



**MAGIC TOUCH CONSTRUCTION CO., INC.**  
 59 W FRONT ST, KEYPORT, NJ 07735  
 PHONE: 732-888-9625 FAX 732-888-9624  
 mtc@magictouchconstruction.com

Plumbing Lic # 36BI01267000 Electrical Lic # 34EI01543800  
 HVAC # 19HC00106100 G.C. Contractor Lic # 13VH01201100  
 CONSTRUCTION \*PLUMBING \*HVAC \*UNDERGROUND UTILITY\* ELECTRICAL

# Proposal

**Proposal Date:** 4/21/2026

**Proposal #:** 13643

Location:	Whitehouse School 50 Whitehouse Ave White House Station NJ
Email:	
Contact:	Settembrino Architects
Phone:	

**Bill To:** Readington Township  
 School District  
 52 Readington Rd,  
 Whitehouse Station, NJ 08889

### Prevailing Wage Compliance Notice:

All labor associated with this project shall be compensated in accordance with the New Jersey Prevailing Wage Act (N.J.S.A. 34:11-56.25 et seq). This includes, but is not limited to, time spent on-site, in transit, and off-site support work that contributes to the completion of the public work. Contractor and Sub contractor personnel shall be paid the applicable prevailing wage and fringe benefit rates as established by the NJ Department of Labor and Workforce Development.

Description	Cost	QTY.	Total
Coop #289MOESC 24-56 Electrical Fire Alarm Improvements Scope of Work: <ul style="list-style-type: none"> <li>•Remove the existing fire alarm control panel (FACP), booster panels, and remote annunciators at each building, including all associated power wiring and back-boxes.</li> <li>•Disconnect and remove all existing fire alarm devices including smoke detectors, heat detectors, manual pull stations, horn/strobes, duct detectors, door holders, and any other initiating or notification devices shown on the demolition drawings.</li> <li>•Remove all associated fire alarm wiring and conduit back to source. Where conduit cannot be removed without damaging the building structure or finished surfaces, it may be abandoned in place with wire pulled and ends capped.</li> <li>•Existing above-ceiling heat detectors not shown on the drawings shall also be removed.</li> <li>•All wall and ceiling openings resulting from demolition shall be sealed, closed, and painted to match existing adjacent finishes. No open penetrations shall be left in fire-rated assemblies.</li> <li>•Upon owner request, removed fire alarm devices shall be turned over to the owner rather than disposed of.</li> <li>•The new fire alarm system and devices shall be operational and accepted by the local fire marshal before the existing system is fully de-energized and removed.</li> <li>•Furnish and install a new fully addressable FACP at each building with battery backup, a dedicated 120V/20A branch circuit fed from the nearest electrical panel, and a central station communicator for off-site monitoring (monitoring contract by owner).</li> </ul>	634,988.48		634,988.48
<b>Total</b>			

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Description	Cost	QTY.	Total
<ul style="list-style-type: none"> <li>•Install new addressable smoke detectors, heat detectors, manual pull stations, horn/strobe combination devices, and speaker/strobe voice evacuation devices as shown on the new work floor plans.</li> <li>•Install new addressable duct smoke detectors at all HVAC supply and return air openings as required and as shown on the drawings. Each duct detector shall include a remote LED indicator light and remote test/reset capability. Exact locations and quantities shall be field-verified.</li> <li>•Install new electromagnetic door hold-open/release devices at all fire and smoke door locations shown on the plans. Door holders shall release upon fire alarm activation.</li> <li>•All ceiling-mounted devices shall be cleared of recessed lighting, HVAC duct diffusers, and supply/return grilles per NFPA 72 spacing requirements.</li> <li>•All wiring shall be UL-listed fire alarm cable (FPLR), 18 AWG, with a red jacket. Cable shall be neatly concealed in ceiling joist spaces between the top cord and bottom cord of the steel, or fished in concealed spaces with proper supports. Where wiring cannot be concealed, surface-mounted wiremold shall be provided and installed.</li> <li>•All firestopping at conduit penetrations through fire-rated walls, floors, and roofs shall be sealed with UL-listed, fire-rated firestop materials.</li> <li>•The contractor shall coordinate exact device mounting heights with the architect and authorities having jurisdiction prior to installation.</li> <li>•Upon completion, the contractor shall perform a complete system walk-test and functional test in the presence of the engineer, code official, and owner. All wiring shall be tested for shorts, grounds, and proper operation.</li> <li>•Two-year written warranty on all materials, equipment, and workmanship from the date of final acceptance.</li> <li>•Fire Alarm Monitoring via cell/IP is included for the duration of 5 years. This does not include annual inspections, normal business hours service, emergency service or annual firmware updates.</li> </ul>			
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Description	Cost	QTY.	Total
<p>Exclusions / Qualifications:</p> <ul style="list-style-type: none"> <li>•All work shall be performed by licensed electricians/fire alarm technicians working in their particular trade in a neat and workmanlike manner.</li> <li>•Shutdown of power shall be coordinated with the owner and engineer no less than 12 working days in advance. Any shutdowns shall be performed during night hours or school non-occupancy periods to minimize disruption.</li> <li>•The contractor is responsible for reviewing and coordinating the work with all other trades.</li> <li>•All materials, equipment, and devices shall be UL-listed and shall be submitted to the engineer for approval via shop drawings prior to ordering or installation.</li> <li>•The contractor shall field-verify all dimensions and conditions of finished construction prior to fabrication and installation of fixtures and equipment. Drawings are diagrammatic; exact routing and installation methods shall be determined in the field.</li> <li>•All work not specifically covered by the contract documents but necessary to deliver a complete and operational fire alarm system shall be included in the contractor's scope and price. All work shall comply with NFPA 72, the National Electrical Code (NEC), the International Building Code, ICC/ANSI A117.1, and all applicable NJ state and local codes.</li> <li>•All new devices shall be addressable. The new fire alarm control panel (FACP) at each building shall be a fully addressable system programmed to the manufacturer's requirements.</li> <li>•The contractor shall obtain all required permits, pay all fees, and coordinate approval with the NJ Department of Education (DOE) and the local fire marshal prior to commencing work.</li> <li>•This is a public school project subject to NJ Prevailing Wage Act requirements. All labor shall be performed at the applicable prevailing wage rates.</li> </ul>			
<b>Total</b>			<b>\$634,988.48</b>

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# Proposal

**Proposal Date:** 4/21/2026

**Proposal #:** 13640

Location:	Three Bridges School 480 Main St Three Bridges, NJ. 08887
Email:	
Contact:	Settembrino Architects
Phone:	

**Bill To:** Readington Township  
 School District  
 52 Readington Rd,  
 Whitehouse Station, NJ 08889

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Description	Cost	QTY.	Total
Coop #289MOESC - 24-56 Electrical Fire Alarm Improvements Scope of Work: <ul style="list-style-type: none"> <li>•Remove the existing fire alarm control panel (FACP), booster panels, and remote annunciators at each building, including all associated power wiring and back-boxes.</li> <li>•Disconnect and remove all existing fire alarm devices including smoke detectors, heat detectors, manual pull stations, horn/strobes, duct detectors, door holders, and any other initiating or notification devices shown on the demolition drawings.</li> <li>•Remove all associated fire alarm wiring and conduit back to source. Where conduit cannot be removed without damaging the building structure or finished surfaces, it may be abandoned in place with wire pulled and ends capped.</li> <li>•Existing above-ceiling heat detectors not shown on the drawings shall also be removed.</li> <li>•All wall and ceiling openings resulting from demolition shall be sealed, closed, and painted to match existing adjacent finishes. No open penetrations shall be left in fire-rated assemblies.</li> <li>•Upon owner request, removed fire alarm devices shall be turned over to the owner rather than disposed of.</li> <li>•The new fire alarm system and devices shall be operational and accepted by the local fire marshal before the existing system is fully de-energized and removed.</li> <li>•Furnish and install a new fully addressable FACP at each building with battery backup, a dedicated 120V/20A branch circuit fed from the nearest electrical panel, and a central station communicator for off-site monitoring (monitoring contract by owner).</li> </ul>	609,329.28		609,329.28
<b>Total</b>			

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**Bill To:** Readington Township  
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<ul style="list-style-type: none"> <li>•Install new addressable smoke detectors, heat detectors, manual pull stations, horn/strobe combination devices, and speaker/strobe voice evacuation devices as shown on the new work floor plans.</li> <li>•Install new addressable duct smoke detectors at all HVAC supply and return air openings as required and as shown on the drawings. Each duct detector shall include a remote LED indicator light and remote test/reset capability. Exact locations and quantities shall be field-verified.</li> <li>•All ceiling-mounted devices shall be cleared of recessed lighting, HVAC duct diffusers, and supply/return grilles per NFPA 72 spacing requirements.</li> <li>•All wiring shall be UL-listed fire alarm cable (FPLR), 18 AWG, with a red jacket. Cable shall be neatly concealed in ceiling joist spaces between the top cord and bottom cord of the steel, or fished in concealed spaces with proper supports. Where wiring cannot be concealed, surface-mounted wiremold shall be provided and installed.</li> <li>•All firestopping at conduit penetrations through fire-rated walls, floors, and roofs shall be sealed with UL-listed, fire-rated firestop materials.</li> <li>•The contractor shall coordinate exact device mounting heights with the architect and authorities having jurisdiction prior to installation.</li> <li>•Upon completion, the contractor shall perform a complete system walk-test and functional test in the presence of the engineer, code official, and owner. All wiring shall be tested for shorts, grounds, and proper operation.</li> <li>•Two-year written warranty on all materials, equipment, and workmanship from the date of final acceptance.</li> <li>•Fire Alarm Monitoring via cell/IP is included for the duration of 5 years. This does not include annual inspections, normal business hours service, emergency service or annual firmware updates.</li> </ul> <p>Exclusions / Qualifications:</p>			
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<b>Total</b>			<b>\$609,329.28</b>

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# Proposal

**Proposal Date:** 4/21/2026

**Proposal #:** 13639

Location:	Holland Brook ES 52 Readington Rd, White House Station, NJ
Email:	
Contact:	Settembrino Architects
Phone:	

**Bill To:** Readington Township  
 School District  
 52 Readington Rd,  
 Whitehouse Station, NJ 08889

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<b>Total</b>			

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**Proposal Date:** 4/21/2026

**Proposal #:** 13639

Location:	Holland Brook ES 52 Readington Rd, White House Station, NJ
Email:	
Contact:	Settembrino Architects
Phone:	

**Bill To:** Readington Township  
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<b>Total</b>			<b>\$627,305.28</b>

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# Proposal

**Proposal Date:** 4/21/2026

**Proposal #:** 13641

Location:	Middle School 48 Readington Rd White House Station, NJ 08889
Email:	
Contact:	Settembrino Architects
Phone:	

**Bill To:** Readington Township  
 School District  
 52 Readington Rd,  
 Whitehouse Station, NJ 08889

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Description	Cost	QTY.	Total
Coop #289MOESC - 24-56 Electrical Fire Alarm Improvements Scope of Work: <ul style="list-style-type: none"> <li>•Remove the existing fire alarm control panel (FACP), booster panels, and remote annunciators at each building, including all associated power wiring and back-boxes.</li> <li>•Disconnect and remove all existing fire alarm devices including smoke detectors, heat detectors, manual pull stations, horn/strobes, duct detectors, door holders, and any other initiating or notification devices shown on the demolition drawings.</li> <li>•Remove all associated fire alarm wiring and conduit back to source. Where conduit cannot be removed without damaging the building structure or finished surfaces, it may be abandoned in place with wire pulled and ends capped.</li> <li>•Existing above-ceiling heat detectors not shown on the drawings shall also be removed.</li> <li>•All wall and ceiling openings resulting from demolition shall be sealed, closed, and painted to match existing adjacent finishes. No open penetrations shall be left in fire-rated assemblies.</li> <li>•Upon owner request, removed fire alarm devices shall be turned over to the owner rather than disposed of.</li> <li>•The new fire alarm system and devices shall be operational and accepted by the local fire marshal before the existing system is fully de-energized and removed.</li> <li>•Furnish and install a new fully addressable FACP at each building with battery backup, a dedicated 120V/20A branch circuit fed from the nearest electrical panel, and a central station communicator for off-site monitoring (monitoring contract by owner).</li> </ul>	704,025.07		704,025.07
<b>Total</b>			

Upon acceptance of this proposal, please sign and email back to us at:  
 mtc@magictouchconstruction.com

SIGNATURE

Proposal price is valid for (20) days from date indicated above.



**MAGIC TOUCH CONSTRUCTION CO., INC.**  
 59 W FRONT ST, KEYPORT, NJ 07735  
 PHONE: 732-888-9625 FAX 732-888-9624  
 mtc@magictouchconstruction.com

Plumbing Lic # 36BI01267000 Electrical Lic # 34EI01543800  
 HVAC # 19HC00106100 G.C. Contractor Lic # 13VH01201100  
 CONSTRUCTION \*PLUMBING \*HVAC \*UNDERGROUND UTILITY\* ELECTRICAL

# Proposal

**Proposal Date:** 4/21/2026

**Proposal #:** 13641

Location:	Middle School 48 Readington Rd White House Station, NJ 08889
Email:	
Contact:	Settembrino Architects
Phone:	

**Bill To:** Readington Township  
 School District  
 52 Readington Rd,  
 Whitehouse Station, NJ 08889

## Prevailing Wage Compliance Notice:

All labor associated with this project shall be compensated in accordance with the New Jersey Prevailing Wage Act (N.J.S.A. 34:11-56.25 et seq). This includes, but is not limited to, time spent on-site, in transit, and off-site support work that contributes to the completion of the public work. Contractor and Sub contractor personnel shall be paid the applicable prevailing wage and fringe benefit rates as established by the NJ Department of Labor and Workforce Development.

Description	Cost	QTY.	Total
<ul style="list-style-type: none"> <li>•Install new addressable smoke detectors, heat detectors, manual pull stations, horn/strobe combination devices, and speaker/strobe voice evacuation devices as shown on the new work floor plans.</li> <li>•Install new addressable duct smoke detectors at all HVAC supply and return air openings as required and as shown on the drawings. Each duct detector shall include a remote LED indicator light and remote test/reset capability. Exact locations and quantities shall be field-verified.</li> <li>•Install new electromagnetic door hold-open/release devices at all fire and smoke door locations shown on the plans. Door holders shall release upon fire alarm activation.</li> <li>•All ceiling-mounted devices shall be cleared of recessed lighting, HVAC duct diffusers, and supply/return grilles per NFPA 72 spacing requirements.</li> <li>•All wiring shall be UL-listed fire alarm cable (FPLR), 18 AWG, with a red jacket. Cable shall be neatly concealed in ceiling joist spaces between the top cord and bottom cord of the steel, or fished in concealed spaces with proper supports. Where wiring cannot be concealed, surface-mounted wiremold shall be provided and installed.</li> <li>•All firestopping at conduit penetrations through fire-rated walls, floors, and roofs shall be sealed with UL-listed, fire-rated firestop materials.</li> <li>•The contractor shall coordinate exact device mounting heights with the architect and authorities having jurisdiction prior to installation.</li> <li>•Upon completion, the contractor shall perform a complete system walk-test and functional test in the presence of the engineer, code official, and owner. All wiring shall be tested for shorts, grounds, and proper operation.</li> <li>•Two-year written warranty on all materials, equipment, and workmanship from the date of final acceptance.</li> <li>•Fire Alarm Monitoring via cell/IP is included for the duration of 5 years. This does not include annual inspections, normal business hours service, emergency service or annual firmware updates.</li> </ul>			
<b>Total</b>			

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# Proposal

**Proposal Date:** 4/21/2026

**Proposal #:** 13641

Location:	Middle School 48 Readington Rd White House Station, NJ 08889
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Description	Cost	QTY.	Total
<p>Exclusions / Qualifications:</p> <ul style="list-style-type: none"> <li>•All work shall be performed by licensed electricians/fire alarm technicians working in their particular trade in a neat and workmanlike manner.</li> <li>•Shutdown of power shall be coordinated with the owner and engineer no less than 12 working days in advance. Any shutdowns shall be performed during night hours or school non-occupancy periods to minimize disruption.</li> <li>•The contractor is responsible for reviewing and coordinating the work with all other trades.</li> <li>•All materials, equipment, and devices shall be UL-listed and shall be submitted to the engineer for approval via shop drawings prior to ordering or installation.</li> <li>•The contractor shall field-verify all dimensions and conditions of finished construction prior to fabrication and installation of fixtures and equipment. Drawings are diagrammatic; exact routing and installation methods shall be determined in the field.</li> <li>•All work not specifically covered by the contract documents but necessary to deliver a complete and operational fire alarm system shall be included in the contractor's scope and price. All work shall comply with NFPA 72, the National Electrical Code (NEC), the International Building Code, ICC/ANSI A117.1, and all applicable NJ state and local codes.</li> <li>•All new devices shall be addressable. The new fire alarm control panel (FACP) at each building shall be a fully addressable system programmed to the manufacturer's requirements.</li> <li>•The contractor shall obtain all required permits, pay all fees, and coordinate approval with the NJ Department of Education (DOE) and the local fire marshal prior to commencing work.</li> <li>•This is a public school project subject to NJ Prevailing Wage Act requirements. All labor shall be performed at the applicable prevailing wage rates.</li> </ul>			
<b>Total</b>			<b>\$704,025.07</b>

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