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July 30, 2024

**SENT VIA EMAIL: AKLEIMAN@EDISONPUBLICLIBRARY.ORG**

Edison Public Library  
777 Grove Avenue  
Edison, NJ 08820

Attn: Alan M. Kleiman  
Director

**Re: *Proposal for Professional Services for the  
North Edison Branch of the  
Edison Public Library Site Plan  
Township of Edison  
Middlesex County  
Our File No.: 115.ED00506.P01***

Dear Mr. Kleiman:

CME Associates anticipates that we will exceed the dollar amount for our Contract for Professional Services for the above referenced project. Our scope of work included the preparation of plans and specifications for the North Edison Branch of the Edison Public Library site project located at 777 Grove Avenue, Block 546.33, Lot 1. Our contract for the total Professional Engineering Services and Reimbursable Expenses were estimated to be \$77,561.00. Our cost proposal included Preliminary Design Phase Services, Final Design Phase Services, and Bid Phase Services.

As the Township may be aware, a kick-off meeting/walk thru was held on January 11, 2023 and concept plans were presented to the Project Team at a March 1, 2023 Progress Meeting. Subsequent project meetings were held to discuss moving forward with the project. A Concept Plan and Preliminary Construction Cost Estimate for the site work portions of the project, based on the revised building layout that was provided by the project's Architect ("SAGE") were submitted. It was determined during the March 1, 2023 meeting that the construction cost of the project exceeded the available funds to complete the project and the Owner requested that the scope of the project be reduced. Our office received revised architectural plans from SAGE on July 18, 2023 which our office utilized to redesign the conceptual design.

On November 28, 2023, our office was informed that the Library had made a change in the Architect for the project and hired Arcari & Iovino. As per the Library's request, the layout of the building was revised by the Architect which required a complete redesign of the site work portion of the project. Since then, there have been several revisions made to the building which required revisions to the layout and grading of the site. Our office was also requested to revise the layout of the parking lot which required additional revisions to the layout and grading.

In addition to the above, our office prepared a storm sewer design which included if and where directed pay items for the storm sewer pipes. Our office had requested as-builts from the Library for the underground roof drainage system but was not provided any due to the plans either being missing or non-existent. Our office proceeded with including an if and where directed pay item for the roof drainage pipes. The purpose of the if and where directed pay item was to include a quantity and price for the drainage pipes in the event that it is required during construction to replace and/or install due to our office not knowing the locations, sizes and depths of the pipes. It was requested by the Project Manager to remove this item and provide exact pipe sizes and quantities. This required additional



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explorations to determine the locations and paths of the existing underdrain pipes. Our office performed ground probing to determine the approximate locations and depths of the drainage pipes, in which our office successfully completed. However, several pipes were too deep to measure the depths and it was difficult to know for certain the exact paths of the pipes. The Project Manager for the Library hired GPRS Inc. to perform a ground penetrating radar scan of the site to determine the locations of the underground pipes and utilities. Our office coordinated with GPRS Inc. to assist in the investigation and include the locations of all utilities on the site plans. Our office required additional labor than what was initially anticipated in order to provide a drainage design for the site due to the unknowns of the roof drainage system.

The change in Architect and subsequent project design changes required a considerable amount of changes to the previously approved site improvements, grading and drainage, utilities, and landscaping which resulted in an overage of \$21,068.25 for Preliminary Design Phase Services. As of today, our office has exceeded the budget for the project. Aside from the completion of the final design plans, there are still several items that remain to be completed. These items include preparation of a final drainage design, final cost estimate, preparation of technical specifications, and bid phase services. We also anticipate that there will be several upcoming design team meetings that we will be required to attend.

Throughout the course of our projects, our office makes every attempt to keep projects progressing and utilize existing budgets to perform certain tasks without the need to request an extra. In this instance, the issues relating to this project are not able to be performed within the existing labor services portion of the budgets.

Pursuant to the above, we respectfully request additional authorization for the Professional Engineering Services Fees in the amount of \$27,560.00.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
CME ASSOCIATES

Robert J. Russo, PE, PP, CME  
*Senior Vice President*  
*Consulting Engineer's Office*

RJR/RER/AG

cc: Mark Burkowsky, AIA, LEED AP, Berkowsky and Associates, Inc.  
(via email: [MBurkowsky@berkowsky.com](mailto:MBurkowsky@berkowsky.com))