

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

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 in the building require new drywall due to water damage, the installation of a moisture protection barrier to prevent future damage, and new ceiling tiles; 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 remove damaged drywall, remediate the areas, install moisture barriers, install new drywall, furnish 9,000 ft² of replacement ceiling tiles, and install the ceiling tiles for \$97,919.89.

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 \$97,919.89 to replace drywall in various areas of the Municipal Complex and furnish and install new ceiling tiles.

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, Cavel Gallimore, Chief Financial Officer, hereby certify that \$42,587.89 is available for this purpose in the Disaster Recovery Trust Account D-33-56-850-005-001 and \$55,332.00 is available for this purpose in Capital Ordinance 23-11 account C-04-55-C23-233-701. PRO24053.

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
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 July 9, 2024.

Lisa Russo
Township Clerk



AllRisk, Inc

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

Client: North Brunswick Township
Property: 710 Hermaan Road
North Brunswick, NJ 08902

Operator: TOM

Estimator: Thomas Messina

Type of Estimate: Water Damage

Date Entered: 6/21/2024

Date Assigned:

Price List: NJCA8X_JUN24

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2024-6-21-NBRUNSWICK

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

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

2024-6-21-NBRUNSWICK

Main Level

Server Closet

Height: 8'

Door	2' 6" X 6' 8"	Opens into IT_OFFICE		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
1. Dust control barrier per square foot Protection of server to be reviewed with client prior to start		158.71 SF @	1.52 =	241.24
2. Floor protection - self-adhesive plastic film		158.71 SF @	0.98 =	155.54
3. Peel & seal zipper - heavy duty		1.00 EA @	19.98 =	19.98
4. Tear out drywall, cleanup, bag for disposal Stop short of electrical panel, panel to remain in place		171.00 SF @	1.87 =	319.77
5. Moisture protection Final barrier to be reviewed with client's architect, 6mil or Foil Face/Scrim		171.00 SF @	0.84 =	143.64
6. 5/8" mold resistant - hung, taped, floated ready for paint		171.00 SF @	3.98 =	680.58
7. R&R Corner bead - per LF		18.00 LF @	11.15 =	200.70
8. Acoustic Ceiling - Labor Minimum		1.00 EA @	417.84 =	417.84
Grid Repair Only - Any tile replacement to be supplemented if requested.				
Tile replacement only in areas of R & R sub-bid.				
9. Seal the surface area w/PVA primer - one coat		152.00 SF @	0.94 =	142.88
10. Paint part of the walls - two coats 1 Long 1 Short		224.33 SF @	1.54 =	345.47
11. Painting - Labor Minimum		1.00 EA @	340.51 =	340.51
12. Vinyl Floor Covering - Labor Minimum		1.00 EA @	300.78 =	300.78
13. Material Only Cove base molding - rubber or vinyl, 4" high Patch to match existing, 1 Carton Min., balance left as attic stock		120.00 LF @	1.42 =	170.40
IN ALL AREAS OF REPAIR, CLIENT TO PROVIDE FREE AND CLEAR ACCESS				
NO ALLOWANCE FOR CONTENTS MANIPULATION				

IT Office

Height: 8'

Door	2' 6" X 6' 8"	Opens into Exterior		
Door	2' 6" X 6' 8"	Opens into SERVER_CLOSE		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
14. Peel & seal zipper - heavy duty		1.00 EA @	19.98 =	19.98
15. Tear out drywall, cleanup, bag for disposal Exterior wall only		117.00 SF @	1.87 =	218.79
16. Moisture protection Final barrier to be reviewed with client's architect, 6mil or Foil Face/Scrim		117.00 SF @	0.84 =	98.28



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CONTINUED - IT Office

DESCRIPTION	QTY	UNIT PRICE	TOTAL
17. 5/8" mold resistant - hung, taped, floated ready for paint	117.00 SF @	3.98 =	465.66
18. Acoustic Ceiling - Labor Minimum	1.00 EA @	417.84 =	417.84
Grid Repair Only			
No finish work per client direction			

"Old" Clerks Office

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door	2' 6" X 6' 8"	Opens into Exterior	
19. Peel & seal zipper - heavy duty	1.00 EA @	19.98 =	19.98
20. Tear out drywall, cleanup, bag for disposal	117.00 SF @	1.87 =	218.79
Exterior Wall Only			
21. Moisture protection	117.00 SF @	0.84 =	98.28
Final barrier to be reviewed with client's architect, 6mil or Foil Face/Scrim			
22. 5/8" mold resistant - hung, taped, floated ready for paint	117.00 SF @	3.98 =	465.66
23. Acoustic Ceiling - Labor Minimum	1.00 EA @	417.84 =	417.84
Grid Repair Only			
No finish work per client direction			

2nd Fl PD Kitchen

Height: 9'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door	2' 6" X 6' 8"	Opens into Exterior	
24. Peel & seal zipper - heavy duty	1.00 EA @	19.98 =	19.98
25. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	5.00 DA @	107.51 =	537.55
26. Add for HEPA filter (for neg. air machine/vacuum - Large)	1.00 EA @	334.94 =	334.94
27. Tear out drywall, cleanup, bag for disposal	296.00 SF @	1.87 =	553.52
Stop short of electrical panel, panel to remain in place			
28. Tear out and bag insulation	153.00 SF @	1.40 =	214.20
29. HEPA Vacuuming - Detailed - (PER SF)	740.67 SF @	1.39 =	1,029.53
30. Clean the surface area	740.67 SF @	0.95 =	703.64



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CONTINUED - 2nd FI PD Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
31. HEPA Vacuuming - Light - (PER SF)	740.67 SF @	0.71 =	525.88
32. Water Extraction & Remediation Technician - per hour additional for high work	8.00 HR @	111.01 =	888.08
33. Batt insulation - 4" - R13 - unfaced batt	153.00 SF @	1.40 =	214.20
34. Moisture protection	296.00 SF @	0.84 =	248.64
Final barrier to be reviewed with client's architect, 6mil or Foil Face/Scrim			
35. 5/8" mold resistant - hung, taped, floated ready for paint	296.00 SF @	3.98 =	1,178.08
36. Drywall Installer / Finisher - per hour additional for high work and fire caulking	12.00 HR @	139.14 =	1,669.68
37. Acoustic Ceiling - Labor Minimum	1.00 EA @	417.84 =	417.84
Grid Repair Only			
38. Scaffold - per section (per day)	10.00 DA @	26.65 =	266.50
39. Scaffolding Setup & Take down - per hour	4.00 HR @	111.01 =	444.04
40. Electrician - per hour labor allowance to rework lights and devices	6.00 HR @	135.00 =	810.00
ALL FINISHES AND ACCESSORIES BY OTHERS			

Watch Commander

Height: 9'

Door 2' 6" X 6' 8" Opens into Exterior
 Door 2' 6" X 6' 8" Opens into Exterior

Subroom: Police Clerk WDW (1)

Height: 9'

Missing Wall 6' 1 11/16" X 9' Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
41. Peel & seal zipper - heavy duty	1.00 EA @	19.98 =	19.98
42. Misc. Framing/Insulation Materials	1.00 EA @	100.00 =	100.00
43. Carpenter - General Framer - per hour prep walls for Kevlar - Allowance	4.00 HR @	139.14 =	556.56
44. Insulation - Labor Minimum	1.00 EA @	347.86 =	347.86
Re-secure/replace depending on condition			
45. Drywall Installer / Finisher - per hour	16.00 HR @	139.14 =	2,226.24
Kevlar installation not to exceed 4 sheets to include window outside of office area.			
46. 5/8" mold resistant - hung, taped, floated ready for paint	240.00 SF @	3.98 =	955.20
Allowance - includes laminating area under window at hall window			
47. Electrician - per hour labor allowance to rework devices & wire mold	6.00 HR @	135.00 =	810.00



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CONTINUED - Watch Commander

DESCRIPTION	QTY	UNIT PRICE	TOTAL
48. Misc. Materials No Ceiling and or Finish Work	1.00 EA @	100.00 =	100.00

Acoustical Work

DESCRIPTION	QTY	UNIT PRICE	TOTAL
49. Acoustical Treatments (Bid Item) Excludes and repairs and work associated with radiant heat in ceilings.	1.00 EA @	43,950.00 =	43,950.00

Any HVAC/Mechanical labor to be billed as/if incurred subject to contractor O & P.

Estimate assumes free and clear access.

Any cover and protect of flooring and or contents to be billed as/if incurred.

50. Electrician - per hour allowance	16.00 HR @	135.00 =	2,160.00
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General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
51. Remediation test fee - Third party Visual Clearance PD Kitchen Only	1.00 EA @	700.00 =	700.00
52. Drywall Installer / Mechanic- per hour additional for loose lot & multiple work areas	8.00 HR @	139.14 =	1,113.12
53. General Laborer - per hour Carting, Hauling, Material and equipment deliveries	40.00 HR @	111.01 =	4,440.40

Interim clean up of AllRisk work only, excludes final cleaning.,

Excludes any content manipulation and or cover and protect in areas of ceiling tile replacement.

54. Commercial Supervision / Project Management - per hour	60.00 HR @	121.54 =	7,292.40
55. Dumpster load - Approx. 30 yards, 5-7 tons of debris Allowance - Additional to be billed as/if incurred.	1.00 EA @	851.42 =	851.42



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Grand Total Areas:

2,201.92	SF Walls	839.26	SF Ceiling	3,041.18	SF Walls and Ceiling
839.26	SF Floor	93.25	SY Flooring	258.64	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	276.14	LF Ceil. Perimeter
839.26	Floor Area	928.45	Total Area	2,201.92	Interior Wall Area
2,343.91	Exterior Wall Area	263.83	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		



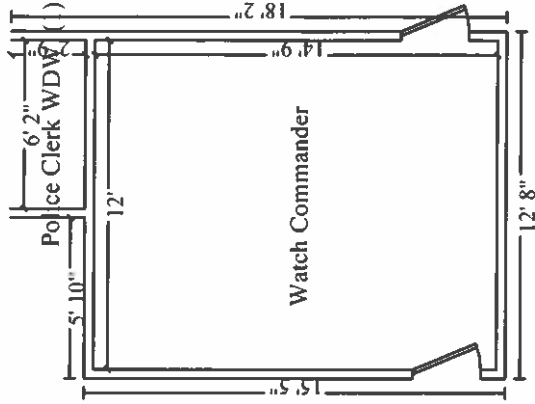
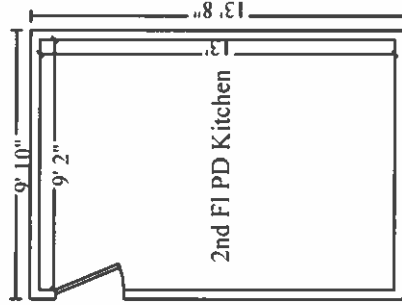
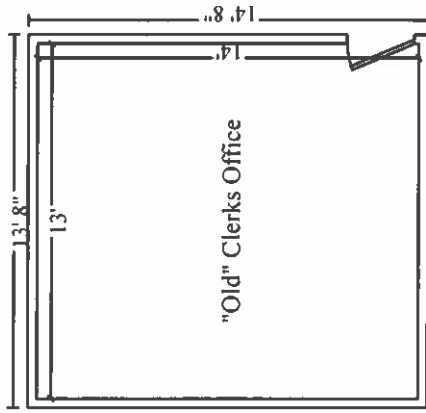
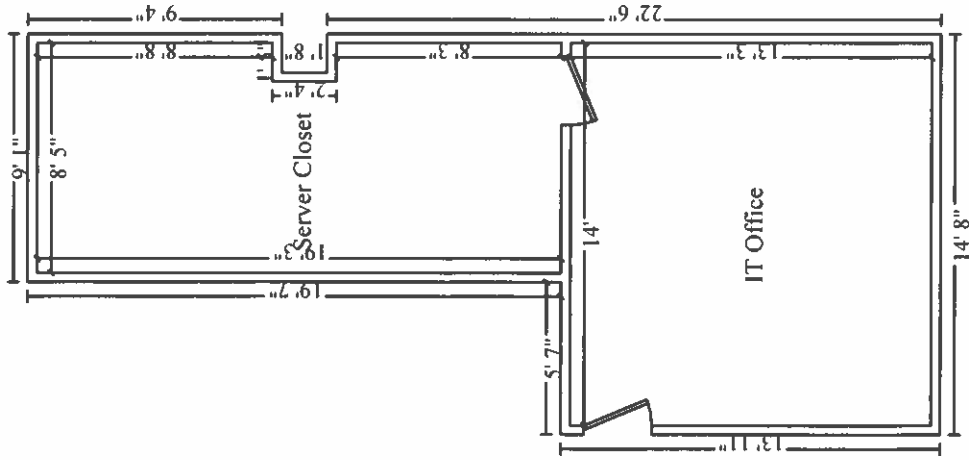
AllRisk, Inc

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Summary

Line Item Total	81,599.91
Overhead	8,159.99
Profit	8,159.99
Replacement Cost Value	\$97,919.89
Net Claim	\$97,919.89

Thomas Messina





R&R CEILINGS INC

(MBE) Minority Business Enterprise # PT03240
(WBE) Women Business Enterprise # 67809-15
(SBE) Small Business Enterprise # 73708-15
Union Labor • Laser Installation • Quality First



DATE: 6/10/2024
TO: North Brunswick – Dan Krushinski
RE: North Brunswick 710 Herman Road

DRAWINGS DATED: 6.5.24
ADDENDUM: n/a
LOCATION: North Brunswick , NJ

We submit our proposal to Furnish and Install Acoustical Ceiling Tiles at the above noted project. Our proposed costs of **\$43,950.00** are based on the following:

SERVICES INCLUDE:

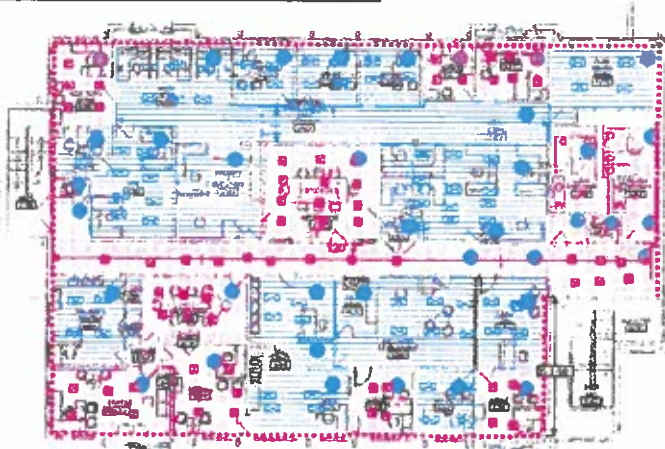
Installation:

- 3,888 Sq. Ft. (Approx.) 2x2' Armstrong #1910 Ultima Square Edge Ceiling Tile, Using **EXISTING** 15/16" Intermediate Duty Grid System.
- 5,280 Sq. Ft. (Approx.) 2x4' Armstrong #1913 Ultima Square Edge Ceiling Tile, Using **EXISTING** 15/16" Intermediate Duty Grid System.

Also Includes Patching of existing gridwork as required along radiant panels, and in field work.

Also Includes Boom Delivery, Shipping & Handling, all required tooling and accessories.

DEPICTION OF COVERAGE AREA:



PROJECT SPECIFIC NOTES & EXCLUSION:

- 1.) Proposal does not include dumpsters.
- 2.) Proposal does not include protection of flooring or remaining furniture.
- 3.) Proposal based on day work hours only. Off Hours work requires re-quote.

GENERAL NOTES & EXCLUSIONS:

- R&R Ceilings is a certified MBE, WBE, SBE, Union Labor.
- **Add \$2,000.00** for Coordination Drawings, and engineering, if required.
- All plumbing, electrical, & HVAC work by others
- Delegated Design, if required, by others.
- Bid is based on Normal Working Hours.
- Bid does not include Drywall Ceilings, Drywall Grid, Framing, batt insulation, or painting.

Should you have any questions, please feel free to call. Thank you.
Andrew Thomas / athomas@rrceilings.com / Work: 856-769-1313



TTI ENVIRONMENTAL, INC.
Consulting & Contracting

1253 North Church Street, Moorestown, NJ 08057
www.ttienv.com o 856-840-8800 f 856-840-8815

June 21, 2024

Mr. Thomas Messina
Senior Vice President
AllRisk Property Damage Experts
801 E Clements Bridge Rd.
Runnemede, NJ 08078

Reference: 710 Hermann Rd, North Brunswick, NJ 08902
Mold Inspection
TTI Proposal No. 24-938

Dear Mr. Messina:

TTI Environmental, Inc (TTI) is pleased to present this proposal to conduct a visual inspection of the 130 square foot kitchen remediation conducted by AllRisk at the above referenced property. The visual inspection will be guided by a high lumens flashlight, humidity temperature meter, moisture meter and a thermal camera. TTI shall provide a report of our findings along with conclusions and recommendations. TTI will conduct the above scope of work as per the following fee schedule:

COSTS

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
<i>TASK 1 Field Work, Data Evaluation and Report</i>				
Project Manager	5	Hour	\$120.00	\$600.00
Mold Air Samples, 24 hr turnaround	0	Sample	\$70.00	\$0.00
Field Equipment	1	Day	\$100.00	\$100.00
Total				\$700.00

We appreciate the opportunity to continue to provide you with our professional services. If you have any questions, please feel free to contact us at any time.

Respectfully submitted,
TTI Environmental Inc.

Timothy Popp
Vice President of Consulting