



**Consulting & Municipal
ENGINEERS**

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December 29, 2025

Justine Progebin
Business Administrator
Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

**Re: Proposal for Professional Services for the
Force Main Improvements in Sabella Park
Township of North Brunswick
Our File No.: 115.NO00345.P00**

Dear Ms. Progebin:

As you know, CME Associates was authorized to provide Design and Bid Phase Services for the Force Main Improvements in Sabella Park for the Township of North Brunswick. The project generally consists of the rehabilitation of the Schmidt Lane Pump Station Force Main located in Sabella Park. The original scope of the proposed improvements included the cured-in-place lining of approximately 200 LF of existing 14" ductile iron pipe (D.I.P) force main and the construction of approximately 765 LF of 14" D.I.P force main. The project also included test pits, excavation of sending and receiving pit, backfill, restoration, appurtenances, and all other work in accordance with the Contract Documents.

In October 2025, after the Township received and opened the original project bids, it was determined that the bid prices exceeded the available project budget, and all bids were subsequently rejected. The bid documents were then revised to adjust the project scope, consistent with our discussions with the Township, and the project was re-advertised in an effort to reduce construction costs.

The design and bid phase services have been completed, and construction phase is currently pending award to the contractor.

SCOPE OF SERVICES

The proposed Force Main Improvements in Sabella Park Project requires professional services related to Construction Phase Services. Our proposal has considered all the elements required to provide these services and our Firm has the capabilities of providing



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the necessary engineering and field observation services associated with the project. A description of the intended work for the Construction Phase Services follows:

CONSTRUCTION PHASE SERVICES

We will provide the following services in conjunction with this phase of the Project:

- Assist the Township in arranging and conducting a pre-construction meeting with the Contractor, Utility Companies, and Township Representatives.
- Receive, review, and approve as applicable, Shop Drawings and other submittals from the Contractor.
- Perform on-site observation during critical activities and verify the Contractor is providing all labor, materials, and equipment necessary to construct the improvements at the locations indicated on the Plan, or as directed, and as detailed in the applicable sections of the Specifications.
- Measure pay items of work for Contractor's monthly estimates. Prepare monthly estimates of payment to the Contractor and determine the amount owed to the Contractor, including the measurements and/or calculations of quantities involved and review Contractor requests for payment in such amounts on the basis that work has progressed to the point indicated and that the quality of work is in accordance with the Construction Contract Documents.
- Prepare Record Drawings for this work.
- Arrange and attend Project meetings with the Contractors and the Township.
- Participate in the final observation of the completed work, measure pay items of work, and prepare the final estimate of payment to the Contractor and Closeout Documents.

Accordingly, based upon the above outlined Scope of Services, we find that the necessary Construction Phase Services can be provided for a not to exceed fee indicated below:

Construction Phase Services	\$81,550.00
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It should be noted that the fee for Construction Phase Services is based on an estimated construction period of 90 calendar days for substantial completion. Should the construction time exceed the 90 calendar days due to the performance of the Contractor or unforeseen circumstances, we will provide the necessary supplemental Construction Phase Services based upon our hourly rates.

SUMMARY

Our hourly rates shall be firm until January 1, 2027, after which they may be subject to re-negotiation. Invoices shall be paid within 30 days of presentation of same. Please note that our Affirmative Action Statement and Business Registration Certificate are already on file with the Township.

We look forward to continuing to serve the Township. Should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

CME ASSOCIATES

Keith Chiaravallo, P.E.
Township Engineer's Office

JCW/KC/as
cc: Michael C. Hritz, Director of Community Development