

SUMMARY STATEMENT

ITEM NO.: PATCO-16-016

**SUBJECT: Lindenwold Shop –
Exhaust Ventilation System and
Electrical Infrastructure Rehabilitation
and Upgrade**

COMMITTEE:

Operations & Maintenance

COMMITTEE MEETING DATE:

July 12, 2016

BOARD ACTION DATE:

July 20, 2016

PROPOSAL: That the Board authorizes staff to negotiate a contract with Northeast Communications Group, Inc. to rehabilitate and upgrade the exhaust ventilation system and electrical infrastructure in the Lindenwold Shop.

Amount: Up to \$1,309,113.00

Consultants: Northeast Communications Group, Inc.
242 Route 56
Yardville, NJ 08620

PURPOSE:

To adopt a resolution authorizing staff to negotiate a contract with Northeast Communications Group, Inc. to rehabilitate and upgrade the exhaust ventilation system and electrical infrastructure in the Lindenwold Shop. This work will be under GSA Schedule No. GS-35F-475BA pricing.

BACKGROUND:

Most of the electrical infrastructure within the Lindenwold Shop, to include the exhaust ventilation system, is original to the building's construction in 1969. Many of the electrical conduits utilized to power circuit panels and various pieces of maintenance equipment are buried within the concrete floor and due to age and moisture, many of the conduits have been compromised and are unserviceable. Temporary repairs have been made by PATCO personnel to bypass affected circuits. In some instances, this has led to the electrical load being unbalanced; that imbalance affects the ability to operate certain pieces of maintenance equipment at the same time. As an example, most recently PATCO has experienced issues with the HV/AC in the Administration offices tripping offline as a result of too much electrical load on a few shared circuits.

The metal halide lamps utilized to light the Equipment Maintenance area, the Storeroom, the Train Carwash, and the Parts Wash Building are inefficient in their consumption of electrical power and in many

locations do not provide sufficient lighting. In several areas, the lighting configuration casts shadows, making it difficult to perform some precision work.

The exhaust ventilation system is almost fifty years old and has reached the end of its useful life. Only four of the sixteen ventilation fans are operational, and it has become very difficult to find replacement components. Not ventilating the Maintenance Shop floor properly has made this area uncomfortable in the summer months for the employees assigned to work in that location. In addition, the motors utilized to operate the ventilation fans are inefficient in their consumption of electrical power.

Through this project, Northeast Communications Group, Inc. will reroute all underground conduits from the load center out to the electrical panels and from the electrical panels out to the end devices. This new conduit system will be overhead instead of underground, making it easier to maintain and extending its useful life expectancy, due to the fact that it will no longer be subject to moisture. New panels will be installed and the electrical load will be properly balanced. Additional electrical outlets will be added through the Maintenance Shop. All metal halide lamps and florescent fixtures in the Equipment Maintenance area, the Storeroom, the Train Carwash, and the Parts Wash Building will be removed and replaced with networkable LED light fixtures. These fixtures are extremely efficient and can be configured in various ways by Equipment Department Management utilizing their computer workstations to further reduce electrical consumption, such as being on a schedule and auto dimming features. The exhaust ventilation system will have all sixteen ventilation fans replaced with high efficiency ventilation fans. In addition, six additional fans will be added to increase air circulation. All the fans will be networkable so that Equipment Department Management will have the ability adjust the air flow via their computer workstations.

This project was approved in the 2016 Capital Budget, but the total funding amount must be amended because the cost exceeds the approved amount. We will amend the approved 2016 Capital Budget to reflect reallocating funds from another approved project to cover the additional costs for this initiative. This work will not have an overall effect or impact on the total Capital Budget.

SUMMARY:	Amount:	Not to exceed \$1,309,113.00
	Source of Funding:	2013 Revenue Bonds
	Operating Budget:	N/A
	Capital Project #:	PD1608
	Master Plan Status:	N/A
	Other Fund Sources:	N/A
	Duration of Contract:	Eight (8) months
	Other Parties Involved:	N/A

PATCO-16-016
Operations & Maintenance: July 12, 2016
Board Date: July 20, 2016
Lindenwold Shop – Exhaust Ventilation System and
Electrical Infrastructure Rehabilitation and Upgrade

RESOLUTION

RESOLVED: That the Board of Commissioners of the Port Authority Transit Corporation authorizes staff to negotiate a contract with Northeast Communications Group, Inc. to rehabilitate and upgrade the exhaust ventilation system and electrical infrastructure in the Lindenwold Shop not to exceed \$1,309,113.00; and be it further

RESOLVED: That the Chairman, Vice Chairman and the President must approve and are hereby authorized to approve and execute all necessary agreements, contracts or other documents on behalf of PATCO. If such agreements, contracts, or other documents have been approved by the Chairman, Vice Chairman and President and if thereafter either the Chairman or Vice Chairman is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of PATCO along with the President. If both the Chairman and Vice Chairman are absent or unavailable, and if it is necessary to execute the said document(s) while they are absent or unavailable, then the President shall execute such documents on behalf of PATCO.

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