

RESOLUTION NO. 2018-188

A RESOLUTION APPROVING THE USE OF SECOND GENERATION ENTERPRISE ZONE ASSISTANCE FUNDS FOR ECONOMIC DEVELOPMENT LOAN TO NEWCOMB MEDICAL ALLIANCE CENTER, LLC.

WHEREAS, the City of Vineland Revolving Loan Fund Second Generation Loan Committee has submitted a proposal dated April 24, 2018, for use of Second Generation Enterprise Zone Assistance Funds for the following project: Economic Development Loan to Newcomb Medical Alliance Center, LLC.; and

WHEREAS, it is considered to be in the best interest of the City of Vineland and the community in particular that Second Generation Enterprise Zone Assistance Funds be utilized for the above-mentioned project; now, therefore,

BE IT RESOLVED by the City Council of the City of Vineland that said Council does hereby approve the use of Second Generation Enterprise Zone Assistance Funds for the following project, in accordance with the proposal submitted by the City of Vineland Revolving Loan Fund Second Generation Loan Committee:

Economic Development Loan to:

Newcomb Medical Alliance Center, LLC	\$2,180,425.00
--------------------------------------	----------------

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all documents associated with this loan.

Adopted:

President of Council

ATTEST:

City Clerk

MEMORANDUM

TO: City Council President and Members

FROM: City of Vineland Revolving Loan Fund
Second Generation Loan Committee

SUBJECT: **Applicant:** Newcomb Medical Alliance Center, LLC
Loan Amount: \$2,180,425.00

DATE: April 24, 2018




Dear Council President Spinelli, Councilmen Acosta, Franceschini, Vargas, and Councilwoman Calakos:

On behalf of the City of Vineland Revolving Loan Fund Second Generation Loan Committee, please accept this letter recommending a commitment be given to the above applicant for a second generation loan in the amount as stated herein above to be utilized for construction of Vineland EMS Building.

Please note that the committee finds that the purpose of the loan meets the criteria set forth in the Statute made and provided governing Urban Enterprise Zone Loans. The committee further finds that the loan will promote economic development, creation/retention of jobs, and/or tax ratables that will benefit the City of Vineland.

Further, please note that based on the information provided, the applicant has the present ability to repay said loan and the loan would be properly protected in that the pledged collateral has a net value which equals or exceeds the amount of the requested funding.

Respectfully submitted,

Sandra Forosisky
Director of Economic Development

SF/fd

cc: Frank DiGiorgio
file





August 30, 2017

Newcomb Medical Alliance Center, LLC
12 Crest Court
North Haledon, NJ 07508

**RE: Vineland EMS Building
Former Newcomb Medical Center
Vineland, NJ
Proposal #3-Revised**

Attn: Mr. Angelo Danza

Dear Mr. Danza:

Archetto Construction, Inc. is pleased to submit the following proposal to renovate 8,456 SF of 1st story and 6,300 SF of basement at the former Newcomb Medical Center Building for use as the new Vineland EMS Headquarters. Our proposal is based on the Architectural Plans prepared by SPG3 Architect firm, last revised on 8/30/17 which was developed along with the EMS Director and Chiefs. Below please see scope of work:

General Conditions:

- Provide Architectural, Mechanical Engineering and Structural Engineering design for permitting. These design documents are suitable for Design Build turnkey construction only.
- Provide project Supervision, temporary site services, equipment, construction debris removal and final construction cleaning for the building.
- Provide (2) sets of closeout documents including As-Built Drawings, Warranty Documents and Equipment Manuals.

Existing Conditions:

- Provide selective demo for new roof penetrations and wall openings.
- Provide selective demolition of building components as shown on the plans.

Concrete and Masonry:

- Install garage foundation system including 12"x24" footings, 12" CMU foundation and rigid insulation 2' vertical and 2' horizontal.
- Install 12" split face CMU for garage walls and lift shaft. Split face CMU to be selected from Earthtone Colors.
- Provide slab on deck infills for existing 1st floor as required.
- Install 6" slab on grade with vapor barrier and WWF for garage area including concrete apron at overhead doors.
- Install (10) 6" pipe bollards for garage area with cover.
- Install CMU demising wall for basement and 1st floor to bottom of deck. (Lot line wall)
- Install foundation and CMU foundation wall at basement level where adjacent building demolition creates an opening.
- Install CMU exterior wall where tower building demolition creates opening.
- Provide masonry brick repair and pointing where required on Howard Street entrance.

1400 West Landis Avenue
Vineland, NJ 08360



"Our Business Is Building Yours"

Phone (856) 692-8781
Fax (856) 692-8466

August 30, 2017

Vineland EMS Headquarters
Proposal No. 3-Revised – Continued

Structural Steel:

- Install steel bar joist and deck for garage.
- Install steel lintels for door openings.
- Install framing and metal deck for floor infills.
- Install railings for new entrance (Door 100A) and Howard Street steps.

Carpentry:

- Provide light gauge metal stud partitions and blocking for office area.
- Provide roof framing and sheathing for material lift shaft roof.
- Provide infill framing and dens glass sheathing for exterior walls.
- Install fire rated sheathing for IT closet wall.
- Provide treated wood blocking for parapet walls at the roof.
- Cut roof openings and provide blocking for RTU's and exhaust.
- Provide laminate counters and casework in areas shown on plan.

Insulation:

- Provide R-11 sound batt wall insulation and R-19 above ceiling insulation for office area.
- Provide R-19 batt insulation on exterior walls.
- Provide EPDM roofing system over existing roof including tapered insulation to roof drains. R Value = 14.5.
- Provide EPDM roof system over garage including flat insulate equal to R-21.
- Provide aluminum coping and flashings for new roofing system.
- Provide scupper and downspout for material lift shaft.
- Provide gutter and downspout for garage.
- Provide EIFS system for exterior infills.
- Provide fire stopping at penetrations.
- Provide exterior caulking at existing masonry and new EIFS.

Doors and Windows:

- Provide medium stile aluminum storefront system for Door 100A and 130A. Door system to include standard rim panic device, tubular pull, standard duty closer and 1" insulated clear low-E glazing.
- Provide hollow metal doors and frames for doors 105, 140, 140A, 133, 132, (2) existing entrance at Howard street, door 150 and door 150A.
- Provide pre-finish solid core wood doors with birch veneer for office doors.
- Doors to include Grade 2 ADA hardware sets. (Access hardware to be provided by others). (Exhibit B)
- Provide sliding glass window for administration room.
- Provide (2) new and (4) replacement aluminum storefront window systems. Window assembly to be clear anodized aluminum, thermally broken frames with clear insulated Low-E glazing door system to include standard rim panic device, tubular pull, standard duty closer and 1" insulated clear Low-E glazing.
- Provide (4) insulated overhead doors with operators, one section of ½" insulated glass and door seals.

August 30, 2017

Vineland EMS Headquarters
Proposal No. 3-Revised – Continued

Finishes:

- Provide GWB on interior partitions and hard ceiling surfaces.
- Provide flooring including commercial grade carpeting, VCT, VCB, ceramic wall tile and ceramic floor tile.
- Provide 2x4 acoustical fissured ceiling tile and 15/16 Class A grid in office area.
- Provide FRP paneling at urinal and mop sink area.
- Provide painting including GWB surfaces, hollow metal doors & frames, garage walls, garage ceiling and concrete sealer for garage floors.
- Pressure wash basement and paint basement walls.

Specialties:

- Provide ADA restroom signage as required by code.
- Provide Bobrick or equal restroom accessories including (3) grab bar sets, toilet paper holders, (6) mirrors, (3) hand dryers, (3) clothes hooks, (2) napkin dispensers, (4) recess wall receptacles, (6) soap dispensers and (4) paper towel dispensers.
- Provide (3) powder coated, metal toilet partitions. Partitions to be floor mount, overhead braced.
- Provide (2) surface mounted and (3) semi-recessed cabinet mount fire extinguishers.
- Provide (30) 12" wide x 12" deep x 36" tall, 2-tier metal lockers with flat top and closed base in restroom area.
- Provide (2) wood benches with metal base in restroom area.
- Provide pre-manufactured aluminum wall hung canopy at main entrance. Finish TBD from clear anodized, white or bronze enamel.
- Install (25) custom room identification signs.
- Provide custom acrylic cut letter sign with LED illuminated channel letters above canopy. (Exhibit A)
- Provide "Customer Entrance" sign at entrance.
- Provide custom acrylic sign mounted to wall surface on the Howard Street side. Sign to be illuminated at light fixtures. (Exhibit A)
- Provide a full color LED display board below the wall signage on Howard Street. (Exhibit C)
- Provide Allowance of \$7,500 for supply and install of Day Room refrigerator, microwave, dishwasher, wall oven and ice machine as specified by the City of Vineland on 7/26/17. Provide electric and water hook ups as required. Provide modifications to Day Room including knee wall and counter. (Exhibit D)

Conveying Systems:

- Provide a hydraulic equipment lift with a 6'x8' platform for basement storage. Lift to include 2,000 pound capacity, 2-level travel and access doors at both levels with safety devices.

Fire Suppression:

- Provide wet-type fire suppression system for fit-out including pendant style sprinklers for the 1st floor space, upright heads in basement space, upright heads in garage area and sidewall heads under garage doors. Fire suppression design assumes adequate City water pressure at riser.

August 30, 2017

Vineland EMS Headquarters
Proposal No. 3-Revised – Continued

Plumbing:

- Provide plumbing system for fit-out including PVC sanitary piping, copper domestic water piping, PVC vent piping, pipe insulation as per code, (5) waste closets, (6) lavatories, (1) urinal, (2) ADA showers, (1) mop sink, (1) laundry tray in garage, (2) hose stations in garage, shower and service sink in Decon Room, floor drains, single bowl sink in kitchen, HWH for facility and (2) oil/sand interceptors at garage.
- Provide gas piping for building,
- Provide roof drain piping for building.
- Install sump pump into existing pit for basement floor drains.

HVAC:

- Provide HVAC for office space including rooftop units with gas fired furnaces and approximately 19-tons of cooling.
- Provide IT room conditioning with a wall mount mini-split HVAC system and wall mount thermostat.
- Provide basement dehumidification system including ductwork to large storage rooms and condensate piping for unit.
- Provide garage heating including (2) gas fired tube heaters.
- Provide garage exhaust system controlled by CO/CO2 sensor including motorized dampers.
- Provide room exhaust fans for Restroom 117, Restroom 118, Janitors Closet 119, Restroom 135, EMS storage 131 Decon Room 132, and Restroom 100A.

Electrical:

- Provide building electric including:
 - 400 AMP 120/208 3-phase service panel.
 - 4" underground service lateral to pole, (2) 4" PVC conduits for telephone, (1) 2" PVC conduit for data. Service conduit figure at 60' from building to pole.
 - 100 KW emergency generator with weather proof enclosure to be mounted on existing vault lid.
 - Interior 2x4 fluorescent light fixture.
 - Emergency and exit fixtures as per code.
 - Fixtures, switches and outlets for fitout.
 - (14) telephone and data conduit drops.
 - Power wiring for rooftop units, mini-split unit, exhaust fans, hot water heater, electric range, gas fired tube heaters in garage, (4) overhead doors, lift and (2) cord reels for ambulance truck chargers.
 - Provide addressable fire alarm and detection system.

Sitework:

- Provide selective site demolition including concrete walks, curbs, brush removal, asphalt removal required for site improvements.
- Provide grading garage building sub-base, backfill and topsoil placement.
- Provide concrete curbing, handicap access, concrete walks, asphalt pavement, line stripping and signage.
- Provide security fence for generator area.
- Provide fertilizer and grass seed.
- Provide domestic water piping.

August 30, 2017

Vineland EMS Headquarters
Proposal No. 3-Revised – Continued

- Provide fire suppression water main and wet tap.
- Provide sanitary lateral to existing manhole. Sanitary to be gravity flow.
- Provide site irrigation system for Howard Street vegetation.
- Provide flag pole, base and light on Howard Street side of the building.

Data, Phone & Security:

- Install phone and data wiring as per the scope shown on Dave Guidarini proposal dated 6/23/17, (Exhibit B). This scope of work was provided to the subcontractors by the City of Vineland.
- Install access control and surveillance camera system as per the scope shown on Safe and Sound Security proposal (Exhibit B). This scope of work was provided to the subcontractors by the City of Vineland.

Please be advised that these two proposals were derived between the City of Vineland and the Subcontractors. Any changes to the scope of work will be handled as a change order to the project.

**Preliminary Proposal Amount: ----- \$2,180,425.00
(Two Million One Hundred Eighty Thousand Four Hundred Twenty-Five Dollars and No Cents)**

**This proposal is valid for fourteen (14) days.*

**Prevailing Wage Labor applied.*

Archetto Construction reserves the right to modify our proposal as may be required by the final construction documents for permitting.

Exclusions:

1. Permit fees.
2. Bonding.
3. Utility fees or wet taps.
4. Fire pump for fire suppression. (Assumes city water pressure is adequate for system).
5. Furniture.
6. Ventilation hood or ansul system in kitchen.
7. Commercial kitchen.
8. Non-standard working hours (work to be performed during regular business hours – 7:30am to 3:30pm).
9. Any unforeseen or latent conditions not mentioned in this proposal.

Thank you for the opportunity to provide a proposal for your project. If you should have any questions, please contact our office.

Sincerely,

Nicholas A. Rehm, Vice President