

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK
AUTHORIZING CHANGE ORDERS 19, 20, 21, 22 AND 23 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 this contract, it 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 (COR#13)	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
Change Order 15 – Listed items	327-10.24	\$0.00
Change Order 16 – Deduction 19 Windows	353-11.24	-\$27,000.00
Change Order 17 – Door Hardware Allowance	353-11.24	\$0.00
Change Order 18 – Sidewalk/Ceiling/Vestibules	353-11.24	\$45,897.50
Revised Contract Amount		\$9,660,626.66

WHEREAS, Brockwell & Carrington is currently mobilized at the site and has provided a proposal for additional modifications outlined as follows:

Change Order No. 19: Additional scope associated with repairs necessary at the existing thresholds for exterior door openings listed, with a proposed cost of \$8,416.28 (BC COR33).

Change Order No. 20: Additional scope associated with repairs to interior window frames listed with additional trim, with a proposed cost of \$27,902.12 (BC COR34).

Change Order No. 21: Additional scope associated with repairs to blocking at existing doors and frames listed, with a proposed cost of \$15,568.59 (BC COR35).

Change Order No. 22: Additional scope associated with repairs to additional blocking at existing doors and frames listed, with a proposed cost of \$1,713.82 (BC COR36).

Change Order No. 23: Additional scope associated with repairs to additional blocking at existing doors and frames listed, with a proposed cost of \$15,494.88 (BC COR32.1).

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of North Brunswick hereby authorizes the Mayor or Business Administrator to execute Change Orders No. 19, No. 20, No. 21, No. 22 and No. 23 with Brockwell & Carrington Contractors, Inc. under Contract BID23006, reflecting a net contract increase of \$69,095.69, for a revised contract total of \$9,729,722.35.

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 shall file 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 explaining in detail the factual circumstances which justify issuance of the proposed change orders.

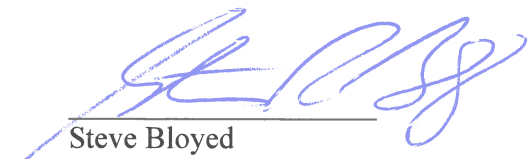
BE IT FURTHER RESOLVED, the Municipal Clerk shall report to the Director of the Division of Local Government Services under the New Jersey Department of Community Affairs on an appendix to the upcoming FY2026 annual budget as change orders from the previous fiscal year which exceeded the 20 percent limitation.


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.


CERTIFICATION

I, Cavel Gallimore, Chief Financial Officer of the Township of North Brunswick, certify that funds in the amount of \$69,095.69 are available in Storm Recovery Trust Account D-33-56-850-005-001.


 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
CHEID	✓			
HUTCHINSON	✓			
MEHTA	✓			
DAVIS	✓			
SOCIO	✓			
GUADAGNINO	✓			
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 January 21, 2025.


 Lisa Russo
 Township Clerk

Brockwell and Carrington
Municipal Complex Façade Project

Original Contract **\$ 7,025,000.00**

<u>Change Order</u>	<u>Resolution</u>	<u>Amount</u>
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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 (B13 Servpro clean/ECC)	264-8.24	\$ 56,587.37
Change Order 12 (unfor/con side A weather barrier)	264-8.24	\$ 6,138.64
Change Order 13 (142 light fixtures)	264-8.24	\$ 15,432.57
Change Order 14 (Chiller stair rail/mod)	264-8.24	\$ 4,819.50
Change Order 15		-
Additional concrete sidewalks = (BC-COR #21rev)	327-10.24	28,274.40
Temporary radius wall in lobby = (BC-COR #14)	327-10.24	15,981.25
Credit for lawn sprinkler system = (BC-COR)	327-10.24	(31,000.00)
Replacement of 25 lights bollards (BC-CO#26)	327-10.24	13,494.60
Use of portion of contingency	327-10.24	(26,750.25)
Change Order 16 (Stepped Flashing / 19 Windows)	353-11.24	(27,000.00)
Change Order 17 (Door Allowance)	353-11.24	-
Change Order 18	353-11.24	45,897.50
<ul style="list-style-type: none"> >1,550 SF concrete sidewalks and subgrade preparation per COR #30 + \$25,530.60 >security ceiling in police ammunition room per COR #22.1 for total cost of +\$13,179.40 >brick piers in Vestibules #138/140 per COR#14 for total cost of +\$7,187.50 		
Change Order 19 (BC COR#33) Threshold Repair		8,416.28
Change Order 20 (BC COR#34) Interior Window Trim		27,902.12
Change Order 21 (BC COR#35) Blocking Repair Doors/Windows		15,568.59
Change Order 22 (BC COR#36) Additional Blocking Repair		1,713.82
Change Order 23 (BC COR#32.1) Elevator Corrective Work		15,494.88
		9,729,722.35



Brockwell & Carrington Contractors, Inc.

General Contractors • Construction Management • Construction Consulting

Specializing in Commercial, Industrial and Institutional

Change Order # 33

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

Date Submitted: 1/7/2024
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Existing Substrate Repair

Scope: Additional scope assoated with the chipping of existing grout, disposal of the associated debris, then the installation of hi-bond mortar at the opening listed on the attached backup per the response to RFI #21.

Please see attached change order from :

Brockwell & Carrington

Material , Labor, &

General Conditions (see attached)

OH&P

15%

\$ 7,175.00

\$ 1,076.25

Subcontractor Performed Work Total

\$8,251.25

B&C OH&P -

\$

-

\$8,251.25

Change Order Subtotal

\$8,251.25

Bond 1%

\$82.51

Insurance 1%

\$82.51

Change Order Total:

\$8,416.28

Sincerely,

Michael B. Dassatti II

President

Date: 1/7/2025



MVIS™ Hi-Bond Veneer Mortar

DS-246-0824

**Globally Proven
Construction Solutions**



- Passes IBC and IRC shear bond strength code requirements for adhered masonry veneer when tested in accordance with ASTM C482
- Exceeds ANSI A118.4
- Conforms to ISO 13007-1 with a classification of C2TES1P1
- LATICRETE® 25 Year System Warranty (United States and Canada) for masonry veneer installations over concrete and masonry substrates**
- ANSI A118.11 and ANSI A118.15
- * Interior Only.
- ** When used as a component of the LATICRETE® 25 Year System Warranty (United States and Canada) (DS 025.0)

1. PRODUCT NAME

MVIS™ Hi-Bond Veneer Mortar

2. MANUFACTURER

LATICRETE International, Inc.
1 LATICRETE Park North
Bethany, CT 06524-3423 USA

Telephone: +1.203.393.0010, ext. 1235
Toll Free: 1.800.243.4788, ext. 1235
Fax: +1.203.393.1684
Website: laticrete.com

3. PRODUCT DESCRIPTION

The ultimate, polymer fortified, thin-set mortar for interior and exterior installation of masonry veneer, stone, ceramic tile, quarry tile, pavers and thin brick. MVIS Hi-Bond Veneer Mortar, designed to mix just with water, has a long open time with unsurpassed adhesion and workability.

Uses

- Excellent for interior, exterior and submerged applications as well as providing superior bond to exterior glue plywood (interior only) and concrete. The ultimate thin-set for masonry veneer.

Advantages

- Ultimate adhesion for masonry veneer
- Incredible bond to exterior glue plywood* and concrete
- Excellent shear bond strength
- High performing
- Equipped with anti-microbial technology to protect the treated article
- Smooth and creamy formula
- Exceeds ASTM C270 compressive strength requirements for masonry veneer installations

Suitable Substrates

- Concrete
- Concrete Block
- CMU
- Existing Tile Or Stone
- Existing Ceramic Tile And Stones
- Cement Terrazzo
- Gypsum Plaster (Interior use only, non-wet areas)
- Gypsum Wallboard (Interior use only, non-wet areas)
- Cement Backer Board (Consult cement backer board manufacturer for specific installation recommendations and to verify acceptability for exterior use)
- Exterior Glue Plywood (Interior Only)

Packaging

50 lb bag (22.7 kg); 56 bags per pallet

Color

Grey

Approximate Coverage

Vertical Applications	Ft ²	M ²
1/4" x 3/8" (6 mm x 9 mm) Notched Trowel	60–70	5.6–6.5
1/2" x 1/2" (12 mm x 12 mm) Notched Trowel	40–45	3.7–4.2
Adhered Masonry Veneer Application Method	30–33	2.8–3.1

Coverage will vary depending on trowel notch size, type and size of tile/stone and substrate.

Shelf Life

Factory sealed containers of this product are guaranteed to be of first quality for two (2) years if stored off the ground in a dry area. *** High humidity will reduce the shelf life of bagged product.

Limitations

- Mastics, adhesive mortars and pointing mortars for masonry veneer, stone, ceramic tile, pavers and thin brick are not replacements for waterproofing membranes or air and water barriers. When a waterproofing membrane or air and water barrier is required, use Air & Water Barrier (see Section 10 FILING SYSTEMS).
- For veneer installations using this product, consult local building code requirements regarding limitations and installation system specifications.
- Not for use directly over particle board, luan, Masonite® or hardwood floors.
- Use LATAPOXY® 300 Adhesive for installing green marble, resin backed, or water sensitive tile, stone and agglomerates (refer to DS 633.0 for more information).
- Note: Surfaces must be structurally sound, stable and rigid enough to support ceramic/stone tile, thin brick and similar finishes. For exterior vertical installations over framed construction, the substrate deflection under all live, dead and impact loads, including concentrated loads, must not exceed L/600 where L=span length (except where local building codes specify more stringent deflection requirements).

Cautions

- Consult SDS for more safety information.
- Some stone have low flexural strength and may not be suitable for all installations.
- Protect finished work from traffic until fully cured.
- Contains portland cement and silica sand. Causes severe skin burns and serious eye damage. Wear protective gloves, protective clothing and eye protection. In case of contact, flush thoroughly with water.
- DO NOT take internally. Silica sand may cause cancer, respiratory irritation or serious lung problems. Do not breathe dust. Wear a respirator in dusty areas.
- For white and light-colored stones, conduct test area to ensure no shadowing or staining is observed.
- Keep out of reach of children.

4. TECHNICAL DATA

VOC/LEED Product Information

This product has been certified for Low Chemical Emissions (ULCOM/GG UL2818) under the UL GREENGUARD Certification Program For Chemical Emissions For Building Materials, Finishes and Furnishings (UL 2818 Standard) by UL Environment.

Total VOC Content pounds/gallon (grams/liter) of product in unused form is 0.00 lb/gal (0.00 g/L).

Applicable Standard

- ASTM C270
- ASTM C482
- ANSI A118.4
- ANSI 118.11
- ANSI A118.15
- ISO 13007-1
- This product has a cradle-to-gate (with options) Product-Specific (Type III) Environmental Product Declaration. The PCR review, life cycle assessment and declaration were independently verified by UL Environment in accordance with ISO 14025, ISO 14040 and ISO 14044.

Physical Properties

Test	Test Method	Specification	Results
28 Day Cure Vitreous Tile Shear Strength	ANSI A118.15 7.2.5	>400 psi (2.76 MPa)	475–520 psi (3.2–3.6 MPa)
Shear Bond Vitreous Tile Water Immersion	ANSI A118.15 7.2.4	>200 psi (1.38 MPa)	275–300 psi (2.0-3.6 MPa)
28 Day Cure Quarry Tile To Plywood Shear Bond	ANSI A118.11 4.1.2	>150 psi (1.0 MPa)	240-270 psi (1.7-1.9 MPa)
28 Day Cure Bond Strength To Calcium Silicate	ASTM C482	N/A	350–370 psi (2.4–2.6 MPa)
28 Day Cure 20 Cycle Freeze/Thaw Bond Strength To Calcium Silicate	ASTM C482	N/A	230–260 psi (1.6–1.8 MPa)
28 Day Compressive Strength	ASTM C270	2000 psi (13.8 MPa)	2400–2450 psi (16.5-16.9 MPa)

Test	Test Method	ISO 13007-1 C2 Specification	Results
28 Day Cure Tensile Adhesive Strength	ISO 13007 2 4.4.2	1 MPa (145 psi)	2.3 – 2.6 MPa (333–377 psi)
7 Day Cure 21 Day Water Immersion Tensile Adhesive Strength	ISO 13007 2 4.4.3	1 MPa (145 psi)	1.3–1.5 MPa (188 – 218 psi)
14 Day Cure 14 Day Heat Age Tensile Adhesive Strength	ISO 13007 2 4.4.4	1 MPa (145 psi)	2.4–3.0 MPa (348 – 435 psi)
7 Day Cure 21 Day Water Immersion 25 Freeze/Thaw Cycle Tensile Adhesive Strength	ISO 13007 2 4.4.5	1 MPa (145 psi)	1.2–1.4 MPa (174 – 200 psi)
Open Time After 30 Minutes	ISO 13007 2 4.1	0.5 MPa (73 psi)	1.7–1.9 MPa (246 – 276 psi)
Slip	ISO 13007 2 4.2	Less than or equal to 0.5 mm (0.02 inches)	0.5 mm (0.02 inches)
Transverse Deformation			

Working Properties

Open Time	40 minutes
Pot Life	2 hours
Time to Heavy Traffic	24 hours
Wet Density	13.8 lb/gal (1.65 g/cc)

Specifications subject to change without notification. Results shown are typical but reflect test procedures used. Actual field performance will depend on installation methods and site conditions.

5. INSTALLATION

• Surface Preparation

All surfaces should be between 40°F (4°C) and 90°F (32°C) and structurally sound, clean and free of all dirt, oil, grease, paint, concrete sealers or curing compounds. Rough or uneven concrete surfaces should be made smooth with MVIS™ Premium Mortar Bed. Dry, dusty concrete slabs or masonry should be dampened and excess water swept off. Installation may be made on a damp surface. Concrete slabs must be plumb and true to within 1/4"(6 mm) in 10 ft (3 mm).

1. Installer must verify that deflection under all live, dead and impact loads of substrates does not exceed

industry standards of L/600 for AMSMV units or stone installations where L=span length. For exterior vertical installations over framed construction, the substrate deflection under all live, dead and impact loads, including concentrated loads, must not exceed L/600 where L=span length.

Note: MVIS Hi-Bond Veneer Mortar does not require a minimum cure time for concrete walls or slabs. Expansion joints shall be provided through the veneer from all construction or expansion joints in the substrate. For natural stone installations on floors follow ANSI specification A108.01-3.7 "Requirements for Movement Joints: Preparations by Other Trades" or TCNA detail EJ-171 "Movement Joints—Vertical & Horizontal". Do not cover expansion joints with mortar.

Mixing

Place clean, potable water into a clean pail. Add MVIS Hi-Bond Veneer Mortar. Use approximately 5.5 qts (5.2 L) of water for 50 lbs (22.7 kg) of powder. (To mix smaller quantities use 3.6 parts powder to 1 part water.) Mix by hand or with a slow speed mixer to a smooth, trowelable consistency. Allow mortar to slake for 5–10 minutes. Remix without adding any more water or powder. During use, stir occasionally to keep mix fluffy. DO NOT temper with water.

Note: For use as a slurry bond coat; mix 7 quarts (6.6 L) water to a 50 lb (22.7 kg) bag of MVIS Hi-Bond Veneer Mortar.

Application

See applicable LATICRETE details in Masonry Veneer Installation System Brochure (DS 002.8).

Note: If installing on sheathed wood or steel frame construction with wire lath, use MVIS Premium Mortar Bed for the wall render prior to installing applicable MVIS Air & Water Barrier or MVIS Hi-Bond Veneer Mortar.

If waterproofing is required, install MVIS Air & Water Barrier per instructions (see DS 663.0 and DS 663.5) to the substrate prior to installation of MVIS Hi-Bond Veneer Mortar. For adhered stone, thin brick and manufactured stone masonry veneers installations, use a gauging trowel to key a thin coat of MVIS Hi-Bond Veneer Mortar to cover entire back of the veneer units. Spread additional mortar onto the back of the skim coated veneer sufficient to completely fill the space between the veneer and the substrate when compressed against the substrate. Press the mortar covered back of the veneer against the substrate at the desired final position. Slide the unit roughly 1 -1.5" (25-38mm) diagonally from the desired final position and back into the desired position while

maintaining even pressure. This should be done in such a manner as to squeeze the mortar to fill the entire space between the veneer unit and the substrate, allowing excess mortar to extrude on all sides around the veneer unit. Clean excess extruded mortar with trowel and spread onto the next veneer unit to be installed.

Note: Prior to installation, ensure back of veneer units are clean of dust, laitance, loose concrete crumbs and any excess film that could impede bond.

Alternate method for thin brick, tile, calcium silicate unit and stone installations: key MVIS Hi-Bond Veneer Mortar into the substrate thoroughly. Then, comb on additional mortar with the notched side, use 1/4" x 3/8" (6 mm x 9 mm), 1/2" x 1/2" (12 mm x 12 mm) loop or notch trowel. Back butter all thin brick, veneer units 8" x 8" (200 mm x 200 mm), 3/4" (19mm) loop trowel or larger to provide full bedding of the veneer. Place veneer into the mortar and adjust to desired position. Clean any excess mortar on sides of stone or tile veneer.

Note: Use proper sized notched trowel to ensure full bedding of the stone veneer. Spread only enough mortar for maximum coverage with tile within 15–20 minutes. Trowel notch size determined by contractor, size of veneer and job-site coverage. Adjust as necessary. Check mortar for complete coverage by periodically removing veneer unit and inspecting the transfer onto substrate and back of the stone veneer. The size and weight of the veneer will vary.. Due to job site conditions and differences in finish material types; ledger boards, shims, wedges or spacers may be required to maintain finish levels and heights.

Grouting/Pointing (if required)

When required, point installation after a minimum of 24 hours curing time at 70°F (21°C). Point with MVIS Epoxy Pointing Mortar (conduct test area to determine suitability and acceptability with veneer) MVIS Premium Pointing Mortar mixed with water or MVIS Pointing Mortar mixed with water.

Cleaning

Clean tools and stone work with water while mortar is fresh.

6. AVAILABILITY AND COST

Availability

LATICRETE materials are available worldwide.

For Distributor Information, Call:

Toll Free: 1.800.243.4788

Telephone: +1.203.393.0010

For on-line distributor information, visit LATICRETE at laticrete.com

Cost

Contact a LATICRETE Distributor in your area.

7. WARRANTY

See 10. FILING SYSTEM:

- 1 Year Product Warranty (US) (English)
- 25 Year MVIS System Warranty (US) (English)
- 15 Year MVIS System Warranty for Steel or Wood Framed Exterior Facades (US) (English)
- 25 Year MVIS System Warranty (Canada) (English)
- 15 Year MVIS System Warranty MVIS for Steel or Wood Framed Exterior Facades (Canada) (English)
- 25 años de garantía limitada del sistema - MVIS (Estados Unidos) (Español)
- 15 años de garantía del sistema Para fachadas exteriores con estructura de acero o madera - MVIS (Estados Unidos) (Español)
- Garantie limitée de 25 ans sur les systèmes MVIS (Canada) (Français)
- Garantie de 15 ans sur les systèmes MVIS Pour façades extérieures à ossature en acier ou en bois (Canada) (Français)

8. MAINTENANCE

Non-finish LATICRETE® and LATAPOXY® installation materials require no maintenance but installation performance and durability may depend on properly maintaining products supplied by other manufacturers.

9. TECHNICAL SERVICES

Technical Assistance

Information is available by calling the LATICRETE Technical Service Hotline:

Toll Free: 1.800.243.4788, ext. 1235

Telephone: +1.203.393.0010, ext. 1235

Fax: +1.203.393.1948

Technical and Safety Literature

To acquire technical and safety literature, please visit our website at laticrete.com.

10. FILING SYSTEM

Additional product information is available on our website at laticrete.com. The following is a list of related documents:

- DS 230.13: LATICRETE Product Warranty
- DS 230.15: LATICRETE 15 Year System Warranty – For Steel or Wood Framed Exterior Facades (United States and Canada)
- DS 025.0: LATICRETE 25 Year System Warranty (United States and Canada)**** When used as a component of the LATICRETE® 25 Year System Warranty (United States and Canada) (DS 025.0)

LATICRETE International, Inc.
One LATICRETE Park North, Bethany, CT 06524-3423 USA • 1.800.243.4788 • +1.203.393.0010 • www.laticrete.com
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Brockwell & Carrington Contractors, Inc.

General Contractors • Construction Management • Construction Consulting

Specializing in Commercial, Industrial and Institutional

R.F.I. #21

DATE: 1/02/2025

Response needed by: ASAP

TO: USA Architects Planners + Interior Designers

ATTN.: Michael Bryson / Kate Bonardi

SUBJECT: Existing Concrete Substrate @ Door Installations

PROJECT: NBER – North Brunswick Envelope Restoration

Please answer the following question:

In anticipation of the completion of the remaining entry doors scheduled to be installed later this month, it has been observed that there are approximately 12 locations throughout the building where there appears to be considerable voids in the substrate where the entry doors must be installed.

Can the design team provide direction on how to proceed with the installation of the exterior and vestibule doors where the existing concrete substrate is deficient?

Please see the attached photos for additional information.

Thank you.

Architect Response:

We reviewed the patch and repair work done previously at the sliding door locations with the laticrete concrete repair product, and find it acceptable. Please continue with this method to repair the damaged slab prior to installation where it is required.

Kate Bonardi



MADE IN CANADA
OSB 1/2
APA
24 JAN 2024
EXCEEDS ALL REQUIREMENTS
FOR EXTERIOR USE

MADE IN CANADA
OSB 1/2
APA
253-620-7400
M. PRODUCT SUPPORT
253-620-7400
SPACE PANELS
1/8" THICK AT EDGES
ESTD. 1908
ESTD. LAMINATED
OSB 1/2
1-800-888-8899
1-800-888-8899
MONTREAL, QUEBEC
CANADA LTD.

04 DEC 2023
OSB 1/2
APA
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CANADA LTD.

04 DEC 2023
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253-620-7400
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SPACE PANELS
1/8" THICK AT EDGES
ESTD. 1908
ESTD. LAMINATED
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1-800-888-8899
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Brockwell & Carrington Contractors, Inc.

General Contractors • Construction Management • Construction Consulting

Specializing in Commercial, Industrial and Institutional

Change Order # 34

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

Date Submitted: 1/9/2025
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Window Trim & Additonal Scope

Scope: Prove and install window trim pieces to finish window jams at various locations as requested. Painted to match frames at 26 locations, jams and windows were as requested.

Please see attached change order from :

McGinley Building Services

Material & Labor (see attached) \$ 26,052.40
OH&P 10% Included

Subcontractor Performed Work Total			\$26,052.40
<u>B&C OH&P</u>	5%	\$	1,302.62
			\$27,355.02

Change Order Subtotal			<u>\$27,355.02</u>
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Bond	1%	\$	273.55
Insurance	1%	\$	273.55

Change Order Total:			<u>\$27,902.12</u>
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Sincerely,

Michael B. Dassatti II

President

Date: 1/19/2025



MCGINLEY BUILDING SERVICES
 18 Main Road (Rt. 202)
 Montville, NJ 07045
 Phone: (973) 917-4747
 Fax: (973) 917-4748

Potential Change Order

PROJECT: Brockwell & Carrington- North Brunswick Municipal Bldg-Envelope Restoration TO: Michael Gromley	PROJECT NO.: 23-0143 PCI NO.: EXT0155	DATE: 1/6/2025
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DESCRIPTION

F/I window trims using F/R 3/4" MDF material. shop spray painted aluminum color with eggshell finish. Following architect's approved mock up. Windows to be trimmed as follows ST1, ST2, ST3, SF4, SF5, SF6, SF7, SF8, SE9, MST10, MST11, MST12, MST13, MST14, PDL15, PDL16, PDL17, PDRE18, PDRS19, PDST20, PDST21, PDST22, PDST23, PDST24, PDSF25, PDSF26

Material	Hours	Rate	Trade	Amount
3/4" Fire rated MDF, color matched paint shop sprayed, adhesives, caulk, filler.				\$ 8,956.00
Labor				
	52	\$ 142.00	Foreman Carpenter	\$ 7,384.00
	48	\$ 136.00	Journeyman Carpenter	\$ 6,528.00
	0	\$ 127.00	Foreman Taper	\$ -
		\$ 119.00	Journeyman Taper	\$ -
	8	\$ 102.00	Journeyman Laborer	\$ 816.00
			SUBTOTAL	\$ 23,684.00
O/P 10%			Overhead and Profit	\$ 2,368.40
			GRAND TOTAL	\$ 26,052.40

Cost Code	Category	Category Name	Amount
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TOTAL REQUESTED AMOUNT: \$ 26,052.40

APPROVAL

Signed by: _____

DATE: _____



Brockwell & Carrington Contractors, Inc.

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Change Order # 35

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

Date Submitted: 1/10/2025
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Missing Blocking Remediation

Scope: Additional scope associated with correcting the missing blocking at the existing openings scheduled to receive new doors.

Remediation requires the installation of wire lathe, followed by Laticrete over the lathe, and upon curing the installation of a Tremco product and adhesive.

For additional information, please see the attached backup.

Please see attached change order from :

Brockwell & Carrington

Material, Labor, &

General Conditions (see attached)

OH&P

10%

\$ 13,215.00
\$ 1,321.50

Subcontractor Performed Work Total

B&C OH&P 5% \$ 726.83

\$14,536.50

\$15,263.33

Change Order Subtotal \$15,263.33

Bond 1% \$152.63

Insurance 1% \$152.63

Change Order Total: \$15,568.59

Sincerely,

Michael B. Dassatti II

President

Date: 1/10/2025



Brockwell & Carrington Contractors, Inc.

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Change Order # 36

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

Date Submitted: 1/20/2015
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Missing Blocking Remediation Revision

Scope: Per the attached sketches, additional cost required to address the condition as referenced in RFI #22.

This remediation requires a slight increase in cost beyond what was proposed via CO #35, therefore this proposal is for the delta between the two costs. In order for this work to be completed, both CORs #35 and 36 must be approved and compensated.

Please see the attached backup for additional information.

Please see attached change order from :

McGinley Building Services

Material & Labor (see attached) \$ 1,600.21
OH&P 10% Included

Subcontractor Performed Work Total \$1,600.21

B&C OH&P 5% \$ 80.01
\$1,680.22

Change Order Subtotal \$1,680.22

Bond 1% \$16.80

Insurance 1% \$16.80

Change Order Total: \$1,713.82

Sincerely,

Michael B. Dassatti II

President

Date: 1/20/2025

NBER COR #36 Breakdown				
		Rate	Qty	Total
McGinley Building Services				
	<ul style="list-style-type: none"> •Fabricate and install (106 LF) of 8" X 1/16" X 7/6" legs and 3/4" , 5/0" & 7/6" head pieces. For (5) door openings. (Note: Aluminum to be made by folding 1/16" aluminum plate creating 1/8" at the outside 2" hemmed edge. Install aluminum plates over double sided Butyl tape, silicone, stainless steel anchors shielded into brick including mineral wool insulation at voids, backer rod at frame and silicone sealant as required. •Furnish and install (5) 12" wide PEMKO 2550A aluminum thresholds set in bed of sealant with recommended shields and anchor. •Install required wood blocking/backing and repair drywall returns, beads and tape/finish as required. •Patch and paint drywall with owner supplied attic stock paint and vinyl wall base. <p>Note: Closure plates to be clear anodized and shop painted with DTM color matched paint Slate Gray UC130121.</p>			
Scope:		\$ 17,168.80	x 1	\$17,168.80
COR #35	Work no longer required, however the costs associated with that work will be in order to compensate the revised remediation scope (above) in its entirety.	\$ (15,568.59)	x 1	-\$15,568.59
			Subtotal:	\$1,600.21



MCGINLEY BUILDING SERVICES
 18 Main Road (Rt. 202)
 Montville, NJ 07045
 Phone: (973) 917-4747
 Fax: (973) 917-4748

Potential Change Order

PROJECT: Brockwell & CarringtonNorth BrunswickMunicipal Bldg Envelope Restoration TO: Michael Gromley	PROJECT NO.: 24-0143 PCI NO.: EXT-0156 RFI # 22-SK01 Aluminum closure plate at door frames (2 pairs and 3 single openings)	DATE: 1/17/2025
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DESCRIPTION:

- Fabricate and install (106 LF) of 8” X 1/16” X 7’/6” legs and 3’/4” , 5’/0” & 7’/6” head pieces. For (5) door openings. (Note: Aluminum to be made by folding 1/16” aluminum plate creating 1/8” at the outside 2” hemmed edge. Install aluminum plates over double sided Butyl tape, silicone, stainless steel anchors shielded into brick including mineral wool insulation at voids, backer rod at frame and silicone sealant as required.
- Furnish and install (5) 12” wide PEMKO 2550A aluminum thresholds set in bed of sealant with recommended shields and anchor.
- Install required wood blocking/backing and repair drywall returns, beads and tape/finish as required.
- Patch and paint drywall with owner supplied attic stock paint and vinyl wall base.

Note: Closure plates to be clear anodized and shop painted with DTM color matched paint Slate Gray UC130121.

Material				
			Custom fabricated hemmed aluminum, thresholds, fasteners, butyl tape, silicone, DTM paint, misc. blocking, compound adhesives.	\$ 6,760.00
	Hours	Rate	Trade	
Labor	48	\$ 142.00	Foreman Carpenter	\$ 6,816.00
		\$ 136.00	Journeyman Carpenter	\$
	16	\$ 127.00	Foreman Taper	\$ 2,032.00
		\$ 119.00	Journeyman Taper	\$ -
		\$ 102.00	Journeyman Laborer	\$
			SUBTOTAL	\$ 15,608.00
O/P 10%			Overhead and Profit	\$ 1,560.80

			GRAND TOTAL	\$ 17,168.80
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Cost Code

Category

Category Name

Amount

TOTAL REQUESTED AMOUNT: \$ 17,168.80

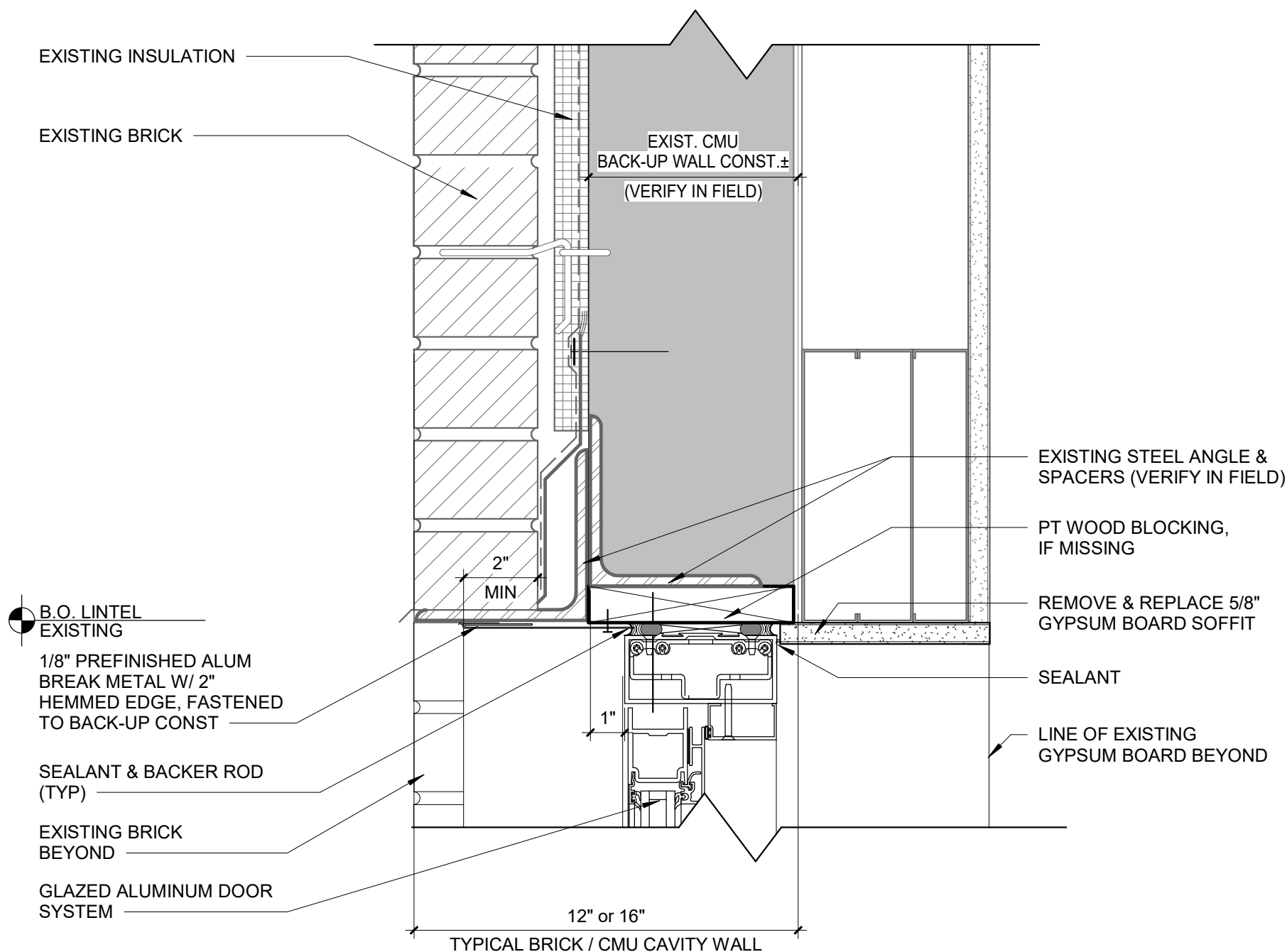
APPROVAL



20 N. Doughty Avenue
 Somerville, NJ 08876
 t 908.722.2300
 f 908.722.7201

usaarchitects.com

BUILDING ENVELOPE RESTORATION
 AT THE
MUNICIPAL BUILDING
 FOR THE
TOWNSHIP OF NORTH BRUNSWICK
 710 HERMANN ROAD, NORTH BRUNSWICK, MIDDLESEX COUNTY, NJ 08902
 BLOCK 213, LOT 7



3 TYPICAL HEADER DETAIL - CMU CONSTRUCTION
 SCALE: 3" = 1'-0"

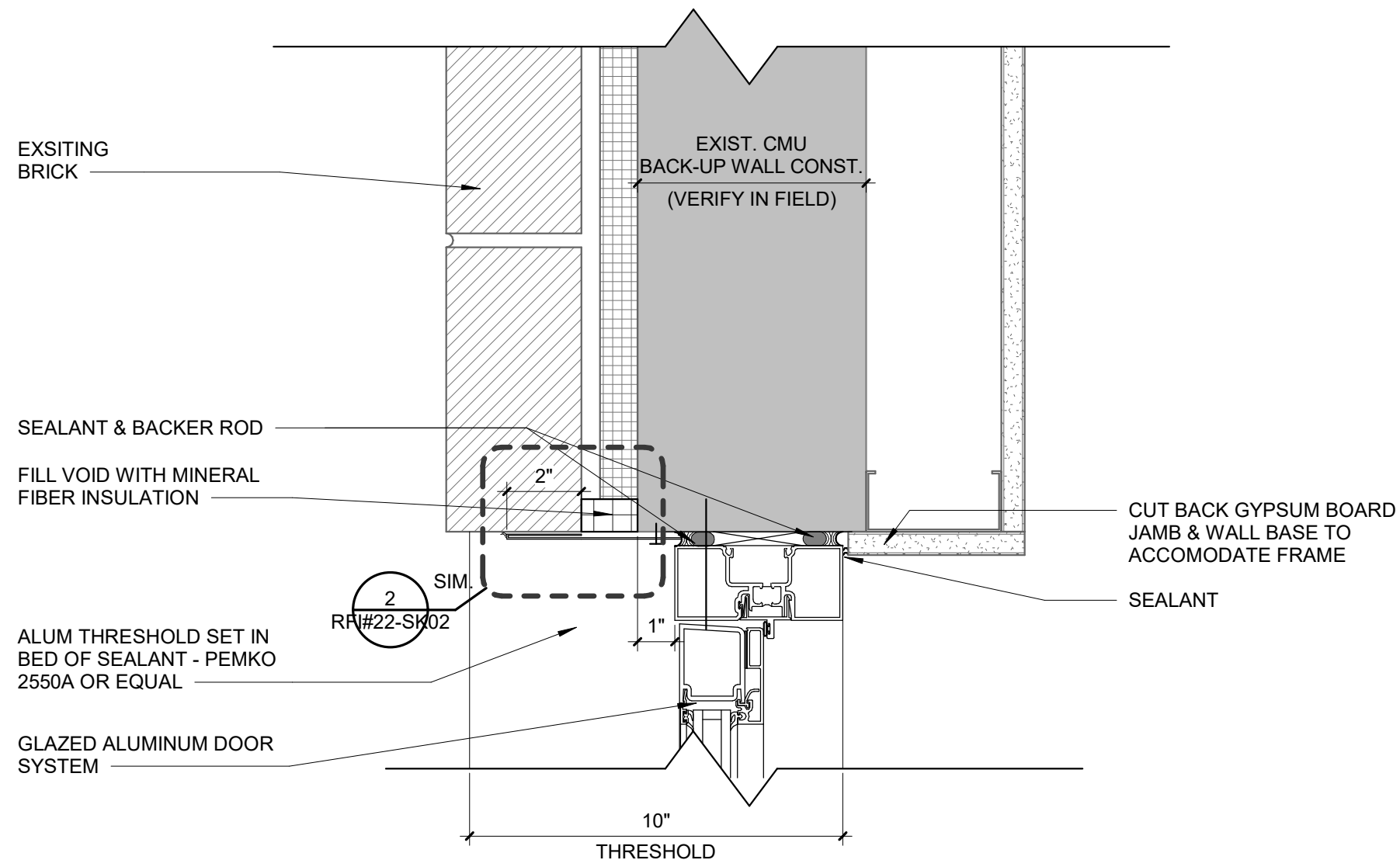
Drawing Title: DETAILS	
Drawing No.: RFI#22-SK01	
Reference RFI: RFI#22	Reference Drawing: A-440
USA Project No.: 2023-042	
Drawn By: KMB	Checked By: MJB
Date: 01/13/25	Page: 1 of 2



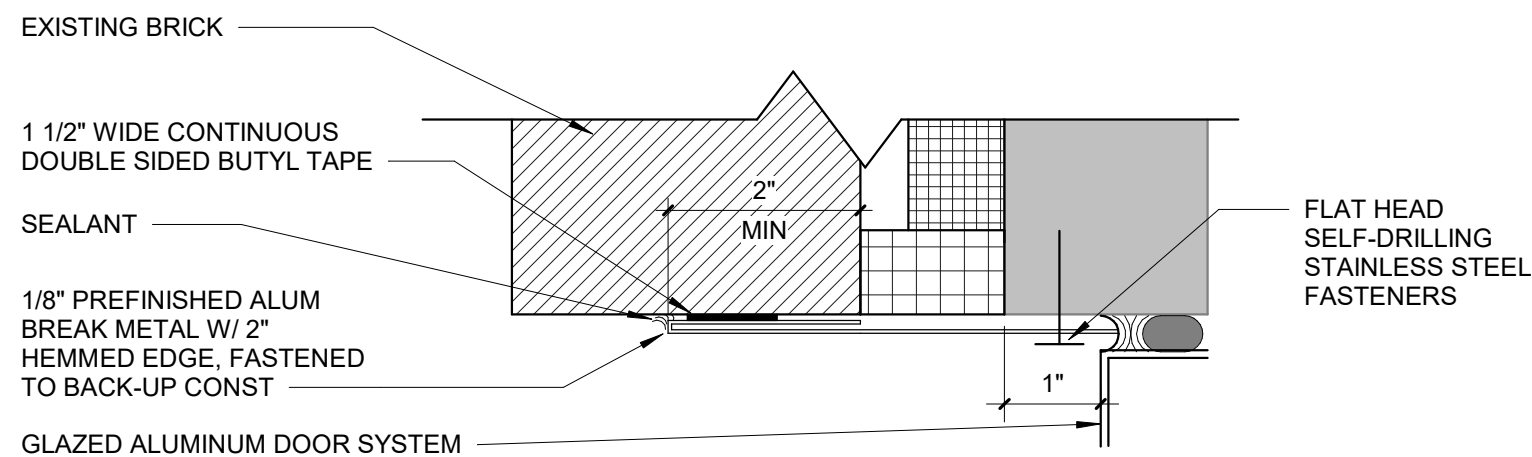
20 N. Doughty Avenue
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f 908.722.7201

usaarchitects.com

BUILDING ENVELOPE RESTORATION
AT THE
MUNICIPAL BUILDING
FOR THE
TOWNSHIP OF NORTH BRUNSWICK
710 HERMANN ROAD, NORTH BRUNSWICK, MIDDLESEX COUNTY, NJ 08902
BLOCK 213, LOT 7



1 TYPICAL JAMB DETAIL - CMU CONST.
SCALE: 3" = 1'-0"



2 ENLARGED DETAIL - TYP ALL (3) SIDES
SCALE: 6" = 1'-0"

Drawing Title: DETAILS	
Drawing No.: RFI#22-SK02	
Reference RFI: RFI#22	Reference Drawing: A-440
USA Project No.: 2023-042	
Drawn By: KMB	Checked By: MJB
Date: 01/13/25	Page: 2 of 2



Brockwell & Carrington Contractors, Inc.

General Contractors • Construction Management • Construction Consulting

Specializing in Commercial, Industrial and Institutional

Change Order # 32.1

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

Date Submitted: 1/21/2025
Date Required: ASAP

Dear Mr. Bryson
Please see the following costs

SUBJECT: NBER- Elevator Inspection Corrective Work & Additonal Scope

Scope: Additional scope, as requested by the Township of North Brunsick in order to remedy several issues that have prevented the Township from gaining the approval from the Authority Having Jurisdiction in order to allow for the utilization of the elevator(s) in the Municipal Building.

Please see the attached backup for additional information.

Please see attached change order from :

Brockwell & Carrington

Material , Labor, &

General Conditions (see attached)

OH&P 10% \$ 5,000.00

OH&P 10% \$ 500.00

Cardinal Fire Protection

Material & Labor (see attached)

OH&P 10% \$ 3,437.43

OH&P 10% \$ 343.74

Positive Electric/Surf

Material & Labor (see attached)

OH&P 10% \$ 2,951.00

OH&P 10% \$ 295.10

Slade Elevator

Material & Labor (see attached)

OH&P 10% \$ 1,764.00

OH&P 10% \$ 176.40

Subcontractor Performed Work Total \$14,467.67

B&C OH&P 5% \$ 723.38

\$15,191.06

Change Order Subtotal \$15,191.06

Bond 1% \$151.91

Insurance 1% \$151.91

Change Order Total:

\$15,494.88

Sincerely,

Michael B. Dassatti II

President

Date: 1/21/2024

NBER COR #32.1 Breakdown				
		Rate	Qty	Total
B&C Performed Scope				
Scope:	Provide heat shield. Install "heat shield" or water curtain. Material/component TBD.	\$ 5,000.00	x 1 =	\$5,000.00
Cardinal Fire Protection				
Scope:	Relocate existing sprinkler head to within 24" of the fire alarm devices in the hoist way.	\$ 3,437.43	x 1	\$3,437.43
Positive Electric/Surf				
Scope:	Install one heat and one smoke detector. Reprogram system and test.	\$ 2,951.00	x 1	\$2,951.00
Slade Elevator				
Scope:	Slade Elevator to provide operator to allow access to the sprinkler piping work, one operator eight hours.	\$ 1,764.00	x 1	\$1,764.00
Subtotal:				\$13,152.43



Positive Electric Co.
241 Cedar Knolls Road
Unit A
Cedar Knolls, NJ 07927

Request For Change

North Brunswick Municipal Fire - 24177

710 Hermann Road
North Brunswick, NJ 08902

RFC No. 3

Date: 01/20/2025
Sent By: Robert Piotrowski
robert@positive-electric.co

Respond By: 12/16/2024
Sent To:

Change Reason: Inspector Requirement

Scope:

Title: Elevator smoke, heat detector . .

Description:

install one heat and one smoke detector into new ceiling in elevator room.

Reprogram system and test.

Schedule Impact:

Scope of Work

Item	QTY	UM	Unit Price	Price Subtotal
foreman	8		\$192.00	\$1,536.00
Surf fire	1		\$935.00	\$935.00
heat and smoke	2		\$240.00	\$480.00
			Price Subtotal:	\$2,951.00
			Overhead:	
			Total Price:	\$2,951.00

Review and Response

Approved Rejected Request Formal Change Order Other

Robert Piotrowski

Positive Electric Co.



TOWNSHIP OF NORTH BRUNSWICK
 710 HERMANN ROAD
 NORTH BRUNSWICK, NJ 08902
 ATTN: MARK LAMONICA

DATE: DECEMBER 16, 2024
 PROPOSAL #: 050839

REGARDING: 710 HERMAN ROAD - DEVICE: NONE SPECIFIED

I hereby authorize Slade Elevator Mechanic(s) and / or Helper(s) to make repairs to the elevator(s) at the above referenced location. Slade Elevator invoicing rates are as follows:

SCHEDULE	Mechanic
Monday - Friday 8am-4:30pm	\$220.50

Description Of Work:

- Slade will have a mechanic on standby to provide hoistway access for a vendor to remove items in hoistway.

TOTAL ESTIMATE: \$1,764.00 [LABOR: \$1,764.00 | MATERIAL: NONE]

RESPECTFULLY SUBMITTED

BY *Anthony Rolon*

Anthony Rolon
 Account Manager

Accepted and Signed			
Customer Name:		<u>Approved for Slade Elevator</u>	
Authorized Rep:		Company Officer:	
Title:		Title:	
Signature:	Date:	Signature:	Date:

Contact Name & Phone or Email for scheduling date: _____