

**A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK AUTHORIZING AN  
AMENDMENT TO THE CONTRACT WITH ALLRISK, INC. TO PROVIDE  
RESTORATION SERVICES OF THE MUNICIPAL COMPLEX – POLICE WING  
CHANGE ORDER NO. 4**

**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 located within the Police wing of the Municipal building experienced water damage during the event that require restoration work; and

**WHEREAS**, on September 3, 2024, pursuant to Resolution 271-9.24, an agreement with All Risk, Inc. was authorized under a cooperative pricing agreement with Educational Services Commission of New Jersey Co-Op Bid #22/23-23 for Disaster Recovery Services in the amount of \$1,029,430.82; and

**WHEREAS**, in December 2024, the Township Council authorized Resolution No. 369-12.24 and Change Order No. 1 resulting in a reduction in the contract amount of -\$46,591.66 for a revised contract amount of \$982,839.16; and

**WHEREAS**, in March 2025, the Township Council authorized Resolution No. 121-3.25 and Change Order No. 2 resulting in a reduction in the contract amount of -\$1,369.87 for a revised contract amount of \$981,099.42; and

**WHEREAS**, in April 2025, the Township Council authorized Resolution No. 130-4.25 and Change Order No. 3 resulting in an increase in the contract amount of \$66,500.51 for a revised contract amount of \$1,047,969.80; and

**WHEREAS**, All Risk has prepared a proposal which delineates a series of credits and additions including:

- Credit: due to reduced K-13 Thickness
- Credit: plumbing labor & materials for rooms omitted per final plumbing invoice
- Add: delivery charge for items ordered by non-refundable; and

**WHEREAS**, All Risk, Inc. summarized and presented these credits and additions in **Change Order No. 4** resulting in a reduction in the contract in the amount of **-\$5,260.61** for a revised contract amount of **\$1,042,709.19**; and

Resolution # \_\_\_\_\_

**WHEREAS,** USA Architects, architects for this project, has reviewed and indicated in a Change Order No. 4, as attached hereto, that these changes are authorized and necessary to complete the restoration of the Police Wing of the Municipal Complex.

**NOW THEREFORE BE IT RESOLVED,** on this 8<sup>th</sup> day of September 2025 that the Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute Change Order No. 3 for Restoration Services of the Municipal Complex – Police Wing which reflects a net contract decrease amount of -\$5,260.61 for a revised contract amount of \$1,042,709.19.

\_\_\_\_\_  
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



## **CHANGE ORDER**

801 E. Clements Bridge Road

Runnemede, NJ 08078

24 Hour – (856)546-0016

Fax - 856-627-0023

Toll Free- 877-247-5252

[www.TeamAllRisk.com](http://www.TeamAllRisk.com)

Contractor Registration # 13VH00684300

Date: July 28, 2025

Contractor: AllRisk, Inc.

Client: North Brunswick Township

Project Name: Water Damage Restoration  
Municipal Building – 710 Hermann Road  
North Brunswick, NJ

AllRisk, Inc. File # NJ-4196CP

### **Change Order No. IV**

- Credit due to Reduced K-13 Thickness – ICI – Log 001 (7/17.2025)
- Credit Plumbing Labor & Materials for Rooms Omitted per Final Plumbing Invoice as attached.
- Add Delivery Charge for Items ordered but Non-Returnable

*Revised PO (As Adjusted after CO III).....\$1,047,969.80*

*Credits as Attached..... (\$5,260.61)*

*Revised Price Due to "Credit".....\$1,042,709.19*

Terms: N/A

Owner Approval \_\_\_\_\_ Date \_\_\_\_\_

Contractor Acceptance \_\_\_\_\_ Date \_\_\_\_\_

<b>Credit Items Final Close Out 7-28-25</b>
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Credit for Reduced K-13 Thickness	<del>-\$2,150.00</del>
Credit Plumbing Labor -116-117-130 & 131	<del>-\$2,560.00</del>
Credit Plumbing Materials -116-117-130 & 131	<del>-\$427.20</del>
Labor to Deliver Fixtures (\$113.34*4 hours)	\$453.36
Box truck with Liftgate for Delivery	\$300.00
	<hr/>
	<del>-\$4,383.84</del>
 Overhead & Profit	 <del>-\$876.77</del>
	<hr/>
	<del>-\$5,260.61</del>



115 N. Gold Drive  
Robbinsville, NJ 08691

Telephone: 609 890 0036  
Fax Number: 609 890 2415

July 17, 2025

Project Reference: NBTM Restoration – K13 Black

### **Log 001 – Credit for Reduced K-13 Thickness**

Following our recent inspection of the installed K-13 application at the NBTM Restoration project, we have confirmed that certain areas were applied at an average thickness of 1.75", which is 0.25" shy of the originally specified 2" application.

Following credit will be issued to the project:

#### **Credit for K-13 Underspray Thickness:**

- **Credit Amount: (\$2,150.00)**

This credit reflects the value of labor, material, and equipment costs associated with the 0.25" deviation in the installed K-13 thickness, and will be deducted from the contract price of the affected floor area.

Please do not hesitate to contact me should you have any questions or require further clarification.

#### **Project Specific Qualifications and Exceptions**

1. We require appropriate work releases to effectively utilize equipment and labor with unobstructed access to the work areas.
2. We do not include any holiday, shift or premium time work; all work will be completed during normal working hours.
3. We do not include permits or bonding.
4. We are not responsible for removing or replacing safety cables, kick plates or any other safety related items to perform our work.
5. We include trash to be cleaned up to a central location on each floor. Dumpsters are excluded from price.
6. We do not include any other work other than specifically stated in this proposal.
7. We do not include any cost for hoist or lift equipment to load material into the building; provided at no charge to Insulation Contractors.
8. We will include a lift/scaffolding to access our work inside the building only.
9. This proposal time frame is based on insulation installation starting 2<sup>nd</sup> Quarter 2025 and completed by 3<sup>rd</sup> Quarter 2025.
10. We include our standard insurance for this project.
11. We include NJ sales tax on materials.
12. We do not include protection of our work from weather or other contractors.
13. We do not guarantee compatibility of any other substrates or materials in contact with the spray-on insulation.



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14. We do not include any insulation at interior walls, exterior walls or any ceilings/soffits.
15. The substrate surface areas are to be clean, smooth and free of moisture to receive the spray insulation.
16. The temperature must be minimum 50 degrees Fahrenheit prior and during the installation of the spray-on insulation. Providing these conditions is by others at no cost to Insulation Contractors.
17. We will require designated three (3) hook ups per machine with 30 amp circuits each. We will supply the electrician with one pig tail. (Our pricing does not include the cost of the electrician for hookup.)
18. We anticipate one mobilization and include protection of windows and adjacent construction.
19. Other trades should be 50 ft. away from active spray insulation operation.
20. Preparation of any construction joints in the substrate from inside or out is the responsibility of other trades.
21. We do not include cleaning, preparing and treating substrate so it's acceptable for spray insulation.
22. We require water access within 50 feet of our work areas.
23. We do not include a cost for 3<sup>rd</sup> party inspections.
24. We do not include the spray-on insulation behind spandrel beams, columns or walls, if not accessible.
25. There is an additional charge if a custom color is to be selected to install with a minimum quantity of 100 bags per the manufacturer, which is included under option 1, stated above.
26. We are not responsible to create an air tight closure around any equipment or fixtures on this project.
27. We are not responsible for other trades penetrating any of the insulation application in this proposal once the insulation has been installed.
28. We do not include any patch work of the spray-on insulation in this proposal.
29. This proposal must be accepted or rejected within 30 days of the date of this proposal.

Best Regards,

***Steven Osorio***

Insulation Contractors

C: 609-240-7231

O: 609-890-0036



# HARRY C. WITTMAIER

215 E. HOMESTEAD AVE.  
COLLINGSWOOD, NJ 08108  
856-858-1965  
NJ PLUMBING LICENSE  
JPS, Sr. 6204  
HCWITT@COMCAST.NET

## Invoice

Date	Invoice #
7/24/2025	89567

Bill To
ALLRISK INSURANCE RESTORATION 801 E. CLEMENTS BRIDGE RD. RUNNEMEDE, NJ 08078

Ship To
NORTH BRUNSWICK 710 HERRMANN ROAD NORTH BRUNSWICK

P.O. No.	Terms	Due Date	Ship Via	Ship Date
	Due on receipt	7/24/2025		7/24/2025

Quantity	Item	Description	Rate	Amount
	CONTRACT C...	GREG ROSEBORO PROVIDED LABOR AND MATERIAL TO INSTALL NEW PLUMBING AS PER WORK ORDER CONTRACT COMMERCIAL PLUMBING CHANGE ORDER FOR NO WORK BEING DONE IN B-09 AND B-11	61,405.00	61,405.00
	CONTRACT C...	CONTRACT COMMERCIAL PLUMBING CREDIT FOR LABOR FOR BATHROOMS 116,117, 130 AND 131	-2,741.60	-2,741.60
	CONTRACT C...	CONTRACT COMMERCIAL PLUMBING MATERIAL CREDIT FOR RETURNABLE MATERIAL FOR BATHROOMS	-2,560.00	-2,560.00
	CONTRACT C...	CONTRACT COMMERCIAL PLUMBING	-427.20	-427.20

CREDIT CARD PAYMENTS WILL BE SUBJECT TO AN  
ADDITIONAL 3.5% PROCESSING FEE

### CUSTOMER COPY

PLEASE REFERENCE INVOICE NUMBER ON YOUR CHECK.  
BALANCE OVER 30 DAYS OLD WILL BE SUBJECT TO A 1.5%  
SERVICE CHARGE PER MONTH.

<b>Subtotal</b>	\$55,676.20
<b>Sales Tax (6.625%)</b>	\$0.00
<b>Total</b>	\$55,676.20
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$55,676.20</b>