

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK
AUTHORIZING CHANGE ORDER 15 WITH
BROCKWELL AND CARRINGTON CONTRACTORS, INC.
FOR SUPPLEMENTAL WORK AS PART OF THE
RESTORATION PHASE OF THE MUNICIPAL COMPLEX**

WHEREAS, in July 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, following the award of contract, the contract with Brockwell has been amended and approved for the following Change Orders:

Description	Resolution No.	Amount
Original Contract Amount		\$7,025,000.00
Change Order 1 – Insulation	314-10.23	\$109,582.27
Change Order 2 – FEMA	380-12.23	\$421,724.46
Change Order 3 – Police Door	76-2.24	\$39,012.78
Change Order 4 – Masonry	117-4.24	\$555,784.80
Change Order 5 – Interior (BC-COR#07)	164-5.24	\$870,959.84
Change Order 6 – Lighting (BC-COR#08)	164-5.24	\$284,131.80
Change Order 7 – Ceiling (BC-COR#09)	173-5.24	\$27,052.39
Change Order 8 – Window (BC-COR#10)	173-5.24	\$41,476.02
Change Order 9 – Fire Alarm (BC-COR#11)	173-5.24	\$149,754.72
Change Order 10 – IT (BC-COR#12)	173-5.24	\$34,272.00
Change Order 11 – Servpro Clean/ECC	264-8.24	\$56,587.37
Change Order 12 – Weather Barrier	264-8.24	\$6,138.64
Change Order 13 – Light Fixtures	264-8.24	\$15,432.57
Change Order 14 – Chiller Stair Rail/Mod	264-8.24	\$4,819.50
Revised Contract Amount		\$9,641,729.16

WHEREAS, Brockwell & Carrington is currently mobilized at the site and has provided proposals for supplemental work outlined under **Change Order No. 15**, with no net increase in the contract authorization, including the following:

- Additional concrete sidewalks: \$28,274.40
- Temporary radius wall in lobby: \$15,981.25
- Credit for lawn sprinkler system: (\$31,000.00)
- Replacement of (25) light bollards: \$13,494.60
- Use of portion of contingency: (\$26,750.25)

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. 15** with Brockwell & Carrington Contractors, Inc. under Contract BID23006, with no net change in the contract amount, maintaining the current contract total of \$9,641,729.16.

BE IT FURTHER RESOLVED, that a written certification justifying the performance of the work which necessitates the issuance of these change orders has been filed by the contractor with the Mayor, as the chief executive officer for North Brunswick under the Faulkner Act (OMCL) Mayor-Council-Administrator form of local government in accordance with N.J.S.A. 40:69A-149 et. seq.

BE IT FURTHER RESOLVED, in accordance with N.J.A.C. 5:30-11.9 et seq., a written certification by the Mayor's designee has filed a request for the requested change orders with the governing body as attached to this resolution and summarized herein above and includes a certificated statement by the Mechanical Engineer explaining in detail the factual circumstances which justify issuance of the proposed change orders.

BE IT FURTHER RESOLVED, the Municipal Clerk shall report to the Director of the Division of Local Government Services under the New Jersey Department of Community Affairs on an appendix to the upcoming FY2025 annual budget as change orders from the previous fiscal year which exceeded the 20 percent limitation.

BE IT FURTHER RESOLVED, notice of these Changes Orders shall be printed in the Home News and Tribune as the official newspaper, with a brief notice indicating the additional amount to be expended, the original contract price, the nature of the original and additional work. A copy of the advertisement shall also be filed with the clerk or secretary of the governing body and be available for inspection by the public.

Cavel 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
MEHTA				
GUADAGNINO				
CHEIDID				
DAVIS				
SOCIO				
HUTCHINSON				
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 October 21, 2024.

 Lisa Russo
 Township Clerk

BROCKWELL AND CARRINGTON CONTRACTORS, INC.
SUPPORTING DOCUMENT – APPROVED CHANGE ORDERS

WHEREAS, Hurricane Ida impacted New Jersey on Wednesday, September 1, 2021, bringing severe weather conditions including strong winds and heavy rainfall, causing extensive water damage to municipal facilities, infrastructure, vehicles, and equipment, including the Municipal Complex; and

WHEREAS, in July 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 2023, following the award of contract, Brockwell notified USA Architects, the project manager, that the brick manufacturer had requested additional funds due to cost escalations in brick material, which was later resolved with no net increase, and the Change Order was withdrawn; and

WHEREAS, in July 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, including the installation of perimeter wall insulation; and

WHEREAS, in September 2023, professionals, along with representatives from Brockwell and Servpro, reviewed the method for installing the perimeter insulation and determined that it would be more efficient for Brockwell to handle the exterior insulation work, removing this task from Servpro’s project scope; and

WHEREAS, in October 2023, pursuant to Resolution 314-10.23, the Township Council authorized **Change Order No. 1** with Brockwell, increasing the contract amount by \$109,582.27 to include the installation of perimeter insulation; and

WHEREAS, during Hurricane Ida, two exterior ground-level chillers near the rear of the Municipal Complex were submerged in water, and the settlement of the exterior free-standing wall was also noted, with both requiring structural investigation and repair; and

WHEREAS, in April 2023, pursuant to Resolution 138-4.23, CME Associates was engaged to design a new foundation slab for the replacement chillers and to investigate the settlement of the exterior free-standing wall; and

WHEREAS, in May 2023, pursuant to Resolution 163-5.23, CME Associates was also engaged to design plans for extending the height of the rear exterior stairwell wall at the Municipal Complex; and

WHEREAS, the Township has made applications to the Federal Emergency Management Agency (FEMA) under the Public Assistance Program for future mitigation efforts and reimbursement for expenses related to the elevation of the chillers and stairwell wall extension; and

WHEREAS, in December 2023, pursuant to Resolution 380-12.23, the Township Council authorized **Change Order No. 2** with Brockwell, increasing the contract amount by \$421,724.46 to cover the replacement and elevation of the exterior chiller pad and the extension of the stairwell wall; and

WHEREAS, in January 2024, at the Township's request, Brockwell provided a change order to replace two windows with doors at the rear of the Administrative wing and to replace the automatic door at the Police Department's main entrance; and

WHEREAS, in February 2024, pursuant to Resolution 76-2.24, the Township Council authorized **Change Order No. 3** with Brockwell, increasing the contract amount by \$39,012.78 for the said work; and

WHEREAS, in March 2024, Brockwell provided proposals for supplemental structural stabilization, demolition, reconstruction, and weatherproofing work, necessary to bring the structure up to current code standards and to address non-conforming masonry conditions that were identified during the project, which were not ready to receive brickwork or weather barriers without corrective work; and

WHEREAS, in April 2024, pursuant to Resolution 117-4.24, the Township Council authorized **Change Order No. 4** with Brockwell, increasing the contract amount by \$555,784.80 for the said work; and

WHEREAS, in May 2024, pursuant to Resolution 164-5.24, the Township Council authorized supplemental interior work in the central section of the building (**Change Order No. 5**: \$870,959.84) and replacement lighting on the first floor (**Change Order No. 6**: \$284,131.80), for a revised contract amount of \$9,306,195.95; and

WHEREAS, in May 2024, pursuant to Resolution 173-8.24, the Township Council authorized additional change orders as follows:

- **Change Order No. 7 (BC-COR#09 - Ceiling Grid & ACT)**: Supplemental interior work in the central section of the building, totaling \$27,052.39.
- **Change Order No. 8 (BC-COR#10 - Windows)**: Supplemental work to correct non-conforming masonry conditions at window openings, totaling \$41,476.02.
- **Change Order No. 9 (BC-COR#11 - Fire Alarm)**: Replacement of the fire alarm panel and creation of a temporary alarm loop for temporary occupancy, totaling \$149,754.72.
- **Change Order No. 10 (BC-COR#12 - Data Lines)**: Installation of CAT6 data lines and rack mounts, totaling \$34,272.00.

WHEREAS, in August 2024, pursuant to Resolution 264-8.24, the Township Council authorized additional change orders as follows:

- **Change Orders Nos. 11-14**: Various supplemental works, including debris removal, weatherproofing, lighting fixtures, and custom railings, with a net increase of \$82,978.08.

Change Order No. 11 (debris removal) in the amount of **\$56,587.37**

Change Order No. 12 (non-conforming masonry) in the amount of **\$6,138.64**

Change Order No. 13 (lighting fixtures) in the amount of **\$15,432.57**

Change Order No. 14 (fabricated railing) in the amount of **\$4,819.50**

CHANGE ORDER

OWNER
 ARCHITECT
 CONTRACTOR

PROJECT: Building Envelope Restoration **CHANGE ORDER**
 at the Municipal Building for the **No:** 015rev01
 Township of North Brunswick **DATE:** 10.11.2024

CONTRACTOR: Brockwell & Carrington Contractors, Inc. **ARCHITECT'S**
 1 Como Court **PROJECT No.** 2023-042
 Towaco, NJ 07082 **CONTRACT DATE:** See Contract
CONTRACT FOR: See Contract


THIS CONTRACT IS CHANGED AS FOLLOWS:

- The Contractor shall provide all labor, materials, and equipment necessary to make the following changes in the contract:
- Provide additional 2,166 SF concrete sidewalks on north side of municipal complex at \$12/SF + OH&P per USA sketch dated 9.25.24 for total cost of +\$27,291.60. This is in addition to the damaged existing sidewalks B&C is restoring as part of their contract.
 - Provide additional carpentry for temporary, finished radius wall on 1st floor between vestibules for total cost of +\$15,981.25.
 - Provide credit for repairing/reinstalling damaged existing lawn irrigation system for total reduced cost of -\$31,000.00.
 - Provide (25) light bollards (materials only) for restoration of existing bollards removed during construction for +\$15,000.00
 - A portion of the additional cost will be deducted from the already included contract contingency allowance of \$75,000.00.
 - The remaining, unused contingency allowance total is \$47,727.15.
 - All of this work is to be done in accordance with the appropriate plans and specifications.

TOTAL CHANGE ORDER.....\$ 0.00
 All of this work is to be done in accordance with the appropriate plans and specifications.

The original Contract Sum was	\$7,025,000.00
The net change by previously authorized Change Orders	\$2,616,729.16
The Contract Sum prior to this Change Order was	\$9,641,729.16
The Contract Sum will be unchanged by this Change Order in the amount of	\$0.00
The new Contract Sum including this Change Order will be	\$9,641,729.16
The Contract Time will be unchanged by zero days.	
The date of Substantial Completion as of the date of this Change Order therefore is unchanged .	

NOT VALID UNTIL SIGNED BY THE OWNER, ARCHITECT, AND CONTRACTOR.

USA Architects, Planners + Interior Designers ARCHITECT: 20 N. Doughty Avenue Somerville, NJ 08876 ADDRESS:  <hr/> BY: Michael Bryson Associate/Sr. PM 10.11.24	Township of North Brunswick OWNER: 710 Hermann Road North Brunswick, NJ 08902 ADDRESS: <hr/> BY:	Brockwell & Carrington Contractors, Inc. CONTRACTOR: 1 Como Court Towaco, NJ 07802 ADDRESS: <hr/> BY:
DATE:	DATE:	DATE:



Brockwell & Carrington Contractors, Inc.

General Contractors • Construction Management • Construction Consulting

Specializing in Commercial, Industrial and Institutional

Change Order # 21

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

Date Submitted: 10/14/2024
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Existing Concrete Sidwalk Removal and Replacement

Scope: Additional Costs associated with providing the necessary labor and material to perform the replacement of the existing concrete sidewalk at the North Brunswick Envelope Restoration project as coordinated with the Township of North Brunswick and B&C.

Please see attached change order from :

JJJ Concrete	\$	QTY		
Material & Labor	\$12	2,200 (SF)	\$	26,400.00
OH&P		10%	Included	
Subcontractor Performed Work Total				\$26,400.00
B&C OH&P		5%	\$	1,320.00
				\$27,720.00
Change Order Subtotal				\$27,720.00
Bond		1%	\$	277.20
Insurance		1%	\$	277.20
Change Order Total:				\$28,274.40

Sincerely,

Michael B. Dassatti II

President

Date: 10/14/2024



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Change Order # 26

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

Date Submitted: 10/14/2024
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Additional Bollards

Scope: Additional Costs associated with furnishing additional bollards per the Township's request.

Please see attached change order from :

Positive Electric

Material, Labor			
&Equipment	(see attached)	included	\$ 12,600.00
OH&P			\$ -

Subcontractor Performed Work Total			\$12,600.00
B&C OH&P	5%	\$ 630.00	
			\$13,230.00

Change Order Subtotal		\$13,230.00	
Bond	1%	\$132.30	
Insurance	1%	\$132.30	

Change Order Total: \$13,494.60

Sincerely,

Brittany Dassatti

President

Date: 10/14/2024



Positive Electric Co.

241 Cedar Knolls Rd.
 Cedar Knolls, NJ 07927
 Office@Positive-Electric.Co
 (973) 759-9238

PROPOSAL

Proposal Number
P10623
Proposal Date
10/14/2024

Bill To: Brockwell & Carrington Contrac
 1 Como Court
 Towaco, NJ 07082
 George

Re: Brockwell & Carrington Contrac
 710 Hermann Road
 North Brunswick NJ

Our Job No	Customer Job No	Customer PO	Job Description
			NB Envelope Change Order
Description			Price

Change Order:

Furnish only 21 bollards Hubbell FN2-24LU-4K-BLT
 No markup as negotiated.

NOTES & EXCEPTIONS:

- Price based on this proposal only.
- Permit cost not included.
- Price based on regular working hours only.
- Price pending local officials and utilities approval.

Subtotal	\$	12,600.00
Sales Tax (if applicable)	\$	0.00
Base Bid	\$	12,600.00