

CITY OF VINELAND

RESOLUTION NO. 2020- 31

RESOLUTION AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE CITY OF VINELAND AS LESSEE AND THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AS LESSOR REGARDING 57 WEST PARK AVENUE, VINELAND NJ.

WHEREAS, City Council adopted Resolution 2017-586, a Resolution authorizing the execution of a Lease Purchase Agreement with the Cumberland County Improvement Authority (CCIA) for property known as 57 West Park Avenue (Property); and

WHEREAS, the Lease Purchase Agreement, at Paragraph 7 thereof, provides for “Tenant Fit Out” of the Property for the Department of Public Works and the Vineland Electric Utility (VMEU), the cost of which would be paid by the City; and

WHEREAS, Resolution No. 2018-449 provided for the First Amendment for Phase One of the “Fit Out” for additional work to better suit the personnel occupying the Property; and

WHEREAS, VMEU has requested the CCIA provide a quotation for Phase Two of the “Tenant Fit Out” on behalf of the Vineland Municipal Electric Utility (VMEU) for additional work that will include Electrical, Structural, Mechanical, Plumbing, Millwork for various areas and the Control Room

WHEREAS, the CCIA provided a quotation dated October 18, 2019 for VMEU in the amount of \$564,384.22 to complete Phase Two of the “Fit Out”, as attached heretofore and made a part hereof; and

WHEREAS, the Parties intend upon amending the Lease Agreement to allow the CCIA to perform the Tenant Fit Out as authorized by the Lease Purchase Agreement and the City to pay for the cost as approved by the Architect as required in said agreement; and

WHEREAS, the CFO has certified the availability of funds.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Vineland that the Mayor and Clerk are authorized to execute a second amendment to the Lease Agreement for the property known as 57 West Park Avenue upon review by the Director of Law and Director of the Vineland Municipal Utilities.

Adopted:

President of Council

ATTEST:

City Clerk

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|-------------------------------------|------------------------------------|------------------------------|
| PROJECT: | CONTRACT INFORMATION: | Phase Two |
| 57 W. Park Ave- Vineland Electric | Contract For: General Construction | |
| | Date: | Date: 10-18-19 |
| OWNER: | ARCHITECT: | CONTRACTOR: |
| City of Vineland | David P Macken | MARINO GC INC |
| Cumberland County Improv. Authority | | PO Box 802, Wmstwn. NJ 08094 |

BASE BID:

Page One

Electrical:

1. Change CAT6E to CAT6E shielded, including wire jacks, patch panel and additional labor : \$14,648.00
2. Additional lighting controllers- not shown in plans and reviewed with Vineland Electric: \$3,697.00
3. Door Access/Security: Install wiring for the following- (11) homeruns to demark locations, (11) door contact, (10) card readers, (10) motion sensors, (11) door strikes,. Provide all wiring for access controllers. Provide wiring cat6e homeruns for (3) camera, install (3) exterior supplied cameras. - : \$22,900.00

ACT Ceilings:

1. Change boardroom ceiling to Cirrus tile and use 9/16 grid: \$2,175.00

Structural:

1. Engineering for front canopy structural support : \$457.50
2. Install (2) steel channels for front awning. Reframe 2x6 ceiling for access to install steel: \$2,945.00

Mechanical/Plumbing:

1. Change (6) faucets to Elkay- Cost \$3,795.00 -Credit \$1,200.00 -: \$2,595.00
2. Add (1) additional coffee maker water line, stainless outlet box/valve in board room- : \$2,090.00
3. RTU Startup, Trane Cost and warrenty \$3,635.42

Millwork- Cabinets/Countertops/Appliances

1. Breakroom #146- Upgrade cabinets to Pure style- Durham/Glacier Grey-: \$1,675.00
2. Restrooms: Change (6) wall hung lavs to solid surface tops and corian type under mount sinks, with PLAM Millwork casework Cost: \$8,515.00 -- less Credit for (6) lavs- \$1,410.00 = Sub-Total: \$7,105.00 - Less Credit for not installing Boardroom 110 base cabinets and countertop- (-\$2,100.00). : \$5,005.00
3. Replace (4) built in cabinets with (4) Credenzas to match boar room table \$7,888.00
4. Appliances for break room \$2,129.85
5. Supply and install (28) window shades \$4,825.00
6. Supply and install (16) TV with Mounting Arms at selected locations \$9,187.68

Main Office Area/Corridors:

1. Install additional break room power, outlets for added microwave and counter
 2. Install additional outlets for system furniture layout not in plans
 3. Install additional data raceway and cable that were not in the original plans
 4. Install (2) additional 30amp single phase twist-loc outlets in IDF room
 5. Install dedicated circuit for card access equipment
 6. Install 3 additional dedicated quad outlets in IDF room
 7. Install 1 dedicated circuit for verizon equipment
 8. Install control wring for hot water heater shut down
 9. Install ladder tray in ceiling for all cross connections and cable routing. Install ladder tray from ceiling tray to data rack including waterfall drop down into racks
- \$17,843.38**

Base Bid Continued :Page Two

1. Additional Cost for increased exterior VMEU letters from specified 12" to 16"- \$3,627.00
2. Exterior lighting fixtures with associated wiring front and side of main entrance--\$9000.00
3. Relocate Power and Voice Data Jacks---\$6,400.00
4. Install DMI cables in conference rooms and training rooms---\$7,237.00
5. Install Co-Ax cables to (16) TV locations with terminations and jacks--\$15,873.00
6. VMEU Wall Murals and LOGO`s—Reception Area and Main Entrance Wall-- -\$7,500.00
- 7.

Board Room:

1. Install additional recessed downlights and additional branch wiring, dimmer devices layout and install new above counter dedicated circuits and outlets on the right side of the folding wall -\$7,130.43

CONTROL ROOM:

Electrical:

1. Additional costs for power distribution as per REL drawings: \$24,972.00
2. Additional costs for lighting package per REL drawings: \$41,182.16 less credit for bid amount - \$3,624.00
\$37,557.00
3. Additional costs for power for outlets, upgrade data to shielded, RTU and HVAC equipment per REL drawings:
\$29,894.00

Control room TV/Data/Voice

1. Removal of TV boxes that were installed, supplied and roughed in - change during REL meeting
2. Install all new metal Chief wall AV boxes, in all TV locations
3. Install new duplex outlets per TV box, and terminate
4. Install new 2" EMT raceway system for the above listed boxes, conduit to terminate under raised data floor for use now and in the future \$19,723.51

Mechanical/Plumbing/Appliances

1. HVAC modifications per REL drawings- includes Deducts from bid amount applied : \$123,948.00
2. Storage Room 126- as per sketch SKM-20 add ductwork above transformer: \$5,786.00
3. Insulation: ductwork, plumbing lines as required for added control room -REL plans: \$18,696.00
4. Control Room Appliances \$958.95

Fire Protection:

1. Add pre-action system in control room in areas not covered by FM200. Credits applied for base bid: \$23,111.00.
NOTE: *The reasons for this increase is with the preaction system there needs to be additional heads and piping compared to the FM200, along with a compressor added, preaction valve, and panel*

General Contracting:

1. Framing, drywall, fire rating, upgrades per REL drawings: \$24,342.00
2. Access Floor- upgrades, seal opening per REL drawings: \$2,520.00
3. Cabinet/Countertop- Upgrade to Purestyle-Durham/Glacier Grey (add \$1,660.00), change 60LF +- of countertops from PLAM to meganite solid surface- urban habitat (add \$7,288.00) Total: \$8,948.00

Control room as per meeting RELamb

1. Monitor Wall- Demising wall remove existing drywall, for new conduit HDMI/IT wiring. Install new drywall, tape and finish.: \$3,324.00

CONTROL ROOM Continued: Page Three

2. Install additional rated 3/4" plywood to walls in IT room, and Control room per VMEU.--\$3,540.00
3. Patching of holes from old TV boxes, relocating metal framing to accomadate new specified TV boxes.
: \$1,150.00
4. Roof Curbs and Framing for fan coil units, condensers as per REL drawings. Roof flashing and TPO roofing patch work as required.: \$15,000.00
5. Installation of TVs and brackets- approx.14, and misc items as required.: \$4,600.00
6. Install 4 additional semi recessed fire extinguisher cabinets as per REL drawings.: \$1,950.00
7. Project Management/Foreman increased time onsite, rentals, temp restrooms. \$24,900.00
- 8 Fire Protection: Install 1 new purge panelfor computer room, control wiring from purge panel to CheetahXi control panel. Install 1 new smoke detector with base for restroom (this will be addressed and connected to the Cheetah Xi 50 control panelfor pre-action release). \$ 2,980.00
9. Modify ductwork, fire dampers, equipment supports and duct heaters per RELamb---\$16,019.50
10. Additional Architectural and Mechanical Engineering----\$10,000.00

Base Bid-----\$160,464.26
Control Room-----\$403,919.96
Total-----\$564,384.22

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

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| ARCHITECT | CONTRACTOR | OWNER |
| David P Macken | Marino GC Inc. | CCIA- Vineland Electric |
| 1876 Greentree Road | PO Box 802 | 57 W. Park Ave |
| Cherry Hill NJ | Williamstown NJ 08094 | Vineland NJ |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| | Joe Marino- owner | |
| DATE | DATE | DATE |