

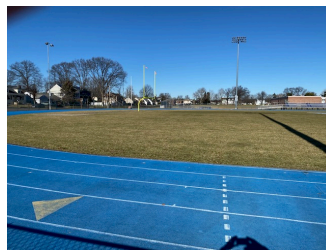


**ON-SITE CONSTRUCTION MANAGEMENT SERVICES
FOR THE KENILWORTH BOARD OF EDUCATION
KENILWORTH, NJ**

RESPONSE TO REQUEST FOR PROPOSALS

RFP# 2023-02: ON-SITE CONSTRUCTION MANAGEMENT SERVICES FOR THE KENILWORTH BOARD OF EDUCATION

- **ADDITIONS & ALTERATIONS AT DAVID BREARLY MIDDLE/HIGH SCHOOL & WARREN HARDING ELEMENTARY SCHOOL**
- **HVAC UPGRADES AT DAVID BREARLEY MIDDLE/HIGH SCHOOL & WARREN HARDING ELEMENTAY SCHOOL**
- **FIELD IMPROVEMENTS AT DAVID BREARLEY MIDDLE/HIGH SCHOOL**



**PREPARED FOR:
KENILWORTH BOARD OF EDUCATION
426 BOULEVARD
KENILWORTH, NJ 07033**

**PREPARED BY:
PINNACLE CONSULTING & CONSTRUCTION SERVICES
ONE GATEWAY CENTER, SUITE 2600
NEWARK , NEW JERSEY 07102**

DATE: JANUARY 25, 2023



January 25, 2023

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

RE: RFP# 2023-02 On-Site Construction Management Services for the Kenilworth Board of Education

Dear Mr. Gonnella,

We are pleased to respond to your Request for Proposal to provide On-Site Construction Management Services to the Kenilworth Board of Education for the Additions and Alterations and HVAC Upgrade projects at David Brearley Middle/High School and Warren Harding Elementary School and the Field Improvements at David Brearley Middle/High School.

In direct accordance with your Request for Proposal, please find enclosed our submitted Qualifications Package which provides our firm's services, background, experience, project systems approach and key personnel, making us uniquely qualified in the Public Market Sector in providing Construction Management Services to the Kenilworth School District. We have highly qualified staff members whose attention to detail and pro-active approach to problem resolution has been a key component to our success and with direct Principal oversight at every step of the project client satisfaction is ensured. Our team is available and ready to commence the project as soon as possible.

We are currently working with the NJSDA/Keansburg School District on Additions and Renovations to the Port Monmouth Road School (Keansburg Early Learning Center), Keansburg, NJ. We are also currently working with the Union County Improvement Authority on the Alterations & Addition to the Roselle Public Library in Roselle, NJ. We have completed work for the UCIA on New Athletic Fields and Related Facilities at Oak Ridge Park in Clark, NJ. We recently completed Alterations to the Paterson Charter School for Science & Technology 34th Street Campus in Paterson, NJ. We have worked with the UCIA and Union County on the previously mentioned projects as well as the Union County College New Student Center, and the three Phase Union County Justice Complex Renovations. We are confident that Pinnacle can provide the necessary Construction Management Services with assurance that the Kenilworth Board of Education would benefit from our depth of experience and understanding of the public bid construction process having had direct project oversight of over \$500M of public sector construction in the State of New Jersey.

Thank you for your consideration of our Construction Management Services. Should you require additional information regarding Pinnacle Consulting and Construction Services and our range of staff and services please do not hesitate to contact me.

Respectfully yours,

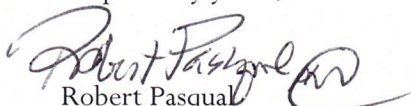

Robert Pasqual
President

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Corporate Profile

- *Contact Information*
- *About Us*
- *Services*
- *Quality Control*





Consulting & Construction Services

Contact Information

Pinnacle Consulting & Construction Services, Inc.

One Gateway Center, Suite 2600

Newark, NJ 07102

Phone: 973-353-6218

Fax: 973-860-0867

www.pinnacleconsult.net

Key Contact:

Robert Pasqual

President

Phone: 609-651-5393

Email: bobp@pinnacleconsult.net

Year Established: 2009

Number of Employees: 6

About Us

Pinnacle Consulting and Construction Services was founded on the concept of providing Senior Executive level experience to Projects of all sizes, construction types and budgets.

The broad range of experience of the original founders led them to recognize the need for a firm to provide niche specialty construction management services.

Pinnacle provides a direct hands-on management style emphasizing effective communication and a cohesive work approach to result in a closer relationship with Clients.

Services provided include all phases of the construction process from feasibility studies thru Project Closeout.

Primary services is the on site oversight of construction by Contractors to confirm compliance with the Contract Documents as prepared by the Design Consultants.

Coordination with the Design Team to include User Groups and Clients is a critical focus of Pinnacle personnel on site.

Communication and accessibility to all Pinnacle Team members at all times is the key to the successful completion of our Projects.

SERVICES

- FEASIBILITY STUDIES
- CONCEPTUAL DESIGN
- PRECONSTRUCTION
- BUDGETING AND ESTIMATING
- VALUE ENGINEERING
- SCHEDULING
- BIDDING AND AWARD
- PHASING AND LOGISTICS
- CONSTRUCTION
- CHANGE ORDERS
- CLOSEOUT
- CLAIMS RESOLUTION
- WARRANTY PERIOD

FEASIBILITY STUDIES

Feasibility Studies are completed as a first step in determining a schedule, Budget and scope of work for a project.

Pinnacle can support a client thru this critical early decision making process. Extensive prior experience can help a Public entity to avoid wasting valuable time and resources.

CONCEPTUAL DESIGN

Conceptual Design proceeds after a timeline, budget and project scope has been established by the Design Team.

Pinnacle provides estimating, scheduling and support for the Design Consultants. Positive experiences from previous successful projects can be utilized for finalizing a design for approval by a Public Entity.

PRECONSTRUCTION

Preconstruction is a critical period in the overall process that determines if a project will end up overbudget, late and not providing the desired end product.

Pinnacle can continue to update Project Budgets, timelines and further clarify the scope of work to make sure that the design team has stayed within the established parameters of the Public Entity.

BUDGETING AND ESTIMATING

Budgeting and Estimating can proceed as soon as a definite scope of work is established. Detailed estimates for design and construction documents are prepared to track costs throughout the Preconstruction Phase.

Pinnacle can then provide recommendations to a public entity in order to reduce scope or provide added funding as required to maintain the approved budget.

VALUE ENGINEERING

Value Engineering is an ongoing process that continues throughout the design and construction of a building. Value engineering involves review of design decisions, materials, and construction methods to verify that the most cost effective solutions are being implemented.

Pinnacle utilizes cost information on numerous past and current projects to determine if a different solution is more appropriate to meet the Project goals.

SCHEDULING

Scheduling provides a detailed listing of all project requirements and durations and the sequential order that these activities must proceed.

Pinnacle includes required approvals, utilities, long lead items and seasonal considerations. For certain public entities this determines work requirements for summer and winter breaks.

BIDDING AND AWARD

Bidding and Award is a process that determines the best method to package and deliver the public bidding of the work.

Pinnacle provides direction as the use and benefits of a single prime or multiple prime contractors. In addition, we will identify if certain work is better performed directly by Client vendors.

PHASING AND LOGISTICS

Phasing and Logistics is a critical factor in determining how work will be completed in an occupied facility.

Pinnacle will assist the Design Team in preparing a site logistics plan to identify contractor access, staging for materials and parking to minimize impact. Phasing of the work is often needed to maintain operations continuously while increasing the overall completion period.

CONSTRUCTION

Construction is the main and most important phase of the overall process. Awarded contractors need to provide all required documents prior to mobilization on site and thru the Substantial Completion of the work.

On site daily oversight of the contract work is provided to include coordination with all required inspections.

Pinnacle coordinates with the User Group to verify that all work is completed without a negative impact on the existing occupied and operating facility.

Services include daily reports, tracking of required submittals, managing added cost requests and completion of project meeting minutes and correspondence.

CHANGE ORDERS

Change Orders are a necessary part of the construction process. Additional costs should be anticipated on any Project but can be kept to a minimum with proper diligence.

Pinnacle supports a Public Entity Client by identifying these potential costs and pursuing applicable credits to minimize the final cost. We also support the public entity by appearing as required to explain the cause and cost as required.

CLOSEOUT

Closeout is the period after Substantial Completion of the work thru the final payment to a contractor. Closeout includes completion of punchlist, warranties, operating manuals and training on equipment as required.

Pinnacle coordinates this effort to turn over the new facility for use in as seamless a transition as possible.

CLAIMS RESOLUTION

Claims resolution is an unfortunate but necessary part of the overall public bid construction contract process. Contractors may seek additional payments for completed added work or delays to the completion beyond their control.

Pinnacle works throughout the contract period to minimize these claims. Nevertheless, we have the prior experience to support a Public Entity through to a resolution of any submitted Claims.

WARRANTY PERIOD

Warranty period of one year is standard for the industry. With any new construction or renovation, unforeseen items may result after the Contractor has completed their work.

Pinnacle works with the User Group, Public Entity and Contractor to support the completion of the required corrective work while minimizing impact of the ongoing use of the facility.

The Team

Quality is defined as a “measured degree of excellence.” We believe that to attain excellence we must start with the Team. The people who make up the Management Team must demand quality not only from the Contractor but also from the Subcontractors. How well the contractors perform will be the measure by which we are judged. By measuring the degree of quality, we can continue to improve it.

Quality Assurance

The internal evaluation of our staff is not limited to the quantity of their output, but includes the quality of their work and how they protect our client’s interests. **The key element for project quality assurance is having the on-site Project Team.** It is also important to train contractors that quality is a requirement accomplished by, and the responsibility of, all project personnel involved in any stage of the project:

- Assign full-time professionals to the job site for coordination and quality control.
- Establish parameters for quality with benchmarks and mock-ups
- Ensure that Contractors have a clear understanding of what the requirements for the job are by conducting a Pre-Construction Quality Meeting for each contract
- Establish, review and evaluate all testing and inspections to assure they are properly performed
- Coordinate Contractors with inspection and testing agencies
- Establish proper control systems and procedures for receiving and distributing contract drawings, specifications and shop drawings
- Establish, review and inspect requirements for suppliers
- Establish requirements for all laboratory and field testing
- Establish a Special Consultant for welding, concrete testing, soils and abatement requirements
- Maintain an area with codes, standards and safety books
- Require a sign-off document for Contractors before closing concrete walls, wall chases, ceiling or inaccessible areas. This is critical for all renovation work.
- Eliminate damage by establishing requirements for site receiving, storage, handling and rigging, including all phasing and logistical requirements
- Maintain an electronic record-keeping system for information management, including a quality log; Prolog budget control; Primavera for scheduling, drawing and specs. Prolog for submittals; daily logs; shop drawings; open items logs; meeting minutes; RFI’s “lessons learned” monthly and at closing reviews, etc.

- Pre-schedule weekly job progress meetings to discuss quality of work and potential challenges
- Coordinate, manage and review the Contractor's performance on a daily basis
- Videotape and validate testing and commissioning

Reporting

Pinnacle provides our clients with an Executive Monthly Progress Report encompassing all projects. It includes digital photos and describes related quality issues. The Senior Project Manager, will include a report of any problems with the design, engineering or Contractor quality, and give an account of Pre-Construction Quality Meetings on various activities started within the month.

Materials Review

Our Quality Plan protects the client's interest with installed materials such as block, concrete floors and walls, paint, finishes, ceilings and mill work. Through Pinnacle, the Contractors produce mock-ups and quality meetings with vendors, giving the client the opportunity to ask questions, review materials and make any necessary changes.

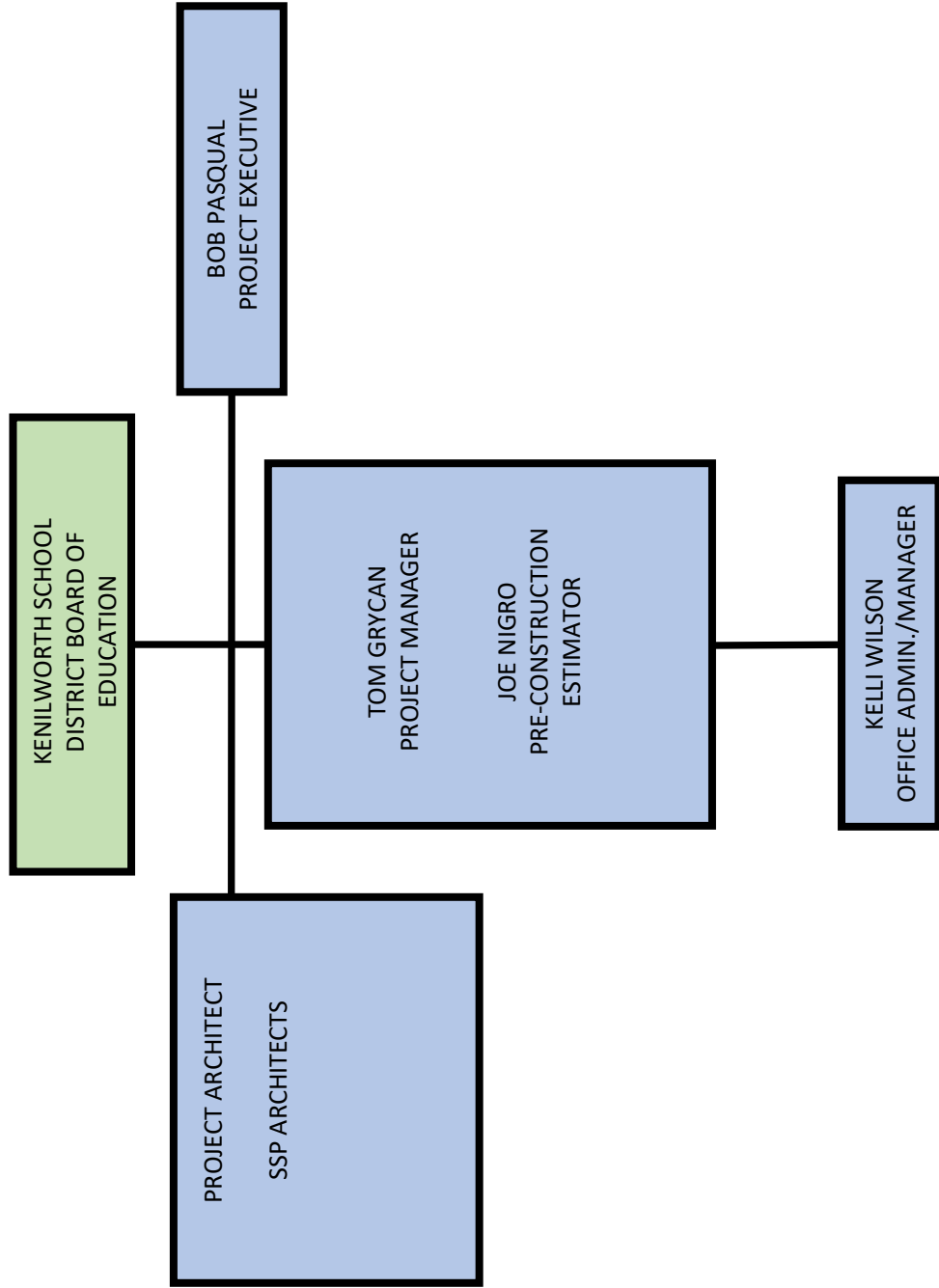
Committed to Doing it Right the First Time

We institute a rolling punch list and monitor it daily. If a problem with quality or omission appears, we require the contractor to completely restore any item to its original quality within 48 hours. Should the contractor delay repairs, Pinnacle will notify the Client of the non-compliance and request permission to take action, helping to orchestrate a fast and quality closeout of the project. Field inspectors pro-actively schedule inspections, monitor the field, review safety, schedule production rates and coordinate work on a daily basis.

B. Project Team



ON-SITE CONSTRUCTION MANAGEMENT SERVICES
FOR KENILWORTH BOARD OF EDUCATION
ORGANIZATIONAL CHART



Robert A. Pasqual

Project Executive



Education:

**BS Construction
Management**

Bradley University, IL

**Executive Management
& Leadership Training**

Columbia University, NY

Biography:

Mr. Pasqual has been a construction executive for more than 25 years with the education and strengths in team leadership, strategy information, design management and construction execution of complex commercial projects. Mr. Pasqual has a proven reputation for developing and maintaining client relationships, driving established initiatives, and profitable cost control. He is a strong proponent of establishing benchmarks, continuous monitoring of financial indicators and managing project key indicators to achieve results. Excellent written and verbal communication skills; which includes a strong belief in effective corporate communication to project teams and other stakeholders.

Selected Project Experience:

- Roselle Public Library Addition & Alterations, Roselle, NJ - \$11M
- Addition & Renovations to Port Monmouth Road School, Keansburg, NJ - \$18M
- Gerald B. Green Plaza and Sidewalk Repair and Remediation, Plainfield, NJ
- Paterson Charter School for Science & Technology – 34th Street Campus Building Alteration, Paterson, NJ - \$4M
- Electrical, Mechanical Upgrades Energy Savings Improvement Project, Paterson School District/Energy Systems Group, Paterson, NJ - \$15M
- Summit Community Center Addition & Renovation, Summit, NJ - \$6M
- Mount Saint Mary Academy Retaining Wall and Athletic Track and Field , Watchung, NJ - \$3M
- North Brunswick New 7th & 8th Grade Middle School, North Brunswick, NJ - \$48M
- Franklin Township Referendum School Construction Projects, Franklin Twp., NJ - \$84M
- Harry L. Bain Elementary School Renovation, West New York, NJ - \$12M
- Oak Ridge Park Homestead Historic Renovation and Athletic Fields, Clark, NJ - \$10M
-

- Union County College New Student Services Center and Classroom Addition, Cranford, NJ - \$13M
- Union County Vocational Technical School West Hall Addition, Scotch Plains, NJ - \$14M
- Union County Justice Complex Renovation, Elizabeth, NJ —\$18M
- Neptune Midtown Community School, Neptune NJ—\$62M
- Perth Amboy Public Safety Complex, Perth Amboy NJ—\$67M
- Elizabeth Emergency Response Center, Elizabeth NJ—\$6.8M
- Union County College Campus Expansion, Elizabeth NJ—\$32M
- Meadowlands Xanadu, East Rutherford NJ—\$1.4B
- Midtown Community School, Neptune NJ—\$60M
- Union County Justice Complex, Elizabeth NJ—\$5.2M
- Abbott Schools Construction Program, Pilot A Program, Newark NJ—\$130M
- Abbott Schools Construction Program, Elizabeth School District, Elizabeth, NJ—\$300M
- Abbott Schools Construction Program, Northern Region, Northern, NJ—\$50M
- Abbott Schools Construction Program, Region 9, Hoboken, Irvington & Harrison, NJ—\$100M
- Telcordia Technologies, Piscataway NJ—\$30M
- Princeton Township Municipal Building, Princeton NJ—\$22M
- Middlesex County College, Edison NJ—\$6.5M

Thomas Grycan
Project Manager



Education:

**Bachelor of Science,
Industrial Engineering**
Lehigh University,
Bethlehem, PA

Biography:

Mr. Grycan has over 20 years of Construction Management experience with increased responsibilities and various expertises within the field. He has a comprehensive background in Project Management, Pre-Construction Services including Estimating, Cost Analysis and Value Engineering, as well as Field Supervision.

Selected Project Experience:

- Transit Hub Foundations - WTC Site, Manhattan, New York, NY - \$26.9M
- Berth 14 Wharf Reconstruction, Newark, NJ - \$22.1M
- Piles & Foundations at Bronx Mental Health Campus, Bronx, New York, NY - \$6.2M
- Trinity School Foundations, Manhattan, New York, NY - \$3.6M
- Concrete Superstructure for Vehicular Security Center –WTC Site, Manhattan, New York, NY - \$33.9M
- New Parking Garages at Yankee Stadium, Bronx, New York, NY - \$250M
- Renovation of Post-Partum and Oncology Wings, Saint Peter's University Hospital, New Brunswick, NJ - \$8.1M
- New Early Learning Center, Adelphi University, Long Island, Garden City, NY (approx. \$4.2 million)
- Additions/Alterations to Kent Place School, Summit, NJ - \$25.4M
- New South Orange Performing Arts Center, South Orange, NJ - \$14M
- Additions to Morris County School of Technology Phases I, II and III, Denville, NJ - \$15.5M
- Renovation of Historic South Orange Firehouse, South Orange, NJ - \$3M
- New Addition to Westfield High School, Westfield, NJ - \$10M
- New Metuchen Municipal Building, Metuchen, NJ - \$6.2M
- Addition to Northvale Schools, Northvale, NJ - \$4.5M
- New Addition/Alteration, Bergen County Jail Annex Hackensack, NJ - \$55M
- New Campus High School, East Orange, NJ - \$45M
- New South Brunswick High School, South Brunswick, NJ - \$51M

Joseph Nigro, R.A.
Pre-Construction / Estimator



Biography:

Mr. Nigro has over 30 years of experience in the Construction Industry working for Construction Managers, Contractors and Architectural Firms with increased responsibilities within the field. He has a comprehensive background that includes both overall Project Management and Construction Management on Project sites. His expertise is in Pre-Construction Services including Estimating, Cost Analysis and Value Engineering. Mr. Nigro has a proven track record of completing projects on time and within budget while acting as the Owner's Representative for Public Sector Clients. Additional work experience includes providing Litigation Support Services and contractor Claims Resolution.

Education:

Master of Architecture

(1992)

New Jersey Institute of
Technology, Newark, NJ

**Bachelor of Arts,
Architecture and Urban
Studies**

(1987)

Lehigh University,
Bethlehem, PA

License:

Architect,

(1992)

New Jersey

Selected Project Experience:

- Gerald B. Green Plaza and Sidewalk Repair and Remediation, Plainfield, NJ
- Paterson Charter School for Science and Technology 34th Street Campus Building Alteration, Paterson, NJ - \$4M
- Addition & Renovations to Port Monmouth Road School, Keansburg, NJ - \$18M
- Electrical, Mechanical Upgrades Energy Savings Improvement Project, Paterson School District/Energy Systems Group, Paterson, NJ - \$15M
- Mount Saint Mary Academy Retaining Wall and Athletic Track and Field , Watchung, NJ - \$3M
- New Athletic Field & Related Facilities at Oak Ridge Park, Clark, NJ, -\$8M
- New Middle School Construction, North Brunswick Board of Education, North Brunswick NJ - \$50M
- Summit Community Center Additions & Renovations, Summit, NJ - \$6M
- Referendum Additions and Alterations to Various Schools, Franklin Board of Education, Franklin NJ - \$80M
- Harry L. Bain Elementary School Exterior and Interior Restoration, New Jersey School Development Authority, West New York NJ - \$10M

- New Student Services Center - Union County College, Cranford, NJ – \$13M
- Perth Amboy Public Safety Complex, Perth Amboy, NJ – \$67M
- Yogi Berra Museum & Learning Center, Montclair State University, Montclair, NJ — \$4M
- Downtown Redevelopment Project, Town of Glassboro, Rowan University, Glassboro NJ - \$300M
- New Harrison High School, NJSCC, Harrison, NJ – \$60M
- Roosevelt New Long Term Care Facility – Middlesex County Board of Freeholders - \$20M
- New Office & Lab Facility & Student Center, State University Construction Fund, SUNY Farmingdale and SUNY Old Westbury- \$25M
- Various Higher Education Capital Improvement Projects, Busch and Livingston Campus, Rutgers University, New Brunswick, NJ – \$76M
- Lab and Research Facilities, UMDNJ, Piscataway, NJ - \$35M
- Hillsborough Schools Additions and Alterations, Hillsborough, NJ - \$16M

C. Experience & References



OAK RIDGE PARK – NEW ATHLETIC FIELD AND RELATED FACILITIES CLARK NJ



Consulting & Construction Services

User Group:

Union County College

Pinnacle Services:

Construction Management

Client:

Union County Improvement Authority (UCIA)

Project Type:

Renovations/Improvements

Scope:

Improvements to Oak Ridge Park including new collegiate running track & field with training/locker facility and extensive parking/road improvements

Project Cost:

\$8 M Project

Contractors:

Single Prime General Contractors

Architect/Engineer:

Netta Architects

Features:

Competition Running Track for Union County College with separate training/locker building

Challenges:

Extensive NJ State Historic Committee Presentations/Review

Reference:

Dan Sullivan, Executive Director, UCIA

Status:

Completed May 2021



ROSELLE PUBLIC LIBRARY ADDITION & ALTERATIONS ROSELLE NJ



Consulting & Construction Services

User Group:

Borough of Roselle, Roselle Library

Pinnacle Services:

Construction Management

Client:

Union County Improvement Authority

Project Type:

Addition & Alterations

Area/Scope:

15,400 sf addition

Project Cost:

\$11M

Contractors:

Single Prime Contractor

Architect/Engineer:

Netta Architects

Features:

Updated HVAC, ADA Accessible Entrance, multi-purpose community room

Reference:

Bib Taylor, Project Manager UCIA

Status:

Pre-Construction



PLAZA & SIDEWALK REMEDIATION AND REPAIR AT GERALD B. GREEN PLAZA PLAINFIELD, NJ



Consulting & Construction Services

User Group:

Union County

Pinnacle Services:

Construction Management

Client:

Union County Improvement Authority

Project Type:

Sitework

Area/ Scope:

Plaza and sidewalk repair **Project**

Cost:

\$1M

Contractors:

Single Prime General Contractor

Architect/Engineer:

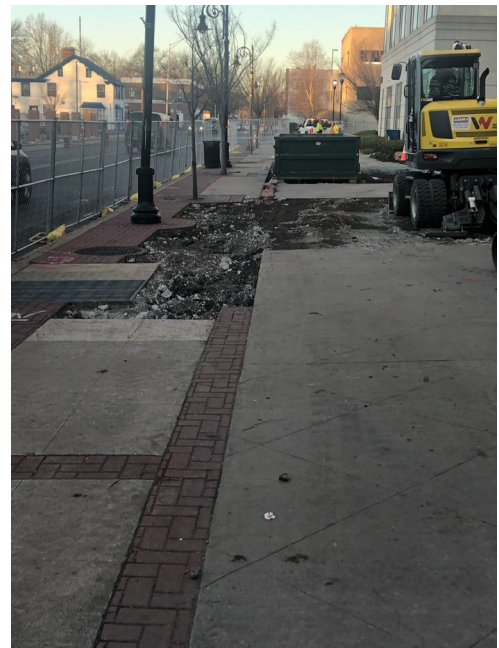
LAN Associates

Reference:

Bibi Taylor, Project Manager.

Status:

Completed September 2022



UNION COUNTY COLLEGE NEW STUDENT SERVICES CENTER CRANFORD NJ



Consulting & Construction Services

User Group:

Union County College

Pinnacle Services:

Preconstruction/ Construction Management

Client:

Union County Improvement Authority

Project Type:

New Construction

Area/ Scope:

42,000 GSF Two Story

Project Cost:

\$15 M Project/ \$13 M Hard Cost

Contractors:

Single Prime General Contractor

Architect/Engineer:

Netta Architects/ SK Engineering

Features:

Two Story Open Space for Students

Challenges:

Construction in a courtyard between Buildings

Reference:

Dan Sullivan, UCIA Executive Director

Status:

Completed Fall 2016



UNION COUNTY JUSTICE COMPLEX RENOVATIONS

ELIZABETH NJ



Consulting & Construction Services

User Group:

Union County Department of Corrections

Pinnacle Services:

Construction Management

Client:

County of Union

Project Type:

Renovations

Area/Scope:

Renovation of existing County jail and judicial courtroom complex

Project Cost:

\$12M

Contractors:

Single Prime General Contractor

Architect/Engineer:

Netta Architects

Features:

Renovation of 16 PODs and basement kitchen with new courtroom and elevator modernization

Challenges:

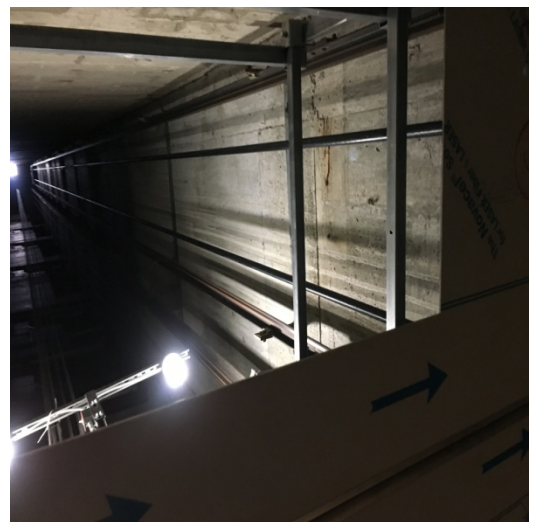
Condition of space/security requirements with various county agencies including sheriff, police, corrections, county admin

Reference:

Charles Chirafesi, Facilities Director

Status:

Completed Fall 2018



UCJC WOMEN'S DETENTION CENTER CONVERSION ELIZABETH, NJ



Consulting & Construction Services

User Group:

County Corrections/Judicial/Sheriff/Facilities

Pinnacle Services:

Construction Management

Client:

County of Union

Project Type:

Interior Renovation

Area/ Scope:

45,000 GSF/ 7th floor renovation over 6 story parking garage

Project Cost:

\$10 M

Contractors:

Single Prime General Contractor

Architect/Engineer:

Netta Architects

Features:

Latest Technology in IT/ Data/CCTV, Gun locker armory.

Challenges:

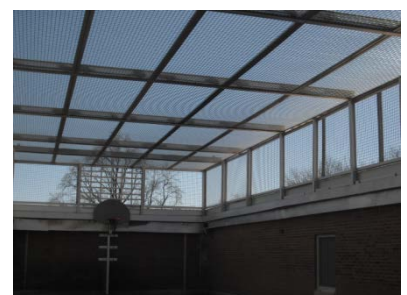
Keeping 6 level parking garage located below operational during renovations

Reference:

Charles Chirafesi, III, Director of Facilities Mgmt.

Status:

Completion in November 2012



SUMMIT COMMUNITY CENTER SUMMIT NJ



Consulting & Construction Services

User Group:

Summit Recreation Department

Pinnacle Services:

Construction Management

Client:

City of Summit

Project Type:

New Construction and Renovation

Area/Scope:

22,000 sf Addition/ Renovation

Project Cost:

\$6 Million

Contractors:

Single Prime General Contractor

Architect/Engineer:

Potter Architects

Features:

Existing 7,000 sf community center to receive New 15,000 sf addition. Includes new offices, senior center, toilets and large gymnasium.

Challenges:

Extensive earthwork and sitework

Reference:

Judith Leblein Josephs, Director Recreation

Status:

Completed December 2018



PORT MONMOUTH ROAD SCHOOL KEANSBURG, NJ



Consulting & Construction Services

User Group:

Keansburg Board of Education

Pinnacle Services:

Constructability Review/Construction Management

Client:

NJSDA New Jersey School Development Authority

Project Type:

Addition & Renovation

Area/ Scope:

27,500 sf addition/19,000 sf renovation

Project Cost:

\$25 M

Contractors:

Single Prime General Contractor

Architect/Engineer:

LAN Architects

Features:

Early Childhood Education Center

Challenges:

Site is adjacent to occupied high school

Reference:

Joe Lucarelli, NJSDA Managing Director

Status:

Under Construction



PATERSON PUBLIC SCHOOLS
ESIP (Energy Savings Improvement Project)
ELECTRICAL MECHANICAL UPGRADES
PATERSON, NJ



Consulting & Construction Services

User Group:

Paterson Public Schools

Pinnacle Services:

Construction Management

Client:

Paterson Board of Education

Project Type:

Electrical Mechanical Energy Savings Upgrades to Various School Buildings

Project Cost:

\$15 M Project

Contractors:

Single Design Build ESIP Contractor (Energy Savings Improvement Project)

Features:

Mechanical sub-contractors replacing boilers and Roof Top units

Electrical sub-contractors replacing lighting fixtures and electrical transformers

Building envelope sub-contractor providing air infiltration and insulation measures.

Challenges:

Completing work in occupied school facilities to include second shift work

Architect/Engineer:

Various Design Consultants

Status:

Mechanical and Electrical replacements being completed. Phase 1 scheduled to be completed in December 2018.

**NEW JERSEY STATE POLICE HEADQUARTERS
NJSP HQ – ESIP PROJECT
ELECTRICAL MECHANICAL UPGRADES
VARIOUS BUILDINGS EWING, NJ**



User Group:

NJ State Police

DPMC State of NJ, Department of Treasury, Division of Property Management & Construction

Pinnacle Services:

Construction Management for ESCO Contractor

Client:

Johnson Controls, ESCO Energy Savings General Contractor

Project Type:

Electrical Mechanical Energy Savings Upgrades to various buildings

Project Cost:

\$5 M Project

Contractors:

Single Design Build ESIP Contractor (Energy Savings Improvement Projects)

Features:

Mechanical Sub-contractor replacing Boilers, Chillers, Fan Coil Units, and Roof Top Units. Electrical Sub-contractor replacing electrical transformers. Lighting Sub-contractor replacing lighting fixtures. Building Envelope Sub-Contractor providing air infiltration measures.

Challenges:

Site Security issues and ongoing use of the facility impacted scheduling and completion of work.

Architect/Engineer:

USA Architects, Concord Engineering, Barnickel Engineering, USA Environmental

Reference:

Timothy Barnish, Operations Manager, Johnson Controls

Status:

Mechanical replacements and transformer replacements still proceeding. Lighting replacement and air infiltration upgrades have been completed.

**PATERSON CHARTER SCHOOL FOR SCIENCE AND
TECHNOLOGY – E .34th ST. CAMPUS
BUILDING ALTERATIONS
PATERSON, NJ**



Consulting & Construction Services

User Group:

PCSST Board

Pinnacle Services:

Construction Management

Client:

Paterson Charter School for Science & Technology

Project Type:

Building Alterations

Area/ Scope:

18,600 sf renovation of existing warehouse into school for 2nd & 3rd grade.

Project Cost:

\$4 M

Contractors:

Single Prime General Contractor

Architect/Engineer:

Heritage Madison Architecture LLC

Features: Exterior gate, exterior canopy, playground

Challenges:

Coordination of utility connections within tight schedule

Reference:

Matt Anar, Business Administrator

Status:

Under Construction



FRANKLIN HIGH SCHOOL TENNIS COURT RECONSTRUCTION SOMERSET, NJ



Consulting & Construction Services

User Group:

Franklin Township High School Community

Pinnacle Services:

Construction Management

Client:

Franklin Township Board of Education

Project Type:

Reconstruction

Scope:

Complete reconstruction of existing tennis courts

Project Cost:

\$1 M

Contractors:

Single Prime General Contractor

Architect/Engineer:

DRG Architects

Features:

New storm piping and drainage

Challenges:

Early onset of winter weather provided challenges in completing of paving.

Reference:

Dr. John Ravally, Superintendent

Status:

Completed April 2018



ELIZABETH AVENUE ELEMENTARY SCHOOL FRANKLIN NJ



Consulting & Construction Services

User Group:

Franklin Township Board of Education

Pinnacle Services:

Preconstruction/ Construction Management

Client:

Franklin Township Board of Education

Project Type:

Two New Additions and Interior Renovations

Area/ Scope:

24,000 GSF New/ 8,500 GSF Renovation

Project Cost:

\$84 M Referendum/ \$12 M Hard Cost

Contractors:

Single Prime General Contractor

Architect/Engineer:

DRG Architect/ Becht Engineering

Features:

New Gym/ Auditorium/ Stage/ 12 Classrooms

Challenges:

Site Access/ Loop Road/ Existing Trailers

Reference:

Dr. John Ravally, Superintendent of Schools

Status:

Completed March 2019



SAMPSON G. SMITH INTERMEDIATE SCHOOL FRANKLIN NJ



Consulting & Construction Services

User Group:

Franklin Township Board of Education

Pinnacle Services:

Preconstruction/ Construction Management

Client:

Franklin Township Board of Education

Project Type:

Two New Additions and Interior Renovations

Area/ Scope:

20,500 GSF New/ 7,000 GSF Renovations

Project Cost:

\$84 M Referendum/ \$10 M Hard Cost

Contractors:

Single Prime General Contractor

Architect/Engineer:

SSP Architects/ Pennoni Engineering

Features:

Gym Addition/ Locker Rooms/ New Entrance

Challenges:

Site Access/ School Traffic and Parking

Reference:

Dr. John Ravally, Superintendent of Schools

Status:

Project Complete 2018



CLAREMONT ELEMENTARY SCHOOL FRANKLIN NJ



Consulting & Construction Services

User Group:

Franklin Township Board of Education

Pinnacle Services:

Preconstruction/ Construction Management

Client:

Franklin Township Board of Education

Project Type:

New Elementary School Construction

Area/ Scope:

131,000 GSF/ Two Story Building

Project Cost:

\$84 M Referendum/ \$36 M Hard Cost

Contractors:

Single Prime General Contractor

Architect/Engineer:

SSP Architects/ Johnson & Urban Engineers

Features:

LEED Gold with extensive Sitework

Challenges:

Utilities to Site

Reference:

Dr. John Ravally, Superintendent of Schools

Status:

Complete March 2019



ELIZABETH ACADEMIC HIGH SCHOOL ELIZABETH NJ



Consulting & Construction Services

User Group:

Elizabeth Board of Education

Pinnacle Services:

Construction Management

Client:

Greyhawk/New Jersey School Development
Authority (NJSDA)

Project Type:

New Construction

Scope:

183,000 GSF/ Four Story Building

Project Cost:

\$67 M

Contractors:

Single Prime General Contractor

Architect/Engineer:

SOM Architects

Features:

Media Center, cafeteria and auditorium with stage

Challenges:

Tight urban site

Reference:

Joe Lucarelli, NJSDA

Status:

Completed in May 2016



New 7th & 8th GRADE MIDDLE SCHOOL NORTH BRUNSWICK NJ



Consulting & Construction Services

User Group:

North Brunswick Board of Education

Pinnacle Services:

Construction Management

Client:

North Brunswick Board of Education

Project Type:

New Construction

Area/ Scope:

177,00 GSF/Two Story

Project Cost:

\$48 M Project

Contractors:

Single Prime General Contractor

Architect/Engineer:

USA Architects

Reference:

Dr. Brian Zychowski, Superintendent

Status:

September 2020



Listing of all other engagements in the past 5 years

Completed Projects

Franklin Township Public School District – Franklin High School Tennis Court Renovation, Somerset, NJ

Services Provided: Construction Management Services

Architect: DRG Architects /Value \$840K/ Completion Date : April 2018

1.75% COR

Dr. John Ravally, Superintendent (732) 873-2400

SDA/West New York Board of Education – Harry L. Bain Renovation Project, West New York, NJ

Services Provided: Construction Management Services

Architect: USA Architects/Value \$10M/ Completion Date: June 2018

COR 1%

Joe Lucarelli, Deputy Director (609) 943-5955

Franklin Township Public School District – Additions/Alterations and New Claremont Elementary School Projects, Somerset, NJ

Services Provided: Construction Management Services

Architect: SSP Architects /Value \$60M/ Completion Date: March 2019

COR 1% to date

Dr. John Ravally, Superintendent (732) 873-2400

Union County – Union County Justice Complex Renovation Project Phase I, II & III, Elizabeth , NJ

Services Provided: Construction Management Services

Architect: Netta Architects/ Value \$16 M/Projected Completion: October 2018

COR 4%

Charles Chirafesi III, Director Facilities Management (908) 527-4218

City of Summit – Community Center Addition & Renovations, Summit, NJ

Services Provided: Construction Management Services

Architect: Potter Architects/ Value \$6M/Projected Completion: December 2018

COR 1.5%

Judith Leblein Josephs, Director of Community Programs, (908) 277-2932

North Brunswick Board of Education - New 7th & 8th Grade Middle School Construction, North Brunswick, NJ

Services Provided: Construction Management Services

Architect: USA Architects / Value \$58M /Projected Completion: September 2020

COR .025% to date

Dr. Brian Zychowski, Superintendent (732) 289-3000

Mount Saint Mary Academy – Retaining Wall & Athletic Fields, Watchung, NJ

Services Provided: Construction Management Services

Architect: Langan Engineering/Value \$3M/Project Completion: July 2019

COR: TBD (Project started construction October 2019)

Sister Lisa Gambacorto, Directress (908) 757-0108

New Jersey State Police Headquarters Energy Savings Implementation Project , Trenton, NJ

Services Provided: Construction Management Services

Architect: USA Architects, Concord Engineering, Barnickel Engineering, USA Environmental /Value \$5M/Projected Completion Date: December 2018

COR 2.5% to date

Timothy Barnish, Operations Manager, Johnson Controls (732)738-2611

Morris Hills Public Schools Energy Savings Improvement Project, Paterson, NJ

Services Provided: Construction Management Services

Architect: Various Design Consultants/Value \$15M/Projected Completion Date: December 2018

COR 1.5% to date

Mike Henrich, Energy Systems Group Project Manager (484) 679-8551

NJSDA/New Perth Amboy High School, Perth Amboy, NJ

Services Provided: Construction Management Services/Constructability Review

Architect: RSC Architects/Value \$250M/ Completion Date: September 2020

Joe Lucarelli, Deputy Director (609) 943-5955

UCIA/Union County Oak Ridge Park Redevelopment: New Athletic Fields & Fieldhouse, Clark, NJ

Services Provided: Construction Management Services

Architect: Netta Architects/Value \$38M/ Completion: June 2021

COR 1% to date

Bibi Taylor, Executive Director (908) 527-4025

Paterson Public Schools Energy Savings Improvement Project Phase 1 & Phase 2, Paterson, NJ

Services Provided: Construction Management Services

Architect: Various Design Consultants/Value \$15M/Projected Completion Date: August 2021

COR 1.5% to date

Mike Henrich, Energy Systems Group Project Manager (484) 679-8551

Paterson Charter School for Science & Technology 34th St. Campus Alterations, Paterson, NJ

Services Provided: Construction Management Services

Architect: Heritage Madison Architecture/Value \$3M/Project Completion Date: May 2022

Matt Anar, Business Administrator (973) 247-0600 x 3517

UCIA - Gerald B. Green Plaza & Sidewalk Remediation & Repair, Plainfield, NJ

Services Provided: Construction Management Services

Engineer: LAN Associates/Value: \$1M, Project Completion Date: September 2022

Bibi Taylor, Executive Director (908) 527-4025

Current Projects

NJSDA - Port Monmouth Road School Addition & Renovation, Keansburg, NJ

Services Provided: Construction Management Services

Architect: Various LAN Associates/Value \$18M/Projected Completion Date: January 2023

Bob Ryan, Program Director (609) 306-3668

UCIA – Roselle Public Library Addition & Alteration, Roselle, NJ

Services Provided: Construction Management Services

Architect: Netta Architects/Value: \$11M, Projected Completion Date: September 2023

Bibi Taylor, Executive Director (908) 527-4025

REFERENCES

UNION COUNTY IMPROVEMENT AUTHORITY

10 Elizabethtown Plaza – 5th Floor

Elizabeth, NJ 07202

Bibi Taylor, Executive Director (908) 527-4025

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

32 E. Front Street

Trenton, NJ

Robert Ryan, Program Director (609) 306-3668

FRANKLIN TOWNSHIP PUBLIC SCHOOL DISTRICT

2301 Route 27

Somerset, NJ 08873

Dr. John Ravally, Superintendent (732) 832-2400

PATERSON CHARTER SCHOOL FOR SCIENCE & TECHNOLOGY

196 W. Railway Avenue

Paterson, NJ 07503

Matt Anar, Business Administrator (201) 779-4201

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

32 E. Front Street

Trenton, NJ

Joe Lucarelli, Deputy Director 609-943-5955

FRANKLIN TOWNSHIP PUBLIC SCHOOL DISTRICT

2301 Route 27

Somerset, NJ 08873

Jon Toth, Assistant Superintendent for Business/Board Secretary (732) 873-2400

D. Project Understanding & Approach





ON-SITE CONSTRUCTION MANAGEMENT SERVICES

Kenilworth Board of Education Scope of Work

It is our understanding that a referendum was recently passed that the Kenilworth School District is planning additions and interior alterations at David Brearley Middle/High School, HVAC upgrades at David Brearley Middle/High School and Warren Harding Elementary School and improvements to the outdoor athletic facilities to include conversion of natural grass field to synthetic turf. It is also our understanding that the Board of Education desires to appoint a construction management firm to act as the Board of Education's liaison to the contractors during the construction phase of these projects. The construction management firm shall employ its best efforts to protect the interests of the District and further the intended goals and purpose of the Projects.

The construction management firm will provide Pre-Construction, Construction and Project Close-Out/Post Construction Phase Services.



PINNACLE SERVICES

Pinnacle Services

It is our understanding if awarded Construction Management Services, Pinnacle will be responsible for the following tasks:

A. PRE-CONSTRUCTION PHASE

- Review of Contract Documents / Specifications / Drawings for accuracy, completeness, and suitability – Constructability Review;
- Provide one (1) Cost Estimate per project (Packages #1 and #2), based on the Design Development Documents prepared by the Architectural/Engineering team;
- Prepare one (1) Cost Estimate for each of the three packages, based on the 95% Construction Documents prepared by the Architectural/Engineering team;
- Advise the Owner and the Architect of recommended changes to the Contract Documents/General Conditions, Specifications & Drawings prior to the Advertisement for Bids;
- Development of a Master Summary Schedule, milestones, and phasing plans in conjunction with the Architect and Owner;
- Assist the Architect as required in the development of a competent bidder and subcontractor list;
- Meet with the Board of Education, Borough Officials, committees, or other public groups on an as-needed basis.

B. CONSTRUCTION PHASE

- Full-time on-site monitoring and coordination of contractors;
- Track each contractor's compliance with Master Project Construction Schedule, and participate in updates as needed;
- Act as the primary liaison between the Owner and Building Sub-code Officials and their inspection staff to schedule and coordinate all construction testing and inspection activities;
- Communicate the results of all inspections conducted by officials having jurisdiction to the Owner and Architect;
- Conduct and document weekly Project Meetings, to be held among contractor(s), Architect, Engineers, and Owner;
- Attend Emergency Meetings called by the Owner or Architect in response to problems;
- Provide appropriate written notification to the Owner and the Architect when work is not being performed in accordance with contract drawings;



- Provide a review and recommendation for all change orders submitted by Contractors (change orders to be prepared by the Architect);
- Provide a review and recommendation on certified payment applications submitted by contractors;
- Sign off on all approved change orders and certified payment applications submitted by contractors;
- Coordinate as required with contractors and design team for solutions to problems encountered during the Project;
- Keep a daily activity report recording time on the job and a summary of actions and/or activities performed and/or observed while on the Project;
- Verify that the contractor is maintaining on-site, a properly documented set of as-built drawings for incorporation into the final set of permanent record drawings;
- Verify that the contractor has a documented safety procedure, and is following appropriate safety protocol;
- Assist the Owner with the coordination of Owner-provided items, equipment, and installation;
- Perform quality assurance measures in cooperation with the Owner, Architect and contractors as the Project progresses;
- Provide the Owner and Architect with digital photograph documentation of the Project and/or conditions as required;
- Prepare and review with the Owner and Architect a punch list of items at Project completion; and
- Meet with the Board of Education, committees, or other public groups on an as-needed basis;

C. PROJECT CLOSE-OUT/POST CONSTRUCTION PHASE

- Coordinate completion of punch list items to the satisfaction of the Owner and Architect, including recommendations for acceptability;
- Assist the Architect in obtaining close-out documents and owner's manuals pertaining to the Project for transfer to the Owner at completion;
- Assist Architect and Contractors obtain Certificate of Occupancy;
- Review and provide recommendations to the Owner and Architect regarding final payments and release of retainage amounts;
- Assist the Owner and Architect as requested in an evaluation and inspection of building systems involved in the Project prior to the expiration of warranties to determine acceptability; and
- Assist the Owner and Architect as required in the resolution of construction-related problems and with required warranty repairs.



PINNACLE SERVICES

Pinnacle Key Personnel

In order to complete this work as described we intend to provide the following staffing:

Bob Pasqual as the Project Executive will be responsible for all required communication with the District Administration

Bob will be available for all Board of Education meetings and will provide updates on the status of the Project.

Tom Grycan will be the Project Manager for the project and will be responsible for on site management of work at the Project site.

The Project Manager's pre-construction phase responsibilities will include supporting the Design team to verify that all work is completed as per the Bid and awarded contracts During the construction phase, Dennis will manage on site construction to include responsibility for all Project Meetings and required correspondence with the various Contractors.

The Project Manager will be responsible for coordination with all contractors and school staff on the site. He will be responsible for daily reports and safety and security compliance by the contractors.

The Project Manager will be responsible for logs for change orders, pending change orders, submittals and Requests for Information.

Joe Nigro will assist the Project Manager with Pre-Construction/Estimating.

E. Fee Proposal



KENILWORTH BOARD OF EDUCATION
REQUEST FOR PROPOSALS FOR
CONSTRUCTION MANAGEMENT SERVICES

FEE PROPOSAL FORM

Pre-Construction Services (Lump Sum per Package)

Package 1: \$ 10,000.00

Package 2: \$ 10,000.00

Package 3: \$ 17,500.00

Construction Phase (Fixed Cost per Month)

Cost per Month: \$ 20,750.00

Total 25 Months (Sept 2023 through Sept 2025): \$ 518,750.00
(Cost per Month x 25)

Post-Construction Phase (Lump Sum per Package)

Package 1: \$ 4,000.00

Package 2: \$ 4,000.00

Package 3: \$ 4,000.00

F. Certifications & Statements



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: Pinnacle Consulting & Construction Services, Inc.

Organization
Address: One Gateway Center, Suite 2600

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
Robert Pasqual	1251 Bridle Estates Drive, Yardley, PA 19067

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.**

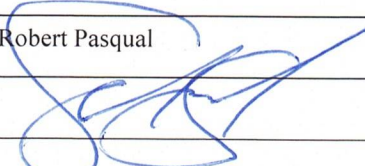
Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

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

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):	Robert Pasqual	Title:	President
Signature:		Date:	1/25/23

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.

Pennsylvania

NON-COLLUSION AFFIDAVIT

State of ~~New Jersey~~ ~~XXXXXXX~~

County of Bucks

ss:

I, Robert Pasqual residing in Lower Makefield Twp.
(name of affiant) (name of municipality)
in the County of Bucks and State of Pennsylvania of full age,
being duly sworn according to law on my oath depose and say that:

I am President of the firm of Pinnacle Consulting and
(title or position) (name of firm)

Construction Services, Inc. the bidder making this Proposal for the bid

entitled On-Site Construction Managment Serivces 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 Kenilworth Board of Education relies upon
(name of contracting unit)

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 Pinnacle Consulting & Construction Services, Inc.

Subscribed and sworn to

before me this day 24th

January, 2023

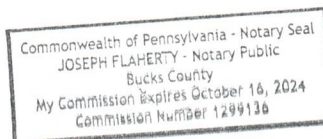
Joseph Flaherty
Notary public of Pennsylvania

My Commission expires 10-16-2024

(Seal)

Signature

(Type or print name of affiant under signature)



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:	Pinnacle Consulting & Construction Services, Inc.		
Address:	One Gateway Center, Suite 2600		
City:	Newark	State: NJ	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

Robert Pasqual

Title

President

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.

Contributor Name	Recipient Name	Date	Dollar Amount
Pinnacle Consulting & Construction Services, Inc.	Victory 2022	6/9/22	\$ 500.00

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

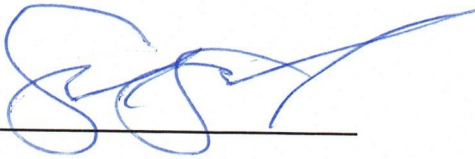
KENILWORTH BOARD OF EDUCATION

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 President

1/25/23

Date

NOTE:

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

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

BID SOLICITATION/PROPOSAL TITLE 2023-02 On-Site Construction Management Services
VENDOR/BIDDER NAME _____

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
Robert Pasqual, President

Print Name and Title

1/25/23

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.

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-JUL-2017** to **15-JUL-2024**

PINNACLE CONSULTING & CONSTRUCTION SVC., INC.
ONE GATEWAY CENTER, SUITE 2600
NEWARK NJ 07102



Ford M. Scudder

FORD M. SCUDDER
State Treasurer

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/

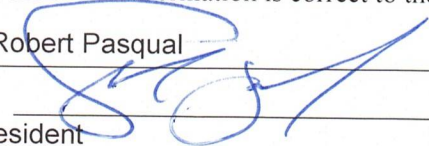
- Click on "Employee Information Report"
- Complete and submit the form with the appropriate payment to:

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: Robert Pasqual

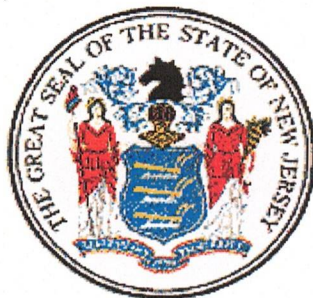
Signature 

Title President Date 1/25/23

Name of Company Pinnacle Consulting & Construction Services, Inc.

Address One Gateway Center, Suite 2600

City, State, Zip Newark, NJ 07102



STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

NOTICE OF CONSULTANT PREQUALIFICATION

FIRM: PINNACLE CONSULTING &
CONSTRUCTION SERVICES, INC.
ADDRESS: ONE GATEWAY CENTER – SUITE 2600
NEWARK, NJ 07102

☐ INITIAL ☐ REVISED ☒ RENEWAL

DATE OF ISSUE: AUGUST 3, 2022
EXPIRATION DATE: AUGUST 15, 2024
FEDERAL ID NUMBER: 270 920 501

☐ MBE ☐ WBE ☒ SBE ☐ VOB

The Experience Questionnaire (FORM 48A), submitted by your firm, has been reviewed. As a result of this review, your firm may be invited to submit proposals for projects involving the checked discipline(s) having a not to exceed Construction Cost Estimate (CCE) as noted. For the purposes of this form, NA = no fixed amount.

- | | | | |
|--|-----------|---|-------|
| ☐ ARCHITECTURE | _____ | ☐ ROOFING CONSULTANT | _____ |
| ☐ ELECTRICAL ENGINEERING | _____ | ☐ ACOUSTICS | _____ |
| ☐ HVAC ENGINEERING | _____ | ☐ ASBESTOS DESIGN | _____ |
| ☐ PLUMBING ENGINEERING | _____ | ☐ ASBESTOS SAFETY MONITORING | _____ |
| ☐ CIVIL ENGINEERING | _____ | ☐ CLAIMS ANALYSIS | _____ |
| ☐ SANITARY ENGINEERING | _____ | ☐ TELECOMMUNICATIONS | _____ |
| ☐ STRUCTURAL ENGINEERING | _____ | ☐ FEASIBILITY PLANNING | _____ |
| ☐ ELEVATOR/CONVEYOR ENGINEERING | _____ | ☐ FIRE DETECTION SYSTEMS | _____ |
| ☐ SOILS ENGINEERING | _____ | ☐ FIRE PROTECTION SYSTEMS | _____ |
| ☐ FIRE PROTECTION ENGINEERING | _____ | ☐ FOOD SERVICE | _____ |
| ☐ ENVIRONMENTAL ENGINEERING | _____ | ☐ HYDRAULICS/PNEUMATICS | _____ |
| ☐ MARINE ENGINEERING | _____ | ☐ HYDROLOGY | _____ |
| ☐ LANDSCAPE DESIGN | _____ | ☐ SECURITY SYSTEMS | _____ |
| ☐ PLANNING | _____ | ☐ SITE PLANNING | _____ |
| ☐ LAND SURVEYING | _____ | ☐ HISTORIC PRESERVATION CONSULTANT | _____ |
| ☐ AERIAL SURVEYING | _____ | ☐ ENERGY AUDITING | _____ |
| ☐ HYDROGRAPHIC SURVEYING | _____ | ☐ TRAFFIC | _____ |
| ☐ FIRE & LIFE SAFETY RENOVATIONS | _____ | ☐ TRANSPORTATION | _____ |
| ☐ BUILDING COMMISSIONING | _____ | ☐ WASTE/WATER TREATMENT | _____ |
| ☐ BOILER/STEAM LINES/HIGH PRESSURE SYS. | _____ | ☐ ENERGY MANAGEMENT CONTROL SYSTEM | _____ |
| ☐ DAM/LEVEE DESIGN | _____ | ☐ RENEWAL ENERGY CONSULTANT | _____ |
| ☐ BARRIER FREE/ADA DESIGN | _____ | ☐ CONSTRUCTION FIELD INSPECTION | _____ |
| ☐ ESTIMATING/COST ANALYSIS | _____ | ☐ PROJECT MANAGEMENT | _____ |
| ☐ INTERIOR DESIGN/SPACE PLANNING | _____ | ☐ ENVIRONMENTAL CONSULTANT | _____ |
| ☐ ROOFING INSPECTION | _____ | ☐ STORAGE TANK REMOVAL | _____ |
| ☒ CONSTRUCTION MANAGEMENT | UNLIMITED | ☐ STORAGE TANK INSTALLATION | _____ |
| ☐ CPM | _____ | ☐ PERIMETER SECURITY FENCING | _____ |
| ☐ ARCHAEOLOGY | _____ | ☐ INDOOR AIR QUALITY TESTING | _____ |
| ☐ GEOLOGY | _____ | ☐ LANDFILL CLOSURE | _____ |
| ☐ VALUE ENGINEERING | _____ | ☐ LEAD PAINT EVALUATION | _____ |
| ☐ HISTORIC PRESERVATION/RESTORATION | _____ | | |

PREPARED BY:

Pamela Sullivan

PAMELA SULLIVAN
MANAGER, PREQUALIFICATION UNIT

APPROVED BY:

Richard S. Flodman

RICHARD S. FLODMAN
DEPUTY DIRECTOR

NOTE: THIS IS AN ORIGINAL DOCUMENT. IT MAY BE REQUIRED AS PROOF OF YOUR PREQUALIFICATION STATUS. PLEASE RETAIN THIS FORM FOR YOUR RECORDS.



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name: PINNACLE CONSULTING & CONSTRUCTION SERVICES INC

Trade Name:

Address: ONE GATEWAY CENTER - SUITE 2600
NEWARK, NJ 07102-5323

Certificate Number: 1514671

Effective Date: September 28, 2009

Date of Issuance: January 25, 2022

For Office Use Only:

20220125102735536



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/24/2022

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 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 Hilb Group of NJ dba New Agency Partners 20 Waterview Blvd Suite 401 Parsippany NJ 07054		CONTACT NAME: Stacey Everett PHONE (A/C, No, Ext): (973) 588-1800 FAX (A/C, No): (973) 588-1801 E-MAIL: severett@newagencypartners.com ADDRESS: PRODUCER CUSTOMER ID #: 00003438	
INSURED Pinnacle Consulting & Construction Services, Inc One Gateway Center Suite 2600 Newark NJ 07102		INSURER(S) AFFORDING COVERAGE INSURER A: Gotham Insurance Company 25569 INSURER B: NJ Casualty Insurance Company 10732 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 22-23 Master w/ WC

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY						
	☒ COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR	X	Y	PK2022CML00041	4/18/2022	4/18/2023	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☒ POLICY ☒ PROJECT ☐ LOC						PRODUCTS - COMP/OP AGG \$ 1,000,000
A	AUTOMOBILE LIABILITY						
	☐ ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ALL OWNED AUTOS			PK2022CML00041	4/8/2022	4/18/2023	BODILY INJURY (Per person) \$
	☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☒ NON-OWNED AUTOS						\$
A	UMBRELLA LIAB ☒ OCCUR						
	☒ EXCESS LIAB ☐ CLAIMS-MADE			EX2022CML00017	4/18/2022	4/18/2023	EACH OCCURRENCE \$ 3,000,000
	DEDUCTIBLE						AGGREGATE \$
	RETENTION \$	X	Y				\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	M65585-2-22	10/13/2022	10/13/2023	☒ WC STATUTORY LIMITS ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability (Per Claim/Per Aggregate)			PK2022CML00041 Excess is over Prof.	4/18/2022	4/18/2023	Limit \$1,000,000 Deductible \$10,000

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

Designated Project Site: New Jersey Schools Development Authority Rolling OCIP IV, Project Number ET-0098, Port Monmouth Road School Addi, located at 142 Port Monmouth Road Keansburg, NJ 07734.

The following are named as additional Insureds on a Primary and Non-contributing basis on the General Liability (ISO endorsement CG 20 10 11 85 or its equivalent), Umbrella/Excess

CERTIFICATE HOLDER**CANCELLATION**

acs.construction@aon.com

New Jersey Schools Development Authority
c/o Aon Risk Solutions, Inc.
Attn: Wrap Up Department
4 Overlook Point
Lincølnshire, IN 60069

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

Stacey Davis/STDAV



January 25, 2023

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

RE: **Statement of Insurance**

Pinnacle Consulting & Construction Services is a Corporation of the State of New Jersey and in accordance with New Jersey law has Worker's Compensation and Employer's Liability Insurance as evidenced by the Certificate of Insurance included in this proposal.

Pinnacle Consulting and Construction Services Inc.

A handwritten signature in black ink, appearing to read "Robert Pasqual", with a stylized flourish at the end.

Robert Pasqual
President



January 25, 2023

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

RE: **Disbarment and Organization Statement**

Dear Mr. Gonnella:

I, Robert Pasqual, President of Pinnacle Consulting and Construction Services Inc. (the Proposer) making the Proposal for Construction Management Services state that I executed the said Proposal with full authority to do so. I, the Proposer, at the time of making this submission, **am not** included on the New Jersey State Treasurer's, the Economic Development Authority's or Federal Government's List of Disbarred, Suspended or Disqualified Bidders as a result of action taken by any Local, State or Federal Agency.

I, Robert Pasqual, further swear that Pinnacle Consulting and Construction Services Inc. (the Proposer) is **NOT** now nor has **never been** adjudicated liable for professional malpractice, been involved in any bankruptcy or re-organization, or been involved with any disputes/litigation with and Local, State or Federal Agency relative to services performed since our inception as a Corporation in September 2009.

Pinnacle Consulting and Construction Services Inc.

A handwritten signature in black ink that reads "Robert Pasqual" with a stylized flourish at the end.

Robert Pasqual
President