

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF NORTH BRUNSWICK
AUTHORIZING A CHANGE IN SCOPE TO
THE 2023 PROFESSIONAL SERVICE AGREEMENT WITH
USA ARCHITECTS, PLANNERS AND INTERIOR DESIGNERS LTD.
TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE
EXTERIOR BUILDING RESTORATION PROJECT AT THE MUNICIPAL COMPLEX**

WHEREAS, in January of 2023, pursuant to Resolution 12-1.23, USA Architects, Planners and Interior Designers, Ltd. With offices at 20 N. Doughty Avenue Somerville, NJ 08876, was authorized to provide Architectural Services for calendar year 2023, as awarded under a fair and open procurement process, pursuant to the provisions of N.J.S.A. 19:44A-20.1 et seq.; and,

WHEREAS, the 2023 agreement with USA Architects includes general services in an amount not-to-exceed \$10,000.00; and,

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,

WHEREAS, the 2022 agreement with USA Architects included remediation and restoration efforts at the Municipal Complex, including services relating to the Municipal Complex Façade Remediation and Restoration Project; and,

WHEREAS, in July of 2023, the Township Council approved Resolution 221-7.23 authorizing a contract with Brockwell and Carrington Contractors for the Municipal Complex Façade Remediation and Restoration Project, BID23006; and,

WHEREAS, during construction in November of 2023, Brockwell and Carrington Contractors notified officials for the Township and representatives for USA Architects of a change in site condition, including non-conforming masonry found when removing brickwork from sections of the building; and,

WHEREAS, municipal officials reviewed the damage, notified the insurance carrier, and coordinated with professionals for USA Architects to walk the site and survey the condition of the building; and,

WHEREAS, at the request of the Township, Peter Campisano with USA Architects has provided a proposal for services to develop a method of correction, working with T&M Associates for an initial structural review deemed necessary to address the non-conforming masonry found after the exterior brickwork was from the building; and,

WHEREAS, compensation for said services shall be based upon the November 2, 2023 proposal submitted by USA Architects, to be paid upon submission of monthly invoices, in an amount not-to-exceed \$8,100.00.

NOW, THEREFORE, BE IT RESOLVED on this 20th day of November 2023, that the Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute and the Township Clerk to witness an amendment to the current agreement with USA Architects, to include an initial structural review necessary to address the non-conforming masonry found at the Municipal Complex, in an amount not-to-exceed \$8,100.00, for a revised contract authorization amount of \$18,100.00.

BE IT FURTHER RESOLVED notice of this action shall be published in the Home News & Tribune as required by law within 10 (ten) days after its passage

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-C23-232-902 \$8,100.00 are available under Contract PRO23073.

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 November 20, 2023.

Lisa Russo
Township Clerk



20 N. Doughty Avenue
 Somerville, NJ 08876
 t 908.722.2300
 usaarchitects.com

November 2, 2023

To: Ms. Justine Progebin, Township Manager
 Client/Address: North Brunswick Township
 710 Hermann Road
 North Brunswick, NJ 08902

Project: Proposed Building Envelope Restoration, Municipal Building
 For North Brunswick Township

Base Project No.: R2023.0042.00
 Professional Services: Proposal for Professional Services per our previous Contract

Professional Services:

Phase 51: T&M Engineers, (Structural), + following oversight, coordination (Hourly)	Initial Investigation/Shafts	\$8,100
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Affected USA / Engineering Departments and Disciplines:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Project Coordination | <input type="checkbox"/> Interior/FF+E | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Architectural Design | <input type="checkbox"/> Specifications | <input type="checkbox"/> Plumbing/Fire Protection |
| <input type="checkbox"/> Architectural Production | <input type="checkbox"/> Site/Civil/Landscape | <input type="checkbox"/> Electrical |
| <input checked="" type="checkbox"/> Construction Administration | <input checked="" type="checkbox"/> Structural | <input type="checkbox"/> Program/Educational |

Notes/Comments:

Per our recent site visits following the removal of existing brick at the Municipal Building, it has been determined there are areas of non-conforming blockwork. We have hired T&M Associates as our structural engineering consultants to perform structural engineering professional services in order to investigate, evaluate, report, document, design, and present engineering repair drawings for use by the general contractor. I have attached the T&M Proposal for additional detailed information. The goal is for USA to act on your behalf as the Architect of Record, and for T&M Associates to perform the required structural engineering work to complete the project. We have added a phase 51, Structural and will invoice the T&M billing under this phase for tracking purposes. USA will administer the project, working with NBT, T&M Associates, and Brockwell + Carrington, the project's general contractor.

Please advise us if this proposal for added engineering services is not consistent with your direction or if you have any questions or concerns.

USA Architects Planners + Interior Designers


Peter C. Campisano, AIA CID

Client Approved by:

Date:



YOUR GOALS. OUR MISSION.

USAAOH-23002

November 2, 2023

Via Email (pcampisano@usaarchitects.com)

Peter C. Campisano, AIA, CID
USA Architects Planners + Interior Designers
20 N Doughty Ave
Somerville, NJ 08876

**RE: PROPOSAL FOR PROFESSIONAL STRUCTURAL ENGINEERING SERVICES
NORTH BRUNSWICK MUNICIPAL BUILDING
EXTERIOR MASONRY CONDITION ASSESSMENT**

Dear Mr. Campisano:

T&M Associates is pleased to present this Proposal for Professional Structural Engineering Services to assist in the ongoing renovations to the North Brunswick Municipal Building. We understand that the building has been unoccupied since 2021 as a result of hurricane damage. Interior and exterior renovations are currently being performed to restore the building.

On October 27, 2023, two (2) structural engineers met with the USA Architect project team and the GC to review isolated areas of existing concrete masonry block (CMU) walls. The removal of the façade brick has revealed many instances of non-conforming CMU, most notably around the shaft of Elevator #2. Also, the steel roof framing of Elevator #2 is severely corroded and section loss of certain elements is evident.

As a result of this walkthrough and discussions with the project team, USA Architects directed the GC to continue removing the face brick and non-conforming CMU around both elevator shafts prior to a follow up site visit. Also, the GC will clean all exposed and corroded steel. T&M Associates will provide the following scope of services to assist with the structural concerns and deficiencies.

SCOPE OF SERVICES

1. Two (2) structural engineers will perform a site visit to the Municipal Building to observe and document the existing conditions of both elevator towers. We will utilize the as-built construction plans, by Norton Russo Maggio Architects and Planners, dated June 1990 as reference documents for original section properties and sizes. A structural evaluation report will be prepared documenting the existing conditions of the CMU and steel of both elevator towers, with recommendations for repair if necessary.
2. T&M Associates will perform additional site visits, as requested by USA Architects, throughout the duration of the restoration project. We understand that as additional brick is removed from the remainder of the building, structural concerns or issues may arise.



Re: Proposal for Professional Structural Engineering Services
North Brunswick Municipal Building
Exterior Masonry Condition Assessment

SCHEDULE OF FEES

Based on our Scope of Services as identified above, we propose an initial Lump Sum Fee of **\$8,100** for the investigation related only to both elevator shafts (Scope Item #1). Any professional services requested for additional investigation(s) outside the extents of the elevators (Scope Item #2) will be billed monthly in accordance with our current Billing Rate Schedule.

We thank you for the opportunity to submit this proposal and we look forward to working with USA Architects on this project. Should you have any questions or required additional information, please do not hesitate to contact me at 215.282.7850 or aagostinelli@tandmassociates.com.

Very truly yours,
T&M ASSOCIATES

ANTHONY J. AGOSTINELLI, P.E.
SUPERVISING STRUCTURAL ENGINEER

AJA

CC: James Mieth, T&M Associates
Michael Bryson, USA Architects

Enclosures: Standard Terms & Conditions of Professional Services
Schedule of Hourly Billing Rates

The undersigned has read, understood and hereby accepts this proposal.

PETER C. CAMPISANO, AIA, CID
USA ARCHITECTS PLANNERS + INTERIOR DESIGNERS

11.02.2023
DATE

SCHEDULE OF HOURLY BILLING RATES



2022 Schedule of Hourly Billing Rates

Billing Title	Billing Rate/Hour
Administrative Support Staff	\$97.00
Intern	\$99.00
Junior Field Staff	\$128.00
Junior Technical Staff	\$153.00
Field Staff	\$163.00
Technical Staff	\$176.00
Junior Professional Staff	\$178.00
Senior Technical + Field Staff	\$189.00
Professional Staff	\$195.00
Supervising Technical Staff	\$198.00
Senior Professional Staff	\$210.00
Manager	\$213.00

Billing Basis: Fixed Rate for Each Billing Title

2022 M-Rates

T&M occasionally uses part-time and temporary staff to meet peak workload demands, and these staff will be billed in accordance with the rate schedule above.

