



UNION COUNTY IMPROVEMENT AUTHORITY

1499 US Highway One, North, 3rd Floor
 Rahway, New Jersey, 07065
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 (732) 382-9400 (732) 382-5862 fax

Resolution No. 67-2015

Date: October 7, 2015

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
 AUTHORIZING AN EXTENDED SERVICES AGREEMENT WITH MAST
 CONSTRUCTION SERVICES IN CONNECTION WITH THE NEW UNION
 COUNTY FAMILY COURT BUILDING AT CHERRY STREET IN ELIZABETH,
 NEW JERSEY.**

APPROVED AS TO FORM:
 Lisa M. da Silva, RMC
 Clerk of the Authority

APPROVED AS TO SUFFICIENCY OF FUNDS
 YES NO NONE REQUIRED
 UNION COUNTY IMPROVEMENT AUTHORITY

Lisa M. da Silva

[Signature]

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Bornstad</i>	✓		✓				✓
<i>D'Elia</i>		✓					
<i>Hines</i>	✓		✓			✓	
<i>Hockaday</i>	✓		✓				
<i>Salerno, Secretary</i>		✓					
<i>Tomko, Treasurer</i>	✓		✓				
<i>Vollero</i>		✓					
<i>Rountree, Vice Chair</i>		✓					
<i>Scutari, Chairman</i>	✓		✓				

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WHEREAS, the Authority entered into a Shared Services Agreement dated November 1, 2011 with the County of Union (the "County"), pursuant to the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, *et seq.*, in which the County requested that the Authority assist it with the design, financing, management and construction of a new Family Court Building and Parking Deck for the Superior Court, County of Union (the "Project") in Elizabeth, New Jersey, and the Authority has agreed to undertake all actions necessary to implement the Project, which include, but are not limited to, the hiring of certain professionals for the Project; and

WHEREAS, the County has previously contracted with MAST Construction Services ("MAST") for Construction Management Services for the Project, as described and included in MAST's proposal dated April 6, 2010, approved on June 24, 2010, by Resolution No. 2010-612 of the Board of Chosen Freeholders of the County of Union (the "Proposal"), and

WHEREAS, the Authority was authorized by the Shared Services Agreement and by law to contract for professional services such as those contemplated in this Agreement, without public advertising or bidding pursuant to N.J.S.A. 40A:11-1 *et seq.* and;

WHEREAS, On February 22, 2012, the Authority and MAST entered into a Professional Services Agreement (the "Agreement"), by and between themselves, pursuant to MAST's services and fee proposal included therein, to provide all services concerning the Project, including, but not limited to, the services of subcontractors, for and on behalf of the Authority for a cost not to exceed \$956,236.00, as set forth in the Agreement; and

WHEREAS, On February 22, 2012, the Board of Commissioners of the Authority adopted Resolution 22-2012, approving the Agreement between the Authority and MAST Construction Services; and

WHEREAS, due to the termination of the General Contractor, the takeover by the bonding company and the replacement of the General Contractor, the substantial completion date of the Project has been extended through December 2016; and

WHEREAS, on July 31, 2015, MAST's contract amount for Construction Management Services for the Project was fully expended; and

WHEREAS, on September 23, 2015, MAST requested an extension to the Agreement for Construction Management Services in connection with the Project for August 2015 through October 2016 for an amount not to exceed \$551,250, a copy of which is attached hereto as **Exhibit A**.

WHEREAS, previously, in or about January 2015 the Authority issued Requests for Qualifications through a fair and open process for various consulting and professional services and, on January 23, 2015, the Authority received a proposal from MAST in response to the RFQ; and

WHEREAS, after evaluation, the Authority prequalified various firms to perform consulting and professional services for the Authority on an as-needed basis; and

WHEREAS, by resolution adopted by the Authority on February 4, 2015, MAST was one of the firms prequalified to perform Professional Services; and

WHEREAS, the Authority has a need for an extension of the Agreement with MAST for Construction Managements Services in connection with the Project; and

WHEREAS, the Authority has reviewed MAST's request for extended Construction Managements Services and desires to extend its Agreement with MAST for an amount not to exceed \$551,250.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Authority as follows:

1. The aforesaid recitals are incorporate herein as if set forth at length;
2. The Authority hereby awards an extension to the Agreement for Construction Management Services with MAST, pursuant to its request (**Exhibit A**);
3. The Executive Director is hereby authorized and directed to execute the extension of the Agreement between the Authority and MAST for an amount not to exceed \$551,250;
4. The Executive Director is hereby authorized and directed to take any and all actions necessary to implement the contract;
4. This resolution shall be published in accordance with law.



MAST CONSTRUCTION SERVICES, INC.

September 23, 2015

Mr. Daniel P. Sullivan
Executive Director
Union County Improvement Authority
C/o UCUA
1499 Routes 1& 9 North
Rahway, NJ 07065

Re: Union County Family Court Building – Extended Services

Dear Mr. Sullivan:

Please accept this letter as a request for extended services for the Union County Family Court Building Project.

The termination of the General Contractor, takeover by the bonding company, and replacement of the General Contractor will extend the substantial completion date of the project through December 2016.

On July 31, 2015, MAST Construction’s contract amount for full time construction management services was fully expended. (Two (2) months of closeout services at \$15,000/month unexpended will be allocated to November and December of 2016.)

MAST is requesting extended services for August 2015 through October 2016 as outlined below:

Phase	Duration (Months)	Fee Per Month	Total Fee
Construction Management Oversight of Take Over General Contractor Tutor Perini (Aug. 2015 – Oct. 2016)	15	\$36,750	\$551,250
Close Out (Nov. 2016 – Dec. 2016)	2	\$15,000	Included in Original Contract
TOTAL			\$551,250

MAST CONSTRUCTION SERVICES, INC.

The remainder of the terms and scope of services from the original proposal remain the same.

Sincerely,



Ted Domuracki
President

cc: Mark Brink
Jim Napolitano

Union County Improvement Authority
MAST Construction Services, Inc.