

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK
AUTHORIZING THE AWARD OF CONTRACT BID23006 TO
BROCKWELL AND CARRINGTON CONTRACTORS, INC.
FOR THE REMEDIATION AND RESTORATION OF THE
MUNICIPAL COMPLEX EXTERIOR FAÇADE**

WHEREAS, Hurricane Ida impacted New Jersey on Wednesday, September 1, 2021, bringing severe weather conditions including strong winds and heavy and sustained rainfall in some areas; and

WHEREAS, the storm caused severe damage to municipal facilities, infrastructure, vehicles and equipment, including the Municipal Complex which had extensive damage to the exterior façade and interior basement sections of the first floor; and

WHEREAS, following the event, professionals were engaged by the Insurance Company and excess carrier to review the Municipal Complex and provide a report on findings and issue an opinion to the carrier that is used as a basis for determination of coverage; and

WHEREAS, following the initial report, municipal officials challenged the findings that the disqualified the exterior façade and requested that areas not addressed in the initial reports also be evaluated, which led to supplemental engagements by the insurance carrier to amend preliminary findings, specifically addressing concerns with the exterior wall and façade; and

WHEREAS, in January of 2022, Peter Campisano with USA Architects met with elected and municipal officials to report on the preliminary findings and the repairs that would be necessary to restore the exterior, inclusive of bringing the building to current construction code standards and provide future resiliency against weather related events; and

WHEREAS, Halliwell Engineering Associates that had been engaged by the Insurance Company issued an investigation report in May of 2022, followed by MKA issuing a supplemental report in July of 2022 for the carriers, specifically to address concerns with the exterior façade; and

WHEREAS, in the fall of 2022, municipal officials and professionals working with the Township held meetings with representative of the insurance carrier and their engaged professionals to discuss the findings included within the reports; and

WHEREAS, in October and November of 2022, municipal officials working with legal counsel and the Risk Manager raised concerns with the findings to members of the Garden State Joint Insurance Fund and requested the carriers cover costs associated with an independent study of the exterior, that would be engaged directly by the Township; and

WHEREAS, in December of 2022, pursuant to Resolution 346-12.22, an agreement with BDO USA, LLP was authorized for claims administration services and for assistance with the reporting, documentation and submission requirements; and

WHEREAS, in January of 2023, representatives for BDO USA, LLP working with municipal officials, identified and met with engineering professionals to provide a proposal for a Building Envelope Moisture Intrusion Investigation needed to determine the full scope of damage to the cavity of the exterior wall, in addition to working together with Hillmann Consulting as the engaged environmental firm for a comprehensive analysis of the sheathing within the façade; and

WHEREAS, in April of 2023, pursuant to Resolution 112-4.23, CTL Group was engaged to conduct a Building Envelope Moisture Intrusion Investigation; and

WHEREAS, the current agreement with USA Architects included remediation and restoration efforts at the Municipal Complex, including design through bid phase services relating to the Municipal Complex Façade Remediation and Restoration Project; and

WHEREAS, on May 15, 2023, the Township Council approved Resolution 166-5.23 authorizing advertisement for receipt of bids for the for the Municipal Complex Façade Remediation and Restoration Project, BID23006; and

WHEREAS, in June of 2023, CTL Group issued a report on their findings and discussed repairs necessary to remediate the disaster-related damage to the exterior walls breached during Hurricane Ida, confirming the recommendation made by USA Architects and included within the bid plans and specifications; and

WHEREAS, on June 21, 2023, the Municipal Clerk witnessed the receipt of two bids, with the lowest received from A1 Construction Services, Inc. of Bellmore, New York with a base bid of \$3,870,000.00 and the second lowest bid submitted by Brockwell & Carrington Contractors, Inc. with a base bid of \$7,025,000.00; and

WHEREAS, on June 22, 2023, A1 Construction Services, Inc. made a request to with draw their bid due to a mistake made in calculating the amount bid which has been reviewed by USA Architects and incorporated into the attached report that recommends accepting their request; and

WHEREAS, pursuant to Public Contracts Law N.J.S.A. 40A:11-23.3 et seq. when a bidder requests withdrawal due to a mistake on the part of the bidder, the governing body of the contracting unit shall first act upon the request to withdraw the bid and may then continue the award process with the remaining bids; and

WHEREAS, Peter Campisano with USA Architects, Architects for this project, the Purchasing Agent and Legal Counsel have reviewed the qualifications and bid submitted by Brockwell & Carrington Contractors, Inc. and determined them responsive under the provisions of the Local Public Contracts Law N.J.S.A. 40A:11-1 et seq. and all other provisions of the revised statutes of the State of New Jersey.

Resolution: _____

NOW THEREFORE, BE IT RESOLVED, that the request made by A1 Construction Services, Inc. to withdraw their bid is hereby accepted; and

BE IT FURTHER RESOLVED, that the bid submitted by Brockwell & Carrington Contractors, Inc. is hereby accepted.

BE IT FURTHER RESOLVED, Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute and Township Clerk to witness an agreement with Brockwell & Carrington Contractors, Inc. for the Municipal Complex Façade Remediation and Restoration Project, in accordance with Contract BID23006, in the amount of \$7,025,000.00.

CERTIFICATION

I, Cavell Gallimore, Chief Financial Officer of the Township of North Brunswick, certify that funds are available in Capital Ordinance 23-11 account C-04-55-C23-232-101 \$7,025,000.00 are available under Contract BID22010.

Cavell Gallimore
Chief Financial Officer

Justine Progebin
Business Administrator

Ronald Gordon, Esq.
Township Attorney
Approved as to legal form

RECORDED VOTE:

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
HUTCHINSON				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
MEHTA				
MAYOR WOMACK				

I hereby certify that the above Resolution was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on July 5, 2023.

Lisa Russo
Township Clerk



June 27, 2023

Ms. Justine Progebin, Business Administrator
Township of North Brunswick
710 Hermann Road,
North Brunswick, NJ 08902

Re: **LETTER OF RECOMMENDATION**
Building Envelope Restoration at the Municipal Building
for the Township of North Brunswick
USA Project No. 2023-042
North Brunswick Twp. Bid No.: BID23006

Dear Ms. Progebin:

As you are aware, bids were received June 21, 2023, for the above referenced project. The project called for one Base Bid. The Base Bid was for the removal and replacement of existing components (brick, windows, doors, sheathing, and related work) of the exterior façade system of the municipal building. These areas are being restored as part of ongoing efforts to replace components of the municipal building's existing masonry cavity wall system damaged during Hurricane Ida in 2021.

The Base Bid was for all work related to the defined facade areas as a single-prime, overall lump sum, all-inclusive bid.

Bids were received from two general contractors. The apparent low bid was received from A1 Construction Services, Inc. of N. Bellmore, New York. Their bid price for the Base Bid is \$3,870,000. The second bid was received from Brockwell & Carrington Contractors, Inc. of Towaco, New Jersey. Brockwell & Carrington's bid price for the Base Bid is \$7,025,000. Both bids are below our estimated project budget. The estimated project budget is \$7,500,000.

A copy of the bid tabulation is attached herein.

After the bid opening date, USA Architects received a letter from A1 Construction Services on June 22, 2023, requesting to withdraw their bid after they discovered a mathematical error in their submission. It should be noted that A1's bid is (-\$3,630,000) below the estimated project budget and we do not consider their bid to be a fair or feasible price for the work involved.

A copy of A1 Construction Service's bid withdrawal request letter is attached herein.

USA recommends that your attorney review this request and recommends that the Township Council accept the withdrawal letter submitted by A1 Construction Services and forgo retaining their bid bond.



Subsequently, USA held a post-bid conference with Brockwell & Carrington wherein their proposed bid amounts and understanding of the scope of work and schedule was confirmed.

Brockwell & Carrington has submitted paperwork stating that they are classified in the State of New Jersey to perform this type of work. We consider their bid to be a fair price for the work involved. USA has successful experience working with this contractor in the past.

Brockwell & Carrington Contractors, Inc. is not listed on the New Jersey Debarment List.

It should also be noted that if, for whatever reason, these bids were rejected and the project placed for re-bid then there is no guarantee that the bid prices would be less than that received today. In addition, the project schedule could be placed in jeopardy and the work may not be completed in time for other planned projects / activities at the municipal building.

The Contract date for Substantial Completion is March 15, 2024.

Based on the above information our firm makes the following recommendations:

AWARD CONTRACT TO:

Brockwell & Carrington Contractors, Inc.

1 Como Court

Towaco, NJ 07082

Tel: 973.237.1222

BASE BID	\$7,025,000.00
TOTAL AWARD	\$7,025,000.00

USA Architects recommends that your attorney review the anticipated award, including the bidder's proposal package for compliance with all aspects, regulations, and procedures of law.

USA looks forward to the successful completion of this facade project with the Township of North Brunswick. Please advise our office what action the Township Council takes on this matter so that we may proceed and notify the contractor accordingly.

USA Architects Planners + Interior Designers, Ltd.

Respectfully Submitted,

Michael J. Bryson, CDT

Associate / Senior Project Manager

cc: Mr. Peter Campisano, USA Architects
USA File

PROJECT:	Building Envelope Restoration at the Municipal Building				
USA JOB NO.:	2023-042				
OWNER:	Township of North Brunswick				
BID DUE DATE:	June 21, 2023	BID DUE TIME:	2:00pm		
CONTRACTS:	SINGLE PRIME				
Contractor	TOTAL BASE BID (including Allowance #1: \$75,000., Allowance #2: \$900. per M, (Material FOB only), Allowance #3: (see UP/Sq. Ft. No. 04), Allowance #4: \$150,000.)	Unit Price No. 01 Brick Repointing: UP/Sq. Ft.	Unit Price No. 02 Brick Replacement: UP/Sq. Ft.	Unit Price No. 03 Brick Cleaning: UP/Sq. Ft.	Unit Price No. 04 Steel: UP/Sq. Ft.
A1 Construction Service Inc. 2468 N. Jerusalem Rd., Suite #1 Bellmore, NY 11710 516-422-2700 info@a1constructionservice.com	3,870,000	22 ⁰⁰	170 ⁰⁰	6 ⁰⁰	16,000 ⁰⁰
Blackstone Group LLC 570 Broad Street, Suite 1206 Newark, NJ 07102 973-624-6300 jason@b360.us	No Bid	—	—	—	—
Brockwell & Carrington Contr. Inc. 1 Como Court Towaco, NJ 07082 973-237-1222 adimopl@brockwellcarrington.com	7,025,000	34 ⁰⁰	50 ⁰⁰	25 ⁰⁰	4,000 ⁰⁰
Dan Lepore & Sons 501 Washington Street, Suite #2 Conshohocken, PA 19428 610-940-9888 marjie@danlepore.com	No Bid	—	—	—	—
Servpro of the Seacoast 74 Industrial Park Dover, NH 03820 603-743-4301 sidney@servprodrs.com	No Bid	—	—	—	—
Spartan Construction Inc. 399 Oak Street, Suite C South Amboy, NJ 08879 732-571-8884 office@spartaconstructionnj.com	No Bid	—	—	—	—
ZN Construction LLC 185 East 54th Street Elmwood Park, NJ 07407 201-509-8833 boran@znconstructionllc.com	No Bid	—	—	—	—

A1 CONSTRUCTION SERVICES INC.

2468 Jerusalem Rd Suite#1, N. Bellmore NY 11710 TEL (516) 422-2700 FAX. (516)499-3222
Email: info@a1constructionservice.com

Date: 06/22/2023

Attn: Peter Campisano

USA Architects

REF: NBT Building Envelope Restoration Project

Please be advised upon review of our bid for above referenced project we have discovered a mathematical error. We are not able to do this project and request to withdraw our bid respectfully. We regret the inconvenience it may have caused.

Thank you for your co-operation.

Respectfully,

Zia Rehman

Zia Rehman

President