

HIGHLANDS

- ① 15" Drain Cover
5'0" x 48" = 17'
- ② 20' x 30" = 6'
2 EXP. 30" each
Caulking = 5 LF
- ③ BRICKWORK 6"
(8x) 8' x 6' = 384 sf.
NEED REPAIR
Border = 6' + 8' = 14'
? + plywood +
walking membrane
3" CONCRETE UND
DRAIN + BELOW STREET

Shanco Mgmt
40 E Hanover Ave

Google Maps





TECHNICAL DATA SHEET

VULKEM®
350/950NF/950NF

Elastomeric, Waterproof Indoor Traffic
Deck Coating System

PRODUCT DESCRIPTION

Vulkem® 350/950NF/950NF is a modified polyurethane traffic deck coating system composed of a base coat (350), heavy duty intermediate coat (950NF) and a top coat (950NF). This unique waterproofing system is designed to have tenacious adhesion, extreme impact and abrasion resistance along with remarkable chemical stability. The elastomeric properties of the system's components enable the complete assembly to give and work the concrete slab, bridging the shrinkage cracks.

Vulkem 350 Base Coat is a single-component urethane membrane that bonds firmly to clean, dry concrete and metal. It retains its integrity even if substrate movement causes hair-line cracks of up to 1/16" (1.5 mm). If cut or damaged, Vulkem 350 will prevent water migration between itself and the substrate. Vulkem 350 is available in roller (R) and in self-leveling (SL) grade for vertical and horizontal application.

Vulkem 950NF Intermediate Coat is a two-component urethane that is applied after the Vulkem 350 Base Coat has cured. The intermediate coat is loaded with aggregate to give the system excellent impact, abrasion, and chemical resistance.

Vulkem 950NF Top Coat is a two-component polyurethane that is applied after the Vulkem 950NF intermediate coat has cured. Interlaminar adhesion to Vulkem 950NF is exceedingly strong. The top coat affords excellent abrasion resistance and chemical resistance to complete this Vulkem Traffic Deck Coating System.

BASIC USES

Vulkem 350/950NF/950NF is a cold-applied traffic deck coating system designed for waterproofing concrete slabs and protecting occupied areas underneath from water damaged. Additionally, the system will protect the concrete from the damaging effects of water, deicing salts, chemical, gasoline, oils, and anti-freeze.

FEATURES & BENEFITS

- Fast cure through time allows for use 24 hr after installation.
- Mildew and fungus resistance safeguards concrete surfaces against environmental contaminants.
- Excellent durability extends the useful life of vehicular systems. Ideal for indoor parking structures.
- Recoatable and compatible with other Tremco sealants and expansion joints, which enhance waterproofing protection with full system compatibility.

AVAILABILITY

Immediately available from your local Tremco Sales Representative, Tremco distributor, or Tremco warehouse.

PACKAGING

Vulkem 350: 5-gal (18.9-L) pails, 55-gal (208.2-L) drums

Vulkem 950NF: Total of 4.2-gal kit – Part A 3.25 gal (12.3 L) in a 5-gal (18.9-L) pail, Part B 0.95 gal (3.6 L) in a 1-gal pail.

COLORS

Vulkem 950NF is available in Gray, Slate Gray, Charcoal, Black, *White, *Limestone, *Beige, and *Maple. Made-to-order and special colors also available upon request.

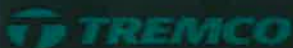
*Denotes special color.

Please refer to our website at www.tremcosealants.com for the most up-to-date Product Data Sheets.

NOTE: All Tremco Safety Data Sheets (SDS) are in alignment with the Globally Harmonized System of Classification and Labelling of Chemicals (GHS) requirements.

V350950NF950NF-DS/0323

Tremco Construction Products Group (CPG) brings together three Commercial Sealants & Waterproofing and Roofing & Building Maintenance divisions of Tremco, S.P.A. Inc.: Dryvit and Wellseal brands; Nupura, Inc.; Frisibuck, LLC; Tremco Barrier Solutions, Inc.; Weatherproofing Technologies, Inc.; Weatherproofing Technologies Canada, Inc.; and Pure Air Control Services, Inc.



tremcosealants.com | 800.321.7906



3735 Green Rd. | Beachwood, OH 44122
800.321.7906 | tremco.ca

john@brickface.com

Subject: Maria Bello | Morris Plains | 862-276-4187
Location: 40 E Hanover Ave, Morris Plains
Start: Thu 10/9/2025 11:00 AM
End: Thu 10/9/2025 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Jonathon Macalinatal

- **Date/Time:** Thursday at 11:00 AM
- **Location:** 40 E Hanover Ave, Morris Plains (The Highlands Apartments)
- **Scope:** Waterproofing for parking lot, deck, and patios
- **Action:** Initial assessment and quote preparation

When

Thursday Oct 9, 2025 · 11am – 12pm (Eastern Time - New York)

Location

40 E Hanover Ave, Morris Plains

[View map](#)

Guests

Jonathon Macalinatal - organizer

John Glynn

mbello@shamcomanagement.com

Brian Longazel - optional

[View all guest info](#)

Reply for john@brickface.com



(P)

201 WESCOTT DRIVE—RAHWAY—NEW JERSEY 07065

(848) 467-4094 — FAX (848) 467-4241

October 17, 2025 (Revision)

Shamco Management Corp.
505 Thornall Street, Suite 403
Edison, N.J. 08837

Via email: mbello@shamcomanagement.com

Attention: Maria Bello

Re: 40 E Hanover Ave, Morris Plains, NJ 07950

Dear Maria,

Thank you for the opportunity to be of service. Please accept the following as our proposal for work at the above referenced project.

Scopes of Work: 1. Repair to one parking garage drain and immediate perimeter concrete (16 SF); 2. Repair to parking lot deck concrete at expansion joint, (20 LF x 2.5 feet wide); 3. New pedestrian traffic coating on eight decks (approximately 8' x 6' each) on main building.

Item # 1: Repair Drain.

- Remove existing drain bowl.
- Install new drain bowl with similar size, exact size may not be available.
- Repair adjacent concrete on the top surface of the parking garage deck up to 16 SF, and patching of the underside to match existing profile.

Cost of Item 1.....\$4,900.00

Item # 2: Parking Garage Deck Damaged at Expansion Joint

- Remove damaged concrete along the existing embedded expansion joint, approximately 20 x 2.5 feet, up to 3" deep.
- Wire brush existing rebar or welded metal fabric to remove loose rust & apply a rust inhibiting coating by Sika, or equivalent.
- Install new Sika cement patching, or equivalent.
- Install new epoxy caulk or equivalent in existing joints and where new patching meets the flange of parking garage deck.

Cost of Item 2.....\$6,520.00

Item # 3: Pedestrian Traffic Coating at 8 Balconies on Main Building

- Remove & discard the existing coating & existing plywood (assumed) deck. It is assumed that all framing below decking is structurally sound.
- Install new plywood substrate.
- At seams, apply detail caulking and/or coating.
- Apply Sika primer or equivalent to wood decks substrate.
- Install a new prefabricated aluminum edge drip cap
- Install new pedestrian traffic coating by Sika, or equivalent

Cost of Item 3.....\$12,210.00

Cost of Procedure\$23,630.00

As professionals since 1952, we look forward to being of service.

Respectfully,



John Glynn

If above is acceptable, please sign below where indicated.
(If accepted, formal contract will follow)

Sign: _____

Company: _____

Title: _____

Date: _____

40 E Hanover Ave, Morris Plains, NJ

10.13.2025

1 Parking Garage Drain

New Drain	Shipping			markup		
	men	days	mandays	rate	Labor	
Set new drain	2	1	\$2	\$700	\$1,400.00	
Repair under drain and around the top	16	\$125			\$2,000	\$0
Total						\$4,900

2 Deck Concrete near expansion joint

50 SF	up to 3' deep	\$200	50			
Demo and prep		\$2	1	\$2	\$700	\$1,400.00
pour		\$2	1	\$2	\$700	\$1,400.00
Total Labor						\$2,800.00

50 LF of Epoxy Caulking
steel flats - Paint?

50	\$16				\$800
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expansion joints at both ends of repair
10 LF

10	\$20				\$200
Total for #2					\$7,244.07

3 Balconies 8' x 6'

48 SF		units		8		mandays		rate		Labor	
men	days	men	days	men	days	men	days	men	days	men	days
Demo	3	2	6								
New Sheathing											
New Waterproofing system	2	2	4								
Perimeter metal	2	0.25	0.5								
Total											

384	\$700	\$4,200
384	\$700	\$2,800
112	\$700	\$350
Total		\$7,350

All 3 Items = \$26,255 Before Adjusting for Any Effort
+ Customer ~~Take~~ Take

10% = 2,630

Sioux Chief #868 - R 2011 Promenades
Round Top Drain Ductile Iron Ring + Hanger
6 in C

Bestmtechs.com

Material	bag and jug	units need	Tax	Total	45%
122 Plus	\$83	17	\$1,411	\$93.83	\$1,504.83
rebar					\$3,344.07
Total L & M	\$6,244.07	124.8814 a SF		total Material	\$3,444.07

2 sheets	\$350			\$300
384 SF	\$5			\$700
112 LF	\$6			\$1,920
Total				\$4,266.67
Total #3: Deck cost	\$14,110	\$36.74	SF cost	\$1,493.33
without plywood	\$12,210	\$31.80	SF cost	\$6,760
				\$6,060.00



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October 16, 2025
Shamco Management - 40 E Hanover Ave, Morris Plains
Garden State Brickface & Siding
Page 2

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HIGHLANDS, MORRIS PLAINS

① PARKING GARAGE:

DRAIN = 15" DRAIN COVER

16 S.F. CONCRETE ENCIRcling DRAIN

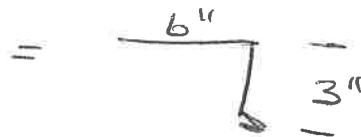
3" CONCRETE PIECE FELL OFF
UNDERNEATH DRAIN + LEFT
STEEL FLATS EXPOSED

② DECK CONCRETE NEAR EXPANSION JOINT
20' X 2 1/2'
~~50~~ S.F. CONCRETE (3") REMOVED + REDONE
50 L.F. EPOXY CAULKING REPLACED
2 EXPANSION JOINTS AT BOTH ENDS
OF REPAIR = 60" TOTAL

③ BALCONIES (8)

EACH = 8' X 6' \Rightarrow 384 S.F. TOTAL

- REMOVE EXISTING THROUGH SHEATHING
- REPLACE WITH NEW SHEATHING (ASSUMES
SUPPORT BELOW IS STRUCTURALLY SOUND)
- BORDER OF BALCONY CAP = 14' EACH X 8



- DECK SYSTEM















