

08-01-12E

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for the Provision of Legal Services in Connection with the Redevelopment of a Portion of the 7<sup>th</sup> & Linden Site in the Camden North Gateway Redevelopment Area**

**WHEREAS**, the City of Camden Redevelopment Agency (the "CRA") is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the Camden North Gateway Redevelopment Plan designated the CRA to implement redevelopment plans; and

**WHEREAS**, the Plan authorizes the CRA to enter into contracts to undertake plans and studies in furtherance of the Plan and to entered into agreements related to the funding for such plans and studies; and

**WHEREAS**, the Plan authorizes the CRA to designate and enter into a Redevelopment Agreement with a Redeveloper for the redevelopment of Blocks 85, 86, 87 and 89, commonly known as the 7<sup>th</sup> & Linden Site ("Site"); and

**WHEREAS**, the CRA entered into a loan and mortgage with the New Jersey Redevelopment Authority (NJRA), successor in interest to the New Jersey Urban Development Corporation, dated March 31, 1994, to fund plans and studies; and

**WHEREAS**, the CRA entered into a Redevelopment Agreement, dated March 27, 2001 with the Delaware River Port Authority (DRPA) concerning the Redevelopment of the Site; and

**WHEREAS**, the CRA desires to seek the satisfaction of the loan and mortgage obligation to the NJRA, and seek a Termination of the Redevelopment Designation of the DRPA in order to pursue other development options including the sale of Site relating to Blocks 87 and 89; and

08-01-12E (cont'd.)

WHEREAS, the CRA requires legal services from a law firm experienced in redevelopment to assist the CRA in the negotiation of the satisfaction of the NJRA obligation, the Partial Termination Agreements, and Redevelopment Agreements with replacement Redevelopers and any other agreements necessary to advance the redevelopment of the Site;


NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative, is hereby authorized to enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis LLC for the provision of legal services in connection with the redevelopment of the 7<sup>th</sup> & Linden Site in an amount not to exceed \$25,000.00.

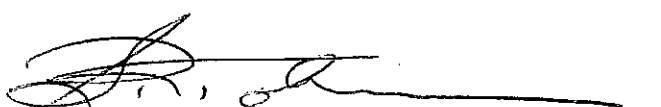
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: GP

SECONDED BY: BW

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman			
Kenwood Hagamin, Jr.	7		
Bryan Morton	7		
Gloria Pena	7		
Louis Quinones	7		
Melinda Sanchez			
Jose Vazquez			

  
~~Vance Bowman~~  
~~Chairman~~

ATTEST:   
Sandra Ross Johnson  
Executive Director

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

**Resolution No.:** 08-01-12F

**Resolution Title:**

Resolution Authorizing Change Order #3 to a Contract  
Between the Camden Redevelopment Agency and Command Co., Inc.  
for the Construction of Roosevelt Plaza Park Phase I (\$2,940.00)

**Project Summary:**

- The CRA was designated by the City as the Development Manager for the Roosevelt Plaza Project, which includes the construction of Roosevelt Plaza Park.
- Specifications for the construction of Roosevelt Plaza Park Phase I were prepared by Pennoni Associates.
- The CRA conducted a Invitation for Bid and Command Co. Inc. was the lowest bidder.
- Bids were reviewed by Pennoni Associates.
- The CRA has determined that it is in the best interest of the project to change the specifications to increase the amount of 4 inch concrete, change the construction of the meter pit and to add chain link fence around the control equipment.

**Purpose of Resolution:**

To Authorize a change order to a construction contract.

**Award Process:**

The contract was awarded as a result of an IFB. This change order is within the 20% guideline.

**Cost Not To Exceed:**

\$2,940.00

**Total Project Cost:**

\$10.0Million

Command Original Contact Amount: \$357,568.00

CO#1: \$38,190.00

CO#2 \$16,000.00

CO#3 \$ 2,940.00

Total CO's \$57,130 (16% of original contract)

New Contract Amount: \$414,698.00

**Source of Funds:**

Green Acres Grant

08-01-12F

**Resolution Authorizing Change Order #3 to a Contract  
Between the Camden Redevelopment Agency and Command Co., Inc.  
for the Construction of Roosevelt Plaza Park Phase I (\$2,940.00)**

**WHEREAS**, the City of Camden Redevelopment Agency ("CRA", "Agency") is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the CRA by Resolution 07-11-07I authorized an Interlocal Services Agreement with the City of Camden, dated September 27, 2007, whereby the CRA was designated as the Development Manager for the Roosevelt Plaza Project, including the demolition of the Parkade Building; and

**WHEREAS**, in its capacity as Development Manager, the CRA, by Resolution 10-05-11D entered into a contract with Command Co., Inc. ("Command") for the Construction of Roosevelt Park Phase I for a total Contract Amount not to exceed \$357,568.00; and

**WHEREAS**, by Resolution 03-07-12E the CRA authorized Change Order #1 in the amount of \$38,190.00 for a new Contract Amount of \$395,758.00; and

**WHEREAS**, by Resolution 04-04-12B the CRA authorized Change Order #2 in the amount of \$16,000.00 for a new Contract Amount of \$411,758.00; and

**WHEREAS**, during the course of work, the CRA has determined that it is in the best interest of the project to revise the specifications to increase the amount of 4 inch concrete, change the construction of the meter pit and to add chain link fence around the control equipment and to eliminate other items deemed unnecessary;

08-01-12F (cont'd.)


**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to enter into Change Order #3 to a contract with Command Co., Inc. for the Construction of Roosevelt Park Phase I in an amount not to exceed \$2,940.00 for a revised total Contract Amount not to exceed \$414,698.00.

**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

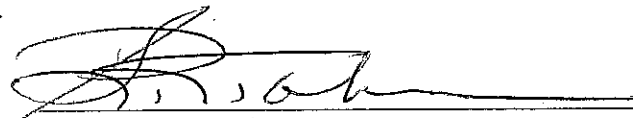
ON MOTION OF: GP

SECONDED BY: BW

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Gloria Pena	✓		
Louis Quinones	✓		
Melinda Sanchez			
Jose Vazquez			

  
~~Vance Bowman~~  
~~Chairman~~

ATTEST:

  
Sandra Ross Johnson  
Executive Director

**08-01-12G**

**RESOLUTION 08-01-12G WILL BE PRESENTED  
AT BOARD CAUCUS**

**08-01-12H**

**RESOLUTION 08-01-12H WILL BE PRESENTED  
AT A LATER DATE**