



Ocean County Board of Commissioners

OFFICE OF THE  
OCEAN COUNTY COMMISSIONERS

Director John P. Kelly  
Deputy Director Frank Sadeghi  
Commissioner Robert S. Arace  
Commissioner Jennifer Bacchione  
Commissioner Virginia E. Haines

101 Hooper Avenue  
Toms River, New Jersey  
08754-2191  
(732)929-2005  
(732)505-1918

Board Meeting Agenda

Date: September 17, 2025 - 4:00 PM  
Location: Administration Building  
Room 119  
101 Hooper Avenue  
Toms River, NJ 08754

Agenda: Awarding Change Order No. 8 to Newport Construction Management Corp. for the project entitled NEW LIBRARY FOR OCEAN COUNTY LIBRARY SYSTEM STAFFORD BRANCH, an increase to the Contract in an amount not to exceed \$214,568.00. (B2023-65A)

Official Resolution#	2025001343
Meeting Date	09/17/2025
Introduced Date	09/17/2025
Adopted Date	09/17/2025
Agenda Item	m-3
CAF #	
Purchase Req. #	B2023-65A
Result	Adopted

COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Kelly	✓				✓		
Sadeghi	✓				✓		
Arace	✓		✓		✓		
Bacchione	✓			✓	✓		
Haines		✓					

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle I. Gunther

Clerk Of The Board

RESOLUTION

September 17, 2025

WHEREAS, Contract No. B2023-65A was entered into on April 5, 2023, with Newport Construction Management Corp., in connection with the project known as NEW LIBRARY FOR OCEAN COUNTY LIBRARY SYSTEM STAFFORD BRANCH; and

WHEREAS, it has been determined that revisions to the contract are necessary for following additional work:

PCO #30	Underground Piping	\$9,500.00
PCO #32	Vestibule Lighting	\$1,000.00
PCO #39	Sump Pump Discharge	\$7,783.00
PCO #41	Tyvek Replacement	\$45,000.00
PCO #42R2	Firestop	\$35,410.00
PCO #43	Basin Maintenance	\$21,800.00
PCO #44	Electrical Equipment Plan	\$6,000.00
PCO #45	Additional Concrete Pads	\$7,300.00
PCO #48	Water Damaged Gypsum Board	\$900.00
PCO #51	Expansion Joint	\$3,100.00
PCO #56	Utility Conduit Expansion at Entryway Pole	\$4,875.00
PCO #58	Powder Coated Automatic Door Finish	\$4,900.00
Subtotal		\$147,568.00
PCO #47	Unused Crane (Credit)	(\$8,000.00)
Total		\$139,568.00

WHEREAS, it has been further determined that an extension of time is necessary in order to complete the project, and to amend the “Extended General Conditions” to include PCO #46 Time Extension for four and a half (4.5) months in the amount of seventy five thousand dollars (\$75,000.00); and

WHEREAS, the extension of time shall modify the completion date from June 3, 2025 to October 17, 2025; and

WHEREAS, the total amount of Change Order #8 is two hundred fourteen thousand five hundred sixty eight dollars (\$214,568.00); and

WHEREAS, the Consulting Architect, Yezzi Associates, LLC and Construction Manager, Colliers Project Leaders, LLC, have duly filed with the Board a request for Change Order stating the facts involved and certifying that the proposed Change Order is consistent with the regulations for such Change Orders promulgated by the State Department of Community Affairs Division of Local Government Services, under the authority of N.J.S.A. 52:27BB-32; and

WHEREAS, the Contractor has agreed to accept these changes to the Contract.

NOW, THEREFORE, BE IT RESOLVED by the BOARD OF COMMISSIONERS of the COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:

1. The Contract shall be increased in the amount of \$214,568.00 with funding available in the following account line:  
9999-301-015-X505
2. Yezzi Associates, LLC is hereby authorized to issue Change Order No. 8 to Newport Construction Management Corp. in connection with the project known as New Library for Ocean County Library System Stafford Branch.
3. The Director and Clerk of the Board are hereby authorized and directed to enter into an Amendatory Contract with Newport Construction Management Corp., 5032 Marlton Pike, Pennsauken, NJ 08109 to cover Change Order No. 8 to provide additional information and furnish such documents as may be required.
4. The Contract number must be placed on all papers, documents, invoices, and vouchers pertaining to said contract.

**BE IT FURTHER RESOLVED** that certified copies of this Resolution shall be made available to the County Auditor, Ocean County Management & Budget Department, Finance Department, Yezzi Associates, LLC, Colliers Project Leaders, LLC, and Newport Construction Management Corp.