

Exchange Place Alliance Presentation to the Board of Directors

Plaza Construction Overview

Monday, 2/7/22 | 1:00 PM

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 2. Design
 3. Cost
 4. Funding
 5. Contractor
 6. Timeline
 7. Next Steps
 8. Vote

1. Project Overview

History

- Goal: to create open public areas that are safe to congregate in, first, by converting a defunct bus terminal to beautiful open space. Our overarching goal is to create a network of open, green spaces along the waterfront.
- Vision originated with the formation of the Exchange Place Alliance (EPA) in November 2016, in keeping with Ordinance 16-176
- Key milestones included: (1) having sufficient capital funding for the project, (2) formal designation of the project area as a “Pedestrian Mall,” via Ordinance 20-062, and (3) the submission of a fully developed site plan application to the City of Jersey City Planning Board

Community Interaction and Outreach

- EPA engaged with many neighboring property owners, stakeholders, all applicable City offices, and the general public to develop the final plaza designs, including:
 - Five public meetings dedicated in part to the public plaza design, each publicized in accordance with the Open Public Meeting Act;
 - Community meeting, with newspaper notice and mail notice to adjoining property owners, on August 19, 2020;
 - Meetings with adjoining property owners including Veris Residential, 10 Exchange Place, CCPOA and the Hyatt House Hotel;
 - Multiple design meetings with various government agencies and stakeholders.

Design Process

- The team was a collaboration with a diverse group of design professionals, many of which were local, including various engineer specialists, landscape architects, lighting designers, and an archaeologist, among others
- Drafts have gone through many iterations based on stakeholder feedback which has led to a much more involved plaza including a playground, appropriate safety measures for the PATH station, and proper treatment of the Katyn Memorial Statue including lighting, cleaning, and a reflection area
- Final design plan was submitted to Jersey City Planning Board for Section 31 review and to the NJDEP and received the appropriate approvals

2. Design



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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ILLUSTRATIVE LANDSCAPE PLAN
EXCHANGE PLACE
JERSEY CITY, NJ

DATE: 2021.07.29





VIEW #3: MONUMENT PLAZA & WATERFRONT WALKWAY
EXCHANGE PLACE
JERSEY CITY, NJ

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3. Cost

Project Components

- Total estimated cost of \$6,750,000
- Estimated Cost breakdown:
 - Contractor Cost: \$5,950,000
 - Items paid solely by EPA: \$800,000
- Items paid directly by EPA include: management and administration, permits, inspections, security and WiFi, and playground equipment, among others

4. Funding

Funds On Hand

- Funds on hand as of January 31, 2021 was approximately \$8,670,000
- The funds on hand plus the 2022 assessments will fully cover all project costs. This will leave a substantial amount (approximately \$2 million) to engage in new programming.
- The EPA will not need to borrow or solicit any additional funds to bring this project to fruition

5. Contractor

Overview and Procedures

- Process guided by the EPA Bid Committee consisting of the President, Secretary, Treasurer, the Executive Director, and outside counsel
- Bids were solicited in accordance with Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq
- Once bids received, they were equalized by the Construction Manager and adjusted for baseline pricing across all submissions
- EPA has hired a Construction Manager to oversee the project who will report directly to the EPA

Selection Process

- Overview: In the age of COVID, the construction industry has been severely impacted by labor shortages and material price increases. Therefore, finding a contractor was not as simple as it would have been in 2019.
- The EPA solicited and contacted directly over three dozen contractors who had shown an interest in the project in the past, referrals from various sources, and/or contacted us directly based on the local newspaper advertisements
- The EPA ran a bid process with firm deadlines which were extended in order to receive three bids from qualified contractors
- Based on a review of all the bids, which involved the equalizing of all aspects of the bids, the EPA determined that one contractor had the lowest bid and the most comprehensive bid package, which leads us to believe that they can complete the work in a timely manner and at the price they agreed on

R & L Landscaping

- R & L is a licensed New Jersey contractor who works extensively in the local market
- They are the contractor used by the Hudson-Bergen Light Rail, and has done an extensive amount of work for Veris Residential Trust
- The EPA has performed a reference review and believes based on what was submitted that R & L can perform the work at the highest standard
- Outside counsel has prepared a contract for R & L to sign

6. Timeline

What To Expect and When

- Work will commence on March 1st and likely be completed within seven months
- The waterfront walkway will remain open and the ability to visit and view the statue will also remain open, other than a two-three week period to replace the pavers
- The playground will likely be constructed and open by spring 2022
- We will be coordinating with all of the area's stakeholders to have a minimal impact on properties and businesses

7. Next Steps

Next Steps

- EPA Board of Directors is in a position to engage R & L to commence work on the Plaza
- The EPA Board of Directors now needs to vote:
 - (1) to engage R & L
 - (2) to engage the Construction Manager
 - (3) to approve the construction budget not to exceed \$7 million

Vote Results
