



KENILWORTH BOARD OF EDUCATION

REQUEST FOR PROPOSALS
FOR

CONSTRUCTION
MANAGEMENT SERVICES

January 25, 2023



Addenda Acknowledgement

Epic Management, Inc. acknowledges receipt and review of the following Addenda related to this Request for Proposal.

Addendum #1, received December 19, 2022 (not dated)

Addendum #2, dated January 6, 2023



January 25, 2023

Mr. Vincent A. Gonnella
Business Administrator/ Board Secretary
Kenilworth Board of Education
426 Boulevard
Kenilworth, NJ 07033

Re: RFP Submission for Construction Management Services for Kenilworth Board of Education

Dear Mr. Gonnella,

We are pleased to submit Epic's qualifications and proposal to provide professional construction management services in support of the referendum based program for additions and interior alterations at David Brearly Middle/ High School, HVAC upgrades at Brearly and Warren Harding Elementary School and improvements to the outdoor athletic facilities.

We offer the following in support of the District's consideration of our organization as the best choice to represent your interest on site:

- CM/ Advisory Services for over \$5 billion in New Jersey public sector construction provided to date, including 143 programs and nearly 1,200 projects including dozens of new out of the ground K-12 Schools
- Currently serving as CM for nearby Rahway Board of Education
- K-12 programs successfully completed in the role of construction manager in eight Union County Districts with an aggregate value of more than \$280 million
- More than **twenty years' experience collaboratively working with SSP Architectural Group on more than 19 K-12 school projects**, aggregating \$392 million
- A firm commitment to providing proactive leadership and up to date/ real time reporting documenting all aspects of projects being managed.
- All relevant services provided in-house, including licensed PE's, AIA's, LEED accredited professionals, cost estimating, value engineering, logistics planning, scheduling, MIS, legal and technical support as required

Epic Management, Inc.

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

- Complementary services as a General Contractor, Design-Builder and self-performing trade contractor enables Epic to provide real world/real time input as to the status of the New Jersey marketplace
- Commitment to sustainable practices and related project management practices
- Epic is rated Unlimited by NJDPMC and NJSDA in four relevant categories (CM, Value Engineering, Cost Estimating and Scheduling)
- Proven team of skilled Staff with over 160 years combined experience
- Third generation, Middlesex County based organization established in 1971

Thank you for your consideration of Epic's significant interest in being of service to the Kenilworth Board of Education.

Respectfully yours,

Joel G. Lizotte
Sr. Vice President



Experience is Powerful.

The Epic family of companies has successfully built/ managed thousands of projects enabling our team to develop a strong portfolio of successful experiences. Our team provides program and construction management services as a consultant or agent, design-build, construction management and general construction project delivery services.

Supported by a \$400 million surety relationship, Epic represents public and private clients for a great variety of project types and sizes.

Services provided include all phases of pre-construction, construction and closeout. Epic has been involved in the management and construction of academic, athletic, research and development, commercial residential, pharmaceutical, hospitality, liturgical, structured parking, entertainment and a wide range of mixed-use facilities.

Affiliated companies include Epic Interiors and Epic Millwork. Epic Interiors self performs selective demolition, rough and finish carpentry, acoustical ceilings and hardware installation. Epic Millwork offers custom wood and laminate molding fabrication and installation.

Epic was established in 1971 by Robert Epifano, who today serves as Chairman along with sons Robert Epifano Jr., CEO, and John Epifano, President. Epic promotes and values a strong organizational and team culture in our workplace and a commitment to client satisfaction based on integrity and stewardship. Each new effort reinforces our foundation of experience, which enables Epic to provide responsive solutions to the challenges of the design and construction process.

136 Eleventh St., Piscataway, NJ 08854



1 Rockefeller Plaza, 10th Floor
New York, NY 10020

www.epicbuilds.com

180 Wampus Lane
Milford, CT 06460



Table of Contents

Kenilworth Board of Education

Proposal for Construction Management Services for

David Brearly Middle/ High School & Warren Harding Elementary School

Executive Summary

Firm Information

Staffing

Firm Experience

Areas of Expertise

Approach to the Project

Required Forms & Certifications

References

Fee Proposal





EXECUTIVE SUMMARY

Kenilworth Board of Education

Construction Management Services

Executive Summary

Epic has provided Construction Management/ Advisor services in support of nearly \$5 billion for a wide variety of public sector clients during the past twenty nine years in New Jersey. Programs managed have included work for academic (K-12 and higher education), municipal (township, parking authorities), county, improvement authorities and state government.

In 1971, the first project ever undertaken by Epic was successfully completed on the Busch campus of Rutgers University. Since then, we have been of continuous service to Rutgers and the academic community within the State and Region. Our focus at Epic has been and remains academic work, which has consistently comprised nearly 70% of our sales volume year after year.

From our significant experience, we understand the specific challenges of construction management oversight within the public sector contractor bidding environment, and the absolute need to proactively implement a plan to protect the financial interest of our client's investment.

Epic provides complete in-house professional services for each phase of the construction management (CM) process. Our methodology in implementing the various tasks of preconstruction, bidding, construction and closeout is a function of Epic's 52 years of New Jersey construction experience. The ability to offer practical insights toward proactive control of budget and schedule adds value to our process, and differentiates us from our competition.

In addition, Epic has been involved with 17 LEED projects including platinum, gold and silver certified. We are forward thinking yet practical in our approach to sustainability.

Our proven methods related to CM are driven by a hands-on approach to project management. Epic's experience as *both* a hard bid general contractor and construction manager enables us to provide our clients with recommendations that are the result of our work in the field on a daily basis making projects work. A specific example of the Epic difference during the preconstruction/ bidding phase is estimating. Our estimating department is the lifeblood of our success because the accuracy of our estimates is critical. At Epic, estimating is not viewed as merely one of many services we offer, but rather as the core of our knowledge of the most current state of the industry.

Further enhancing our capabilities in this regard is the fact that Epic has been self-performing trades work since our inception in 1971. Our historical cost database utilizes actual costs from previous/ ongoing projects (as opposed to subcontractor breakdowns gleaned from requisitions). Epic estimates and continues to undertake with our own forces: *selective demolition, carpentry, drywall, miscellaneous metals fabrication, ceilings, millwork fabrication, interior finishes*. Epic also provides in-house mechanical

50
years

THREE GENERATIONS
1971-2021



Kenilworth Board of Education

Construction Management Services

electrical plumbing coordination for pricing, value engineering/ maximization analysis, scheduling and logistics coordination, and staff architects for constructability and independent quality control review.

It is this hands-on approach to construction management that has enabled Epic to work effectively together with design professionals and contractors. During the construction and closeout phases, Epic representative's field experience as a function of our trade contractor/ general contractor background provides accurate recommendations and verification of quality of work in place. Public projects demand continuous proactive on-site representation and that is what you will get. Our proposed project team provides more than one hundred eighty seven years' experience including that of various successfully completed similar projects. Resumes and past project experience for our staff is included in the *Staffing* section of this submission.

Epic offers complete in-house project management from 95 industry professionals and an average of 315 field staff. All phases of the construction process, from preconstruction through closeout, will be controlled by our project team – providing continuity and *No Surprises*.

Our principal place of business/ Headquarters office is located in Piscataway, NJ. Our team works throughout every county in New Jersey as well as in New York, Connecticut, Washington DC and Georgia.

CM Experience with SSP	
Project	Value (M)
NJSDA Madison Avenue Elementary School	\$38
Pascack Valley Regional High School	\$42
West Essex High School	\$36
Somerville Elementary School	\$26
Chester Elementary (2), Middle Schools	\$23
Roxbury Elementary (5), Middle Schools	\$21
Paterson Elementary School	\$140
Rumson Elementary, Middle School	\$12
Bernardsville Elementary, Middle, High School	\$54
TOTAL	\$392,000,000





FIRM INFORMATION

Kenilworth Board of Education

Construction Management Services

Firm Information

A. The name of the proposer, the principal place of business, and, if different, the place where the services will be provided;

Epic Management, Inc. (proposer) headquarters is located at 136 Eleventh St., Piscataway, NJ 08854.

Our Team works throughout New Jersey and the Northeast region to provide construction management services to a wide variety of clients both public and private. We have proposed Staff that is familiar with Kenilworth and all of Union County and ready to engage in this project.

B. The age of the proposer's firm and the average number of employees over the past three years;

Epic Management, Inc. has been in business for 52 years and employs an average of 95 professional staff and 200 field staff.

C. The education, qualifications, experience, and training of *all persons who will be assigned to provide services along with their names and titles*;

Please refer to the *Staffing* tab for the detailed resumes for all proposed team members.

D. A listing of all other engagements where services of the types being proposed were provided in the past five (5) years (the list must include the following information: project location, client, architect, services provided, completion date, construction value, change orders as a percentage of the awarded construction cost and contact person);

Please refer to the *Firm Experience* tab for this listing. Select references are provided in the *References* Tab and we can provide additional references if requested.

E. A description of all other areas of expertise of the proposer, with emphasis on a description of those services of interest to a Board of Education;

Please refer to the *Areas of Expertise* tab for this information.



Kenilworth Board of Education

Construction Management Services

F. A detailed plan for providing the proposed services, with a description of the proposing firm's approach and specific scope of services;

Please refer to the [Approach to the Project](#) tab for Epic's detailed plan to provide the Board of Education with construction management services and scope of services.

G. Proof of any necessary professional license or certification from the State of New Jersey for all professionals assigned to the engagement, including registration as a qualified construction manager with the New Jersey Division of Property Management and Construction ("NJDPMC") pursuant to N.J.S.A. 18A:18-27.1;

Please refer to the [Required Forms & Certifications](#) tab for a copy of all of our certifications from the State of New Jersey.

H. Statement that the firm has Workers' Compensation and Employer's Liability Insurance in accordance with New Jersey law;

Epic Management, Inc. holds Worker's Compensation and Employer's Liability Insurance in accordance with New Jersey law as evidenced on our sample Certificate of Insurance, included in the [Required Forms & Certificates](#) tab of this submission.

I. Statement that neither the firm nor any individuals assigned to this engagement are disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency;

Epic Management, Inc. nor any individuals assigned to this engagement are disbarred, suspended or otherwise prohibited from professional practice by any federal, state or local agency.

J. A description of any litigation with New Jersey public entities relative to services performed by the proposer within the last five years;

Epic Management, Inc. has no recent or pending litigation with New Jersey Public entities for services performed within the last five years.



Kenilworth Board of Education

Construction Management Services

K. A description of any litigation with New Jersey public entities involving projects on which the proposer has worked within the last five years, whether or not the proposer has been named as a party;

Epic Management, Inc. has no recent or pending litigation with New Jersey Public Entities for services performed within the last five years.

L. Five (5) references with contact name, address, telephone, and fax numbers for public entity projects similar in size and scope to the work described herein;

Please refer to the **References** Tab in this submission.

M. A description of the proposer's office location and an explanation of the proposer's availability for meetings and conferences at the District's facilities;

Epic Management, Inc. (proposer) headquarters is located at 136 Eleventh St., Piscataway, NJ 08854.

Our Team works throughout New Jersey and the Northeast region to provide construction management services to a wide variety of clients both public and private. We have proposed Staff that is familiar with Kenilworth and all of Union County and is ready to engage in this project. They are available for all required meetings and conferences at the District's facilities.

N. A description of the proposer's Quality Control Plan; and

Please refer to the **Approach to the Project** Tab in this submission for a copy of our Quality Assurance/ Quality Control Plan.

O. Description of Respondent's business organization and management structure.

Epic Management, Inc. was founded in 1971 by Robert Epifano who serves as Chairman today along with sons Robert Epifano, Jr., CEO and John Epifano, President. Epic promotes and values a strong organizational and team culture in our workplace and a commitment to client satisfaction based on integrity and stewardship. Each new effort reinforces our foundation of experience from management to engineers, which enables Epic to provide responsive solutions to the challenges of the design and construction process.





STAFFING

Kenilworth Board of Education

Construction Management Services

Staffing

Epic proposes to staff the project in accordance with the requirements identified within the RFP, including one Full Time Construction Manager along with one Project Executive and necessary support staff.

We have included the detailed resumes of selected in house personnel, with summaries of each professional's completed projects, in this section. The following is a list of the selected Epic team members included in this section:

- William Costello, Vice President/ Project Executive
- Anthony Talluto, Site Manager Candidate
- Kathy Tartaglia, AIA, LEED AP, Preconstruction Coordinator/ LEED Coordinator
- Kevin Eldridge, Safety Officer
- Charles Hanson, Director of Safety
- Seth Jacobson, PSP, Project Controls
- Nikolay Assenov, PE, Chief Estimator



William Costello

Vice President/ Project Executive

Mr. Costello has been with Epic for thirty-eight years and during that time has served in various levels of management capacities. The bulk of his experience has been as Project Executive where Epic's has worked as a construction manager/ advisor. His engagements have included preconstruction through closeout for a great variety of project types and sizes.

Bill has served as Project Executive for 52 New Jersey K-12 programs for 19 separate districts including new construction and renovation projects with an aggregate program value of over \$500 million and 13 higher education facility projects all with an aggregate value of \$140 million. He has also specialized in parking structures having overseen 12 facilities with an aggregate value in excess of \$250 million.

Additionally, Bill served as Project Executive for libraries, Police and Fire Department buildings, court facilities, emergency management center, public safety buildings, recreation centers and fire training academies with an aggregate value of more than \$225 million.

EXPERIENCE

47 years

EDUCATION

MS, Civil Engineering
Construction Management
New Jersey Institute of Technology

BS, Civil Construction
Engineering Technology
New Jersey Institute of Technology

CERTIFICATIONS

OSHA 30

CONSTRUCTION MANAGER/ ADVISOR SERVICES

- Maplewood Library, Maplewood, NJ; \$8.3M
- Archibold S. Alexander Library, Rutgers University; \$12 million
- Monroe Public Library, Monroe Twp, NJ; \$6 million
- Morris Cty. Office of Emergency management, Renovation & new construction of 911 call center & related OEM Operations; \$18M
- Bergen County New Agency Building, Parking Garage & Phase II Courthouse Renovation; \$90M
- Monmouth County Courthouse; \$7M
- Monmouth County Courthouse Restroom Renovations; \$7.7M
- Monmouth County Police Academy; \$55M
- Monmouth Cty. Office of Emergency Management, new construction of a 100,000 sf new state-of-the-art 911 call center & related OEM services facility; \$22.5M
- Monmouth Cty. Fire Academy, Additions & renovations to existing facility; \$8M
- City of Jersey City, Public Safety Communications Center; \$9M
- Middlesex County Police Department; \$4M
- Piscataway Public Safety Building; \$3M
- Hudson St. Parking Garage; \$11M
- Guntzer Lot Parking Garage, Fort Lee Parking Authority; \$11M
- City of Camden, Block N Parking Garage; \$28M
- Camden City Fleet Garage; \$3M
- Millburn Township Parking Garage; \$7.5M
- Gateway Transit Village (parking garage), New Brunswick, NJ; \$50M
- Morris Street Parking Deck, New Brunswick, NJ; \$18.5M
- New Street/ Family Court Parking Garage, New Brunswick, NJ; \$8M
- Dickinson Street Parking Garage, Elizabeth, NJ; \$500K



Vice President/ Project Executive

- James V. DeBiasio Parking Garage, Elizabeth, NJ; \$2.7 million
- Paterson Street Parking Garage, New Brunswick, NJ; \$8.3M
- COVID-19 Memorial at Skyway Park; \$10M
- Clifton Board of Education; \$160M
- Cresskill Board of Education, Emergent Repairs; \$21M
- Rahway Board of Education; \$31M
- South Orange Maplewood School District; \$160M
- Fair Haven Board of Education; \$15M
- Red Bank Board of Education; \$6 M
- NJSDA Dayton Avenue Educational Campus; \$160M
- NJSDA Cleveland St. Elementary School; \$18.4M
- Pinelands Regional High School; \$42M
- Glen Ridge BOE; \$23.5M
- Sidney F. Lessner Building, Union County College; \$6M
- A. Chester Redshaw Elementary School, design-build; \$34M
- Patricia M. Noonan Elementary School, design-build; \$34M
- William Halloran School No. 22, design-build; \$44M
- Middlesex County Building Assessments; \$300,000
- Middlesex County Building 216; \$4.7M
- Morristown High School; \$12M
- East Windsor School District; \$4M
- Ocean City Intermediate School Renovations; \$8.5M
- Mercer Cty. Improvement Authority, Daylight/ Twilight Alternative High School Demonstration Project; \$32M
- NJSDA Region 2 Plainfield, Perth Amboy, New Brunswick, Clark; \$292M
- Piscataway Township Board of Education, Multiple schools; \$53M
- Monroe Township Board of Education, New High School; \$96M
- No. Brunswick Board of Education, Additions/renovations High School; \$35M
- No. Brunswick Board of Education, Additions/renovations 5 schools; \$23M
- Middlesex Cty. Ed. Services Commission, Special Needs School; \$8.5M
- Marlboro Twp. Board of Education; Five programs at Nineteen locations; \$70M
- Matawan-Aberdeen Board of Education, multiple projects; \$7.5M
- Stafford Board of Education, 100,000 sf New K-2 School; \$11M
- Elizabeth Board of Education, multiple projects; \$23M
- Middlesex Cty. Vocational Technical Schools, multiple projects; \$32M
- Central Regional School District, Multiple projects; \$19.8M
- Green Brook Board of Education, Middle School Addition; \$12M
- Congregation Beth Chaim, Addition to Pre-K School; \$3M
- Jersey City Board of Education, New Elementary School #3; \$34M
- Jersey City Board of Education, New Early Childhood Center #13; \$23M

William Costello



Vice President/ Project Executive

- Watchung Hills Board of Education, Watchung Hills Regional High School; \$12M
- Middlesex Reg. Educational Service Comm., Bright Beginnings Learning Center; \$12M
- Middlesex Reg. Educational Service Comm., Sayreville Center for Lifelong Learning; \$28M (LEED Platinum)

Mr. Costello was also Project Executive for Epic's work as a construction manager as agent for the renovation of for New Jersey Turnpike Authority travel plazas with an aggregate value of \$20 M.



Anthony Talluto

Site Manager

Mr. Talluto has more than twenty eight years of construction experience including twenty three years with Epic. He has worked on various types of projects including municipal, academic, and hospitals where Epic served as construction manager, general contractor or owner's representative. Mr. Talluto exemplifies exceptional site management skills and makes safety and quality top priorities on every project.

PREVIOUS PROJECTS

- Monmouth County Courthouse, Renovations Program, Freehold, NJ; \$7M
- Monmouth County Courthouse, Restroom Renovations, Freehold, NJ; \$7.7M
- Monmouth County Courthouse, Fire Alarm Upgrade, Freehold, NJ; \$510k
- Princeton Public Schools, Princeton, NJ; Renovations Program; \$22M
- Leonard Place Elementary School, Passaic, NJ; New design-build school; \$35M
- James Monroe Elementary School, Edison, NJ; New construction school; \$19.7M
- Monmouth County Sheriff's Office, Freehold, NJ; Phase 2, fit out; \$11M
- Marlboro Board of Education, Marlboro, NJ; Security vestibules, additions/renovations project, work performed at nine separate buildings (7 schools, all occupied); \$8M
- 2500 Kozloski Road, County of Monmouth, NJ; New, 93,161 sf, 911 Dispatch Center with 72 seat Emergency Management for County and State; \$22.5M
- Monroe Township High School, Monroe Township NJ; New 384,000 sf High School; \$96.3M
- Princeton Montessori School, Princeton, NJ; 13,500 sf addition to the existing school; \$3.6M
- Warren Hills Regional High School and Middle School, Warren, NJ; Additions and renovations to existing schools; \$28M
- Flemington Raritan Regional Middle School, NJ; New construction of a 170,000 sf Middle School; \$31M
- Vocational and Technical High School, Perth Amboy, NJ; New construction 130,000 sf building; \$21M
- Middlesex County Academy for Science, Mathematics and Engineering Technologies, Edison, NJ; New construction building for Middlesex County Vocational and Technical Schools; \$6M
- Marlboro Middle School, Marlboro, NJ; New 154,000 sf project for Marlboro Board of Education; \$24.2M
- Early Learning Center, Marlboro, New Jersey; Site manager for the 38,000 sf new construction project for Marlboro Board of Education; \$6.5M
- Ocean Acres Elementary School, Manahawkin, NJ; Site manager for the 93,000 sf new construction project for the Stafford Township Board of Education; \$10M
- Psychiatric Hospital, Glen Gardner, New Jersey; Assistant to field superintendent for the 75,000 sf facility, handling various duties from project coordination to conducting toolbox safety meetings; \$13.4M

EXPERIENCE

28 years

EDUCATION

BS, Construction Engineering
Technology (CET)
New Jersey Institute of
Technology

CERTIFICATIONS

OSHA 30



Kathy Tartaglia, AIA, LEED^{AP}

Preconstruction/ Sustainability Coordinator

Ms. Tartaglia is a licensed architect in the State of NJ with more than thirty one years experience in architectural design and construction management services including twenty three years at Epic . She holds a LEED AP credential affirming her advanced knowledge in green building as well as expertise in LEED rating systems. Ms. Tartaglia has coordinated LEED submission services and coordinated sustainable/ LEAN construction practices for many of Epic's programs. Ms. Tartaglia utilizes her design and preconstruction background to offer a critical "second set of eyes" review to our pre-installation, mock-ups and field installations.

EXPERIENCE

31 years

EDUCATION

BA Architecture, *The Catholic University of America*

CERTIFICATIONS

Leadership in Energy and Environmental Design Accredited Professional

MEMBERSHIPS

USGBC Green Building Webinar Series
USGBC LEED Workshop Technical Review
NJ Association of School Business Officials; New Facility Regulations
NJASBO; EDA Contracts
Geothermal Design in Educational Facilities
Designing Low Energy Building by GPU
Mid-Atlantic Sustainability Conference

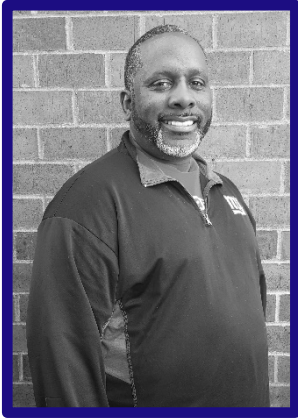
WORK EXPERIENCE

- Maplewood Library, Maplewood, NJ; \$8.3M
- South Orange Maplewood School District; South Orange/ Maplewood, NJ; \$160M
- Monmouth County Parks, Hominy Hill Golf Center; Colts Neck, NJ; \$6.5M
- Plainfield Elementary School (design-build), Plainfield, NJ; \$45.3M
- Hamilton Schools; \$50M
- Middlesex County Building 216; \$4.7M
- Glen Ridge Board of Education; \$23.5M
- Monmouth County Police Academy; \$55M
- Monmouth County Courthouse; \$24M
- Seaman Avenue Elementary School (design-build), Perth Amboy, NJ; \$44M
- Montclair State University, School of Communication, Montclair, NJ; \$34M
- Middlesex County Building 216, Middlesex, NJ
- Hamilton Township School District Referendum, Hamilton Twp., NJ; \$50M
- Leonard Place Elementary School (design-build), Passaic, NJ; \$35M
- Glen Ridge Public Schools, Glen Ridge, NJ
- William Halloran School No. 22 (design-build), Elizabeth, NJ; 44.5M
- Oliver Street Elementary School (design-build), Newark, NJ; \$40M
- A. Chester Redshaw Elementary School (design-build), New Brunswick, NJ, \$38M (Designed LEED Silver)
- Hamilton Board of Education, NJ; \$18M
- Patricia M. Noonan Elementary School; \$40M
- William Halloran School No. 22 (design-build), Elizabeth, NJ; \$33M
- Morris County Public Safety Complex, New 911 Dispatch/ Office of Emergency Management and Crime Lab; \$28M
- Monmouth County, New 911 Dispatch/ Office of Emergency Management; \$42M
- Thompson Park Visitor Center, Monmouth County Park System, Lincroft, NJ; \$8M
- City of Jersey City, Municipal Services Complex; \$52M (Designed LEED Platinum)
- City of Jersey City, West Precinct Building; \$11M (Designed LEED)
- Bright Beginnings Early Learning Center, Piscataway, NJ; \$8M
- Pascack Valley Regional High School District; \$49M
- Warren Hills Regional High School District; \$40M
- Princeton Regional School District; \$82M



Preconstruction/ Sustainability Coordinator

- Piscataway Township School District; \$53M
- East Windsor Regional School District; \$63M
- Madison School District; \$45M
- Metuchen School District; \$28.7M
- Montclair School District; \$40M
- Middlesex County College, New Crabiel Hall; \$10M (LEED Silver certified)
- Middlesex Regional Educational Service Comm., Sayreville Center for Lifelong Learning; \$28M (LEED Platinum certified)
- Atlantic Cape CC, Stem Building; \$16M
- Sussex County CC, Allied Health and Performing Arts Building; \$7.5M (LEED certified)
- Thompson Park Visitor Center
- Morristown High School, Morristown, NJ; \$12M
- Middlesex County College, New Crabiel Hall; \$10M (LEED Silver certified)
- Middlesex County College; New West Hall; \$15M (Designed LEED)
- Rutgers Preparatory School; \$5 million (LEED certified)
- Newark Police Precinct; \$20 million (LEED Silver certified)



Kevin Eldridge

Safety Officer

Mr. Eldridge has more than nine years construction safety experience. He brings a variety of experience including excavation/ trenching, demolition, scaffolding and fall protection and has managed the training and auditing of the corporate safety program at his past employer as well as handling SHSO and construction oversight. His current responsibilities include weekly site inspections, preparing weekly inspection reports and reviewing with the Safety Director and assisting with onsite safety orientation.

EXPERIENCE

9 years

EDUCATION

AS, Union County College

Safety Management, Rutgers University

CERTIFICATIONS

OSHA 500 Construction Trainer

OSHA 501 General Industry Trainer

OSHA 30

OSHA 40 Hazwoper

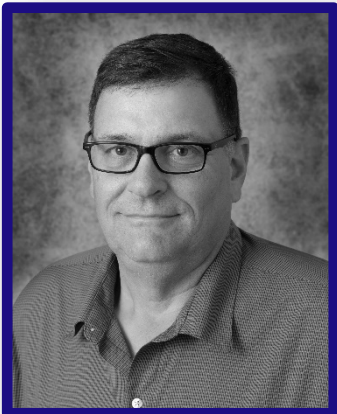
CPR/ First Aid/ AED Certified

Six Sigma Green Belt

LADC Facilitation Certification

WORK EXPERIENCE

- Rutgers, Brandt Behavioral Health Treatment Center & Residence, North Brunswick, NJ; \$28M
- Union Avenue Middle School (design-build), Paterson, NJ; \$58M
- Rutgers, The State University of NJ, RWJ Barnabas Athletic Performance Center; \$75M
- Johnson & Johnson; Site safety inspections
- Rutgers, The State University of NJ, Ernest Mario School of Pharmacy; \$25M
- MTA White Plains Parking Garage; White Plains, NY
- Mental Health Facility Renovation; Bronx, NY
- MTA Repair Station, Randall's Island; NY
- LaGuardia Airport Terminal Renovation; Queens, NY
- Far Rockaway Barrier Wall Install for National Grid
- Con Edison 14th St. Ballfield; NY, NY
- Metro Towers; Jersey City, NJ
- Berry Lane Park Ballpark; Jersey City, NJ
- Kushner Resort demolition; Monticello, NY
- PS 143 Electrical Upgrades; Queens, NY



Charles Hanson

Safety Director

Mr. Hanson has twenty seven years of experience providing safety services both general industry (under CFR 29-1910 regulation) and the construction industry (under CFR 29-1926 regulation). This included developing and implementing companywide safety programs. In conjunction with these professional responsibilities Mr. Hanson has been a certified emergency medical / hazmat response technician for eighteen years. Mr. Hanson also provides OSHA safety and first aid training to employees and to the general public.

EXPERIENCE

Emergency Medical/Hazmat
Response – 18 years

Safety Services – 27 years

EDUCATION

BS, Psychology, Rutgers University

CERTIFICATIONS

Certified Instructor Advanced First
Aid – National Safety Council

State Of NJ Certified E.M.T./Medic

OSHA 1910 40 Hr Certified
Instructor

OSHA 1926 30 Hr & 40 Hr
Certified Instructor

OSHA 500 Train the Trainer, 501
& 502 Refresher Course

CPR/First Aid/AED Certified

MEMBERSHIPS

American Society of Safety
Engineers

AGC Safety Committee Chairman

UTCA Safety Committee

Bayonne Emergency Response
Commission

WORK EXPERIENCE

- County of Bergen, New Agency Building and Parking Garage; \$87M
- Montclair State University, School of Communication Media Building & Life Hall Renovation; \$34M
- Rutgers University, Ernest Mario School of Pharmacy; \$25M
- Oliver St. Elementary School, Newark, NJ, Site Safety Manager; \$40.9M
- Phillipsburg High School, Phillipsburg, NJ, Site Safety Manager; \$80.5M
- City University of New York - Multiple locations/projects, Site Safety Manager; \$28M
- Rutgers University Livingston New Housing Project, Piscataway, NJ, Site Safety Manager; \$167M
- ImClone Systems, Eli Lilly - Multiple locations/projects, Site Safety Manager; range \$200M
- World Trade Center (WTC) - Vehicle Security Center, NY, NY, Port Authority of NY & NJ, E.E. Cruz/Nicholson JV, safety manager; \$82M
- World Trade Center Memorial - South Projection Vent Building, NY, NY, Port Authority of NY & NJ, Site Safety Manager for reconstruction of the WTC Transportation Hub South Projection Vent building; \$23M
- NJ Transit Newark-Elizabeth Rail Link, Newark, NJ, Mass excavation; \$22M

SPECIALIZED TRAINING

State of N.J. Emergency Dispatcher (Enhance E-911)

Fire Fighting with use of Low Expansion Foam

Certified MSA Respirator Training

SCBA Trained (Scott & MSA)

Industrial Hygiene

OSHA's Blood Borne Pathogen Standard Trainer

Permit Required Confined Space; Train the Trainer

U.S. Coast Guard Uniform Community Training

CPR Instructor / Trainer American Heart Association

OSHA Compliance All CFR's

Coaching the Lift Truck Operator; Train the Trainer

DOT Hazmat Trainer

New Jersey State N-1 Waste Water License

Health & Safety Training For Supervisors, Hazmat

U.S. Coast Guard Incident Command System

NJ US Coast Guard Emergency Response Planning





Seth Jacobson, PSP

Project Controls Manager

Mr. Jacobson has over twenty four years of construction scheduling experience and joined our team in 2015. He has completed scheduling on a wide variety of projects including high-rise, hospitals, correctional facilities, luxury residences and courthouses. His experience in CPM scheduling, claims consulting, design development, construction documentation, construction administration and control, project management and facilities management and planning enable him to provide clients with the resources they need to address project complexities and conflicts with positive outcomes.

Mr. Jacobson has actively managed projects, developed and maintained CPM schedules and prepared and analyzed construction claims providing him with the ability to provide proactive benefits and advice to clients while maintaining stakeholder cooperation.

EXPERIENCE

24 years

EDUCATION

Drafting Technology Program,
Shelton State Community
College

Bovis Lend Lease Total
Quality Management
Leadership Training

CERTIFICATIONS

PSP by the Association for the
Advancement of Cost
Engineering International
(AACEi)

RESPONSIBILITIES

- Provided CPM scheduling and claims services to as owner's representative to public clients including NYC Department of Environmental Protection and NYC Housing Authority
- Evaluated and analyzed contractor's schedules based on departmental standard operating procedures
- Coordinated and managed meetings with subcontractors to ensure quality control guidelines for scheduling active construction and design projects
- Provided project cost controls services monitoring and reporting on job costs, invoicing, preparing invoices, forecasting costs to complete and provided budgets
- Developed engineer's estimated and negotiated change orders with contractors
- Prepared and assisted with delay/disruption claim preparation, site logistics plans and integrated schedules using AutoCad and AutoDesk's Design Suite
- Assisted home/ business owners with maximizing existing property holdings and proposed investments
- Provided expediting services with NYC Department of Buildings, NYC Department of Environmental Protection and Environmental Control Board
- Provided consulting services to property owners and design professionals with regard to architectural design, zoning laws and building code issues
- Served as neutral third party on construction projects with problem subcontractors to assist with risk and delay mitigation.
- Assisted with development of company standards and best practices with regard to project controls.
- Assisted with preparation of expert reports regarding construction scheduling issues.
- Prepared, analyzed and updated CPM schedules for over \$1 B facilities program at NYU Langone Medical Center



Nikolay O. Assenov

Chief Estimator

Mr. Assenov brings 21 years of construction experience to the Epic team and joined us in 2019. His career has evolved from Administrative Assistant, Site Superintendent, Project Manager, and Chief Estimator. Mr. Assenov has experience in all phases of the U.S. construction industry and the associated office, administration, payroll, management, accounting, I.T., and legal fields, with project sizes of \$1,000-\$120,000,000 single, and over \$1 billion combined value of simultaneously running projects. In addition, he possesses strong computer skills, including AutoCAD, Revit, Primavera, Quickbooks, and basic programming. He has also worked on hard bids, negotiated bids, technical proposals, price proposals, estimating, and buy outs.

EXPERIENCE

21 years

EDUCATION

B.A. Management, *Institute of Economy, Sofia, Bulgaria*

B.A. Architecture, *New Jersey Institute of Technology*

CERTIFICATIONS

OSHA 40

Manager of Small and Medium Sized Enterprises, Sofia, Bulgaria – Professional Certificate

PREVIOUS RESPONSIBILITIES

- Managed a team of estimators through all phases of estimating, bidding, and purchasing processes
- Responsible for securing new work, increased sales multiple times
- Responsible for procuring, negotiating, and awarding work to subcontractors of all trades on all projects
- Responsible for contract scopes and negotiations, as well as resolving legal issues along with the company's in-house attorney
- Responsible for running previous employer's in-house Cast in Place Concrete and Masonry divisions (the company self-performs those trades on multiple multi-million dollar projects), including but not limited to submittals, material purchases, equipment rental and purchases, and coordination
- Responsible for all day-to-day material purchases and equipment rentals on all ongoing projects for items not covered by the subcontractors' scopes of work
- Responsible for review and approval of subcontractor applications for payment as well as vendor invoices
- Responsible for hiring all staff for the Estimating Department
- Worked closely with architects, engineers, construction managers whether assisting with design-build projects or ongoing construction
- Worked with all authorities in NJ such as NJSDA, NJTA, DCA, Townships, Counties, State, and most colleges in the state such as Kean University, William Paterson University, Ramapo College, Richard Stockton College, The College of New Jersey, New Jersey City University, Hudson, County College, Montclair State University; also worked with NYC Housing Authority and Dormitory Authority of the State of NY
- In charge of previous employer's operations, including but not limited to: in-house payrolls, accounting, bookkeeping, filing, office and field equipment, construction CPM scheduling, legal issues
- Hired and managed office and field personnel; hired and managed subcontractors



FIRM EXPERIENCE

Addition, Alteration & Renovation Sample Projects



Hunterdon Central Regional School District

Flemington, NJ



CLIENT: Hunterdon Central Regional School District
PROJECT: Three School Additions/ Renovations
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$24.2 million



PROJECT SCOPE: Hunterdon Central Regional - a Blue Ribbon School District - elected to update their facilities to incorporate a refurbished auditorium with state of the art equipment and orchestra pit, science and computer labs, enlarged library and computer networking hub, new gym and choral room along with renovations to many spaces within the school's campus including changing out the antiquated HVAC systems. Epic, acting as the District's Construction Manager, managed the project from preconstruction through construction and post occupancy.



The program was divided amongst three buildings over the seventy five acre high school campus utilizing two separate bid packages encompassing ten Prime contractors for the two projects. This program was an 18 month project that was completed on time and below budget, including incorporating addition/upgrades and code compliant issues along the way.



East Windsor Regional School District

East Windsor, NJ



CLIENT: East Windsor Regional School District
PROJECT: Additions/ Renovations to 6 District Schools
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$62 million

PROJECT SCOPE:

The project scope for the district consisted of approximately 250,000 sf of new building construction and alterations coordinated with multiple prime contractors. This program included one new Middle School and building additions and renovations to the High School, Middle School and three Elementary Schools.

The complexity of the renovations, demolition, and new construction on this project required extensive phasing and coordination between the district, contractors and design consultants. This had to be accomplished with little to no impact to both with daily school and construction activities, which we successfully achieved.

The Epic Team had to coordinate the construction of temporary staff parking, student busing, drop off along with maintaining the logistical continuity of all construction activities including but not limited to underground utilities, site excavations, footing and foundation, steel erection and masonry and this was accomplished simultaneously at different sites throughout the district.

Another challenge with these projects was the fact that they were located at six different sites. There were multiple Prime Contracts (a total of 25 prime contracts) and the existing schools were all occupied and in full operation during construction.

Three of the six schools were completed on time and on budget, the other three were phased as both the general contractor and architect were each terminated for cause. The surety company assumed the role of the general contractor while Epic continued to serve as construction manager/ advisor. These projects were successfully completed. To reinforce the confidence the Board of Education has with Epic and Mr. Alayon's capabilities, Epic was recently awarded a new CM Service agreement by the District to oversee a series of Roofs Project replacement.



East Windsor Regional School District

East Windsor, NJ



CLIENT: East Windsor Regional School District
PROJECT: Roof Replacement at Five District Schools
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$6 Million



PROJECT SCOPE: The District's Roof Replacement Project included work at Perry L. Drew Elementary School, Hightstown High School, Grace N. Rogers Elementary School, Walter C. Black Elementary School and Melvin H. Kreps Middle School where the Epic Team provided preconstruction, construction and closeout phase management services.

Epic's efforts were led by Sr. Project Manager Alberto Alayon. The core team was supported by all of the resources of the Epic organization and completed the projects in conformance with the aggressive summer schedule in time for a school opening in September.



Epic worked closely with Garrison Architects to insure that all work was completed safely and in strict compliance with the specifications in order to achieve a result that would meet warranty requirements for the District.



Meadowbrook & Woodmere Elementary Schools

Eatontown, NJ



CLIENT: Eatontown School District
PROJECT: Two School Renovations Program
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$12 million

PROJECT SCOPE:

Meadowbrook and Woodmere Elementary Schools underwent major renovation work throughout both buildings. The renovations at both schools consisted of asbestos floor tile abatement, ceiling and lighting replacement, refinishing of wood floors and stages, complete bathroom renovations, kitchen renovations, new finishes throughout, complete window replacement, roof replacement, electrical service upgrades, installation of a completely new roof top unit and ducted heating/cooling system and construction of a mansard roof to house the mechanical and ductwork assemblies.

Due to the fact that the majority of the work was scheduled during the school year, the project was scheduled in phases which would allow the school to function, as well as permit the contractor to work within specific areas of the building. Initially, a significant amount of after hours supervised work was required to prepare the overall buildings for the phased work.

In addition to the overall construction, the project required the following:

- Close coordination with the asbestos abatement consultant and air monitoring to allow faculty and student access the following day.
- Scheduling and coordinating with school personnel when phases would change and relocation of students from one section of the school to the other would be required.
- Constant supervision to ensure the facility was safe from after hours work the previous night and maintaining the safety of school staff and students during normal working hours.

The project was completed on time and within the budget of the Board of Education. The start of school was not delayed in September and not one day of school was compromised throughout the entire project.



Fair Haven Public Schools

Fair Haven, NJ



CLIENT: Fair Haven Public Schools
PROJECT: Additions & Alterations at Two Schools
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$10.6 million
COMPLETION DATE: September 2021
REFERENCE: David Joye, Business Administrator; 609.240.1123

PROJECT SCOPE: The project scope for the District consisted of renovations and additions to both the Viola L. Sickles School and the Knollwood School. The Project was completed by Benjamin R. Harvey over the course of 18 months. The majority of construction took place during an active school year, requiring a large amount of coordination between both the Owner, Epic and the General Contractor. The project is anticipated to be completed by September 13, 2021.

The Viola L. Sickles School project consisted of a 17,264 sq. ft. addition containing 8 kindergarten classrooms, a music room, and an all-purpose room with an added stage. The renovations in this school include new bathroom finishes and fixtures, a new elevator, exterior repairs to existing building, and extensive electrical upgrades. During the construction of the addition, temporary egress had to be installed in the existing building. A new entrance way containing an access ramp was installed, along with replacing 170 feet of sidewalk spanning the front of the school. The Sickles project was a logistical challenge due to restrictive site conditions. The new addition consumed a majority of the site, meaning finding areas to store material was difficult, along with maneuvering on the site itself.

The Knollwood School project added a 4505 sq. ft. addition along with several renovations to the existing building. The addition included both a music and instrument room, as well as a relocated fire lane in the exterior of the addition. The existing school received various exterior brick repairs, two bathroom renovations, electrical upgrades and a new HVAC system in the gymnasium.

Fair Haven Public Schools

Fair Haven, NJ



Epic and Project Team provide a high level of communication between all parties involved with the project (Architect, Owner, Prime, Subs) to minimize the amount of problems that could appear.

Despite numerous issues that arose during the project, such as unsuitable soil and restrictive site conditions, the project has been able to maintain a schedule that shows completion before the beginning of the next school year.

Fair Lawn Public Schools

Fair Lawn, NJ



CLIENT:	Fair Lawn Public Schools
PROJECT:	Additions & Renovations at Thomas Jefferson & Memorial Middle Schools
EPIC'S ROLE:	Construction Manager
CONSTRUCTION COSTS:	\$25 million
COMPLETION DATE:	September 2020

PROJECT SCOPE: The project scope for the District consisted of additions and renovations at Thomas Jefferson Middle School and Memorial Middle School to upgrade the facilities and alleviate a severe overcrowding issue. The District currently educates more than 5,000 students across ten schools (six elementary schools, two middle schools, a high school and Edison School which serves students with special needs) and increasing enrollment numbers prompted concerns from school officials who recognized their already crowded classrooms. After the completion of this program, the District has enough space for an additional 500 students and the new classrooms can comfortably accommodate up to 25 students each.

Thomas Jefferson Middle School received \$12.5 million in improvements including a two story addition which will add 14 new classrooms and a new cafeteria/ multi-purpose room for the fifth grade students. Our scope of work also included kitchen upgrades new air conditioning and new elevators that link the 2 two story buildings.

Memorial Middle School received approximately \$12.5 million in improvements and additions that added nine new classrooms to the school and expanded the existing media center by 3,000 square feet. Our scope of work also included adding new air conditioning.

To offer students multi-disciplinary learning methods, STEAM laboratories were added to both schools. These classrooms will create an innovative learning environment, offering students a hands-on experience in the fields of science, technology, engineering, arts and mathematics. The new multi-purpose room and expanded media center allow students to enhance their education in non-traditional ways.



Glen Rock School District

Glen Rock, NJ



CLIENT: Glen Rock School District
PROJECT: Multiple School Capital Improvements Program
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$45 million

PROJECT SCOPE:

Glen Rock Middle/High School

Scope of work involves three additions (two story Science Wing 35,112 sf, single story Band Room and Music Offices 3,450sf, single story Art Room addition 2,184 sf) along with extensive interior renovations, mechanical and electrical upgrades and extensive site work. Also included is the installation of a new Photovoltaic System.

Coleman Elementary School

Scope of work involves installation of new 40KW Photovoltaic System, roofing replacement & restoration, Voice over IP and Public Address System, HVAC upgrades and parking lot improvements.

Byrd Elementary School

Scope of work involves exterior masonry restoration (brick re-pointing), roofing replacement & restoration and window replacements. Also planned for Byrd is Voice over IP and Public Address System and HVAC upgrades.

Hamilton Elementary School

Scope of work includes installation of new 40KW Photovoltaic System, roofing replacement & restoration and Voice over IP and Public Address System.

Central Elementary School

Scope of work includes exterior masonry restoration (brick re-pointing), window replacements. Also planned for Central is Voice over IP and Public Address System and HVAC upgrades.



Green Brook School District

Green Brook, NJ



CLIENT: Green Brook School District
PROJECT: Elementary and Middle School Additions/ Renovations Program
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$27 million

PROJECT SCOPE:

The program involved the addition and renovations to the Elementary and the Middle school. Both projects were running at the same time. The Middle School project consisted of a major addition that included classrooms, gymnasium and locker rooms. Renovations to existing areas were phased during the summer to allow minimum interruption to the school.

Critical tolerances of the concrete slab pouring and leveling were also closely monitored to ensure that the wood flooring installation tolerances were properly met.

The challenges that Epic encountered during the addition phase was the coordination with the school's administrative staff and the athletic department in maintaining various sports activities scheduling and meeting the completion date of the gymnasium and locker rooms that allowed the use of the new gymnasium for tournaments by the local community and intramural teams.



Hamilton Township School District

Hamilton Township, Mercer County, NJ



CLIENT: Hamilton Township School District
PROJECT: Infrastructure Upgrades to 24 District Buildings
EPIC'S ROLE: Construction Manager/ Advisor (PMF)
CONSTRUCTION COSTS: \$55.4 million
COMPLETION DATE: September 2021
REFERENCE: Katherine Attwood, Business Administrator; 609.631.4145

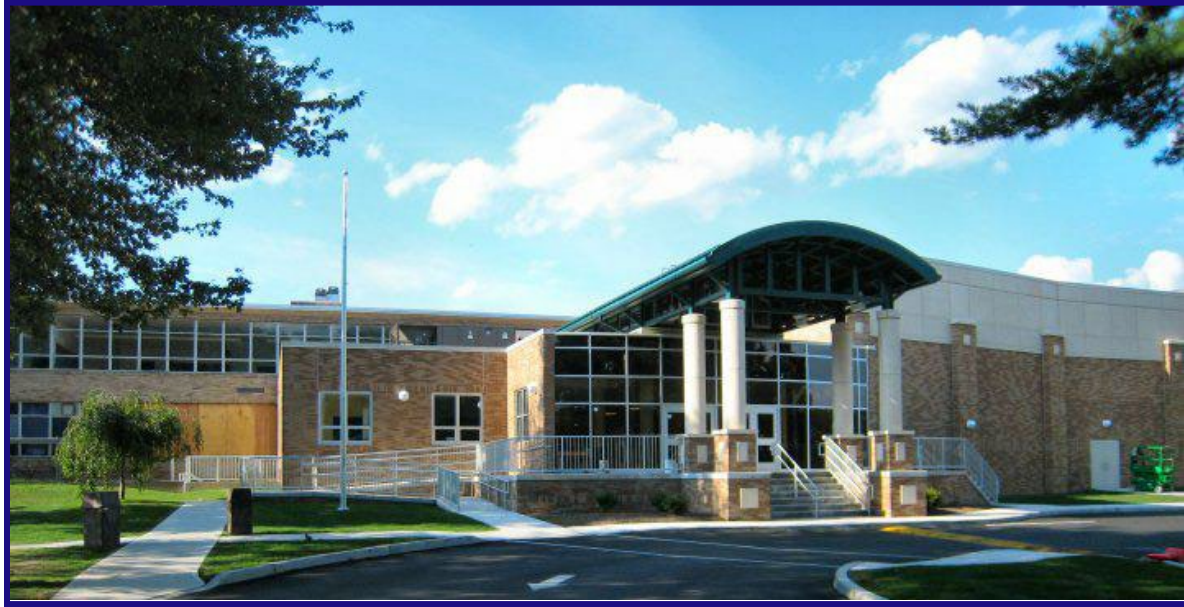
PROJECT SCOPE: The Township approved the Referendum to make \$55.4 million in repairs to the Townships 24 school buildings in September of 2017. The program is phased over multiple years to include maintenance and infrastructure upgrades as follows:

- \$19 million in window and secure vestibule upgrades in various schools
- \$6.4 million in ADA upgrades (Americans with Disabilities Act)
- \$5.2 million in roofing replacements
- \$3.9 million in security upgrades
- \$3.9 million in door and hardware upgrades
- \$2.4 million in ceiling replacements
- \$8.6 million in life safety upgrades



Pascack Valley Regional High School

Montvale, NJ



CLIENT: Pascack Valley Board of Education
PROJECT: Pascack Valley Regional High School
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$42 Million

PROJECT SCOPE: Epic served as construction manager /advisor representing the District during the design, construction and closeout of both projects. Significant upgrades to M/E/P systems, as well as a new 50,000 sf science wing and gymnasium, and outdoor recreation area were the focus of the Pascack Valley High project. The project was especially challenging due to the need to perform all construction activities in and around the operating crowded high school.

A significant planning and coordination effort was required and maintained on a day-to-day basis. Close collaboration with contractors, school administration and inspection agencies was paramount to maintaining schedule. Safety of students, faculty, visitors and workers was of paramount concern at all times. While not a complete new school out of the ground, the project was complex in many ways and for many reasons:

- Phased program included major interior demolition, reconstruction of the auditorium, addition of a new science wing and gymnasium, renovation of classrooms, locker rooms and toilet rooms
- Need to maintain all normal academic and related operations at all times
- Constant coordination with administration and maintenance of all life safety systems
- Upgrade and expand M/E/P to accommodate additions
- Coordinate schedule to remove and replace electric service and switchgear
- Heating equipment and boiler replacement off season to feed additions
- Gas service upgrade and extended to serve additions
- New air handling units installation for additions and upgrading fan coil units for renovations
- Demolition uncovered unforeseen conditions requiring adjustment to plan and schedule

The Epic Team worked very closely to ensure effective communication and preplanning to negate surprises and minimize disruption to normal school facility operations and the educational process.



Long Hill Township School District

Long Hill Township, NJ



CLIENT: Long Hill Township School District
PROJECT: Three School Renovations Program
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$15.9 million

PROJECT SCOPE:

The Program scope consisted of interior/exterior renovations and additions at three schools within the district. Projects were packaged, bid and successfully awarded single overall. Extensive coordination with individual school administrators (Principals and Buildings & Ground Director) to successfully plan construction activities with ongoing school activities.

All projects were awarded successfully based on Epic's conceptual cost estimates.

All projects were completed on time and within budget.

The superintendent of schools was particularly engaged and our interaction within a district that had not had any construction done in many years was well received.

Epic provided constant updates and communication to the District throughout the preconstruction and construction process. This was especially relevant in that the design professional was not a traditional K-12 architect; as such our construction management/ advisor role took on additional importance.

The program ended very positively, and Epic was recognized by the District with a proclamation for our services.



Weequahic High School - New Community Gym

Newark, NJ



CLIENT:	Newark Public Schools
PROJECT:	New Community Gym at Weequahic High School
EPIC'S ROLE:	Construction Manager
CONSTRUCTION COSTS:	\$10.6 million



PROJECT SCOPE: This project consisted of a gymnasium addition to the Weequahic High School in Newark, New Jersey. The 38,000 sf addition contains a 16,000 sf gymnasium with three full sized basketball courts and bleacher seating for 3,000. There is also a locker room suite which included locker rooms shower rooms, team rooms and coaches' offices. Other amenities include a weight room, multi-purpose room, restrooms, etc.

The building envelope consists primarily of a structural steel frame with both load bearing and non- load bearing masonry walls. The locker room suite has a precast concrete plank roof structure.



North Brunswick Township School District

North Brunswick, NJ



CLIENT: North Brunswick Board of Education
PROJECT: Additions/ Renovations to Five Schools
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$28.6 Million

PROJECT SCOPE: The project scope for the district consisted of multiple building additions and interior renovations of four Elementary Schools and one Middle School, including site work at various sites throughout the district. One of the many challenges with these projects was the fact that they were located at different sites. There were multiple Prime Contracts (a total of 25) and the construction occurred while the schools were fully occupied and functional. Epic had a significant amount of daily coordination regarding construction activities, safety and logistics. The coordination of school buses, student drop offs and walkers with that of daily construction activities such as concrete trucks, structural steel erection, soil remediation, underground utilities, to mention a few, was successfully accomplished without delays or incident from the beginning of construction through completion. Each project had their inherent challenges throughout various periods, but they were all addressed promptly and aggressively with the district's administrator, and the contractor's team thereby avoiding delays to the schedule.

The Middle School consisted of a two story fully sprinkled addition with underground detention system located below a new bus loop. This system consisted of three 30 in. reinforced concrete pipes expanding a width of 25 ft and over 300 ft in length. This system extended across the main entrance and secondary entrance of the school. We proposed phasing the work, allowing for minimal interruption to both the school and other construction activities. We also planned for restoring the main and secondary entrance on the same day and successfully phased the completion of the entire underground detention system.

At the Judd Elementary School, a collapsed underground existing storm pipe adjacent to where the new building foundation was to be constructed was discovered and also at that same school where a second addition was to be erected there was an existing gas line located within the new building foundation. Neither was shown on the as-builts. Once again, Epic gathered critical parties to develop a corrective plan of action and both issues were address promptly and at minimum cost to the client. We mitigated delays and met the project completion date. Overall, all additions and interior renovations were completed on schedule and on budget.



Ocean City Intermediate School

Ocean City, NJ



CLIENT: Ocean City School District
PROJECT: Ocean City Intermediate School
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$8.5 million

PROJECT SCOPE: The overall project value was \$7.3 million dollars, with 90% of the project scope installed and completed in 9 weeks. The project team & school district was ready and opened for the first day of school. Work included:

Roofing System; Removal and installation of 92,000 sf of roofing system and the modification or new roof drains

Electrical; Demolition existing and installation of new corridor lighting throughout the building, including emergency lighting; Demolition existing and installation of new 2500 amp main switchboard; Installation of new 100kw emergency generator and pad/enclosure

Plumbing; Coordination and installation of new building gas service

HVAC systems; Demolition of entire building HVAC system: RTU's, UV units, Ductwork and BMS controls; Installation of new HVAC equipment 23 @ RTU units, 32 @ UV units, 4@ Heating system boilers, ductwork & piping and new BMS control system; Replacement of existing Kitchen exhaust hood

Architectural; Installation of new exterior fascia and painting remaining fascia; Demolition of existing ceiling tile system in all corridors & selected classrooms and the installation of new grid and tile; Interior corridor wall repairs throughout building- to upgrade walls to proper rating; Commence removal & replacement of (110) interior corridor classroom doors (existing frames); Replacement of interior corridor window glazing- maintain corridor fire rating; Renovation of main entrance canopy; Structural modification for roof mounted HVAC RTU units; Phase III & IV- During this phase- school staff was finalizing pre- opening and in-session. The scope of work was completed during 2nd shift, which did not affect the daily operation of the school building

District Wide Construction Manager

Paterson, NJ



CLIENT: Paterson Public Schools
PROJECT: Old School #2 Emergency Structural Measures
EPIC'S ROLE: Construction Manager/ Agent
CONSTRUCTION COSTS: \$6 million 50 million for District Wide Improvements

PROJECT SCOPE:



Epic's first contract for Paterson Public Schools was for emergency work. Epic was retained on an emergency basis by the district because the school in an ongoing rehabilitation project became structurally unstable. With the district faced with the possibility of this historic 1872 school collapsing, Epic took immediate steps to protect the public and construction personnel by suspending construction operations and assisting the district with retaining qualified structural engineers. Initial emergency measures included a complete building shoring, stabilization and protection.

Additional emergency remedial measures included extensive foundation underpinning, additional structural steel members (shown is red primed steel) due to inadequate lateral bracing and masonry wall cavity grout pressure injection. This historic building was saved and remains in use as a kindergarten annex connected to the new School No. 2 built in 1922.



Rutland Center Adaptive Re-Use

Paterson, NJ



CLIENT: Paterson Public Schools
PROJECT: Adaptive Re-Use of Industrial Building for Early Childhood Center
CONSTRUCTION COSTS: \$3 million

PROJECT SCOPE: Built in 1947, this building was initially used as a commercial truck showroom and was later occupied by a telephone utility company. The barrel vault roof is constructed by original sixty year old bowstring wood trusses creating clear spans in this 100 ft. square building. Through adaptive re-use, eight new early childhood classrooms were created with the classroom demising walls running to the underside of the roof deck leaving the wood roof truss structure completely exposed. New HVAC, electrical, plumbing and other infrastructure and utilities were similarly left exposed within the roof truss system. This early childhood center used a "fast track" approach where work was started on the school building with subsequent second and third contracts bid and awarded for the site work/ playground and kitchen. This approach allowed the more time consuming work to start earlier and the project to be completed for the required September opening.



Ignacio Cruz Early Childhood Learning Center

Perth Amboy, NJ



CLIENT:	Perth Amboy School District
PROJECT:	Ignacio Cruz Early Childhood Learning Center
EPIC'S ROLE:	Construction Manager/ Advisor (PMF)
CONSTRUCTION COST:	\$14 million

PROJECT SCOPE:

Due to increasing enrollment and a state mandated early childhood education program, the Perth Amboy school district's long range facilities plan which was approved by the Department of Education included the first dedicated early childhood education facility for their school system. Epic, acting as Project Management Firm for the NJSDA, managed the project from the completion of the design and DCA code review, through construction and post occupancy.

The first early childhood education facility in the District, later named the Ignacio Cruz Early Childhood Learning Center, was a freestanding, single story facility comprised of approximately 55,000 sf instructional and support space. The site selected for the project was contaminated by past industrial activity and was remediated in two phases, both of which required intimate coordination with the NJDEP.

Although a significant amount of unanticipated environmental contamination was discovered on site during the construction phase, through an intense schedule analysis and selective acceleration, the project was completed within the originally stipulated time period.

This project provided for an early childhood education for 550 students, however, the District still has a need for additional early childhood education space. This project was used as a model for the District when developing the plan for its second early childhood facility.



Pinelands Regional School District

Little Egg Harbor, NJ



CLIENT:	Pinelands Regional School District
PROJECT:	Renovation & Site Work to Senior and Junior High Schools
EPIC'S ROLE:	Construction Manager
CONSTRUCTION COSTS:	\$36.7 million
COMPLETION DATE:	September 2019
REFERENCE:	Nick Brown, Business Administrator; 609.296.3106

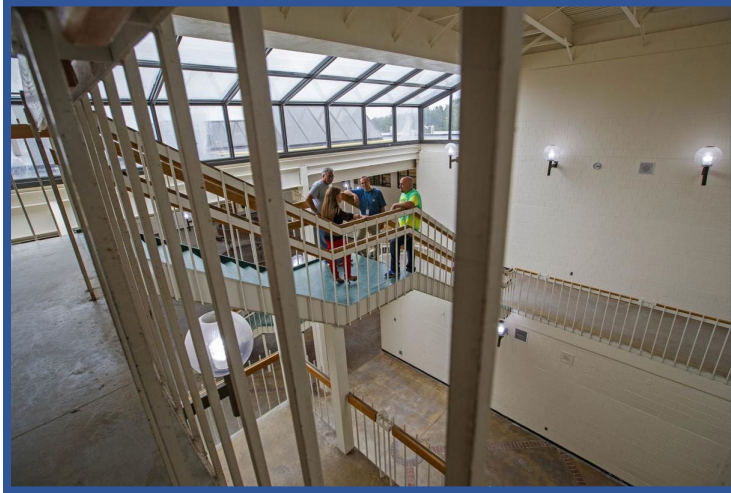
PROJECT SCOPE: The project scope for the District consisted of multiple building renovations of the Sr. & Jr. High Schools and included Athletic Complex improvements & Site Access improvements. The Construction Projects were completed by (4) Prime Contractors during an 18 month construction duration. The Sr. High School extensive construction scope; required the temporary closure of the entire building for the 2018-2019 school year. The School Operation reallocation – required the Sr. & Jr. High occupying the Jr. High School and a temporary 10 classroom Modular Complex. The 7th grade class was relocated/ operated from a Little Egg Harbor Elementary School. Epic had a significant role in the assisting – of the planning/ execution/ maintaining > construction activities, safety and District/ Construction logistics. The maintaining of a positive school operation for students and staff – required daily coordination and modifications with the Project Team (Epic, Arch/Eng., School Operations). Each project had their own completion challenges and unforeseen conditions; which were addressed timely by the Project Team. Overall, all the projects were completed on schedule and on budget.

The Athletic Complex project – consisted the demolition & installation of new Tennis Court complex; demolition & installation of natural turf athletic field / irrigation; demolition & installation new Track & Field event areas and Athletic Field Score Board. The Masonry Restoration (Sr. High) project – consisted the demolition & installation of entire exterior brick veneer; replacement of all exterior window & doors and extensive structural steel repairs. The Interior Renovation Project (Sr. & Jr. High) – consisted of extensive renovation / replace of HVAC systems; ADA bathroom renovation; Security Vestibules; Exterior Entrance Canopies and selective interior renovations. The Site Improvement & Paving Project (Sr. & Jr. High) – consisted of; Jr. High School – installation of a new Busing Transportation area & access roadway; additional parking area; additional site lighting and extensive storm-water drainage improvements. Sr. High School – installation of ADA access pathway (Parking Lot to Athletic Complex) & site lighting; Rear Pavement replacement and extensive storm-water drainage improvements.



Pinelands Regional School District

Little Egg Harbor, NJ



Epic & Project Team maintain an elevated level of Communication to all students / parents / staff / local authorities; which a positive project to final completion.

Although a significant amount of unanticipated environmental contamination was discovered on site during the construction phase, through an intense schedule analysis and selective acceleration, the project was completed within the originally stipulated time period.

This project provided for an early childhood education for 550 students, however, the District still has a need for additional early childhood education space. This project was used as a model for the District when developing the plan for its second early childhood facility.



Emerson Elementary School

Plainfield, NJ



CLIENT:	Plainfield Board of Education
PROJECT:	New Construction Elementary School
EPIC'S ROLE:	Construction Manager/ Advisor (PMF)
CONSTRUCTION COST:	\$25 million

PROJECT SCOPE:

Epic provided PMF services for the new Emerson Elementary School in Plainfield. The new 66,642 sf school was occupied in September 2009. The initial project budget and schedule was increased significantly by the addition of telephone, technology, and security systems to the project during the construction phase.

The new school accommodates approximately 400 K-5 students and provides new gymnasium, library, and cafeteria space. In addition to review and approval by the Department of Education, the design was reviewed and approved for code compliance by the NJDCA.

The new school was built on the site of the former Emerson School which was demolished during the initial phases of the project.

These additions required close coordination with the NJDCA for expeditious review and approval of the evolving designs and the revised work being put in place. The anticipated change orders from the contractor were analyzed, negotiated, and approved, including the requisite extension of time.

The project was delivered within the revised time period and was successfully occupied by the District.



River Vale School District

River Vale, NJ



CLIENT:	River Vale School District
PROJECT:	Additions & Alterations at Three Schools & an Annex
EPIC'S ROLE:	Construction Manager
CONSTRUCTION COSTS:	\$41 million
COMPLETION DATE:	October 2023

PROJECT SCOPE: The project scope for the District consists of renovations and additions at Holdrum Middle School, Woodside Elementary School, Roberge Elementary School and Roberge Annex. Comprehensive climate control systems will be installed at all three schools. More prominent main entrances will be added to each of the district's schools. Canopies at each entrance will offer additional shelter and improved lighting. Holdrum's entrance will be expanded and reconfigured to improve wheelchair access. Asbestos abatement is also being completed in all buildings as a precaution, due to the age of the buildings.

Holdrum Middle School is receiving an addition and wellness center with courtyard area. The new corridor will improve the flow of students through hallways, and make room for lockers to move out of classrooms. The addition allows for a new Wellness Center and a room for small-group instruction. Students will have access to healthy activities in the Wellness Center, which also will offer a safe place to relieve stress and anxiety. The new building configuration encloses an outdoor space that will be used as a courtyard for innovative instruction and quiet study breaks. Classroom upgrades are also taking place at Holdrum including new floors, ceilings, doors, lighting and sound systems. Holdrum requires a complete roof replacement which will be completed prior to the installation of the new HVAC systems. Additional scope of work at Holdrum includes classroom casework, storage and furniture upgrades, insulate piping and electrical panel upgrades.



River Vale School District

River Vale, NJ

Woodside Elementary School classroom upgrades are also taking place including new floors, ceilings, doors, lighting and sound systems. Woodside requires a partial roof replacement which will be completed prior to the installation of the new HVAC systems. Additional work at Woodside includes classroom casework, storage and furniture upgrades, masonry upgrades, gymnasium clerestory window upgrades, converting a faculty room to two small group instruction rooms, converting a computer laboratory into a faculty room, classroom bathroom upgrades, insulate piping and electrical panel upgrades.

Roberge Elementary School classrooms are getting upgraded to include new floors, ceilings, doors, lighting and sound systems. Additionally the nurse's bathroom will expand to become ADA compliant. Roberge requires a partial roof replacement which will be completed prior to the installation of the new HVAC systems. Additional work to be completed at Roberge includes classroom casework, storage and furniture upgrades, masonry upgrades, gymnasium clerestory window upgrades, classroom bathroom upgrades and electrical panel upgrades.



War Memorial High School

Sayreville, NJ



CLIENT: Sayreville Board of Education
PROJECT: War Memorial High School
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$49.2 million

PROJECT SCOPE:

Due to increasing enrollment and an outdated schooling facility, the school district elected to procure a referendum for additions and renovations at Sayreville War Memorial High School.

Epic, acting as Project Management Firm for the Sayreville School District, managed all phases of the project from pre-referendum scheduling and estimating, preconstruction, bid acceptance and local code review with DCA participation, construction phase and post occupancy.

The project was divided into three main phases with numerous sub-phases within those main phases, for a scheduled 39 month construction period. The phases, scheduled by Epic during the preconstruction phase, was necessary so as to maintain occupancy of the school by students and staff. The facility now features 44 new classrooms, a new gym, science and computer labs as well as a wireless networked facility that will better suit the needs of the children and staff.



Sparta Township High School

Sparta, NJ



CLIENT:	Sparta Township School District
PROJECT:	Sparta High School Additions/ Renovations Program
EPIC'S ROLE:	Construction Manager/ Advisor
CONSTRUCTION COSTS:	\$72 million

PROJECT SCOPE:

Phased work at the existing Sparta High School consisted of demolitions of four (4) "pod" wings that housed twenty-four (24) classrooms, construction of a new classroom wing, a gymnasium with supporting locker rooms, training rooms and auxiliary gymnasiums, cafeteria and kitchen, performing arts auditorium and supporting music wing totaling 144,000 square feet. Renovation work was scheduled at virtually all areas of the existing High School including renovation to the main office, guidance offices, science labs, art rooms, media center, and general instructional classrooms in areas totaling 92,000 sf. Also, the existing building envelope repairs included installation of a new roofing system and windows. Mechanical and electrical systems were upgraded including the installation of new boilers and cooling equipment to supplement the existing heating plant. New infrastructure, "Head End" equipment, and devices for technology and communications was also installed. Site work improvements include new storm water management system and total reconfiguration of site parking and access. Special concerns are included for the work dictated by NJDEP due to presence of the endangered Bog Turtle.

During preconstruction, Epic planned the phasing of the project upon receiving input from the various school educational supervisors to best approach the work



so as to minimize impact to the educational program. A detailed phasing plan was included in the bidding documents of which the prime contractors were contracted to adhere.

Construction durations were economized through installation of twenty-four temporary classroom units that housed students after the “pods” were demolished and during construction of the classroom wing. Concurrent construction of all building addition areas was executed while students were housed in the temporary classroom units allowing for shorter overall construction timelines that reduced project costs. These reduced costs were incorporated up front in the project budget. Execution of the phasing plans was a contract requirement of the contractors, and Epic monitored the plan to date to timely phased completions of this multi-year project.

There were different challenges that were presented during this program. Because the new classroom wing was scheduled to be occupied midway through the 2 ½ year construction duration of the project, mechanical piping and electrical power that feeds the new classroom wing and traverse through the existing building, needed to be substantially installed during the first summer of the project.

Much of the schedule of the new additions required masonry trades work to be completed during the winter months. Epic’s site managers assured adherence of the general contractor to the requirements of winter concrete and winter masonry installations that were required by the contract specifications.

Epic closely monitored the final phases of finishes at the gymnasium and gymnasium support areas, cafeteria, kitchen, music area and auditorium for their required completion while the renovations throughout the existing building were scheduled to continue once school was in session. Epic’s careful planning and well thought out logistics plans ensured a safe and timely completion of the remainder of work.



Summit Public Schools - Capital Improvement Building Project

Summit, NJ



CLIENT:

Summit Public Schools

PROJECT:

Renovations at Lawton C Johnson Middle School; Addition & Renovation to Jefferson Elementary School and Franklin Elementary School

EPIC'S ROLE:

Construction Manager/ Advisor

CONSTRUCTION COSTS:

\$15 million

PROJECT SCOPE:

Epic provided Construction Manager/ Advisor services with El Associates for capital improvements at three school buildings in the Summit Public Schools District. Services included Pre-Construction Services as well as Construction Phase Services through Close out of each of the contracts for construction.

The renovations at Lawton C. Johnson Middle School included the District's desire to reconfigure classrooms and science laboratories so each of the 6th, 7th and 8th grade science labs were grouped together. Fifteen (15) classrooms and eleven (11) science rooms were re-organized and renovated on two floors over an eight month period. Temporary partitions, maintenance of life safety systems and strategic phasing of the work was planned during the pre-construction phase of the project to enable efficient execution of the work while not affecting educational function of the school while students occupied the building.

Renovations at Lawton C. Johnson Middle School also included a complete restoration of its historic Auditorium. Not only was the 1920 circa Auditorium restored to its original architecture, new HVAC and Electrical Service was upgraded to current codes and requirements. The project was awarded **Architectural Honors** for the attention to detail.



Work at Jefferson Elementary School included a new 8,300 sf 2 story addition to provide a new main entrance, administrative and school nursing facilities, additional instruction space, additional toilet facilities, and storage. The renovation areas included new cafeteria and support spaces as well as instruction spaces. Sitework at the school included realigned student drop off roadways, sidewalks and retaining walls for safer access to the school.

Work at Franklin Elementary School included construction of a new 7,700 sf 2 story (with basement) addition to provide additional instruction.





CLIENT: Tenaflly Public Schools
PROJECT: Tenaflly High School & Tenaflly Middle School
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$33 Million



PROJECT SCOPE: The primary focus of the overall addition and renovation program was the \$13 million, 42,000 sf expansion of Tenaflly Middle School. This addition created a highly functional and attractive teaching environment enabling the facility to now effectively serve up to 1,100 students.

The new two-story wing adds 15 classrooms, each equipped with mounted monitors to allow for multi-media instruction. The wing also houses five new science rooms with lab stations and lap top computers, as well as a video production room, two art studios, small group instruction room and a new gymnasium.

The existing facility was renovated to accommodate a new music area that includes separate rooms for instrumental music and chorus, as well as a new MIDI lab for music composition.

New office suites and a large group area round out the project. The large group area will also serve the surrounding community by being able to host video conferencing and meetings for up to 60 people.

Epic represented the District overseeing all aspects of the project, preparing all reports, and meeting with the contractors to insure compliance with all contract requirements. Epic worked through the challenges of multiple prime contractors to deliver the program on time and within budget.

Joyce Kilmer Elementary School

Trenton, NJ

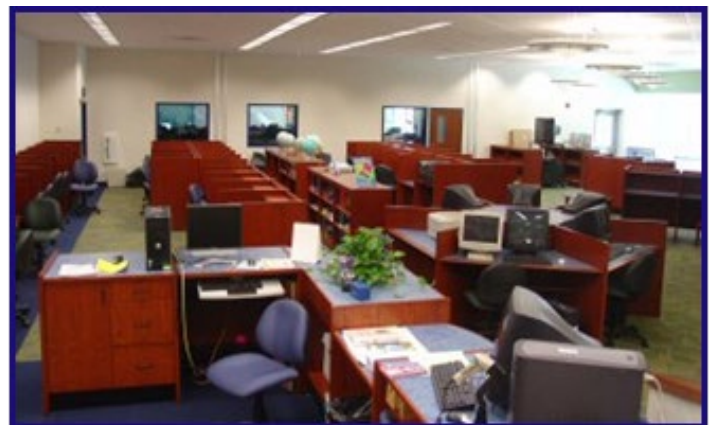


CLIENT: Trenton Board of Education
PROJECT: New Joyce Kilmer Elementary School
EPIC'S ROLE: General Contractor
CONSTRUCTION COSTS: \$20 million

PROJECT SCOPE:

The original Joyce Kilmer Elementary School building was replaced by an entirely new three-story, 119,882 square foot building, with a central courtyard that provides the building with more light and ventilation, as well as provide the school with a valuable "Living Science Center."

In addition to administrative offices and classrooms for the school's pre-K-5th grade students, the new school consists of 3 pre-k classrooms, 4 kindergarten classrooms, 16 1st grade through 4th grade classrooms, six 5th through 6th grade classrooms, five 7th through 8th grade classrooms, 2 science classrooms, 2 self-contained classrooms, 2 computer labs, an art room, vocal/music room, life skills classroom, technology classroom, and science lab.



Joyce Kilmer Elementary School

Trenton, NJ

Construction systems for Joyce Kilmer Elementary School consist of the following:

- Steel Frame with CMU infill with sections of load bearing CMU walls including fire separation were required
- Decorative mix of split face and ground face exterior CMU with venting insulated aluminum glazing systems
- 1st floor constructed as slab on grade
- Interior finishes executed to meet the rigorous demands of everyday school use



The new central courtyard provides the building with more light and ventilation, as well as provides the school with a valuable "Living Science Center." In addition to administrative offices and classrooms for the school's pre-K-5th grade students, the new school consists of three pre-K classrooms, four kindergarten classrooms, sixteen 1st grade through 4th grade classrooms, six 5th through 6th grade classrooms, five 7th through 8th grade classrooms, two science classrooms, two self-contained classrooms, two computer labs, an art room, vocal/music room, life skills classroom, technology classroom, and science lab.



Township of Union School District

Union, NJ



CLIENT: Township of Union School District
PROJECT: Multiple School Addition/ Renovations Program
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$26 million



PROJECT SCOPE: This program consisted of over 200,000 sf of both new construction and building alterations at eleven (11) different school sites with multiple prime contracts.

This project required significant phasing during the summer, holidays, Saturdays and second shifts. We also assisted the district with coordination of asbestos removal in an effort to mitigate any potential problems with ongoing construction activities. Another major challenge was coordinating the construction of footing and foundation in confined court yard spaces and even more challenging was erection of structural steel. A large crane was acquired to elevate the steel members above and over the existing building and into the courtyard. Many of these activities were scheduled before school, after hours and on Saturdays. A significant amount of safety and logistical planning went into accomplishing the various task.

All phases of the alterations and additions were completed successfully at the 11 schools on time and on budget.



Verona School District

Verona, NJ



CLIENT:	Verona School District
PROJECT:	Six School Additions/ Renovations Program
EPIC'S ROLE:	Construction Manager/ Advisor
CONSTRUCTION COSTS:	\$33.9 million



PROJECT SCOPE: Referendum scope included Additions & Renovations at ALL district schools. Work was phased at each individual school, however, work occurred currently at all four "neighborhood" Elementary schools as well as at the High School and Middle School. Due to the extensive renovation work, particularly at the four (4) elementary schools and Middle School, aggressive summer work schedules were planned and successfully accomplished. The historic façade of the H.B. Whitehome Middle School at the center of Verona's town square was restored as part of the scope of the project.



All projects were awarded within Epic's budget estimates after one round of bidding. All projects were completed on time and within budget.



Warren Hills Regional School District

Washington, NJ



CLIENT: Warren Hills Regional School District
PROJECT: Middle and High School Additions/ Renovations Program
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$37 million



PROJECT SCOPE: The project entailed additions and renovations to the Middle School and High School, which included 58,000 sf of new additions and 49,000 sf of renovations to existing spaces.

The Middle School included a new 2 story addition for new classrooms, and renovating existing spaces into new administration offices and classrooms.

The High School renovations included converting the existing gymnasium into a new media center, converting the existing media center into a new Art Suite, and converting the existing auxiliary gym into new classrooms. The renovations also included upgrades to the entire HVAC systems, such as new boiler units, new RTU's, new automatic temperature controls with a new building management system, replacing existing electric heating units with new hot water units in each classroom, new desiccant units for the existing auditorium, and new PTAC units in the administration offices. The complexity of the renovations, demolition, and new construction on this project required extensive phasing and coordination between the Owner, Contractors and Design Team. This was successfully accomplished through five separate phases with little to no impact to both daily school and construction activities. The site preparations for the High School included relocating the existing JV baseball field and added storm sewer utility retention wells. The High School addition featured a new competition gymnasium, new athletic team locker rooms, new auxiliary gym, a new fitness center, new trainer's facility, new offices, new kitchen, and a new cafeteria.



Wayne School District

Wayne, NJ



CLIENT:

Wayne Board of Education

PROJECT:

Four Schools Additions/ Renovations

EPIC'S ROLE:

Construction Manager

CONSTRUCTION COSTS:

\$60 million

PROJECT SCOPE:

The Program scope consisted of five schools. The project scope for four of the five schools (two high schools and two elementary schools) included new additions and interior/ exterior renovations. The fifth project scope of work included an early bid package for site demolition/ preparation for a new middle school. The second phase of this project was the bidding and successful award for the construction of the new middle school and associated sports fields and parking areas.

The Anthony Wayne Middle School was constructed to serve both the district and the community. In this regard, core spaces were segregated to allow for their independent utilization separate from the rest of the building. The gymnasium is used by the community; the Media Center as an auxiliary Township Library, and the cafetorium as a Performing Arts Center, Senior Center and public conference center. The building follows the contour of the existing grade and as such minimizes the mass appearance of the neighbors.

All projects were awarded in line with our projects estimates with one round of bidding. All projects were completed on time and within budget.

New Construction K-12 Project Samples



Hunterdon County Vocational School District

Annandale, NJ



CLIENT: Hunterdon County Vocational School District
PROJECT: North Campus Vocational School Building
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$25 million

PROJECT SCOPE: Hunterdon County Vocational School District selected Epic to be Construction Manager of the new North Campus project. This facility will be two stories and approximately 34,000 square feet. New programs offered at the new school will include: welding technology, electrical technology, diesel technology, advanced manufacturing, HVAC technology, and culinary arts.



Blanquita B. Valenti Community School

New Brunswick, NJ



CLIENT:	New Brunswick Development Corp. (DEVCO)
PROJECT:	Blanquita B. Valenti Community School
EPIC'S ROLE:	Construction Manager/ Constructor
CONSTRUCTION COSTS:	\$42,000,000
COMPLETION DATE:	September 2023
REFERENCE:	Chris Paladino

PROJECT SCOPE: The new 127,000sf Blanquita B. Valenti Community School is designed to serve approximately 900 students in grades K through 8th and employ more than 100 faculty and staff. The project, slated to be completed in 2023, will replace the existing, 60-year-old Lincoln School Annex. The project will provide students with a state-of-the-art facility that addresses a variety of concerns with the aging Lincoln School Annex, such as geographic proximity, overcrowding, a lack of critical programming spaces and inadequate parking. The new school will have a multi-purpose assembly room and a 14,000 square foot playground, neither of which the current facility offers, as well as an expanded cafeteria, science demonstration rooms, media center and computer/technology labs, among other spaces.

Through a collaborative development effort, the new school will be built without taxpayer dollars and will allow for the construction of the Rutgers Cancer Institute of New Jersey Cancer Pavilion, a 500,000+ square foot, state-of-the-art cancer hospital, on the current Lincoln School Annex site at 165 Somerset St.



Blanquita B. Valenti Community School

New Brunswick, NJ



Blanquita B. Valenti Community School

New Brunswick, NJ



Blanquita B. Valenti Community School

New Brunswick, NJ



Blanquita B. Valenti Community School

New Brunswick, NJ



Charles & Anna Booker School

South Plainfield, NJ



CLIENT:	New Jersey Schools Development Authority
PROJECT:	Charles & Anna Booker School
EPIC'S ROLE:	Design-Builder
CONSTRUCTION COSTS:	\$45,335,000
COMPLETION DATE:	August 2022

PROJECT SCOPE: The new [Plainfield Elementary School](#) (formerly Woodland Elementary School) has been constructed as a 120,000 sf design-build project set in South Plainfield, New Jersey. The three story structure is built to educate 756 students and features six Kindergarten classrooms, thirty general classrooms for grades 1-5. Additionally, the school offers one Art room with a kiln, a Communication Lab, a Science Demonstration classroom, a sensory room, a Media center with a computer lab, Gymnasium, Multi-purpose room, Vocal and Music room, Parent Community Room, Cafeteria with full service kitchen, an emergency control room and a backup emergency control room.

Joseph A. Taub Middle School

Paterson, NJ



CLIENT:	New Jersey Schools Development Authority
PROJECT:	Joseph A. Taub Middle School
EPIC'S ROLE:	Design-Builder
CONSTRUCTION COSTS:	\$58 million

PROJECT SCOPE: The new [Middle School](#) is a 163,000 sf design-build project set in Paterson, New Jersey. The four story structure features thirty-six General Classrooms, three Art Rooms, three Project Labs, nine Science Labs, six SCSE classrooms, an Aquaponics room, six SGI rooms, a Computer Lab, Gymnasium with Locker rooms, a Physical Therapy and Occupational Therapy room, a Cafetorium with a Stage/Dance studio, two Music Rooms, a Media Center, Nurses Office, Mechanical room, Electrical room, Emergency Electrical room, and a full service kitchen area.



Sonia Sotomayor Elementary School

Passaic, NJ



CLIENT:	New Jersey Schools Development Authority
PROJECT:	Sonia Sotomayor Elementary School (formerly Leonard Place ES)
EPIC'S ROLE:	Construction Manager as Agent
CONSTRUCTION COSTS:	\$32,750,000
COMPLETION DATE:	September 2018

LEONARD PLACE ELEMENTARY SCHOOL This NJSDA project utilized a design-build approach, with Epic as the construction manager and Di Cara | Rubino as lead of the design-build team. Working collaboratively together, our firms built on our previously established experience with one another's methodologies, processes, delivery, and company philosophies. The new 105,000 square foot, three-story school was designed to educate approximately 700 students in Kindergarten through 5th grades. It features thirty general education classrooms, five small group instruction classrooms (SGI), science laboratories, instrumental and vocal music rooms, an art room, a multipurpose room with stage, a gymnasium, cafeteria and media center.

Our team has a unique familiarity of the pending scope and challenges of this project from our history of hundreds of completed K-12 projects. We have first-hand experience with the logistics required, as well as similar distinctive site characteristics and planning intricacies involved. Our team truly learned from our past mistakes, has built upon successes, and is utilizing our knowledge and experience exclusive to this site. Our Quality Control program has included reviews throughout the construction phase along with straightforward, consistent communication that has built consensus among our team and the NJSDA.



Effectiveness of the Project:

- Timely utility design and Implementation
- Submittal schedule developed and consistently monitored to ensure timely delivery of material and equipment
- Ensured entire project scope was clearly defined and appropriately subcontracted
- Performed a review of subcontractor change orders prior to approval in view of multiple prime public bidding strategy
- Extensive utility coordination to bring new electrical service to the site



Methodology to Measure the Effectiveness of the Project:

- Attained LEED Platinum Certification utilizing a multiple prime public bidding strategy
- Open, candid and constant communication
- Devotion to strict quality measures
- Document Record Keeping
- Daily and monthly reports
- Client represented by each sending district in Middlesex County requiring significant detailed progress reports at all times



The project began with the demolition of several decrepit buildings and numerous environmental issues. We elected to use Harrison-Hamnett for the structural engineering design, Greenman Pedersen for M/E/P engineering, and Raymond/Raymond and Knowledge Resources for food service design and LEED services, respectively.

The facility will be more energy efficient because of the innovative measures including solar power and geothermal heating installed with the help and coordination of our team members.



Madison Avenue Elementary School

Irvington, NJ



CLIENT:	NJSDA
PROJECT:	Madison Avenue Elementary School
EPIC'S ROLE:	Construction Manager
CONSTRUCTION COSTS:	\$38.6 million
COMPLETION DATE:	September 2019

PROJECT SCOPE:

Epic Management, Inc. was selected to be the Construction Manager for this 73,000 square ft. school set to educate 463 students in grades Pre-Kindergarten through 5 in the Irvington School District. Completed in three years, one year ahead of schedule, the 73,000-square-foot elementary school facility was designed to educate approximately 500 students in pre-k through grade five. It was built on the foundation of the former school that stood on the lot and includes 26 general education classrooms, small group instruction rooms, a cafeteria, a multipurpose room with stage, music and art rooms, a science and computer lab, and a media center. The school also features an outdoor play space that includes a basketball and volleyball court and a track.

With an estimated cost of \$38.6 million, the school was built using a design-build approach. This method departs from the traditional approach in that the NJSDA contracts with one firm for both the design and construction. As a result of NJSDA's commitment to building energy-efficient buildings that consider the surrounding environment, this school was built to be LEED-certified, meaning it conforms to the U.S. Green Building Council's definition of a Leadership in Energy and Environmental Design. The NJSDA predicts the new Madison Avenue Elementary School building will achieve a LEED Silver certification.



Madison Avenue Elementary School

Irvington, NJ



Madison Avenue Elementary School

Irvington, NJ



Oliver Street Elementary School

Newark, NJ



CLIENT:	New Jersey School Development
PROJECT:	Oliver Street Elementary School
EPIC'S ROLE:	Design-BUILDER
CONSTRUCTION COSTS:	\$41 million
COMPLETION DATE:	May, 2015
REFERENCE:	Daryl Johnson, Procurement Analysis; 973.648.8335

PROJECT SCOPE:

The new Oliver Street Elementary School is a 136,766 sf design-build project set on a 4.5 acre site in Newark, New Jersey. The structure is comprised of four sections which vary from single to three stories and features six Pre-Kindergarten classrooms, four Kindergarten classrooms, thirty two general classrooms for grades 1-8, two Art rooms, one Robotics laboratory, three Science laboratories, a Reading room (media center), Gymnasium, Multi-purpose room, Vocal and Music rooms, Cafeteria with full service kitchen, an emergency control room and a backup emergency control room. There is two elevators with one having two stops and one having four.

The project site abuts six existing residential dwellings, an existing 4 story masonry building and four perimeter city streets. The existing building structures on the site were previously demolished and the tank remediation work was completed by others. Historic fill soil with possible levels of PCB contaminants remained on site. The existing utilities around the site included a combined sewer system, natural gas, domestic water, high pressure fire water main and overhead power and telecommunications cabling creating the need for constant, proactive coordination with the utility companies, subcontractors, neighbors and local authorities.



Oliver Street Elementary School

Newark, NJ



Epic worked with the Design Team to develop various design packages to allow construction work to commence while the design documents were being developed, including the following:

- Package 1 - Site demolition
- Package 2 - Site work
- Package 2A - Maintenance Shed
- Package 3 - Piles/ footings and foundations/ under slab MEP utilities
- Package 4 - Structural Steel and Stairs
- Package 5 - Balance of the building

We worked with the local utility companies to verify existing utilities and design new building MEP systems and site work utilities to function with the existing city utility infrastructure. Due to close proximity of residential properties the consideration of noise from roof top HVAC equipment had to be reviewed and addressed during the design process.

Building Construction Highlights include the following:

- Due to the poor soil type located at this site the design required a building foundation system with timber piles, pile caps, and grade beams. 1,160 timber piles which were 45 to 50 feet long were driven into the ground. Due to the timber pile driving operation and its close proximity to existing below grade utilities, residential properties, and the four story masonry building a full vibration monitoring firm was utilized to monitor below grade vibrations
- Pile caps and grade beams were utilized as the concrete foundation system after the timber piles were driven
- A sub-slab Vapor Intrusion (VI) mitigation system consisting of a clean stone, suction pits with pipe risers extending above the roof, monitoring portals, and a spray applied liquid boot membrane system was installed directly below the building slab on grade. The installation of the liquid boot membrane system

Oliver Street Elementary School

Newark, NJ

was verified to be air tight by conducting various smoke tests during the systems installation and prior to concrete placement of the slab on grade

- The building first floor slab on grade consisted of a 9 inch structural slab with a top and bottom rebar mat
- The building structure was comprised of structural steel and metal decking structure with concrete composite deck slabs
- The shell of the building consists primary of concrete masonry units and a small section which utilizes cold formed metal framing. The veneer of the building consists of 11 different block types which were utilized to create different veneer patterns at various building elevations
- Interior partitions consist primarily of concrete masonry units throughout the building with the exception of the Main Office Suite, Nurses Suite, Child Study Team Suite, and the Reading Room. The interior partition walls in these areas consist of light gauge metal stud framing with gypsum board sheathing.
- Interior floor finishes include VCT, sheet vinyl, carpet, poured in-place urethane, broadcast epoxy, ceramic tile, and wood flooring. The Owner has chosen to utilize broadcast epoxy flooring at toilet rooms, locker rooms, kitchen, and all high traffic areas including corridors and stair towers
- HVAC system is comprised of a 4 pipe hydronic hot and chilled water HVAC system for the majority of the building and numerous split systems at dedicated essential rooms such as IDF's, MDF, and emergency control rooms. A dedicate fan coil unit serves each individual classroom while VAV boxes are utilized at areas such as the office suite, back of house areas, and vocal and music rooms. The Gymnasium and Multi-purpose rooms have individual roof top units
- Should the primary power to the building be shut down an emergency generator is available for use for a limited amount of systems in the building
- There is a wet sprinkler system throughout the entire building with dedicated pre-actions systems in the individual MDF and IDF rooms

The Owner established areas which were labeled as "Safe Havens." At the Owner's direction we installed bullet resistant glazing at interior doors of rooms labeled as "Safe Havens"



Patricia M. Noonan Elementary School

Jersey City, NJ



CLIENT:	NJSDA
PROJECT:	Patricia M. Noonan Elementary School
EPIC'S ROLE:	Construction Manager/ Advisor
CONSTRUCTION COSTS:	\$34 million
COMPLETION DATE:	March 2017

PROJECT SCOPE:	The new 123,000 square foot Patricia M. Noonan School in Jersey City is a three story elementary school that serves approximately 778 students in grades Pre-K through 5th grades. It is located in an urban neighborhood at the intersection of Summit Avenue and Laidlaw Avenue in Jersey City. The school features 25 general classrooms, 5 kindergarten classrooms, 10 Pre-K classrooms, specialized instructional classrooms, laboratories, a media center, multi-purpose assembly room, cafeteria, gymnasium and administrative and support facilities. The steel framed structure with masonry veneer has a concrete slab on metal decking floor system and the roof system is a modified bitumen built-up roof. The site work scope of work included earthwork, underground utilities, physical education play areas, fencing and a 44 space parking lot.
----------------	---

Patricia M. Noonan Elementary School

Jersey City, NJ

Epic Management, Inc. responsibilities as the Construction Manager/ Advisor spanned from limited Pre-Construction Phase activities, through the construction phase and to the overall completion and closeout of the project. As the project progressed into the construction phase, Epic instituted a series of project controls to ensure that there would be proactive, not reactive, responses to all project issues. This included weekly meetings with the NJSDA, Dobco, Inc. the design-builder, the Jersey City School District and design team at RSC Architects. The focus of these meetings was to keep the project moving forward with limited schedule and/ or financial impact, and continually encourage all team members to maintain a fair, open and inclusive environment at the project.

A sampling of the project controls established by Epic, separate from, and as a result of, those meetings are as follows:

Effectiveness of the Project:

- **Communication:** Epic had continuous involvement and support of the NJSDA's interaction with the Jersey City Building Department and the Jersey City Office of Emergency Management Services personnel regarding the project; the key to the success of the project from a safety and good neighbor viewpoint, as the project is located adjacent to the Emergency Management Office and Fire station. It was imperative that there were clear lines of communication regarding road closures and other issues of concern. In addition, the school is located in one of the most densely populated cities in New Jersey and communication with the residents and nearby businesses was crucial in maintaining an open dialog and keeping them abreast of site activities.
- **Permit Process:** Epic worked closely with the NJDCA and NJSDA to secure partial release of the footings and foundation, under slab utilities and site work, which enabled the design-builder to start construction immediately while the structural steel and MEP drawings were in the design phase
- **Daily Task Review:** Epic performed daily task review sessions with the NJSDA Assistant Program Officer where Epic identified potential issues and addressed pending items before they caused an impact to the project schedule
- **Submittal Schedule:** Epic developed a submittal log and performed detailed monitoring of the same to ensure that materials were available to be installed as scheduled. This schedule was also reviewed with the design-builder and NJSDA weekly to ensure that all required purchases were made. This action was critical for items such as the kitchen equipment, playground and roofing system.



Patricia M. Noonan Elementary School

Jersey City, NJ

- The project's base line construction schedule and monthly updated schedule was meticulously reviewed by Epic and the key information was proactively shared with the NJSDA and design-builder in order to keep the project moving forward. In addition to weekly construction schedule reviews, bi-weekly Executive Summary schedules were established to closely monitor the currently scheduled construction activities and to identify which, if any, had slipped from their planned completion date. This action would allow the re-sequencing of the remaining activities so that they could be re-sequenced or have their planned durations reduced in order to comply with the required Contract completion date and any interim milestone dates.
- 
- Approximately seven months prior to the planned date of substantial completion, Epic developed a work completion list that identified all contractual work that was incomplete at that time. This list, which was developed on a room by room basis, was updated regularly and issued to all concerned parties, including the design builder. The work completion list was also used to determine the pace at which the design builder was completing the remaining work and to verify the durations that were included in the design builder's project schedule updates for the remaining work activities. The work completion list was also used by Epic Management and the New Jersey Schools Development Authority when reviewing the design builder's monthly payment application to ensure that sufficient funds were withheld by the Authority to ensure project completion.
- **NJSDA Contract Manager Primavera System:** Epic consistently implemented the use of the Primavera system from the start of construction. This program allowed all authorized parties access to the latest information and any critical data pertaining to the project on a real time basis. For example, the updated project schedule, pending or resolved requests for information, contractor proposals for claimed scope changes, change orders, technical submittals, the submittal log, shop drawings, meeting minutes, NJDCA approvals, daily reports, inspections reports, photographs and other project data were uploaded to the Primavera System website. Epic's daily uploaded information was then coordinated between the NJSDA's program officer and the design-builder's team. Epic Management enforced the NJSDA requirement for the design-builder to construct mockups of the work and coordinated the review of those mockups with the Architect of Record and the NJSDA design studio personnel. This process resulted in the design builder achieving the required quality control that met or exceeded the NJSDA's materials design and project specification standards.
- 

Patricia M. Noonan Elementary School

Jersey City, NJ

Methodology to Measure the Effectiveness of the Project:

- Maintained close coordination with NJSDA, Design Builder and NJDCA inspectors
- Adherence to the project schedule
- Managed costs effectively
- Sustained strict devotion to quality measures
- Identified potential issues and addressed pending items on a daily basis with the NJSDA representative in order to prevent issues from causing impacts to the construction schedule
- Held weekly coordination meetings with NJSDA, design-builder and design team to ensure a quick resolution of issues and resolve all potential issues
- Daily and monthly reports assured all team members communicated consistently and efficiently

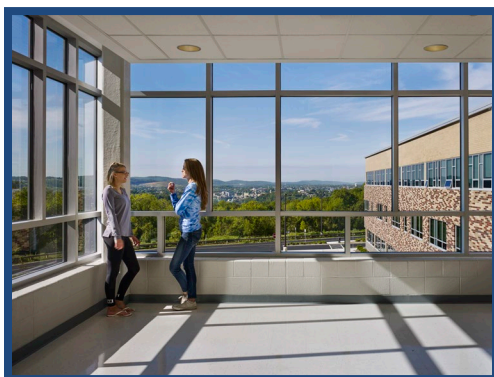


Phillipsburg High School

Phillipsburg, NJ



CLIENT: NJSDA
PROJECT: New Phillipsburg High School
EPIC'S ROLE: General Contractor
COMPLETION DATE: June 2016
CONSTRUCTION COSTS: \$81 million



PROJECT SCOPE: Phillipsburg High School is a 326,000 sf new Design-Build high school facility serving the Town of Phillipsburg, NJ and its sending communities of Lopatcong, Pohatcong, Alpha, Bloomsbury and Greenwich Township. Working with Design Ideas Group Architecture and Planning, the school was designed to create a strong icon for the community. In planning since early 2000s, the high school's design and construction process had been carefully monitored by the State of New Jersey's Schools Development Authority since its inception.

The main façade of the school, facing south towards the community, was designed to create a strong presence on its hilltop site, which overlooks western New Jersey and the Lehigh Valley of Pennsylvania. The interior has been arranged to allow for abundant natural light, not only in classroom spaces but within its corridors, stairwells and connecting areas between its many educational and co-curricular spaces. The generous use of texture, color and materials to create a healthy and inviting environment is consistent with the best 21st century school design. The main organizational space of the building connects all of the administrative, academic, arts, physical education and core facilities. The two 3-story academic wings consist of 50 general education classrooms on the first and third floors, with shared specialty rooms sandwiched in between on the second floor.



Phillipsburg High School

Phillipsburg, NJ

Specialty instructional areas include the traditional automotive and wood shops, as well as spaces for the arts, consumer sciences and agriculture. Together, this rich program provides state-of-the-art spaces for students and the community that are specialized towards local interests. These include:

- Energy/Transportation Labs that focus on automotive sciences, as well as Materials Labs providing education in testing and inspection
- 12 Agricultural Sciences based science laboratories. One lab focuses on horticulture, with a greenhouse that will allow for plant sales; the other includes an animal lab and butchering facility that complements local deer hunting activities with processing and distribution to area housing shelters
- Building Sciences areas, including CADD studios, Graphics studios, Materials Laboratory, Energy Transportation Laboratory,
- 5 classroom Art Suite, with highlights including Photography, Textiles, Painting, Drawing and Pottery/Ceramics Laboratories
- Broadcast studios, including both Radio and Television, as well as editing suites for production
- The Media Center is located in the heart of the plan and is designed to be accessible directly from the learning corridor. It includes two full size computer laboratories for technology instruction
- The Auditorium space seats 1,000 and has an area that can be subdivided into two large group instruction areas of 150 seats each through the use of a moveable sound partition – thereby allowing one very large space to accommodate three separate uses at one time
- Food service is provided in a 700 seat cafeteria with an adjacent servery, kitchen and faculty dining
- Physical Education has a premier space with a 3 station gym with seating for 2,400 spectators. It can be divided into 5 separate teaching stations with a 8,900 sf auxiliary gym and fitness area, and locker rooms, team locker rooms and trainer facilities
- Parking for more than 550 cars with an additional 80 spots planned; intersection traffic enhancements to monitor and manage traffic on and off campus.



Rose Lopez Elementary School

Perth Amboy, NJ



CLIENT:	New Jersey Schools Development Authority
PROJECT:	Rose Lopez Elementary School
EPIC'S ROLE:	Design-Builder
CONSTRUCTION COSTS:	\$43,750,000
COMPLETION DATE:	June 2019
REFERENCE:	Tom Schrum, Managing Director, Program Operations; 609.943.5955

PROJECT SCOPE: The new *Rose Lopez* (formerly Seaman Avenue) *Elementary School* is a 128,000 sf design-build project set in Perth Amboy, New Jersey. The three story structure features six Kindergarten classrooms, thirty general classrooms for grades 1-5, one Art room, one Communication Lab, one Science Demonstration classroom, one Media center with a computer lab, Gymnasium, Multi-purpose room, Vocal and Music room, Parent Community Room, Cafeteria with full service kitchen, an emergency control room and a backup emergency control room.

EFFECTIVENESS OF THE PROJECT:

- Design Phase and Construction Phase anticipated to be delivered within the contracted time frame enabling use of the new school as anticipated by the School District
- NJSDA's cost allocated to the project was maintained without cost overruns
- Building components detailed in the Bridging Documents were designed/ specified by the D-B's Design Consultant and incorporated in the building construction
- DCA Code reviews and inspections performed seamlessly and timely

Rose Lopez Elementary School

Perth Amboy, NJ



- Various building components used recycled materials. Waste materials were recycled rather than deposited at landfills
- Design focused on the delivery to the project of energy efficient components
- Project is targeted to achieve LEED Silver Certification
- City block of vacated structures surrounded by residential properties transformed to vibrant K-5th Grade School building
- Due to close proximity of residential properties, the consideration of noise from roof top HVAC equipment was addressed during the Design Phase
- Effective coordination with Utility Companies is eliminating delays to services when needed
- A proven team of professionals with unmatched K-12 School Construction experience collaboratively are transforming the Bridging Documents and Performance Specifications into a place for learning that will serve the School District for generations
- All established project goals regarding schedule, costs, and quality were maintained

Rose Lopez Elementary School

Perth Amboy, NJ

METHODOLOGY TO MEASURE THE EFFECTIVENESS:

- Primavera Systems, Inc. scheduling software (P6) was used to maintain the Design Phase Schedule as well as the Construction Schedule
- Additive Change Orders were minimized and thus NJSDA's cost allocated to the project was maintained without overrun
- Epic chaired bi-weekly meeting during the Design Phase with the NJSDA's Design Studio and Epic's Architect, Engineers and Consultants to review the development of the design from Schematics through Construction Documents. The process enabled confirmation of adherence to the Bridging Documents and Performance Specifications.

The project site is adjacent to residential properties, local business, Perth Amboy Fire Department, Perth Amboy Police Department, and three perimeter city streets. The existing building structures on the site were previously demolished and the tank remediation work was completed by others. Historic fill soil remained on site. The existing utilities around the site included a storm system, a sewer system, natural gas, domestic water, overhead power and telecommunications cabling creating the need for constant, proactive coordination with the utility companies, subcontractors, neighbors and local authorities.

Epic worked with the Design Team to develop various design packages to allow construction work to commence while the design documents were being developed, including the following:

- Package 1 - Site Work/ Footings and foundations/ underslab MEP utilities
- Package 2 - Structural Steel
- Package 3 - Balance of building
- Package 4 - Maintenance Shed and Transformer Enclosure

We worked with the local utility companies to verify existing utilities and design new building MEP systems and site work utilities to function with the existing city utility infrastructure. Due to close proximity of residential properties the consideration of noise from roof top HVAC equipment had to be reviewed and addressed during the design process.

Site improvements include the following:

- Artificial turf athletic field
- Combination of chain link and ornamental fencing with corresponding gates
- Playground area finished with an acrylic sports surfacing material and features various playground equipment and rubberized safety surfacing
- Parking lot with 54 parking spaces
- New concrete sidewalks and curbs around the perimeter of the project site and parking lot area. NJDEP Environmental cap with clean fill material ranging in thickness of 6 inches at hardscape areas and 18 inches at landscaped areas
- Site lighting at parking lot and courtyard area

Building Construction Highlights include the following:

- Due to the poor soil type located at this site the Design Team determined that the use of dynamic compaction would improve the existing soil to permit the use of traditional isolated column and running footings to support the building. Due to the dynamic compaction operation and its close proximity to existing below grade utilities, residential properties, and fire department building a full vibration monitoring firm was utilized to monitor below grade vibrations



- Traditional concrete isolated column and running footings were utilized for the foundation system after the dynamic compaction operation was completed
- A sub-slab Vapor Intrusion (VI) mitigation system consisting of clean stone, geo-vent, spray applied liquid boot membrane system, and pipe risers extending above the roof, and monitoring portals was installed directly below the building slab on grade. The installation of the liquid boot membrane system was verified to be air tight by conducting various smoke tests during the systems installation and prior to concrete placement of the slab on grade
- The building first floor slab on grade consisted of a 4 inch concrete slab with welded wire mesh
- The building structure was comprised of structural steel and metal decking structure with concrete composite deck slabs. Additional rebar was added within the concrete slab on decks at locations that were scheduled to receive an epoxy floor finish
- The shell of the building consists of a combination of cold formed metal framing and concrete masonry units. The veneer of the building consists of 7 different block types which were utilized to create different veneer patterns at various building elevations
- Interior partitions consisted of a combination of metal stud with gypsum drywall and concrete masonry units throughout the building
- Interior floor finishes include VCT, sheet vinyl, carpet, quarry tile, poured in place urethane, broadcast epoxy, ceramic tile, and wood flooring. The Owner has chosen to utilize broadcast epoxy flooring at all high traffic areas including corridors and stair tower landings.
- HVAC system is comprised of a 4 pipe hydronic hot and chilled water HVAC system for the majority of the building and numerous split systems at dedicated essential rooms such as IDF's, MDF, and emergency control rooms. A dedicate blower coil unit serves each individual classroom while VAV boxes are utilized at areas such as the office suite, back of house areas, media room, gymnasium, and multi-purpose room.
- The Gymnasium and Multi-purpose rooms have dedicated individual roof top units should the primary power to the building be shut down an emergency generator is available for use for a limited amount of systems in the building

There is a wet sprinkler system throughout the entire building with dedicated pre-actions systems in the individual MDF and IDF rooms

Union City High School

Union City, NJ



CLIENT:	NJSDA
PROJECT:	Union City High School
EPIC'S ROLE:	Design-Builder
CONSTRUCTION COSTS:	\$178 million



PROJECT SCOPE: This state-of-the-art high school consolidated programs and replaced two existing high schools. A stand alone, seven level, 200 car parking garage was also part of the project. This design was considered as a Green Building concept in order to accommodate the need to replace an existing four acre field - (contained within the now demolished Roosevelt Stadium) - in kind, along with a new high school that was needed due to overcrowding and maintain a goal of not acquiring any privately held real estate in Union City, the most densely populated city in America. During site preparation over 90,000 square yards of unsuitable fill was removed, and 50,000 cubic yards of rock was

blasted, recycled and reused on-site. Structurally, the building was designed for zero deflection and in view of the placement of the playing field, contains no expansion joints in the roof slab. A fluid applied hot membrane provides critical waterproofing protection for the auditorium and gymnasium located below the field.

A unique element of the facility is the location of the regulation size playing field (for football, baseball, soccer, lacrosse) on the roof of the facility – forty feet above grade.



Union City High School

Union City, NJ



Union City High School

Union City, NJ



William F. Halloran School No. 22

Elizabeth, NJ



CLIENT: NJSDA
PROJECT: William F. Halloran School No. 22
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$44.5 million
COMPLETION DATE: 2017

PROJECT SCOPE:

The New William F. Halloran School No. 22, in Elizabeth NJ, is a newly completed 4 story 144,386 square foot Elementary School constructed to serve over 900 2nd thru 8th grade students. This New Jersey Schools Development Authority (NJSDA) project, which was designed and constructed utilizing the NJSDA Design/ Build contract form of Contract, had a Contract Award cost of \$44,456,800. The project was constructed in an urban neighborhood consisting of a blend of commercial, industrial, and high density housing, with a nearby park. The actual school site is on a former baseball field, adjacent to the existing William Halloran Elementary School which borders New Jersey Turnpike Interchange No. 13 at the foot of the Goethals Bridge. The building features Classrooms, Administration areas, Gymnasium with Locker Rooms, Cafeteria with full Kitchen, Art Rooms, Music, Instrumental and Choir Rooms, Multipurpose Room with stage, emergency generator and an exterior paved play area adjacent to a new fully fenced soccer field. This new artificial turf soccer field was installed over 1 of 2 newly constructed underground retention areas.



William F. Halloran School No. 22

Elizabeth, NJ

Epic Management, Inc. responsibilities as the Construction Manager/ Advisor to provide full time Design Build Construction Management Services spanned from limited pre-construction phase activities, through the construction phase and to the overall completion and closeout of the project. As the project progressed into the construction phase, Epic instituted a series of project controls to ensure that there would be proactive, not reactive, responses to all project issues. There were also additional controls that were added or amplified as the project progressed to maintain the delivery of a successful project in time for the school to open as planned.



Monroe Township High School

Monroe, NJ



CLIENT: Monroe Township Board of Education
PROJECT: Monroe Township High School
EPIC'S ROLE: Construction Manager
CONSTRUCTION COSTS: \$96 million

PROJECT SCOPE:

At 360,000 sf, this new \$96 million facility is one of the largest high schools in New Jersey.

The entire project was constructed on 30 acres adjacent to an archeological site, which necessitated all excavation activity to be monitored by an independent archeological firm.

The three story core of the building contains a media center with adjacent television and photography studios, lecture room, computer room and a home economics area with commercial food lab at the first floor level, and classrooms and science labs located on the upper floors.

The building's east end contains the performing arts center, which includes a 1500 seat state-of-the-art auditorium, orchestra pit, stage and fabrication shops, art labs, instrument and vocal music rooms including individual music practice rooms.



Monroe Township High School

Monroe, NJ

The west end contains the athletic center with a large main gymnasium, auxiliary gymnasium complete with 4 sided score board and telescoping bleachers, locker and shower facilities as well as training and practice rooms. This end of the building also contains two cafeterias with a full service kitchen and walk-in refrigerator / freezer.

Construction of the building required over 7,650 cubic yards of concrete, 800,000 masonry block and 500,000 brick.



McKinley K Center

New Brunswick, NJ



CLIENT: New Brunswick Board of Education
PROJECT: McKinley K Center
EPIC'S ROLE: Construction Manager/ Advisor (PMF)
CONSTRUCTION COSTS: \$10 Million



PROJECT SCOPE: Epic provided PMF services for the new McKinley K Center for the New Brunswick school district, from the selection of the design professional through post occupancy. The project included a new, two story kindergarten center which was located adjacent to an existing school.

The new facility, dedicated to kindergarten education, was designed with a capacity of 250 students and includes classroom space, a multi-purpose room, and a library. The project was subject to review by the Department of Education during the design phase in addition to code review by the NJDCA.

Construction of the new school required coordination with the utility companies as relocation of existing services was required by the project. In addition to being located adjacent to a functioning elementary school, the project also borders a city park. At no time was the operation of either impacted by the project. The project also required the coordination of a separate on-site e-rate contractor performing telephone and technology work simultaneously with the general construction contractor's work.

The project was completed on time and was occupied by the school district prior to the start of the school year. Contractor change orders were kept to a minimum and were negotiated to the satisfaction of all parties. Project closeout and the issuance of a permanent certificate of occupancy were achieved without any unanticipated delays. All warranty issues were resolved to the school district's satisfaction during the warranty period and occupancy was uninterrupted.



Colin Powell Elementary School

Union City, NJ



CLIENT: New Jersey Schools Development Authority
PROJECT: Colin Powell Elementary School
EPIC'S ROLE: Construction Manager as Agent
CONSTRUCTION COSTS: \$25 million



PROJECT SCOPE: Epic was construction manager as agent for New Jersey Schools Development Authority (NJSDA) at the new 121,505 sf Colin Powell Elementary School (CPES) project. The school serves over 700 students in grades K-5 and features general education classrooms, special service classrooms, multi-purpose room, cafeteria with full size kitchen, media center, gymnasium, science laboratory and offices/ support facilities.

The new school construction is on a city block in Union City, the most congested and populated city per square mile within the state of New Jersey, adding to the logistical challenges of this project. Our role commenced prior to issuance of bid documents. NJSDA was on a fast track schedule to put the project out to bid. We assisted the NJSDA during the bid phase with the preparation of bid documents, pre-bid meeting, value engineering and contractors site visit. Upon receipt of the bid packages Epic reviewed and tabulated the bid proposal and qualified the bid results and forward a recommendation to the NJSDA.



Franklin High School

Somerset, NJ



CLIENT: Franklin Township Board of Education
PROJECT: Franklin High School
EPIC'S ROLE: General Contractor
CONSTRUCTION COSTS: \$35 million

PROJECT SCOPE:

Epic was awarded the general construction contract for this new 345,000sf facility constructed on 120 acres. The project was awarded under a five prime structure by the Franklin Township Board of Education. Epic collaborated with Owner's Representative Firm to effectively manage project progress via the following:

- Initializing a Primavera CPM construction schedule, with applicable prime contractor and subcontractor input, which was approved by all concerned parties
- Updated construction schedule to accurately monitor progression of work of all five primes to facilitate work flow
- Provided critical info to CM/ FTBOE via regularly scheduled coordination meeting to assist in establishing & maintaining open communication amongst all concerned parties throughout the construction period
- Assisted CM in establishing custom cost tracking systems via Primavera Project Management systems complying with FTBOE requirements & procedures
- Utilized knowledge gained by on-site Epic self-performed trade personnel to micromanage all aspects of the project and develop recovery plans as required
- Proactive distribution of "Weekly Hot Lists" to identify potential project wide issues and associated contingency plans prior to incurring any delay to the project



Dayton Avenue Educational Campus

Passaic, NJ



CLIENT: New Jersey Schools Development Authority
PROJECT: New Construction 4 School Campus
EPIC'S ROLE: Construction Manager/ Advisor with Gilbane Building Company
CONSTRUCTION COSTS: \$160 million
COMPLETION DATE: September 2021
REFERENCE:

PROJECT SCOPE: Epic worked in association with Gilbane as Construction Manager of the \$160 million Dayton Avenue Educational Campus project. This project consisted of a 448,000 square foot, four story educational campus that includes four school facilities in a unified structure, with shared central facilities. The shared centralized facilities include food service and central plant operations. The campus was designed to educate approximately 2,760 students in grades Pre-Kindergarten through 8th.

The Pre-K school program includes: 28 classrooms, three (3) specialized rooms and a courtyard play area. The Elementary School program includes: 33 general classrooms, five (5) self-contained special education classrooms, three (3) science labs, media center, music room and gym. The Magnet School program will include: 28 general classrooms, three (3) self-contained special educational classrooms, three (3) science labs, art room, dance studio, vocal music room, media center, 2 Teach to One Learning Areas and cafeteria. The Middle School Program includes: 27 general classrooms, six (6) self-contained special education classrooms, three (3) science labs, four (4) project labs, three (3) Teach to One Learning Areas, gym, cafeteria as well as classrooms dedicated to the arts.



Trenton Daylight/ Twilight Alternative High School

Trenton, NJ



CLIENT: Mercer County Improvement Authority
PROJECT: Daylight Twilight School
EPIC'S ROLE: Construction Manager/ Advisor
CONSTRUCTION COSTS: \$20 million

PROJECT SCOPE:

Epic was selected to provide Construction Manager/ Advisor services to the Mercer County Improvement Authority, a stakeholder in the construction of the new Trenton Daylight/Twilight Alternative High School project. This high school provides educational and technical classes for those older, non-traditional, students who have obligations and situations that do not allow them the educational opportunities offered in a traditional high school setting. The daily class times and structure are contained in three, four hour sessions that are more suitable to the schedule and commitments of students served by the school.



The project consisted of the renovation of two existing buildings, totaling approximately 46,000 square feet and the construction of two additions, one four story in height, which connected the renovated areas. The two additions totaled approximately 32,000 sf, with the exterior featuring a combination of masonry, windows and metal panels. The four interconnected buildings surround a masonry paver courtyard, located in the middle of the building areas. The renovation component required constant communication and quick exchange of information to promote quick decisions related to uncovered conditions in order to maintain the committed delivery date.

Herbert N. Richardson Elementary School No. 10

Perth Amboy, NJ



CLIENT:	Perth Amboy Board of Education
PROJECT:	Herbert N. Richardson Elementary School No.
EPIC'S ROLE:	10 Project Management Firm
CONSTRUCTION COSTS:	\$25 Million

PROJECT SCOPE: Epic was Epic Management, Inc. was the Project Management Firm for the New Jersey Schools Construction Corporation at the Herbert N. Richardson Elementary School (HRES) project. The HRES is a two story, 110,000 sf, elementary school serving over 700 students and was constructed in two consecutive phases with an approximate construction cost of \$25 million. The Phase I area was constructed in a limited area while the existing elementary school on an adjacent site remained fully operational. Then as Phase I was completed, it was occupied by the students and staff from the existing school and the existing school demolished. The Phase II section, consisting of classroom and playground area, was then constructed on the land that that former school occupied.

The school features general classrooms, special services classrooms, media center, multi-purpose cafetorium, gymnasium and office/support facilities. All of the work occurred while students and staff occupied the existing school or Phase I of the new school and in all cases the learning environment was not impacted.



New Jersey K-12 Project Experience Summary
by District



Bergen County		
Bergen County Special Services	Annual Term Contract	
Bogota	\$ 10	million
Carlstadt-East Rutherford	\$ 22	million
Cresskill	\$ 21	million
East Rutherford	\$ 14	million
East Rutherford (2)	\$ 35	million
Englewood City	\$ 50	million
Fair Lawn	\$ 25	million
Glen Rock	\$ 45	million
Glen Rock (2)	\$ 15	million
Lyndhurst	\$ 50	million
Maywood	\$ 17	million
New Milford	\$ 10.7	million
Northern Highlands Regional	\$ 18	million
Old Tappan	\$ 11.4	million
Park Ridge	\$ 2	million
Pascack Valley Regional	\$ 42	million
River Vale	\$ 17.5	million
River Vale (2)	\$ 41	million
Ridgewood	\$ 38	million
Rutherford	\$ 30	million
Rutherford (2)	\$ 46	million
Tenafly	\$ 33	million
Waldwick	\$ 11	million
Wood-Ridge	\$ 10	million
Woodcliff Lake	\$ 10	million

Cape May County		
Ocean City	\$ 8.5	million

Essex County		
Belleville	\$ 45	million
Essex County Schools of Technology	\$ 28.5	million
Glen Ridge	\$ 23.5	million
Irvington	\$ 38.6	million
Livingston	\$ 18	million
Millburn	\$ 26	million
Montclair	\$ 40	million
Newark	\$ 71	million
Newark	\$ 28.5	million
NJSDA/ Orange	\$ 19	million
Nutley	\$ 18	million
Orange	\$ 1	million
Roseland	\$ 11	million
South Orange Maplewood	\$ 160	million
Verona	\$ 34	million
West Essex Regional	\$ 36	million

Camden County		
Winslow Township	\$ 10	million
Winslow Township (2)	\$ 2.5	million

Mercer County		
East Windsor Regional	\$ 62	million
East Windsor Regional (2)	\$ 6	million
Hamilton	\$ 18	million
Princeton Regional	\$ 82	million
Princeton Regional (2)	\$ 22	million
Trenton	\$ 28	million

Middlesex County		
Carteret	\$ 20	million
East Brunswick Township	\$ 15	million
East Brunswick Township (2)	\$ 13	million
East Brunswick Township (3)	\$ 27	million
Edison	\$ 19.7	million
Metuchen	\$ 28.7	million
Middlesex County VoTech	\$ 31	million
Monroe Township	\$ 120	million
Middlesex Reg. Educational Serv.	\$ 25	million
Middlesex Reg. Educational Serv.	\$ 9.1	million
New Brunswick	\$ 46	million
NJSDA/ New Brunswick	\$ 42	million
NJSDA/ New Brunswick	\$ 35	million
North Brunswick Township	\$ 23	million
North Brunswick Township (2)	\$ 35	million
Perth Amboy	\$ 43.5	million
Piscataway Township	\$ 53	million
Sayreville	\$ 20	million
Sayreville (2)	\$ 44	million
Spotswood	\$ 15.9	million
Perth Amboy, Region 2 PMF	\$ *	
New Brunswick, Region 2 PMF	\$ *	

Hudson County		
NJSDA/ Jersey City	\$ 46	million
NJSDA/ Union City	\$ 203	million
Jersey City	\$ 53.5	million
Kearny	\$ 56	million

Ocean County		
Central Regional	\$ 20	million
Jackson Township	\$ 1	million
Stafford Township	\$ 11.4	million
Pinelands Regional	\$ 24	million

Hunterdon County		
Flemington-Raritan Regional (1)	\$ 5	million
Flemington-Raritan Regional (2)	\$ 39	million
Hunterdon County Vocational School Dist	\$ 20	million
North Hunterdon-Voorhees Regional	\$ 12.5	million
Tewksbury Township	\$ 15	million
Hunterdon Central Regional	\$ 31	million

Morris County		
Boonton Township	\$ 4	million
Boonton	\$ 22.5	million
Butler	\$ 8	million
Chester Township	\$ 22.7	million
Florham Park	\$ 14.5	million
Jefferson	\$ 42	million
Kinnelon	\$ 12	million
Long Hill Township	\$ 14	million
Madison	\$ 45	million
Madison (2)	\$ 4.5	million
Madison (3)	\$ 2.6	million
Mendham	\$ 19.9	million
Montville Township	\$ 17.5	million
Montville Township (2)	\$ 10	million
Morris	\$ 12	million
Morris Plains	\$ 4.5	million
Rockaway Township	\$ 10.2	million
Roxbury Township	\$ 21	million
Washington Township (II)	\$ 27	million

Monmouth County		
Eatontown	\$ 29	million
Fair Haven	\$ 8	million
Fair Haven (2)	\$ 15.6	million
Howell Township	\$ 50	million
Manalapan-Englishtown Regional	\$ 29	million
Marlboro Township	\$ 15	million
Marlboro Township (2)	\$ 40	million
Marlboro Township (3)	\$ 7.7	million
Marlboro Township (4)	\$ 35	million
Matawan-Aberdeen Regional	\$ 7	million
Matawan-Aberdeen Regional (2)	\$ 38	million
Middletown Township	\$ 79	million
Red Bank Regional	\$ 15	million
Red Bank Regional (2)	\$ 4	million
Rumson Borough	\$ 4	million
Rumson Borough (2)	\$ 8	million
Wall Township	\$ 9.5	million

Passaic County		
Clifton	\$ 160	million
NJSDA (Paterson)	\$ 400	million
North Haledon	\$ 27	million
Passaic	\$ 35	million
Passaic (2)**	\$ 160	million
Passaic Tech School	\$ 21.9	million
Paterson	\$ 140	million
NJSDA Paterson (2)	\$ 58	million
Pompton Lakes	\$ 15	million
Totowa	\$ 10	million
Wanaque	\$ 18	million
Wayne Township	\$ 60	million

Sussex County		
Fredon Township	\$ 5	million
Hamburg Borough	\$ 5	million
Hardyston	\$ 18	million
Lafayette Township	\$ 6	million
Sparta Township	\$ 27	million
Sparta Township (2)	\$ 80	million
Vernon Township	\$ 10	million
Walkill Valley Regional	\$ 7	million

Somerset County		
Branchburg Township	\$ 10.7	million
Bernards Township	\$ 54	million
Green Brook	\$ 27	million
Somerset Hills Regional	\$ 4	million
Somerset Hills Regional (2)	\$ 51	million
Somerville Borough	\$ 26	million
Watchung Hills Regional	\$ 55.2	million
Warren Township	\$ 79.8	million

Union County		
Berkeley Heights	\$ 9.4	million
Carteret	\$ 20	million
Clark, Region 2 PMF	\$ *	
Elizabeth	\$ 73	million
NJSDA/ Plainfield	\$ 45	million
Plainfield, Region 2 PMF	\$ *	
Rahway	\$ 24	million
Rahway (2)	\$ 31	million
Union Township	\$ 26	million
Summit	\$ 12.4	million

Warren County		
Lopatcong Township	\$ 18	million
Warren Hills Regional	\$ 37	million
Phillipsburg	\$ 81	million

* In conjunction with the NJSDA as PMF - Total Contract \$400 million *

** Joint Venture



AREAS OF EXPERTISE

Kenilworth Board of Education

Construction Management Services

Areas of Expertise

Epic offers the following qualifications in support of Kenilworth Board of Education (KBOE) referendum based new construction and additions/ alterations program, which we believe add value to consideration of our proposal and selection:

- Similar Construction Management (CM) services provided at 143 districts aggregating more than 1,200 K-12 projects in New Jersey including dozens of new out of the ground schools
- 52 years of continuous academic construction/ management throughout New Jersey
- Substantial financial and organizational depth, yet still locally family owned (3rd Generation) and accessible 24/7
- Nearly \$5 billion in public sector New Jersey construction manager/ advisor services provided in past 29 years
- Proposed team offers long time service with Epic as well as more than 187 years combined experience on projects of similar size, type and value
 - **Project Executive** with forty seven years' experience in New Jersey K-12 public school construction projects
 - **Site Manager Candidate** with 28 years' experience in New Jersey K-12 public school projects
- History as a builder and self-performing trade contractor providing a solid background in practical design, pre-construction and construction phase insight as well as knowledge for quick and complete close out
- Commitment to New Jersey; New Jersey remains our primary focus since 1971
- More than **twenty years' experience collaboratively working with SSP Architectural Group on more than 19 K-12 school projects**, aggregating \$392 million
- Numerous references from successfully completed public K-12 academic projects and repeat clients
- Hands-on, rolled up sleeves approach to planning and problem solving
- Excellent safety record both internally (EMR of .671) as well as on project sites
- Success in claims avoidance through diligence in managing preconstruction details and proactive on-site monitoring and reporting
- Tailored reporting in a format preferred by KBOE; it is your way, not our way



Kenilworth Board of Education

Construction Management Services

- Estimating success based on fact that as builders, Epic remains current with market data insofar as pricing and trends. We regularly bid and self-perform work ourselves, and as such, know firsthand where the \$ are in the New Jersey market
- LEED certified Platinum, Gold and Silver New Jersey academic projects, and currently pursuing Platinum, Gold and Silver seeking projects
- Epic is the right size company for the scope and value of this program

A photograph of a classroom. In the foreground, there are several rows of wooden desks with attached chairs. In the background, a large chalkboard is visible, covered with handwritten chemical structures and reaction schemes. The text on the chalkboard includes "W/NBS", "logarithm", "P/SuP", "+Br", "+HB", and "G-P".

APPROACH TO THE PROJECT

Kenilworth Board of Education

Construction Management Services

Approach to the Project

Epic is a proponent of pre-planning and an aggressive pre-construction effort in order to add as much structure as possible to the construction phase. We believe that this will be particularly important for the Kenilworth Board of Education. Epic offers complete in-house project management from 95 industry professionals. All phases of the construction process, from preconstruction through closeout, will be controlled by our project team – providing continuity and *No Surprises*.

We are very familiar with the need to document and be diligent at all times on site to ensure the work is completed in accordance with the plans and specifications that will be tailored for this project. The following summarizes particular areas of concentration upon which we will focus within the framework of the services to be provided.



"What If?"

The theme – if you will – of all of our endeavors, from kick-off through turnover. We will investigate, question and propose recommendations/solutions for your consideration before we have to react in the field. As the old saying goes, we want to Plan the Work, and then Work the Plan.

Schedule

Our resume of construction management/ advisor projects includes the requirement of constructing facilities in accordance with hard opening dates (virtually every client we represent). Since our very first project in 1971 (for Rutgers) we have understood the complex issues of academic construction and adding structure to the construction scheduling process.

Importantly – our team, has built/ managed similar multi-project programs work, and knows the relevant "What-If" questions to ask to effectively plan the work with you, and then oversee it proactively in the field.

Our schedules are living documents, and are essential tools that we will use on site. Epic typically utilizes P6 scheduling software, which we find is widely accepted throughout our industry. Most of our projects are housed on FTP sites today, so we will collaborate with the Kenilworth Board of Education (the Board of Education) to determine if this is acceptable. In this way, all information including schedule can be maintained on-line.



Kenilworth Board of Education

Construction Management Services

Front End Review

As a contractor, the easiest way to “take advantage” of an owner is by exploiting poorly tailored General and Supplementary General Conditions. At Epic, we use our background and experience as a builder to insure a tight, well-defined and job specific Front End to protect the Board of Education’s financial interest. This includes review of the details of the Board of Education’s “typical” requirements, and being careful to look for gaps/redundancies in responsibilities and coverage between primes and/or trade packages.

Our familiarity with the campus, “typical” procedures and preferences, and understanding the experiences we have shared on prior projects will also help us shape these documents.

Our review will also go deeper into the drawings and specifications, making sure specific details tie together in an effort to avoid surprises both on bid day and in the field.

Here again, Epic’s extensive experience in the New Jersey public sector is particularly valuable. We are not learning the ropes on your project. We have been working continuously in New Jersey for 51 years and we know this market.

Once construction starts, we will provide written reports including the following:

- ✓ Daily – CM’s daily diary
- ✓ Weekly Bullet List: what happened this week, what is proposed for the following week, and some accompany photos. This has proven to be a very client friendly report
- ✓ Monthly- Monthly report to include project status, summary statement as to status of schedule, summary of financial status of the project, summary statement as to the status of change orders, summary statement as to the status of shop drawings/submittals and RFI’s, summary statement as to the status of quality control/ inspection, current construction and cost issues with proposed solutions, copies of monthly progress photographs, a thirty and sixty day look ahead and a safety/accident report

We will conduct meaningful project meetings.

We will endeavor to proactively obtain satisfactory adherence to specifications, drawings and contract documents.

We will monitor project progress on a weekly basis relative to the contractor’s schedule. We will work early in the construction phase to prepare for an expeditious closeout in order to minimize the “typical” drudgery of turnover and final payment. We recognize the project is not done at 99%, and will do our utmost to provide a clear path for client occupancy and contractor exit.



Kenilworth Board of Education

Construction Management Services

We will not allow the project to falter through either the contractor or consultant's lack of responsiveness. We will not tolerate delays in this regard, and after our joint lessons learned as to how to manage this issue should it arise.

The following quality assurance/ quality control summary provides a foundation for our approach to construction management services and this undertaking.

Logistics/Site Plan/Safety

Each of these aspects of the project is integral to our aforementioned Front End Review. We do not want to leave it up to the contractor(s) to determine these critical elements of the project post bid especially with two overlapping projects, each with their own unique requirements.

Epic offers our consistently outstanding safety and loss control experience to the process of putting teeth into structuring a work plan tailored to this site's specific needs.

By having incorporated the input of the Board of Education and the Epic team into the specifications, each bidder will know – in advance – what is expected. Again, we want to negate surprises and minimize the potential for change orders. We provide much more leverage for our site management staff by empowering them with clearly defined scope parameters.

The nature of this project demands clearly thought out phasing, laydown, temporary access/egress, and contingency plans become part of the bidding documents and a guide for construction.

Material Management

If required products are not on site, the project will not get built. While it is as simple as that, experience demonstrates that a proactive approach in formally tracking the progress of long lead or single vendor items is imperative.

We will control this process through aggressive and systematic calling, logging and reporting in concert with each Architect.

Communications

The success of all aspects of our management efforts boil down to effective and continuous communications.

Epic operates as a team, and we find that in this way our personnel constantly communicate with one another so no one person is left with singular responsibility and no support. We provide our own internal set of checks and balances through the involvement of the project executive, site manager, and the rest of the team.



Kenilworth Board of Education

Construction Management Services

You will always know what is going on, because we will have the right resources to communicate not problems – but the solutions. A plan of clear and effective lines of communication will be established at our kick-off meeting.

Changes

As a general contractor and self-performing trade contractor working throughout New Jersey for fifty one years, we are comfortable in our knowledge of the market and what the real cost is.

In addition, our Epic Interiors and Epic Millwork divisions are in the interiors contracting business – we can therefore readily and accurately identify labor and materials costs relative to these specific trades.

This knowledge provides us with significant bargaining strength when evaluating changes during construction. Whether they be Owner directed or as a result of an unknown condition, we can evaluate ownership of the change, price internally in consideration of scheduling impacts and work with the contractors to arrive at a fair and equitable price.

It is only through our relevant knowledge of the actual process – and we have built these types of facilities – that we are able to best protect your financial interest.

Reporting

Epic offers great flexibility in terms of type, frequency, and the level of reporting that you desire. We will work with you to ascertain how we can satisfy your requirements within a practical framework, and we will endeavor to insure that everyone knows the status of the primes/project in a timely fashion.

We can and do work electronically, and will kick the project off with a meeting devoted solely to confirming the Board of Education's informational desires with respect to that anticipated in the RFP.

Our goal is to inform, provide a history, and offer projections, but not overburden with paper. We recognize that this project will be under significant internal scrutiny, and we will work hard to insure no one is caught off guard. All events will be accounted for and well documented.

Due again to the nature of these projects and their temporary impact on the surrounding area, we also will discuss strategy for site signage and advisories to minimize disruption, as well as to offer appropriate protection and separation of construction and access/egress activities.

Close Out/Turn Over/Post Construction

This is perhaps the most important aspect of our relationship and of our responsibility on your behalf.



Kenilworth Board of Education

Construction Management Services

We will review the contract documents with close out in mind, so again, there are no surprises regarding rolling punch list, line-item hold back, and document requirements.

We will work closely with the contractors and the Board of Education to coordinate the myriad of project components that all need to come together to gain a timely and beneficial Certificate of Occupancy.

The Board of Education will not be left hanging out for the last piece of molding or spare ceiling tiles. We will not allow it to happen, because we understand the project is not complete at 99%.

The following quality assurance/ quality control summary provides a foundation for our approach to construction management services and this undertaking.



Quality Assurance / Quality Control Plan

The concept of quality assurance/quality control (QA/QC) in the construction industry is something that Epic Management takes very seriously for it ensures that the owner can occupy and use their facilities as intended in a safe and efficient manner. We have also found that in our industry QA and QC are all too often mere buzzwords and window dressings with plans that are not implemented, understood and/or embraced.

To this end we have created a very detailed Quality Assurance and Quality Control Manual that is part of Epic's standard operating procedures. We offer the following summarized highlights of our quality assurance procedures, protocols, philosophy and approach:

Kenilworth Board of Education

Construction Management Services

Introduction

Quality assurance/quality control involves not only the construction manager but everyone on the construction management project team.

- Contractors
- Owner
- Design Consultant(s)
- Inspection Agencies



Quality assurance/quality control is philosophy and concept where all parties are committed to understanding the owner's needs, design intent, critical procedures and tasks needed for compliance and pitfalls to avoid. Quality assurance is also a dynamic and living concept where planning is obviously critical for optimal control and avoidance but the construction process is also flexible to offer new, more creative ideas for improved efficiency of changes conditions.

Epic's QA/QC plan is summarized in a three-phase project approach as follows:

Preconstruction Phase

While many organizations view QA/QC as a construction phase-only activity, the preconstruction phase provides a tremendous opportunity for pre-active planning. Planning is paramount to producing a quality project for poorly planned projects usually result in poorly executed work. Some important procedures preconstruction include:

- **Team Preconstruction Meetings**

The project is being constantly reviewed during the preconstruction phase with the emphasis usually on completion of the design documents and how the budget and schedule are affected. It is also important during this phase to review details and materials: Can they be built and will they produce the desired effect? A great amount of value engineering may be ongoing during this period of time. During this phase, Epic's performed document reviews ensure that the design conforms to the budget, is critical. During this period the project schedule should be reviewed and revised to reflect any additional restraints or requirements imposed by the Board of Education. The team will also handle preliminary code review and plan review for final review approvals.

- **Epic Internal Preconstruction Review Meetings**

Identify the key project team as quickly as possible. This assures an expeditious start and a common appreciation of the project's goals. Defining responsibilities is a key role of the project executive. These meetings will not only provide the project team with a clear understanding of the project plan, but also develop an interaction and commitment and establish individual accountability.

Kenilworth Board of Education

Construction Management Services

- **Logistics Review**

Early on in preconstruction process, the project team will produce a Logistics Plan that determines the location(s) for construction access, gates, hoist and crane locations, temporary facilities, material lay-down and storage, temporary fence, site lighting, etc.

- **Document Control**

The project team members will handle all document control for the construction of the project including but not limited to, transmittals of all documents, plans, specifications, DCA/ local submissions, permits, etc.

- **Safety and Security Considerations and Planning**

This will involve members of our team including our safety director and client representatives as well as local Fire, Police and EMT as appropriate so that all measures desired in this regard can have complete stakeholder buy in and are the incorporated into the Supplementary General Conditions for the project.

- **Procurement**

Procurement planning, with input from the project executive, will decide the project's bidding and award strategy. The team will develop interest in bidding for the project and manage the advertisement of the bidding process. We will also conduct pre-bid meetings and coordinate and prepare the bid summary.

- **Constructability Review Meetings**

Typically performed at the 75% document development stage, and again as construction documents evolve, these meetings are conducted with the design consultants after our internal constructability reviews to ensure that the project is in fact buildable with clear and unambiguous documents (critical to maintain schedules and avoid costly change orders during the construction phase). The team will include a description of constructability issues with background information and a summary of the CM's in depth study/research and written recommendations for addressing such issues. In this case we will perform this service immediately following completion of our cost estimate.

While the remaining QA/QC work during pre-construction will vary with the complexity, scope and site-specific conditions, the following list includes some typical considerations:

- Site logistics, construction traffic control and parking
- Pre-roofing installation meeting
- Daily roof monitoring and inspections
- Debris removal and dumpster locations



Kenilworth Board of Education

Construction Management Services

- Submittal Requirements
- Building Envelope Integrity MEP Considerations - Is there adequate space above finished ceilings for MEP work? Must the structure and/or finishes be left out for egress? If the building has diagonal steel framing, will it affect the installation and access of any mechanical equipment or systems?
- Interior finish considerations – Are the details logical and simple to install? Is attic stock required? Which architectural details will require special attention?
- In general, is it constructible? Are the details consistent with good construction practices? Can the design actually be built? Is the sequencing logical? Are there adequate allowances for tolerances?
- Mock-up Requirements – Mock-ups are often key to ensuring that systems are constructed adequately and in conformance with specifications. Additionally any “bugs” or coordination issues can be worked out for overall improved quality and efficiency
- Temporary Utilities
- Trade Coordination
- Roof testing and Inspection Requirements – Specifically what tests and inspection are required and when?
- Off-site Plant Inspections – Certain materials and equipment can better inspected at the plants and fabrication facilities for quality and conformance such as marble, structural steel, painted and welded items
- Labor – Special requirements or training?
- Material and Equipment Lead Time – Do the lead times required conform to the construction schedule? Should advance purchase options be explored?

Construction Phase

As the project shifts to the construction phase the project team will be augmented. While quality assurance and quality control are closely related, there are important distinctions between QA and QC that we define at the start of the construction phase with the contractors.

In general, QA is the program that establishes policies, procedures, guidelines, training, standards and other activities designed to assure an acceptable level of quality. QC is the application of the QA program and the use of its tools and activities to control design quality. The distinction between QA and QC is subtle and with construction management contracts we find it effective for the construction manager to implement the QA and ensure that the contractors are enacting QC.

Kenilworth Board of Education

Construction Management Services

Some highlights from Epic's QA/QC program for the construction phase include:

- **Client – Architect/ Engineer – Epic Meetings**

We regularly discuss quality assurance with the Client and design consultants to ensure that work is being constructed properly and as intended

- **Submittal Review**

Our project engineers review shop drawings and submittals to determine that the requirements of the contract are being met and to assist in resolving conflicts. Our proven system for review, acceptance, rejection and processing of shop drawings/ submittals will be utilized by the project engineer assigned to the project

- **Communications**

We find it essential to make the contractors and subcontractors understand that Epic wants quality assured from the start, and not just quality controlled at the end by correcting a punch list. If the subcontractor or vendor gets this message early, the chance of getting a quality job is much improved. Our team will provide interpretation of meaning when required ensuring all project team members have a thorough understanding of plans, specifications, etc.

- **Learn from the Subcontractor**

Some of New Jersey's tradepersons are simply the best in the world at what they do and, when possible, we aim to work together while managing their contracts and feed off their knowledge while enforcing the contract and ensuring that the work complies with specifications

- **Testing Program**

As the construction manager, Epic oversees all testing and controlled inspections by the local and third party agencies to ensure that all building codes are adhered to and specifications are met

- **Inspection of Material**

It is critical to inspect the material prior to or as delivery to the site begins. The proactive step forewarns the contractors that Epic will not accept less than what it called for, and will ensure the products meet the specifications and approved shop drawings

- **Documentation**

The team will continue to provide all documentation and reporting as required such as logs, files, RFI aging report and more. Our proven methods for producing daily progress reports, change order status reports, material/equipment reports, shop drawings/submittal logs and more will ensure the efficiency of project documentation.



Kenilworth Board of Education

Construction Management Services

- **Weather**

Special task and project specific plans are implemented prior to summer and winter weather for concrete, masonry, painting, welding and other weather-sensitive operations

- **Conferences**

Pre-Construction and pre-installation conferences with contractors and trades persons provide focused opportunities to review specific details for roofing systems, waterproofing, masonry assemblies, rigging, testing, start-up and other activities to ensure optimal quality and conformance

- **Mock-Ups**

Mock-ups are scheduled early in the job to determine how the trades interface, and whether the work is acceptable. Mock-ups to be considered include exterior wall, interior finishes, typical trim details, floor patterns, colors, etc.

- **Field Checklists**

Epic's in-house reference source contains a number of checklists for typical construction operations that are tailored to the project

- **Finish Work Protection**

While it may seem very basic, one of the best ways to maintain the quality is to protect it from the construction environment after it is completed

- **Cost Accounting**

- **Safety Program**

A strong Safety Program goes a long way to help implement the QA/QC Program. A safe and clean environment has much to do with the attitude of the workers; if they are working in a poorly organized and debris strewn environment, the desire to build a quality project will be diminished

- **Outside Field Inspection**

Often a project's field staff gets too involved with coordination and schedule and we sometimes find it beneficial to conduct a "quality tour" by non-field Epic staff may see all of the forest and not just the trees. The principle is the same as a safety inspection

Safety and Site Logistics Checklist	
Communicate with Staff/ Students/ Visitors/ Parents	✓
Interaction with local Police/ Fire/ EMS Officials	✓
Contractor Access/ Circulation Routes	✓
Temporary Student/ Staff/ Access & Circulation Routes	✓
Construction/ Staff/ Visitor Parking	✓
Parent Drop-Off	✓
Temporary Lighting & Signage	✓
Building Security	✓
Fire Safety	✓
Emergency Egress	✓
Fenced Off Areas	✓
Material Lay-Down & Storage	✓
Utility Shutdown & Tie-In	✓
Vacation Planning	✓
Student/Staff Occupancy	✓
Asbestos Remediation	✓
Baseline Air Monitoring	✓
Zero Tolerance	✓
NO Smoking	✓

Kenilworth Board of Education

Construction Management Services

- **Quality Assurance in Progress Meeting Minutes**

Quality assurance is always reviewed and discussed as a standard matter of business in biweekly progress meetings (or more frequent if required)

- **CM Performance**

Lastly, for a quality program to be successful its performance must be measured; this measurement includes the performance of the program's administration. How well are the construction manager and design consultants performing? At first glance, many tasks do not seem to lend themselves to quantitative measurement, but on closer inspection, it is readily seen that most of what we do as managers of the construction process can, and must, be measured. We find it effective to periodically meet at the project executive level with the owner and design consultants to review our performance and determine what, if any, corrective actions need to be taken.

Even with the best QA program in place, it is inevitable that problems arise during construction and we look at a well-structured, planned and enforced QA/QC program as an essential practice to minimize adverse impacts.

Closeout Phase

The closeout and punchlist processes do not begin at the end of the project. They must be planned and reviewed early. Following the guidelines discussed in the previous section in QA/QC during preconstruction, construction does not constitute the end of a well-orchestrated QA/QC Program. The project must be turned over to the Board of Education in a logical and orderly manner, and this turnover must be formally recorded. When Epic completes the project, we have made a dedication of many years of staff time to produce the project in accordance with the contract and proper quality standards. Our staff takes great pride in this accomplishment and we strive to provide the Kenilworth Board of Education with the tools necessary to operate and maintain the product that was designed and constructed.

Kenilworth Board of Education

Construction Management Services

Scope of Services

Epic Management will embrace a collaborative role in managing the phases of preconstruction, construction and closeout. Our representative(s) will utilize their experience to observe, monitor and report on daily activities. We will communicate effectively and continuously to the Montclair Board of Education (MBOE).

We will be very proactive in holding all parties accountable for their contractual obligations and actions on site; this means all participants in the process – design professionals, consultants, contractors, and building officials. We will provide a concise narrative of jobsite activities along with an ongoing photo journal. We will serve as the MBOE's eyes and ears in managing the proposed program.

As warranted, we will aggressively pursue any and all remedies to satisfy the contractual obligations of each project participant including claims support as needed. Under our representative(s) watchful eye, this program will be completed in a manner that is timely, quality driven and safe for all.

Epic's management structure offers professional services in every aspect of construction management including:

- In-house trade-specific Estimating & Value Engineering
- Licensed Architects
- Professional Engineers
- MEP Coordination
- Scheduling and Planning
- Safety Director
- General Counsel
- QA/ QC Director
- Purchasing and Procurement
- Expediting
- Project Management
- Facilities Management
- Maintenance Operations and Projects
- Emergency Services Work
- LEED Accredited Professionals

Epic will provide scope of services in accordance with those listed in the RFP.





REQUIRED FORMS & CERTIFICATES

To be completed, signed and returned with Bid/Proposal

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of

Organization: Epic Management, Inc.

Organization

Address: 136 Eleventh St.

City, State, ZIP: Piscataway, NJ 08854

Part I Check the box that represents the type of business organization:

- ☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- ☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- ☒ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)
- ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)
- ☐ Other (be specific): _____

Part II Check the appropriate box



The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

OR



No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address
Robert Epifano, Jr.	824 Summit Ridge Dr., Bridgewater, NJ 08807
John Epifano	5 Gabriella Lane, Warren, NJ 07059

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

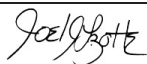
Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s
N/A	

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every non-corporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address
Robert Epifano, Jr. Epic Management, Inc. - 50%	824 Summit Ridge Dr., Bridgewater, NJ 08807
John Epifano Epic Management, Inc. - 50%	5 Gabriella Lane, Warren, NJ 07059

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the **KENILWORTH Board of Education** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the **Board of Education** to notify the **Board of Education** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the **Board of Education** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Joel G. Lizotte	Title:	Sr Vice President
Signature:		Date:	1/25/2023

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

NON-COLLUSION AFFIDAVIT

State of New Jersey
County of Monmouth

SS:

I, Joel G. Lizotte residing in Red Bank
(name of affiant) (name of municipality)
in the County of Monmouth and State of New Jersey of full age,
being duly sworn according to law on my oath depose and say that:

I am Sr. Vice President of the firm of Epic Management, Inc.
(title or position) (name of firm)

_____ the bidder making this Proposal for the bid
entitled RFP for On-Site CM Services, RFP# 2023-02, and that I executed the said proposal with
(title of bid proposal)

full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the Epic Management, Inc. relies upon the truth of the statements contained in said Proposal

(name of contracting unit)

and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by Epic Management, Inc.

Subscribed and sworn to

before me this day

Joel Bortz
Signature

Signature

January 25, 2023

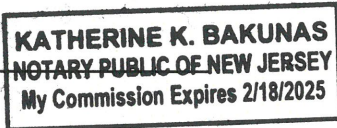
Joel G. Lizotte

(Type or print name of affiant under signature)

Notary public of

My Commission expires

(Seal)



C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (www.nj.gov/dca/lgs/lfns/lfnmenu.shtml).

1. The disclosure is required for all contracts in excess of \$17,500 that are **not awarded** pursuant to a “fair and open” process (N.J.S.A. 19:44A-20.7).
2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.
3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.
4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.
 - a. The Division has prepared model disclosure forms for each county. They can be downloaded from the “County PCD Forms” link on the Pay-to-Play web site at www.nj.gov/dca/lgs/p2p. They will be updated from time-to-time as necessary.
 - b. A public agency using these forms **should edit them to properly reflect the correct legislative district(s)**. As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
 - c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
 - d. The form may be used “as-is”, subject to edits as described herein.
 - e. The “Contractor Instructions” sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
 - f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.
5. It is recommended that the contractor also complete a “Stockholder Disclosure Certification.” This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract. (See Local Finance Notice 2006-__ for additional information on this obligation) A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions.

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a “fair and open” process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
 - of the public entity awarding the contract
 - of that county in which that public entity is located
 - of another public entity within that county
 - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed \$300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 52:34-25(b) itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an “interest:” ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, “a contribution by that person’s spouse or child, residing therewith, shall be deemed to be a contribution by the business entity.” [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor’s responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor’s submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law.

* N.J.S.A. 19:44A-3(s): “The term “legislative leadership committee” means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures.”

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant To N.J.S.A. 19:44A-20.26
KENILWORTH BOARD OF EDUCATION

**This form or its permitted facsimile must be submitted to the local unit
no later than 10 days prior to the award of the contract.**

Part I – Vendor Information

Vendor Name:	Epic Management, Inc.		
Address:	136 Eleventh St.		
City:	Piscataway	State:	NJ
		Zip:	08854

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

Signature  Printed Name Joel G. Lizotte Title Sr. Vice President

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than \$300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form.

Contributor Name	Recipient Name	Date	Dollar Amount
NONE	N/A	N/A	\$ N/A

☐ Check here if the information is continued on subsequent page(s)

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name: Union

State: Governor, and Legislative Leadership Committees

Legislative District #s: 20, 21, 22, & 29

State Senator and two members of the General Assembly per district.

County:

Freeholders

County Clerk

Sheriff

Surrogate

Municipalities (Mayor and members of governing body, regardless of title):

Berkeley Heights Township

Plainfield City

Clark Township

Rahway City

Cranford Township

Roselle Borough

Elizabeth City

Roselle Park Borough

Fanwood Borough

Scotch Plains Township

Garwood Borough

Springfield Township

Hillside Township

Summit City

Kenilworth Borough

Union Township

Linden City

Westfield Town

Mountainside Borough

Winfield Township

New Providence Borough

Boards of Education (Members of the Board):

Berkeley Heights Township

Plainfield City

Clark Township

Rahway City

Cranford Township

Roselle Borough

Elizabeth City

Roselle Park Borough

Garwood Borough

Scotch Plains-Fanwood Regional

Hillside Township

Springfield Township

Kenilworth Borough

Union Township

Linden City

Westfield Town

Mountainside Borough

Winfield Township

New Providence Borough

Fire Districts (Board of Fire Commissioners): None

KENILWORTH BOARD OF EDUCATION

Office of Business Administration

PROPOSAL DOCUMENT

CERTIFICATE OF INSURANCE STATEMENT

The proposer fully understands the Kenilworth Board of Education insurance requirements outlined in this Request for Proposal and agrees to provide all insurance required by these documents prior to award of contract.



Sr. Vice President

Signature and Title

1/25/2023

Date

NOTE:

FAILURE TO SIGN THIS DOCUMENT MAY RESULT IN THE REJECTION OF YOUR PROPOSAL

IRAN DISCLOSURE OF INVESTMENT ACTIVITIES N.J.S.A. 18A:18A-49.4

The Board of Education, pursuant to N.J.S.A. 18A:18A-49.4, shall implement and comply with Public Law 2012, c.25, Disclosure of Investment Activities in Iran—N.J.S.A. 52:32-55 et seq.

Certification Required—Prior to the Award of Contract—N.J.S.A. 52:32-58 (a)

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify, prior to the award of contract, that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

If the Board determines that a person or entity has submitted a false certification concerning its engagement in investment activities in Iran under section 4 of P.L.2012, c.25 (C.52:32-58), the board shall report to the New Jersey Attorney General the name of that person or entity, and the Attorney General shall determine whether to bring a civil action against the person to collect the penalty prescribed in paragraph (1) of subsection a. of section 5 of P.L.2012, c.25 (C.52:32-59).

In addition, bidders must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes on the lower portion of the enclosed form.

The Board has provided within the specifications, a Disclosure of Investments Activities certification form for all persons or entities, that plan to submit a bid, respond to a proposal, or renew a contract with the board, to complete, sign and submit with the proposal. Such certification is required to be submitted prior to the award of contract.

The Disclosure of Investment Activities in Iran Form is to be completed, certified and submitted prior to the award of contract.

**KENILWORTH BOARD OF EDUCATION
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM**

BID SOLICITATION/PROPOSAL TITLE RFP#2023-02, RFP for On-Site Construction Management Services
VENDOR/BIDDER NAME Epic Management, Inc.

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☒ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran. **OR**

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities N / A
Relationship to Vendor/ Bidder _____
Description of Activities _____
Duration of Engagement _____
Anticipated Cessation Date _____

Attach Additional Sheets If Necessary

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Signature *Joel G. Lizotte*
Joel G. Lizotte, Sr. Vice President

1/25/2023
Date

Print Name and Title

Version REV. 2.1 2021

This form is to be completed, certified and submitted prior to the award of contract.

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Div. of Contract Compliance & EEO as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Div. of Contract Compliance & EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

The failure to submit such appropriate evidence will result in rescission of the contract.

AFFIRMATIVE ACTION QUESTIONNAIRE

EXHIBIT B

This form is to be completed and returned with the bid. However, the Board will accept in lieu of this Questionnaire, Affirmative Action Evidence stapled to this page.

1. Our company has a federal Affirmative Action Plan approval. ☐ Yes ☒ No

If yes, please attach a copy of the plan to this questionnaire.

2. Our company has a N.J. State Certificate of Employee Information Report ☒ Yes ☐ No

If yes, please attach a copy of the certificate to this questionnaire.

3. If you answered “**NO**” to both questions No. 1 and 2, you must apply for an affirmative action Employee Information Report – Form AA302.

Please visit the New Jersey Department of Treasury website for the Division of Public Contracts Equal Employment Opportunity Compliance:

www.state.nj.us/treasury/contract/compliance/

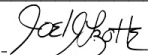
- Click on “Employee Information Report
- Complete and submit the form with the appropriate payment to:

Department of Treasury
Division of Public Contracts/EEO Compliance
P.O. Box 209
Trenton, NJ 08625-0002

All fees for this application are to be paid directly to the State of New Jersey. A copy shall be submitted to the Board of Education within seven (7) days of the notice of the intent to award the contract or the signing of the contract.

I certify that the above information is correct to the best of my knowledge.

Name: Joel G. Lizotte

Signature 

Title Sr. Vice President Date 1/25/2023

Name of Company Epic Management, Inc.

Address 136 Eleventh St.

City, State, Zip Piscataway, NJ 08854

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

[illegible]

From: @
Sent: Thursday, March 10, 2022 8:14 AM
To: marketing
Subject: Notice of Classification

EPIC MANAGEMENT INC
136 ELEVENTH ST
PISCATAWAY, NJ 08854

State of New Jersey



**DEPARTMENT OF THE TREASURY
DIVISION OF PROPERTY MANAGEMENT AND
CONSTRUCTION
33 WEST STATE STREET - P.O. BOX 034
TRENTON, NEW JERSEY 08625-0034**



NOTICE OF CLASSIFICATION

In accordance with N.J.S.A. 18A:18A-27 et seq (Department of Education) and N.J.S.A. 52:35-1 (Department of the Treasury) and any rules and regulations issued pursuant hereto, you are hereby notified of your classification to do State work for the Department (s) as previously noted.

Aggregate Amount	Trade(s) & License(s)	Effective Date	Expiration Date
Unlimited	C006 -CONSTRUCTION MANAGER AS CONSTRUCTOR C007 -DESIGN BUILD C008 -GENERAL CONSTRUCTION	03/16/2022 03/16/2022 03/16/2022	03/15/2024

- Licenses associated with certain trades are on file with the Division of Property Management & Construction (DPMC).
- Current license information must be verified prior to bid award.
- A copy of the DPMC 701 Form (Total Amount of Uncompleted Projects) may be accessed from the DPMC website at http://www.state.nj.us/treasury/dpmc/Assets/Files/dpmc-27_03_07.pdf.

ANY ATTEMPT BY A CONTRACTOR TO ALTER OR MISREPRESENT ANY INFORMATION CONTAINED IN THIS FORM MAY RESULT IN PROSECUTION AND/OR DEBARMENT, SUSPENSION OR DISQUALIFICATION. INFORMATION ON AGGREGATE AMOUNTS CAN BE VERIFIED ON THE [DPMC WEB SITE](#).



STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

NOTICE OF CONSULTANT PREQUALIFICATION

FIRM: EPIC MANAGEMENT, INC.
ADDRESS: 136 ELEVENTH STREET
PISCATAWAY, NJ 08854

☐ INITIAL ☐ REVISED ☒ RENEWAL

DATE OF ISSUE: MARCH 15, 2021
EXPIRATION DATE: MARCH 15, 2023
FEDERAL ID NUMBER: 223 317 521

☐ MBE ☐ WBE ☐ SBE ☐ VOB

The Experience Questionnaire (FORM 48A), submitted by your firm, has been reviewed. As a result of this review, your firm may be invited to submit proposals for projects involving the checked discipline(s) having a not to exceed Construction Cost Estimate (CCE) as noted. For the purposes of this form, NA = no fixed amount.

☐ ARCHITECTURE	_____	☐ ROOFING CONSULTANT	_____
☐ ELECTRICAL ENGINEERING	_____	☐ ACOUSTICS	_____
☐ HVAC ENGINEERING	_____	☐ ASBESTOS DESIGN	_____
☐ PLUMBING ENGINEERING	_____	☐ ASBESTOS SAFETY MONITORING	_____
☐ CIVIL ENGINEERING	_____	☐ CLAIMS ANALYSIS	_____
☐ SANITARY ENGINEERING	_____	☐ TELECOMMUNICATIONS	_____
☐ STRUCTURAL ENGINEERING	_____	☐ EXHIBIT/INTERPRETATIVE DESIGN	_____
☐ MECH. ENG. (ELEV., CONVEYORS, ETC.)	_____	☐ FIRE DETECTION SYSTEMS	_____
☐ SOILS ENGINEERING	_____	☐ FIRE PROTECTION SYSTEMS	_____
☐ FIRE PROTECTION ENGINEERING	_____	☐ FOOD SERVICE	_____
☐ ENVIRONMENTAL ENGINEERING	_____	☐ HYDRAULICS/PNEUMATICS	_____
☐ MARINE ENGINEERING	_____	☐ HYDROLOGY	_____
☐ LANDSCAPE DESIGN	_____	☐ SECURITY SYSTEMS	_____
☐ PLANNING	_____	☐ SITE PLANNING	_____
☐ LAND SURVEYING	_____	☐ HISTORIC PRESERVATION CONSULTANT	_____
☐ AERIAL SURVEYING	_____	☐ ENERGY AUDITING	_____
☐ HYDROGRAPHIC SURVEYING	_____	☐ TRAFFIC	_____
☐ FIRE & LIFE SAFETY RENOVATIONS	_____	☐ TRANSPORTATION	_____
☐ BUILDING COMMISSIONING	_____	☐ WASTE/WATER TREATMENT	_____
☐ BOILER/STEAM LINES/HIGH PRESSURE SYS.	_____	☐ ENERGY MANAGEMENT CONTROL SYSTEM	_____
☐ DAM/LEVEE DESIGN	_____	☐ RENEWABLE ENERGY CONSULTANT	_____
☐ BARRIER FREE/ADA DESIGN	_____	☐ CONSTRUCTION FIELD INSPECTION	_____
☒ ESTIMATING/COST ANALYSIS	NA	☒ PROJECT MANAGEMENT	UNLIMITED
☐ INTERIOR DESIGN/SPACE PLANNING	_____	☐ ENVIRONMENTAL CONSULTANT	_____
☐ ROOFING INSPECTION	_____	☐ STORAGE TANK REMOVAL	_____
☒ CONSTRUCTION MANAGEMENT	UNLIMITED	☐ STORAGE TANK INSTALLATION	_____
☒ CPM	UNLIMITED	☐ PERIMETER SECURITY FENCING	_____
☐ ARCHAEOLOGY	_____	☐ INDOOR AIR QUALITY TESTING	_____
☐ GEOLOGY	_____	☐ LANDFILL CLOSURE	_____
☒ VALUE ENGINEERING	NA	☐ LEAD PAINT EVALUATION	_____
☐ HISTORIC PRESERVATION/RESTORATION	_____		

PREPARED BY:

Pamela Sullivan
PAMELA SULLIVAN
MANAGER, PREQUALIFICATION UNIT

APPROVED BY:

Richard S. Flodmand
RICHARD S. FLODMAND
DEPUTY DIRECTOR

Certificate Number
603888

Registration Date: 06/30/2022
Expiration Date: 06/29/2024



State of New Jersey

Department of Labor and Workforce Development Division of Wage and Hour Compliance

Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Responsible Representative(s):

John Epifano, President

Responsible Representative(s):

Robert Epifano, Jr., CEO

Epic Management, Inc.
2022

A handwritten signature in black ink, appearing to read "R. Asaro-Angelo".

Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.



November 29, 2022

Epic Management, Inc.
136 Eleventh Street
Piscataway, NJ 08854

Re: Experience Rating Modification

Dear Sir or Madam,

The following are Epic Management Inc.'s intrastate experience rating modifications for the past 3 years, as published by the NJCRIB, Bureau File Number: 192058:

<u>Effective Date</u>	<u>Experience Mod</u>
11/29/2022 – 11/29/2023	.671
11/29/2021 – 11/29/2022	.477
11/29/2020 – 11/29/2021	.689
9/30/2019 – 11/29/2020	.812

Please let me know if we can be of any further assistance.

Very truly yours,

Melissa Fattori
Account Manager

New Jersey
Campus View Plaza
1250 Route 28, Suite 201
Branchburg, NJ 08876
Telephone 908.566.1010

Contact us
info@constructionriskpartners.com

ConstructionRiskPartners.com

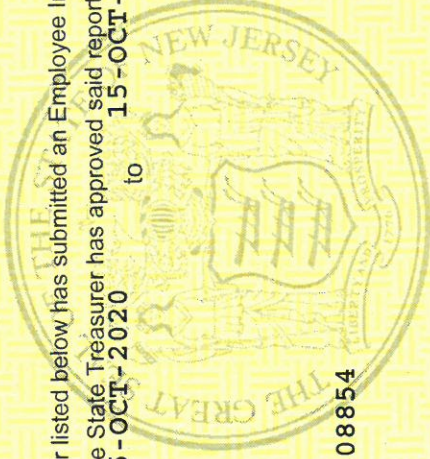
Certification 19997

CERTIFICATE OF EMPLOYEE INFORMATION REPORT RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-OCT-2020** to **15-OCT-2023**

**EPIC MANAGEMENT, INC.
136 ELEVENTH STREET
PISCATAWAY**

NJ 08854



Elizabeth M. Muoio

ELIZABETH MAHER MUOIO
State Treasurer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Construction Risk Partners Campus View Plaza 1250 Route 28, Suite 201 Branchburg, NJ 08876		1-908-566-1010	CONTACT NAME: Melissa Fattori PHONE (A/C, No. Ext): 908-566-1010 FAX (A/C, No): 908-566-1020 E-MAIL ADDRESS: XXXXX@XXXXXXXXXXXXXXXXXXXXXXX.XXX												
INSURED Epic Management, Inc. 136 Eleventh Street Piscataway, NJ 08854		INSURER(S) AFFORDING COVERAGE <table border="1"><tr><td>INSURER A: TRAVELERS PROP CAS CO OF AMER</td><td>NAIC # 25674</td></tr><tr><td>INSURER B: TRAVELERS IND CO</td><td>25658</td></tr><tr><td>INSURER C: CHARTER OAK FIRE INS CO</td><td>25615</td></tr><tr><td>INSURER D: ENDURANCE AMER INS CO</td><td>10641</td></tr><tr><td>INSURER E: AMERICAN GUAR & LIAB INS</td><td>26247</td></tr><tr><td>INSURER F:</td><td></td></tr></table>		INSURER A: TRAVELERS PROP CAS CO OF AMER	NAIC # 25674	INSURER B: TRAVELERS IND CO	25658	INSURER C: CHARTER OAK FIRE INS CO	25615	INSURER D: ENDURANCE AMER INS CO	10641	INSURER E: AMERICAN GUAR & LIAB INS	26247	INSURER F:	
INSURER A: TRAVELERS PROP CAS CO OF AMER	NAIC # 25674														
INSURER B: TRAVELERS IND CO	25658														
INSURER C: CHARTER OAK FIRE INS CO	25615														
INSURER D: ENDURANCE AMER INS CO	10641														
INSURER E: AMERICAN GUAR & LIAB INS	26247														
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: 67191124

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			DT-C0-3P051027-TIL-22	11/29/22	11/29/23	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 2,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 300,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 2,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 4,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 4,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 2,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	MED EXP (Any one person)	\$ 5,000	PERSONAL & ADV INJURY	\$ 2,000,000	GENERAL AGGREGATE	\$ 4,000,000	PRODUCTS - COMP/OP AGG	\$ 4,000,000		\$
EACH OCCURRENCE	\$ 2,000,000																				
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000																				
MED EXP (Any one person)	\$ 5,000																				
PERSONAL & ADV INJURY	\$ 2,000,000																				
GENERAL AGGREGATE	\$ 4,000,000																				
PRODUCTS - COMP/OP AGG	\$ 4,000,000																				
	\$																				
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BA-3P050344-22-26-G	11/29/22	11/29/23	<table border="1"><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000																				
BODILY INJURY (Per person)	\$																				
BODILY INJURY (Per accident)	\$																				
PROPERTY DAMAGE (Per accident)	\$																				
	\$																				
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ 10,000			CUP-4P059938-22-26	11/29/22	11/29/23	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 5,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 5,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 5,000,000	AGGREGATE	\$ 5,000,000		\$								
EACH OCCURRENCE	\$ 5,000,000																				
AGGREGATE	\$ 5,000,000																				
	\$																				
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☒ N/A			UB-3P049879-22-26-G	11/29/22	11/29/23	<table border="1"><tr><td>☒ PER STATUTE ☐ OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table>	☒ PER STATUTE ☐ OTH-ER		E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000						
☒ PER STATUTE ☐ OTH-ER																					
E.L. EACH ACCIDENT	\$ 1,000,000																				
E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000																				
E.L. DISEASE - POLICY LIMIT	\$ 1,000,000																				
D	Excess - \$5MM x \$5MM			ELD30000797004	11/29/22	11/29/23	Occurrence/Agg 5,000,000														
E	Excess - \$15MM x \$10MM			AEC 3224559-04	11/29/22	11/29/23	Occurrence/Agg 15,000,000														

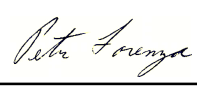
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance.

CERTIFICATE HOLDER

Epic Management, Inc. SAMPLE CERTIFICATE 136 Eleventh Street Piscataway, NJ 08854 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Epic Management, Inc.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions. 136 Eleventh St.	Requester's name and address (optional)
6 City, state, and ZIP code Piscataway, NJ 08854		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

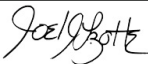
Social security number									
			-			-			
or									
Employer identification number									
2	2	-	3	3	1	7	5	2	1

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 1/7/2022
--------------	---	-----------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



REFERENCES

Kenilworth Board of Education

Construction Management Services

References

Rahway Public Schools

Kline Place, Rahway, NJ 07065

Contact: Dr. Patricia Camp, Superintendent

Phone: 732.396.1000

Hunterdon County Vocational School District

10 Junction Rd., Flemington, NJ 08822

Contact: Ashley Sanguiliano, Business Administrator & Todd Bonsall, Superintendent

Phone: 908.284.1444

Paramus School District 145 Spring Valley Rd., Paramus, NJ 07652

Contact: Brooke Bartley, Business Administrator/ Board Secretary

Phone: 201.261.7800

(Project Experience when Ms. Bartley was BA at Fair Lawn School District)

South Orange Maplewood School District

525 Academy St., Maplewood, NJ 07040

Contact: Eric Burnside, Business Administrator/ Board Secretary

Phone: 973.762.5600

River Vale Public Schools

609 Westwood Avenue, River Vale, NJ 07675

Contact: Kelly Ippolito, School Business Administrator/ Board Secretary

Phone: 201.358.4003

Clifton Public Schools

745 Clifton Avenue, Clifton, NJ 07013

Contact: Michael Ucci School Business Administrator/ Board Secretary

Phone: 973.470.2288





August 10, 2020

To Whom It May Concern;

Epic Management
Construction Management Services
Owner's Representative on Design Build Services

The New Jersey Schools Development Authority (NJSDA) has been for the past several years been utilizing the Design Build approach to many of its school projects. This approach requires that as the project sets forth in the 1st phase of construction a Construction Management firm be engaged to serve as the Owner's Representative as the project transitions from Design into construction and through to completion and turnover to the end users.

Epic Management has served in this function for the NJSDA in this role for a project noted as Passaic Leonard Place now known as the Sotomoyar School. In this role Epic personnel assisted in the fast track approach to the constructing the building, via management of the contractor on site activities, schedule review, submission review and construction management. These duties included daily interface with the NJSDA Design Elements to assure that the construction of the early phases was being well coordinated with the design of the later phases. In addition Epic reviewed all construction submittals, shop drawings and all other necessary post design submission for adherence to approved design and the NJSDA Performance Specification and Material System Standards.

Epic and its personnel on this project dealt with situations and impacts from late agency reviews to a difficult contractor. Through Epic's close management and oversight the project was successfully completed and opened in 2019.

As the Director of Construction Operations for the NJSDA I would personally recommend to any agency seeking a good Owner's Representative the firm of Epic Management

Sincerely,

Joseph B Lucarelli
Director

Mr. Keith Gourlay, Executive Director
New Jersey School Buildings and Grounds Association
PO Box 376
Newton, NJ 07860
800-851-9382

Letter of Recommendation

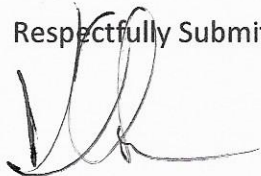
To Whom It May Concern,

I am writing today to recommend Epic Management for your upcoming projects. Before retiring and moving on to my current position I spent 30 years at the Sparta School System as the Buildings and Grounds Supervisor. There I had the pleasure of working with Bill Morris and Joel Lizotte over the years on numerous projects including our new Middle School and renovated High School totaling over 100 million dollars.

Epic Management always provided onsite Project Managers that demonstrated attention to detail, quality and the safety of all involved on every project. Most have been with them many years. All were a true pleasure to work side by side with. They listened and knew future projects depend a lot on the outcome of the current project. Many Architects and Engineers came and went. The one constant on all my projects was Epic Management.

For that reason it is without hesitation that I recommend Epic Management for your next project. Should you have any questions please don't hesitate to reach out at the above number or email me at kwgourlay@njsbga.org.

Respectfully Submitted

A handwritten signature in black ink, appearing to be 'K. Gourlay', written over the typed name.

Keith Gourlay, CEFM
NJSBGA Executive Director



We Bring the World to New Jersey

*John J. Duffy, P.E.
Senior Vice President of
Sports Complex Operations & Facilities
50 State Route 120
East Rutherford, NJ 07073
Ph: (201) 842-5115
Fax: (201) 507-8124
E-mail: jduffy@njsea.com*

October 13, 2020

**Re: Epic Management
New Jersey Sports and Exposition Authority
Headquarters Building Emergency Work**

To Whom It May Concern:

Please accept this letter of reference and recommendation for Epic Management. Each year since 1998 Epic has provided construction management services to the NJSEA at the Meadowlands Arena, Giants Stadium, Meadowlands Racetrack and Monmouth Park. The services have been wide ranging from facility additions to minor renovations and emergency work including exterior siding and soffit failures and large scale pumped sewage system failures. This correspondence concerns Epic's response to a structural emergency at our headquarters building.

Our two-story headquarters building is located partially over the Hackensack River and protected wetlands. On the morning of September 19, 2018, the east facade system of our headquarters building failed leaving our building prone to weather infiltration. When emergencies like this occur, we have no time for normal publicly advertised procurement methods and rely upon vendors with whom we had past successful dealings and timely responses. For the immediate protection, remedial strategy and construction management with this emergency, we brought in Epic Management. Within two hours of contacting Epic, they had two project managers, a carpenter foreman and an in-house professional engineer on site for damage assessment, stabilization, weather protection planning and remedial planning. Separately, during day one of this emergency, Epic's home office began work to retain specialized access hanging scaffolding for over-water damage and design assessment, protection work and remedial work. The next day, Epic had three carpenters on site to stabilize the building facade structural systems and implement temporary weather protection while Epic's project manager met with our design consultant. Epic continued through the following weeks to develop the scope of remedial work, prepare bid packages and oversee the remedial repairs so that our building was put back together and weathertight for the winter. Epic's project executive prepared reports for our board that were essential to documenting the decisions made and related procurement approvals during this unforeseen emergency.

In closing, for the past twenty years, Epic has been a selected NJSEA construction manager, that is also highly adaptable and able to move quickly and wisely with emergencies.

Sincerely,

John Duffy

FAIR LAWN BOARD OF EDUCATION

37-01 FAIR LAWN AVENUE
FAIR LAWN, NEW JERSEY 07410

Brooke Bartley
Business Administrator/Board Secretary
201-794-5500 ext. 7091
FAX # 201-475-2760
E-mail: bbartley@fairlawnschools.org

May 20, 2020

To Whom It May Concern:

We engaged the pre-construction and construction management services of Epic Management in June 2018. There was a lot of interest in our RFP right from the start and Epic rose to the top during the vigorous interview process. In the prior year we successfully passed a \$25 million bond referendum to address severe enrollment growth at the elementary level.

In addition to a complex DEP application and a tight timeline, the complexity of the project itself consisted of building a second floor structure over an existing structure while school was in session. We are now in the midst of the coronavirus pandemic. The construction has continued, we are on schedule, within budget and have had Epic keeping everything on track.

We put our faith in Epic and our confidence was well served. They were invested in the district's best interest and truly cared about walking with us step by step through all of the challenges we faced. It is with absolute pleasure that we would recommend working with Epic on any program large or small. I hope this letter of recommendation assists you in making an informed decision.

Regards,



Brooke Bartley
Business Administrator/Board Secretary

RUTHERFORD PUBLIC SCHOOLS

Rooted in Excellence

176 Park Avenue, Rutherford, NJ 07070

Fax: 201-939-6350

JOHN J. HURLEY

Superintendent of Schools

Phone: 201-939-1717

JOSEPH P. KELLY

Business Administrator/Board Secretary

Phone: 201-939-1718

May 19, 2020

To Whom it May Concern:

Epic Management, Inc. was appointed by the Rutherford Board of Education (District) in 2004 as construction manager for a \$30 million referendum based program that included alterations, additions and renovations at all six district schools.

Given the District's positive experience with Epic for those projects, as well as my own favorable prior experience with them on an \$18 million district-wide project for the Wanaque BOE, Epic was again selected as construction manager in 2018 for the District's \$45 million district-wide referendum-based capital improvements program. This time, Epic was brought on during the pre-referendum phase to offer insights related to cost validation, schedule and logistics planning.

Epic Project Executive Bill Morris has served the District in that for both programs. He and his site management teams are extremely organized and detail oriented, conducting their duties with professionalism and efficiency. It is clear their knowledge of the New Jersey K-12 construction process is respected by each of the contractors that worked in our schools. There has been a consistent cooperative, can-do spirit demonstrated by all parties.

Naturally, establishment and maintenance of budget, safety and schedule are of utmost importance to the District. Epic has consistently demonstrated each is a priority to them as well, and developed a plan that keeps our students learning and contractors working. Epic's proactive involvement has insured all work performed at our schools is done with the District's best interests in mind at all times.

Working as I do to meet the needs of the students, teachers, administrators, Board members and ultimately the entire Rutherford community, I understand the importance of developing effective working relationships. The relationships Epic developed with our team and has maintained with local Building Officials and our design firm (Parette Somjen Architects) has benefitted both programs immeasurably.

Without reservation, I highly recommend Epic to serve as construction manager to any organization seeking to initiate a large construction project and note the District's appreciation for continuously exceeding our expectations in that role.

Sincerely,



Joseph P. Kelly, CPA

Business Administrator/Board Secretary

PINELANDS REGIONAL SCHOOL DISTRICT

520 Nugentown Road
P.O. Box 248
Little Egg Harbor, NJ 08087-0248

Telephone 609-296-3106
Fax 609-294-9519



MELISSA MCCOOLEY, Ed.D.
Superintendent

NICHOLAS K. BROWN
Business Administrator/Board Secretary

December 12, 2019

Epic Management, Inc
Attn: Joel Lizotte
136 11th Street
Piscataway, NJ 08854

Dear Mr. Lizotte:

It is my pleasure to provide you with this letter of reference on behalf of the Pineland Regional Board of Education.

This work at the High School and Middle School, at the time I became business agent, was problematic; they were projects gone awry. During the last 18 months, Epic has stepped into the fray and completed both projects. Approximately \$36,000,000.00 of work has been completed since Epic's involvement.

Based on my observations, Epic took charge and worked collaboratively with Administration, the Board of Education and the design team to get the projects completed.

Epic, kept the owner informed at all times. Issues were dealt with quickly, efficiently and in a reasonable manner. Support staff, led by Brian Moore and Bill Costello were ever present, responsive and accommodating. The owner relied upon their extensive experience and recommendations in managing the myriad of matters related to the ongoing construction.

Based on the foregoing, we are happy to recommend Epic Management, Inc. for the professional manner which pre-construction, construction and close out services were provided and managed.

Thank you,

A handwritten signature in blue ink, appearing to read 'Nick K Brown', with a stylized, flowing script.

Nicholas Brown
Business Administrator
Pinelands Regional School District

Kearny School District

172 Midland Avenue
Kearny, NJ 07032

Phone: 201-955-5116
Fax: 201-955-0426 / 201-955-0544
www.kearnyschools.com

June 13, 2018

William A. Morris, Project Executive
Epic Management, Inc.
136 Eleventh Street
Piscataway, New Jersey 08854

Re: Kearny Board of Education
Kearny High School – Aircraft Noise Abatement and Renovation Project

Dear Bill,

As we move closer to completing the Addition and Renovation work at the High School, I want to thank the Epic Team for their great work in support of the District's very complex building project.

The initial planning and funding process pre-dated Epic's involvement, however, since the Board of Education hired Epic as their Construction Manager in 2011, the guidance Epic provided during preconstruction and construction played an important and essential role in assisting to make Kearny's project successful.

On-site managers Wayne Jurgensen and Jose Tabares, and most recently upon the restart of the project, Dave Wilber, were my eyes and ears covering all the bases to make sure work was executed safely and without incident to students and staff as the contractors performed their work. And the support you provided, Bill, always available whenever needed, has been invaluable.

Again, thank you for a job well done.

Sincerely,



Mark Bruscano,
Director of Plant Operations



North Hunterdon-Voorhees Regional High School District

*"Providing Success
for All Students"*

1445 State Route 31, Annandale, NJ 08801
Tel: (908) 735-2846 Fax: (908) 735-6914

CHARLES M. SHADOW, Ph.D.
Superintendent of Schools

FRANK C. HELIES, Ph.D.
Assistant Superintendent of
Curriculum / Pupil Personnel Services

MARK D. ALBERT
School Business Administrator /
Board Secretary

Mr. Joel Lizotte, Vice President
Epic Management, Inc.
136 11th Street
Piscataway, NJ 08854

Dear Mr. Lizotte,

We are at the final close-out of the North Hunterdon-Voorhees expansion project and I wanted to take a few moments to thank Epic Management, in particular Dan Delmar and Dan Fennell, for their part in our project. Our project was approximately \$1,000,000 over the construction cost estimate due mainly to the delay in the review periods in Trenton. Additionally the school initiated a \$350,000 change order for a change in scope. This project had the potential for being \$1.3 million over budget.

Due to the expertise and direct involvement of all parties concerned, including and in large part due to Epic Management, this project came in on time and on budget. There is not much more of a testimonial I could give your firm than as was stated above. Thank you again on behalf of the North Hunterdon-Voorhees Administration and Board of Education.

Sincerely,

Mark D. Albert
School Business Administrator/
Board Secretary



National Services
1660 Duke Street
Alexandria, VA 22314-3427
703.341.5000
www.VolunteersofAmerica.org

October 15, 2020

To whom it may concern:

Please accept this letter as a positive reference for Epic Management's consideration in their pursuit of a potential role in providing construction management services for the NYC Department of Design and Construction. Epic Management served in the capacity of General Contractor for a challenging full renovation of a largely occupied high-rise senior housing project located in Jersey City, New Jersey and owned by the Volunteers of America. The project was financed through the use of multiple funding sources several of which involved federal programs and Epic satisfied all of the many unique requirements that came with those funding sources.

The challenges of the work included daily complex coordination between performance of the work and the preservation of the complete safety of the elderly residences while work was being conducted. The tasks of demolition, material deliveries, coordination with property management and the management and scheduling of the multiple inspection agencies governing the approval process were all handled professionally. The building footprint occupied the majority of the site and the staging of the work required a thoughtful analysis and constant diligence regarding the implementation of the work plan. The quality of the work was good and the field supervision was exemplary.

Please feel free to contact me at 443-798-4267 if I can provide further information in your evaluation of Epic Management.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Della", with a long, sweeping horizontal line extending to the right.

Rick Della
Director of Construction and Facilities Management
Volunteers of America, Inc. National Office

Northeast Carpenters Apprentice Training and Educational Fund

Ridgeley G. Hutchinson
Executive Director
Email: traincarp@msn.com
Web: www.ncatf.org



75 Fieldcrest Avenue
Edison, New Jersey 08837
Phone 732-417-3900
Ext. 241

June 1, 2018

Mr. William Morris Jr.
Project Executive
Epic Management, Inc.
136 Eleventh Ave
Piscataway, NJ 08854

Re: Northeast Carpenters Apprentice Training Center

Dear Mr. Morris:

I would like to thank you and Epic Management Inc. for the exemplary job you did of overseeing the construction of our new training center. Due to Epic's professional management skills, we completed the project on time and within our budget.

I would also like to thank you for assigning Sam Campanella as our on-site construction professional. Sam's knowledge and attention to details helped reassure us during the construction and clearly played an influential role in the successful completion of the project.

Best regards,

Ridgeley Hutchinson
Executive Director



FEE PROPOSAL

**KENILWORTH BOARD OF EDUCATION
REQUEST FOR PROPOSALS FOR
CONSTRUCTION MANAGEMENT SERVICES**

FEE PROPOSAL FORM

Pre-Construction Services (Lump Sum per Package)

Package 1: $\frac{\$4,000.}{\$4,000.}$ $\frac{2/15/23 - 8/15/23 (6 \text{ months})}{\text{DD Estimate}}$

Package 2: $\frac{\$5,000.}{\$4,000.}$ $\frac{2/15/23 - 3/15/23 (1 \text{ month})}{\text{CD Estimate}}$

Package 3: $\frac{\$14,000.}{\$6,000.}$ $\frac{2/15/23 - 8/15/23 (6 \text{ months})}{\text{CD Estimate}}$

Construction Phase (Fixed Cost per Month)

Cost per Month: \$20,450.

Total 25 Months (Sept 2023 through Sept 2025): \$511,250.
(Cost per Month x 25)

* Site Manager #2, if mutually determined required, 5/2024 - 9/2024: \$12,300.

Post-Construction Phase (Lump Sum per Package)

Package 1: \$10,000.

Package 2: \$12,700.

Package 3: \$20,000.

When completing this form, proposers should fill out the amounts/costs on each line as indicated.

- For Pre-Construction Services, provide a separate cost for each package. It is acknowledged that some of this work would overlap among packages; however, KBOE is requesting pricing for each project as a stand-alone fee.
- For Construction Phase, it is currently anticipated that full-time on-site services will be required from September 2023 through September 2025.
 - Because the total duration of construction phase services may change based on final bid and construction schedules, KBOE is requesting monthly pricing.
 - By submitting a monthly price, the proposer is certifying that they can and will provide their full level of proposed services within that amount, with no added costs.

Kenilworth Board of Education

Construction Management Services

Hourly Rates

The following additional cost details are provided for personnel proposed in this submission:

Personnel	2023 Rate *
Project Executive	\$195/ hr
Sr. Project Manager	\$139/ hr
Project Manager	\$128/hr
Site Manager	\$117/ hr
Preconstruction Coordinator	\$135/ hr
Project Controls/ Scheduler	\$152/ hr
Safety Director	\$115/ hr
Safety Officer	\$88/hr
Chief Estimator	\$179/ hr
Cost Estimator	\$110/ hr

