

GLASSBORO PUBLIC SCHOOLS
GLASSBORO, NEW JERSEY

TO: Mark Silverstein
FROM: Scott Henry
DATE: September 26, 2017
RE: Agenda Item for September 27, 2017

Based on the recommendation of Business Administrator, recommend the board approve the attached change order to the Construction Management contract with New Road Construction for management of Rehabilitation Projects at Six School District Buildings. Costs to be funded through referendum proceeds. Original Construction Management budget amount is \$396,000.00.

Project Name/ Description	Contractor	Change Order#	Contract Previous to Change Order	Change Order	Revised Contract
Construction Management	New Road Construction	1	\$315,900.00	\$117,700.00	\$433,600.00

Henry, Scott

From: Chuck Romanoli <CRomanoli@newroadconstruction.com>
Sent: Monday, September 25, 2017 4:00 PM
To: Henry, Scott; Pete Calvo
Cc: Cecilia Sparks; Chuck Romanoli
Subject: Glassboro Revised Billing for NEW ROAD
Attachments: Glassboro Billing Plan - Comparison.pdf

Gentlemen,

I apologize for any confusion regarding our invoicing. I will attempt to clarify our original plan versus the actual invoicing. Please refer to the attached billing schedule showing 3 columns of billing schedule from actual, versus proposed last fall, versus original. Please note our original required scope of work had us providing two FTE's for a total of 7 months per the District RFP, and plan outlined by the Architect. Early on in the project it was discussed that our construction management would better serve the District if we spread out our time with one manager versus a very limited time with two managers so we proposed to provide services as highlighted in orange, changing our fee from \$36,000 for two managers, to \$22,900 for one manager in the field. Our standard fee for one manager is \$22,900 and we are charging that fee at a number of Districts throughout the State. We essentially had two managers on site last summer and this summer at our own expense simply due to the volume of work and tight schedule.

Last fall, the Architect's project manager resigned and we were asked to stay on through the winter months to manage the contractors and we agreed, volunteering to reduce our fee to \$20,000 during that time and limiting my involvement somewhat.

There were numerous delays to work through including bid challenges, value engineering and rebidding, asbestos abatement on several occasions, bad weather causing roofing delays, material and equipment delays, change orders to resolve field issues and additional effort to complete extra work pertinent to the project to appropriately address building and system deficiencies. All of these obstacles have been overcome by the Construction Team and the District is currently not in jeopardy of any litigation, the buildings have all opened on time, the project remains under budget and the buildings have gone through significant improvements in all aspects.

We have now successfully completed a variety of challenging projects for the District and we firmly believe the District has received excellent value for their construction dollar. Like most renovation projects, however, a lot of miscellaneous issues remain to be resolved, work to complete and punchlists to be confirmed and contracts closed out. We anticipate this effort extending through the fall and have been asked to extend our services to provide management oversight through December. Our total revised fee for this effort is \$433,600.

Please feel free to contact me directly if you have any questions. Thank-you for the opportunity to serve Glassboro Public Schools, we are proud of the results achieved and sincerely appreciate the work.

Chuck Romanoli, CCM
Principal



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Billing Schedule for Glassboro Schools Contract Awarded 9/15 PIC=Romanoli

Date	Actual Billing	Code	Changed		Planned		Codes
			Billing Plan	Code	Billing	Code	
Oct-15		Precon		Precon	\$0	Precon	Precon \$27,500
Nov-15	\$5,000	Precon	\$5,000	Precon	\$5,000	Precon	October - March
Dec-15	\$5,000	Precon	\$5,000	Precon	\$5,000	Precon	Bid Phase \$5,600
Jan-16	\$5,000	Precon	\$5,000	Precon	\$7,500	Precon	PX Suppor \$6,000
Feb-16	\$5,000	Precon	\$5,000	Precon	\$7,500	Precon	Con 1 5 months at \$36,000 month
Mar-16	\$7,500	Precon	\$7,500	Precon	\$8,100	Bid Phase	Con 2 2 months at \$36,000 month
Apr-16	\$7,500	bid phase	\$7,500	bid phase	\$36,000	Const 1	roofing \$8,000
May-16	\$7,500	bid phase	\$7,500	bid phase	\$36,000	Const 2	Post Con 4 months @ \$4200 per month
Jun-16	\$22,900	Const	\$22,900	Const	\$36,000	Const 3	Total Contract \$315900 PO 16-8021
Jul-16	\$22,900	Const	\$22,900	Const	\$36,000	Const 4	Add'l \$40,000 PO17-8011
Aug-16	\$25,000	Const	\$22,900	Const	\$36,000	Const 5	CX \$30,000 Not Awarded
Sep-16	\$22,900	Const	\$22,900	Const	\$8,000	Post Con	Total Contract \$355,900
Oct-16	\$20,000	Reduced F/T	\$8,000	Post Con	\$4,000	Post Con	
Nov-16	\$20,000	Reduced F/T	\$6,000	Post Con	\$2,000	Post Con	
Dec-16	\$20,000	Reduced F/T	\$4,000	Post Con	\$1,000	Support	
Jan-17	\$20,000	Reduced F/T	\$4,000	Post Con	\$1,000	Support	
Feb-17	\$20,000	Reduced F/T	\$22,900		\$1,000	Support	
Mar-17	\$20,000	Reduced F/T	\$22,900		\$1,000	Support	
Apr-17	\$20,000	Reduced F/T	\$22,900		\$1,000	Support	
May-17	\$22,900	Const	\$22,900		\$1,000	Support	
Jun-17	\$22,900	Const	\$22,900		\$2,800	Support	
Jul-17	\$22,900	Const	\$22,900		\$36,000	Con 2	
Aug-17	\$22,900	Const	\$22,900		\$36,000	Con 2	
Sep-17	\$22,900	Const	\$22,900		\$8,000	Post Con1	
Oct-17	\$22,900	Post Con	\$8,000			Post Con2	
Nov-17	\$10,000	Post Con	\$8,000				
Dec-17	\$10,000						
		\$433,600	\$0	\$355,300	\$0	\$315,900	
		\$28,300	\$40,000 Add'l			Original	

Codes	
Precon	\$27,500
Bid Phase	\$5,600
PX Suppor	\$6,000
Con 1	5 months at \$36,000 month
Con 2	2 months at \$36,000 month
roofing	\$8,000
Post Con	4 months @ \$4200 per month
Total Contract	\$315900 PO 16-8021
Add'l	\$40,000 PO17-8011
CX	\$30,000 Not Awarded
Total Contract	\$355,900

Client Information
 Contract Executed Date _____
 Send Invoices to:
 Glassboro School District
 School Business Administrator
 560 Joseph Bowe Blvd
 Glassboro, NJ 08028
 Phone: 856-652-2700
 Cell:
 Email: wpudelko@glassboroschools.us