

TOWNSHIP OF WASHINGTON, WARREN COUNTY

WORKSHOP MEETING

April 3, 2008

The Work Shop Meeting of the Township Committee was held this date at the Municipal/Police Building located on Little Philadelphia Road. The meeting was called to order at 7:00 p.m. by Mayor David Dempski.

SUNSHINE LAW COMPLIANCE - The Mayor noted that this meeting was being held in compliance with the Open Public Meetings Law of 1975 in as much as a notice had been published in the Star Gazette and transmitted to the Express Times and posted at the municipal building.

ROLL CALL: Dempski, present; Elbassiouny, present; Horensky, present; Mueller, present; Strunk, present. Mary Ann O'Neil, Township Clerk, Peter de Boer, Public Works Manager, Alex Soffiantini, Architect and Barry Coopersmith, President of Coopersmith Brothers, were also present.

SALUTE TO FLAG

ORDINANCE

Bond Ordinance 08-06 to Appropriate an Additional Sum of \$576,000 for Various Building Improvements in, by and for the Township of Washington, in the County of Warren, New Jersey to make a Down Payment to Authorize the Issuance of Bonds to Finance such Additional Appropriation and to provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of such bonds to the public.

The Mayor said the Committee will be reviewing some of the change orders that were proposed to make sure they are still on track.

The Mayor asked Coopersmith what the General Condition Costs (GCC) beyond substantial completion date was on each change order. Coopersmith said General Condition is what he determines it is, all the supervision, port-a-johns, running trucks back and forth, (office management for the project). In his principal pay, he had scheduled values, line item 99, and the total value based on the job for an eight month job was around \$91,000. Since this job is going beyond the completion date of May 8, he estimated the additional time was going to take to perform the work and came to a value per month, divided by work days in the month, to come up with \$676 per day additional to manage the job past the original completion date in May.

de Boer said there were two ways to handle this. They could put zero days in at that time, but all the 16 change orders has days added to them. The Mayor asked why the date is extending. Coopersmith said, because he never got answers from the owners in a prompt time to order specific items, which has extended his time frame to do the work.

The Mayor said the GCC beyond substantial complete date is the reason the numbers are wrong. de Boer said the GCC should not come out of top numbers, it should come out of contingency costs. The Mayor said this is gone already. Each change order had GCC on it. Coopersmith said he is anticipating a completion sometime in July and GCC had been distributed amount the 16 change orders, but they add up to about 38.

There was discussion on the delay of completion, because owners did not make decisions and things had to be ordered, which has delayed the items being received. There was also the problem of the architect not being on the job and not returning until January. Soffiantini said the overall delays have added additional time for contractor to do the work and it will probably not be done until July. So, there are additional GCC that must be added. de Boer told the Committee they could take every day out of every change order and agree that every day the project past May 8th they will pay that day's rate.

The Mayor said that the estimates had been reviewed by de Boer, but nobody told him about the GCC being added. Coopersmith said he has written, in the course of time, starting on September 12, 2007 a claim for additional time and costs, because of the delay by the owner. He has, since then, written several letter calling it an ongoing claim, under the General Conditions for contract. He has been delayed from the start on this project. It took him 4-1/2 to 5 months to get a building permit, which was just the start of the problem. He advised they needed to bring the architect back on the job. Elbassiouny said some of the rates need to be adjusted. de Boer suggested going through the change orders. They could also approve a day rate, past the May 8th deadline. Coopersmith said to get the rate, he used the GCC times the length of the contract, divided by the days in a month, which comes out to \$676, which would be working days. Coopersmith agreed to the daily rate if the Township wanted to do it that way.

Each change order was reviewed and the GCC was taken out. The total was \$525,000, which leaves a contingency of \$51,000. The bond was going to be for \$576,000.

There was discussion on changing the change orders that the Committee had a problem with. The Mayor asked the Committee if any of them had any significant objections to the change orders. Strunk had a problem with the one for de Boer's office and the extra closets that were added to the Police Lieutenant and Chief's office and door between the proposed mens locker room and the locker room. The OEM room was made smaller and the Trainer Room larger. Strunk asked if the Mayor and Elbassiouny authorized these changes, they did not. de Boer said he had been authorized to approve change orders under \$10,000. He could have the Mayor and Elbassiouny approve, but nothing could be done until the bond was approved. Strunk said, also the change order for the counter tops and cabinets for the conference room for break room. Elbassiouny had no objections. Mueller was concerned with interior signs and exterior painting, which the Mayor agreed with.

The Mayor said that a proposal had been received from Finelli for Professional Surveying and Engineering Services. There had been funds put aside for this, but some of the work has been duplicated. de Boer said this has been duplicated for the third time. They do have an original site plan from Engineer Robert Miller. He suggested they just work off that site plan. The only thing it does not have is lighting. He has already talked to the supervisor and electrician on the job. He could provide a lighting plan as a change order, which would be cheaper than what Finelli would come up with as a plan. On sidewalks, they could work with the contractor and do as a change order. de Boer will do further researching and come back to the Committee.

There was discussion on the Architect proposal for Construction Administration Services. Soffiantini agreed to work for the Township on an hourly rate of \$135 per hour. This would run approximately 10-15 hours a week. Right now he is still catching up on details, but it will go down to 10 hours a week.

Mueller made a motion to open Ordinance 08-06 to the public, Elbassiouny seconded.

ROLL CALL: Mueller, yes; Elbassiouny, yes; Horensky, yes; Strunk, yes; Dempski. Nobody from the public wished to be heard. Elbassiouny made a motion to close the public hearing, Mueller seconded.

ROLL CALL: Elbassiouny, yes; Mueller, yes; Horensky, yes. Strunk, yes; Dempski, yes.

Dempski made a motion to approve Ordinance 08-06, Mueller seconded.

ROLL CALL: Dempski, yes; Mueller, yes; Horensky, yes, but wanted to add that he was sorry it took them so long to get to this point. The entire thing could have been solved a year ago, without having the delays mentioned at this meeting, because of personal reasons delaying the project; Elbassiouny, yes and echoed Horensky's concerns; Strunk, no.

Horensky asked Strunk if he had an explanation for the no vote. Strunk said he has given it several times before and if he had any comments, he would have done it during the comment section. He has elaborated enough in the minutes on his position on how this project has gone.

RESOLUTIONS

The Mayor asked if anyone wanted to pull out any Resolution and if not, they would be voted on with a consent agenda. Elbassiouny made a motion to approve Resolutions 08-64 through and including 08-67, Horensky seconded.

ROLL CALL: Elbassiouny, yes; Horensky, yes; Mueller, yes; Strunk, yes; Dempski, yes.

08-64 Refund Resolution, Refund for Deposit made in reference to Risenberg Construction Permit

08-65 Authorize & Approve Salaries & Wages for Certain Employees (Seasonal Cryan & Rader)

08-66 Authorize & Approve Salaries & Wages for Certain Employees (Fascenelli/Right to Know)

08-67 Authorize & Approve Salaries & Wages for Certain Employees (OEM/Scher & Cicerelle)

OLD BUSINESS

Discussion of New Municipal Building - Strunk said that he wanted to address Coopersmith and Soffiantini. He said that during the recent site inspection, especially up on the roof, he noticed some of the overlay underneath the roof coating where the seams are is loose and when you step on it, it will move up and down. This could be a potential problem if it is not fastened down properly. Also, there is water ponding up in the corner where it is supposed to exit. Also, where some of the pipe seals go down through for the air conditioning, when they sealed it, after it sealed, it sinks. So, water will be able to lay in there, so this must be redone to make sure it has a positive flow technique to it. Also, on the roof, additional coping work has to be done where the new addition meets the old. There is no positive flow of water there, it lays in the corner. Elbassiouny asked Strunk to put this in an e-mail and send to de Boer, who can forward it to Soffiantini and Coopersmith.

Strunk asked if they were going to do anything with the change orders. The Mayor made a motion to approve the Change Orders, as stated, Change Orders 2A, 3B, 4 and 5 through 16, exclusive of the General Condition

Costs, which will be done on a per day basis, Mueller seconded.

ROLL CALL: Dempski, yes; Mueller, yes; Elbassiouny, yes; Horensky, yes; Strunk, no.

Elbassiouny asked that if the five day projects or 10 day projects can be done now, under the contract, that they be done and listed. Elbassiouny would like to see a list at least three days before the meeting.

AUCTION OF ADMINISTRATION BUILDING

The Mayor said the auction ad has been placed in six papers. The brochure has been sent out to 14,000 prospective bidders and have already received calls on the property. There will be an open house on Wednesday, April 9th from 2 pm to 5 pm. The final contract is still being worked on by Township Attorney Lavery and Auctioneer, Max . Spann.

OTHER

There was discussion on getting RFP's together on the security and telecommunications.

PAYMENT OF BILLS

Horensky made a motion to approve the bills that each committeeman signed, Mueller seconded.

ROLL CALL: Horensky, yes; Mueller, yes; Elbassiouny, abstain; Strunk, yes; Dempski, yes.

There being nothing further to come before the Committee, Elbassiouny made a motion to adjourn at 10:00 p.m., Horensky seconded. All were in favor.

Respectfully submitted,

Mary Ann O'Neil RMC/CMC/MMC
Township Clerk