

SOUTH ORANGE VILLAGE
Municipal Offices
76 South Orange Ave
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South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
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RESOLUTION #2021-213

July 26, 2021

RESOLUTION AUTHORIZING CHANGE ORDER #5 - FOR FRANKOSKI CONSTRUCTION COMPANY FOR INCREASED COST OF STEEL FOR PRE-ENGINEERED BUILDING FOR THE BAIRD COMMUNITY CENTER ADDITIONS AND RENOVATIONS A NET INCREASE OF \$21,098.00 TO THE ORIGINAL CONTRACT AMOUNT

WHEREAS, the Board of Trustees of the Township of South Orange Village (the "Village") adopted Resolution #2020-241 at its Regular Meeting on October 12, 2020, awarding the project to Frankoski Construction Company in the amount of \$9,867,340; and

WHEREAS, ADDITIONAL the need for Removal of Additional Ceiling materials have been discovered during construction and theses materials need to be abated; and

WHEREAS, the Architect and the Construction Manager for the project recommend moving forward with the additional Ceiling Removal, based on the proposal provided by the contractor; and

WHEREAS, Change Order #1 in the amount of \$11,503.00 has been approved; and

WHEREAS, Change Order #2 in the amount of \$277,631.21 has been approved; and

WHEREAS, Change Order #3 in the amount of \$43,280.15 has been approved; and

WHEREAS, Change Order #4 in the amount of \$8,905.00 has been approved; and

WHEREAS, Change Order #5 represents a 0.0021 increase to the original contract; and

WHEREAS, the new contract amount is \$10,229,757.36;



NOW THEREFORE BE IT RESOLVED, by the Board of Trustees of the Township of South Orange Village that Resolution #2021- be adopted by the Board of Trustees on July 26, 2021, to reflect a net increase of \$21,098.00.

CERTIFICATION OF AVAILABLE FUNDS

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of the Township of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these finds upon the passage of this resolution.

04-2150-19-0208-000 BAND/Community Center NTE \$ 21,098.⁰⁰
 Line Item Description Amount

 Gregory Bock, Village Treasurer Date 7/26/21

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown			X			
Coallier	X		X			
Haskins			X			
Hartshorn Hilton		X	X			
Jones			X			
Zuckerman			X			

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees at their regular meeting held on Monday, July 26, 2021.

Ojetti E. Davis
 Acting Village Clerk

ShapiroCM

MEMORANDUM

To: Ellen Foye-Malgieri
South Orange Village

From: Jay Shapiro and Associates, Inc.

Date: July 20, 2021

Reference: The Baird Community Center – Additions and Renovations,
Project - South Orange, NJ

Subject: Frankoski Construction PCO#'s 05, 06, 10 and 11
Descriptions

PCO#05 (CO#05) – Steel Cost Increase at Pre-Engineered Fieldhouse Building

Total CO Cost: \$21,098.00

Steel price increases have been occurring at an increasing rate for the last 10 months. American Buildings, a division of Nucor Buildings Group and the provider of the components for the pre-engineered building at the Baird site, announced a 5% price increase in October 2020 effective in November and another increase of 7.5% in November 2020 for all orders in December and beyond. In January they announced a 6.5% increase for all orders after January 20th. On January 22nd another increase of 10% was announced for all orders placed after February 1st. The price increases of major components within this change order were further broken down by the vendor of the pre-engineered building, Modern Technologies in this manner:

Primary and secondary steel increase:	\$7,415.00
Roof and Wall Panels:	\$5,036.00
Trim and Accessories:	\$2,538.00
Freight increase:	\$1,800.00

PCO#06 (CO#06) – Steel Cost Increase for the Structural Members for the Addition

Total CO Cost: \$35,730.00

This CO covers the increase in the cost of material only for the structural steel within the new addition, as prices have escalated radically since bidding. The increases are similar to those listed above. These materials are for the traditional steel frame being provided by RS Phillips and does not include the pre-engineered metal building.

Shapiro **CM**

PCO#10 (CO#7) – Added Scope for Structural Changes

Total CO Cost: \$28,941.07

This CO is for the structural changes required by unforeseen conditions found during demolition in the existing building, including: 1)The structural steel material and connections to fix the cracked wood beam on the first floor; 2)The addition of (2) new concrete footings and steel columns near new Rm#119 and removal of the stone foundation that the existing undersized wood posts sit on that was uncovered on the first floor; 3)Support for and removal/relocation of the existing wood beams at the new elevator that interfere with the new elevator shaft (confirmed when shop drawings and final elevator dimensions were received) 5)New concrete pilaster and changes to the elevator pit walls due to the existing foundation being more of a rubble wall than a smooth, poured concrete foundation; 4)Support and relocation of the unsupported beam on the second floor. A column had been removed at some time in the past and the beam was sistered with smaller members and cantilevered to smaller members over a door head. We can no longer cantilever it for support because of the location of the elevator shaft, so the beam needs to be relocated, made shorter and re-supported.

PCO#11 (CO#08) – Block Specification Change

Total CO Cost: \$3,590.00

This CO is due to a change in color of the specified block that will more closely match the color of the existing brick on the building. The original manufacturers block, when samples were received and placed in the mock-up panels, were determined by all team members to not be as close a match as thought. A different block manufacturer had a block color that more closely matches the existing block and the decision was made on-site to change to that block.

Thanks,

Bob

Robert C. Chandler, AIA, LEED AP
Project Manager – Shapiro CM
609-306-1895 mobile

Shapiro **CM**

Shapiro CM

Change Order

PROJECT: The Baird Community Center 5 Mead Street South Orange, NJ 07079	CONTRACT INFORMATION: Contract For: General Construction Date: December 4, 2020	CHANGE ORDER INFORMATION: Change Order Number: CO#05 Date: 07/13/21
OWNER: The Township of South Orange 76 South Orange Avenue, Suite 302 South Orange, NJ 07079	ARCHITECT: The Biber Partnership PO Box 700 47 Maple Street, Suite 109 Summit, NJ 07901	CONTRACTOR: Frankoski Construction Company, Inc. 314 Dodd Street East Orange, NJ 07017

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change order and if applicable, attach or reference specific exhibits. Also include agreed adjustments attributable to executed Construction Change Directives.)

This change order covers the cost increase for the steel material of the pre-engineered building. This is strictly a material increase and the labor portion of the work remains the same. (PCO#05/CO#05)

SCHEDULE IMPACT:
None.

The Original Contract Sum was	\$ 9,867,340.00
The net change by previously authorized Change Orders	\$ 341,319.36
The Contract Sum prior to this Change Order was	\$ 10,208,659.36
The Contract Sum will be increased by this Change Order in the amount of	\$ 21,098.00
The Construct Sum including this Change Order will be	\$ 10,229,757.36
The Contact Time will be changed by:	Zero (0) Days
The new date of Substantial Completion will be:	Unchanged/December 18, 2022

NOTE: This Change order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a change Order is executed to supercede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>The Biber Partnership</u> ARCHITECT (Firm Name)	<u>Frankoski Construction Company, Inc.</u> CONTRACTOR	<u>The Township of South Orange Village</u> OWNER
 SIGNATURE	 SIGNATURE	 SIGNATURE
<u>Peter Biber, Pres.</u> PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE
<u>July 20, 2021</u> DATE		

ShapiroCM

MEMORANDUM

To: The Biber Partnership

From: Jay Shapiro And Associates, Inc.

Date: July 20, 2021

Reference: The Baird Community Center – Additions and Renovations,
Project - South Orange, NJ

Subject: Frankoski Construction PCO#05/CO#05
Pre-Engineered Building Steel Costs Increase (Modern
Technologies, American Buildings Group and Nucor)

Jay Shapiro and Associates, Inc. (ShapiroCM) is in receipt of the revised Proposed Change Order PCO #05/CO#05 for steel cost increases in the pre-engineered building in the amount of \$21,098.00 from Frankoski Construction Company on the above referenced project. ShapiroCM has reviewed the PCO and finds no issues and recommends that it be added to the contract for construction.

Thanks,

Bob

Robert C. Chandler, AIA, LEED AP
Project Manager – Shapiro CM
609-306-1895 mobile

ShapiroCM

FRANKOSKI CONSTRUCTION COMPANY
Baird Community Center Additions and Renovations

PROPOSED CHANGE ORDER #05

DATE: 7/9/21
TO: The Biber Partnership / Lauren Mitchell
FROM: Greg Frankoski
REGARDING: BCCAR: PCO 05

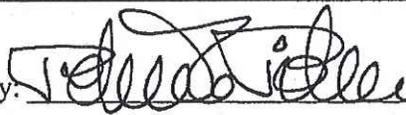
This change order covers the cost of additional labor, materials and/or equipment for additional steel material cost for the pre-engineered metal building. This is strictly a material increase and the labor portion of the job remains the same. All other work remains per base contract with modifications, if any. Price is as follows.

Steel: (See attached)	\$18,804.00
1. Primary & secondary, steel increases \$7,415.00	
2. Roof & wall panels, coil increases \$ 5,036.00	
3. Trim & accessories, coil increases \$2,538.00	
4. Freight increases \$1,800	
Total \$16,789.00	
Subtotal:	\$ 18,804.00
FCC Management:	\$ 0.00
Subtotal:	\$ 18,804.00
FCC Overhead & Profit:	\$ 1,880.00
Subtotal:	\$ 20,684.00
Bond Fee:	\$ 414.00
Total:	\$21,098.00

The work associated with this PCO adds 0 day(s) to the project schedule. This proposal is valid for thirty days and assumes work described to be performed during current mobilization. If this is acceptable, please issue a change order and distribute for signatures.

Thanks,

Greg Frankoski, Project Executive

Approved by:  Date: July 20, 2021



AMERICAN BUILDINGS COMPANY

200 Whetstone Road
Swansea, SC 29160
803.381.9300

7200 N. Lake Drive, Suite 200
Columbus, GA 31909
706.562.8020

October 30, 2020

Re: Steel Costs

Dear ABC Builder:

Since our recent letter of only a few weeks ago, steel price increases have continued to be announced as well as other related input costs and we now find it necessary to implement a **5% (+/-) price increase**. This will help offset some, but not all, of these announced cost increases. This is necessary to keep our cost curve manageable and to keep viable our unwavering commitment to 20-week price protection for our customers. This increase will be effective on all building orders **quoted on or after November 16, 2020**. We will continue our practice of honoring all quotes for a period of 30 days provided there are no changes to scope or schedule. Additionally, we will honor all prices on building orders that ship within 20 weeks from the initial date of quotation and fall within our "must ship by date" parameters.

Certainly raw material costs have entered into a more volatile and less predictable environment, and we will continue to monitor these conditions and adjust accordingly if necessary in the coming months. Please consider these market conditions as you pursue and secure future building projects. Protect yourself and your customers in the possible event of rising materials pricing.

Thank you for your business and your partnership. We at American Buildings Company will work relentlessly to earn your business by hitting our *F.O.C.U.S.* commitment on each and every job we do...

Fit, On time, Competitive pricing, Unbeatable service, Solutions that work...FOCUS.

Ed Aller

General Manager

American Buildings Company – NBG SC-VA Division

[View this email in your browser](#)



PRICING UPDATE

November 30, 2020

Dear NBGSC-VA Builder,

Since our recent letter of only four weeks ago, more and more steel

price increases have been announced. These rapid increases are sticking and are driven from a perfect storm of both supply side limitations and accelerated demand from many economic sectors.

Nucor Buildings Group is implementing a **7.5% price increase (+/-)**, across all of our brands, effective on all building orders **quoted on or after December 16, 2020**. We will continue our practice of honoring all quotes for a period of 30 days provided there are no changes to scope or schedule. Additionally, we will honor all prices on building orders that ship within 20 weeks from the initial date of quotation and fall within our "must ship by date" parameters.

We will continue to monitor these conditions and keep you informed as conditions dictate.

Thank you for your business and your partnership. We at NBGSC-VA will work relentlessly to earn your business by hitting our *F.O.C.U.S.* commitment on each and every job we do.

Fit, On time delivery, Competitive pricing, Unbeatable service, Solutions that work...FOCUS.



Ed Aller
General Manager
NBG SC-VA Division

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American Buildings Company

www.americanbuildings.com

Our mailing address for marketing communications is: 305 Industrial Parkway, Waterloo, IN 46793
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AMERICAN BUILDINGS COMPANY

200 Whetstone Road
Swansea, SC 29160
803.381.9300

7200 N. Lake Drive, Suite 200
Columbus, GA 31909
706.562.8020

January 6, 2021

Re: Steel Costs

Dear ABC Builder:

Steel prices as well as other industry related input costs have continued to rise and significantly impact our product costs. As such, Nucor Buildings Group is implementing a **6.5% price increase (+/-)**, across all of our brands, effective on all building orders **quoted on or after January 20, 2021**. We will continue our practice of honoring all quotes for a period of 30 days provided there are no changes to scope or schedule. Additionally, we will honor all prices on building orders that ship within 20 weeks from the initial date of quotation and fall within our "must ship by date" parameters.

We will continue to monitor these conditions and keep you informed as conditions dictate.

Thank you for your business and your partnership. We at American Buildings Company will work relentlessly to earn your business by hitting our *F.O.C.U.S.* commitment on each and every job we do...

Fit, On time, Competitive pricing, Unbeatable service, Solutions that work...FOCUS.

Ed Aller

General Manager
American Buildings Company – NBG SC-VA Division



AMERICAN BUILDINGS COMPANY

200 Whetstone Road
Swansea, SC 29160
803.381.9300

7200 N. Lake Drive, Suite 200
Columbus, GA 31909
706.562.8020

January 22, 2021

Re: Steel Costs

Dear ABC Builder:

As you are very aware, it has been an extremely volatile period for steel prices and related input costs across the construction industry and related manufacturing industries. What began as supply side driven was quickly supported and compounded by significant demand increases across many improving markets, including the metal building market. Our order book remains very strong and our backlogs continue to grow. Our (NBG) outlook for construction and general business conditions is very positive for the first half of 2021.

Currently, steel supply is very constrained as mills work 24/7 to keep up. We at Nucor Buildings Group expect this supply "tightness" to continue for the foreseeable future. Additionally, we expect building prices to continue to increase in the coming months to reflect both our rising costs as well as the significant increased demand we are experiencing for our buildings and products.

We acknowledge you just received our most recent price increase earlier this week. We are announcing a further price increase today of 10% (+/-), effective on all building orders **quoted on or after February 1, 2021**. We will continue our practice of honoring all quotes for a period of 30 days provided there are no changes to scope or schedule. Additionally, we will honor all prices on building orders that ship within 20 weeks from the initial date of quotation and fall within our "must ship by date" parameters

Thank you for your business and your partnership. We at American Buildings Company will work relentlessly to earn your business by hitting our *F.O.C.U.S.* commitment on each and every job we do...

Fit, On time, Competitive pricing, Unbeatable service, Solutions that work...FOCUS.

Ed Aller

General Manager

American Buildings Company – NBG SC-VA Division

CHANGE ORDER FORM

CAP701

To:

FRANKOSKI CONSTRUCTION
314 DODD STREET
EAST ORANGE, NJ 07017

From:

Modern Technology, Inc.
295 Cranberry Rd
Farmingdale, NJ 07727

Original Contract Sum:	\$212,300.00
Previous Change Orders:	\$4,000.00
Contract Sum:	\$216,300.00
Value of this Change Order:	\$18,804.00
New Contract Sum:	\$235,104.00

Change Order Number: 2	Change Order Date: 2/24/2021
Architect's Project Number:	
Contract for: BAIRD COMMUNITY STEEL BUILDING	Contract Date: 11/13/2020

Our Project Code: BAIRD COMMUNITY CTR

Project:

5 MEAD STREET
SOUTH ORANGE, NJ 07079

DISTRIBUTE TO:

<input type="checkbox"/> Owner	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other
<input type="checkbox"/> Architect	<input type="checkbox"/> Field	<input type="checkbox"/> Construction Manager

The Contract Completion date will change by:

The expected completion date will be: / /

The Contract is Changed as Follows;

ADD FOR STEEL MATERIAL INCREASES, AMERICAN BUILDINGS COMPANY, THRU THE END OF MARCH 2021.

Architect

THE BIBER PARTNERSHIP
480 MORRIS AVENUE
SUMMIT, NJ 07902

Signature

Date

Contractor

Modern Technology, Inc.
295 Cranberry Rd
Farmingdale, NJ 07727

Signature

Date

Owner

FRANKOSKI CONSTRUCTION
314 DODD STREET
EAST ORANGE, NJ 07017

Signature

Date

From: [Ted Vacchiano](#)
To: [Greg Frankoski](#); [Ray Fiore](#)
Subject: Fw: Breakdown for Change Order
Date: Thursday, July 1, 2021 1:44:42 PM

Greg

As per your request,, back in May we forwarded to your email the letters published from American Buildings company showing multiple steel cost increases that came into effect.

This is the only documentation they will provide other than the change order itself.

That being said.

American will not provide a breakdown on the components needed to supply the building

The pricing we receive from American is strickle a package price for the system designed by them.

The package includes Design, fabrication primary steel, fabrication of secondary steel, wall and roof panel forming, trim forming fasteners, sealants, freight, and many many more aspects needed to put the package together.

From what I understand there is no break down for each part of the equation.

In an effort to help you explain this to the owner I have broken down their \$16,789.00 increase into the main parts so you can get a better understanding

1. Primary & secondary, steel increases \$7,415.00
2. Roof & wall panels, coil increases\$ 5,036.00
3. Trim & accessories, coil increases \$2,538.00
4. Freight increases \$1,800

Total \$16,789.00

Hope this helps

Thanks

Ted S Vacchiano

President
Modern Technology Inc.
Office 732-938-7533
Mobile 732-616-6868
Fax 732-938-6805
Motec99@msn.com

From: Ted Vacchiano <motec99@msn.com>
Sent: Monday, May 17, 2021 1:24 PM
To: Greg Frankoski <Greg@frankoski.com>; Ray Fiore <ray@frankoski.com>
Subject: Fw: Breakdown for Change Order

Greg
here are the letters of our increases

Ted S Vacchiano

President
Modern Technology Inc.
Office 732-938-7533
Mobile 732-616-6868
Fax 732-938-6805
Motec99@msn.com

From: Chain, Beth (NBGSC) <bethhain@americanbuildings.com>
Sent: Monday, May 17, 2021 1:11 PM
To: Ted Vacchiano <motec99@msn.com>;
Subject: RE: Breakdown for Change Order

Please see attached for price increase letters pertaining to change order. I hope this helps. Please let me know if I can be of any further assistance.

Thank you,

Beth hain
Project Coordinator

7200 North Lake Drive, Suite 200, Columbus, GA 31909
Phone: (706) 565-1688
Fax: (706) 562-8017