

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 DELLABELLA, 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

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1  
 2 ALSO PRESENT:  
 3  
 4 AMIT JANI, VISION MEDIA  
 5 MARY-ELLEN GILPIN, HCIA  
 6 JAMES POLICASTRO, HCIA  
 7 TED DOMURACKI, MAST CONSTRUCTION  
 8 DAVID ALBANO  
 9 JEFF LANIGAN  
 10 MICHAEL COMBA, HOBOKEN STRATEGY GROUP  
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1 present.  
 2 CHAIRMAN PESTANA: Thank you.  
 3 Mr. Netchert.  
 4 MR. NETCHERT: Yes, Mr. Chairman.  
 5 As you know, this is a public meeting.  
 6 Notice of the meeting date, place and time has  
 7 been forwarded to the Jersey Journal and the  
 8 Star-Ledger for publication in their respective  
 9 newspapers on February 24th, 2017. Notice was  
 10 also forwarded to the Clerk of the County of  
 11 Hudson and the Clerk of the Hudson County Board of  
 12 Freeholders for posing on their respective  
 13 bulletin boards. Notice was also posted on the  
 14 bulletin board outside this meeting room and on  
 15 the Authority's website.  
 16 All of these notices are in compliance  
 17 with the requirements of the Open Public Meetings  
 18 Act.  
 19 CHAIRMAN PESTANA: Thank you,  
 20 Mr. Netchert.  
 21 I guess at this time we'll have a  
 22 motion for approval of the minutes from the  
 23 February 8th meeting.  
 24 COMMISSIONER GOLDSACK: I'll make a  
 25 motion.

1 CHAIRMAN PESTANA: Welcome to the  
 2 Hudson County Improvement Authority.  
 3 Please rise.  
 4 (At this time the Pledge of Allegiance  
 5 is recited.)  
 6 CHAIRMAN PESTANA: Elizabeth.  
 7 MS. RAMOS: Commissioner Bado. Not  
 8 present.  
 9 Commissioner Dellabella.  
 10 COMMISSIONER DELLABELLA: Present.  
 11 MS. RAMOS: Commissioner Doran. Not  
 12 present.  
 13 Commissioner Dublin, not present.  
 14 Commissioner Goldsack.  
 15 COMMISSIONER GOLDSACK: Here.  
 16 MS. RAMOS: Commissioner Lorenzo.  
 17 COMMISSIONER LORENZO: Here.  
 18 MS. RAMOS: Commissioner Martinetti.  
 19 COMMISSIONER MARTINETTI: Here.  
 20 MS. RAMOS: Commissioner Peneda.  
 21 COMMISSIONER PENEDA: Here.  
 22 MS. RAMOS: Chairman Pestana.  
 23 CHAIRMAN PESTANA: Here.  
 24 MS. RAMOS: Mr. Chairman, we have a  
 25 quorum with six board members present, three not

1 CHAIRMAN PESTANA: Motion by  
 2 Commissioner Goldsack.  
 3 COMMISSIONER DELLABELLA: Second.  
 4 CHAIRMAN PESTANA: Second by  
 5 Commissioner Dellabella.  
 6 MS. RAMOS: Commissioner Bado. Not  
 7 present.  
 8 Commissioner Dellabella.  
 9 COMMISSIONER DELLABELLA: Yes.  
 10 MS. RAMOS: Commissioner Doran. Not  
 11 present.  
 12 Commissioner Dublin. Not present.  
 13 Commissioner Goldsack.  
 14 COMMISSIONER GOLDSACK: Yes.  
 15 MS. RAMOS: Commissioner Lorenzo.  
 16 COMMISSIONER LORENZO: Yes.  
 17 MS. RAMOS: Commissioner Martinetti.  
 18 COMMISSIONER MARTINETTI: Abstain.  
 19 MS. RAMOS: Commissioner Peneda.  
 20 COMMISSIONER PENEDA: Abstain.  
 21 MS. RAMOS: Chairman Pestana.  
 22 CHAIRMAN PESTANA: Yes.  
 23 MS. RAMOS: The minutes of  
 24 February 8th, 2017 are approved with four board  
 25 members voting yes, two abstentions, and three not

1 present.

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

5 Seeing none, the public portion is now  
6 closed.

7 MR. GUERRA: Item four is Resolution  
8 3-2017-4 of the Hudson County Improvement  
9 Authority authorizing payment of certain costs and  
10 expenses of the Authority for the month of  
11 March 2017.

12 CHAIRMAN PESTANA: Do we have any  
13 motions?

14 COMMISSIONER GOLDSACK: Motion.  
15 CHAIRMAN PESTANA: Motion by  
16 Commissioner Goldsack.

17 COMMISSIONER PENEDA: Second.  
18 CHAIRMAN PESTANA: Seconded by  
19 Commissioner Peneda.

20 MS. RAMOS: Commissioner Dellabella.

21 COMMISSIONER DELLABELLA: Yes.

22 MS. RAMOS: Commissioner Goldsack.

23 COMMISSIONER GOLDSACK: Yes.

24 MS. RAMOS: Commissioner Lorenzo.

25 COMMISSIONER LORENZO: Yes.

1 engineers, and since then we had requested a  
2 proposal for them to do this evaluation report.

3 The proposal is broken down into  
4 various components having to do with information  
5 gathering surveys, evaluations and a final report.  
6 In the proposal it covers the exterior conditions  
7 of the building as well as the structural  
8 conditions, the roofing, HCAV, electrical,  
9 plumbing, fire protection, egress plans, et  
10 cetera.

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

15 The resolution before you authorizes  
16 the agreement with RSC.

17 This will help whoever these bidders  
18 are when we issue the RFP to understand the  
19 condition of the building and what is really  
20 needed in the building. And it will also help the  
21 County make a decision whether the County wants to  
22 pay for some of these. For example, if you needed  
23 some structural work or a new heating system or a  
24 roofing, the County, at the end of the day, is  
25 still going to own it or they want to put that on

1 MS. RAMOS: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. RAMOS: Commissioner Peneda.

4 COMMISSIONER PENEDA: Yes.

5 MS. RAMOS: Chairman Pestana.

6 CHAIRMAN PESTANA: Yes.

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

10 MR. GUERRA: Item five is Resolution  
11 3-2017-5 of the Hudson County Improvement  
12 Authority authorizing an agreement with RSC  
13 Architects for an evaluation report relating to  
14 the Casino in the Park, Lincoln Park, Jersey City,  
15 New Jersey.

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

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

24 In December this board had  
25 pre-qualified RSC as one of our architects and

1 the bidder that's coming in. But it's good for  
2 the bidder to know the exact nature of the --

3 COMMISSIONER GOLDSACK: Is the price  
4 54,000 or 50,400? The resolution says 50,400.

5 MR. GUERRA: What did I say?

6 COMMISSIONER GOLDSACK: You said  
7 54,000.

8 MR. GUERRA: It's 50,400.

9 COMMISSIONER GOLDSACK: Okay.

10 MR. NETCHERT: And it's a not to exceed  
11 50,400. It's broken down into phases. We may not  
12 do all of the phases. As Norman said, there is a  
13 phase one additional price. And then there is an  
14 additional charge for creating the as-built  
15 drawings if we decide we want those. So it starts  
16 out at 30, I think.

17 MR. GUERRA: At 32,000.

18 COMMISSIONER GOLDSACK: Okay.

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

23 COMMISSIONER GOLDSACK: Okay.

24 MR. GUERRA: Do we have a motion on  
25 that?

1 COMMISSIONER GOLDSACK: Motion.  
 2 CHAIRMAN PESTANA: Motion by  
 3 Commissioner Goldsack.  
 4 COMMISSIONER PENEDA: Second.  
 5 CHAIRMAN PESTANA: Seconded by  
 6 Commissioner Peneda.  
 7 MS. RAMOS: Commissioner Dellabella.  
 8 COMMISSIONER DELLABELLA: Yes.  
 9 MS. RAMOS: Commissioner Goldsack.  
 10 COMMISSIONER GOLDSACK: Yes.  
 11 MS. RAMOS: Commissioner Lorenzo.  
 12 COMMISSIONER LORENZO: Yes.  
 13 MS. RAMOS: Commissioner Martinetti.  
 14 COMMISSIONER MARTINETTI: Yes.  
 15 MS. RAMOS: Commissioner Peneda.  
 16 COMMISSIONER PENEDA: Yes.  
 17 MS. RAMOS: Chairman Pestana.  
 18 CHAIRMAN PESTANA: Yes.  
 19 And also let the record reflect that  
 20 Commissioner Dublin is now present.  
 21 MS. RAMOS: Oh, I'm sorry.  
 22 Commissioner Dublin.  
 23 COMMISSIONER DUBLIN: Yes.  
 24 MS. RAMOS: Resolution 3-2017-5 passes  
 25 in the affirmative with seven board members voting

1 authorization for us to prepare an administrative  
 2 action letter and submit it to the DEP.  
 3 CHAIRMAN PESTANA: Thank you.  
 4 Any questions?  
 5 (No response)  
 6 CHAIRMAN PESTANA: Are there any  
 7 motions?  
 8 COMMISSIONER PENEDA: I'll make a  
 9 motion.  
 10 CHAIRMAN PESTANA: Motion by  
 11 Commissioner Peneda.  
 12 COMMISSIONER DELLABELLA: I'll second  
 13 it.  
 14 CHAIRMAN PESTANA: Seconded by  
 15 Commissioner Dellabella.  
 16 MS. RAMOS: Commissioner Dellabella.  
 17 COMMISSIONER DELLABELLA: Yes.  
 18 MS. RAMOS: Commissioner Goldsack.  
 19 COMMISSIONER GOLDSACK: Yes.  
 20 MS. RAMOS: Commissioner Lorenzo.  
 21 COMMISSIONER LORENZO: Yes.  
 22 MS. RAMOS: Commissioner Martinetti.  
 23 COMMISSIONER MARTINETTI: Yes.  
 24 MS. RAMOS: Commissioner Peneda.  
 25 COMMISSIONER PENEDA: Yes.

1 yes, two not present.  
 2 MR. GUERRA: Item number six,  
 3 Resolution 3-2017-6 of the Hudson County  
 4 Improvement Authority authorizing an amendment to  
 5 the Hudson County District Solid Waste Management  
 6 Plan by administrative action clarifying the  
 7 relocation and inclusion of the Durable Recycling,  
 8 LLC Class B Recycling Facility located in the City  
 9 of Bayonne.  
 10 Back in December we had amended the  
 11 plan to include Bayonne Durable for a change of  
 12 address in their plant. They were moving from  
 13 22nd Street, near Bayonne crossing, to their  
 14 facility at 85 East Second Street in Bayonne.  
 15 At that time it appears that an error  
 16 was made in the Freeholders' ordinance whereby the  
 17 daily tonnage permitted per acceptance in the  
 18 ordinance was incorrect.  
 19 At this time the DEP has requested that  
 20 we make the correction through an administrative  
 21 action letter, which we will produce. The  
 22 correction relates to the daily tonnage permitted  
 23 for the facility. It should read going from  
 24 1,320 tons a day to 1,500 tons a day. Therefore,  
 25 the resolution before you provides the

1 MS. RAMOS: Chairman Pestana.  
 2 CHAIRMAN PESTANA: Yes.  
 3 COMMISSIONER GOLDSACK: And  
 4 Commissioner Dublin.  
 5 MS. RAMOS: I'm sorry, Commissioner  
 6 Dublin.  
 7 COMMISSIONER DUBLIN: Yes.  
 8 MS. RAMOS: Resolution 3-2017-6 passes  
 9 in the affirmative with seven board members voting  
 10 yes, two not present.  
 11 MR. GUERRA: Item number seven,  
 12 3-2017-7 of the Hudson County Improvement  
 13 Authority making application to the Local Finance  
 14 Board pursuant to N.J.S.A. 40A:5A-6 and N.J.S.A.  
 15 40:37A-80.  
 16 The City of Union City is seeking  
 17 financing to fund the construction of a six story  
 18 parking deck in Union City.  
 19 The Authority will issue guaranteed,  
 20 city guaranteed bonds in the amount not to exceed  
 21 15 million. The Improvement Authority will enter  
 22 into a lease-back agreement with the school  
 23 district in exchange for those proceeds. The  
 24 school board will then make lease payments, which  
 25 will pay off the bonds. This is all backed by the

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

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

9 CHAIRMAN PESTANA: Are there any  
10 questions?

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

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

16 COMMISSIONER DUBLIN: Okay.

17 CHAIRMAN PESTANA: Do we have any other  
18 questions?

19 (No response)

20 CHAIRMAN PESTANA: Are there any  
21 motions?

22 COMMISSIONER GOLDSACK: Motion.

23 CHAIRMAN PESTANA: Motion by  
24 Commissioner Goldsack.

25 COMMISSIONER DUBLIN: Second.

1 the general contractor for the new Hudson County  
2 Schools of Technology, which we're providing the  
3 construction - not only the financing, but the  
4 construction oversight.

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

8 It's also estimated that the  
9 fabrication and installation period is projected  
10 to take about - it's a six-month period. And I  
11 just want the record to reflect in the resolution  
12 that it was estimated, it states, February to  
13 May 2017, but it is actually March until August of  
14 2017.

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

19 Our construction manager, who is here  
20 with us today, has recommended and requested that  
21 the biweekly payments are suitable and should be  
22 made to Terminal for the materials, which at that  
23 point would have been fabricated and installed.

24 Payments made for this work will be in  
25 between board meetings, so what we would do is add

1 CHAIRMAN PESTANA: Seconded by  
2 Commissioner Dublin.

3 MS. RAMOS: Commissioner Dellabella.

4 COMMISSIONER DELLABELLA: Yes.

5 MS. RAMOS: Commissioner Dublin.

6 COMMISSIONER DUBLIN: Yes.

7 MS. RAMOS: Commissioner Goldsack.

8 COMMISSIONER GOLDSACK: Yes.

9 MS. RAMOS: Commissioner Lorenzo.

10 COMMISSIONER LORENZO: Yes.

11 MS. RAMOS: Commissioner Martinetti.

12 COMMISSIONER MARTINETTI: Abstain.

13 MS. RAMOS: Commissioner Peneda.

14 COMMISSIONER PENEDA: Yes.

15 MS. RAMOS: Chairman Pestana.

16 CHAIRMAN PESTANA: Yes.

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

20 MR. GUERRA: Item eight, Resolution  
21 3-2017-8 of the Hudson County Improvement  
22 Authority authorizing payment for metal ductwork  
23 fabrication and installation between board  
24 meetings.

25 As you know, Terminal Construction is

1 it to the bill list and then the Board would  
2 ratify it at the following meeting and approve  
3 that resolution.

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

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

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

24 So the result of this will be that you  
25 will have the opportunity to have three tin

1 knockers, three sheet metal contractors on the  
2 job, one doing one in the wings, one doing the  
3 other wing, and the first one of the bid. All  
4 will sign the PLA, all will sign letters of  
5 assent, but you have three subcontractors on the  
6 project. And we're recommending that we might  
7 have to pay every two weeks through Terminal.

8 This is typical in the industry  
9 especially for firms that have cash flow issues.  
10 And it's not troubled companies. But because the  
11 work is so big and so fast what you have done is  
12 have the opportunity to have other people involved  
13 on the project through the PLA.

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

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

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

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

1 yes, two not present.

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

4 CHAIRMAN PESTANA: As amended.

5 MR. NETCHERT: -- the motion as  
6 approved now refers to an estimated time period of  
7 installation from March to August as opposed to  
8 the original May - February to May.

9 MR. GUERRA: February to May, right.

10 MR. DOMURACKI: May I add one thing?

11 MR. NETCHERT: Certainly.

12 CHAIRMAN PESTANA: Yes.

13 MR. DOMURACKI: The fact that you have  
14 three contractors doing the job is, from a risk  
15 standpoint, very good for us because we don't have  
16 one contractor that we have to rely on through the  
17 course of the project.

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

21 MR. DOMURACKI: I would like to spend  
22 some time to give you an update on the project.

23 This is David Albano, assistant project  
24 manager on this project.

25 I'm Ted Domuracki from Mast

1 COMMISSIONER GOLDSACK: Okay.

2 MR. NETCHERT: Yes.

3 COMMISSIONER GOLDSACK: I would make a  
4 motion then.

5 CHAIRMAN PESTANA: I have a motion by  
6 Commissioner Goldsack.

7 COMMISSIONER LORENZO: Second.

8 CHAIRMAN PESTANA: Seconded by

9 Commissioner Lorenzo.

10 MS. RAMOS: Commissioner Dellabella.

11 COMMISSIONER DELLABELLA: Yes.

12 MS. RAMOS: Commissioner Dublin.

13 COMMISSIONER DUBLIN: Yes.

14 MS. RAMOS: Commissioner Goldsack.

15 COMMISSIONER GOLDSACK: Yes.

16 MS. RAMOS: Commissioner Lorenzo.

17 COMMISSIONER LORENZO: Yes.

18 MS. RAMOS: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Yes.

20 MS. RAMOS: Commissioner Peneda.

21 COMMISSIONER PENEDA: Yes.

22 MS. RAMOS: Chairman Pestana.

23 CHAIRMAN PESTANA: Yes.

24 MS. RAMOS: Resolution 3-2017-8 passes  
25 in the affirmative with seven board members voting

1 Construction.

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

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

9 MR. GUERRA: Okay.

10 MR. DOMURACKI: I'm going to tell you  
11 what I'm going to show you and then we'll show it.

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

19 I'm here because the last time I was  
20 here was September 14th, so we're nine months into  
21 the job and about 30 percent done on the  
22 construction. So with that I would like to do the  
23 30 seconds and then we'll go through the photos.  
24 I'll explain what all the pieces are later as we  
25 go through the photos.

1 Unfortunately there is no people to  
2 give you the scale. The project is 20 acres. The  
3 building is nine acres under the roof.

4 CHAIRMAN PESTANA: This is where we are  
5 on the job now, right?

6 MR. DOMURACKI: Yes. This was last  
7 week, yes, last Friday.

8 So we met on September 14th. This is a  
9 few weeks later. Basically this is the vapor  
10 barrier. That's the floor slab for the parking  
11 garage. And once we built the parking garage  
12 basically we raised the grade, so you won't see it  
13 as the photos continue throughout the months.

14 This is the floor finished. That  
15 finish is made specifically as non-slip. The  
16 reinforcement in here was fiberglass fiber, not  
17 reinforcement bar, approved by the architect.

18 This is just an overview. We're  
19 continuing with building. The basis of the entire  
20 parking garage is below grade.

21 The entrance, which I'll show you  
22 later, comes in and then out on the other side and  
23 it becomes the podium, which is the base for the  
24 rest of the project.

25 These are foundation walls in and

1 started pouring footings on top of piles. The  
2 only place we would have piles were on these two  
3 buildings and a little bit over here where we had  
4 pile support foundations.

5 Those are the fingers. It's upside  
6 down from that picture.

7 Here you see them. This slab is  
8 poured.

9 This is a three story building. These  
10 are two story buildings. Each one is an academy.  
11 This finger here is Architectural Engineering,  
12 Environmental Sciences, and this is the Performing  
13 Arts.

14 This is site storm drainage. We have a  
15 stored fill site and we raised the grade by about  
16 120,000 yards of soil. So the fabric that you see  
17 here is everywhere on the site. It's a  
18 demarcation of what is historic fill versus what  
19 we had. So if you ever have to excavate, you know  
20 that you have penetrated the fill into a historic  
21 fill zone.

22 So we started steel a few days before  
23 Thanksgiving.

24 That was a few days later. We were  
25 doing about 40 pieces a day. We had 1,900 pieces

1 around the parking garage.

2 This is all of the under slab conduit  
3 for the emergency generator electrical system.

4 This is another overview.

5 At this point what we're doing is we're  
6 starting what's called the podium now, which is  
7 the floor on top of the parking garage that you  
8 won't see as the grade gets raised. So we're  
9 going to continue through the next few weeks with  
10 rebar and pouring the podium slab, which is a  
11 12-inch slab that supports the rest of the  
12 building.

13 The rebar placed for the podium.

14 We start at 6:00 a.m. so you get the  
15 pour complete.

16 This is the finished floor.

17 This is more podium.

18 These are the shores that you shore and  
19 brace. After the podium is poured it has to stay  
20 in place until the concrete comes up to strength  
21 and it passes all of the tests that we have.

22 Terracon is our independent test agency. They  
23 check on Terminal Construction.

24 An overview of the whole site.

25 Just in terms of the wings, we just

1 to install. It was 2,100 tons on the project. A  
2 normal general good sized job is 3 to 500 tons a  
3 yard. There's 2,100 tons of structural steel  
4 here.

5 That was in one week.

6 So here is the garage finished. This  
7 is the podium, okay, and now you that see the  
8 garage is finished. There is a lot of work left  
9 to do. We have to do electrical, fire protection,  
10 that sort of thing, but it's formed and poured, so  
11 we're out of the ground.

12 MR. GUERRA: Ted, isn't that sized for  
13 about 186 --

14 MR. DOMURACKI: There is 184 cars below  
15 grade and I believe 181 outside on the parking  
16 lot. So this is only for faculty and staff.  
17 Students, if they are allowed to park, have to  
18 park outside. And this below is the detention  
19 basin that will be landscaped.

20 These are foundation walls in and  
21 around the podium.

22 This is the beginning of the Performing  
23 Arts Center, the circle that looks like a backward  
24 comma that you see here. I believe it's a 300 or  
25 350 seat auditorium and Performing Arts Center.

1 This is the Administration Office over  
2 here.

3 The podium is complete.

4 So what you see is once the steel goes  
5 in you immediately put the deck on, and once you  
6 get the deck on you pour the floors within the  
7 building.

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

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

14 That's the Performing Arts Center.

15 This is gymnasium, which you can see  
16 clearly.

17 February 1st.

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

21 This is the deck for the roof of the  
22 gymnasium.

23 So this is going to be a skylight over  
24 the cafeteria in what's called the hub, the center  
25 part of the circulation. Just above where the

1 is we started exterior metal framing that's going  
2 to allow us to start the brick and masonry on the  
3 exterior facade. The goal is to be enclosed by  
4 August so that they can temporarily heat the  
5 building and start the interior finishes.

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

9 Work in place is \$50 million since we  
10 started.

11 About 30 percent complete, 30 percent,  
12 35 percent of the project is scheduled nine months  
13 out of 27 months.

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

18 Is there any questions?

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

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

23 COMMISSIONER MARTINETTI: All right.

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

1 gymnasium is is a cafeteria, and there is going to  
2 be major skylight over that space.

3 This is February 8th.

4 Go back.

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

8 A VOICE: The 14th.

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

12 They started masonry block.

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

15 The deck is complete over the  
16 gymnasium.

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

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

25 So what's happened in the last few days

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

8 The target date was June 2018?

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

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



1 finalizing the process and I want to present that  
2 at the next meeting.

3 COMMISSIONER DUBLIN: Are you ahead of  
4 schedule?

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

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

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

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

24 MR. NETCHERT: Based upon what you just  
25 said I assume if I worked there I could throw away

1 managing as we go through the project.

2 COMMISSIONER DUBLIN: You have outside  
3 lighting?

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

6 COMMISSIONER DUBLIN: Okay.

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

15 MR. DOMURACKI: Right.

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

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

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

1 my umbrella, that I'm never going to get -- I'm  
2 never going to be outside?

3 MR. DOMURACKI: Not if you are a  
4 student.

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

7 MR. DOMURACKI: Yes.

8 MR. NETCHERT: I would just need summer  
9 coats. Nice. Nice. It's a cushy, cushy place.

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

12 MR. NETCHERT: Nice.

13 MR. DOMURACKI: So there is a  
14 circulation -- there is a couple of changes that  
15 authorities have in jurisdiction, Secaucus  
16 Building Department made us add. There is a  
17 circulation road around the outside that's also a  
18 walkway for people. There is a fence. There is a  
19 retaining wall here that you don't see. They made  
20 us add a water system with hydrants all the way  
21 around project, which was an extra to the project.

22 They also made us configure or reconfigure the  
23 entrance into the site for emergency vehicles and  
24 fire trucks bigger than what we had at our  
25 security case. So those are changes that we're

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

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

12 MR. GUERRA: Right.

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

15 MR. NETCHERT: And where is the frozen  
16 wall going to go?

17 MR. DOMURACKI: It went somewhere else.

18 MR. NETCHERT: It's not going --

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

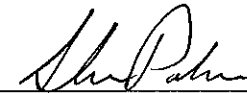
21 I thought this would be a good  
22 opportunity just to give you guys an update since  
23 we have a light agenda.

24 CHAIRMAN PESTANA: Thank you.

25 MR. DOMURACKI: I have a copy of this.

1 If you would like, I'll leave them here.  
 2 MR. GUERRA: So I guess that would be  
 3 it.  
 4 Is there anything else?  
 5 CHAIRMAN PESTANA: If there is nothing  
 6 else --  
 7 Mary-Ellen, do you have anything for  
 8 us?  
 9 MS. GILPIN: Shredding starts not this  
 10 Saturday, next Saturday, and then from there it's  
 11 every weekend.  
 12 Earth Day is five weeks from Saturday.  
 13 Next month I'll have stuff for you.  
 14 CHAIRMAN PESTANA: Is that it?  
 15 (No response)  
 16 CHAIRMAN PESTANA: If there is nothing  
 17 else is there a motion to adjourn?  
 18 COMMISSIONER GOLDSACK: Motion.  
 19 CHAIRMAN PESTANA: Motion by  
 20 Commissioner Goldsack.  
 21 COMMISSIONER PENEDA: Second.  
 22 CHAIRMAN PESTANA: Seconded by  
 23 Commissioner Peneda.  
 24 All in favor?  
 25 COMMISSIONER DELLABELLA: Yes.

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 3  
 4 CERTIFICATION  
 5  
 6  
 7 I, Sharon Palmer, C.C.R., License  
 8 Number X100796, a Certified Court Reporter of the  
 9 State of New Jersey, do hereby certify that the  
 10 foregoing is a true and accurate transcript of my  
 11 stenographic notes of the within proceedings to  
 12 the best of my knowledge and ability.



Sharon Palmer, C.C.R.

Dated: March 9, 2017

1 COMMISSIONER DUBLIN: Yes.  
 2 COMMISSIONER GOLDSACK: Yes.  
 3 COMMISSIONER LORENZO: Yes.  
 4 COMMISSIONER MARTINETTI: Yes.  
 5 COMMISSIONER PENEDA: Yes.  
 6 CHAIRMAN PESTANA: Yes.  
 7 Thank you.  
 8 MR. GUERRA: Thank yu.  
 9  
 10 (Whereupon the meeting concludes at 6:03 p.m.)  
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