

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK
AUTHORIZING AN AGREEMENT WITH ALLRISK, INC.
TO PROVIDE RESTORATION SERVICES
OF THE MUNICIPAL COMPLEX – POLICE WING**

WHEREAS, the Township of North Brunswick’s Municipal Complex sustained severe water damage during Hurricane Ida in September of 2021; and

WHEREAS, a number of areas and offices located within the Police wing of the Municipal building experienced water damage during the event that require restoration work; and

WHEREAS, the Township of North Brunswick is currently a member of the Educational Services Commission of New Jersey State approved Co-op #65MCESCCPS; and

WHEREAS, All Risk, Inc., 801 E. Clements Bridge Road, Runnemede, NJ 08078, is an approved vendor under Educational Services Commission of New Jersey Co-Op Bid #22/23-23 for Disaster Recovery Services; and

WHEREAS, All Risk, Inc., under Bid #22/23-23, has provided a proposal to assume the remediation process and restore various areas within the Police Wing of the building, inclusive of the basement, with minor supplemental work in the areas of restoration. The scope of work includes the restoration of the shower/locker rooms, replacement of ceiling tiles, stairwell suspended ceiling work, furnishing and/or reinstallation of lighting, repair of damaged drywall and related plumbing and electrical work. The total cost for this work is \$1,029,430.82 which shall be itemized and submitted to insurance/FEMA for areas within the scope of the claim.

NOW THEREFORE BE IT RESOLVED, that the Township Council of the Township of North Brunswick does hereby authorize an agreement with All Risk, Inc. for an amount not-to-exceed \$1,029,430.82 for restoration in various areas within the Police wing of the Municipal building.

BE IT FURTHER RESOLVED, that the Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute and the Township Clerk to witness an agreement with All Risk, Inc. in accordance with the previously approved Educational Services Commission of New Jersey Co-Op Bid #22/23-23.

CERTIFICATION

I, Cavell Gallimore, Chief Financial Officer of the Township of North Brunswick, certify that funds in the following account totaling \$1,029,430.82 are available under Contract PRO24062:

- \$ 148,739.00 are available in Capital Ordinance 20-17 under account C-04-55-C20-210-701,
- \$ 165,874.15 are available in Capital Ordinance 22-13 under account C-04-55-C22-221-101,
- \$ 785.00 are available in Capital Ordinance 22-24 under account C-04-55-C22-231-701,
- \$ 150,598.25 are available in Capital Ordinance 23-16 under account C-04-55-C23-233-701,
- \$ 726.16 are available in the Storm Recovery Trust D-33-56-850-005-001,
- \$ 344,169.89 are available in DCA FY2024 Grant under account G-02-24-100-000-006, and
- \$ 218,538.37 are available in DCA FY2025 Grant under account G-02-25-100-000-007.

Cavell Gallimore
Chief Financial Officer

Steve Bloyed
Director of Public Works

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 September 3, 2024.

Lisa Russo
Township Clerk



AllRisk, Inc

801 E Clements Bridge Road
Runnemede, New Jersey 08078
(O) 856-627-0076

Client: North Brunswick Twp. Municipal Building
Property: 710 Hermann Avenue
North Brunswick, NJ 08092

Operator: TOM

Estimator: Thomas Messina

Type of Estimate: Water Damage

Date Entered: 7/17/2024

Date Assigned:

Price List: NJCA8X_JUN24

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2024-7-17NBRUNSWICK2

File Number: Restoration/Repair

ALL CHARGES ARE IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF LABOR PREVAILING WAGE REGULATIONS AND THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY STATE APPROVED COOP DISASTER RECOVERY BID ESCNJ 22/23-23.

Labor rates have been adjusted to reflect New Jersey Prevailing Wage as per contract.

All Labor is non-overtime.



AllRisk, Inc

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2024-7-17NBRUNSWICK2

Basement

Basement

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
BASEMENT LEVEL			
1. Paint door or window opening - Large - 2 coats (per side) - Basement Only Paint all basement door bucks	50.00 EA @	61.26 =	3,063.00

B5

DESCRIPTION	QTY	UNIT PRICE	TOTAL
2. Carpenter - Mechanic - per hour Detach/Reset Historical Society Sign - Assumes all materials are salvageable.	4.00 HR @	139.14 =	556.56

B12/B10

LxWxH 30' x 12' x 9'

Subroom 1: B10 Passage

LxWxH 12' x 10' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
3. Remove Interior door unit	2.00 EA @	45.94 =	91.88
4. Batt insulation - 6" - R19 - paper / foil faced	60.00 SF @	1.83 =	109.80
5. 5/8" mold resistant - hung, taped, floated ready for paint	60.00 SF @	3.98 =	238.80
6. Tape joint for new to existing drywall - per LF	12.00 LF @	13.73 =	164.76
7. Corner bead - per LF	68.00 LF @	8.99 =	611.32
Areas of door removal			
8. Drywall prep balance of room / small repair, ready for paint	1.00 EA @	123.60 =	123.60
9. Seal the surface area w/PVA primer - one coat	60.00 SF @	0.96 =	57.60
10. Paint the walls - two coats	1,152.00 SF @	1.58 =	1,820.16
11. Install Fire extinguisher and cabinet, install	1.00 EA @	111.20 =	111.20
12. Material Only Fire extinguisher cabinet only - allowance	1.00 EA @	200.00 =	200.00
Extinguisher by others			

B18

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Expansion Joint By Acoustic Sub			



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B19

DESCRIPTION	QTY	UNIT PRICE	TOTAL
13. Mirrors & Shower Doors (Bid Item)	1.00 EA @		0.00
(5) 3' x 7' frameless mirrors - cost included under sub-contractor items			

B21

LxWxH 36' x 25' x 9'

Subroom 1: Offset

LxWxH 20' x 6' x 9'

Missing Wall - Goes to Floor/Ceiling 20' X 9' **Opens into B21**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
14. Carpenter - Mechanic - per hour	5.00 HR @	139.14 =	695.70
15. General Laborer - per hour	8.00 HR @	111.01 =	888.08
Above for roll down door/framing demo to prep for new work			
16. Carpenter - Mechanic - per hour	40.00 HR @	139.14 =	5,565.60
Box out & drywall soffit in area of new cabinets			
Install knee/counter walls - frame and laminate both sides			
Install counter with brackets			
Doors by others..No Painting Noted in Scope Notes			
17. Material Allowance	1.00 EA @	1,500.00 =	1,500.00
Allowance for counter is plastic laminate only, pending template			
@ 6' with brackets - counter allowance = \$750.00			

B26

LxWxH 20' x 20' x 9'

Subroom 1: MW 1

LxWxH 16' x 6' x 9'

Missing Wall - Goes to Floor/Ceiling 16' X 9' **Opens into B26**

Subroom 2: Offset

LxWxH 8' x 6' x 9'

Missing Wall - Goes to Floor/Ceiling 8' X 9' **Opens into B26**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
18. Carpenter - Mechanic - per hour	16.00 HR @	139.14 =	2,226.24
Box out & drywall filler walls for cabinets			
19. Material Allowance	1.00 EA @	250.00 =	250.00
20. Spot prime new work	1.00 EA @	42.70 =	42.70
21. Paint the walls - two coats	936.00 SF @	1.58 =	1,478.88
No prep in area of new locker locations			

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B28**LxWxH 13' x 6' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
22. Material Only Metal studding, 3 5/8" wide, 16" OC, 20 gauge	78.00 SF @	2.13 =	166.14
23. Material Only 5/8" glass mat water resistant - material only	80.00 SF @	1.50 =	120.00
24. Carpenter - Mechanic - per hour	12.00 HR @	139.14 =	1,669.68
Install Ceiling Ready for Paint			
25. Seal the ceiling w/PVA primer - one coat	78.00 SF @	0.96 =	74.88
26. Paint the ceiling - two coats	78.00 SF @	1.58 =	123.24
Only ceiling noted for paint			

B29**LxWxH 27' x 16' x 9'****Subroom 1: Closet****LxWxH 6' x 2' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
27. Carpenter - Mechanic - per hour	8.00 HR @	139.14 =	1,113.12
Box out & drywall filler walls for cabinets			
28. Material Allowance	1.00 EA @	125.00 =	125.00
29. Spot prime new work	1.00 EA @	42.70 =	42.70
30. Paint the walls - two coats	918.00 SF @	1.58 =	1,450.44
No prep in area of new locker locations			
31. Carpenter - Mechanic - per hour	8.00 HR @	139.14 =	1,113.12
32. General Laborer - per hour	8.00 HR @	111.01 =	888.08
33. Water Extraction/Flood Pumper	1.00 EA @	125.00 =	125.00
Extraction of Fluids			
34. Concrete Saw Rental Allowance w/Blades	1.00 EA @	500.00 =	500.00
Above for saw cut of wall and haul out - final finish of opening to be reviewed			

B31**LxWxH 14' x 8' x 9'****Missing Wall - Goes to Floor/Ceiling****6' X 9'****Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
35. Material Only Metal studding, 3 5/8" wide, 16" OC, 20 gauge	112.00 SF @	2.13 =	238.56
36. Material Only 5/8" glass mat water resistant - material only	120.00 SF @	1.50 =	180.00
37. Carpenter - Mechanic - per hour	16.00 HR @	139.14 =	2,226.24
Install Ceiling Ready for Paint			
38. Seal the ceiling w/PVA primer - one coat	112.00 SF @	0.96 =	107.52
39. Paint the ceiling - two coats	112.00 SF @	1.58 =	176.96
Only ceiling noted for paint			

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B32

LxWxH 20' x 4' x 9'

Missing Wall - Goes to Floor/Ceiling 8' X 9'

Opens into Exterior

Subroom 1:

Formula 8' x 5' x 9'

Missing Wall - Goes to Floor/Ceiling 8' X 9'

Opens into B32

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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40. Paint the walls - two coats	450.00 SF @	1.58 =	711.00
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NO PARTITIONS NOTED ON PLANS

B33

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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41. Countertop - solid surface - Allowance Only Pending Selection	16.00 SF @	108.12 =	1,729.92
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B35

LxWxH 14' x 12' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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42. Paint the walls - two coats	468.00 SF @	1.58 =	739.44
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B44

LxWxH 17' x 16' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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43. Batt insulation - 6" - R19 - paper / foil faced	100.00 SF @	1.83 =	183.00
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44. 5/8" mold resistant - hung, taped, floated ready for paint	100.00 SF @	3.98 =	398.00
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45. Tape joint for new to existing drywall - per LF	10.00 LF @	13.73 =	137.30
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46. Seal the surface area w/PVA primer - one coat	100.00 SF @	0.96 =	96.00
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47. Paint the walls - two coats	594.00 SF @	1.58 =	938.52
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B44-A

LxWxH 16' x 8' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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48. 5/8" - drywall per LF - up to 2' tall	48.00 LF @	15.80 =	758.40
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Repair to be reviewed with client regarding plywood backer, no paint noted

49. Painting - Minimum Charge - Labor and Material	1.00 EA @	407.75 =	407.75
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CONTINUED - B44-A

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Paint affected areas only			
50. Carpenter - Mechanic - per hour	2.00 HR @	139.14 =	278.28
Fire/draft stopping			

B48

DESCRIPTION	QTY	UNIT PRICE	TOTAL
CMU scope removed, no paint noted			

Level 1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Level 1			Height: 8'
1ST LEVEL			

Stair A135

LxWxH 28' x 13' x 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Ceiling work in sub-bid - R & R - Acoustibilt System			
51. Carpenter - Mechanic - per hour	16.00 HR @	139.14 =	2,226.24
52. General Laborer - per hour	32.00 HR @	111.01 =	3,552.32
Above for ceiling demo			
53. Carpenter - Mechanic - per hour	16.00 HR @	139.14 =	2,226.24
Repair soffit & Install Access Panels			
54. Special Doors - Ceiling access - Allowance Only	2.00 EA @	156.38 =	312.76
Allowance Only			
55. Material Allowance	1.00 EA @	100.00 =	100.00
For soffit repairs			
56. Spot prime new work	1.00 EA @	42.70 =	42.70
57. Paint the surface area - two coats	112.00 SF @	1.58 =	176.96



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CONTINUED - Stair A135

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Ceiling finish by acoustical contractor			
58. General Laborer - per hour for wall cleaning	24.00 HR @	111.01 =	2,664.24
59. Scaffolding (Bid Item)	1.00 EA @	13,375.04 =	13,375.04
60. Scaffolding (Bid Item)	1.00 EA @	1,434.36 =	1,434.36
Rental cost for additional month, any additional to be billed as/if incurred.			
\$225.00 per month + tax			

P107 **LxWxH 8' x 5' 6" x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
61. 5/8" - drywall per LF - up to 2' tall	27.00 LF @	15.80 =	426.60
62. Spot seal new work	1.00 EA @	42.70 =	42.70
63. Paint the walls - two coats	243.00 SF @	1.58 =	383.94

P108 **LxWxH 12' x 8' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
64. 5/8" - drywall per LF - up to 2' tall	40.00 LF @	15.80 =	632.00
65. Spot seal new work	1.00 EA @	42.70 =	42.70
66. Paint the walls - two coats	360.00 SF @	1.58 =	568.80

P109 **Formula 17' x 5' x 9'**

Missing Wall - Goes to Floor/Ceiling **5' X 9'** **Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
KEVLAR SCOPE IN EXISTING PO - NO ALLOWANCE THIS DOCUMENT			
67. Level 4 Finish to Existing Drywall	160.00 SF @	2.26 =	361.60
68. Seal the surface area w/PVA primer - one coat	160.00 SF @	0.96 =	153.60
69. Paint the walls - two coats	351.00 SF @	1.58 =	554.58



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P112 **LxWxH 10' x 9' x 9'**

Missing Wall - Goes to Floor/Ceiling **10' X 9'** **Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
70. Drywall Repair - Minimum Charge - Labor and Material Pull splash and repair water damage area, remove drywall at base level of cabinets and replace	1.00 EA @	649.40 =	649.40
71. Heat, Vent, & Air Conditioning - Labor Minimum to cap exhaust duct	1.00 EA @	370.83 =	370.83

P113 **LxWxH 15' x 11' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Kevlar & Paint in Prior PO			

P115 **LxWxH 22' x 10' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
72. 5/8" - drywall per LF - up to 2' tall Repair to be reviewed with client regarding plywood backer, no paint noted	20.00 LF @	15.80 =	316.00
73. Spot seal new work	1.00 EA @	42.70 =	42.70
74. Paint the surface area - two coats - allowance	200.00 SF @	1.58 =	316.00
Entry area only where damaged, balance of room pending			

P119 **LxWxH 30' x 20' x 9'**

Missing Wall - Goes to Floor/Ceiling **5' X 9'** **Opens into Exterior**

Subroom 1: Offset **LxWxH 9' x 5' x 9'**

Missing Wall - Goes to Floor/Ceiling **5' X 9'** **Opens into P119**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
75. Material Only 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF @	0.80 =	51.20
76. Drywall Installer / Finisher - per hour Patch work and bring existing repairs to Level 4 finish	20.00 HR @	139.14 =	2,782.80
77. Seal the walls w/PVA primer - one coat	1,017.00 SF @	0.96 =	976.32
78. Paint the walls - two coats	1,017.00 SF @	1.58 =	1,606.86
79. Countertop - flat laid plastic laminate - Allowance	26.00 LF @	82.34 =	2,140.84
80. Carpenter - Mechanic - per hour to re-install transaction window	4.00 HR @	139.14 =	556.56



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CONTINUED - P119

DESCRIPTION	QTY	UNIT PRICE	TOTAL
IN P122			
81. Cleaning Technician - per hour Clean brick	8.00 HR @	111.01 =	888.08

			LxWxH 21' x 9' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL
82. Drywall Installer / Finisher - per hour Patch work and bring existing repairs to Level 4 finish	12.00 HR @	139.14 =	1,669.68
83. Paint the ceiling - two coats Ceiling and soffits only	189.00 SF @	1.58 =	298.62
84. Cleaning Technician - per hour Clean brick	8.00 HR @	111.01 =	888.08

			LxWxH 20' x 19' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL
85. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	649.40 =	649.40
86. Painting - Minimum Charge - Labor and Material Repairs/painting limited to under transaction window only	1.00 EA @	407.75 =	407.75

			LxWxH 11' x 11' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL
87. Drywall patch / small repair, ready for paint	1.00 EA @	123.60 =	123.60
88. Spot prime new work	1.00 EA @	42.70 =	42.70
89. Paint the surface area - two coats Affected Only	99.00 SF @	1.58 =	156.42



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P127 **LxWxH 21' x 9' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
90. Finish Carpentry - Labor Minimum Reset existing juvenile bench No patchwork noted_P115 does not adjoin room	1.00 EA @	347.85 =	347.85

P133 **LxWxH 19' x 14' x 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
91. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	649.40 =	649.40
92. Painting - Minimum Charge - Labor and Material	1.00 EA @	407.75 =	407.75
Repairs/painting limited affected area only			

P134 **LxWxH 10' x 8' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
93. Drywall patch / small repair, ready for paint	1.00 EA @	123.60 =	123.60
94. Spot prime new work	1.00 EA @	42.70 =	42.70
95. Paint the surface area - two coats Affected Only	90.00 SF @	1.58 =	142.20

P138 **LxWxH 8' x 4' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
96. Carpenter - Mechanic - per hour	32.00 HR @	139.14 =	4,452.48
97. Material Only 5/8" drywall - hung & fire taped only	384.00 SF @	0.72 =	276.48
98. Material Only Shaft wall - liner only	192.00 SF @	1.03 =	197.76
99. R&R Metal studding, 2 1/2" wide, 16" OC, 20 gauge	192.00 SF @	5.17 =	992.64
100. Material Only Acoustical/fire-safing insulation - 4" mineral wool	192.00 SF @	1.21 =	232.32
101. Material Only Caulking - latex fire sealant Shaft wall for both rooms - 138 & 140	32.00 LF @	1.46 =	46.72
Any manipulation of HVAC by others			



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P140				LxWxH 9' x 8' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
Scope included in 138				

P142				LxWxH 8' x 8' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
102. Material Only Metal studding, 3 5/8" wide, 16" OC, 18 gauge	64.00 SF @	4.30 =	275.20	
103. Material Only Wire mesh for Security w/Clips 9GA	64.00 SF @	3.25 =	208.00	
104. Material Only 5/8" gypsum panel - fiber reinforced - abuse resistant	64.00 SF @	1.19 =	76.16	
105. Carpenter - Mechanic - per hour	24.00 HR @	139.14 =	3,339.36	
Frame Ceiling				
Install Wire Mesh				
Install Drywall Ready for Paint - Level 3 Finish Excludes Full Skim Coat in All Detention Areas				
Install Owner Supplied Access Panel - Pending Material Selection				
106. General Laborer - per hour	4.00 HR @	111.01 =	444.04	
107. Seal the walls and ceiling w/PVA primer - one coat	352.00 SF @	0.96 =	337.92	
108. Paint the walls and ceiling - two coats	352.00 SF @	1.58 =	556.16	
109. Special Doors - Ceiling access - Allowance Only	2.00 EA @	156.38 =	312.76	
Total of 10 final location and counts pending				
Demo in Detention Areas pending & by others, assumes lights can be reused				
ASSUMES ALL DEMO BY OTHERS PENDING DISCOVERY ALL AREAS OF SECURITY CEILINGS				

P144				LxWxH 9' x 7' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
110. Material Only Metal studding, 3 5/8" wide, 16" OC, 18 gauge	63.00 SF @	4.30 =	270.90	
111. Material Only Wire mesh for Security w/Clips 9GA	63.00 SF @	3.25 =	204.75	
112. Material Only 5/8" gypsum panel - fiber reinforced - abuse resistant	63.00 SF @	1.19 =	74.97	
113. Carpenter - Mechanic - per hour	24.00 HR @	139.14 =	3,339.36	
Frame Ceiling				
Install Wire Mesh				
Install Drywall Ready for Paint				
Install Owner Supplied Access Panel - Pending Material Selection				
114. General Laborer - per hour	4.00 HR @	111.01 =	444.04	
115. Seal the walls and ceiling w/PVA primer - one coat	351.00 SF @	0.96 =	336.96	
116. Paint the walls and ceiling - two coats	351.00 SF @	1.58 =	554.58	
117. Special Doors - Ceiling access - Allowance Only	2.00 EA @	156.38 =	312.76	



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CONTINUED - P144

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Total of 10 final location and counts pending			

P154			LxWxH 28' x 5' x 9'
Subroom 1: Offset			LxWxH 5' x 5' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL
118. Material Only Metal studding, 3 5/8" wide, 16" OC, 18 gauge	165.00 SF @	4.30 =	709.50
119. Material Only Wire mesh for Security w/Clips 9GA	165.00 SF @	3.25 =	536.25
120. Material Only 5/8" gypsum panel - fiber reinforced - abuse resistant	165.00 SF @	1.19 =	196.35
121. Carpenter - Mechanic - per hour	32.00 HR @	139.14 =	4,452.48
Frame Ceiling			
Install Wire Mesh			
Install Drywall Ready for Paint			
Install Owner Supplied Access Panel - Pending Material Selection			
122. General Laborer - per hour	8.00 HR @	111.01 =	888.08
123. Seal the walls and ceiling w/PVA primer - one coat	939.00 SF @	0.96 =	901.44
124. Paint the walls and ceiling - two coats	939.00 SF @	1.58 =	1,483.62
125. Special Doors - Ceiling access - Allowance Only	2.00 EA @	156.38 =	312.76
Total of 10 final location and counts pending			

P158			LxWxH 28' x 5' x 9'
DESCRIPTION	QTY	UNIT PRICE	TOTAL
126. Material Only Metal studding, 3 5/8" wide, 16" OC, 18 gauge	140.00 SF @	4.30 =	602.00
127. Material Only Wire mesh for Security w/Clips 9GA	140.00 SF @	3.25 =	455.00
128. Material Only 5/8" gypsum panel - fiber reinforced - abuse resistant	140.00 SF @	1.19 =	166.60
129. Carpenter - Mechanic - per hour	32.00 HR @	139.14 =	4,452.48
Frame Ceiling			
Install Wire Mesh			
Install Drywall Ready for Paint			
Install Owner Supplied Access Panel - Pending Material Selection			
130. General Laborer - per hour	8.00 HR @	111.01 =	888.08

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CONTINUED - P158

DESCRIPTION	QTY	UNIT PRICE	TOTAL
131. Seal the walls and ceiling w/PVA primer - one coat	734.00 SF @	0.96 =	704.64
132. Paint the walls and ceiling - two coats	734.00 SF @	1.58 =	1,159.72
133. Special Doors - Ceiling access - Allowance Only	2.00 EA @	156.38 =	312.76
Total of 10 final location and counts pending			

P160**LxWxH 16' x 13' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
134. Material Only Metal studding, 3 5/8" wide, 16" OC, 18 gauge	208.00 SF @	4.30 =	894.40
135. Material Only Wire mesh for Security w/Clips 9GA	208.00 SF @	3.25 =	676.00
136. Material Only 5/8" gypsum panel - fiber reinforced - abuse resistant	208.00 SF @	1.19 =	247.52
137. Carpenter - Mechanic - per hour	40.00 HR @	139.14 =	5,565.60
Frame Ceiling Install Wire Mesh Install Drywall Ready for Paint Install Owner Supplied Access Panel - Pending Material Selection			
138. General Laborer - per hour	16.00 HR @	111.01 =	1,776.16
139. Seal the walls and ceiling w/PVA primer - one coat	730.00 SF @	0.96 =	700.80
140. Paint the walls and ceiling - two coats	730.00 SF @	1.58 =	1,153.40
141. Special Doors - Ceiling access - Allowance Only	2.00 EA @	156.38 =	312.76
Total of 10 final location and counts pending			

Level 2

Level 2

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
2nd LEVEL			

P200**LxWxH 17' 6" x 14' x 9'**

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DESCRIPTION	QTY	UNIT PRICE	TOTAL
142. 1/2" drywall - hung, taped, floated, ready for paint	283.50 SF @	3.71 =	1,051.79
143. Drywall patch / small repair, ready for paint	1.00 EA @	123.60 =	123.60
Closet removal			
144. Seal part of the walls w/PVA primer - one coat	283.50 SF @	0.96 =	272.16
145. Paint the walls - two coats	567.00 SF @	1.58 =	895.86
146. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26
2nd floor assumes all new windows anodized/prefinished			

P201 **LxWxH 13' x 11' 9" x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
147. 1/2" drywall - hung, taped, floated, ready for paint	351.00 SF @	3.71 =	1,302.21
148. Seal the surface area w/PVA primer - one coat	351.00 SF @	0.96 =	336.96
149. Paint the walls - two coats	445.50 SF @	1.58 =	703.89
150. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P202 **LxWxH 19' x 14' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
151. 1/2" drywall - hung, taped, floated, ready for paint	297.00 SF @	3.71 =	1,101.87
152. Drywall patch / small repair, ready for paint	1.00 EA @	123.60 =	123.60
Closet removal			
153. Seal part of the walls w/PVA primer - one coat	297.00 SF @	0.96 =	285.12
154. Paint the walls - two coats	594.00 SF @	1.58 =	938.52
155. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26
2nd floor assumes all new windows anodized/prefinished			

P203 **LxWxH 14' x 10' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
156. Two Coats Spackle to Finish Coat	126.00 SF @	2.26 =	284.76
157. Seal the surface area w/PVA primer - one coat	126.00 SF @	0.96 =	120.96
158. Paint the walls - two coats	432.00 SF @	1.58 =	682.56
159. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26



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P204/205

LxWxH 42' x 14' x 9'

Missing Wall - Goes to Floor/Ceiling 5' X 9'

Opens into Exterior

Subroom 1:

Formula 5' x 4' x 9'

Missing Wall - Goes to Floor/Ceiling 5' X 9'

Opens into P204/205

DESCRIPTION	QTY	UNIT PRICE	TOTAL
160. Two Coats Spackle to Finish Coat	126.00 SF @	2.26 =	284.76
161. Drywall patch / small repair, ready for paint	1.00 EA @	123.60 =	123.60
Closet removal			
162. Seal the surface area w/PVA primer - one coat	126.00 SF @	0.96 =	120.96
163. Paint the walls - two coats	1,035.00 SF @	1.58 =	1,635.30
164. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	61.26 =	306.30

P206

LxWxH 13' x 9' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
206 Lounge Awarded in 1st PO, No Allowance			

P207

LxWxH 8' x 8' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
165. Paint the walls - two coats	288.00 SF @	1.58 =	455.04
166. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P210

LxWxH 23' x 10' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
167. Paint the surface area - two coats	216.00 SF @	1.58 =	341.28
Paint Entry Lobby Only - Other areas are full height ceramic			
168. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P211

LxWxH 23' x 10' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - P211

DESCRIPTION	QTY	UNIT PRICE	TOTAL
169. Paint the surface area - two coats Paint Entry Lobby Only - Other areas are full height ceramic	216.00 SF @	1.58 =	341.28
170. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P213 LxWxH 5' x 5' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Room Locked at Time of Inspection - no Scope Per Documents Provided			

P214

DESCRIPTION	QTY	UNIT PRICE	TOTAL
No Work			

P215 LxWxH 15' x 7' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
171. Drywall patch / small repair, ready for paint No painting per scope	1.00 EA @	123.60 =	123.60

P216 LxWxH 29' x 9' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
172. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	8.00 HR @	139.14 =	1,113.12
173. Seal part of the walls w/PVA primer - one coat	342.00 SF @	0.96 =	328.32
174. Paint the walls - two coats	684.00 SF @	1.58 =	1,080.72
175. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

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CONTINUED - P216

DESCRIPTION	QTY	UNIT PRICE	TOTAL
176. Cleaning Technician - per hour for brick kwork	6.00 HR @	111.01 =	666.06

P216A

LxWxH 19' x 13' x 17'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
177. Drywall Installer / Finisher - per hour 2nd and 3rd Coat to existing	20.00 HR @	139.14 =	2,782.80
178. Seal the surface area w/PVA primer - one coat	512.00 SF @	0.96 =	491.52
179. Paint the ceiling - two coats	247.00 SF @	1.58 =	390.26
180. Paint part of the walls - two coats	512.00 SF @	1.58 =	808.96
181. Painter - per hour additional for high work and set-up take down of scaffold	8.00 HR @	116.50 =	932.00
182. Scaffold - per section (per day)	10.00 DA @	26.65 =	266.50

P217

LxWxH 73' x 6' x 9'

Subroom 1:

Formula 16' x 10' x 9'

Missing Wall - Goes to Floor/Ceiling (2) 10' X 9'**Opens into P217**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
183. Paint the walls - two coats	1,530.00 SF @	1.58 =	2,417.40
184. Paint door/window trim & jamb - Large - 2 coats (per side)	13.00 EA @	61.26 =	796.38

P218

LxWxH 23' x 14' x 9'

Subroom 1: Offset

LxWxH 14' x 12' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
185. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
186. Seal the surface area w/PVA primer - one coat	150.00 SF @	0.96 =	144.00
187. Paint the walls - two coats	1,134.00 SF @	1.58 =	1,791.72



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CONTINUED - P218

DESCRIPTION	QTY	UNIT PRICE	TOTAL
188. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P219 **LxWxH 10' 6" x 10' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
189. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
190. Seal the surface area w/PVA primer - one coat	110.00 SF @	0.96 =	105.60
191. Paint the walls - two coats	369.00 SF @	1.58 =	583.02
192. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P220 **LxWxH 10' 6" x 10' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
193. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
194. Seal the surface area w/PVA primer - one coat	110.00 SF @	0.96 =	105.60
195. Paint the walls - two coats	369.00 SF @	1.58 =	583.02
196. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P221 **LxWxH 11' x 10' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
197. Paint the walls - two coats	378.00 SF @	1.58 =	597.24
198. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P222 **LxWxH 10' 6" x 9' x 9'**



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DESCRIPTION	QTY	UNIT PRICE	TOTAL
199. Drywall Installer / Finisher - per hour Ceiling prep	1.00 HR @	139.14 =	139.14
200. Paint the walls and ceiling - two coats	445.50 SF @	1.58 =	703.89
201. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P223 **LxWxH 10' 6" x 9' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
202. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
203. Seal the surface area w/PVA primer - one coat	110.00 SF @	0.96 =	105.60
204. Paint the walls - two coats	351.00 SF @	1.58 =	554.58
205. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P224 **LxWxH 12' x 10' x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
206. Paint the walls - two coats	396.00 SF @	1.58 =	625.68
207. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA @	61.26 =	122.52

P225 **LxWxH 12' x 7' 6" x 9'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
NO WORK PER SCOPE			

P226

DESCRIPTION	QTY	UNIT PRICE	TOTAL
NO WORK PER SCOPE			

P227 **LxWxH 19' x 11' x 9'**



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DESCRIPTION	QTY	UNIT PRICE	TOTAL
208. Paint the walls - two coats	540.00 SF @	1.58 =	853.20
209. Paint door/window trim & jamb - Large - 2 coats (per side)	3.00 EA @	61.26 =	183.78

P230

DESCRIPTION	QTY	UNIT PRICE	TOTAL
No Work			

P231

LxWxH 24' 6" x 19' x 9'

Subroom 1:

Formula 7' x 5' x 9'

Missing Wall - Goes to Floor/Ceiling 5' X 9' **Opens into P231**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
210. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
211. Seal the surface area w/PVA primer - one coat	216.00 SF @	0.96 =	207.36
212. Paint the walls - two coats	909.00 SF @	1.58 =	1,436.22
213. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P233

LxWxH 17' 6" x 16' x 9'

Missing Wall - Goes to Floor/Ceiling 5' X 9' **Opens into Exterior**

Subroom 1: Offset

LxWxH 7' x 7' x 9'

Missing Wall - Goes to Floor/Ceiling 5' X 9' **Opens into P223**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
214. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
215. Seal the surface area w/PVA primer - one coat	216.00 SF @	0.96 =	207.36
216. Paint the walls - two coats	720.00 SF @	1.58 =	1,137.60
217. Paint door/window trim & jamb - Large - 2 coats (per side)	4.00 EA @	61.26 =	245.04

P234

LxWxH 8' x 7' x 9'



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DESCRIPTION	QTY	UNIT PRICE	TOTAL
218. Paint the walls - two coats	270.00 SF @	1.58 =	426.60
219. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P235A LxWxH 7' x 6' 6" x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
220. Paint the walls - two coats	243.00 SF @	1.58 =	383.94
221. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P236 LxWxH 12' 6" x 9' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
222. Drywall Installer / Finisher - per hour 2nd and 3rd Coat existing	4.00 HR @	139.14 =	556.56
223. Seal the surface area w/PVA primer - one coat	216.00 SF @	0.96 =	207.36
224. Paint the walls - two coats	387.00 SF @	1.58 =	611.46
225. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P237 LxWxH 12' 6" x 9' x 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
226. Paint the walls - two coats	387.00 SF @	1.58 =	611.46
227. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA @	61.26 =	61.26

P238

DESCRIPTION	QTY	UNIT PRICE	TOTAL
No Work			

General Conditions 2nd Floor

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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CONTINUED - General Conditions 2nd Floor

DESCRIPTION	QTY	UNIT PRICE	TOTAL
228. Drywall Installer / Finisher - per hour wall/paint prep areas not called out specific in scope	40.00 HR @	139.14 =	5,565.60
229. Painter - per hour for misc. spot priming Allowance to include painting interior frames of existing painted window panels	32.00 HR @	116.50 =	3,728.00

Subcontractor Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
230. Acoustical Treatments (Bid Item) Includes all ceiling tile/grid related demo less the stairwell plaster area	1.00 EA @	209,400.00 =	209,400.00
231. Toilet & Bath Accessories (Bid Item) Toilet Partitions & Accessories	1.00 EA @	24,000.00 =	24,000.00
232. Electrical (Bid Item) Add Alternate to replace 2nd Floor lighting is \$126,589 as noted in bid, said cost will be subjected to contractors's overhead and profit (20%).	1.00 EA @	286,161.00 =	286,161.00
233. Plumbing (Bid Item) Shower Material Allowance not to exceed \$19,500.00, Per Sub Bid.	1.00 EA @	57,695.00 =	57,695.00
Final Pricing Pending Quote.			
234. Mirrors (Bid Item) (5) 3' x 7' Frameless Mirrors - B19	1.00 EA @	4,202.00 =	4,202.00
235. Fire Sprinkler Technician - per hour Only to be billed as if incurred on T & M basis or estimated in advance is scope warrants.	HR @	217.30 =	0.00
Hourly rate provided for routine vendor.			

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
236. Floor protection - cardboard and tape 1st floor allowance, contractor work areas only to include any related ingress/egress. Allowance only to be billed as incurred.	5,000.00 SF @	0.89 =	4,450.00
237. Firesafing - draft stop	LF @		0.00



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CONTINUED - General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Open Item other than where specifically stated, to be billed as/if incurred			
238. Scaffold - per section (per month) For Ceiling Work - Rolling Bakers	4.00 MO @	111.31 =	445.24
239. General Laborer - per hour carting, hauling, delivery of materials and interim clean ups	160.00 HR @	111.01 =	17,761.60
240. Cleaning Technician - per hour for final cleaning	240.00 HR @	111.01 =	26,642.40
Final cleaning is limited to AllRisk work only, Tile contractor to leave all bathrooms clean prior to toilet partition an final electric/plumbing install Flooring contractor to clean behind their work.			
All work areas to be "free & clear" prior to start. Excludes cleaning of any contents.			
All millwork, locker install, flooring to be final cleaned by others or installed after all AllRisk work is complete.			
241. Commercial Supervision / Project Management - per hour	384.00 HR @	121.54 =	46,671.36
242. Dumpster load - Excluded Item	EA @		0.00
Dumpsters Excluded - Owner to Provide			

Grand Total Areas:

34,567.50 SF Walls	13,702.75 SF Ceiling	48,270.25 SF Walls and Ceiling
13,702.75 SF Floor	1,522.53 SY Flooring	3,825.50 LF Floor Perimeter
11,169.50 SF Long Wall	6,564.25 SF Short Wall	3,825.50 LF Ceil. Perimeter
432.00 Floor Area	481.33 Total Area	1,152.00 Interior Wall Area
1,368.00 Exterior Wall Area	152.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	857,858.68
Overhead	85,786.07
Profit	85,786.07
Replacement Cost Value	\$1,029,430.82
Net Claim	\$1,029,430.82

Thomas Messina