



UNION COUNTY IMPROVEMENT AUTHORITY

1499 US Highway One, North, 3rd Floor
 Rahway, New Jersey, 07065
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 (732) 382-9400 (732) 382-5862 fax

Resolution No. 84-2015

Date: December 2, 2015

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING CONTRACT AMENDMENT TO THE AGREEMENT WITH PINNACLE CONSULTING & CONSTRUCTION SERVICES, INC FOR CONSTRUCTION MANAGEMENT SERVICES IN CONNECTION WITH CONSTRUCTION OF A NEW STUDENT SERVICES CENTER AND CLASSROOMS AT UNION COUNTY COLLEGE, CRANFORD, NJ

APPROVED AS TO FORM:
 Lisa M. da Silva, RMC
 Clerk of the Authority

APPROVED AS TO SUFFICIENCY OF FUNDS
 YES NO NONE REQUIRED
 UNION COUNTY IMPROVEMENT AUTHORITY

Lisa M. da Silva

[Signature]

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Bornstad</i>	✓		✓				
<i>D'Elia</i>		✓					
<i>Hines</i>	✓		✓				
<i>Hockaday</i>	✓		✓				
<i>Salerno, Secretary</i>	✓		✓				
<i>Tomko, Treasurer</i>	✓		✓				
<i>Vollero</i>	✓		✓				
<i>Rountree, Vice Chair</i>	✓		✓				
<i>Scutari, Chairman</i>	✓		✓				

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING CONTRACT AMENDMENT TO THE AGREEMENT WITH
PINNACLE CONSULTING & CONSTRUCTION SERVICES, INC FOR
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CONSTRUCTION OF A NEW STUDENT SERVICES CENTER AND
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WHEREAS, the Union County Improvement Authority (the "Authority") has been created by resolution of the Board of Chosen Freeholders of the County of Union as a public body corporate and politic of the State of New Jersey, pursuant to and in accordance with the County Improvement Authorities Law, N.J.S.A. 40:37A-44 *et seq.*, and the acts amendatory thereof and supplemental thereto; and

WHEREAS, the Authority has previously entered into a Shared Services Agreement dated September 28, 2011 (the Shared Services Agreement") with Union County Community College (the "College"), pursuant to the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, *et seq.*, in which the College has requested that the Authority assist it with the design, financing, management and construction of a new two-story addition of approximately 35,000 square feet that will provide space for student services and additional classrooms at the College's Cranford Campus (the "Project"), and the Authority has agreed to undertake all actions necessary to implement the Project, which include, but are not limited to, the hiring of certain professionals for the Project; and

WHEREAS, on or about January 7, 2015, the Authority issued a Request for Qualifications for Construction Management Services pursuant to a "Fair and Open Process," N.J.S.A. 19:44A-20.1 *et seq.*, and received sealed proposals in response thereto on January 23, 2015; and

WHEREAS, upon review of the proposals, the Authority determined that Pinnacle Consulting & Construction Services, Inc. ("Pinnacle") is qualified to provide Construction Management Services, having an excellent reputation in the field, and significant knowledge of the Authority and its operations; and

WHEREAS, Pinnacle was previously awarded a professional services agreement in connection with the Project; and

WHEREAS, Pinnacle's initial proposal for Construction Management Services estimated a construction duration of sixteen (16) months; and

WHEREAS, due to delays experienced by the General Contractor as a result of winter weather and unforeseen conditions, the Project completion date has been extended, resulting in a need for additional Construction Management Services for the Project; and

WHEREAS, on June 23, 2015, Pinnacle submitted a proposal to the Authority proposing an extension of the contact for a period of 10 months for an amount not to exceed \$230,000 (the "Proposal"), a copy of which is attached hereto as Exhibit A.

WHEREAS, the additional Construction Management Services included in the Proposal are necessary and reasonable for the Project;

NOW, THEREFORE, BE IT RESOLVED by the Union County Improvement Authority, that the Proposal extending the Construction Management Services Contract with Pinnacle Construction & Consulting Services be approved in the amount of \$230,000.00, as set forth in the attached Proposal (Exhibit A) and made a part hereof; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.



June 23, 2015

Mark Brink, Project Manager
Union County Improvement Authority
1499 Routes 1 & 9 North
Rahway, NJ 07065

Dear Mark,

As per our discussion at the schedule and cost review meeting on 6/16/15, we have finalized the revised construction schedule with Mar-Bridge, Inc. for the Union County College Student Services & Classroom Addition Project, which incorporates the A/E, CM and contractor agreed upon extended durations for all additional mechanical design/construction piping relocations and resulting winter conditions delay as follows:

- Approved Change Order CM001 dated 12/22/2014 authorizing the extension of construction schedule duration of 72 calendar days with a revised completion date of December 23, 2015 due to mechanical piping revisions.
- Resulting winter conditions delay caused by mechanical piping revisions and concrete mezzanine demolition. One Hundred Eight (108) calendar days lost whereby resulting in a revised final construction completion owner occupancy of July 15, 2016.

Note: This revised construction completion date also incorporates the 52 days delay caused by the initial litigation for Notice to Proceed dated 7/14/2014 in lieu of specified 5/23/2014 as per bid documents.

In addition to the final bid documents identifying an 18 month (528 calendar day) construction phase duration in lieu of 16 months as per Pinnacle's original proposal dated 11/5/2013 (refer to attached proposal), due to phasing requirements.

Based upon the above referenced schedule revision, we would hereby propose an amendment to our existing contract in the amount of \$230,000.00 (Two Hundred Thirty Thousand Dollars) at a reduced fee of \$23,000 per month for 10 months (October 2015-July 2016). In accordance with all original terms and



conditions outlined within our original letter proposal dated 11/15/2013 and executed UCIA Contract Agreement dated 3/17/2015.

Also as discussed, we will finalize all other related soft costs (A/E, legal, solar panel, etc.) in addition to estimated Contractor general conditions costs to be incurred for the extension with a final recommendation for approval/funding of these costs as they relate to the remaining project budget amount/differential.

We hope that the above referenced proposal meets with your approval and look forward to continue providing construction management services for the final completion of the Union County College Student Services & Classroom Addition Project.

Please call if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Pasqual", written over the word "Sincerely,".

Robert Pasqual

Cc: Dan Sullivan, UCIA
Judy Verrone, DeCoitis
File