

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK  
AUTHORIZING CHANGE ORDER NO.3 WITH  
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 water damage to municipal facilities, infrastructure, vehicles and equipment, including the Municipal Complex; and

**WHEREAS**, in July of 2023, pursuant to Resolution 221-7.23, the Township Council authorized Contract BID23006 with Brockwell & Carrington Contractors, Inc. (“Brockwell”) for the Municipal Complex Façade Remediation and Restoration Project, in the amount of \$7,025,000.00; and

**WHEREAS**, in September of 2023, following the award of contract, Brockwell notified USA Architects, as the project manager for this contract, that a request was made by the brick manufacturer seeking additional funds due to escalation over the amount bid for brick material, as proposed on Change Order No. 1; and

**WHEREAS**, in September of 2023, this matter was resolved with no net increase and Change Order 1 was withdrawn; and

**WHEREAS**, in July of 2023, pursuant to Resolution 243-7.23, the Township Council authorized a contract amendment with Servpro Disaster Recovery Services for restoration work at the Municipal Complex, which included installation of perimeter wall insulation; and

**WHEREAS**, in September of 2023, the method for installation of the perimeter insulation was reviewed by professionals along with representatives for Brockwell and Servpro that collectively determined it would be advantageous for Brockwell to provide the exterior insulation, removing the work from the project scope under Servpro; and

**WHEREAS**, in October of 2023, pursuant to Resolution 314-10.23, the Township Council authorized Change Order No. 2 with Brockwell & Carrington Contractors, Inc., increasing the contract amount by \$109,582.27 to provide the perimeter insulation, for a revised contract amount of \$7,134,582.27; and

**WHEREAS**, during the storm event, there was also water damage to outside rear of Municipal Complex which two exterior ground-level chillers were submerged in water, located near a free-standing wall; and

**WHEREAS**, in April of 2023, pursuant to Resolution 138-4.23, CME Associates was engaged to design a new outside foundation slab for the replacement chillers and to investigate the settlement of the exterior free-standing wall that settled post storm event, now leaning into the façade of the building; and

**WHEREAS**, during the storm event, water also breached the door of the rear stair well and the basement was flooded with several feet of water; and

**WHEREAS**, in May of 2023, pursuant to Resolution 163-5.23, CME Associates was also engaged to design plan documents for an extension of the height to the exterior rear stair wall of the Municipal Complex; and

**WHEREAS**, the Township has made application with the Federal Emergency Management Agency (FEMA), under the Public Assistance Program for future mitigation efforts, and will be seeking reimbursement for expenses associated with the elevation of the chillers and stair wall extension; and

**WHEREAS**, Brockwell agreed to the change in scope and provided Change Order No.3 for work associated with the replacement and elevation of the exterior chiller pad and to extend the height to the exterior rear stair wall in the amount of \$421,724.46; and

**WHEREAS**, USA Architects and municipal officials have reviewed the proposal as presented by Brockwell and determined it necessary to include said work as an amendment to the current contract, hereby making a recommendation to approval Change Order No. 3.

**NOW THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of North Brunswick does hereby authorize the Mayor or Business Administrator to execute Change Order No. 3 with Brockwell & Carrington Contractors, Inc. under Contract BID23006, with an increase in the contract amount by \$421,724.46 for said work, for a revised contract amount of \$7,556,306.73.

CERTIFICATION

I, Cavel Gallimore, Chief Financial Officer of the Township of North Brunswick, certify that funds in the following account totaling \$421,724.46 are available under Contract BID23006:

\$215,794.21 are available in the Capital Ordinance 23-11 account C-04-55-C23-232-101, and \$205,930.25 are available in the Capital Ordinance 23-16 account C-04-55-C23-233-701.

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Cavel Gallimore  
Chief Financial Officer

Resolution: \_\_\_\_\_

\_\_\_\_\_  
Justine Progebin  
Business Administrator

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

**RECORDED VOTE:**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
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 December 18, 2023.

\_\_\_\_\_  
Lisa Russo  
Township Clerk



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# Brockwell & Carrington Contractors, Inc.

General Contractors • Construction Management • Construction Consulting

*Specializing in Commercial, Industrial and Institutional*

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## Change Order # 3

Michael Bryson  
USA Architects  
20N. Doughty Ave.  
Somerville, NJ 08876

Date Submitted: 11/29/2023  
Date Required: ASAP

Dear Mr. Bryson  
Please see the following costs

### SUBJECT: NBER- Bulletin #2

Scope: Additional Costs for chiller foundation and stairwell extension as requested by the Bulletin #2 issued on 9/15/23 by USA Architects.

Please see attached change order from

#### Performed Work by

##### Alpine Fabrication LLC

Material & Labor (see attached)		\$ 37,500.00
OH&P	10%	\$ 3,750.00

##### DS Meyer Enterprises, LLC

Material & Labor (see attached)		\$ 97,270.00
OH&P	10%	\$ 9,727.00

##### JJJ Concrete Corp.

Material & Labor (see attached)		\$ 223,200.00
OH&P	10%	\$ 22,320.00

<b>Subcontractor Performed Work Total</b>			\$393,767.00
<u>B&amp;C OH&amp;P</u>	5%	\$ 19,688.35	

<b>Change Order Subtotal</b>		\$413,455.35	
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Bond	1%	\$4,134.55	
Insurance	1%	\$4,134.55	

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**\$421,724.46**

**Change Order Total:**

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**\$421,724.46**

Sincerely,

***Brittany Dassatti***

Project Manager & Resources Manager

Date: 11/29/2023

# Alpine Fabrication LLC

223 Sanzari Place  
Maywood, NJ 07607 US  
matt@alpinefab.com



## Estimate

ADDRESS	SHIP TO	ESTIMATE	1005
Mr. George Dimoplon	Mr. George Dimoplon	DATE	11/27/2023
Brockwell & Carrington Contractors Inc.	Brockwell & Carrington Contractors Inc.	EXPIRATION	12/27/2023
1 Como Court	1 Como Court	DATE	
Towaco, NJ 07082 USA	Towaco, NJ 07082 USA		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	North Brunswick Municipal Building: Chiller Pad Railing and Stairs	1	37,500.00	37,500.00
		Alpine Fabrication proposes to Furnish and Install (2) Staircases and all required Railings specified on Drawings S1-S6 Dated August 2023 as per Spec. Section 5050 and 5500.			
		SUBTOTAL			37,500.00
		TAX			0.00
		TOTAL			<b>\$37,500.00</b>

Accepted By

Accepted Date

# D.S.M.

## DS MEYER ENTERPRISES, LLC

Complete Asphalt Pavement Maintenance  
2 North Street - Suite 2A - Waldwick, NJ 07463

Est # 2

### Proposal and Agreement

Brockwell & Carrington Contractors Inc.  
1 Como court  
Towaco NJ 07082  
Attn: Mr. George Dimopion

11/20/2023

D.S. Meyer Enterprises, L.L.C. hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with the construction or improvements at:

**Township of North Brunswick  
Municipal Building**

#### Description of Work and Price: We propose to perform the following scope of work

ITEM #		QTY	COST	TOTAL
	Chiller Foundation and Stairwell Extension. Plans August 2023 Michael McClelland PE			
ITEM # 1	Mobilization		5,000.00	5,000.00
ITEM # 2	Demo existing chiller foundations 20 x 8 x 3' deep Remove all concrete office site. Grade new Chiller Foundation and installation of 6" 3/4 clean stone. Backfill new Foundations. Perimeter with existing soil. No soil to be removed off site without testing of soils.		92,270.00	92,270.00

**Total Contract Value for all work described above:**

**\$97,270.00**

Permits, Surveys and Traffic Control are not included in the above price. Upon signing of proposal, a Certificate of Insurance will be issued by Rue Insurance Agency.

Due to unforeseen increases in Asphalt prices, prices are based on the oil index on the date the proposal is written. NJ Liquid Asphalt price is based on \$578.00 date of proposal

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices on the actual quantities of work performed by the Company as determined upon completion of the work.

If the foregoing meets with your acceptance, kindly sign and return the attached copy of our proposal. Upon receipt, it is understood the foregoing; including the terms and conditions set forth on the last page hereof, will constitute the full and complete agreement between us. This proposal expires thirty (30) days from the date above due to the fluctuations in costs of materials

ACCEPTED: Very truly yours,  
D.S. MEYER ENTERPRISES, L.L.C.

\_\_\_\_\_  
(Firm) BY \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_  
(Name and Title)

DATE \_\_\_\_\_



5 Ruhe Lane, West Nyack NY 10994

Email: [jjj@jjjconcrete.com](mailto:jjj@jjjconcrete.com)

Phone: 845-356-2460

<b>Bid Number:</b>	<b>Date:</b>
J23-091-R1	11/27/2023



**To:** D. George Dimoplou  
 Brockwell & Carrington Contractors  
 Office: 973.237.1222  
[gdimoplou@brockwellcarrington.com](mailto:gdimoplou@brockwellcarrington.com)

**Project:** Building Chiller Pad and wall extension  
**Location:** North Brunswick NJ

**Estimator:** Freddy Pereira

**CONCRETE COST PROPOSAL** **\$223,200.00**

DESCRIPTION	QTY	UNIT	TOTAL
<b>1 CONCRETE PAD</b>	<b>1</b>	<b>EA</b>	<b>\$147,229.52</b>
<b>1.1 Chillers 5'H. Concrete Pad</b>	<b>872</b>	<b>SF</b>	
4500PSI Concrete	165	CY	
#8 Epoxy Rebar	18307	LBS	
#5 Epoxy Rebar Standees	480	LBS	
Concrete Labor	872	SF	
<b>2 CONCRETE WALLS &amp; FOOTING</b>			<b>\$30,296.97</b>
<b>2.1 LightWeight Foundation Wall</b>	<b>22</b>	<b>LF</b>	
Lightweight Concrete	5	CY	
Concrete Labor SQ FT	130	SF	
<b>2.2 2'-6"H. Foundation Wall Extension</b>	<b>72</b>	<b>LF</b>	
Concrete	10	CY	
#5 Epoxy Rebar	1900	LBS	
#6 Epoxy Rebar	220	LBS	
Concrete Labor	436	SF	
<b>2.3 C/S-6 Continuous Footing</b>	<b>5</b>	<b>FT</b>	
Concrete	1	CU YD	
#4 Epoxy Rebar	14	LBS	
#5 Epoxy Rebar	6	LBS	
#4 Epoxy Rebar	11	LBS	
Concrete Labor	11	SQ FT	

5	<b>General Conditions</b>	<b>\$45,673.51</b>
	<i>Supervision / Layout</i>	<i>Incl.</i>
	<i>Mobilization / Transportation</i>	<i>Incl.</i>
	<i>Lumber</i>	<i>Incl.</i>
	<i>Concrete Pumps</i>	<i>Incl.</i>
	<i>3/4" Scewbacks</i>	<i>Incl.</i>
	<i>Drill &amp; Epoxy</i>	<i>Incl.</i>
	<i>PVC Waterstop</i>	<i>Incl.</i>
	<i>Corner Rebars</i>	<i>Incl.</i>
	<i>Rebar shop Drawings</i>	<i>Incl.</i>
	<i>Form Release Agent</i>	<i>Incl.</i>
	<i>Winter Concrete</i>	<i>Incl.</i>
	<i>Winter Conditions</i>	<i>Incl.</i>
	<i>Curing Compound</i>	<i>Incl.</i>
	<i>Rebar Chairs</i>	<i>Incl.</i>
	<i>Expansion Joints</i>	<i>Incl.</i>



**CLARIFICATIONS:**

We propose to furnish union labor and material for the above referenced project.

Our Proposal is Based on Plans:

MICHAEL J. McCLELLAND , Engineer dated: AUGUST 2023

**EXCLUSIONS (Unless Noted Above):**

1. Engineering/surveying/testing/shop drawings/permits
2. Excavation/backfill/gravel/dewatering/Insulation of any kind
3. Removal of JJJ's construction debris from site (Container to be provided)
4. Access to site for crews or deliveries or staging area
5. Inserts/embedment's (Install only, pertaining to our work)
6. Lay out for other trades/Temporary lighting/Liquidated damages
7. All masonry or form liners to represent alternate design
8. Working outside normal hours (Mon-Fri 7 AM - 3:30 PM)
9. All site conc. (Concrete outside building envelope, unless specified above)
10. Winter like conditions or protection as per ACI standards
11. Hot and cold weather concrete/additives
12. Concrete washout or concrete removal
13. Insulation
14. Material/Labor/Fuel price escalations

*We propose herby to furnish material and labor - complete in accordance with above specifications*

*All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workmen's Compensation Insurance.*

*Acceptance Of Proposal: Upon acceptance, this proposal, and it's addendums, merge with and become part of any subsequent contract between parties. The above prices, specification, and conditions are satisfactory and are herby accepted. Customer is responsible for any costs of collection, including attorney fees and interest on delinquent balance at the rate of 1.5% per month (18% annum).*

PRICE VALID FOR 15 DAYS

\_\_\_\_\_  
*Signature:*

\_\_\_\_\_  
*Date of Acceptance:*

Main Office:

5 Ruhe Ln. West Nyack NY 10994  
P: 845-356-2460 F: 845-356-2463

[www.jjjconcrete.com](http://www.jjjconcrete.com)

Main Office:

jjj@jjjconcrete.com / freddy@jjjconcrete.com  
P: 845-356-2460 F: 845-356-2463