



Proposal

Construction Management Services

Renovations at David Brearley Middle/High School and Warren Harding Elementary School | RFP No: 2023-02

Kenilworth Board of Education
Kenilworth, New Jersey

January 25, 2023

One Riverfront Plaza, 1037 Raymond Boulevard, Suite 320, Newark, NJ 07102 | Tel: 732-867-9800 | www.gilbaneco.com





Proposal for Construction Management Services RFP No: CC 2023-02

Dear Mr. Gonnella,

January 25, 2023

Mr. Vincent Gonnella
Business Administrator/
Board Secretary
Kenilworth Board of
Education
426 Boulevard
Kenilworth, NJ 07033

Gilbane Building Company (Gilbane) is pleased to submit our proposal to the Kenilworth Board of Education for Construction Management Services. As a true partner in delivering construction management services in New Jersey since 1966, Gilbane offers a proven and experienced team, and an extensive track record of successfully managing New Jersey public projects. By selecting Gilbane as your construction manager, the Kenilworth Board of Education can be confident that you will have a best-in-class offering at each staff position and access to our full in-house service offerings.

Our enclosed RFP response highlights what Gilbane and our proven team bring to the District:

- › Qualified dedicated team of professionals with relevant experience managing public sector projects.
- › Proven track record of on-time and successful project delivery for a variety of project types, including work on active campuses.
- › Complete understanding of scope of services necessary to best serve the needs outlined in this RFP.
- › One of the largest construction managers in the State of New Jersey for over 50 years, with a corporate commitment to safety, quality projects and client satisfaction.
- › Additional expertise and resources at your fingertips through the engagement of local resources in our Newark, New Jersey office. As a \$6 billion construction management firm, we are proud of the depth of staff and expertise that we can offer our clients, such as our international supply chain management team. Plus, with over \$700 million of ongoing construction in New Jersey, our field team will benefit from the experiences, lessons learned, and access to our state-wide leaders in safety, scheduling and cost estimating.

Our dedicated local team is excited for the opportunity to be of service and add our expertise to collaborate with Kenilworth BOE to ensure successful delivery of these critical projects. We look forward to discussing our experience and approach to the overall project and individual components, understanding the importance of each to the students and families of Kenilworth.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. M. Cornick", with a stylized flourish at the end.

Christopher M. Cornick
Vice President/New Jersey Business Unit Leader
T: 732-867-9805 | E: CCornick@Gilbaneco.com

Executive Summary

Our years of experience building in New Jersey demonstrates a successful track record in managing complicated construction and the associated site work with a high degree of consistency and efficiencies that will add value to this project. The enclosed proposal presents numerous advantages to ensure a successful project based upon Gilbane's proven history with similar scopes, unmatched local presence, understanding of the New Jersey subcontractor market and a committed team of experienced staff.

Gilbane believes that we have the ideal experience, approach and resources to manage the Renovations at David Brearley Middle/High School and Warren Harding Elementary School project. Serving as an extension of the Kenilworth Board of Education staff, our goal will be to add value to the broader team by helping to manage risk and bring best practices from our experiences to solve inherent issues. With regard to public school construction, Gilbane has a true understanding of the need to serve as a consensus builder with local community educators, administrators, parents, students and other stakeholders. Gilbane has worked in New Jersey since 1966 and is one of the largest builders in the State, with a local K-12 portfolio of over \$1.5 billion.

#1

K-12 Builder Six Years in a Row!

*by Building Design &
Construction (BDC) 2022*



1 Local Team Expertise



4 Focus on Safety



2 Unmatched K-12 School Experience



5 Proactive Schedule Management



3 Commitment to Diversity and Inclusion



6 Value Management and Cost Control

"This project was the largest project when awarded that the NJSDA has managed and due to Gilbane's efforts this project is an overwhelming success."

- Joseph B. Lucarelli
Director, Construction
Operations
NJSDA

MAHATMA
GANDHI
School No. 25

ABRAHAM
LINCOLN
School No. 24

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Deerfield High School

SECTION 1

Company Overview

Gilbane Building Company is a family-owned, global, comprehensive construction and facilities-related solutions firm. Building upon the success and proven track record of 153 years of experience, Gilbane is recognized as an industry leader that delivers innovative building solutions – from state-of-the-art sustainable buildings to the latest applications in construction methods and technology.

Founded in
1870 153 years of family-
owned values

Over
75% of our work is
from repeat clients

Family owned and
6 operated for
generations

Gilbane New Jersey

One Riverfront Plaza
1037 Raymond Blvd
Suite 320
Newark, NJ 07102

www.gilbaneco.com



50+
Years in New Jersey



2022

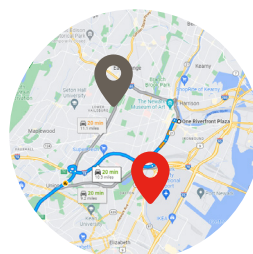
*Top Contractor of the Year
2022 Engineering News-
Record - New York*

With a permanent office located in Newark, New Jersey, Gilbane offers extensive knowledge of the local market including construction processes, area subcontractors/suppliers, local M/WBE contractors and a familiarity with local regulatory authorities. Our established relationships with contractors and vendors, local and state authorities and top professionals in New Jersey's construction industry have resulted in satisfied clients and repeat business. Gilbane is committed to continuing the strong tradition of excellence in the New Jersey construction industry.

*Named one of the
Top Leaders in Real Estate,
Construction and Design in
New Jersey by NJBiz*

*Awarded the
Pandemic Performance
Excellence Award New
Jersey Subcontractors
Association*

Gilbane is committed to continuing the strong tradition of excellence in the New Jersey construction industry. The New Jersey business unit has averaged over 60 in-house staff for the past three years, and collaborates closely with Gilbane's Philadelphia unit, which has averaged over 75 employees.



*Gilbane's Newark, NJ office
is a short 20-minute drive
to the Kenilworth area.*

Renovations at David Brearley Middle/High School and
Warren Harding Elementary School
Kenilworth Board of Education

Gilbane

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SECTION 2

Staff Qualifications

Gilbane is dedicated to partnership; our selected team members have a perfect blend of a willingness and desire for collaboration and successful track record of relevant experience. Kenilworth BOE will benefit from the in-depth experience of our key team members to deliver the project on time and on budget with the highest level of client satisfaction. Walter Fernandez, project executive and Damon Piontkowski, Construction Manager will both be involved throughout the project's lifecycle. Their experience in K-12 construction in New Jersey will be instrumental in providing leadership to the team. On the following pages, we have included resumes for our proposed team members.

Project Team



Walter Fernandez
Project Executive

Walter has managed over \$300 million K-12 projects in New Jersey



Damon Piontkowski
Construction Executive

Damon has managed over \$398 million K-12 projects in New Jersey



Michael Abarno
Project Manager

Michael has managed over \$100 million K-12 projects in New Jersey

Our team brings a depth of K-12 experience and a unique understanding of the way in which New Jersey Schools operate to ensure the successful delivery of renovations at David Brearley Middle/High School and Warren Harding Elementary School



New Jersey Schools Development
Authority (NJSDA) Dayton Avenue
Educational Campus– Passaic, NJ

Christopher Cornick, Vice President Principal-in-Charge

Expertise

- › 17 years in industry
- › BS, General Studies,
Drexel University

Additional Credentials

- › OSHA 30-Hour
Construction Safety and
Health

Highlights

- › Public sector experience
- › Essex County experience
- › Active campus experience
- › Collaborated with other
proposed team members
- › Delivered projects on time
and on budget

Awards

- › Named to 2021 NJBIZ, Next
Generation of Leaders List
- › Named to 2021 ROI-NJ
Influencers: Real Estate
(Construction) List
- › Named to 2020 ROI-NJ
Influencers: Real Estate
(Construction) List

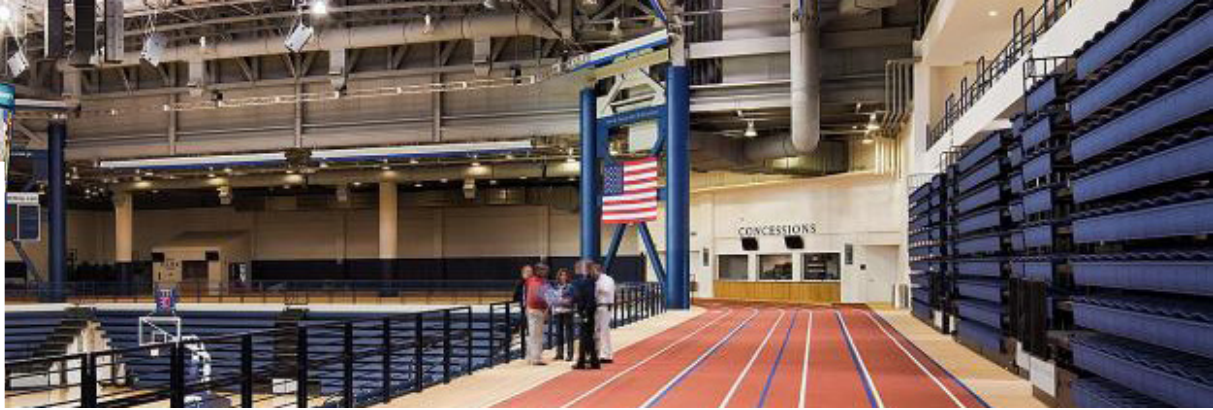
Christopher Cornick is part of the New Jersey business unit leadership team, overseeing ongoing construction work by clients within the commercial, educational, and public markets. Notable projects include the New Jersey Schools Development Authority, Elliott Street Elementary School and Oliver Street Elementary School Prudential Center, and Newark Parking Authority Green Street.

As principal-in-charge, Christopher will maintain overall responsibility and accountability for the successful delivery of the contract and set the standard of excellence. **With the authority to draw upon the resources of the entire Gilbane organization, he will support the team effort and ultimately ensure that your needs and expectations are exceeded throughout the project.**

From the onset of the project, Christopher will work with the Kenilworth Board of Education to define the goals and objectives of each project and ensure those are implemented into the day-to-day management of the project. He will provide executive oversight and serve as overall client liaison throughout the life of the project.

A part of the New Jersey community, Chris looks for ways to have a meaningful impact on the local community. He was a committee member for the East Windsor Township (NJ) Town Council for two years. As a young professional who entered the construction industry through an internship program, Chris wanted to give future generations of the Architecture, Construction and Engineering (ACE) industry a head start. He served as a board member for the ACE Mentor Program of New Jersey for three years. As a board member, Chris also helped to raise awareness and funds for the organization.





*Monmouth University Multipurpose Activity Center –
Long Branch, NJ*

Walter Fernandez

Project Executive

Expertise

- › 47 years in industry
- › College and Trades Studies

Additional Credentials

- › OSHA-10 Trained
- › OSHA-30 Trained
- › NJ State Realtors License

Highlights

- › Public Sector experience
- › Essex County experience
- › Active Campus Experience
- › Collaborated with other proposed team members
- › Delivered projects on time and on budget

Professional Registrations and Memberships

- › AtlantiCare Patient & Family Advisory Committee (Member)
- › ARC of Ocean County (Executive Board Member)
- › NJ Council for Developmental Disabilities (Member & Past Executive Board Member)
- › NJ Statewide Family Support Council (Member)

With more than 47 years in the industry, Walter will leverage his extensive experience in the K-12 education, public administration, transportation and sports/recreation markets to successfully deliver the Kenilworth CM Contract. Walter is well-versed in all facets of construction; having managed numerous projects ranging from K-12 education projects to municipal and public safety facilities. Beginning his career in the trades, Walter has served in several on-site roles, including apprentice, carpenter, journeyman, foreman, superintendent and project manager – even managing his own commercial construction firm for 15 years. As the project executive / main point of contact, Walter will be the liaison between the Kenilworth Board of Education and Gilbane. His core priority will be to step in when needed to address the Kenilworth Board of Education's needs and concerns, so they are quickly resolved to meet cost and schedule goals.

NJSDA Neptune High School Renovations and Additions - Neptune, NJ*

The Neptune High School project spanned 262,000 SF, and included the renovation to 128,000 SF of the existing facility and the construction of a new 134,000 SF 3-story replacement school featuring 38 classrooms, an oversized gym and cafeteria, a rooftop science lab, district security center, inter-generational tutoring center, and wellness clinic. The project was designed for LEED Gold.

Monmouth University Multipurpose Activity Center - Long Branch, NJ*

Construction of a new 5,500 seat, 152,400 SF Multipurpose Activity Center that houses the University's intercollegiate athletic teams and a variety of intramurals groups. The Center can also host commencement exercises, special exhibitions, and concerts. With a welcoming entrance concourse, the Center provides access to competitions, practices, intramurals activities, recreation and fitness classes, offices, meeting spaces, and the University's bookstore. A second-level Wall of Fame gives a bird's-eye view of the lobby. The third level houses a booster club reception room that converts into a student learning center.

New Cape May Correctional Facility - Cape May County, NJ*

The new Cape May County Correctional Facility, located in Cape May Court House, is a state-of-the-art 85,000 SF, two-story, with the capacity to hold 322 inmates. The new facility is constructed with precast concrete, with the roof in the cell areas being a precast concrete plank system. The HVAC system uses the latest technology to ensure the greatest energy efficiency possible. The layout of the inmate cells along with the state-of-art security surveillance systems ensures for the safety of the officers and inmates. This new facility has several different use types within the structure that further add complexity to the construction process. For example, the cell areas has its own required security measures that need to be installed. The medical area has its special requirements including a fully functioning dental chair. The kitchen and laundry areas also had its own set of special requirements. These spaces and many others had its own special requirements for HVAC, electrical, plumbing and security.

New Jersey Blue Acres Program - Various Locations, NJ*

The Blue Acres Program is the part of New Jersey's Green Acres Program that purchases flood prone properties. Through the DEP's Superstorm Sandy Blue Acres Buyout Program, the State spent about \$300 million in federal disaster recovery funds to give homeowners the option to sell Sandy-damaged homes. The State bought clusters of homes or whole neighborhoods that were flooded in Superstorm Sandy or previous storms. These homes are then demolished, and the land permanently preserved as open space, accessible to the public, for recreation or conservation. The preserved land serves as natural buffers against future storms and floods.

*Experience prior to joining Gilbane



New Jersey Schools Development Auth
(NJSDA) Region 7 – Asbury Park, NJ

Damon Piontkowski

Construction Executive

Expertise

- › 27 years in industry
- › BA, Architecture, New Jersey Institute Technology

Additional Credentials

- › OSHA 30-Hour Construction Safety and Health

Highlights

- › Public sector experience
- › Essex County experience
- › Active campus experience
- › Collaborated with other proposed team members
- › Delivered projects on time and on budget

As a construction industry veteran, Damon brings extensive experience in New Jersey, including the County of Essex, Bergen, William Paterson University, Rutgers University, and the New Jersey Schools Development Authority. He started with Gilbane as a superintendent and has held several positions since, including project manager and project executive. Damon has worked in several market sectors, including education, public administration, criminal justice, healthcare, corporate, and science and technology.

New Jersey Schools Development Auth (NJSDA) Region 7

Construction program totaling 13 projects for the New Jersey EDA-Region 7, including multiple K-12 additions, renovations and new construction in Asbury Park and Neptune. Summerfield Elementary School awarded LEED-NC Gold Certification.

New Jersey Schools Development Authority Southern Region Pilot Program - Cherry Hill, NJ

Pilot Program for K-12 schools in the Southern Region Abbott District under New Jersey Economic Development Authority. Health & Safety Upgrades, roof replacements, and systems upgrades to 38 schools. New construction, additions, and renovations to 12 schools.

Bergen County New Agency Building and Parking Deck - Hackensack, NJ

The County of Bergen selected Gilbane to provide design and construction management services for the multi-phased project, which included a new, 130,000 SF, six-story agency building and a parking structure that can accommodate 717 vehicles. The new building houses the Bergen County Prosecutor's Office, Sheriff's Department and Surrogate's Office, and other support functions. A secure pedestrian bridge was constructed to connect the parking garage and original facility to the new Justice Center facility.

William Paterson University, New Residence Hall - Wayne NJ

Gilbane served as construction manager as agent for the New Residence Hall project on the Wayne, New Jersey campus. The residence hall includes 288 beds for students. The suites consist of two rooms with two beds each and a bathroom. Each floor has two lounges and study spaces. The main floor houses student amenities (kitchen, laundry and mailroom), reception/security, offices, and open lounge area with a meeting room.

William Paterson University, Science Hall Addition - Wayne NJ

Gilbane served as construction manager as agent for the addition and renovation of the suburban campus's science facilities, overseeing the general contractor for the project. The new and old facilities were designed to merge with the existing facility, which received a complete facade upgrade with insulated curtainwall. To provide ongoing functionality of the University's science curriculum, construction was divided into two phases. Phase 1 included the 65,000 SF Science Building supports the various science departments with additional laboratories, classrooms, research spaces and faculty areas and a new greenhouse. Following the transition of the existing building's occupants into the new facility, phase 2 involved the extensive renovation of the original home of the colleges of humanities, social sciences and health, totaling 165,000 SF and included existing laboratories, classrooms, offices and support spaces.

Newark Parking Authority Green Street - Newark, NJ

The 650-space precast concrete parking structure with six parking levels will service employees and visitors to Newark City Hall. The facility will also include over 25,000 SF of office space that will be used by the City of Newark Municipal Court System and will also serve as the new headquarters for the Parking Authority. In addition, 2,500 SF of retail space will be located on the ground level.

Damon worked on over \$500 million of construction projects for public clients in the New Jersey marketplace.



Michael Abarno

Project Manager

Expertise

- › 35 years in industry

Additional Credentials

- › OSHA 30-Hour Construction Safety and Health
- › CPR/AED

Highlights

- › K-12 experience
- › Public sector experience
- › Active campus experience
- › Collaborated with other proposed team members
- › Delivered projects on time and on budget

Michael will ensure your project is managed efficiently and that all schedule, budget, safety, programming and quality goals are achieved. Michael will identify all project challenges and implement mitigation plans for an on-time completion and that all planning is completed with exact and detailed precision. He will enforce quality and safety standards while maintaining a safe, clean and organized project site. He is a highly motivated individual with a keen eye for quality, and the ability to convey these qualities to owners and design professionals.

New Jersey Schools Development Authority Dayton Ave Educational Complex - Passaic, NJ

Gilbane provided construction management service for the new Dayton Avenue Educational Campus. The new facility includes an Early Childhood Center, a K-8 elementary/middle school, a grades 2-8 Magnet School, and a grades 6-8 middle school for a total capacity of 2,760 students.

New Jersey Schools Development Authority, PS 16 Elementary School - Paterson, NJ

The new, three-story, 109,500 SF elementary school accommodates 705 students in grades Pre-K through 8 and ECC. The facility houses 22 classrooms including seven Pre-K / Kindergarten classrooms and core space containing the administrative office suite, nurse's office suite, media center, specialized instruction classrooms, labs and other support services. The project also included a cafetorium and gymnasium as well as space for technology, art and music.

New Jersey Schools Development Authority, Paul Robeson Community Theme School for the Arts - New Brunswick, NJ

Design-build construction management services for a 60,500 SF addition and 59,400 SF in renovations to the Paul Robeson Community Theme School for the Arts. The team provided design, submittal, shop drawing and schedule reviews for compliance with the State's design-build performance specifications, design and materials standards and bridging documents. The updated school accommodates 823 students from Pre-K to grade 5. The addition consisted of a multi-purpose room, additional classrooms and small instructional rooms.

P.S. 16 Elementary School - Patterson, NJ

New, three-story, 109,500 SF elementary school in an urban setting. It houses approximately 705 students in grades Pre-K through 8, as well as an Early Childhood Center. Its functional components consist of 22 classrooms including, seven Pre-K / K classrooms, as well as core space containing the administrative office suite, nurse's office suite, media center, specialized instruction classrooms and labs and other support services; and large group components such as cafetorium, gymnasium, technology art and music.

George L. Catrambone Elementary School - Long Branch, NJ

New Pre-K to Grade 5 replacement school for 784 students. The 109,000 SF building was built on an existing school site and included 10 Pre-K classrooms, seven kindergarten classrooms, 28 classrooms, art, choral and instrumental music, computer and science exploration labs, an OT/PT room, small group instruction rooms, cafeteria, exterior stage, gymnasium, media center, nurse station and administrative center. The project included reconfiguring a new parking lot, drop-off lanes and play fields.

New York State Office of General Services, Department of Labor Building - Brooklyn, NY

\$19 million renovation of the 70,000 SF State office building. Full renovation and sixth-floor addition supporting vital services.



Brian Frayko

Project Engineer

Expertise

- › 11 years in industry

Additional Credentials

- › OSHA 30-Hour
Construction Safety and Health

Highlights

- › K-12 Education
- › Public sector experience
- › Collaborated with other proposed team members
- › Delivered projects on time and on budget

As project engineer, Brian will review shop drawings and expedite the flow of information, plans and specifications to the design team, field construction forces, subcontractors and material suppliers. He will also process the project schedule and for developing and monitoring the project cost control system, including budget, cash flow and changes. He will support the project managers and the team in the field with our quality program and will be actively involved in the scheduling process.

New Jersey Schools Development Authority Dayton Ave Educational Complex - Passaic, NJ

Gilbane provided construction management service for the new Dayton Avenue Educational Campus. The new facility includes an Early Childhood Center, a K-8 elementary/middle school, a grades 2-8 Magnet School, and a grades 6-8 middle school for a total capacity of 2,760 students.

New York State Olympic Regional Development Authority (ORDA) PM/CM MSA - Lake Placid, NY

Gilbane was awarded a professional services term consultants contract for one year, with the option for four renewable terms providing construction management services for multiple prime (Wicks Law) projects and assisting ORDA's Office of Planning and Construction in the execution, performance and administration of its responsibilities. Gilbane is assisting ORDA with the oversight of multiple design-build contracts at ORDA's facilities throughout New York.

1101 Ocean Avenue, iStar - Asbury Park, NJ

\$150 million, new 640,000 SF, 16-story building with 140 luxury residential units and 60 hotel units. The building is a cast-in-place concrete structure and enclosed with a combination window wall, metal panel and storefront system. The entire footprint of the building rises four stories and the tower rises on the north side of the building from floors 5-16. The lower three levels contain retail, amenity, parking and common areas, the 4th floor is a hotel, the fifth floor is utilized for seasonal residence/hotel, and floors 6-16 is residential. An outdoor amenity area is located on the fourth-floor roof and contains pools and an outdoor bar.

Port Imperial North - K. Hovnanian Homes - West New York, NJ

\$160 million, 700,000 SF, 278 residential units. The project includes roughly 300,000 SF of parking across three levels and 400,000 SF of living space on nine floors and a penthouse. The building is a cast-in-place structure with an exterior façade comprised of pre-cast concrete panels; field-laid brick, metal panels, and punched windows. The mechanical system consists of a combination of heat pumps and split systems. The extensive amenity package includes a 50,000 SF courtyard with an infinity pool, playground, outdoor barbecues, and lawns. The interior amenity space includes a multi-level fitness center, feature staircase, tenant club and conference rooms.

Chimney Rock Crossing, Regency Centers - Bridgewater, NJ

The nearly 235,000 SF new retail space Crossing is distributed over six separate pads. The center is anchored by a stand-alone Whole Foods Market and includes 20 additional spaces with such notable retailers as Nordstrom Rack, SAKS off 5th Avenue, ULTA Beauty Supplies and Chipotle.

New York State Olympic Regional Development Authority (ORDA) PM/CM MSA - Lake Placid, NY

Gilbane was awarded a professional services term consultants contract for one year, with the option for four renewable terms providing construction management services for multiple prime (Wicks Law) projects and assists ORDA's Office of Planning and Construction in its responsibilities' execution, performance and administration. Gilbane will assist ORDA with overseeing multiple design-build contracts at ORDA's facilities around New York State.



New Jersey Schools Development Authority (NJSDA)
Elliott Street Elementary School – Newark, NJ

SECTION 3

Relevant Experience

New Jersey K-12 Experience

With numerous projects like Oliver Street Elementary School, Elliott Street Elementary School and the Dayton Avenue Educational Campus for the New Jersey Schools Development Authority (NJSDA), Gilbane is well-versed in managing K-12 projects throughout the state.

National K-12 Multi-Site Programs

Gilbane is the number one builder of K-12 facilities in the country (*Building Design + Construction* 2022). Large, multi-site programs call for nimble management and coordination – elements of construction management Gilbane is the best at executing.

Completed in the past 5 years

180+ K-12 projects **18.4M SF** **\$6.7B**

#1

K-12 Builder

by *Building Design + Construction* 2022



Expertise In All Facility Types

Technology-rich classrooms

Makerspaces and learning labs

Science centers and laboratories

Libraries and media centers

Auditorium and media centers

Natatoriums

Stadiums and sports facilities

Cafeterias

Infrastructure and site improvements

Renovations at David Brearley Middle/High School and
Warren Harding Elementary School
Kenilworth Board of Education

Gilbane

In New Jersey, Gilbane has worked on

88 projects as Owner's Representative /
Project Manager/Agency

totaling over

8.7M SF + \$2.5B

Serving the Public Sector

Over the last 57 years, our team has worked collaboratively with various State, County and Municipal agencies throughout New Jersey. Serving as a true client advocate, Gilbane offers unparalleled expertise and the ability work cohesively with design teams and trade partners to ensure all team members are working toward the common goal of delivering a successful project for our clients, which have included:

- › Atlantic City Board of Education
- › Black Horse Pike Regional School District
- › Borough of Madison
- › Borough of Metuchen
- › Borough of Somerville
- › Brigantine Board of Education
- › Camden County Schools
- › City of Asbury Park
- › City of Camden
- › City of Newark
- › City of Paterson
- › City of Plainfield
- › County of Bergen
- › County of Cumberland
- › County of Hunterdon
- › County of Mercer
- › County of Middlesex
- › County of Morris
- › County of Passaic
- › Essex County Improvement Authority
- › Harrison Township School District
- › Middle Township Public Schools
- › New Jersey Economic Development Authority (NJEDA)
- › New Jersey Schools Development Authority (NJSDA)
- › New Jersey Division of Property Management and Construction (NJDPMC)
- › New Jersey Courts
- › Neptune Township School District
- › Newark Parking Authority
- › Newark Public Schools
- › Parsippany-Troy Hills Township School District
- › Pleasantville Board of Education
- › The Atlantic County Improvement Authority
- › Township of Bridgewater
- › Township of Middletown
- › State of New Jersey





New Jersey Schools Development Authority Dayton Avenue Educational Campus

Passaic, New Jersey

Architect:
RSC Architects, P.A.

Project Size:
448,000 SF

Construction Cost:
\$165,000,000

Completion Date:
December 2021

Delivery Method:
Construction Management
Agency

Change Order Percentage:
0%

Gilbane, in association with Epic Management, provided construction management services for the new Dayton Avenue Educational Campus.

The Educational Campus includes a pre-kindergarten, elementary and middle school and the 448,000 SF, four-story building has capacity to educate approximately 2,760 students. This project is the largest construction project undertaken by the SDA to date, and included demolition and removal of 17 temporary classroom units, site work and construction of the new school.

The new campus consists of four schools interconnected to form one building on a 12-acre site:

- › An Early Childhood Center designed to accommodate educational programs and support services for a capacity of 420 students in grade Pre-Kindergarten.
- › A grade K-eight Elementary/Middle School designed to accommodate educational programs and support services for a capacity of 770 students.
- › A grade two through eight Magnet School designed to accommodate educational programs and support services for a capacity of 760 students.
- › A grade six through eight Middle School designed to accommodate educational programs and support services for a capacity of 810 students.



The new building also incorporates centralized facilities shared by all four schools to supplement and support the individual school program's facilities needs, including a central student services component and centralized facilities for kitchen, custodial functions and mechanical equipment.

The project was completed five months ahead of schedule.

Dayton Avenue Educational Campus (continued)





William Paterson University New Residence Hall

Wayne, New Jersey

Architect:

Clarke Caton Hintz, A
Professional Corporation

Project Size:

92,530 SF

Construction Cost:

\$40,000,000

Completion Date:

September 2019

Delivery Method:

Construction
Management Agency

Change Order Percentage:

0%

Gilbane provided construction management services for the new 288-bed Residence Hall project on the Wayne, New Jersey campus. The suites consist of two rooms with two-beds each and a bathroom. Each floor contains two lounges and study spaces. The main floor houses student amenities (kitchen, laundry and mailroom), reception/security, offices and open lounge area with a meeting room.





County of Bergen, Justice Center Complex New County Agency Building, Parking Deck and Justice Center

Hackensack, New Jersey

Architect:

RSC Architects

Project Size:

168,525 SF

Construction Cost:

Confidential

Completion Date:

March 2017

Delivery Method:

Construction Management
Agency

Change Order Percentage:

0%

To address the County's need for more adequate space, an improved operational configuration and better security, Gilbane was selected by the County of Bergen to provide design and construction management services for a new agency building, parking deck and renovations to the existing Justice Center complex. Completed in three phases, the scope included a new, six-story, 128,525 SF building, a 750-space parking structure and 40,000 SF of renovations to the existing Justice Center facility.

The agency building houses the Bergen County Sheriff, Prosecutor, County Municipal Court and other county agencies. The building was designed to complement the existing historic Justice Center using a Federalist-inspired facade. A secure pedestrian bridge for staff and judges was also constructed to connect the parking garage to the new building and Justice Center. The renovated Justice Center provides courtrooms, offices and support spaces for the program needs of the Courts with special attention given to preserving and maintaining historical areas.

The County of Bergen is a repeat client and projects with the County have included a new 266,000 SF, five-story administration building and five-level parking deck; a 30,000 SF Bureau of Criminal Investigations Building; and a 263,000 SF, 661-bed jail Annex Expansion.



Additional Experience with New Jersey Public Schools

Gilbane's experience with New Jersey Public Schools includes

32 projects totaling

3.2M _{SF} **\$1.3+ B**



1 Newark Public Schools Arts High School - Newark, NJ 2 New Jersey Schools Development Authority, Eastern Region Program - New Jersey 3 New Jersey Schools Development Authority Elliott St. Elementary School - Newark, NJ 4 Harrison Township Middle School - Mullica Hill, NJ 5 New Jersey Schools Development Authority (NJSDA) Oliver Street Elementary School - Newark, NJ 6 New Jersey Schools Development Authority (NJSDA) Public School #20 - Jersey City, NJ



E. Other Areas of Expertise

ESG: Our Blueprint for Impact

In keeping with our core value of Caring, we hold ourselves accountable to contributing to a global sustainable and inclusive future. We are committed to building a better future for the communities in which we live and work and beyond, for generations to come.

Gilbane is committed to awarding \$4 billion to minority-, women-, disadvantaged, LGBTBE, and veteran-owned businesses in the next five years.



[CLICK HERE](#) to download
Gilbane Cares ESG Report



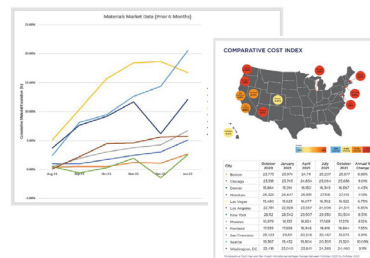
Gilbane's Innovation Culture

We define innovation as our commitment to deliver shared value for our clients, partners, and our people. We continuously innovate to address industry and client challenges, operational deficiencies, and inefficiencies with scalable solutions that benefit all stakeholders.

Our Lean approach to problem solving is applied to our innovation methodology to unleash innovation whether it be incremental process improvement, investment or utilization of technology, the use of AI, or transformational ideas and concepts.

Supply Chain: Mitigating the Unknowns

Unprecedented market pressures have elevated the role of our internal supply chain group. By leveraging industry resources, internal market insight, and supply chain data, we provide insight to our clients for opportunities to mitigate project risk to schedule and cost.



[CLICK HERE](#)
to sign up for monthly
Supply Chain updates



Commitment to Building Lean

Continuous improvement to increase value, reduce waste, and respect people is Gilbane's Lean mindset. We deliver value to projects through seamless collaboration with integrated teams, Target Value Design, design-assist, virtual design and construction, prefabrication, the Last Planner System®, and 5S organization on site.



Student Inclusion

Partnership with Kenilworth Board of Education

Gilbane proposes a partnership with Kenilworth Board of Education that would benefit those students who may be interested in an AEC career path. A few initial ideas include: a donated REVIT license to your information technology team, committed speakers for career day, educational project tours, and iron workers in the field. Our team would also serve as a guide to Kenilworth Board of Education students interested in joining the ACE Mentor program, a nationwide program for AEC workforce development.



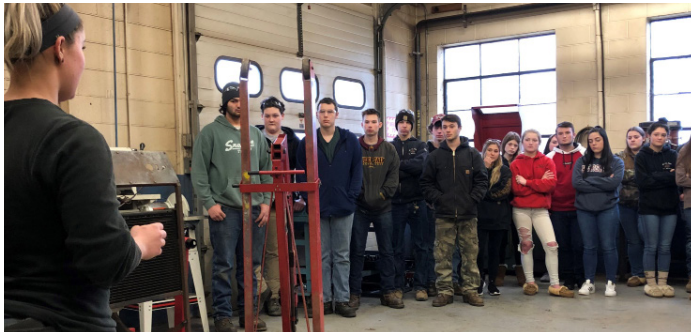
Taconic High School

Our team lead multiple site tours and provided a variety of in-class lectures to the Taconic engineering class.



Winthrop Middle/High School

Gilbane worked with engineering and history students to hang the historically accurate Viking Longship replica in the lobby (the Viking is the school mascot).



Bristol County Agricultural High School

Tradeswoman (and vocational high school graduate) explaining steel structure details of the the new high school with agricultural mechanics students.



Quincy Comprehensive High School

Certified two Quincy High School plumbing teachers and 12 students in acid waste piping at the new high school construction site.



Consulting Services



CostAdvisor

CostAdvisor is an proprietary Gilbane conceptual **cost modeling tool** that helps facility owners develop accurate, comprehensive budgets in the early stages of project development based on our current cost database, local material, and labor costs. The software provides real-time evaluation of alternative what-if scenarios by modifying factors such as facility size, phasing, location, and footprint.



Schedule Risk Analysis (SRA)

Schedule Risk Analysis (SRA) provides quantifiable data regarding the health of a project by **identifying, assessing, and mitigating schedule risks** using proven statistical Monte Carlo simulation techniques. SRA utilizes the Critical Path Method (CPM) schedule to accurately assess the likely completion date of the project by determining a best, likely, and worst case duration for every activity.



Interdisciplinary Document Coordination (IDC)

Interdisciplinary Document Coordination (IDC) is a preconstruction service designed to identify, track, and communicate functional, scope, and life safety document coordination issues. IDC utilizes a 500-step checklist combined with lessons learned and best practices in a rigorous, systematic analysis of plans and specifications. On average, **IDC reduces the number of RFIs on projects by as much as 60%.**



Multimedia Studio

Gilbane's in-house Multimedia Studio team creates design visualizations that can be utilized as a powerful selling tool and a dynamic resource for planning and communication. Employing the latest in 2D, 3D, and 4D imaging along with detailed modeling, professional photography, and videography, these visualizations move beyond simple renderings and basic storytelling by creating **powerful visual representations** of your project.



Transition Planning and Management (TPM)

Our Transition Planning & Management (TPM) team supports owners who are opening new or renovating existing facilities. We provide a wide range of services including **positioning the client team to maximize decisions early on** in a project and plan for the transition of daily business operations, activating owner furnished equipment in the new facility, and preparing for the turnover of any vacated space.



Facilities Management (FM) Services

The FM services team **assists customers in all phases of implementing a facility management solution for new and existing** facilities including: data collection; drawing and document management; process mapping and customized applications; integrating the facility management solution with other software applications; and user training, report definition, and development.



GRS Disaster Response

Gilbane is a partner in GRS Disaster Response (GRS), which delivers a single-source approach to **getting facilities operational after a disaster strikes**. We conduct initial damage assessments, provide estimates, remediation services, and reconstruction after an event. This maximizes owner control over restoration scope, costs, and schedule while minimizing conflicts with insurance settlements.

4



Kildeer Countryside CCSD #96

SECTION 4

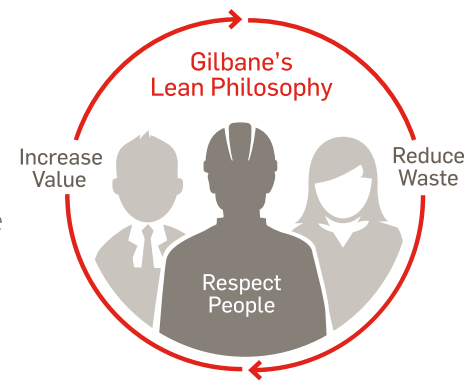
Approach to Services & Quality Plan

Commitment to Building Lean

Continuous improvement to increase value, reduce waste and respect people is Gilbane's Lean mindset. This mindset creates high performing teams focused on company-wide innovation and is implemented on all our projects throughout the organization.

Maintaining Kenilworth Board of Education's Best Interests

Our culture of safety, ethics and core values means that you get a construction partner who will support you to meet your goals, with your best interests always top of mind. Kenilworth Board of Education (BOE) will benefit from measurable efficiencies and performance metrics, saving time and money while enhancing stakeholder involvement and driving value.



Safety Pledge

Our approach to the Improvements to 19 Facilities for the Kenilworth Public Schools project begins with safety. We are determined to a safe, secure and organized work environment.

Client Advocacy

Your project and community partners expect strong relationships through a dedicated approach to creating value. We will serve as an advocate for Kenilworth BOE throughout the project, helping to ensure your facilities are delivered on-time and on-budget.

Transparency

Through an open-book policy and visual communication tools, we maximize communication to eliminate uncertainty.

Schedule Efficiency

Our Advanced Planning & Scheduling process provides continuous flow, thereby reducing waste. This is accomplished by engaging our stakeholders in the development and implementation of the plan.

Collaboration

Every day we strive to work together as partners toward common goals by discussing challenges and potential solutions, reaching consensus on a path forward.

Quality Assurance

Our processes are developed to integrate continuous improvement into our project approach for the Kenilworth Public Schools project. We have quality built into our processes so that time and money aren't wasted on producing unsatisfactory work.

Advantageous Technology

We use technology that brings real value to our customers and facilitates a reduction of waste and maximize value.

Key Project Considerations

Our team understands there will be concurrent projects at the Middle/High School and Elementary School sites. Minimizing impacts to existing learning at both schools as well as separation of construction operations will be Gilbane's first priority.

Maintaining Operations

- › How are we impacting student pick-up, drop-off, and parking?
- › Does each phase have a clearly identified and communicated (classroom signs) evacuation plan? Fire drills coordinated for each phase of construction?
- › Are all specific student ADA needs met for each phase of construction?
- › What is the walking duration for the farthest class change of each phase of construction? Do we need to add time between classes during specific phases to accommodate?
- › How will construction impact deliveries to the school?

Managing Concurrent Projects on Active site

Our team will seek out the best means and methods to achieve maximum efficiencies, including:

- › Regular coordination meetings between the project teams working in close proximity of the projects.
- › Bundling of subcontractor scope to maximize cost savings
- › Staffing levels to efficiently execute the work while eliminating redundancy in utilization of design-assist key subcontractors to accelerate the schedule
- › Reporting documentation will be rolled into one executive summary, as required by the owner.

Safety for Students, Staff, and Visitors

Gilbane will not take a risk when it comes to safety. With the current climate of our schools, there is already a great deal of fear and we do not want the presence of a construction project to have people feel that existing security measures are compromised in any way. In addition, Gilbane has national K-12 resources that can

provide new and creative security solution ideas. We believe strongly that a proactive approach to the security of the students and staff of Kenilworth is critical and we are prepared to work through each step with your team.

HVAC Systems Pricing and Long Lead Times

These critical systems comprise approximately 45% of the construction cost – and a huge cost of the annual operating cost

- › Selection of practical cost effective yet efficient systems is key.
- › Stack services to the greatest extent possible – long horizontal runs can drive up costs.
- › Expedite design approval for HVAC systems - currently seeing long lead times on these items.

Student Inclusion Opportunities

Student inclusion activities can range from general site tours to internships to construction-related projects in a variety of academic areas. Gilbane is delighted to offer our resources and guidance to assist our clients in creating successful student inclusion activities that serve to ignite the students' natural curiosity, and further the institution's mission of providing students with an education that prepares them for beyond the classroom.



Involving the students and staff in the construction process provides numerous benefits. Gilbane is committed to providing our academic clients with a construction experience that extends beyond the "bricks and mortar."

While Gilbane has many successful student inclusion initiatives we can offer to our clients, every project is unique and has its own challenges. Each campus has its own culture, and we work with our clients to develop customized student inclusion activities that meet specific learning initiatives. The result is a positive experience that may even serve to provide students with a new perspective on their chosen career path.

Athletic Turf and Track Best Practices

Athletic Turf

- › Verify if water, power, or data need to be installed in the field during design.
- › Verify sub-grade stone during the buyout process. It has been noted that many turf suppliers want various profiles installed.
- › Packaging the base construction and the turf together will ensure that the entire installation warranties against settlement.
- › Recommend the site contractor be responsible for essentially a pad site and the turf contractor be responsible for everything above the pad site, including the subsurface drainage. This reduces the issue of finger pointing between the two contractors.
- › Budget for cement stabilization. This should be seen as an investment rather than an added cost as it provides a sub-base for the field and there is less potential for future issues.
- › Using material containing crumb rubber is industry standard and performs well. However, this material is controversial as it can contain carcinogens. Recent clients have chosen, at a premium, Envirofill an acrylic-coated sand.
- › Sewn body seams is typical of synthetic turf installation and will require a 24-hour turn-around time on seam problems for the life of the 8-year warranty.
- › Inlay materials are typically taped and glued; our team recommends considering prefabrication of all inlays which allows for the seams to be sewn.
- › Make sure any slot drains in the proximity of the fields and track are set in concrete to avoid potential differential settlement.
- › Review a proof of all text and logos for the field prior to installation to ensure proper letter spacing. Layout all letters on the field and view from grandstand prior to cutting. Watch-out letters include W, Y, A, I, T, and V.
- › Fabric and stone recommended underneath bleachers in lieu of grass to reduce the maintenance.

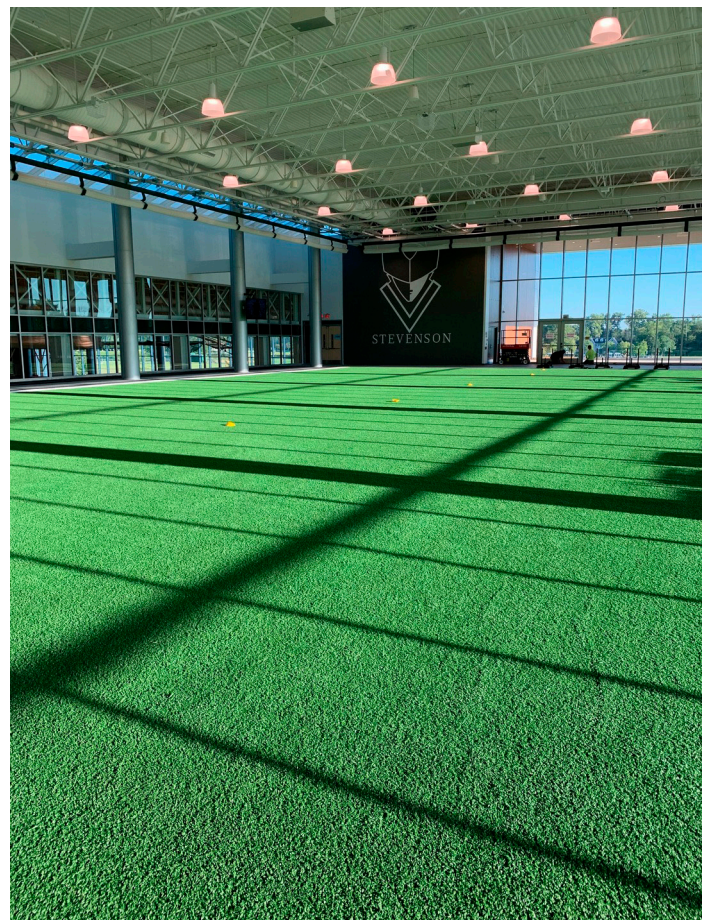
Track

- › Provide a track surface over a paved d-zone in lieu of concrete.
- › Include additional sleeves under the track to the field for future expansion.
- › Review the proximity of the track to existing or new trees. The debris from the trees can be a challenge to keeping the track clean.

Construction/Installation Sequence

We have found that the most efficient construction/installation sequence is to:

1. Install stone in the field (doing this first will ensure track does not get damaged with large trucks and heavy equipment)
2. Pave asphalt track (must cure one month prior to topping)
3. Install turf
4. Track surfacing



Setting the Stage: Partnering

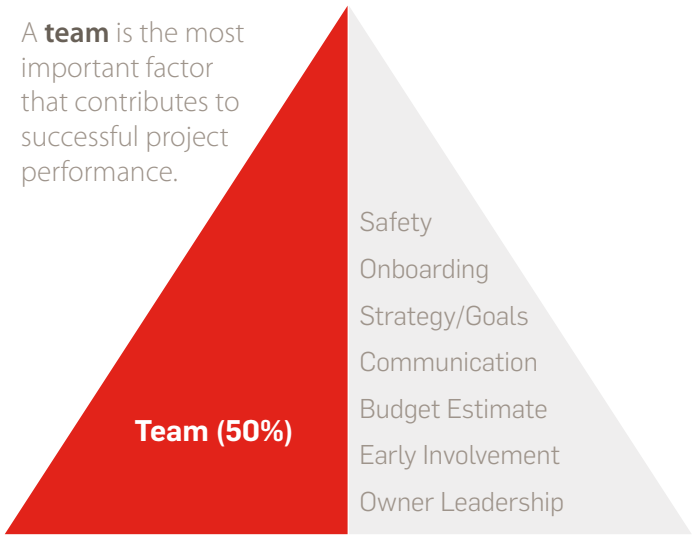
Gilbane advocates a team approach to project delivery. By establishing a cooperative and respectful working relationship among team members, all parties are invested in the success of the project and work with common objectives to meet budget, schedule and quality requirements. Effective teamwork differs from one project to the next. We propose to utilize proven team building techniques and will seek input from project stakeholders to determine which techniques would be most suitable for this project.

Team building workshops, starting in early design and continuing at appropriate intervals, will develop the initial relationships and work toward maintaining them throughout the project. The team may commit to a Project Charter - a one page document of goals, objectives and communication techniques for the project that formalizes the commitment of the team to have open communication, and to pursue the common interests and goals of the owner and project team.



Our goal is to allow Kenilworth BOE to focus on continuing to deliver the valuable services you provide, while the construction team focuses on delivering a high quality, efficient facility with cost and schedule certainties.

Principals meetings will be held throughout the course of the project to keep the project partnering and team building mindset energized. The gatherings provide an executive level “steering committee” to effectively resolve potential problems or issues early and proactively.



Establishment of performance metrics encourages collaboration and creativity among all team members, tying the success of each firm to that of the others. Early in the project, we develop measurable team metrics to assess the approach at defined project stages. By agreeing to these metrics, and measuring performance against them, the team can make corrections in a timely fashion to ensure the success of the project.

Facilitating communication using technology

On the Improvements to 19 Facilities for the Kenilworth Public Schools project, Gilbane will implement the most advantageous, cutting-edge technology to enable us to standardize our processes to achieve predictable results allowing the team to implement continuous improvement to foster efficiency and reliability.

Our **project control software** is Procore. To ensure a collaborative and integrated approach to project management, Gilbane has invested in the most widely used construction management software. Procore delivers a platform that streamlines communication and decision-making for all stakeholders. Our clients and project partners experience increased efficiency, improved communications and centralized document management.

Virtual Design and Construction (VDC)

(Additional Service Not in Base Fee)

The boundary between design and construction through the use of 3D models eliminating errors and omissions in traditional documentation methods, to optimize the construction process and to provide a database-driven deliverable to owners.

While many construction management firms use BIM for clash detection, Gilbane's VDC process ensures the model is used effectively throughout the project's lifespan. Through VDC, we ensure that your building's model produces tangible results through each step of construction and after the project is complete. Gilbane's VDC capabilities include:

- › 3D visualizations and walk-throughs
- › Virtual clash detection/constructability
- › 4D visual scheduling
- › Facility management services
- › 5D estimate integration
- › Site logistics/safety planning

Commitment to Safety

Gilbane is a family-owned business – and we strive to treat everyone on and around our job sites like family, especially when it comes to ensuring their safety. ***Safety is not about “policy”; it’s about people.***

5x CISE Safety Award Winner
Construction Industry Round Table

In 2020
97% of our projects had
zero lost time injuries



Gilbane Cares: Incident and Injury Free Culture

Gilbane Cares means the safety of everyone on our project sites is always our number one priority and value. Gilbane has made a significant investment in training our employees and partners in JMJ Associate's Incident and Injury Free (IIF) methods. Gilbane has been honored by the Associated General Contractors, Construction Users Roundtable and others as one of the safest companies in the construction industry.

From starting every meeting with a “Gilbane Cares” moment to annual Safety Week celebrations, safety is thoroughly ingrained into our culture. In addition to safety audits, checklists and behavioral coaching, we train our employees and project partners to embrace a safety culture based upon people, not on statistics.

Recommended Mandatory Safety Non-Negotiables



5S Methodology

Implementation of a robust materials management system and proactive housekeeping are key to effectively working on a construction site. The 5S methodology establishes an orderly flow of materials, eliminates waste and organizes the workplace. More than just housekeeping on a job site, it brings value to the project by improving productivity, safety, efficiency and morale. We recommend that contractors are required to:

- › Schedule material deliveries just-in-time for installation prior to needing them.
- › Stage materials in designated areas identified by color, and lines are taped or painted on the pavement outside and on all floors being worked on inside.
- › Identify the material pallets using tape, paint or stickers and areas, which are inspected daily.
- › Place all debris into a trash container – not on the floor.



Safety Training

Prior to the start of construction, Gilbane holds a mandatory orientation to train contractors' safety coordinators, trade contractors and owner personnel. The program uses interactive instruction to provide education about the fundamentals of construction safety and specific job hazards. Every attendee must complete a safety quiz and sign a safety pledge to confirm their understanding and support of our safety requirements.

Safety Innovation and Technology

(Additional Service Not in Base Fee)

To ensure safety and security, Gilbane can implement a wearable device and tracking system that automatically connects to the Triax Spot-r network when workers arrive on site. The device records slips, trips, or falls at the jobsite and immediately alerts designated supervisors. Our technology team recently worked with Triax to integrate RFID technology to the devices for access to secure areas.



Triax Spot-r wearables provide faster notification and response times, reducing risks to workers

On all new projects, Gilbane has made the Kask helmet the standard. Equipped with adjustable chin straps, ear protection, face shields and other safety features, the Kask helmet offers better protection and is less likely to fall off.



K-12 Safety

On the project site, there are several safety and security challenges to mitigate. High traffic volume, students walking to school, buses and local community traffic are all concerns with this tight location. Our team's familiarity with this type of work enables us to bring best practices planning project safety. **We live and work in Kenilworth and safety is first in everything we do.**

Student, Staff & Community Safety

- › **Access to and from School** – Walkers, drivers, riders and bus riders. By working with Kenilworth BOE we will ensure that each route is clearly mapped out, safely marked and communicated well in advance. On similar projects, we have developed apps to enable parents and students to see updated traffic patterns, project progress, critical dates and know the plan in real time. In addition, the use of 3D modeling is an excellent tool to examine access points and potential danger areas.
- › **Safety during School** – Emergency planning, exit access, communication and routes are critical to safety while the students are on campus. Careful planning is critical to ensure exit routes are accessible, marked and safe from point A to B. We know that students are curious and we take extra precautions to make sure there is a clear distinction between student spaces and construction spaces. Gilbane will ensure all of our employees, workers and guests are safe on school

property and have all required badging, but we feel that clear separation between students and staff and construction workers will provide additional security and a level of comfort for everyone.

Short Service Worker Program (SSWP)

Gilbane can institute a program which focuses on keeping new workers safe. Our SSWP assigns a mentor to each new worker until they became familiar with the site and hazards of the project. New workers are easily identifiable with neon bands on their hard hat, allowing other workers to be cognizant of the new worker. After working on site for a defined period of time, a quiz is given to that worker and the band is then removed.

Schedule Development

Reliability, commitment and proactive problem solving are the hallmarks of Gilbane's approach to schedule development. Through our approach, planning and scheduling is conducted in real-time and continuously verified throughout the project. Each step of the process breaks down the previous into a further level of detail and commitment and expands the network of commitments from the core group (owner-A/E-CM) down to the Last Planner (those actually doing the work, typically represented by the trade project manager or trade foreman).



Sequenced Scheduling

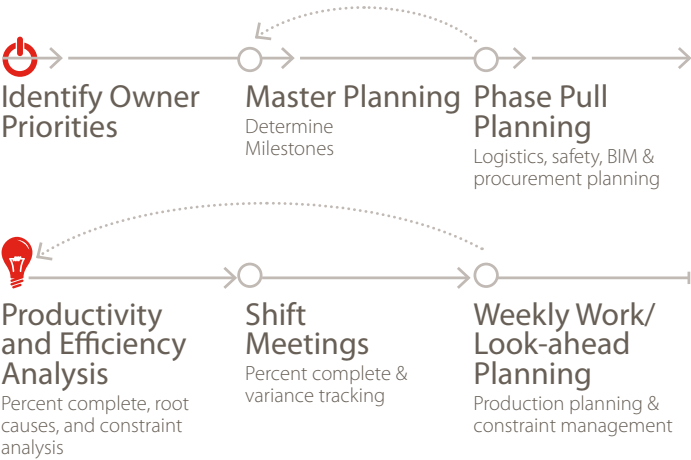
The Spence School Athletic Facility - New York, NY

During the initial steel erection, Gilbane received a preliminary schedule from the steel erecting subcontractor that showed the anticipated sequencing order and durations for crane activity. With this information, Gilbane projected durations and completion dates for future sequences. Additionally, data for percent completion and days ahead/behind schedule were updated daily to assess the subcontractor's performance. Providing these accurate projections for phase completions assisted management with making strategic decisions to solve significant logistical and scheduling issues.

Advanced Planning & Scheduling (AP&S)

AP&S is Gilbane’s approach to the Last Planner system, creating integrated teams where individual members bring distinct expertise to the process, eliminating waste and producing a highly reliable schedule. Using a big-room, visual approach creates opportunities to optimize the schedule and buy-in from the entire project team. The approach is designed to focus on teamwork, realism and individual accountability. By obtaining team member commitment to meet requirements on a daily basis, rather than approaching constraints and risks as isolated items, potential challenges are solved before becoming problems in the field.

Advanced Planning & Scheduling: Deliver More Value with Less Waste



Master Planning and Project Milestone Schedule

AP&S begins with identifying owner priorities by understanding the overall goals for the project. Once priorities are determined, Gilbane leads the master planning during which high-level milestones are identified to define the “road map” from project commencement to completion. Upon completion of the master planning session, Gilbane’s scheduler loads the milestone dates into Primavera Project Planner (P6) scheduling software. This master project schedule depicts the overall project strategy, objectives and activities set to time scale. It is the framework from which all future phase pull planning information will be developed.

Construction Scheduling

Phase pull planning

Just prior to work beginning and throughout the duration of construction, phase pull planning is conducted. Phase pull planning takes into account logistics planning; procurement lead times; production planning; safety and 5S procedures; and BIM execution planning.

With milestones confirmed during preconstruction, the pull planning process identifies work flow, starting at a milestone or target condition and pulling (backwards) to the beginning of the work flow. The construction phase team uses the pull plan information to create 6-week look-ahead schedules from which we derive our weekly work plans to determine a production plan. From here, the team reviews the milestone schedule to make necessary adjustments based on the development of phase pull

- › Optimal sequencing of construction activities
- › Phasing requirements
- › Permit and approval requirements
- › Long-lead purchasing needs
- › Trade procurement strategy
- › Construction tasks to be completed to achieve all milestones

At each weekly work planning session, the Gilbane team and trades collaborate to link the pull planning information into a detailed production plan. This visualizes the impact that pace of work has on the remaining sequence of work agreed to at the phase pull plan. Constraints are identified and any items requiring team coordination are added to the constraint log board for team resolution. By visualizing the constraints, the responsible parties are held accountable to expedite resolution of these issues.

All Plans Selected		Date as of: September 24, 2020 12:50:42 PM EDT	 Global
Rules: All Rules Selected			
Location: All Locations Selected (including Location-less tickets)			
Location	Construction Task	Priority	Date Identified Date Reported Date Closed Completed Date Assigned To Notes
2ARCHIVE - Sitework/ Ready for Concrete			
DISCONTINUING TO FOLLOW LOCATIONS			
2ARCHIVE - Ready for Steel Decking BACKUP COPY			2019-10-22 2019-11-15 2019-11-15  Nick Boudry
VE Inspection	2020-03-24		2020-03-30  Bryan Becker
VE Inspection	2020-03-27		2020-03-31  Courtney Cerni
VE Inspection	2020-03-29		2020-03-29  Courtney Cerni
VE Inspection	2020-03-25		2020-03-28  Courtney Cerni
VE Inspection	2020-03-27		2020-03-14  Courtney Cerni
2ARCHIVE CIP - Ready for Overhead			
Need welded connection vs. bolted	2020-07-14	2020-07-17	2020-07-17 2020-07-17  Patricia O'Connell
Mobile Advertisement	2020-07-21		2020-07-21 2020-07-21  Nick Boudry
West Point Park (WPP)	2020-07-21		2020-07-26 2020-07-26  Nick Boudry
Flour Tech's signage design	2020-07-14		2020-07-14 2020-07-14  Patricia O'Connell
2ARCHIVE AREA B SOG Complete			
VE Inspection	2020-03-24		2020-03-18  Bryan Becker
3. Garage			
Manufacturing vs. dumping at A to B cut	2020-07-21	2020-07-22	2020-07-22 2020-07-22  Brian Sullivan
Manufacturing vs. dumping at A to B cut. Currently in A/E Court	2020-07-21		2020-07-24 2020-07-24  Brian Sullivan
Both areas will be during site ahead of equipment?	2020-07-21	2020-07-21	2020-07-24 2020-07-24  Charles Macdonald
Site Elevation: Structural Bids	2020-07-26		2020-07-27  Nick Boudry
GARAGE M Line			
Planting inspection 02 Land	2020-08-11	2020-08-11	2020-08-19  Brian Coker
1. Building North (A & B)			
Power Requirements for Pump	2020-07-23	2020-08-11	2020-08-14 2020-08-14  Alexander Cole
New Concrete placed ahead of site	2020-08-02	2020-08-24	2020-08-27  Nick Boudry
Reinforcement for Deck	2020-08-03	2020-08-28	2020-08-18  Nick Boudry
Spider - Concrete under mechanical piping in Corridor	2020-08-03	2020-08-28	2020-08-18  Brian Coker
VOL 4 A & B			
Soil Test Supplemental SO	2020-08-17	2020-08-17	2020-08-25 2020-08-25  Alexander Cole

Daily Huddles

This on-site, stand-up meeting is held daily with the trade contractors to utilize the weekly work plans and review planned work for the day. Led by the project managers, the meeting is held at the same time and place every day to communicate and collaborate on the day's challenges,

including:

- › Each trade contractor communicates the work planned for the day and confirms adherence to Weekly Work Plan commitments
- › Each trade contractor identifies any coordination required to complete tasks
- › Discussion on the day's deliveries, logistics, high hazards, etc.

Budget Development

Successful projects are built upon solid estimating and budget development based on a clear understanding of the intended scope, the desired schedule and the project team's expectations. Gilbane's experienced preconstruction team will draw upon Gilbane's vast company-wide database of current pricing using powerful cost management tools to develop accurate and reliable cost models.

Cost Estimating Process

Document Review

Our estimating team is comprised entirely of in-house experts in the architectural, structural, civil, mechanical and electrical disciplines. They will examine the project documents, such as drawings, specifications, addenda, project budget, schedule, contracts and RFIs. We review the documents to:

- › Ensure that they are complete, noting any missing information and following up accordingly
- › Understand their intent
- › Divide the facility into logical subcomponents that can be quantified and priced
- › Utilize the agreed-upon work breakdown structure (WBS) for the project

Quantity Takeoffs

On-Screen Takeoff

The estimating team uses On-Screen Takeoff software to effectively quantify all materials on the project by creating color-coded drawings to identify conditions and their quantities. Gilbane utilizes this powerful software to increase accuracy and team efficiency with streamlined project setup, color-coded quantities on drawings, quickly manipulated takeoffs and easily document RFIs.



On-Screen Takeoff

Simplify the estimating process with color-coded quantities on drawings.

BIM Quantity Survey/Estimate Integration (5D)

(Additional Service Not in Base Fee)

Our virtual construction engineers can integrate cost data into the BIM once the model has matured and attribute data is embedded. This inherent intelligence is then surveyed and leveraged in conjunction with our cost estimating systems for cost analysis. Counts, lengths, areas and volumes can be generated directly from the model in a matter of minutes and hours as opposed to days and weeks.

Cost Estimates

Our estimating software, facilitates our detailed approach by maintaining libraries of detailed cost elements and managing large databases that are populated and continuously updated with Gilbane cost information gathered from actual current company-wide costs

data. The estimating team determines pricing based on Gilbane's current cost database and team input as well as the following factors:

- › Conditions and circumstances surrounding the subcomponent
- › Material quantity
- › Market conditions
- › Escalation

Cost Estimate Reports

Gilbane produces detailed estimates that can be configured in a wide range of formats, such as Uniforamt (by system), CSI (by trade), program area or custom formats. Our cost estimate reports document any assumptions, exclusions, clarifications, alternates or constructability issues that were used to determine pricing. We will utilize the agreed-upon WBS for the project from the estimate to the cost report.

Estimate Trending Log

One of the most effective methods of communicating the project's status is through our estimate trending log. This log is presented to clearly communicate pending and accepted changes from the previous estimate. As a team, we use the trending log to minimize cost surprises. Early warning of adverse trends is important to maintaining cost, schedule and to avoid and re-do of the design documents. The goal is to immediately correct the project course so that both time and money are not wasted with futile documentation.

Cost Estimate Types

Depending on your needs, Gilbane can provide complete estimates at all major milestones with increasingly more detailed and accurate information to ensure the project is being designed within your budget constraints. We are fully prepared to deliver the initial budget analysis and optional CD estimate, as required:

- › **Construction Document (CD) Estimates** -The CD estimates are the final major pricing efforts. They reflect the impact of changes that occur following the DD estimate. CD documentation is detailed and complete, thus, the construction cost is very detailed. This estimate is sorted to reflect the bidding strategy (bid packages) and provides the information required to establish bid alternates.

Value Management

We refer to this process as value management (VM) rather than value engineering to emphasize that the process is focused on value received, rather than cost cutting. VM is a systematic approach utilizing proven procedures to identify the function of an item, establish a value for that function and provide that function for the best overall initial and life-cycle cost. In every analysis, this must be accomplished consistent with the aesthetics, schedule, performance and safety purpose of the item.

Gilbane's approach to VM focuses on long-term costs versus the initial purchase price. We identify systems or components that may result in lower costs without sacrificing the project's quality requirements. Facilitated by Gilbane, all VM efforts are conducted in close coordination with Kenilworth BOE and the design team with senior members of Gilbane's management staff also participating.

A VM analysis consists of the following four steps:

1. **Brainstorming:** A creative phase in which Gilbane identifies and examines the project's high cost or problematic items and ascertains alternate methodologies to maximize the function and value of these items.
2. **Evaluation:** Gilbane will determine the cost, schedule impact, value and function of each proposed alternate methodology to ensure all relevant facts are considered.
3. **Recommendation:** Gilbane will present all value engineering items to Kenilworth BOE and the design team. As a team, we will examine the presented alternatives and decide to implement them or provide additional alternatives for consideration.
4. **Implementation:** Gilbane incorporates the value engineering results into the project's design, cost and schedule parameters and adjusts our estimates accordingly.

Life-Cycle Cost Analysis

Our approach to VM emphasizes value received over the life-cycle rather than concentrating on first cost. We see maintenance, function and energy consumption as other important factors in the evaluation of alternative designs and materials.

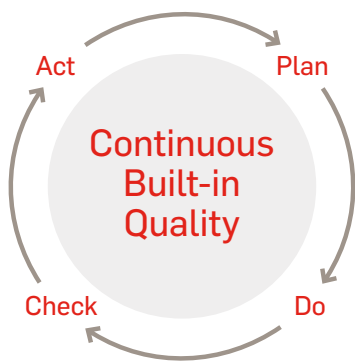
Gilbane utilizes a respectful and methodical approach to stretching the initial and long-term budget of a project. Our life-cycle cost analysis process will enable the team to choose the most cost effective construction option with the lowest long-term cost of ownership. We will work with our design partners to identify potential cost savings, alternate materials or equipment that best suits the project at a lower overall cost, whether first-costs and or operating costs. We are advocates for long-term operability and maintainability of our buildings; we will defend Kenilworth BOE's interests in these critical areas.

Evaluate Each VM Idea

- › **Constructability** - Is it simpler to build? Are other systems affected?
- › **Schedule** - Does it take less time? Allow follow on work sooner?
- › **General Conditions** - Is the cost of GCs impacted? Winter conditions?
- › **Operations and maintenance** - More or less energy efficient?
- › **Form and function** - Do we like how it will look?

Quality Management

Gilbane's quality in construction (QIC) program is designed to ensure that all work is done right the first time. Starting in preconstruction, Gilbane works with the Kenilworth BOE and the design team to establish a clearly defined understanding of the objectives for the Improvements to 19 Facilities for the Kenilworth Public Schools project to be documented in a project-specific Quality In Construction (QIC) plan. These objectives are included in bid packages for work and prescribes the specific quality benchmarks that our inspections will measure against. Our teams employ a variety of proactive quality techniques that are the heart of the QIC process.



Constructability and Clash Detection

(Additional Service Not in Base Fee)

By utilizing BIM, experts will conduct design and compliance reviews, analyzing the model for conflicts to minimize issues in the construction phase. The team will also look for opportunities to optimize the construction process with schedule, cost and material improvements.

Clashes are swiftly identified to eliminate problems in advance and avoid needless unforeseen expense on site, demonstrating virtual collisions that occur due to intersecting object geometry. Depending upon the level of detail contained within the model, a series of collisions/conflicts can be identified and communicated for use in various phases of the project.

Rolling Completion List

Rather than waiting until the project is 95 percent complete to begin assessing work execution, team members record quality information, including deficiencies, at the start of construction. They collect and update detailed quality information on a mobile device using Procore software. When deficiencies are identified in the field, they are documented with corresponding photographs, as well as pinned onto a floor plan for spatial representation, ensuring that trade contractors know exactly what they need to fix and exactly where to go to fix it. Collection of this data feeds our Rolling Completion List (RCL)--the backbone of Gilbane's quality reporting. Contractors are then required to correct these deficiencies immediately, preventing repeated mistakes throughout the project. The use of the RCL dramatically improves the quality level and the punch list process.



Quality Control

Waterbury Career Academy - Waterbury, CT

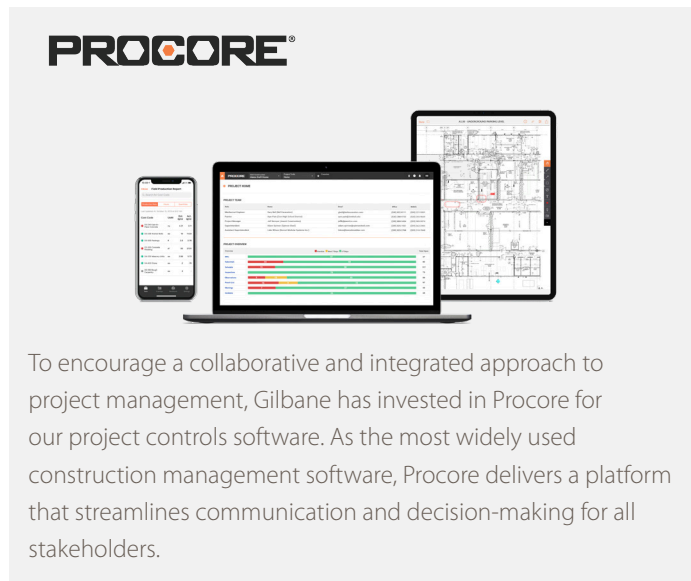
During design, Gilbane served as a consultant to the owner, with a focus on cost, schedule, constructability, and alternative designs, systems, and materials. Gilbane collaborated with the designer to develop a quality design. Our project manager and building envelope specialist worked closely with the designer to ensure the integrity of the building envelope. We also performed a comprehensive constructability review during the design phase, prior to procurement and construction, to identify and resolve design conflicts and other issues within and between the design and construction disciplines, which greatly enhanced QC. Through the comprehensive constructability review, we identified and resolved numerous issues, minimizing the need for construction phase RFIs and change orders.

Procore Software for Quality Control in the field

Built for the field, Procore's quality tools make it easy for field teams to contribute to and meet quality specifications. More information from field teams means greater insight into the root causes of quality issues. Utilizing Procore makes implementation more effective and efficient by enabling the team to:

- › Allow teams to pull from companywide standards library or to create project- specific templates for unique project needs.
- › Immediately create an observation if a deficient item is identified during an inspection.
- › Link an inspection to a drawing and attach supporting documentation.

Assign a responsible party and due date to your observations and manage your deficiencies through completion.



Contractor Management

The foundation of Gilbane's contractor management program is based on prevention, rather than correction. Every step possible is taken to avoid errors, omissions, discrepancies and deficiencies.

Scopes of Work

Gilbane provides detailed scope review to ensure that all bid packages are coordinated, no interdependencies

are overlooked and nothing is missed or duplicated. The resulting detailed scopes of work include:

- › Drawings and specifications that show and describe the work to be performed
- › Schedule milestone dates
- › Specific tasks for which the contractor will be responsible
- › Pricing information

All bid packages are guided by a detailed scope of work specific to each package, structured to ensure that trades are bidding only the work that is consistent with their specific function and tailored exclusively for the Improvements to 19 Facilities for the Kenilworth Public Schools project. Each scope includes flow-down provisions of the general conditions, schedule requirements and any authorized bid alternates

Project Closeout

Gilbane proactively manages the close-out process with quality and timely closeout as top priority. We start during the design phase by assisting the design team in defining expectations for warranty and O&M information required of the subcontractors and vendors. We also include the commissioning agent to ensure functional performance and equipment start-up and maintenance information needed to meet the project requirements are included in the specifications and covered in our contracts.

Orientation and Training

Prior to turning over any building system to Kenilworth BOE, we will train your operations and maintenance staff in proper systems operation and maintenance procedures and requirements. Gilbane will ensure all training is conducted and will maintain records of all training sessions and attendees.

Commissioning

(Additional Service Not in Base Fee)

From the first day on a project, Gilbane starts planning how to finish the project. Through the proper upfront planning and coordination throughout the project – a smooth transition from mechanically complete systems to operating systems can be accomplished in a timely manner. Gilbane plans and executes the integration of construction, testing, start-up and commissioning of the facility and process systems. The Gilbane commissioning team will work closely with the project design firm, the commissioning agent and the Kenilworth BOE team to develop a detailed plan and schedule for the commissioning process.



eTOP = Enhanced Transition to Operations Package

(Additional Service Not in Base Fee)

Gilbane's enhanced transition to operations package (eTOP) service allow our clients to quickly transition their building assets data into a facility management program and develop a Preventative Maintenance Program for day one of operations in your new or renovated facility.

eTOP is the process of capturing and normalizing documents, digital images, and critical facility management data and loading it into the client's facility management system. The information is used by the client's facility operations and maintenance team to support and sustain their new facilities.



Successful Close-Out Process

Winthrop Middle/High School - Winthrop, MA

Winthrop Middle/High School project underwent a successful close-out process which allowed for final billings of trades within six months of substantial completion. Key contributing factors to this success:

- › Gilbane's rolling completion list (RCL) was used at the start of the project to help reduce the punch list process at the end of the project. Continuous inspections and timely completion of in-wall and above ceiling inspections throughout the life of the project were conducted.
- › The punch list process was accounted for within the overall project schedule and scheduled to allow for proper time to correct deficient items.
- › A detailed punch list schedule was developed and shared with the entire project team which broke the building down by areas and levels. This allowed the design team and OPM to accurately plan and forecast personnel for the punch list process.
- › Gilbane provided the project's final close-out documentation to the owner in an electronic PDF format versus the traditional hard copy(s). This electronic PDF format is set-up in a book format with a master table of contents with hyperlinks to all the close-out documentation within the PDF document; including operation and maintenance manuals; warranties; as-built drawings; and trade contractor contact information. This allows the end user to quickly and efficiently utilize the close-out information as well as easily share it with other staff members.



Dwight-Englewood School New Buildings - Englewood, NJ

SECTION 5

Certifications & Litigation

G. Proof of any necessary professional license or certification from the State of New Jersey for all professionals assigned to the engagement, including registration as a qualified construction manager with the New Jersey Division of Property Management and Construction ("NJDPMC") pursuant to N.J.S.A. 18A:18-27.1;

Certificate Number
608854

Registration Date: 08/28/2022
Expiration Date: 08/27/2024



State of New Jersey Department of Labor and Workforce Development Division of Wage and Hour Compliance

Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

2022
Gilbane Building Company

Responsible Representative(s):

Christopher M. Cornick, Vice-President
Christopher M. Budris, CFO

Responsible Representative(s):

Thomas M. Laird, CEO
Thomas F. Gilbane, Jr., Chairman

Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.

H. Statement that the firm has Workers' Compensation and Employer's Liability Insurance in accordance with New Jersey law;

Please find Gilbane's Certificate of Liability Insurance on the following pages.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Alliant Insurance Services, Inc.
131 Oliver Street, 4th Floor
Boston, MA 02110

CONTACT NAME: Stephen Turner

PHONE (A/C, No, Ext): 617-535-7249

FAX (A/C, No): 617-535-7205

E-MAIL ADDRESS: sturner@alliant.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Steadfast Insurance Company

26387

INSURER B : Berkley Assurance Company

39462

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
Gilbane Building Company
7 Jackson Walkway
Providence, RI 02903

COVERAGES

CERTIFICATE NUMBER: 1825932499

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A B	Pollution/Professional Liability Excess Pollution/Professional			EOC 4521072 01 ECAB-5017864-0422	4/1/2022 4/1/2022	4/1/2023 4/1/2023	Occurrence/Agg \$25,000,000 Occurrence/Agg \$25,000,000 Poll/Prof SIR \$1M / \$2M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For Evidence of Insurance Purposes Only

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 131 Oliver Street, 4th Floor Boston, MA 02110	CONTACT NAME: Stephen Turner	
	PHONE (A/C, No, Ext): 617-535-7249	FAX (A/C, No):
E-MAIL ADDRESS: sturner@alliant.com		
INSURED Gilbane Building Company 7 Jackson Walkway Providence, RI 02903	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Travelers Indemnity Company	
	INSURER B: Charter Oak Fire Insurance Com	
	INSURER C: Starr Indemnity & Liability Co	
	INSURER D: Travelers Indemnity Company of	
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1854094786

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ XCU included ☒ Contractual incl GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			VTC2KCO - 2E970978-IND-22	6/30/2022	6/30/2023	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 6,000,000 PRODUCTS - COMP/OP AGG \$ 6,000,000 \$
D	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			VTECAP - 2E97098A-TCT-22	6/30/2022	6/30/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			1000584521221	6/30/2022	6/30/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB-3P809062-22-25-K UB-3P811961-22-25-R	6/30/2022 6/30/2022	6/30/2023 6/30/2023	☒ PER STATUTE ☒ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

See Attached...

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance ...	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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I. Statement that neither the firm nor any individuals assigned to this engagement are disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency;

Neither Gilbane Building Company nor any of its employees are disbarred, suspended or otherwise prohibited from professional practice by any federal, state or local agency.

J. A description of any litigation with New Jersey public entities relative to services performed by the proposer within the last five years;

Gilbane Building Company has not been involved in any litigation with New Jersey public entities relative to services performed by the proposer within the last five years.

K. A description of any litigation with New Jersey public entities involving projects on which the proposer has worked within the last five years, whether or not the proposer has been named as a party;

Gilbane Building Company has not been involved in any litigation with New Jersey public entities involving projects on which the proposer has worked within the last five years



New Jersey Schools Development Authority (NJSDA)
Oliver Street Elementary School

SECTION 6

References

Contact Affiliation	Address/Telephone/Email	Project Name/Address/Date	Project Description
Mr. Joseph Lucarelli Director New Jersey Schools Development Authority	32 East Front Street PO Box 991 Trenton, NJ 08625 T: 609-858-5373 E: JLucarxxxx@xxxxx.xxv	NJSDA Dayton Ave Educational Complex 70 Parker Avenue Passaic, NJ 07055 05/2018 - 05/2022	Gilbane provided construction management service for the new Dayton Avenue Educational Campus. The new facility includes an Early Childhood Center, a K-8 elementary/middle school, a two through eight Magnet School, and a six through eight middle school for a total capacity of 2,760 students.
Mr. Kevin Garvey Associate Vice President for Administration William Patterson University	300 Pompton Rd. Wayne, NJ 07470 T: 973-720-2861 E: garveyk@wpunj.edu	William Patterson University New Residence Hall 358 Hamburg Turnpike Wayne, NJ 07470 10/2017 - 09/2019	The residence hall includes 288 beds for students. The suites consist of two rooms with 2-beds each and a bathroom. Each floor has two lounges and study spaces. The main floor houses student amenities (kitchen, laundry and mailroom), reception/security, offices, and open lounge area with a meeting room.
Mr. Julien Neals County Counsel County of Bergen	One Bergen County Plaza Hackensack, NJ 07601 T: 201-336-6950 E: jneals@co.bergen.nj.us	Bergen County New County Agency Building, Parking Deck, and Justice Center Renovations 55 Court St. Hackensack, NJ 07601 09/2013-03/2017	The three-phased project included a new 116,000 SF agency building, a 750-vehicle parking structure, and 48,000 SF of renovations to the existing Justice Center complex. The new building houses the Bergen County Sheriff, Prosecutor, County Municipal Court, and other County agencies. A secure pedestrian bridge for staff and judges was also constructed to connect the parking garage to the new building and the Justice Center.

Contact Affiliation	Address/Telephone/ Email	Project Name/Address/Date	Project Description
Mr. Matthew Montana, AIA Chairperson, South Windsor Public Building Commission/ Senior Associate, Centerbrook Architects & Planners	67 Main Street PO Box 955 Centerbrook, CT 06409 T: 860-767-0175 E: Montana@centerbrook.com	South Windsor Pleasant Valley Elementary School 591 Ellington Rd. South Windsor, CT 12/2021 - 12/2023	Gilbane is providing construction management at-risk services for the new Pleasant Valley Elementary School. The work of this project consists of the construction of a new elementary school building of approximately 102,000 SF followed by the abatement and demolition of the existing Pleasant Valley Elementary School with new lawns constructed on top.
Mr. David E. Harris Jr. Building Committee Chairperson Marblehead Public Schools	188 Washington St. Marblehead, MA 01945 T: 617-799-8325 E: david_harris_jr@harvard.edu	Marblehead Public Schools - Elbridge Gerry School 40 Baldwin Rd. Marblehead, MA 01945	Gilbane provided Chapter 149A CM at-risk services on the new school serving 450 pre-kindergarten to third grade students and was completed under budget and two months ahead of schedule.

7



Section 7

Required Forms

On the following pages you will find:

Proposal Checklist:

- › Fee Proposal Form
- › Ownership Disclosure Certification
- › Non-Collusion Affidavit
- › Political Contribution Disclosure (C.271 Form)
- › Insurance Statement
- › Disclosure of Investment Activities in Iran Certification
- › Equal Employment Opportunity Language/Certification
- › Notice of Classification Issued by the NJDPMC
- › Current Business Registration Certificate (New Jersey Department of Education)

Required Documents

KENILWORTH BOARD OF EDUCATION
REQUEST FOR PROPOSALS FOR
CONSTRUCTION MANAGEMENT SERVICES

FEE PROPOSAL FORM

Pre-Construction Services (Lump Sum per Package)

Package 1: \$20,500

Package 2: \$27,500

Package 3: \$37,000

Construction Phase (Fixed Cost per Month)

Cost per Month: \$31,200

Total 25 Months (Sept 2023 through Sept 2025): \$780,000
(Cost per Month x 25)

Post-Construction Phase (Lump Sum per Package)

Package 1: \$5,500

Package 2: \$5,500

Package 3: \$35,000

Notes and clarifications regarding Pricing Proposal Form for RFP No: 2023-02

Gilbane will bill services as applicable per the hourly rate schedule below. Rates are all-in and inclusive of personnel and related technical equipment, insurance and profit. Please note, hourly rates are current for 2023 and will escalate at 5% per year thereafter (effective January).

Kenilworth BOE	Hourly Rate
Project Executive	\$325
Project Manager	\$200
Project Engineer	\$126
Superintendent	\$184
Preconstruction Manager	\$345
Senior Estimator	\$275
MEP Estimator	\$270
Estimator	\$200
Scheduler	\$257
QA/QC Manager	\$210
Safety Manager	\$210
Purchasing Manager	\$200
Additional Rates as Needed	TBD

To be completed, signed and returned with Bid/Proposal

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of

Organization: Gilbane Building Company

Organization

Address: One Riverfront Plaza, 1037 Raymond Boulevard Suite 320

City, State, ZIP: Newark, NJ, 07102

Part I Check the box that represents the type of business organization:

- ☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- ☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- ☒ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)
- ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)
- ☐ Other (be specific): _____

Part II Check the appropriate box

- ☒ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

OR

- ☐ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address
Gilbane, Inc. (100% Stockholder /Parent Company to Gilbane Building Company)	7 Jackson Walkway, Providence, RI 02903

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s
N/A	

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above.** The disclosure shall be continued until names and addresses of every non-corporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address
None	Gilbane, Inc. is a privately held Rhode Island corporation which is owned by approximately 153 family stockholders in increments less than 10% each to equal 100%.

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the **KENILWORTH Board of Education** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the **Board of Education** to notify the **Board of Education** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the **Board of Education** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Christopher M. Cornick	Title:	Vice President, Business Unit Leader
Signature:		Date:	January 25, 2023

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

NON-COLLUSION AFFIDAVIT

State of New Jersey

County of Essex

ss:

I, Christopher M. Cornick residing in Newark
(name of affiant) (name of municipality)
in the County of Essex and State of New Jersey of full age,
being duly sworn according to law on my oath depose and say that:

I am Vice President, Business Unit Leader of the firm of Gilbane Building Company
(title or position) (name of firm)

the bidder making this Proposal for the bid

Kenilworth School District Board of Education
entitled CM Services, RFP # 2023-02, and that I executed the said proposal with
(title of bid proposal)

full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the Gilbane Building Company relies upon
(name of contracting unit)
the truth of the statements contained in said Proposal

and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by

N/A

Subscribed and sworn to

before me this day

cfm. C
Signature

January 25, 2023

Christopher M. Cornick

(Type or print name of affiant under signature)

Michelle Gagliardi
Notary public of State of New Jersey

My Commission expires September 12, 2027

(Seal)



C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (www.nj.gov/dca/lgs/lfnslfnmenu.shtml).

1. The disclosure is required for all contracts in excess of \$17,500 that are **not awarded** pursuant to a “fair and open” process (N.J.S.A. 19:44A-20.7).
2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.
3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.
4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.
 - a. The Division has prepared model disclosure forms for each county. They can be downloaded from the “County PCD Forms” link on the Pay-to-Play web site at www.nj.gov/dca/lgs/p2p. They will be updated from time-to-time as necessary.
 - b. A public agency using these forms **should edit them to properly reflect the correct legislative district(s)**. As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
 - c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
 - d. The form may be used “as-is”, subject to edits as described herein.
 - e. The “Contractor Instructions” sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
 - f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.
5. It is recommended that the contractor also complete a “Stockholder Disclosure Certification.” This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract. (See Local Finance Notice 2006- for additional information on this obligation) A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions.

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
 - of the public entity awarding the contract
 - of that county in which that public entity is located
 - of another public entity within that county
 - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed \$300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 52:34-25(b) itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest:" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law.

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

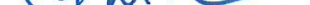
Required Pursuant To N.J.S.A. 19:44A-20.26
KENILWORTH BOARD OF EDUCATION

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:	Gilbane Building Company		
Address:	One Riverfront Plaza, 1037 Raymond Boulevard Suite 320		
City:	Newark	State:	New Jersey Zip: 07102

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

Signature  Printed Name Christopher M. Cornick Title Vice President,
Business Unit Leader

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than \$300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☒ Check here if disclosure is provided in electronic form.

[illegible]☐ Check here if the information is continued on subsequent page(s)

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name: Union

State: Governor, and Legislative Leadership Committees

Legislative District #s: 20, 21, 22, & 29

State Senator and two members of the General Assembly per district.

County:

Freeholders

County Clerk

Sheriff

Surrogate

Municipalities (Mayor and members of governing body, regardless of title):

Berkeley Heights Township

Clark Township

Cranford Township

Elizabeth City

Fanwood Borough

Garwood Borough

Hillside Township

Kenilworth Borough

Linden City

Mountainside Borough

New Providence Borough

Plainfield City

Rahway City

Roselle Borough

Roselle Park Borough

Scotch Plains Township

Springfield Township

Summit City

Union Township

Westfield Town

Winfield Township

Boards of Education (Members of the Board):

Berkeley Heights Township

Clark Township

Cranford Township

Elizabeth City

Garwood Borough

Hillside Township

Kenilworth Borough

Linden City

Mountainside Borough

New Providence Borough

Plainfield City

Rahway City

Roselle Borough

Roselle Park Borough

Scotch Plains-Fanwood Regional

Springfield Township

Union Township

Westfield Town

Winfield Township

Fire Districts (Board of Fire Commissioners): None

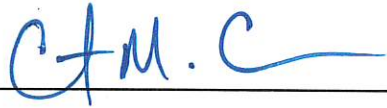
KENILWORTH BOARD OF EDUCATION

Office of Business Administration

PROPOSAL DOCUMENT

CERTIFICATE OF INSURANCE STATEMENT

The proposer fully understands the Kenilworth Board of Education insurance requirements outlined in this Request for Proposal and agrees to provide all insurance required by these documents prior to award of contract.



Signature and Title

January 25, 2023

Date

NOTE:

FAILURE TO SIGN THIS DOCUMENT MAY RESULT IN THE REJECTION OF YOUR PROPOSAL

IRAN DISCLOSURE OF INVESTMENT ACTIVITIES N.J.S.A. 18A:18A-49.4

The Board of Education, pursuant to N.J.S.A. 18A:18A-49.4, shall implement and comply with Public Law 2012, c.25, Disclosure of Investment Activities in Iran—N.J.S.A. 52:32-55 et seq.

Certification Required—Prior to the Award of Contract—N.J.S.A. 52:32-58 (a)

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify, prior to the award of contract, that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

If the Board determines that a person or entity has submitted a false certification concerning its engagement in investment activities in Iran under section 4 of P.L.2012, c.25 (C.52:32-58), the board shall report to the New Jersey Attorney General the name of that person or entity, and the Attorney General shall determine whether to bring a civil action against the person to collect the penalty prescribed in paragraph (1) of subsection a. of section 5 of P.L.2012, c.25 (C.52:32-59).

In addition, bidders must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes on the lower portion of the enclosed form.

The Board has provided within the specifications, a Disclosure of Investments Activities certification form for all persons or entities, that plan to submit a bid, respond to a proposal, or renew a contract with the board, to complete, sign and submit with the proposal. Such certification is required to be submitted prior to the award of contract.

The Disclosure of Investment Activities in Iran Form is to be completed, certified and submitted prior to the award of contract.

**KENILWORTH BOARD OF EDUCATION
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM**

BID SOLICITATION/PROPOSAL TITLE Kenilworth School District Board of Education CM Services, RFP # 2023-02
VENDOR/BIDDER NAME Gilbane Building Company

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☒ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran. **OR**

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____

Relationship to Vendor/ Bidder _____

Description of Activities _____

Duration of Engagement _____

Anticipated Cessation Date _____

Attach Additional Sheets If Necessary

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.



Signature

Christopher M. Cornick, Vice President, Business Unit Leader

Print Name and Title

January 25, 2023

Date

Version REV. 2.1 2021

This form is to be completed, certified and submitted prior to the award of contract.

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Div. of Contract Compliance & EEO as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Div. of Contract Compliance & EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

The failure to submit such appropriate evidence will result in rescission of the contract.

AFFIRMATIVE ACTION QUESTIONNAIRE

EXHIBIT B

This form is to be completed and returned with the bid. However, the Board will accept in lieu of this Questionnaire, Affirmative Action Evidence stapled to this page.

1. Our company has a federal Affirmative Action Plan approval. ☒ Yes ☐ No

If yes, please attach a copy of the plan to this questionnaire.

2. Our company has a N.J. State Certificate of Employee Information Report ☒ Yes ☐ No

If yes, please attach a copy of the certificate to this questionnaire.

3. If you answered "**NO**" to both questions No. 1 and 2, you must apply for an affirmative action Employee Information Report – Form AA302.

Please visit the New Jersey Department of Treasury website for the Division of Public Contracts Equal Employment Opportunity Compliance:

www.state.nj.us/treasury/contract/compliance/

- Click on "Employee Information Report"
- Complete and submit the form with the appropriate payment to:

Department of Treasury
Division of Public Contracts/EEO Compliance
P.O. Box 209
Trenton, NJ 08625-0002

All fees for this application are to be paid directly to the State of New Jersey. A copy shall be submitted to the Board of Education within seven (7) days of the notice of the intent to award the contract or the signing of the contract.

I certify that the above information is correct to the best of my knowledge.

Name: Christopher M. Cornick

Signature 

Title Vice President, Business Unit Leader Date January 25, 2023

Name of Company Gilbane Building Company

Address One Riverfront Plaza, 1037 Raymond Boulevard Suite 320

City, State, Zip Newark, NJ, 07102



AFFIRMATIVE ACTION – EQUAL EMPLOYMENT OPPORTUNITY (EEO) POLICY STATEMENT

Gilbane, Inc. ("the Company"), its subsidiaries and business units, is an Affirmative Action/Equal Opportunity Employer and is committed to equal opportunity employment and complies with all applicable laws prohibiting discrimination based upon age, citizenship status, color, creed, marital status, national origin, race, religion, sex, sexual orientation, gender identity, affectional preference, disability, as well as any other category protected by law. The Company's policy is also to provide equal opportunity to individuals with disabilities and protected veterans in all phases of the employment process and in compliance with applicable federal, state, and local laws and regulations. This policy of non-discrimination shall include, but not be limited to, the following employment decisions and practices: recruiting and advertising; hiring; promotions; demotions or transfers; layoffs; recalls; terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship.

The Company will provide reasonable accommodations to any employee with a known disability who is otherwise qualified to perform the essential functions of his/her job. An employee who believes that he/she requires a reasonable accommodation because of a disability must notify his/her local Human Resources representative of the issue so that an interactive dialogue can begin on the subject of the proposed accommodation.

Any employee whose religious beliefs or practices conflict with his/her job schedule, with the Company's policy or practice on dress or appearance, or with other aspects of employment, and who seeks a religious accommodation must notify his/her local Human Resources representative of the conflict and the employee's proposed accommodation. The Company respects the religious beliefs and practices of all its employees, and the Company will attempt to provide reasonable accommodations to such beliefs and practices.

Employees will not be subject to discrimination, unlawful retaliation or harassment because they have requested an accommodation due to a disability or religious belief or practice.

Employees and applicants of the Company will not be subjected to any form of harassment, discrimination or retaliation for exercising rights protected by, or because of their participation in an investigation or compliance review related to, Executive Order 11246, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, Section 503 of the Rehabilitation Act of 1973, the Vietnam Era Veterans' Readjustment Assistance Act of 1974, the Veterans Employment Opportunities Act of 1988, or any other federal, state or local non-discrimination law, rule, or regulation.

As Chairman of the Company, I have assigned the Chief Human Resource Officer, Katherine Johnson, to oversee and be responsible for implementing and monitoring our Affirmative Action/Equal Opportunity program. As part of that responsibility, she will periodically analyze the Company's personnel actions to ensure policy compliance. If you have any questions about this policy or its implementation, please contact Ms. Johnson. If you believe that you have been discriminated against in any manner, you may contact your local Human Resources representative or file a formal complaint in accordance with the Company's Workplace Discrimination and Sexual Harassment policy and procedure.

In closing, let me emphasize that the Company will continue to ensure that all employment decisions including hiring, assignment, promotion, and transfers are made in accordance with principles of equal employment opportunity. The Company's affirmative action programs (AAPs) have my full support and employees of Gilbane, Inc. and its subsidiaries or applicants wishing to review the Company's affirmative action program for disabled individuals and protected veterans may schedule an appointment to do so by contacting Ms. Johnson, Monday – Friday from 9:00 a.m. until 5:00 p.m. ET.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas F. Gilbane, Jr.", written over a horizontal line.

Thomas F. Gilbane, Jr.
Chairman

Date: February 28, 2022

A handwritten signature in blue ink, appearing to read "Katherine L. Johnson", written over a horizontal line.

Katherine L. Johnson
Chief Human Resource Officer
Gilbane Building Company
7 Jackson Walkway
Providence, Rhode Island 02903
(303) 749-3966
KLJohnson@GilbaneCo.com

Certification **5907**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-May-2022 to 15-May-2025**

**GILBANE BUILDING COMPANY
7 JACKSON WALKWAY
PROVIDENCE**

RI 02903




ELIZABETH MAHER MUOIO
State Treasurer

09/09/19

Taxpayer Identification# 050-495-530/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-9292.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Director
New Jersey Division of Revenue

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME:	TRADE NAME:	
GILBANE BUILDING COMPANY		
ADDRESS:	SEQUENCE NUMBER:	
1 RIVERFRONT PLAZA	0056887	
NEWARK NJ 07102	ISSUANCE DATE:	
EFFECTIVE DATE:	09/09/19	
12/22/97		
Director New Jersey Division of Revenue		

FORM-BRC

This certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.



www.gilbaneco.com

