

RESOLUTION #167-2026

**APPROVING CHANGE ORDER NUMBER FOURTEEN
DATED JUNE 9, 2026, FOR THE
2025 EMERGENCY OPERATIONS CENTER RENOVATIONS,
420 PELHAM AVENUE, BEACH HAVEN**

WHEREAS, the Municipal Council of the Borough of Beach Haven, County of Ocean, State of New Jersey (the "Borough") has previously awarded a contract for the 2025 Emergency Operations Center Renovations to Imperial Construction and Electric, 51 Commerce St., 2nd Floor, Springfield, NJ 07081; and

WHEREAS, the Borough has received a Change Order Number FOURTEEN dated June 9, 2026, for costs associated with additional wall repairs, **increasing (+) the original contract amount by \$14,250.03 for a new total contract price of \$6,231,951.71** with no extension to the contract date; and

WHEREAS, the Borough finds that the recommendation is fair and reasonable.

WHEREAS, the Chief Financial Officer for the Borough of Beach Haven, does hereby certify that adequate funds are available to support a change order with Imperial Construction and Electric for the 2025 Emergency Operations Center Renovations in an amount not to exceed \$14,250.03. The funds which are available for this contract are found in the following line-item appropriations or ordinances:

C-04-55-863-000-001

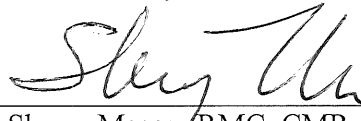
NOW, THEREFORE, BE IT RESOLVED, this 25th day of June 2026 by the Municipal Council of the Borough of Beach Haven, County of Ocean, State of New Jersey, as follows:

1. The Borough accepts and approves Change Order Number FOURTEEN dated June 9, 2026, resulting in a increase in the overall contract price of **\$14,250.03 (2.39% cumulative) and for a new total contract price of \$6,231,951.71** with no extension to the contract date.
2. The Borough authorizes and directs the Mayor and Borough Clerk to execute any and all necessary documents in order to implement the intent of this resolution.
3. A certified copy of this resolution shall be forwarded to Imperial Construction and Electric.

CERTIFICATION

I, Sherry Mason, Municipal Clerk of the Borough of Beach Haven, do hereby certify that the foregoing resolution was duly adopted by the Municipal Council of the Borough of Beach Haven at a public meeting held on the 25th day of June 2026, a quorum being present and voting in the majority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 25th day of June 2026.



Sherry Mason, RMC, CMR, MMC
Municipal Clerk

APPROVED: _____

6/25/26

CHANGE
ORDER

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

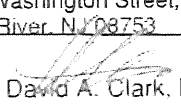
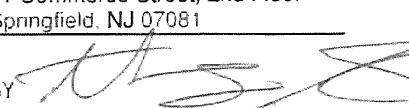
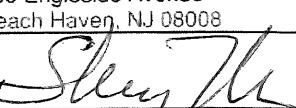
PROJECT: 2025 Emergency Operations Center Renovations - Borough of Beach Haven
TO CONTRACTOR: Imperial Construction and Electric
CHANGE ORDER NUMBER: 14
DATE: June 9, 2026
PROJECT NO.: GC No. i5046
CONTRACT DATE:
CONTRACT FOR: Addition and Alterations to Existing EOC Building

The Contract is changed as follows:
The Contract includes unit prices to allow for greater or lesser quantities of wall and ceiling repair above and beyond what is specifically shown on the drawings. A walkthrough was conducted with the Contractor and Architect at the Project site and the actual quantities of repair work to be addressed under the unit prices were verified. At some areas it was determined that applying gypsum board over existing partially damaged wall areas would be an appropriate alternative. Additionally two partition walls were found to be detached from the structure due to rusting of the framing, requiring replacement.

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was	\$6,086,000.00
Net change by previously authorized Change orders	+\$131,701.68
The Contract Sum prior to this Change order was	\$6,217,701.68
The Contract Sum will be ☒ increased ☐ decreased (circle one)	-
by this Change Order in the amount of	\$14,250.03
The new Contract Sum including this Change order will be	\$6,231,951.71
	0 days
The Contract Time will be increased by	N/A
The date of Substantial Completion as of the date of this Change Order therefore is	

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT Ronald A. Sebring Associates, LLC Address 1000 Washington Street, Ste 201 Toms River, NJ 08753 BY  David A. Clark, R.A. DATE June 9, 2026	CONTRACTOR Imperial Construction and Electric Address 51 Commerce Street, 2nd Floor Springfield, NJ 07081 BY  DATE 6/10/26	OWNER Borough of Beach Haven Address 300 Engleside Avenue Beach Haven, NJ 08008 BY  DATE 6/25/26
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IMPERIAL CONSTRUCTION AND ELECTRIC		CHANGE ORDER SUMMARY		
PROJECT NO. i5046		PROJECT NAME Beach Haven Emergency Operations Center Building Renovations		
PROJECT LOCATION				
420 Pelham Ave Beach Haven NJ 08008		Date 6/2/2026	Change Order No. 14-R2	
DESCRIPTION OF WORK				
Wall Repairs based on A/E walkthrough Dated 3/17/26				
* We reserve the right to request reimbursement of costs associated with any and all delays incurred due to this Change Order. All Delays for this additional work will be reflected on our CPM Schedule.*				
	ITEM (A)		SQFT	ADDED WORK (COST)
1A	Proposed Items	Remove Replace GWB \$3.00	948	\$ 2,844.00
1B		Remove Replace GWB \$3.00 Allowance	100	\$ (300.00)
1C		Plaster Finish \$11.00	965	\$ 10,615.00
1D		Plaster Finish \$11.00 Allowance	500	\$ (5,500.00)
1E		1/2" Veneer \$6.45	388	\$ 2,504.47
1F		Reframing Bathroom Wing Walls With GC OH&P 10%		\$ 3,959.45
2	Sub Total			\$ 14,122.92
3	TOTAL ►		\$ -	\$ 14,122.92
4	Contractor's Fee: (OH&P Included in Unit Price) Bond Cost 0.9%		\$ -	\$ 127.11
5	TOTAL COST ►		\$ -	\$ 14,250.03

PROJECT NO: 100134-100

The Contractor must include prices for the base bid and all alternates and unit prices when requested, otherwise the bid may be considered non-responsive.

Having examined the bid documents and the site of the proposed work and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, the Contractor hereby proposes to furnish all labor, materials and supplies, and to construct the project as submitted, within the time set forth therein, and at the price stated. This price is to cover all expenses incurred in performing the work required, of which this proposal is a part.

The Contractor acknowledges and affirms that it has personal knowledge of or has obtained and reviewed a copy of the valid prevailing wage rates for all trades involved in the project for the geographical location of the project as issued by the Commissioner of the Department of Labor, P O Box 389, Trenton, New Jersey, 08625 (609) 292-2259

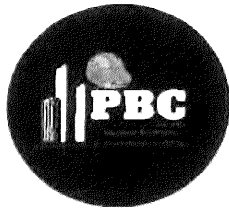
UNIT PRICES

- (a) Unit Prices govern addition to or deduction from quantity included in the bid proposal and amounts actually installed on job.
- (b) Unit prices shall include all labor, materials, equipment, bailing, shoring, removal, landscaping, testing, as-built drawings, warranties, supervision, overhead, profit, insurance, bond, etc.
- (c) The DIRECTOR's representative shall verify all quantities.
- (d) Changes shall be processed in accordance with the General Conditions, "CHANGES IN THE WORK"
- (e) There shall be no more than a five percent (5%) differential between add and deduct unit prices.

			UNIT PRICES	
<u>UNIT</u>	<u>DESCRIPTION OF ITEM</u>	<u>TRADE</u>	<u>PAY</u>	
<u>PRICES</u>	See Specification Section 01 22 00	<u>AFFECTED</u>	<u>UNIT</u>	<u>ADD</u> <u>DEDUCT</u>
<u>LEAVE</u>				
	Installation of Cast Underlayment	GC	Square Foot	\$6.50 \$6.50
1	Wood Board Sheathing Replacement	GC	Board Foot	\$5.50 \$5.50
2	Gypsum Wallboard	GC	Square Foot	\$3.00 \$3.00
4	Cement Plaster Finish Coat	GC	Square Foot	\$11.00 \$11.00

NOTE: If the unit prices are left blank, the bid may be deemed non-responsive if the omission is determined by the State to be material to the bid. The bidders should enter a dollar amount, "0" or "No Change".

IMPERIAL CONSTRUCTION AND ELECTRIC		CHANGE ORDER SUMMARY	
PROJECT NO. i5046		PROJECT NAME Beach Haven Emergency Operations Center Building Renovations	
PROJECT LOCATION 420 Pelham Ave Beach Haven NJ 08008		Date 6/2/2026	Change Order No.
DESCRIPTION OF WORK 388sqft of 1/2" GWB Veneer Unit Price \$6.45			
	ITEM (A)		ADDED WORK (COST)
1A	Proposed Items	Parillion Brothers	\$ 2,276.79
1B			
1C			
1D			
1E			
1F			
2	Sub Total		\$ 2,276.79
3	TOTAL ►		\$ 2,276.79
4	Contractors Fee: OH&P (10%)		\$ 227.68
	Total Cost		\$ 2,504.47
5	Unit Cost ►		\$ 6.45



Project: Emergency Operations Center Building Renovations,
Beach Haven, NJ
GC Imperial Construction & Electric

DATE: 4/22/2026
CO#:

CHANGE ORDER

Veneering - GWB Overlay per Field Survey conducted 3/17/2026 - 362 SF Coverage

ITEM	ITEM DESCRIPTION	Qty	UOM	COST/UNIT	Extended Cost
MATERIAL	Provide installation of new 1/2" gypsum board over existing substrates at designated locations per A/E sketch, using adhesive and mechanical fastening. Includes moisture-resistant gypsum board where required, joint compound, tape, and finishing to Level 4 to match adjacent surfaces. Note: Includes up to 362 SF of Veneering 1/2" gypsum board overlay over exsting using adhesives and screw fastening	362	SF	\$ 0.76	\$ 275.12
LABOR	Composite Labor Crew (Installation and Finishing): Includes layout, surface preparation, adhesive application, fastening of gypsum board over existing substrates, joint treatment, sanding, and finishing to achieve a Level 4 finish under non-production conditions.	362	SF	\$ 4.13	\$ 1,495.06
SUBTOTAL					\$ 1,770.18
Overhead & Profit					\$ 354.00
Summary Total					\$ 2,124.22
Qualifications/Exclusions					
1. All work performed during straight time hours.		Proposed costs are fair and equitable. Use this cost as unit price basis to adjust for the slightly additional quantity as tabulated from walkthrough markup. DC 5/25/26			
2. Clean up to GC dumpsters.					
3. No Overtime.					

Sub Contractor

Parillon Brothers Construction

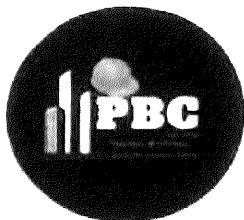
General Contractor

Imperial Construction and Electric

Date

4/22/2026

Date



Project: Emergency Operations Center Building Renovations, Beach
Haven, NJ
GC Imperial Construction & Electric

DATE: 4/22/2021
CO#:

CHANGE ORDER

Wing Wall Construction at Single Location per Sketch

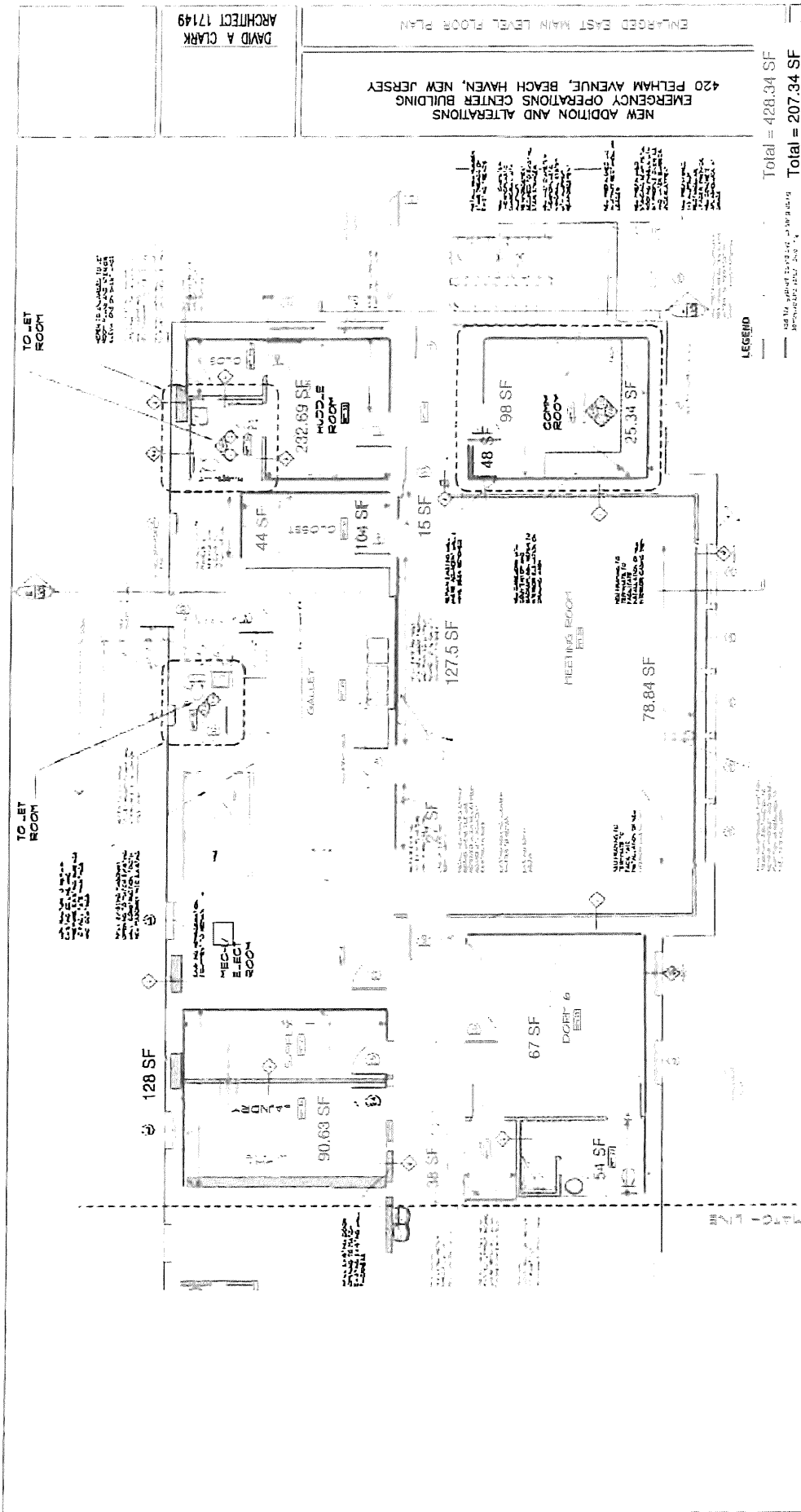
ITEM	ITEM DESCRIPTION				TOTAL	
MATERIAL	Provide framing and construction of one (1) wing wall at designated location per A/E sketch, including metal framing, gypsum board, insulation, sealant, and associated accessories. Includes installation, joint treatment, and finishing to Level 4. Materials Include:					
	1 Layer 5/8" MR Gypsum Board				\$	150.00
	Metal Framing Components (studs, tracks, framing accessories)				\$	66.00
	Insulation				\$	83.00
	Joint Treatment/Sealant				\$	30.00
LABOR						
		HOURS		RATE		
	JOURNEYMAN	22	\$	121.39	\$	2,670.58
SUBTOTAL					\$	2,999.58
Overhead & Profit					\$	599.92
Summary Total					\$	3,599.50
Qualifications/Exclusions						
1. All work performed during straight time hours.						
2. Clean up to GC dumpsters.						
3. No Overtime.						
Proposed costs are fair and equitable. DC 5/25/26						

Sub Contractor
Parillon Brothers Construction

Date
4/22/2021

General Contractor
Imperial Construction and Electric

Date



Total = 428.34 SF

GENERAL NOTE

SYMBOL LIST

02037

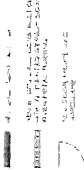
DRAWINGS FOR DELINEATION OF AREAS OF WALL REQUIRING REPAIR, OVERLAY, OR REPLACEMENT
BASED ON FIELD SURVEY 2017/06 DAVID A CLARK R.A.

ENLARGED EAST MAIN LEVEL FLOOR PLAN

SYMBOL LIST

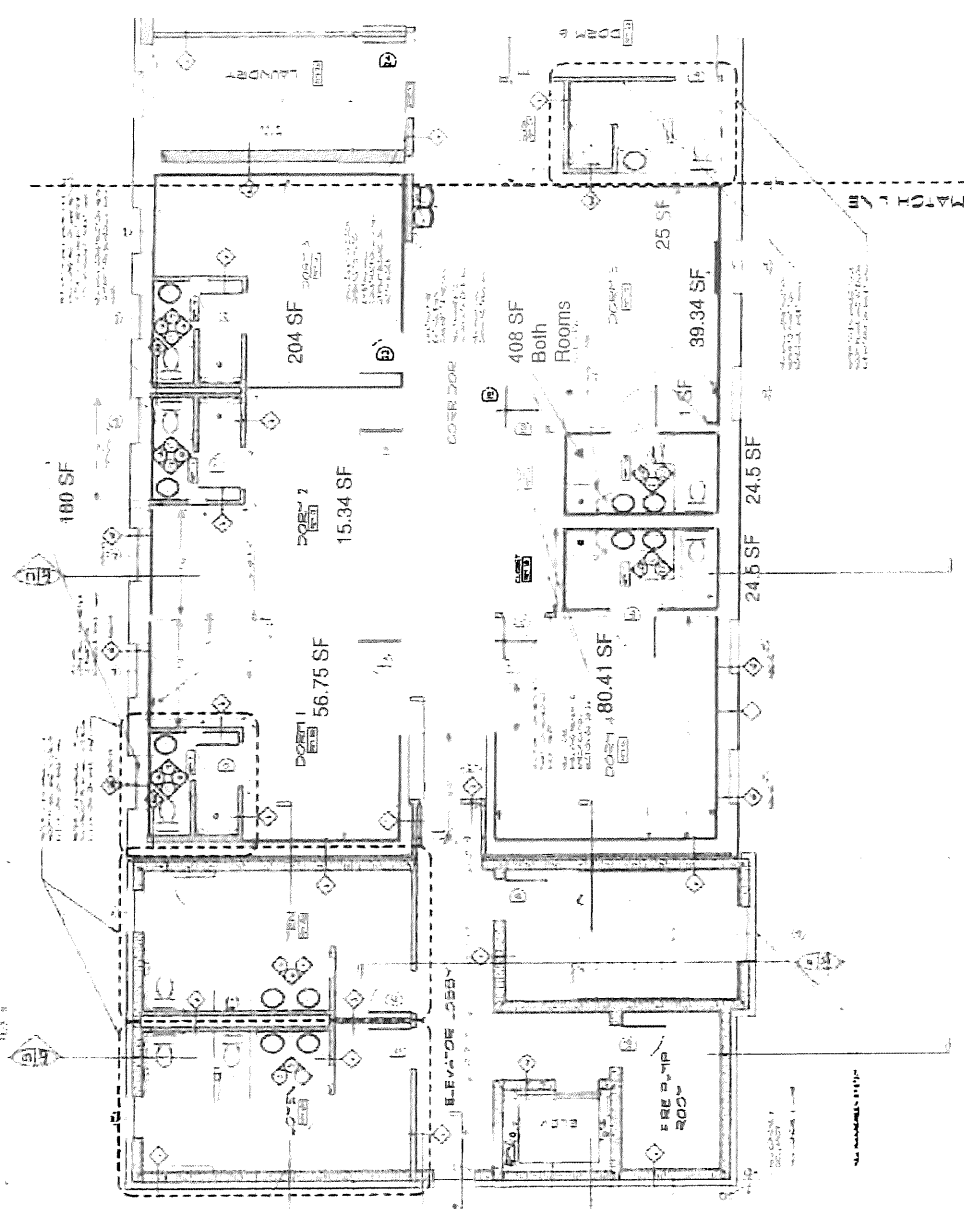


LEGEND



GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DESIGN SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS AND THE NEW YORK STATE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
- 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.



LEGEND

- Total = 434 SF
- Total = 180 SF
- Total = 444.84 SF

ENLARGED WEST MAIN LEVEL FLOOR PLAN

DRAWINGS FOR DELINEATION OF AREAS OF WALL REQUIRING REPAIR, OVERLAY, OR REPLACEMENT
BASED ON FIELD SURVEY BY D.B. DAVID A. CLARK, INC.

NEW ADDITION AND ALTERATIONS
EMERGENCY OPERATIONS CENTER BUILDING
420 PELHAM AVENUE, BEACH HAVEN, NEW JERSEY
ENLARGED WEST MAIN LEVEL FLOOR PLAN

DAVID A. CLARK
ARCHITECT 17149

RONALD A. SEBRING
ASSOCIATES, LLC
ARCHITECT
17149

DATE	10/1/10
BY	D.A.C.
SCALE	1/8" = 1'-0"

A107

Main Level East 428.34 + Main Level West 434 + Upper Level 85	Total = 947.34 SF
Main Level East 207.34 = Main Level West 180	Total = 387.34 SF
Main Level East 494.32 + Main Level West 444.84 + Upper Level 25	Total = 964.16 SF



ENLARGED UPPER LEVEL ROOF PLAN

4109

NEW ADDITION AND ALTERATIONS
EMERGENCY OPERATIONS CENTER BUILDING
420 PELHAM AVENUE, BEACH HAVEN, NEW JERSEY

ENLARGED UPPER LEVEL FLOOR AND ROOF PLANS

RONALD A. SENNING
ASSOCIATES, LLC

[illegible]

DIVISION 1 – GENERAL REQUIREMENTS

SECTION 01 22 00 UNIT PRICES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A Drawings and General Provisions of the Contract, including Instructions to Bidders, General and Supplementary Conditions, and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for Unit Prices.
- B. Related Sections include:
 - 1. General Conditions for procedures for submitting and handling Change Orders.
 - 2. Section 03 54 00 – Self-Leveling Cast Underlayments
 - 3. Section 06 10 00 – Rough Carpentry
 - 4. Section 09 29 00 – Gypsum Board Assemblies
 - 5. Section 09 26 13 – Gypsum Veneer Plaster

1.3 DEFINITIONS

- A. **Unit Price:** Price per unit of measure for materials and/or services added to, or deducted from, the Contract Sum by appropriate modification, if quantities of work required by the Contract Documents are increased or decreased. ALL Unit Prices shall include labor and material costs, equipment, necessary accessories, and overhead and profit.

1.4 PROCEDURES

- A. **Measurement and Payment:** Establishment of unit prices is for the addition of improvements not specifically indicated on the drawings or the elimination of proposed improvements. All additional improvements shall be within the general area of the limits of improvements depicted.
- B. The State reserves the right to reject the Contractor's measurement of work in place that involves the use of established unit prices and have this work measured by the Architect.
- C. **List of Unit Prices:** A list of Unit Price items is included at the end of this Section. Specification Sections contain requirements for materials described under each Unit Price.
- D. All quantities listed in the Unit Price descriptions to be included in the Base Bid are in addition to and above and beyond the quantities specifically shown on the drawings.

1.5 UNIT PRICES

- A. **Unit Price No.1: Installation of Cast Underlayment:** Where directed by the Architect, install new Self-Leveling Cast Underlayment as directed where existing concrete surfaces require repair and do not provide an adequate substrate for installation of new floorings as specified, including any and all crack repair, joint preparation, mechanical preparation, cleaning, primers, bonding agents, and stops. Refer to Specification Section 03 54 00 for material and installation requirements.
 - 1. Include in the Base Bid for two-hundred (200) square feet of cast underlayment above and beyond the quantities shown on the drawings. Provide a unit price on a per square foot basis (add and deduct) for adjustment of the quantity material actually installed.
 - 2. Unit of Measure = Square Foot.

DIVISION 1 – GENERAL REQUIREMENTS

- B Unit Price No.2: Wood Board Sheathing Replacement:** Remove existing T&G wood board roof sheathing where directed by the Architect. Replace with new wood board sheathing, matching the existing width and thickness, including fasteners.
1. ~~Include in the Base Bid~~ for the replacement of three-hundred (300) board feet of board sheathing, above and beyond the quantities indicated on the drawings. Provide a unit price on a per board foot basis (add and deduct) for adjustment of the quantity of sheathing actually directed to be replaced.
 2. Unit of Measure = Board Foot.
- C. Unit Price No.3: Gypsum Wallboard:** Remove existing substrate to existing framing member to facilitate installation of new gypsum wall board where directed by the Architect. Install new gypsum wall board, matching the existing adjacent substrate thickness, including fasteners, tape, spackle, accessories, and finish to achieve a Level 4 finish. Painting to match surrounding surface is also included.
1. ~~Include in the Base Bid~~ for the replacement of one-hundred (100) square feet of gypsum board, above and beyond the quantities indicated on the drawings. Provide a unit price on a per square foot basis (add and deduct) for adjustment of the quantity of gypsum actually directed to be replaced.
 2. Unit of Measure = Square Foot.
- D. Unit Price No.4: Cement Plaster Finish Coating:** Where existing Portland cement interior wall plaster is determined by the Architect to require sanding, preparation, and finish coating, provide the required surface preparation and application of finish coat, matching the existing in color and texture, in accordance with the requirements set forth in Section 09 26 13. Painting to match surrounding surface is also included.
1. ~~Include in the Base Bid~~ for 500 square feet of cement plaster preparation and finish coating. Provide a unit price on a per square foot basis (add and deduct) for adjustment of the quantity material actually replaced.
 2. Unit of Measure = Square Foot.

END OF SECTION