

THE PUBLIC SCHOOLS
Montclair, New Jersey

RESOLUTION AWARDING CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES

WHEREAS, in accordance with N.J.S.A.18A:18A-4.1 (k); on October 17, 2022, the Business Administrator/Board Secretary requested approval from the Division of Community Affairs to utilized to competitive contracting to procure construction management services and subsequent approval was received on October 19, 2022; and

WHEREAS, in accordance with N.J.S.A. 18A:18A-4.5 (a), the Business Administrator/Board Secretary advertised for Request for Competitive Contracting Proposals for Construction Management Services on November 23, 2022, in the Star Ledger; and

WHEREAS, on January 10, 2023, at 10:00 a.m., the Business Administrator/Board Secretary received (4) proposals from the following:

- Collier Project Leaders, 400 Valley Road Mt. Arlington, NJ 07856
- Epic Management, Inc., 136 Eleventh Street Piscataway, NJ 08854
- Gilbane Building Company, One Riverfront Plaza 1037 Raymond Blvd., Suite 320, Newark, NJ 07102
- Legacy Construction Management, Inc., 5021 Industrial Road Wall, NJ 07727

and read out loud the hourly rates, monthly fees and percentages of each project; and

WHEREAS, on January 13, 2023 the Evaluation Committees members (Superintendent, Business Administrator/Board Secretary, Architect of Record – Parette Somjen Architects) reviewed all responses and the Business Administrator/Board Secretary and the Architect of Record scored the proposals; and

WHEREAS, the weighted scores of the proposals were as follows (highest to lowest):

- Legacy Construction Management, Inc., - score 95 out of 100
- Epic Management, Inc. – score 75 out of 100
- Colliers Project Leaders – score 35 out of 100
- Gilbane Building Company 25 out of 100;

WHEREAS, based on the scoring, the Business Administrator/Board Secretary invited Legacy and Epic to interview with the Interview Committee (Superintendent, Business Administrator/Board Secretary, Board Attorney and Architect of Record) on January 18, 2023; and

WHEREAS, during the period of January 18 through January 26, 2023, the Superintendent, Business Administrator/Board Secretary and Board Attorney conducted background and reference checks of Legacy and Epic; and

WHEREAS, based upon the reference checks, the Business Administrator/Board Secretary visited two construction sites of Legacy Construction Management on January 25th (North Bergen Junior High School) and on January 27th (Waldwick Middle/High School); and

WHEREAS, upon review of the proposals, interviews, background and reference checks and site visits, it has been determined that Legacy Construction Management, Inc. is the firm who has both the qualifications necessary to perform the services along with the acceptable rate required to best serve the district; and

WHEREAS, funds will be available in account number 32-000-300-33-000-87-00 Bond Referendum – Construction Management Services; and

WHEREAS, in accordance with N.J.S.A. 18A:18A-4.2 contract term cannot exceed five years; and

BE IT RESOLVED that upon the recommendation of the Superintendent and the Business Administrator/Board Secretary, the Montclair Board of Education approves the award of contract to Legacy Construction Management, Inc. based upon the fee schedule:

Project #	Total Percentage Per Project	Fixed Amount (\$) Pre-Construction	Fixed Amount (\$) Construction	Fixed Amount (\$) Post-Construction	Total Costs
3310-050-22-2000	1.8%	1,479	49,038	4,674	55,191
3310-050-22-3000	15.3%	20,351	390,001	64,298	474,650
3310-050-22-4000	1.8%	5,069	34,107	16,016	55,192
3310-050-22-5000	5.0%	4,068	137,617	12,852	154,537
3310-060-22-1000	1.4%	259	43,078	817	44,154
3310-060-22-2000	0.7%	95	21,681	300	22,076
3310-100-22-1000	1.4%	670	41,368	2,116	44,154
3310-100-22-3000	4.3%	2,067	123,862	6,531	132,460
3310-110-22-2000	6.0%	2,732	176,289	8,631	187,652
3310-116-22-2000	1.4%	547	41,880	1,727	44,154
3310-116-22-3000	11.4%	10,565	309,283	33,380	353,228
3310-123-22-1000	2.1%	1,013	62,015	3,202	66,230
3310-123-22-2000	5.7%	10,460	133,104	33,049	176,613
3310-127-22-1000	5.3%	5,671	141,986	17,918	165,575
3310-130-22-2000	1.1%	73	32,811	231	33,115
3310-130-22-3000	6.4%	5,902	174,143	18,646	198,691
3310-140-22-2000	5.3%	2,639	154,599	8,337	165,575
3310-165-22-1000	4.3%	2,705	121,208	8,547	132,460
3310-165-22-2000	2.1%	1,190	61,281	3,759	66,230
3310-165-22-3000	4.3%	2,642	121,473	8,346	132,461
3310-170-22-1000	1.4%	247	43,128	779	44,154
3310-170-22-2000	1.4%	181	43,399	573	44,153
3310-170-22-3000	4.3%	1,591	125,841	5,028	132,460
3310-X01-22-1000	2.8%	743	85,218	2,346	88,307
3310-X02-22-2000	2.8%	1,520	81,983	4,804	88,307
	99.8%	\$ 84,479	\$ 2,750,393	\$ 266,907	\$ 3,101,779

The hourly and monthly rates provided in the proposal are as follows:

Principal	\$	150.00	per hour
Project Executive	\$	135.00	per hour
Project Manager/Coordinator	\$	95.00	per hour
Associate	\$	N/A	per hour
Project Architect	\$	N/A	per hour
Engineer	\$	N/A	per hour
Administrative Support	\$	45.00	per hour
Clerical	\$	N/A	per hour
**Other(s): Cost Estimator	\$	125.00	per hour
**Other(s): CPM Scheduler	\$	125.00	per hour
Construction Manager(s)	\$	20,150	per month

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 18A:18A-4.5(g) and N.J.A.C. 5:34-9.5, a notice stating the nature, duration, service and amount of this contract shall be published in the Board's official newspaper no later than 20 calendar days after the passage of the resolution awarding the contract; and the award resolution and contract shall be on file and available for public inspection in the Business Office.

ADOPTED: February 1, 2023

I hereby certify that the Montclair
Board of Education duly
Adopted the foregoing on
February 1, 2023.

SEAL

Christina Hunt
Business Administrator/Board Secretary