage is below grade. The entrance, which I'll show you later, comes in and then out on the other side and it becomes the podium, which is the base for the rest of the project. These are foundation walls in and around the parking garage. This is all of the under slab conduit for the emergency generator electrical system. This is another overview. At this point what we're doing is we're starting what's called the podium now, which is the floor on top of the parking garage that you won't see as the grade gets raised. So we're going to continue through the next few weeks with rebar and pouring the podium slab, which is a 12-inch slab that supports the rest of the building. The rebar placed for the podium. We start at 6:00 a.m. so you get the pour complete. This is the finished floor. This is more podium. These are the shores that you shore and brace. After the podium is poured it has to stay in place until the concrete comes up to strength and it passes all of the tests that we have. Terracon is our independent test agency. They check on Terminal Construction. An overview of the whole site. Just in terms of the wings, we just started pouring footings on top of piles. The only place we would have piles were on these two buildings and a little bit over here where we had pile support foundations. Those are the fingers. It's upside down from that picture. Here you see them. This slab is poured. This is a three story building. These are two story buildings. Each one is an academy. This finger here is Architectural Engineering, Environmental Sciences, and this is the Performing Arts. This is site storm drainage. We have a stored fill site and we raised the grade by about 120,000 yards of soil. So the fabric that you see here is everywhere on the site. It's a demarcation of what is historic fill versus what we had. So if you ever have to excavate, you know that you have penetrated the fill into a historic fill zone. So we started steel a few days before Thanksgiving. That was a few days later. We were doing about 40 pieces a day. We had 1,900 pieces to install. It was 2,100 tons on the project. A normal general good sized job is 3 to 500 tons a yard. There's 2,100 tons of structural steel here. That was in one week. So here is the garage finished. This is the podium, okay, and now you see that the garage is finished. There is a lot of work left to do. We have to do electrical, fire protection, that sort of thing, but it's formed and poured, so we're out of the ground. MR. GUERRA: Ted, isn't that sized for about 186 -- MR. DOMURACKI: There is 184 cars below grade and I believe 181 outside on the parking lot. So this is only for faculty and staff. Students, if they are allowed to park, have to park outside. And this below is the detention basin that will be landscaped. These are foundation walls in and around the podium. This is the beginning of the Performing Arts Center, the circle that looks like a backward comma that you see here. I believe it's a 300 or 350 seat auditorium and Performing Arts Center.
This is the Administration Office over here.

The podium is complete.

So what you see's once the steel goes in you immediately put the deck on, and once you get the deck on you pour the floors within the building.

Here starting now the trusses over the gymnasium. And this is on top now of the parking garage.

So here you can see the deck. The steel is up. They are moving the deck. They have started pouring over the slabs.

That's the Performing Arts Center.

This is gymnasium, which you can see clearly.

February 1st.

Picture of the garage with the shores removed. The sand pipes started - the leaders, excuse me.

This is the deck for the roof of the gymnasium.

So this is going to be a skylight over the cafeteria in what's called the hub, the center part of the circulation. Just above where the gymnasium is is a cafeteria, and there is going to be major skylight over that space.

This is February 8th.

Go back.

This is February 15th. The 15th, I believe we went and we finished steel. It was finished right around the --

A VOICE: The 14th.

MR. DOMURACKI: -- the 14th, so we have finished steel 100 percent on the 14th of February, almost a month ago.

They started masonry block.

These are the stairwells up above the podium that lead down into the garage.

The deck is complete over the gymnasium.

This is the picture that you saw in the drone photo. What you can't see is this is the entrance now into the garage and that's the exit right here. So you can't see the garage any more because it's below grade. The grade has been raised.

This is the first floor that supports all of the rest of the school facilities.

So what's happened in the last few days is we started exterior metal framing that's going to allow us to start the brick and masonry on the exterior facade. The goal is to be enclosed by August so that they can temporarily heat the building and start the interior finishes.

So the notice to proceed was on April 25th. We started on May 20th. Out completion date is July 2018.

Work in place is $50 million since we started.

About 30 percent complete, 30 percent.

35 percent of the project is scheduled nine months out of 27 months.

We have imported 100,000 yards of soil to the site, 2,100 tons of steel framing, almost a thousand tons of rebar, and we have 1,000 yards left of concrete left to pour out of 31,000 yards.

Is there any questions?

COMMISSIONER MARTINETTI: What is the square foot price for completed construction?

MR. DOMURACKI: It's 495 with hard soft, and contingency.

COMMISSIONER MARTINETTI: All right.

MR. GUERRA: The contractor -- I mean he's been really good. I mean he's been moving.

We meet biweekly. We have very productive meetings. Everybody is there, the user, the end user, representatives from the school, ourselves, the contractor, some of the subs - not subs, some of the other consultants that are working there, Terracon. And the project is moving along really well.

The target date was June 2018?

MR. DOMURACKI: It's the middle of July for substantial completion and final completion, the CO, before school starts that year.

So one of the things I want to mention is that there was policy decision to pursue a lead certification on the building. That design-building has guaranteed a gold certification, but we felt that it's a great opportunity to get the platinum. There are very few schools that have it. And we need one or two extra points. As part of that I'm going to come next month with a request to change the windows to laminated glass. We also had a request to include active shooter security on the entranceway, which includes bulletproof glass. With today's standards you should look at that and do it so that we can decide to incorporate it. We are
finalizing the process and I want to present that
at the next meeting.

COMMISSIONER DUBLIN: Are you ahead of
schedule?

MR. DOMURACKI: We're on schedule. We
were behind schedule with steel and he made up the
time, but the end date hasn't changed. He has
very good subs.

I think the real advantage here is the
site getting out of the ground and doing the
cement and having a good winter has put it where
we're at. There is $50 million worth in place.
As an average about five million dollars a month.
That's really moving.

COMMISSIONER DUBLIN: How many days a
week are they working?

MR. DOMURACKI: They work a lot of
Saturdays just to take advantage of weather and to
get ahead of other trades. And there is an
average crew size of about 100 people. Once they
start the masonry on the exterior we'll spike up
to 150 and we will peak out at about 250 or 265
people on the project.

MR. NETCHERT: Based upon what you just
said I assume if I worked there I could throw away
my umbrella, that I'm never going to get -- I'm
never going to be outside?

MR. DOMURACKI: Not if you are a
student.

MR. NETCHERT: No. I said if I worked
there. If I'm an employee or an administrator.

MR. DOMURACKI: Yes.

MR. NETCHERT: I would just need summer

COMMISSIONER DUBLIN: The students
would say that. They would say cushy place.

MR. NETCHERT: Nice.

MR. DOMURACKI: So there is a
circulation -- there is a couple of changes that
authorities have in jurisdiction, Secaucus
Building Department made us add. There is a
circulation road around the outside that's also a
walkway for people. There is a fence. There is a
retaining wall here that you don't see. They made
us add a water system with hydrants all the way
around project, which was an extra to the project.
They also made us configure or reconfigure the
entrance into the site for emergency vehicles and
fire trucks bigger than what we had at our
security case. So those are changes that we're
managing as we go through the project.

COMMISSIONER DUBLIN: You have outside
lighting?

MR. DOMURACKI: Yes. Lighting is on
poles all the way around.

COMMISSIONER DUBLIN: Okay.

MR. GUERRA: We're going to enhance the
entrance a little bit. We will do some additional
street lighting. I think the Sports Authority
made us put in a crosswalk. We're going to have
some of the county road coming into it repaved,
because it's chopped up a little bit, and sort of
landscape the entrance a little better than what
was originally planned.

MR. DOMURACKI: Right.

And what you see here is the beginning
of the detention pond that will be landscaped. It
has to be a large pond to hold water. It's not
going to be full. It handles the runoff because
the sanitary and storm are separate systems.

MR. GUERRA: And then, Ted, we were
also going to fence in the, what is it, the
potter's field, the cemetery?

MR. DOMURACKI: Yes, the potter's
field.

MR. GUERRA: Which is way back in that
corner.

MR. DOMURACKI: At the beginning of the
project we went through a SHPO and we did an
investigation with 57 trenches to identify the
outside confines of an existing graveyard, which
we were told. So we identified it. The fences
were beginning. So we redesigned the project to
bring it in. We have - our LSRP has given us what
to do to finish it. And we're going to be talking
about putting a plaquer by it.

MR. GUERRA: Right.

MR. DOMURACKI: It goes over into
Turnpike Authority property as well.

MR. NETCHERT: And where is the frozen
case going to go?

MR. DOMURACKI: It went somewhere else.

MR. NETCHERT: It's not going --

MR. GUERRA: We're not sure where it's
going, but it will be somewhere else.

I thought this would be a good
opportunity just to give you guys an update since
we have a light agenda.

CHAIRMAN PESTANA: Thank you.

MR. DOMURACKI: I have a copy of this.
If you would like, I'll leave them here.

MR. GUERRA: So I guess that would be it.

Is there anything else?

CHAIRMEN PESETANA: If there is nothing else --

Mary-Ellen, do you have anything for us?

MS. GILPIN: Shredding starts not this Saturday, next Saturday, and then from there it's every weekend.

Earth Day is five weeks from Saturday.

Next month I'll have stuff for you.

CHAIRMEN PESETANA: Is that it?

(No response)

CHAIRMEN PESETANA: If there is nothing else is there a motion to adjourn?

COMMISSIONER GOLDSACK: Motion.

CHAIRMEN PESETANA: Motion by Commissioner Goldsack.

COMMISSIONER PENEDA: Second.

CHAIRMEN PESETANA: Seconded by Commissioner Peneda.

All in favor?

COMMISSIONER DELABELLA: Yes.

COMMISSIONER DUBLIN: Yes.

COMMISSIONER GOLDSACK: Yes.

COMMISSIONER LORENZO: Yes.

COMMISSIONER MARTINETTI: Yes.

COMMISSIONER PENEDA: Yes.

CHAIRMEN PESETANA: Yes.

Thank you.

MR. GUERRA: Thank you.

(Whereupon the meeting concludes at 6:03 p.m.)

CERTIFICATION

I, Sharon Palmer, C.C.R., License Number X100796, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of my stenographic notes of the within proceedings to the best of my knowledge and ability.

Sharon Palmer, C.C.R.

Dated: March 9, 2017