

A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK AUTHORIZING AN EMERGENCY CONTRACT WITH SLADE ELEVATOR FOR THE REPAIR OF TWO HYDRAULIC ELEVATORS DAMAGED DURING HURRICANE IDA

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, and equipment, including catastrophic water damage to the elevators at the Municipal Complex; and

WHEREAS, in September of 2021, the company Rapid Recovery was engaged under the Garden State Joint Insurance fund as a qualified contractor to begin remediation efforts and engaged subcontractors to work on various restoration efforts, including Slade Elevator; and

WHEREAS, following meetings held in January and March of 2023, it was determined by professionals engaged by the Township that a new remediation company should be brought on-site to continue remediation efforts; and

WHEREAS, pursuant to Resolution #98-3.23, the Township Council authorized a contract with Servpro Disaster Recovery Services on March 6, 2023 to continue remediation efforts; and

WHEREAS, Servpro Disaster Recovery Services took over Rapid Recovery's contract with Slade Elevator to continue the modernization of the existing elevators; and

WHEREAS, Servpro Disaster Recovery Service's contract with the Township is concluding but there is still outstanding work to be completed on the elevators to get them into working condition and meet requirements of both New Jersey code and the American Standard Safety Code of Elevators, both of which are required in order to reopen the Municipal Complex to residents; and

WHEREAS, in accordance with N.J.S.A. 40A:11-6(a), the Township may award a contract on an emergency basis; and

WHEREAS, Slade Elevator provided the Township with the attached Scope of Work to modernize the two existing elevators, indicating that there was a remaining contract balance of \$207,016.29; and

WHEREAS, Slade Elevator completed and submitted a C.271 Political Contributions Disclosure Form pursuant to N.J.S.A. 19:44A-20.26 et seq.; and

NOW THEREFORE, BE IT RESOLVED, by the Township Council of the Township of North Brunswick, County of Middlesex, and State of New Jersey, does hereby authorize the emergency contract with Slade Elevator for modernization of two existing elevators with a not-to-exceed amount of \$207,016.29.

CERTIFICATION

I, Cavel Gallimore, Chief Financial Officer, hereby certify shall be made available for this purpose in the FY25 Operating Budget – Disaster Recovery Reserves Account No. D-33-56-850-005-001. PRO24055.

Cavel Gallimore
Chief Financial Officer

Steve Bloyed
Director of Public Works

Justine Progebin
Business Administrator

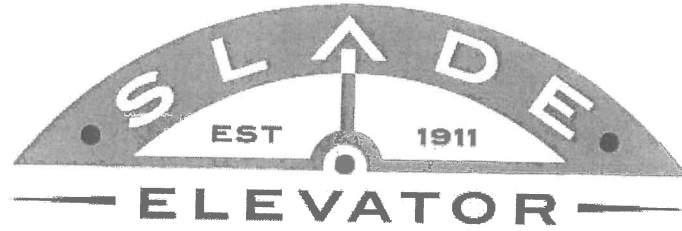
Ronald Gordon, Esq.
Township Attorney
Approved as to legal form

RECORDED VOTE:

| COUNCIL MEMBER | YES | NO | ABSTAIN | NOTES |
|-----------------------|------------|-----------|----------------|--------------|
| MEHTA | | | | |
| GUADAGNINO | | | | |
| ANDREWS | | | | |
| DAVIS | | | | |
| SOCIO | | | | |
| HUTCHINSON | | | | |
| MAYOR WOMACK | | | | |

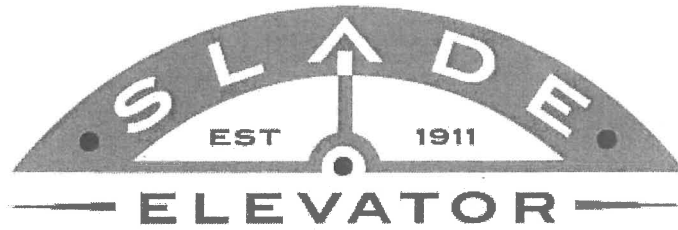
I hereby certify that the above Resolution was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on July 29, 2024.

 Lisa Russo
 Township Clerk



ELEVATOR MODERNIZATION

710 Herman Road



PROPOSAL FOR ELEVATOR MODERNIZATION

Date 1/6/22

HEREINAFTER CALLED THE OWNER:

Rapid Recovery Services
Attn: Bob Newman

Re: Town of North Brunswick
710 Herman Road
North Brunswick, NJ 08902

710 Herman Road – (2) Hydraulic Elevators

Both Devices

Slade Elevator, (hereinafter called the Company) proposes to perform all work listed below and provide all necessary labor, material, engineering, drawings, permits and filing fees (in ordinance with ANSI A17.1 which is in effect of the date of this proposal) unless otherwise stated:

***This proposal has been formulated to upgrade the above referenced elevator. Based upon authorization, the lead times will be discussed and determined. The price submitted below is based upon working Monday through Friday, during the regular work hours of 8:00am to 4:30pm, excluding union holidays.

This proposal is in response to the catastrophic water damage sustained to the elevators at 710 Herman Road for the Township of North Brunswick. The severity of the damage to the equipment makes replacement of individual components nearly impossible and ultimately cost prohibitive. The proposal is intended to cover the modernization of the existing elevators in a first class workmanlike manner and to include all work and material as specified. All work and material shall conform to the requirements of the American Standard Safety Code of Elevators.

DESCRIPTION OF WORK

POWER UNIT – NEW

Furnish and install a new power unit equipped with pump, motor, valve, tank heater, shut off valve, oil, oil line and all required fittings and piping required for a new installation.

CONTROLLER - SIMPLEX - NEW

Furnish and install a new Non Proprietary elevator controller (MCE or equivalent), Load weighing with Door Interlock Monitoring, Load Weight System, Firemen Service Features, all ADA features, protective timers and protective overload relays. Smooth acceleration and deceleration of the elevator car shall be provided in either direction of travel during both single and multiple floor runs. Floor leveling accuracy within 1/4 will



be provided on any given floor as measured between the car entrance threshold and the landing sill. This accuracy standard will be maintained under varying load condition within the full rated capacity of the elevator. Furnish and install a new car top tape selector system for proper car to controller interface and proper leveling.

CAR DOOR OPERATOR - NEW

We will furnish and install on top of the elevator car a new G.A.L power door operator to provide the automatic door operation as described herein. This unit is ruggedly constructed and driven by a reversing motor, which allows power to be applied to the closed door. Operator limit switches are enclosed in the power box to conceal and protect control wiring. The operator works on a crank principal that is, one half revolution of the crank will either open or close the door. In this manner the motion of the door is clearly defined.

CAR DOOR HANGER, TRACK, AND GATE SWITCH - NEW

Furnish and install a new G.A.L. car door hanger track, gate switch, and hanger roller assemblies.

DETECTOR EDGE - NEW

Furnish and install a new infra-red proximity detection device on the car door.

CAB INTERIOR – NEW

\$20,000.00 cab allowance. Finishes to be chosen by customer.

CAR DOOR / CAR SILL - NEW

Replace car door and car sill.

SLING AND PLATFORM - NEW

Furnish and install new sling and platform damaged by water. We will install a new layer of plywood on the existing platform to accommodate the new cab and flooring.

MAIN CAR STATION – NEW

Furnish and install new car station

CAR POSITION INDICATOR / CAR TRAVELING LANTERN – NEW

Furnish and install new car position indicator, car traveling lantern.

INTERCOM SYSTEM / HANDS FREE PHONE / EMERGENCY LIGHTING – NEW

VOICE ANNUNCIATOR

Furnish and install one voice annunciator system. This unit will have a message center and will announce the floor numbers, direction the elevator will travel when leaving the floor, and emergency messages as necessary.

HALL STATIONS – NEW

Furnish and install new hall station to each floor

JAMB BRAILLE – NEW

HALL POSITION INDICATORS – NEW



Furnish and install new hall position indicators and drivers to compliment the new controller.

HOISTWAY ACCESS STATION – NEW

Furnish and install new hoistway access station

GUIDE RAILS – RETAIN

Retain existing guide rails

CAR TOP INSPECTION STATION - NEW

Furnish and install a new car-top inspection station to provide mechanics with full control and safe operation of the elevator system while on a routine maintenance or emergency service calls. All controls will be plainly visible and readily accessible from the hoistway without stepping on the elevator. Operating devices shall include: Inspection, Emergency Stop Switch, Up, Down, and Safe buttons, Fireman Light and Buzzer, Work Light and a 110-volt G.F.I. receptacle.

HOISTWAY LIMIT SWITCHES – NEW

Furnish and install new limit switches

LEVELING UNIT / LANDING SYSTEMS – NEW

Furnish and install new leveling unit and new landing systems

ENTRANCE FRAMES / ENTRANCE DOORS / HOISTWAY SILLS – RETAIN

TRAVELING CABLES - NEW

Furnish and install all new traveling cables. The traveling cable to be installed will be as follows: Polyvinyl chloride type [ett] traveling cables with steel core will be provided and anchored to relieve the strain on copper conductors. Travelers will be hung so that a proper size loop is obtained. New traveling cables installed will comply with ANSI/ASTM B174-71, NFPA, UL 62, and with ETT requirements of UL 62 and Article 400 of the National Electric Code. Traveling cables and associated wiring going to controller will contain at least ten [10] percent spare conductors. Traveling cable wire will have a color or number coded outer covering for identification.

WIRE AND CONDUIT - ALL NEW

Furnish and install all new hoistway wiring as follows: All installed wiring for the operation as described herein will be as follows: All installed wiring will not be less than 18 gauge, and will be properly insulated having flame retardant moisture proof outer covering. All wiring, conduit and riser pipe to be provided and installed will conform to all necessary electrical code requirements.

PIT – BUFFERS / LADDER / SWITCH – NEW

Replace existing buffers, pit ladder and pit switch.

PISTON – NEW

Furnish and install new piston and complete jack assembly complete with code required PVC Liner.

OVERSPEED VALVE / SCAVANGER PUMP – NEW

Furnish and install new overspeed valve and new scavenger pump.



CLEANING AND PAINTING – NEW

Slade will clean and paint the machine room

TOE GUARD - RETAIN AND PAINT

Scrape and paint existing toe guard damaged by water.

ELEVATOR ID TAGS

Furnish and install new proper type Elevator Identification Tags to the elevator main line feeder switch, main machine, and controller as per code requirements.

CODE DATA PLATES

Furnish AND Install new code data plate(s) as required by code.

TUNE AND TEST

Slade will provide a tune-up specialist to properly tune and test the installed equipment herein proposed.

REMOVAL OF EXISTING EQUIPMENT

Where the term Furnish and install is used Slade Elevator will remove all required material as necessary to Furnish and install. At the completion of work the company will remove all waste material, rubbish and items that are being replaced or directly related to the work above. All equipment removed will become property of the Company as herein stated

USE TAX

The owner by signing this proposal states this is a capital improvement and therefore must provide the company with a Certificate of capital improvement.

SHIPPING AND MOBILIZATION

The Company has included all shipping and handling charges in the price hereinstated.

D.O.B. PERMIT FEES

All Department of Buildings and State of NJ filing fees, permits, and inspections for the work herein are included in this proposal. We shall file the necessary plans and applications with the Department of Buildings. Provide all necessary documentation to obtain the required permits and approvals. Provide all materials, equipment and personnel to conduct an acceptance test in the presence of the Building Department Inspector as required.

WARRANTY

This modernization includes a 12-month warranty on all parts and work performed as stated in this proposal, if Slade Elevator, is the maintenance service provider for the parts and material herein stated.

EXCLUSIONS

- Alterations to motor room ventilation system & cleaning the pit.
- Owner is to ensure that the machine room door is self-closing and locking, yet can be opened from the inside without a key.



- Owner is to ensure that there is an elevator main line power feed with ample capacity and proper grounding shall be piped and wired to the elevator machine room.
- A GFI light and switch in the machine room, with switch located adjacent to the access door.
- Updated smoke detectors located at each elevator landing and in the machine room as required by code; when sprinklers are present in the machine room or hoistway, provide an automatic means to disconnect power.
- An active working phone line from a building source to elevator control is required.
- A fused disconnect switch for the elevator of ample capacity to be located in machine room near door, in order to disconnect normal power supply as well as emergency power supply.
- Light switch and convenience outlet in elevator pit, light switch accessible from lower landing opening.

PRICE AND PAYMENT

This quote is valid for sixty (60) days. The owner agrees to pay to the Company for the work as herein stated the sum of:

\$510,000.00

(Five Hundred Ten Thousand and 00 /100 Dollars)

Terms of payment

30% due upon signing contract,

30% due upon starting equipment installation

30 % due upon halfway completion

10 % balance due upon receiving final sign-off from the NYC department of buildings.

TERMS OF PAYMENTS

Terms of payment shall be as agreed, and the Company reserves the right to discontinue ordering material or work at any time until payments shall have been made as agreed and the Company has satisfactory assurance that subsequent payments will be made as they fall due. All deposits are non-refundable unless otherwise stated in writing.

This agreement is subject to the terms and conditions printed below, which are expressly made a part of this contract.

Respectfully submitted,



Accepted and signed in duplicate

By Kenneth Guilmin
Manager of Business Development

Purchaser Rapid Recovery Services, LLC

Approved for Slade Elevator

By [Signature]

By _____

Title VP of Operations

Title _____

Date 1/21/21

Date _____

TERMS AND CONDITIONS

This contract, which is not valid until our approval of your order, constitutes the entire agreement and all prior representations, whether written or verbal, are merged herein.

This quotation is submitted for acceptance with in thirty days and is subject to change without notice.

All work is to be done during regular working hours unless otherwise specified herein and if found necessary to work at other than regular working hours the time will be paid at the prevailing rates. Orders accepted by us not subject to revocation or cancellation unless agreed to in writing.

This agreement is subject to delays caused by fines, storms, strikes or other causes beyond our control.

We reserve the right to remove and retain all elevator material not used in reconstruction and retain title to and possession of all machinery, cables and parts furnished by us under the terms of this proposal until payment in full is made.

We are to have uninterrupted use of elevator while work is in progress. If accepted, one copy of this agreement is to be signed and returned.

The purchaser warrants that the work site in the building does not contain any asbestos, asbestos-containing materials, or airborne asbestos fiber. If the subcontractor, prior to or after commencing work at the site, has reasonable cause to believe that asbestos is present, the subcontractor may request the purchaser to obtain bulk sample testing to confirm the presence of the substance. In the event that material-containing asbestos is confirmed, the subcontractor may at its sole option terminate the contract without further liability on its part, and the purchaser shall pay the subcontractor in full for all work completed up to date of termination.