

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK
AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH
PATRIOT ROOFING, INC. FOR THE MUNICIPAL COMPLEX
ROOF AND GUTTER REPLACEMENT PROJECT
CHANGE ORDER NO. 2**

PREAMBLE: 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. The storm caused severe water damage to municipal facilities, infrastructure, vehicles and equipment, including the Municipal Complex; and

WHEREAS, it was determined necessary to address disaster-related damage to the exterior roof and gutter system that breached during Hurricane Ida in order to prevent future damage; and

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

WHEREAS, in the beginning of February 2022, Peter Campisano with USA Architects met with municipal officials and representatives from Federal Emergency Management Agency (“FEMA”) to review options for making application under FEMA programs for project assistance; and

WHEREAS, on June 27, 2022, the Township Council approved Resolution 210-6.22, authorizing advertisement for receipt of bids for the Municipal Complex Roof and Gutter Replacement Project, BID22010; and

WHEREAS, on October 24, 2022, pursuant to Resolution 306-10.22, an agreement with Patriot Roofing, Inc. was authorized under the competitive bid for the Municipal Complex Roof and Gutter Replacement Project, in accordance with Contract BID22010, in the amount of \$1,749,500.00; and

WHEREAS, in September of 2023, pursuant to Resolution 281-9.23, with the majority of the project complete until the installation of the façade (Phase 1), Patriot Roofing, Inc. presented a **Change Order No. 1** that reflected reductions and increases in contract quantities and supplementary items required to satisfactorily complete the work, resulting in a reduction in the contract amount of **-\$103,150.00**, for a revised contract amount of \$1,646,350.00; and

WHEREAS, the final phase of the roofing project was to be initiated once the new brick façade work was completed under a separate contract with Brockwell and Carrington, and Patriot would return to complete the gutter installation and soffit construction in May and June of 2024.

WHEREAS, when Patriot Roofing, Inc. returned to complete their contractual scope, it was determined supplemental work was necessary to complete the second phase of work, so that the final interface between the brick and roof construction could be correctly installed in accordance with the actual field conditions, and to bring to current code standards; and

WHEREAS, Patriot Roofing, Inc. has agreed to the change in scope and provided **Change Order No.2** for associated work to address the unforeseen existing conditions and make necessary modifications and repairs, with a net increase amount of **\$55,000.00**; and

WHEREAS, USA Architects, architects for this project, has reviewed and indicated in a Change Order No. 2, as attached hereto, reflects reductions and increases in contract quantities and supplementary items required to satisfactorily complete the work.

NOW THEREFORE, BE IT RESOLVED, on this 24th day of June 2024, the Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute Change Order No. 2 for the Municipal Complex Roof and Gutter Replacement Project, in accordance with Contract BID22010, which reflects a net contract increase amount of \$55,000.00, for a revised contract amount of \$1,701,350.00.

Cavel Gallimore
Chief Financial Officer

Steven 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
MEHTA				
GUADAGNINO				
ANDREWS				
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 June 24, 2024.

Lisa Russo
Township Clerk

CHANGE ORDER

OWNER	X
ARCHITECT	X
CONTRACTOR	X

PROJECT: Roof Replacement at the Municipal Building
for the Township of North Brunswick

CHANGE ORDER NO: 2
DATE: June 18, 2024

CONTRACTOR:
Patriot Roofing, Inc.
2083 Jacksonville-Jobstown Road,
Jobstown, New Jersey 08041

ARCHITECT'S
PROJECT NO: 2022-015 (2023-041)

CONTRACT DATE: See Contract

CONTRACT FOR: Roof Replacement

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 carpentry to extend the roof framing over the top of the completed brick façade at the gable end areas, approximately 160 linear feet. Extend 2x6x16-gauge studs, track and clips; Additional R-19 insulation, gypsum board and weather barrier; soffit and trims; Add additional metal decking, insulation, ice and water shield; Add 2x6 and plywood for edge condition; Add additional 2x10 for gable fascia; Add additional extended fascia; Add one metal roof panel at each location.

This work was duly executed and a portion of the additional cost will be deducted from the already included contract contingency allowance of \$25,000.00.

The remaining cost to complete the coordination and construction interface between the brick and the gable end roofs is \$55,000.00.

All of this work is to be done in accordance with the appropriate plans and specifications.

Not valid until signed by the Owner, Architect and Contractor.

The original Contract sum was.....	\$ 1,749,500.00
Net change by previously authorized Change Orders.....	\$(-103,150.00)
The Contract Sum prior to this Change Order was.....	\$ 1,646,350.00
The Contract Sum will be (Increased) by this Change Order in the amount of.....	\$ 55,000.00
The new Contract Sum including this Change Order will be.....	\$ 1,701,350.00

The Contract Time will be changed by (zero) days.

The Date of Substantial Completion as of the date of this Change Order therefore is unchanged.

ARCHITECT

CONTRACTOR

OWNER

USA Architects
20 North Doughty Avenue
Somerville, New Jersey 08876

Patriot Roofing, Inc
2083 Jacksonville-Jobstown Road,
Jobstown, New Jersey 08041

Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902



Michael Bryson – Assoc. | Sr. PM
BY (Signature)

BY (Signature)

BY (Signature)

6.18.2024

Date

Date

Date

PATRIOT ROOFING, INC.

2083 Jacksonville-Jobstown Road
Jobstown, NJ 08041
(609) 723-6688
(609) 723-6867 (fax)

CHANGE ORDER REQUEST

PAGE 1 OF 1
DATE: 5/1/24

**Attention – USA Architects
Michael Bryson**

**North Brunswick Municipal
building. Extra gable framing**

Estimator / Project Manager:

Furnish all labor, materials and equipment required performing all roofing work as listed below.

SCOPE OF WORK: Patriot Roofing to extend framing in 8 different areas total approximately 160 lineal feet.

- *Extend 2x6x 16-gauge studs, track and clips
- *Additional R-19 insulation, gypsum board and AVB
- *New soffit and trims
- *Add additional metal decking, insulation, ice and water shield.
- *Add 2x6 and plywood for edge condition.
- *Add addition 2x10 for gable fascia.
- *Add additional extended fascia.
- *Add one metal roof panel at each location.

Total Lump Sum \$\$80,000.00

We propose hereby to furnish material and labor-complete in accordance with above specification, for the sum of:

Payment to be made as follows:

Dollars \$

All material is guaranteed to be as specified. All work to be completed in a workmanlike 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 Insurance. Our workers are fully covered by Workmen’s Compensation Insurance.

Authorized Signature _____

Acceptance of Change Order- The above prices, specifications and Conditions are satisfactory and are hereby accepted.

Client authorized Signature _____

Date of Acceptance: _____

WIND AND SNOW LOADS

MIDDLESEX COUNTY

ROOF: GROUND SNOW LOAD OF 30 PSF MODIFIED IN ACCORDANCE WITH NJ IBC 2018, SECTION 1608 AND ASCE 7-10.

SNOW LOAD:	
GROUND SNOW LOAD	30 PSF
SNOW IMPORTANCE FACTOR	1.2
FLAT ROOF SNOW LOAD	23 PSF
SLOPED ROOF SNOW LOAD	13 PSF
DRIFTED SNOW	N/A
MINIMUM ROOF SNOW LOAD FOR DESIGN	30 PSF
ROOF LIVE LOAD (MIN):	20 PSF
ROOF DEAD LOAD:	11 PSF
WIND LOAD:	
BASIC WIND SPEED	125 MPH
WIND EXPOSURE	EXPOSURE C
RISK CATEGORY	IV, INCLUDING POLICE STATIONS
WIND LOAD ON BUILDING	NWFRS - DIRECTIONAL PROCEDURE
IMPORTANCE FACTOR	1.2
ROOF WIND LOAD	12.5 PSF
PRESSURE	24 PSF
SUCTION	13 PSF
NET ROOF UPLIFT	13 PSF

ROOF SCOPE OF WORK NOTES

ROOF DEMOLITION AND PREPARATION WORK

- REMOVE EXISTING STANDING SEAM METAL ROOF SYSTEM AND SNOW GUARDS INCLUDING ANY MEMBRANE AND INSULATION IN ITS ENTIRETY TO EXPOSE EXISTING METAL ROOF DECK.
- REMOVE EXISTING COUNTER FLASHING. ALL EXISTING THRU-WALL FLASHING / COUNTER FLASHING RECEIVER SHALL REMAIN UNLESS OTHERWISE NOTED.
- REMOVE EXISTING GUTTER, DOWNSPOUTS AND SUPPORTS IN ITS ENTIRETY.
- EXAMINE EXISTING METAL DECK FOR ANY RUST BUILD-UP OR DAMAGE. REMOVE RUST AND COAT WITH RUST INHIBITING PAINT. REPLACE ANY DETERIORATED OR DAMAGED METAL DECK AREAS IN ACCORDANCE WITH THE REQUIREMENTS INDICATED IN THE PROJECT MANUAL. NOTIFY ARCHITECT OF ANY DAMAGE.
- EXAMINE WOOD NAILERS / BLOCKING. REPLACE ANY DAMAGED OR DETERIORATED PIECES IN ACCORDANCE WITH THE REQUIREMENTS INDICATED IN THE PROJECT MANUAL.

REPLACEMENT ROOFING SYSTEM (STANDING SEAM METAL ROOFING SYSTEM)

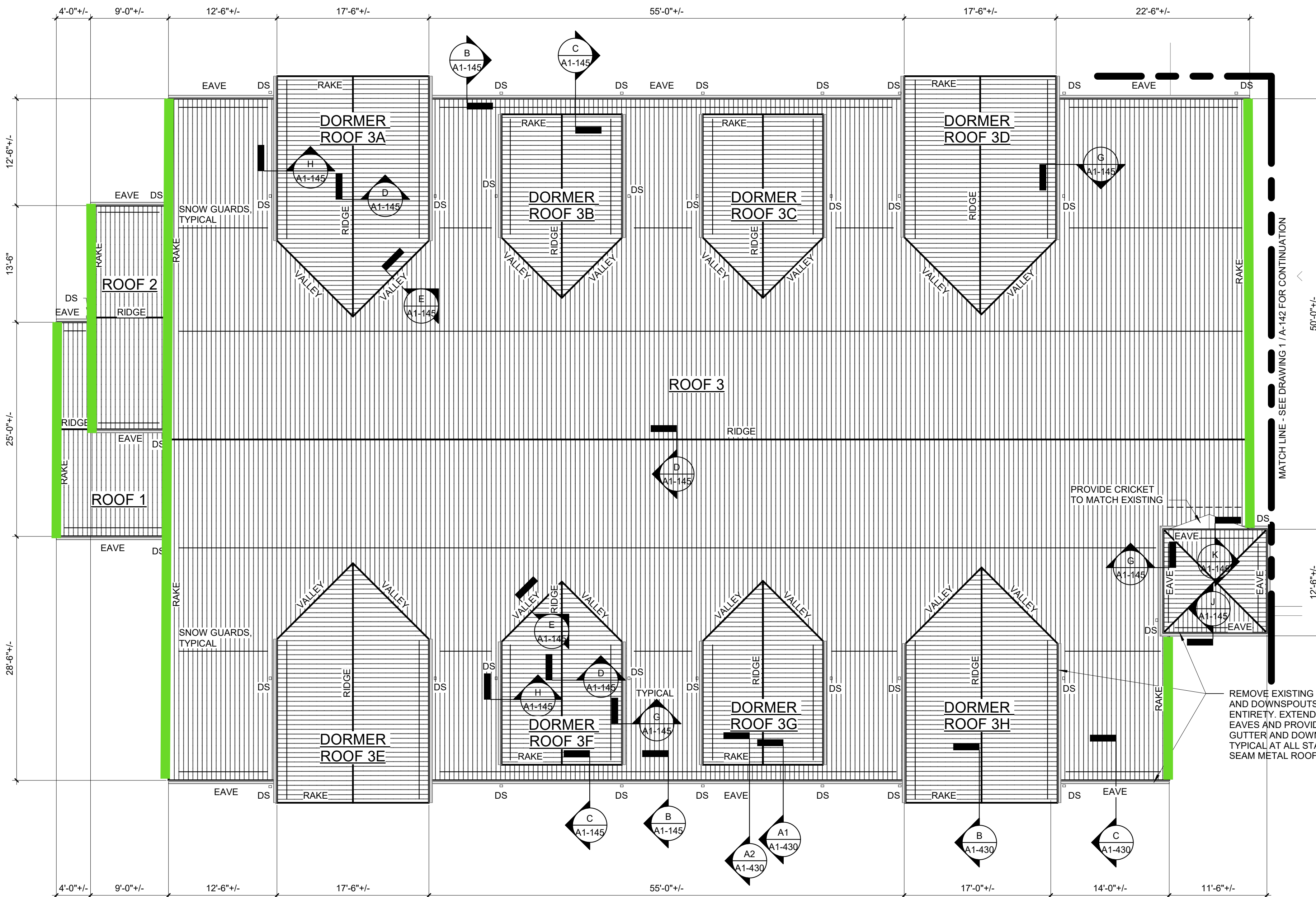
- PROVIDE STEEL AND/OR COLD FORMED METAL FRAMING TO EXTEND ROOF EAVES AND RAKES AS INDICATED ON THE DETAILS.
- PROVIDE METAL DECK TO MATCH EXISTING AND FASTEN TO FRAMING AS INDICATED ON THE DETAILS.
- PROVIDE ALUMINUM WRAPPED FASCIA BOARD AT ALL EAVE AND RAKE LOCATIONS.
- PROVIDE FRAMING / CHANNEL SUPPORTS WHERE REQUIRED PER STANDING SEAM METAL ROOF MANUFACTURER'S REQUIREMENT OR RECOMMENDATION.
- PROVIDE 2 1/2" POLYISOCYANURATE INSULATION (TO MATCH EXISTING) AND FASTEN TO METAL ROOF DECK. FASTENERS SHALL ONLY PENETRATE THE TOP FLUTE OF THE METAL DECK WITH A MINIMUM DEPTH PENETRATION OF 3/4" AND A MAXIMUM OF 1-INCH.
- PROVIDE HIGH TEMPERATURE HEAT RESISTANT SELF-ADHERING UNDERLAYMENT OVER THE ENTIRE METAL ROOF DECK.
- PROVIDE STANDING SEAM METAL ROOF SYSTEM WITH CLIP FASTENERS TO PENETRATE THE BOTTOM FLUTE OF METAL DECK.
- PROVIDE STEP FLASHING AND COUNTER FLASHING ALONG RISING WALL CONDITIONS PARALLEL WITH THE ROOF SLOPE. REUSE EXISTING THRU-WALL FLASHING / COUNTER FLASHING RECEIVER. EXTEND SIDE WALL STEP FLASHING DOWN TO EDGE OF NEW SOFFIT CONSTRUCTION.
- PROVIDE TWO ROWS OF NON-PENETRATING SNOW GUARDS AS INDICATED ON THE DETAIL.
- PROVIDE GUTTER AND DOWNSPOUTS AT LOCATIONS TO MATCH EXISTING. CONNECT DOWNSPOUTS TO EXISTING PIPE BOOT. PROVIDE PRECAST CONCRETE SPLASH BLOCKS ON WALKWAY PAD SET IN COMPATIBLE ROOFING CEMENT/ADHESIVE WHERE DOWNSPOUTS SPILL ON TO EXISTING ROOF AREAS BELOW. PROVIDE EXTENSION ELBOWS TO ENSURE WATER IS DIRECTED AWAY FROM EXISTING BUILDING / BASE FLASHINGS WHERE DOWNSPOUTS SPILL ON TO EXISTING ROOF AREAS BELOW.

ADDITIONAL GENERAL REQUIREMENTS

- UPON REMOVAL OF DOWNSPOUTS, CONTRACTOR IS REQUIRED TO CONDUCT WATER TEST ON ALL EXISTING DOWNSPOUT PIPE BOOTS (CONNECTED TO UNDERGROUND STORM DRAIN SYSTEM) TO ENSURE THAT ALL PIPE BOOTS ARE DRAINING PROPERLY. ANY PIPE BOOT FOUND TO BE CLOGGED SHALL BE CLEANED OUT.
- THE CONTRACTOR SHALL ENSURE THAT THE ENTIRE ROOF IS WATERTIGHT AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL FLASH ALL EXISTING VENT PIPES, OTHER PENETRATIONS, EQUIPMENT SUPPORTS AND EQUIPMENT CURBS TO REMAIN AS INDICATED IN THE DETAILS OR PER ROOF MANUFACTURER'S DETAILING REQUIREMENT WHETHER OR NOT SHOWN ON THE ROOF PLAN. CONTRACTOR TO VERIFY IN FIELD.
- ANY AND ALL ELECTRICAL ITEMS (LIGHTS, JUNCTION BOXES, CONDUITS AND PANELS) SHALL BE REMOVED, EXTENDED AND REINSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODES, AS REQUIRED TO FACILITATE ROOF WORK. VERIFY IN FIELD.
- THE CONTRACTOR IS REQUIRED TO MEET ALL OF THE "BEST PRACTICE" REQUIREMENTS OF THE MANUFACTURER OF THE PRODUCTS, MATERIALS AND / OR SYSTEMS INCORPORATED IN THIS PROJECT, WHERE A SPECIFIC REQUIREMENT OF THE ARCHITECT IS IN VARIANCE TO A REQUIREMENT OF THE MANUFACTURER, THE GREATER QUANTITY OR QUALITY OF WORK SHALL BE PROVIDED.
- PROVIDE FLASHING AT CURB MOUNTED MECHANICAL EQUIPMENT AS IT OCCURS ON THE ROOF. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCREASE THE HEIGHT AS REQUIRED, OR REBUILD THE CURB IF IT IS DETERIORATED, DAMAGED, OR MUST BE RAISED TO PROPERLY FACILITATE INSTALLATION OF INSULATION, ROOFING AND FLASHING.
- THE WOOD CURB BLOCKING, ETC., SHALL BE FIRE RETARDANT TREATED WOOD.
- BLOCKING HEIGHTS SHOWN ON CURB AND EDGE CONDITIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL PROVIDE ALL FULL DIMENSION BLOCKING AS INDICATED AND / OR REQUIRED.
- DEMOLITION AND REPLACEMENT NOTES ARE NOT ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. VERIFY ALL DIMENSIONS WITHIN THE CONTRACT LIMITS. BRING DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. THE EXTENT OF DEMOLITION AND REMOVAL INCLUDES, BUT IS NOT LIMITED TO WORK SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF CONSTRUCTION DEBRIS.
- BEFORE DEMOLITION BEGINS, CONTRACTOR SHALL COORDINATE SEQUENCE AND SCHEDULES FOR ALL WORK AND RELOCATION OR DISPOSAL OF ALL MATERIALS WITH OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, MODIFICATION, EXTENSION AND RE-INSTALLATION OF ALL MEP EQUIPMENT, CONDUITS, LIGHTNING PROTECTION SYSTEM, ETC. ON ALL SURFACES AFFECTED BY THE WORK. CONTRACTOR SHALL DISCONNECT AND REMOVE, MODIFY AND EXTEND CONDUITS, CONDUCTORS, WIRING, SUPPORTS, BRACKETS AND PIPING WITH MATERIALS MATCHING EXISTING AS REQUIRED TO RESTORE OPERATION OF ALL AFFECTED EQUIPMENT. ALL EQUIPMENT MAY NOT BE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING EQUIPMENT AND RELOCATE AS REQUIRED TO COMPLETE THE WORK.

MASONRY SCOPE OF WORK NOTES

- REMOVE PORTION OF EXISTING BRICK MASONRY INCLUDING BRICK TIES; REMOVE EXISTING SOLDIER COURSE BRICK AND MINIMUM OF 3 BRICK COURSES BELOW THE SOLDIER COURSE TO FACILITATE ROOF WORK.
- UPON COMPLETION OF ROOF WORK, PROVIDE REPLACEMENT SOLDIER COURSE BRICK WITH TIES TO MATCH EXISTING.



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ROOF REPLACEMENT
AT
MUNICIPAL BUILDING
FOR THE
TOWNSHIP OF NORTH BRUNSWICK
710 HERMANN ROAD,
MIDDLESEX COUNTY, NORTH BRUNSWICK,
NEW JERSEY 08902

No.	Date	Issue or Revision
Drawing Title		
PARTIAL ROOF PLAN		
Scale	As indicated	USA Project No. 2022-015
Drawing Date	09.20.2022	Drawing No.
Drawn By	RG	Checked By
		A1-141

