

**TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY**

RESOLUTION

**RESOLUTION OF THE TOWNSHIP OF BERKELEY HEIGHTS, IN THE
COUNTY OF UNION, NEW JERSEY, AUTHORIZING CHANGES TO
THE SCOPE OF THE MUNICIPAL COMPLEX REDEVELOPMENT
PROJECT**

WHEREAS, on April 22, 2014, the Township Council of the Township of Berkeley Heights (the "**Township Council**") designated Block 608, Lots 1 and 4, and Block 504, Lots 5 and 6, as shown on the Tax Maps of the Township, including that portion of the Columbus Avenue right-of-way extending from the western limit of Block 504, Lot 6 to the New Jersey Transit property line to the north, and that portion of the Berkeley Avenue right-of-way extending from the New Jersey Transit boundary line to the north to the Park Avenue right-of-way to the south, all within the Township of Berkeley Heights (the "**Redevelopment Area**"), as a non-condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"); and

WHEREAS, on June 14, 2016 via the adoption of Ordinance 10-2016, the Township Council duly adopted a redevelopment plan for the Redevelopment Area entitled, "Municipal Complex Redevelopment Plan for the Township of Berkeley Heights", dated May 19, 2016 (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, on December 29, 2017, the Township issued a request for proposals (as supplemented from time to time, the "**Original RFP**") seeking a redeveloper of the Redevelopment Area; and

WHEREAS, on February 23, 2018, the Township received responses to the Original RFP from Epic Management, Inc. and Torcon Inc. (each a "**Respondent**" and together, the "**Respondents**"); and

WHEREAS, on March 20, 2018, the Township issued to the Respondents a short list request for proposals (the "**Short List RFP**" and, together with the Original RFP, the "**RFP**"); and

WHEREAS, the Respondents submitted responses to the Short List RFP to the Township on April 13, 2018; and

WHEREAS, the Township evaluated the responses provided by the Respondents based on designated criteria in the RFP, including but not limited to, (i) compliance with the terms of the RFP, (ii) total costs to construct the project contemplated by the Redevelopment Plan (the "**Redevelopment Project**"), including allowances, assurances and exceptions, (iii) respondent experience and qualifications constructing projects similar to the Redevelopment Project, (iv) quality of value engineering recommendations, and (v) strategy for completing the design and construction of the Redevelopment Project; and

WHEREAS, based upon the Township's evaluation, and pursuant to Resolution 154-2018 adopted by the Township on June 26, 2018 (the "**Conditional Designation Resolution**"),

the Township conditionally designated Epic Management, Inc., located at 136 Eleventh Street, Piscataway, New Jersey 08854, or an affiliated entity (the "**Redeveloper**"), as the "redeveloper" (as defined in the Redevelopment Law) of the Redevelopment Area, subject to the negotiation, approval by the Township and execution of a redevelopment agreement between the Township and Redeveloper; and

WHEREAS, on July 10, 2018, the Township adopted Resolution 160-2018, designating the Redeveloper as "redeveloper" of the Redevelopment Area and approving the form and authorizing the execution of a redevelopment agreement with the Redeveloper; and

WHEREAS, the Township and Redeveloper entered into a Redevelopment Agreement dated as of July 11, 2018 (as amended and supplemented from time to time, the "**Redevelopment Agreement**"), which Redevelopment Agreement specifies the rights and responsibilities of the Township, designates the Redeveloper as redeveloper of the Redevelopment Area as to the Redevelopment Project and specifies the rights and responsibilities of the Redeveloper with respect to the Redevelopment Project; and

WHEREAS, pursuant to the Redevelopment Agreement, the Guaranteed Maximum Price (as defined in the Redevelopment Agreement) of the Redevelopment Project is \$26,828,574 (the "**Redevelopment Project GMP**"); and

WHEREAS, by resolution adopted on December 4, 2018, the Township approved certain changes to the Redevelopment Project, including (i) to reduce the Redevelopment Project GMP by \$949,938.50 as described in Change Order Number 001 dated as of November 30, 2018, and (ii) to increase the Redevelopment Project GMP by the aggregate amount of \$495,469.37 as described in Change Order Number 002 dated as of November 30, 2018 (in the amount of \$484,991.87) and Change Order Number 003 dated as of November 30, 2018 (in the amount of \$10,477.50), such changes in the aggregate reducing the Redevelopment Project GMP by \$454,469.13, to \$26,374,104.87; and

WHEREAS, by resolution adopted on May 29, 2019, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 004, dated as of May 29, 2019, such changes in the aggregate increased the Redevelopment Project GMP by \$133,590.85, to \$26,507,695.72; and

WHEREAS, by resolution adopted on June 25, 2019, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 005, dated as of June 25, 2019, such changes in the aggregate increased the Redevelopment Project GMP by \$194,049.81 to \$26,701,745.53; and

WHEREAS, by resolution adopted on July 9, 2019, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 006, dated as of July 5, 2019, such changes in the aggregate increased the Redevelopment Project GMP by \$135,852.64 to \$26,837,598.17; and

WHEREAS, by resolution adopted on July 9, 2019, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 007 dated as of

August 20, 2019, such changes in the aggregate increased the Redevelopment Project GMP by \$43,094.82 to \$26,880,692.99; and

WHEREAS, by resolution adopted on November 18, 2019, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 008 dated as of November 18, 2019, such changes in the aggregate increased the Redevelopment Project GMP by \$19,557.79 to \$26,900,250.78; and

WHEREAS, by resolution adopted on December 17, 2019, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 009 dated as of December 17, 2019, such changes in the aggregate increased the Redevelopment Project GMP by \$44,620.15 to \$26,944,870.93; and

WHEREAS, by resolution adopted on March 24, 2020, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 010 dated as of March 24, 2020, such changes in the aggregate increased the Redevelopment Project GMP by \$3,073.22 to \$26,947,944.15; and

WHEREAS, by resolution adopted on April 14, 2020, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 011 dated as of April 14, 2020, such changes in the aggregate increased the Redevelopment Project GMP by \$325,380.99 to \$27,273,325.14; and

WHEREAS, by resolution adopted on May 12, 2020, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 012 dated as of May 12, 2020, such changes in the aggregate increased the Redevelopment Project GMP by \$262,322.08 to \$27,535,647.22; and

WHEREAS, by resolution adopted on August 18, 2020, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 013 dated as of August 18, 2020, such changes in the aggregate increased the Redevelopment Project GMP by \$162,399.71 to \$27,698,046.93; and

WHEREAS, by resolution adopted on October 6, 2020, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 014 dated as of October 6, 2020, such changes in the aggregate increased the Redevelopment Project GMP by \$87,520.56 to \$27,785,567.49; and

WHEREAS, by resolution adopted on December 16, 2020, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 015 dated as of December 22, 2020 such changes in the aggregate increased the Redevelopment Project GMP by \$137,901.48 to \$27,923,468.97; and

WHEREAS, by resolution adopted on April 20, 2021, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 016 dated as of April 20, 2021 such changes in the aggregate increased the Redevelopment Project GMP by \$216,627.48 to \$28,140,096.45; and

WHEREAS, by resolution adopted on June 15, 2021, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 017 dated as of June 15, 2021 such changes in the aggregate reduced the Redevelopment Project GMP by \$24,700.92 to \$28,115,395.53; and

WHEREAS, by resolution adopted on October 5, 2021, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 018 dated as of October 5, 2021 such changes in the aggregate net increased the Redevelopment Project GMP by \$108,350.37 to \$28,223,745.90; and

WHEREAS, by resolution adopted on November 23, 2021, the Township approved certain changes to the Redevelopment Project as described in Change Order Number 019 dated as of October 5, 2021 such changes in the aggregate net increased the Redevelopment Project GMP by \$204,702.04 to 28,428,447.94 (together with any subsequently approved Change Orders amending the scope of work under the Redevelopment Agreement, the "**Amended Redevelopment Project GMP**"); and

WHEREAS, the Township desires to approve certain changes to the Redevelopment Project to net increase the scope of work under the Redevelopment Agreement as described in Change Order Number 200 dated as of June 9, 2026 and attached hereto as **Exhibit A** ("**Change Order 200**"), and to net increase the Amended Redevelopment Project GMP by \$147,303.90 to provide for the Township's undertaking of such work.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Berkeley Heights, in the County of Union, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. Change Order 200 is hereby approved, and the Mayor and Business Administrator of the Township, along with the Township's construction manager, architect, site civil engineer are each hereby authorized and directed, as applicable, to execute Change Order 200 in the form attached hereto as **Exhibit A**, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township's architect, construction manager and other Township professionals, and to deliver same to the other parties thereto.

Section 3. This resolution shall take effect immediately.

Approved this 11th of August, 2026.

Attest:

Angela Lazzari
Township Clerk

ROLL CALL	Aye	Nay	Abstain	Absent
FOSTER				
ILLIS				
MACHADO				
MEDEIROS				
MORAN				
POAGE				
TIE:				
MAYOR DEVANNEY				

CHIEF FINANCIAL OFFICER CERTIFICATION

I certify there are sufficient legally appropriated funds for the amount of this Change Order in Account #C9-00028, and that these funds have not been certified as available for another pending contract.

DIANE SHERRY
CHIEF FINANCIAL OFFICER

DATE

No. 2026-

**TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY**

RESOLUTION

Exhibit A

Form of Change Order 200



Attn:	Matt Jessup, Esq. - MS&G			9-Jun-26
			Epic Job No:	10-18010
Proposed Change Order				
Berkeley Heights Municipal Complex				
Epic Ref. No.	PCO # 200 Replacement Coping Stone with new Profile			
Description:	Please find attached PCO that is being submitted for furnishing new coping stone material which are to be fabricated to have the new coping stone profile that was received from the Cannon Group on 06-02-26. The "base" coping stone pricing is limited to the gable parapet walls which are highlighted in Red on the attached 06-08-26 marked up roof plan. The "Add Option" coping stone pricing is limited to the front yankee gutter parapets which are highlighted in Blue on the attached 06-08-26 marked up roof plan. All labor, scaffolding/hoisting, equipment, and supplemental materials (i.e. flashings, mortar, caulking, etc...) costs associated with this work are considered an extra to Epic however such work is part of the "Repair Specifications" therefore submission of these costs will be submitted at a later date. All work is to be completed during normal working hours. Refer to the attached subcontractor backup for further information and qualifications regarding these changes. This work and payment of such work is not part of the "Repair Specification Settlement Agreement" therefore payment of the 25% deposit and monthly progress payments for this work shall be made by Berkeley Heights. The pricing is limited to the work that is detailed by the attached subcontractor quote(s). Pricing is based on currently known site conditions & subject to change should we encounter unknown conditions. Notwithstanding anything contained herein to the contrary, Epic Management hereby specifically reserves all rights to file a claim to recover costs associated with this submitted CRP as well as any costs incurred in connection with all delays, acceleration or interference events which have or can potentially impact our performance on the Project.			
	Item 1-B - Gladstone Masonry & Stoneworks Inc base bid proposal for new coping stones at the gable parapets			
	Item 1-AO - Gladstone Masonry & Stoneworks Inc. add option cost for new coping stones at front yankee gutters.			
BASE				
Item #	Subcontractor	Proposal / Invoice No.		
1-B	Gladstone Masonry & Stoneworks, Inc.	06082026-01		
	Indiana Limestone at Gable Parapets			\$ 107,000.00
	Engineering for Anchors			\$ 8,500.00
		Subcontractor Total	\$ -	\$ 115,500.00
Description				
		Rate		Amount
Bond		0.72%	\$ -	\$ 831.60
General Liability / Insurance		1.00%	\$ -	\$ 1,155.00
Redeveloper Fee		1.95%	\$ -	\$ 2,252.25
Contractor OH & Profit		6.67%	\$ -	\$ 7,703.85
		Total	\$ -	\$ 11,942.70
		CHANGE ORDER REQUEST TOTAL	\$ -	\$ 127,442.70
ADD OPTION				
Item #	Subcontractor	Proposal / Invoice No.		
1-AO	Gladstone Masonry & Stoneworks, Inc.	06082026-01		
	Indiana Limestone at Front Yankee Gutters			\$ 18,000.00
		Subcontractor Total	\$ -	\$ 18,000.00

Epic Management Inc.

136 Eleventh Street • Piscataway, NJ 08854
732-752-6100 • Fax 732-752-9106



Attn:	Matt Jessup, Esq. - MS&G			9-Jun-26
			Epic Job No:	10-18010
Proposed Change Order				
Berkeley Heights Municipal Complex				
Epic Ref. No.	PCO # 200 Replacement Coping Stone with new Profile			
Description		Rate		Amount
Bond		0.72%	\$ -	\$ 129.60
General Liability / Insurance		1.00%	\$ -	\$ 180.00
Redeveloper Fee		1.95%	\$ -	\$ 351.00
Contractor OH & Profit		6.67%	\$ -	\$ 1,200.60
		Total	\$ -	\$ 1,861.20
		CHANGE ORDER REQUEST TOTAL	\$ -	\$ 19,861.20
APPROVALS				
Epic Management Inc.		Berkeley Heights		
Contractor Representative	Date	Owner Representative	Date	
cc:				

Epic Management Inc.

136 Eleventh Street • Piscataway, NJ 08854
732-752-6100 • Fax 732-752-9106

PROPOSAL

GLADSTONE MASONRY & STONeworks, INC.

P.O. Box 247

Gladstone, New Jersey 07934

Phone: (908) 234.1514 Fax: (908) 234.9360

PROPOSAL #: 06082026-01

DATE: JUN 8, 2026

Proposal submitted to:

Bill Perlack, EPIC Builds

bperlack@epicbuilds.com

Work to be performed at:

Berkeley Heights Municipal Building

Berkeley Heights, NJ

Limestone for The Berkeley Heights Municipal Building

- *Furnish Indiana limestone coping at all gable parapets. Stones to match the profile of the existing cast stone pieces with additional width to provide a 2" overhang and shall have a drip edge groove.* **\$107,000.00**
- *Optional replacement of South (Front) Elevation flat parapet stones with Indiana limestone. Stones to match the profile of the existing cast stone pieces with additional width to provide a 2" overhang and shall have a drip edge groove. Limestone to match color of existing cast stone as close as possible.* **\$18,000.00**
- *Engineering fee for stone attachment design.* **\$8,500.00**

Exclusions: all work beyond building line, disposal, dumpsters, stone, patching, flashing, caulking, testing, permits and winter protection.

All material is guaranteed to be as specified, and the above work to be performed and completed in a substantial workmanlike manner.
Payments to be made as follows: 25% deposit, along with an agreed upon payment schedule, prior to commencement of work.

Any alteration or deviation from the above specifications involving extra costs will be an extra charge over and above this proposal.

Respectfully Submitted: *Martin Faulborn*

Martin R. Faulborn, President

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to the work as specified. Payment will be made as outlined above.

DATE: _____

SIGNATURE: _____



Cannon Group
Roof, Building Envelope
& Structural Consultants

H.J. Cannon Group, Inc.
520 Fellowship Road
Suite A-105
Mt. Laurel, NJ 08054

RFI 006
Proposed Coping Profile
June 2, 2026

Berkeley Heights Township Municipal Building
29 Park Avenue
Berkeley Heights, New Jersey
HJCG No. 2022.034B



