

**THE BOROUGH OF EMERSON
NEW MUNICIPAL BUILDING**

Request for Proposal for ARCHITECTURAL SERVICES

October 4, 2016

***BOROUGH OF EMERSON
NEW MUNICIPAL BUILDING***

*Request for Proposal for
ARCHITECTURAL SERVICES*

October 4, 2016

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 - c. Melick-Tully
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 - f. Toscano Clements Taylor



SETTEMBRINO
ARCHITECTS

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SETTEMBRINO
ARCHITECTS

TAB 1.

TRANSMITTAL LETTER



SETTEMBRINO
ARCHITECTS

25 Bridge Avenue, Suite 201
Red Bank, NJ 07701
(o) 732.741.4900
(f) 732.741.4977
www.settembrino.com

October 4, 2016

Robert S. Hoffmann
Borough Administrator
Borough of Emerson
1 Municipal Plaza
Emerson, NJ 07630

**RE: Borough of Emerson Municipal Building
Request for Proposals
Municipal Services Reconfiguration**

Dear Mr. Hoffmann:

Thank you for the opportunity to submit our proposal for Professional Architectural Services to the Borough of Emerson Municipal Services Reconfiguration. It was great meeting with you on Friday, September 16th, to review the scope of work. As architects for the *Borough of Eatontown, Tinton Falls, Sea Bright, Union Beach, Bradley Beach, Roseland, the Township of Ocean, Wall, Jackson and Woodbridge*, as well as the *County of Monmouth, County of Bergen, County of Union, County of Atlantic* and the *County of Cape May*, we have completed several million dollar projects at Municipal Complexes, Police Departments, and renovations at multiple municipal libraries and community centers.

The *Borough of Sea Bright* hired Settembrino Architects to design a new 10,000 square foot Municipal Building as well as a new Beach Pavilion and Library to replace those damaged in Superstorm Sandy. The new Beach Pavilion will house the Library and Lifeguard functions and the Municipal Building will house the Police Department, Fire Department, EMS and Administration. This will result in two (2) new buildings replacing the existing four (4) damaged facilities.

The *Borough of Highlands* hired Settembrino Architects to design a new multi-level, Borough Hall Building with an approximate 15,000 square foot building footprint. The new Highlands Municipal Complex will house several uses including the Police Headquarters, Municipal Court, Administrative Offices and the Borough's First Aid Facility.

The *Borough of Union Beach* hired Settembrino Architects to provide schematic design for an 8,000 square foot building expansion to the Union Beach Municipal Building. The two options included one schematic design for an at grade addition and renovation which included all site impacts, as well as schematic design for a second story addition that includes the necessary reconfiguration of the first floor spaces.

As the Architect for *Bergen County VoTech*, Settembrino Architects is completing projects in *Hackensack* and *Paramus*. Settembrino Architects renovated and provided a 2,300 square foot addition to the existing 4,485 square foot Culinary Suite, which included two teaching kitchens and a dining space.

As the Principal in charge, I will personally maintain and manage the day to day operations for all needs of all projects. Our team at Settembrino Architects will provide any and all support to progress and complete every project successfully.

Thank you once again for this opportunity for Settembrino Architects to be part of the success of the Borough of Emerson. Please do not hesitate to call me either at the office or on my cell phone at 201-788-7417. We look forward to hearing from you shortly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Settembrino', with a long horizontal flourish extending to the right.

Kevin M Settembrino, AIA, LEED AP
Principal
KMS/kml

TAB 2.

RELEVANT PROJECT EXPERIENCE

section i.
new jersey client list by county

NEW JERSEY CLIENT LIST by COUNTY

STATE OF NEW JERSEY

Division of Property Management & Construction (DPMC)

ATLANTIC COUNTY

COUNTY + MUNICIPAL

- County of Atlantic, Atlantic City, NJ

BOARD OF EDUCATION

- Absecon School District, Absecon, NJ
- Weymouth Township Board of Education, Weymouth, NJ
- PleasanTech Academy Charter School, Pleasantville, NJ

BERGEN COUNTY

COUNTY + MUNICIPAL

- County of Bergen, Hackensack, NJ
- Borough of East Rutherford, East Rutherford, NJ

BOARD OF EDUCATION

- Bergen County Special Services School District, Paramus, NJ
- Bergen County Vocational Technical Schools, Paramus, NJ
- Dumont School District, Dumont, NJ
- East Rutherford School District, East Rutherford, NJ
- Franklin Lakes School District, Franklin Lakes, NJ
- Harrington Park School District, Harrington Park, NJ
- Ramapo Indian Hills Regional School District, Oakland + Franklin Lakes, NJ
- River Edge School District, River Edge, NJ
- Saddle Brook School District, Saddle Brook, NJ

BURLINGTON COUNTY

COUNTY + MUNICIPAL

- County of Burlington, Mt. Holly, NJ

CAMDEN COUNTY

COUNTY + EDUCATION

- County of Camden, Camden, NJ
- Camden County School District, Camden, NJ



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NEW JERSEY CLIENT LIST by COUNTY

CAPE MAY COUNTY

COUNTY + MUNICIPAL

- County of Cape May, Cape May, NJ

CUMBERLAND COUNTY

COUNTY + MUNICIPAL

- County of Cumberland, Bridgeton, NJ

BOARD OF EDUCATION

- Fairfield Township School District, Fairfield, NJ
- Millville School District, Millville, NJ

ESSEX COUNTY

COUNTY + MUNICIPAL

- Borough of Roseland, Roseland, NJ
- Township of West Caldwell, West Caldwell, NJ

BOARD OF EDUCATION

- Newark School District, Newark, NJ

HUNTERDON COUNTY

BOARD OF EDUCATION

- Bethlehem Township School District, Asbury, NJ
- Clinton Township School District, Lebanon, NJ
- Hunterdon County Vocational School District, Flemington, NJ
- Lebanon Township Board of Education, Califon, NJ
- Stepping Stone School, Bloomsbury, NJ
- High Bridge Board of Education, High Bridge, NJ
- Delaware Valley Regional High School District, Frenchtown, NJ
- Union Township School District, Hampton, NJ

MERCER COUNTY

BOARD OF EDUCATION

- Trenton School District, Trenton, NJ



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NEW JERSEY CLIENT LIST by COUNTY

HIGHER EDUCATION

- The College of New Jersey, Ewing, NJ

MIDDLESEX COUNTY

COUNTY + MUNICIPAL

- Township of Woodbridge, Woodbridge, NJ
- Township of North Brunswick, North Brunswick, NJ
- Township of Edison, Edison, NJ
- Borough of Carteret, Carteret, NJ
- City of South Amboy, South Amboy, NJ

BOARD OF EDUCATION

- Academy of Urban Leadership Charter High School, Perth Amboy, NJ
- Woodbridge Township School District, Woodbridge, NJ

MONMOUTH COUNTY

COUNTY + MUNICIPAL

- County of Monmouth, Freehold, NJ
- Borough of Bradley Beach, Bradley Beach, NJ
- Borough of Eatontown, Eatontown, NJ
- Borough of Highlands, Highlands, NJ
- Township of Holmdel, Holmdel, NJ
- Borough of Matawan, Matawan, NJ
- Township of Ocean, Ocean, NJ
- Borough of Sea Bright, Sea Bright, NJ
- Borough of Sea Girt, Sea Girt, NJ
- Borough of Tinton Falls, Tinton Falls, NJ
- Township of Wall, Wall, NJ

BOARD OF EDUCATION

- Asbury Park School District, Asbury Park, NJ
- Atlantic Highlands School District, Atlantic Highlands, NJ
- Eatontown School District, Eatontown, NJ
- Holmdel Township School District, Holmdel, NJ
- Matawan-Aberdeen School District, Aberdeen, NJ
- Lebanon Township Board of Education, Califon, NJ
- Monmouth Beach School District, Monmouth Beach, NJ
- Neptune Township School District, Neptune, NJ
- Ocean Township Board of Education, Oakhurst, NJ
- Ranney School, Tinton Falls, NJ



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NEW JERSEY CLIENT LIST by COUNTY

- Red Bank Borough Board of Education, Red Bank, NJ
- Shore Regional High School, West Long Branch, NJ
- Tinton Falls School District, Tinton Falls, NJ
- Union Beach School District, Union Beach, NJ

HIGHER EDUCATION

- Brookdale Community College, Lincroft, NJ

MORRIS COUNTY

BOARD OF EDUCATION

- Morris Plains School District, Morris Plains, NJ
- Rockaway Township Public School District, Rockaway Township, NJ
- Roxbury Township Board of Education, Succasunna, NJ

OCEAN COUNTY

COUNTY + MUNICIPAL

- Township of Jackson, Jackson, NJ

BOARD OF EDUCATION

- Jackson School District, Jackson, NJ

HIGHER EDUCATION

- Ocean County College, Toms River, NJ

PASSIAC COUNTY

BOARD OF EDUCATION

- West Milford Board of Education, West Milford, NJ

HIGHER EDUCATION

- William Paterson University, Wayne, NJ

SALEM COUNTY

BOARD OF EDUCATION

- Alloway Township School District, Alloway Township, NJ



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NEW JERSEY CLIENT LIST by COUNTY

SOMERSET COUNTY

BOARD OF EDUCATION

- Bound Brook School District, Bound Brook, NJ
- South Bound Brook School District, South Bound Brook, NJ

UNION COUNTY

COUNTY + MUNICIPAL

- County of Union, Union, NJ

BOARD OF EDUCATION

- Union County Vocational Technical Schools, Scotch Plains, NJ
- Elizabeth School District, Elizabeth, NJ
- New Providence School District, New Providence, NJ
- Roselle Park School District, Roselle Park, NJ
- Scotch Plains-Fanwood Board of Education, Scotch Plains, NJ

WARREN COUNTY

BOARD OF EDUCATION

- Belvidere School District, Belvidere, NJ
- Hackettstown School District, Hackettstown, NJ
- Harmony Township School District, Harmony Twp, NJ
- Lopatcong Township School District, Phillipsburg, NJ
- White Township Consolidated School District, Belvidere, NJ



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section ii.
police, municipal + ems project experience

a.
county + municipal new buildings + additions

COUNTY + MUNICIPAL new *buildings* + additions

BERGEN COUNTY

BOROUGH OF BERGENFIELD
*NEW Community Center**

BOROUGH OF LEONIA
*NEW Police Headquarters**

CAPE MAY COUNTY

COUNTY OF CAPE MAY
NEW Stone Harbor Library

COUNTY OF CAPE MAY
LEED Silver [NEW] Sea Isle Library

COUNTY OF CAPE MAY
Addition to Cape May Main Library

ESSEX COUNTY

BOROUGH OF ROSELAND
NEW Salt Shed + Storage Building

MONMOUTH COUNTY

COUNTY OF MONMOUTH
*NEW Salt Shed Building**

BOROUGH OF EATONTOWN

NEW Wolcott Park Comfort Station +
Storage Building

BOROUGH OF HIGHLANDS
NEW OEM Municipal Complex

BOROUGH OF KEANSBURG
*NEW Police Headquarters**

BOROUGH OF OCEANPORT
*NEW OEM Municipal + DPW Complex at
Fort Monmouth* [Feasibility]*

BOROUGH OF SEA BRIGHT
NEW Beach Pavilion + Library

BOROUGH OF SEA BRIGHT
NEW OEM Municipal Complex

BOROUGH OF TINTON FALLS
Addition to Tinton Falls Library

OCEAN COUNTY

TOWNSHIP OF JACKSON
Addition to Community Center

TOWNSHIP OF JACKSON
Addition to Senior Center

UNION COUNTY

BOROUGH OF KENILWORTH
Addition + Renovation to Public Library

BOROUGH OF KENILWORTH
PUBLIC SAFETY BUILDING Addition to
Municipal Building



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**Denotes Conceptual Design*

COUNTY + MUNICIPAL new *buildings* + additions

STATE OF NEW JERSEY

DIVISION OF PROPERTY MANAGEMENT +
CONSTRUCTION

NEW Fire Tower at Jackson State Nursery

NJ DEPARTMENT OF TRANSPORTATION

NEW Salt Shed + Maintenance Building at
Bedminster Maintenance Yard [*Feasibility*]



SETTEMBRINO
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**Denotes Conceptual Design*

i.
borough of sea bright new municipal complex

SCOPE of work

client type

MUNICIPAL

county

MONMOUTH

The Sea Bright Emergency Response Center is intended to replace the existing Fire Department, Police Station, Administration and EMS, which were severely damaged by Superstorm Sandy. The existing buildings are located at 1099 Ocean Avenue and lie just inland of the beach. It is on this site that the new center will be constructed, containing enough space for the Fire Station, Police Department, EMS Services and an Administration Area for a total of 11,400 gross square feet.

In the case of the Fire House, all vehicles and their support equipment are located at the first floor level with direct access to the street. The Sally Port + Processing Center are the Police component located at street level, while the EMS component has parking for an ambulance and a treatment space. An entrance foyer completes the accommodation assigned to the ground floor. The second floor level is divided into three distinct zones. Administrative functions occur along the east and west edges with the larger communal space located between the two. The spaces are arranged so that they can be shared by the Police and Fire Departments without compromising the security requirements of the Police Department.

The resultant building form is a simple two story box of similar scale to the surrounding commercial buildings. The building's external expression borrows elements from local Sea Bright architecture. Openings in walls are of the punched type with white trim. The proposed building uses three elements and colors to breakdown it's scale and box like form.

BOROUGH OF SEA BRIGHT New Municipal Complex | OEM Building



conceptual elevation



25 Bridge Avenue, Suite 201
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732.741.4977 (f)
www.settembrino.com

client
BOROUGH OF SEA BRIGHT
Sea Bright, New Jersey

contact
JOE VERRUNI
Borough Administrator
732.849.0099

completion date
2017

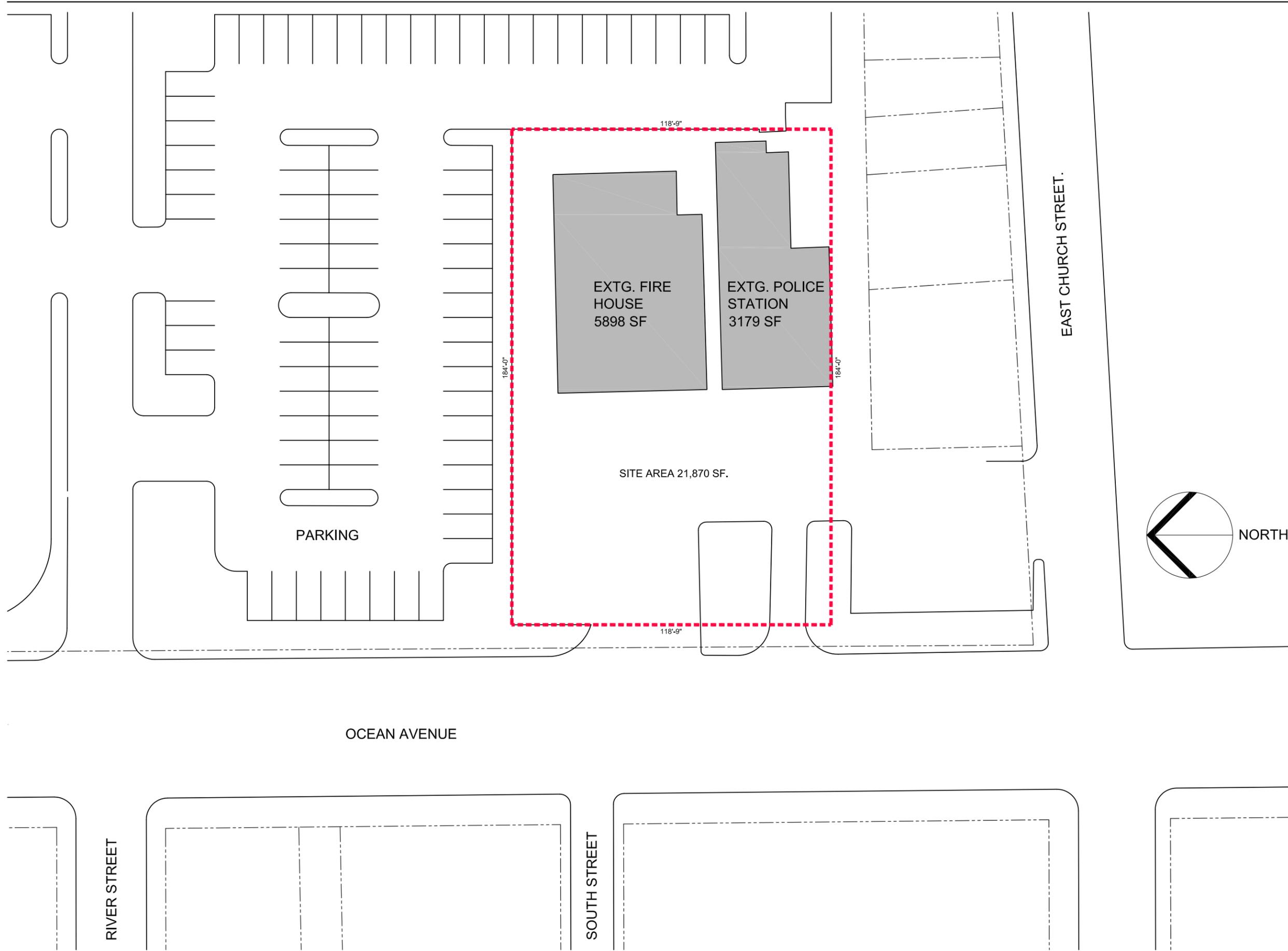
construction value
\$8.4M

project area
11,400 SF

services + project phasing
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID + AWARD
CONSTRUCTION ADMINISTRATION

fact

The Borough of Sea Bright suffered severe damage from Superstorm Sandy. SETTEMBRINO ARCHITECTS worked closely with FEMA to coordinate project cost analysis and projected budget estimation. The BOROUGH OF SEA BRIGHT is consolidating the four (4) damaged buildings into two (2) new efficient buildings.



SETTEMBRINO
ARCHITECTS

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Red Bank, NJ 07701
732.741.4900 (o) | 732.741.4977 (f)

Kevin M Settembrino, AIA, LEED AP
License No. AI 15163

OWNER
The Borough of Sea Bright
1167 Ocean Avenue
Sea Bright, NJ 07760
732.842.0099 (O) | 732.741.3116 (F)

No.	Description	Date
1	Concept Plan	12.30.14
2	Concept Plan Amendments	01.14.15
3	Concept Plan/Elevations	03.03.15
4	Concept Plans - 4 buildings.	05.15.15
5	Concept Plan - inc. Admin Function.	08.11.15
6	Revisions to 5.	08.24.15

JOB NO. 13,148

DRAWN BY: JLS CHECKED BY: KMS

DATE: 08.11.15

CAD FILE:

**PROPOSED
EMERGENCY
RESPONSE COMPLEX**

1099 EAST OCEAN AVENUE
SEA BRIGHT, NJ 07760

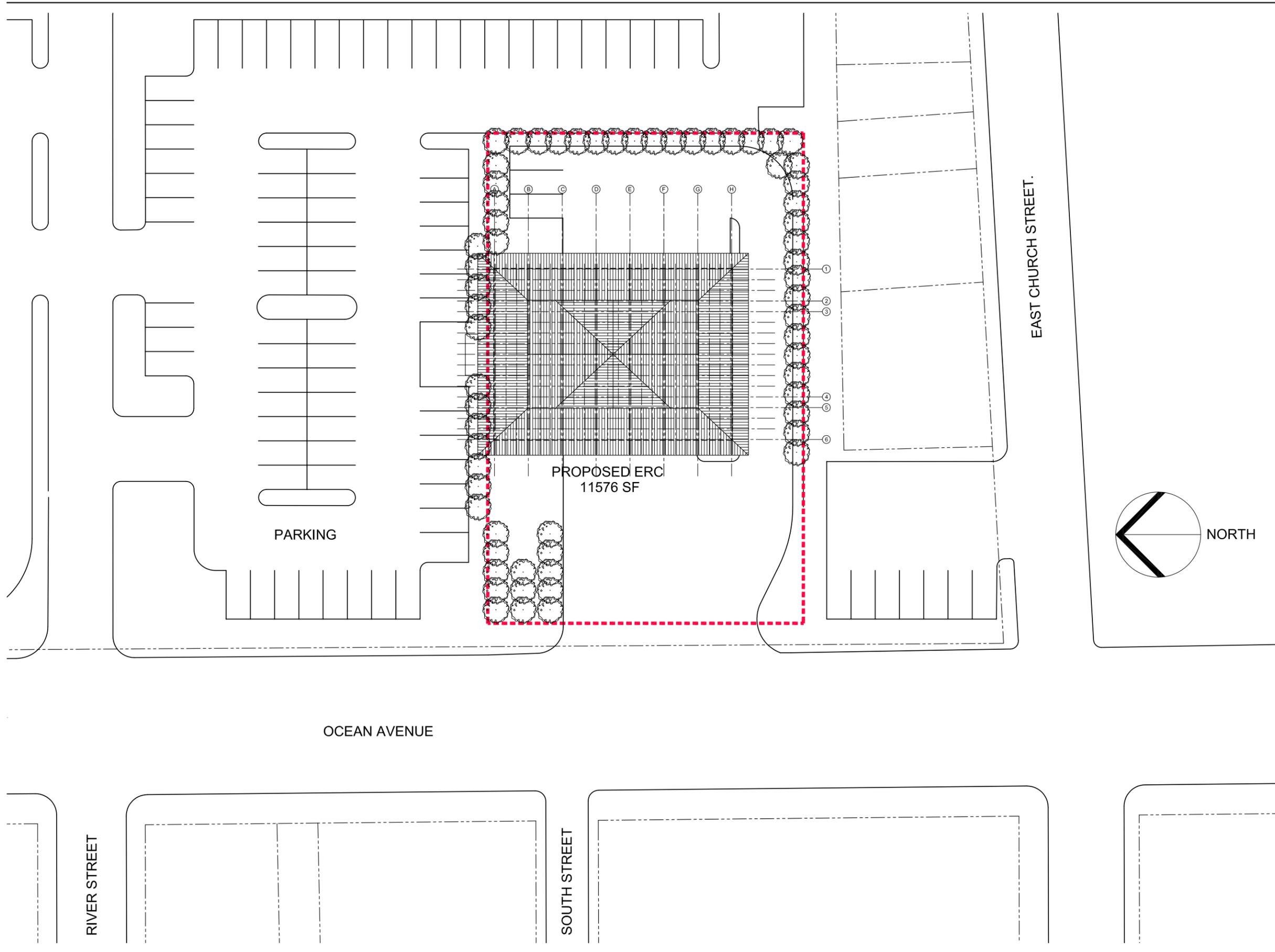
EXISTING SITE PLAN



25 Bridge Avenue | Suite 201
 Red Bank, NJ 07701
 732.741.4900 (o) | 732.741.4977 (f)

Kevin M Settembrino, AIA, LEED AP
 License No. AI 15163

OWNER
 The Borough of Sea Bright
 1167 Ocean Avenue
 Sea Bright, NJ 07760
 732.842.0099 (O) | 732.741.3116 (F)



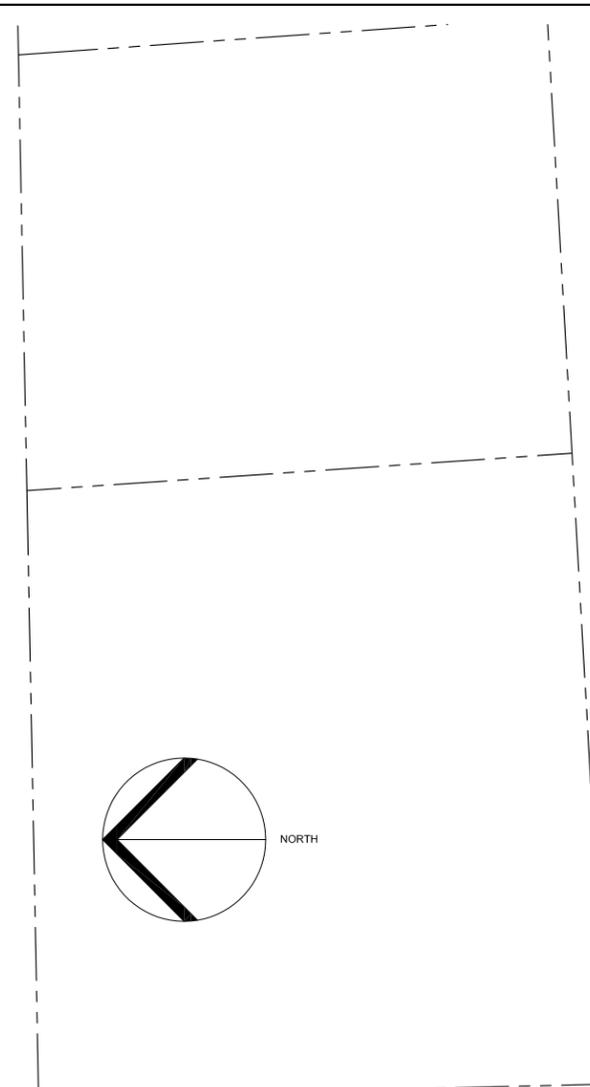
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 DRAWN BY: JLS CHECKED BY: KMS
 DATE: 08.11.15
 CAD FILE:

**PROPOSED
 EMERGENCY
 RESPONSE COMPLEX**

1099 EAST OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 PROPOSED SITE PLAN

SP.2



LEGEND

■ POLICE DEPARTMENT	614 SF
■ FIRE DEPARTMENT	3419 SF
■ ADMINISTRATION	
■ SHARED SPACE	
■ PUBLIC/CIRCULATION	708 SF
■ DPW	648 SF
TOTAL NET AREA	5389 SF
TOTAL GROSS FLOOR AREA	5788 SF

No.	Description	Date
1	Concept Plan	12.30.14
2	Concept Plan Amendments	01.14.15
3	Concept Plan/Elevations	03.03.15
4	Concept Plans - 4 buildings	05.15.15
5	Concept Plan - Inc. Admin Function	08.11.15
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JOB NO. 13.148
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 DATE: 08.11.15
 CAD FILE:

**PROPOSED
 EMERGENCY
 RESPONSE COMPLEX**

1099 EAST OCEAN AVENUE
 SEA BRIGHT, NJ 07760
 FIRST FLOOR PLAN



25 Bridge Avenue | Suite 201
 Red Bank, NJ 07701
 732.741.4900 (o) | 732.741.4977 (f)

Kevin M Settembrino, AIA, LEED AP
 License No. AI 15163

OWNER
 The Borough of Sea Bright
 1167 Ocean Avenue
 Sea Bright, NJ 07760
 732.842.0099 (O) | 732.741.3116 (F)

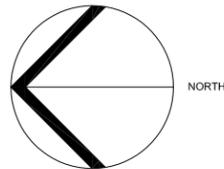


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Red Bank, NJ 07701
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Kevin M Settembrino, AIA, LEED AP
License No. AI 15163

OWNER
The Borough of Sea Bright
1167 Ocean Avenue
Sea Bright, NJ 07760
732.842.0099 (O) | 732.741.3116 (F)



LEGEND

■ POLICE DEPARTMENT	1231 SF
■ FIRE DEPARTMENT	295 SF
■ ADMINISTRATION	2163 SF
■ SHARED SPACE	217 SF
■ PUBLIC/CIRCULATION	1304 SF

TOTAL NET AREA 5210 SF
TOTAL GROSS FLOOR AREA 5788 SF

No.	Description	Date
1	Concept Plan	12.30.14
2	Concept Plan Amendments	01.14.15
3	Concept Plan/Elevations	03.03.15
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JOB NO. 13.148

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DATE: 08.11.15

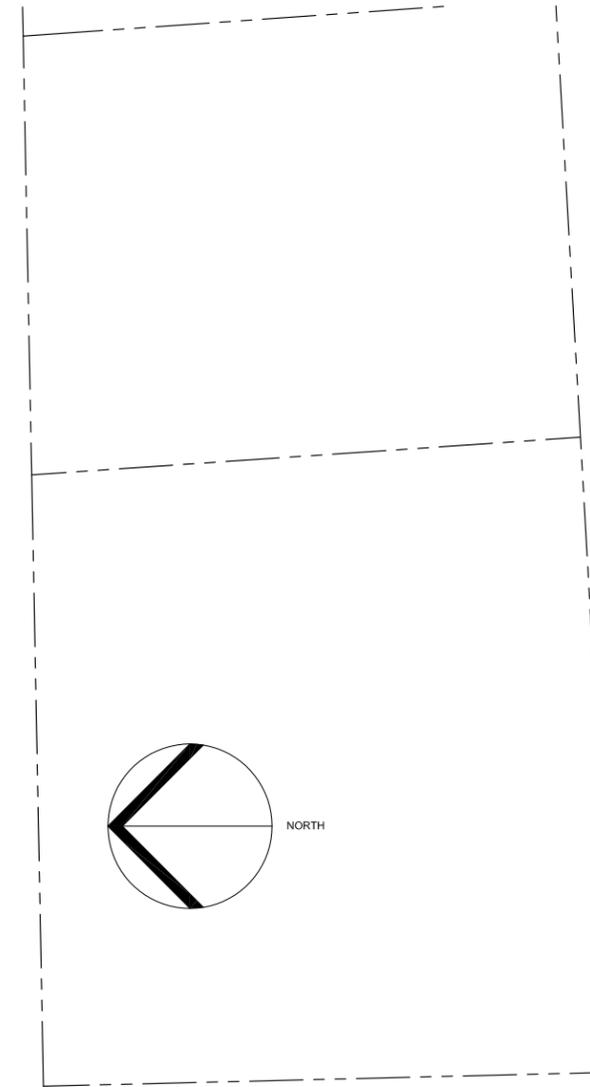
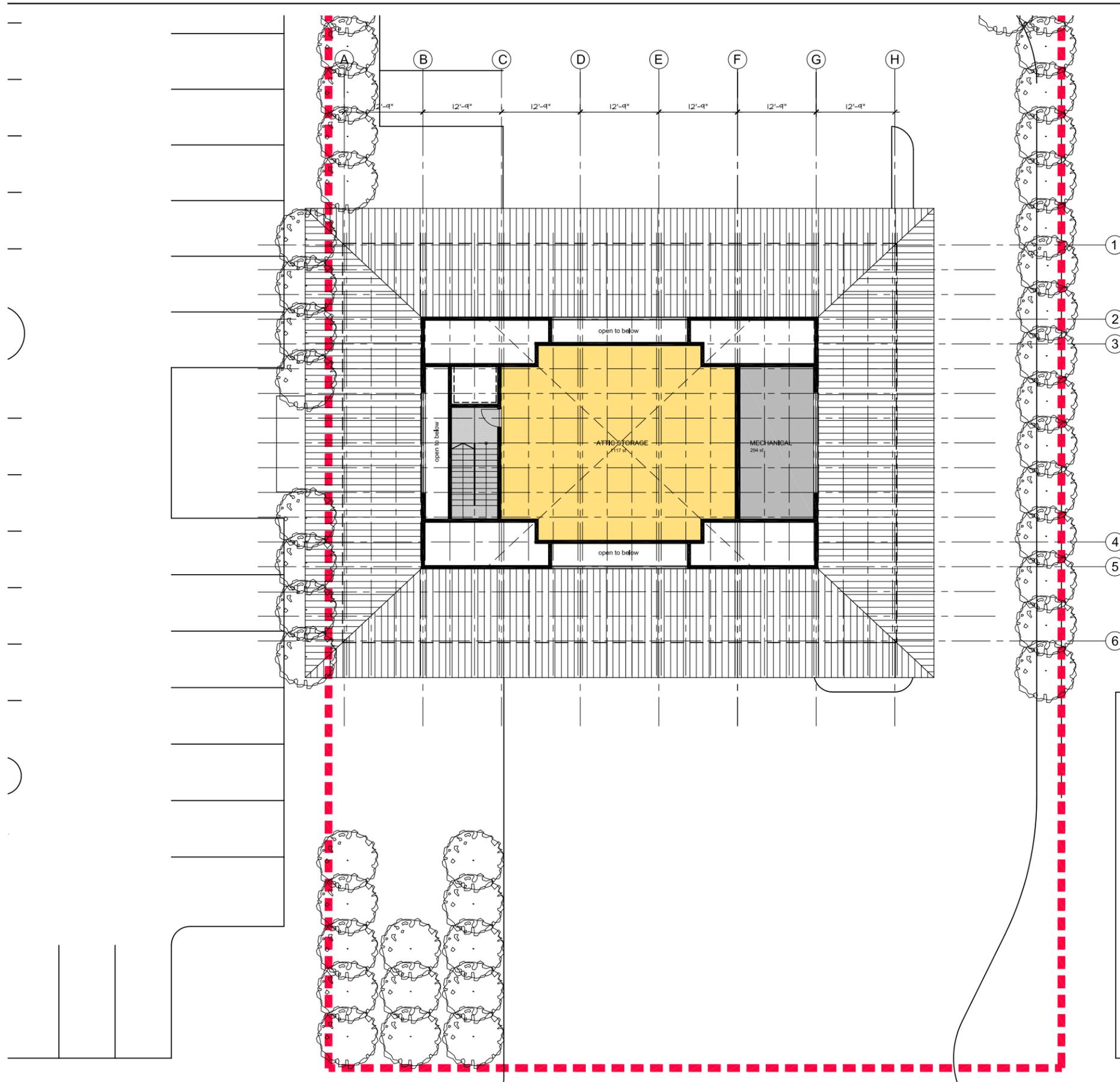
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**PROPOSED
EMERGENCY
RESPONSE COMPLEX**

1099 EAST OCEAN AVENUE
SEA BRIGHT, NJ 07760

SECOND FLOOR PLAN





LEGEND

■	POLICE DEPARTMENT	
■	FIRE DEPARTMENT	
■	ADMINISTRATION	1117 SF
■	SHARED SPACE	
■	PUBLIC/CIRCULATION	137 SF
TOTAL NET AREA		1254 SF
TOTAL GROSS FLOOR AREA		2611 SF



**SETTEMBRINO
ARCHITECTS**
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License No. AI 15163

OWNER
The Borough of Sea Bright
1167 Ocean Avenue
Sea Bright, NJ 07760
732.842.0099 (O) | 732.741.3116 (F)

No.	Description	Date
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**PROPOSED
EMERGENCY
RESPONSE COMPLEX**

1099 EAST OCEAN AVENUE
SEA BRIGHT, NJ 07760

ATTIC FLOOR PLAN

ii.
borough of highlands new municipal complex

SCOPE of work

client type

MUNICIPAL

county

MONMOUTH

The construction of a new Municipal Complex for the Borough of Highlands was deemed necessary due to damage to its existing facilities caused by Hurricane Sandy. Following an initial FEMA review and site selection evaluation, the Borough hired Settembrino Architects to design a new, multi-level, Borough Hall Building with an approximate 15,000 square foot building footprint. The new site for the structure is inland and above the flood zone, helping to protect it from future storm damage.

The new Highlands Municipal Complex will house several uses including the Police Headquarters, Municipal Court, Administrative Offices and the Borough's First Aid Facility. Settembrino Architects designed the conceptual site plan, as well as an initial conceptual rendering, with the intent of using the corner of Route 36 and Miller Street as a landmark entrance for the new Complex. The large, open foyer will welcome visitors with a flood of natural daylight from large skylights above. The architecture directly reflects the downtown shore atmosphere of the Highlands.



SETTEMBRINO
ARCHITECTS

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client
BOROUGH OF HIGHLANDS
Highlands, New Jersey

contact
BRIANn GEOGHEGAN
Borough Administrator
732.872.1515

completion date
TBD

construction value
TBD

project area
25,000 SF +/-

services + project phasing
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID + AWARD
CONSTRUCTION ADMINISTRATION

fact

SETTEMBRINO ARCHITECTS has an exceptional working relationship with FEMA. Our team is experienced in Storm Recovery Analysis, FEMA CEF review + recommendations.

storm recovery
ANALYSIS.

programming +
DESIGN.

schematic design + estimate

CEF'S

CEF Summary of Uncompleted Work
Sea Bright - Fire Hall

CEF Total Project Summary

Summary
SeaBright Police Department

	Completed	Uncompleted	Total
PART A - Base Costs for Construction Work in Trades	\$ -	\$ 395,042	\$ 395,042
A.1 Permanent Work	\$ -	\$ 390,142	\$ 390,142
A.2 Non-Permanent Job Specific Work (CEF Part A)	\$ -	\$ 4,900	\$ 4,900
PART B - General Requirements and General Conditions	\$ -	\$ 167,540	\$ 167,540
B.1 General Requirements	\$ -	\$ 167,540	\$ 167,540
B.2 General Conditions	\$ -	\$ -	\$ -
PART C - Construction Cost Contingencies (Design and Construction)	\$ -	\$ -	\$ -
C.1 Standard Design-Phase Scope Contingency	\$ -	\$ -	\$ -
C.2 Facility or Project Contingency	\$ -	\$ 239,317	\$ 239,317
C.3 Access, Storage and Staging Contingency	\$ -	\$ 100,150	\$ 100,150
C.4 Economies of Scale in New Construction	\$ -	\$ 47,041	\$ 47,041
PART D - General Contractor's Overhead and Profit	\$ -	\$ 96,182	\$ 96,182
D.1 General Contractor's Home Office Overhead Costs	\$ -	\$ -	\$ -
D.2 General Contractor's Insurance, Payment, and Performance Bonds	\$ -	\$ -	\$ -
D.3 Contractor's Profit	\$ -	\$ 96,182	\$ 96,182
PART E - Cost Escalation Allowance	\$ -	\$ -	\$ -
E.1 Plan Review and Construction Permit Costs	\$ -	\$ -	\$ -
E.2 Non-Trader Fees	\$ -	\$ -	\$ -
E.3 Construction Permit Fees	\$ -	\$ 58,226	\$ 58,226
PART F - Applicant's Reserve for Construction	\$ -	\$ 247,250	\$ 247,250
F.1 Non-Trader Fees	\$ -	\$ 16,182	\$ 16,182
F.2 Construction Permit Fees	\$ -	\$ 178,307	\$ 178,307
F.3 Applicant's Project Management and Design Costs	\$ -	\$ 52,761	\$ 52,761
PART G - Applicant's Project Management and Design Costs	\$ -	\$ 96,102	\$ 96,102
G.1 Architecture & Engineering Design Contract Costs	\$ -	\$ -	\$ -
G.2 Architecture & Engineering Design Contract Costs	\$ -	\$ 96,102	\$ 96,102
G.3 Project Management - Construction Phase	\$ -	\$ -	\$ -
Complete Project Total for Completed and Uncompleted Work	\$ -	\$ 1,865,433	\$ 1,865,433

TOSCANO CLEMENTS TAYLOR
PROPOSED EMERGENCY RESPONSE COMPLEX
1099 EAST OCEAN AVENUE, SEA BRIGHT, NEW JERSEY 07760

PROJECT SUMMARY

11/19/2016

PHASE: REVISED DESIGN CONCEPTUAL ESTIMATE

BUILDING TYPE: INDUSTRIAL MISC. EDUCATIONAL

PROJECT TYPE: NEW CONSTRUCTION ADDITION RENOVATION

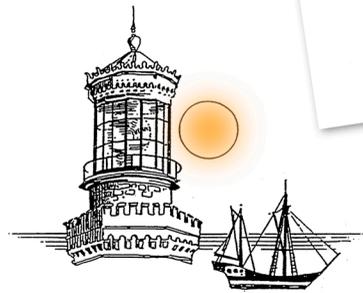
PROJECT EMPLOYER: THE BOROUGH OF SEA BRIGHT
LOCATION: 1099 EAST OCEAN AVENUE, SEA BRIGHT, NEW JERSEY 07760
ONE: SETTEMBRINO ARCHITECTS
PROJECT #1:

DISCRIB	REBID DESIGN CONCEPTUAL ESTIMATE	CURRENT ESTIMATE	AMOUNT	COST/F SF	PREVIOUS ESTIMATE	VARIANCE	COMMENTS
000000	EXISTING CONDITIONS	\$ 32,409	\$ 6.51	\$ 22,490	\$ 10.02	\$ (9,081)	Demolition of existing buildings
010000	CONCRETE	\$ 228,922	\$ 15.86	\$ 169,815	\$ 14.29	\$ (59,107)	
040000	MASONRY	\$ 74,910	\$ 6.26	\$ 148,833	\$ 14.53	\$ (73,923)	
050000	METAL	\$ 975,126	\$ 49.06	\$ 395,169	\$ 39.16	\$ (579,957)	
060000	WOOD, PLASTICS AND COMPOSITES	\$ 28,214	\$ 2.00	\$ 48,803	\$ 4.38	\$ (20,589)	
070000	PAINTS AND COATINGS	\$ 499,832	\$ 31.95	\$ 435,000	\$ 40.16	\$ (64,832)	
080000	FINISHES	\$ 528,105	\$ 37.28	\$ 366,073	\$ 36.19	\$ (162,032)	
090000	MECHANICAL	\$ 88,100	\$ 6.26	\$ 102,070	\$ 9.17	\$ (13,970)	
100000	ELECTRICAL	\$ 44,400	\$ 3.10	\$ 17,200	\$ 1.57	\$ (27,200)	
110000	EQUIPMENT	\$ 142,560	\$ 10.25	\$ 77,000	\$ 7.26	\$ (65,560)	
120000	CONVEYING SYSTEMS	\$ 70,000	\$ 4.91	\$ 70,000	\$ 6.64	\$ (0)	
130000	FIRE SUPPRESSION	\$ 95,152	\$ 6.90	\$ 81,440	\$ 7.60	\$ (13,712)	
220000	PLUMBING	\$ 338,189	\$ 21.72	\$ 153,155	\$ 14.96	\$ (185,034)	includes an allowance for city water treatment system and softener
230000	HEATING, VENTILATING AND AIR-CONDITIONING (HVAC)	\$ 983,516	\$ 69.23	\$ 727,200	\$ 69.09	\$ (256,316)	includes allowance for diesel generator form
240000	ELECTRICAL	\$ 507,445	\$ 40.02	\$ 424,400	\$ 42.44	\$ (83,045)	
270000	COMMUNICATIONS	\$ 345,244	\$ 23.98	\$ 210,960	\$ 20.00	\$ (134,284)	
280000	ELECTRONIC SAFETY AND SECURITY	\$ 141,470	\$ 10.05	\$ 66,960	\$ 6.00	\$ (74,510)	
310000	PAINTWORK	\$ 232,482	\$ 14.29	\$ 231,130	\$ 20.77	\$ (8,352)	
320000	EXTERIOR IMPROVEMENTS	\$ 198,483	\$ 13.91	\$ 147,100	\$ 13.76	\$ (51,383)	
330000	UTILITIES	\$ 30,000	\$ 2.11	\$ 30,000	\$ 2.83	\$ (8,000)	
NET CONSTRUCTION COST		\$ 8,877,207	\$ 393.12	\$ 4,272,023	\$ 417.19	\$ (4,605,184)	
	GENERAL CONDITIONS: 10.00%	\$ 887,721	\$ 38.21	\$ 427,203	\$ 41.72	\$ (460,518)	
	OVERHEAD AND PROFIT: 8.00%	\$ 710,176	\$ 30.85	\$ 338,562	\$ 33.37	\$ (371,614)	
	DESIGN CONTINGENCY: 10.00%	\$ 887,721	\$ 38.21	\$ 427,203	\$ 41.72	\$ (460,518)	
	GRAND TOTAL	\$ 10,362,885	\$ 422.18	\$ 5,437,511	\$ 532.68	\$ (4,925,374)	

PROJECT SUMMARY Page 3 of 24 11/19/2016

A:\01_111 101_304
CEF includes AEC Scope of 2.011 SF

PROJECT QUALIFICATIONS Page 2 of 24 11/19/2016



OPTIONS

storm recovery
ANALYSIS.

programming +
DESIGN.

schematic design + estimate

CEF'S

CEF Summary of Uncompleted Work
Sea Bright - Fire Hall

CEF Total Project Summary
SeaBright Police Department

Summary	Completed	Uncompleted	Total
PART A "Base Costs" for Construction Work In Trades	\$ -	\$ 395,042	\$ 395,042
A.1 Permanent Work	\$ -	\$ 390,142	\$ 390,142
A.2 Non-Permanent Job Specific Work (CEF Part A)	\$ -	\$ 4,900	\$ 4,900
PART B General Requirements and General Conditions	\$ -	\$ 184,284	\$ 184,284
B.1 General Requirements	\$ -	\$ 167,540	\$ 167,540
B.2 General Conditions	\$ -	\$ 16,744	\$ 16,744
PART C Construction Cost Contingencies (Design and Construction)	\$ -	\$ -	\$ -
C.1 Standard Design-Phase Scope Contingency	\$ -	\$ 239,317	\$ 239,317
C.2 Facility or Project Contingency	\$ -	\$ 500,190	\$ 500,190
C.3 Access, Storage and Staging Contingency	\$ -	\$ 47,041	\$ 47,041
C.4 Expenses of State in New Construction	\$ -	\$ 96,182	\$ 96,182
PART D General Contractor's Overhead and Profit	\$ -	\$ 19,411	\$ 19,411
D.1 General Contractor's Home Office Overhead Costs	\$ -	\$ -	\$ -
D.2 General Contractor's Insurance, Payment, and Performance Bonds	\$ -	\$ -	\$ -
D.3 Contractor's Profit	\$ -	\$ 19,411	\$ 19,411
PART E Cost Escalation Allowance	\$ -	\$ -	\$ -
PART F Plan Review and Construction Permit Costs	\$ -	\$ 58,228	\$ 58,228
F.1 Plan Review Fees	\$ -	\$ 247,250	\$ 247,250
F.2 Construction Permit Fees	\$ -	\$ 16,182	\$ 16,182
PART G Applicant's Reserve for Construction	\$ -	\$ 176,301	\$ 176,301
G.1 Applicant's Project Management and Design Costs	\$ -	\$ 96,102	\$ 96,102
G.2 Architecture & Engineering Design Contract Costs	\$ -	\$ 80,199	\$ 80,199
G.3 Project Management - Construction Phase	\$ -	\$ -	\$ -
Complete Project Total for Completed and Uncompleted Work	\$ -	\$ 1,865,433	\$ 1,865,433

TOSCANO CLEMENTS TAYLOR
PROPOSED EMERGENCY RESPONSE COMPLEX
1099 EAST OCEAN AVENUE, SEA BRIGHT, NEW JERSEY 07760

PROJECT SUMMARY

11/19/2016

PHASE: REVISED DESIGN CONCEPTUAL ESTIMATE

BUILDING TYPE: INDUSTRIAL HEALTHCARE RETAIL EDUCATIONAL

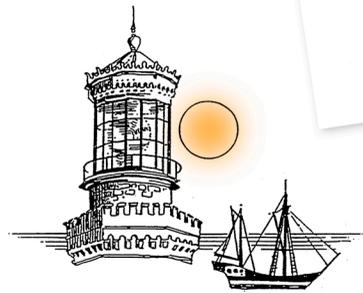
PROJECT TYPE: NEW CONSTRUCTION ADDITION RENOVATION

PROJECT: PROPOSED EMERGENCY RESPONSE COMPLEX
EMPLOYER: THE BOROUGH OF SEA BRIGHT
LOCATION: 1099 EAST OCEAN AVENUE, SEA BRIGHT, NEW JERSEY 07760
A/E: SETTEMBRINO ARCHITECTS
OWNER: N/A

PROJECT AREA		TOTAL AREA	TOTAL AREA	TOTAL AREA
AREA	TYPE	14,187	16,840	16,840

DIVISION	REVISED DESIGN CONCEPTUAL ESTIMATE DESCRIPTION	CURRENT ESTIMATE		PREVIOUS ESTIMATE		VARIANCE	COMMENTS
		AMOUNT	COST/SF	AMOUNT	COST/SF		
010000	EXISTING CONDITIONS	\$ 32,409	\$ 6.51	\$ 22,400	\$ 10.02	\$ 10,009	Demolition of existing buildings
020000	CONCRETE	\$ 225,822	\$ 15.96	\$ 168,815	\$ 16.24	\$ 57,007	
040000	MASONRY	\$ 74,910	\$ 5.26	\$ 148,820	\$ 14.53	\$ -73,910	
050000	METAL	\$ 975,126	\$ 69.26	\$ 395,100	\$ 37.96	\$ 580,026	
060000	WOOD, PLASTIC AND COMPOSITES	\$ 35,214	\$ 2.50	\$ 48,820	\$ 4.68	\$ -13,606	
070000	PAINTS AND COATINGS	\$ 499,822	\$ 35.24	\$ 395,100	\$ 37.96	\$ 104,722	
080000	FINISHES	\$ 528,815	\$ 37.38	\$ 366,071	\$ 35.41	\$ 162,744	
090000	MECHANICAL	\$ 85,100	\$ 6.04	\$ 105,000	\$ 10.14	\$ -19,900	
100000	ELECTRICAL	\$ 44,000	\$ 3.16	\$ 27,200	\$ 2.59	\$ 16,800	
110000	EQUIPMENT	\$ 142,569	\$ 10.16	\$ 77,000	\$ 7.36	\$ 65,569	
120000	FURNISHINGS	\$ 70,000	\$ 5.01	\$ 70,000	\$ 6.64	\$ -	
130000	CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	
210000	FIRE SUPPLEMENTS	\$ 95,152	\$ 6.80	\$ 51,440	\$ 4.90	\$ 43,712	Includes an allowance for city water treatment system and suppressed fire system
220000	PLUMBING	\$ 308,189	\$ 21.72	\$ 153,155	\$ 14.56	\$ 155,034	Includes allowance for diesel extraction fans
230000	HEATING, VENTILATING AND AIR-CONDITIONING (HVAC)	\$ 883,516	\$ 62.35	\$ 727,200	\$ 69.00	\$ 156,316	
240000	ELECTRICAL	\$ 507,549	\$ 36.05	\$ 424,400	\$ 40.44	\$ 83,149	
250000	COMMUNICATIONS	\$ 345,244	\$ 24.58	\$ 210,960	\$ 20.00	\$ 134,284	
260000	ELECTRICAL SAFETY AND SECURITY	\$ 141,470	\$ 10.16	\$ 66,960	\$ 6.40	\$ 74,510	
310000	PAINTWORK	\$ 232,842	\$ 16.70	\$ 231,130	\$ 22.17	\$ 1,712	
320000	EXTERIOR IMPROVEMENTS	\$ 198,182	\$ 14.19	\$ 191,100	\$ 18.19	\$ 7,082	
330000	UTILITIES	\$ 30,000	\$ 2.11	\$ 30,000	\$ 2.83	\$ -	
NET CONSTRUCTION COST		\$ 8,877,207	\$ 623.12	\$ 4,272,023	\$ 401.19	\$ 4,605,184	
GENERAL CONDITIONS: 10.00%		\$ 887,720	\$ 6.51	\$ 427,202	\$ 4.02	\$ 460,518	
OVERHEAD AND PROFIT: 8.00%		\$ 710,176	\$ 5.11	\$ 341,762	\$ 3.24	\$ 368,414	
DESIGN CONTINGENCY: 10.00%		\$ 887,720	\$ 64.31	\$ 427,202	\$ 40.19	\$ 460,518	
GRAND TOTAL		\$ 10,363,883	\$ 743.14	\$ 5,468,507	\$ 518.64	\$ 4,895,376	

PROJECT SUMMARY Page 3 of 24 11/19/2016



storm recovery ANALYSIS.

- FEMA damage assessment + determination.
- review FEMA cost estimate format [CEF] for highest + best value.
- building program concept design, schematic estimate + coordination.
- debt service + debt options.

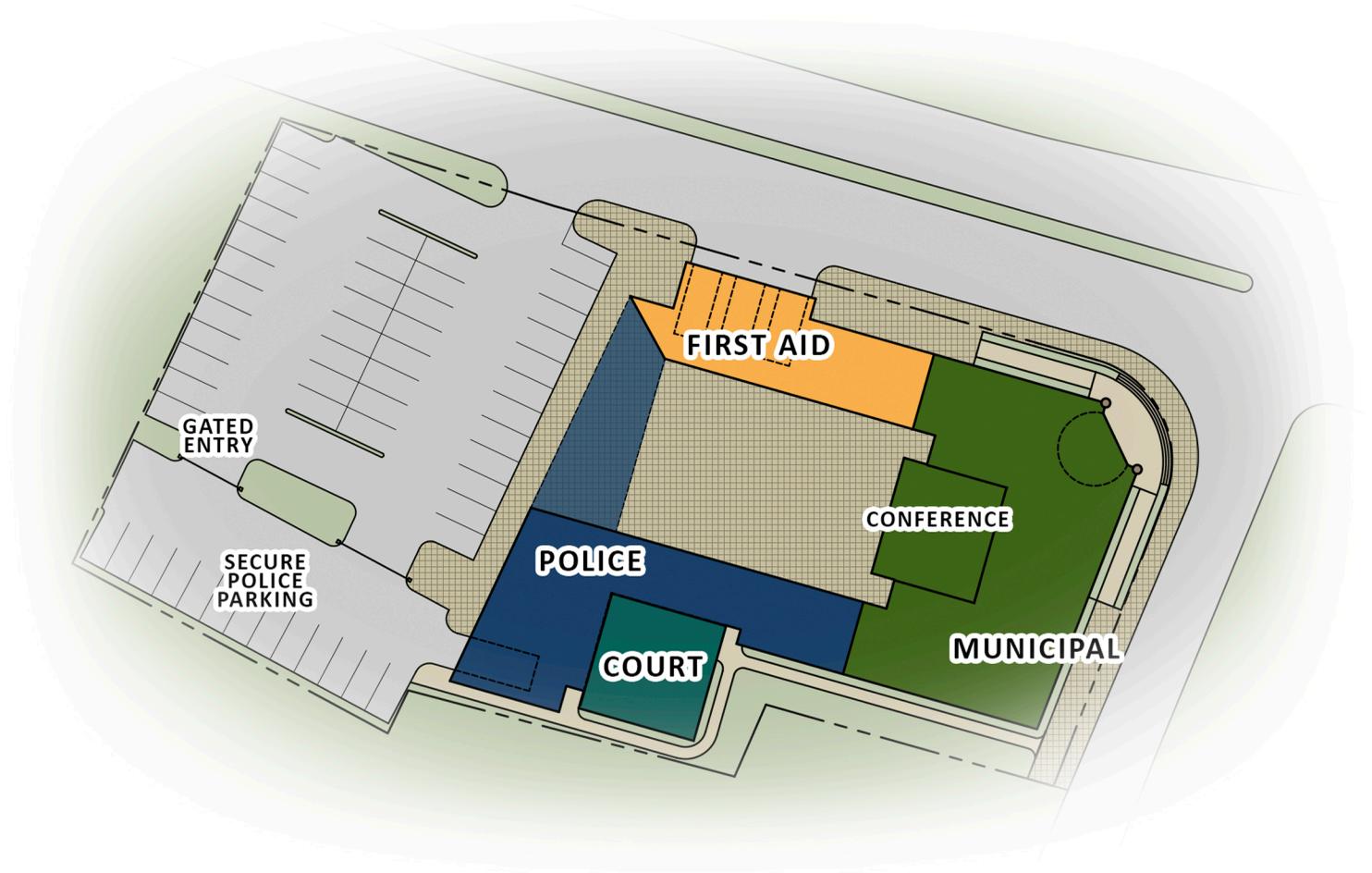
programming + DESIGN.

- **meet, coordinate + submit:**
 - space planning + design options.
 - construction cost estimates.
 - subconsultants + relevant nj departments.
 - preliminary design documents, cost estimates + construction schedule.





-  municipal
-  police
-  first aid
-  court





construction DOCUMENTS.

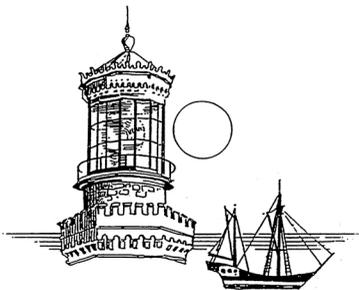
- complete construction documents. prepare, review + submit.

bid+ AWARD.

- bid documents + pre-bid conference
- distribute, evaluate, recommend + award.

construction ADMINISTRATION.

- construction administration.
- coordinate, review + process all requests for payment, change orders + logs.
- direct + resolve questions.
- monitor progress, cost + contract conformance.
- substantial completion inspection + coordination.
- punch list preparation
- issue substantial completion certificate.

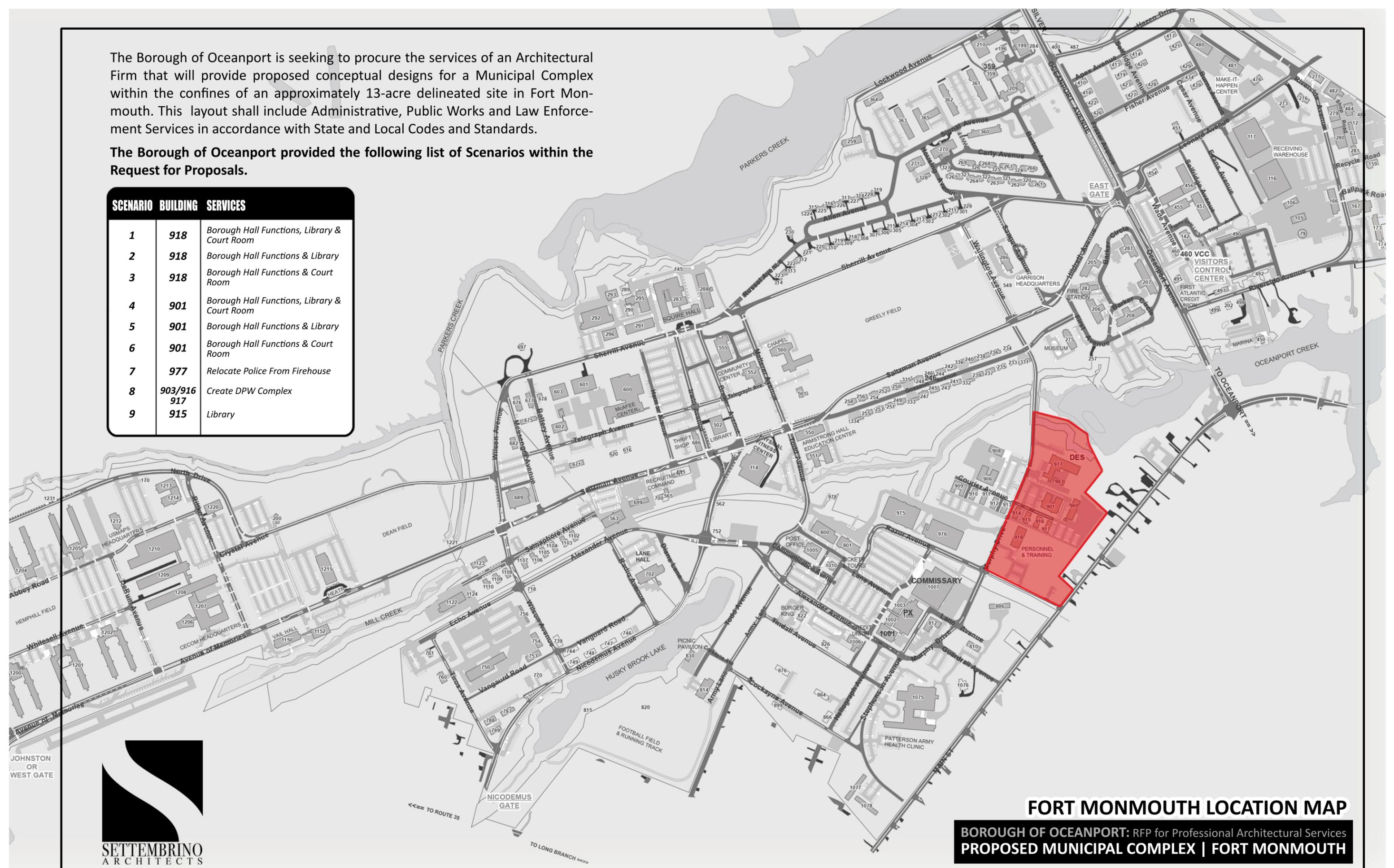


iii.
borough of oceanport new municipal complex

The Borough of Oceanport is seeking to procure the services of an Architectural Firm that will provide proposed conceptual designs for a Municipal Complex within the confines of an approximately 13-acre delineated site in Fort Monmouth. This layout shall include Administrative, Public Works and Law Enforcement Services in accordance with State and Local Codes and Standards.

The Borough of Oceanport provided the following list of Scenarios within the Request for Proposals.

SCENARIO	BUILDING	SERVICES
1	918	Borough Hall Functions, Library & Court Room
2	918	Borough Hall Functions & Library
3	918	Borough Hall Functions & Court Room
4	901	Borough Hall Functions, Library & Court Room
5	901	Borough Hall Functions & Library
6	901	Borough Hall Functions & Court Room
7	977	Relocate Police From Firehouse
8	903/916 917	Create DPW Complex
9	915	Library



FORT MONMOUTH LOCATION MAP

**BOROUGH OF OCEANPORT: RFP for Professional Architectural Services
PROPOSED MUNICIPAL COMPLEX | FORT MONMOUTH**



THE SITE

The approximately **13 acre site** for the proposed **Oceanport Municipal Complex** lies within **Fort Monmouth**. Located in the Southeast portion of Fort Monmouth, the property lies between **Stephenson Avenue** in the North and the rear of residential properties fronting **Main Street** in the South. The Southwest boundary is defined by **Anson Avenue** and the Northeast boundary by an **existing open space** system.

Topographically the site is flat with minimal vegetation, most of which occurs along the southern and eastern edges. Its previous use as an army base dictated that a large percentage of the site be covered in tarmac. The existing buildings generally lie with their long axis running southwest/northeast and, with few exceptions, are surrounded by vehicular parking and access roads.

Two site planning options have been investigated for the Oceanport Municipal Complex. Concept Plan Option 1 uses Buildings 915, 916, 917, 918, 903 and 977. Concept Plan Option 2 uses buildings 916, 917, 903, 901 and 977.

The challenge in both options is how to **arrange the open space** so that the **buildings read as a group**; that **circulation, both vehicular and pedestrian**, is organized to achieve **simple and direct access for public and borough employees**, and that the **precinct has a character befitting its function** as the seat of local government.

9.25 Ac +/-

13 Ac +/-



EXISTING CONDITIONS AERIAL MAP

BOROUGH OF OCEANPORT: RFP for Professional Architectural Services
PROPOSED MUNICIPAL COMPLEX | FORT MONMOUTH

CONCEPT PLAN | OPTION 1

In **Concept Option 1** it is assumed that **Buildings 914, 901 and 983 will be demolished**. This leaves a **large open space** defined by **Building 977** in the East, **Building 903** in the South, and **Buildings 915, 916 and 917** in the West.

Buildings 916, 917 and 903 are designated for **DPW use** and as such have less of an interaction with the public than the **Police Department in Building 977, The Library in Building 915** and the **Borough Hall Functions and Court Room in Building 918**. Public and staff parking are therefore arranged in a linear fashion parallel with Stephenson Avenue to serve these buildings. Since the entrances to these three buildings are somewhat dispersed, there needs to be a “front door” to the complex. **A hard surfaced forecourt between Building 977 and 915 serves this function. It will contain the flag pole and any other items of historical significance to the Borough.** On exiting your car this will serve as a reference point that will direct you to your destination.

To the South of this forecourt are groves of trees which define pedestrian routes between buildings and help with the environmental quality of the precinct. The primary pedestrian route runs parallel to the parking at the back of the forecourt and links the Police, Library and Administrative functions. A second route runs at right angles to the primary route and connects with the DPW buildings.

Vehicular access to the Police and DPW buildings is separated from the public and staff parking and occurs east of the police building.



WALKWAYS UNDER GROVES OF TREES



GROUND LEVEL PLAZA AREA

CONCEPT OPTION 1 INCORPORATES 6 OF 9 SCENARIOS (1/2/3/7/8/9)

SCENARIO	BUILDING	SERVICES
1	918	Borough Hall Functions, Library & Court Room
2	918	Borough Hall Functions & Library
3	918	Borough Hall Functions & Court Room
4	901	Borough Hall Functions, Library & Court Room
5	901	Borough Hall Functions & Library
6	901	Borough Hall Functions & Court Room
7	977	Relocate Police From Firehouse
8	903/916 917	Create DPW Complex
9	915	Library

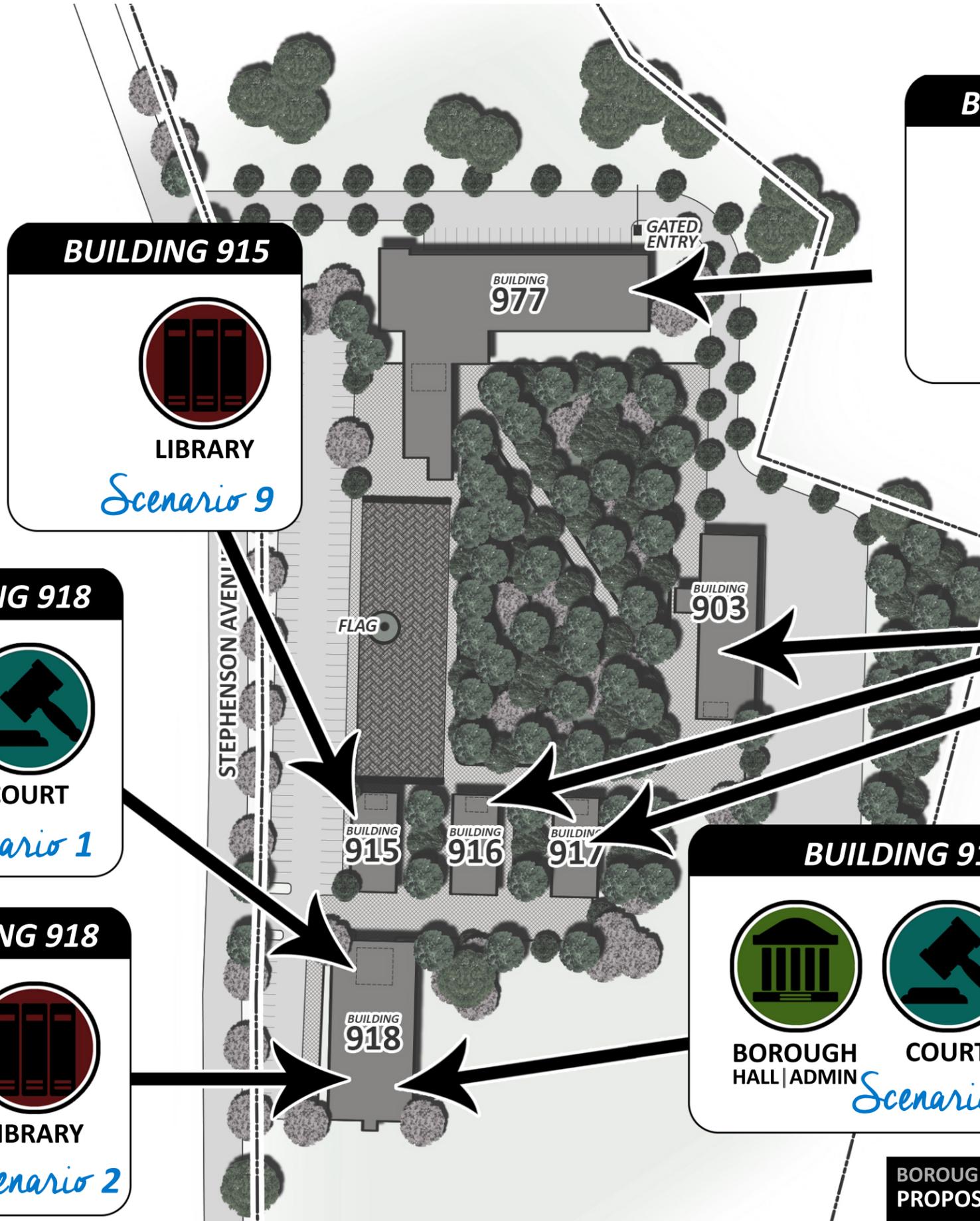


CONCEPT PLAN OPTION 1

**BOROUGH OF OCEANPORT: RFP for Professional Architectural Services
PROPOSED MUNICIPAL COMPLEX | FORT MONMOUTH**

**CONCEPT OPTION 1 INCORPORATES
6 OF 9 SCENARIOS (1/2/3/7/8/9)**

SCENARIO	BUILDING	SERVICES
1	918	Borough Hall Functions, Library & Court Room
2	918	Borough Hall Functions & Library
3	918	Borough Hall Functions & Court Room
4	901	Borough Hall Functions, Library & Court Room
5	901	Borough Hall Functions & Library
6	901	Borough Hall Functions & Court Room
7	977	Relocate Police From Firehouse
8	903/916 917	Create DPW Complex
9	915	Library



BUILDING 977

POLICE
Scenario 7

BUILDING 915

LIBRARY
Scenario 9

903 | 916 | 917

**DPW
COMPLEX**
Scenario 8

BUILDING 918

**BOROUGH
HALL | ADMIN** **LIBRARY** **COURT**
Scenario 1

BUILDING 918

**BOROUGH
HALL | ADMIN** **COURT**
Scenario 3

BUILDING 918

**BOROUGH
HALL | ADMIN** **LIBRARY**
Scenario 2



OPTION 1 SCENARIOS

CONCEPT PLAN | OPTION 2

In Concept Option 2 it is assumed that Buildings 914, 915, 983 and 918 will be demolished. In the case of Building 918 this could be retained to form part of another complex to the west of the Municipal complex.

In this Option, **Building 901 (Borough Hall and Administrative, the Library and Court Room)** are the centerpiece of the precinct and formally this needs to be recognized in the precinct plan. To this end **the parking and forecourt elements in Option 1 are repeated but the forecourt is modified with bookends at its two short ends. These are arranged so that the entrance to building 901 is located symmetrically between the book ends.**

Groves of trees again define the external pedestrian system which links all building entrances off a perimeter pedestrian route.

Vehicular access for the Police occurs off Stephenson Avenue to the east of the police building and the DPW buildings are serviced from an access road west of buildings 916 and 917.



WALKWAYS UNDER GROVES OF TREES



GROUND LEVEL PLAZA AREA

CONCEPT OPTION 2 INCORPORATES 5 OF 9 SCENARIOS (4/5/6/7/8)

SCENARIO	BUILDING	SERVICES
1	918	Borough Hall Functions, Library & Court Room
2	918	Borough Hall Functions & Library
3	918	Borough Hall Functions & Court Room
4	901	Borough Hall Functions, Library & Court Room
5	901	Borough Hall Functions & Library
6	901	Borough Hall Functions & Court Room
7	977	Relocate Police From Firehouse
8	903/916 917	Create DPW Complex
9	915	Library

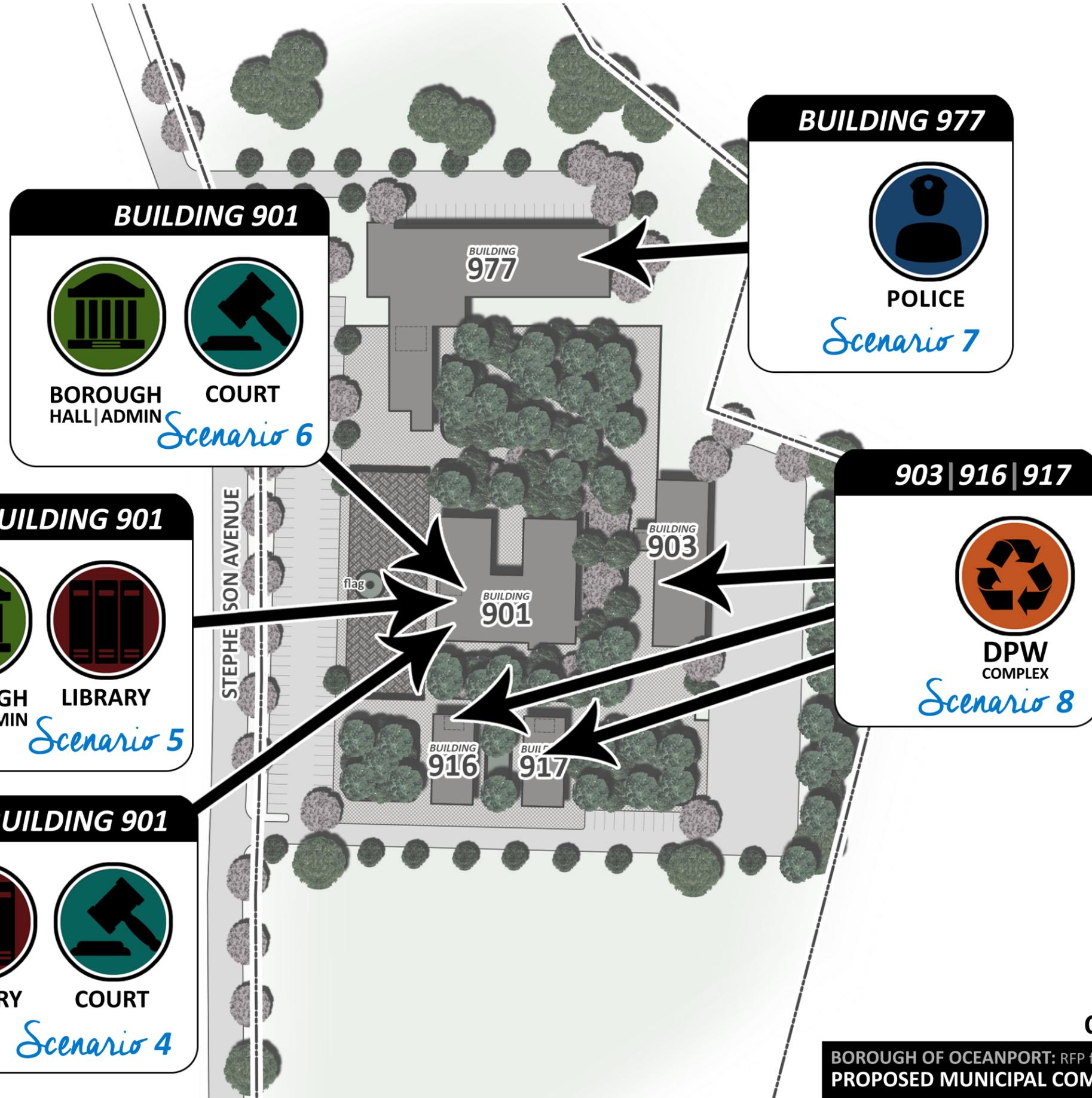


CONCEPT PLAN OPTION 2

**BOROUGH OF OCEANPORT: RFP for Professional Architectural Services
PROPOSED MUNICIPAL COMPLEX | FORT MONMOUTH**

**CONCEPT OPTION 2 INCORPORATES
5 OF 9 SCENARIOS (4/5/6/7/8)**

SCENARIO	BUILDING	SERVICES
1	918	Borough Hall Functions, Library & Court Room
2	918	Borough Hall Functions & Library
3	918	Borough Hall Functions & Court Room
4	901	Borough Hall Functions, Library & Court Room
5	901	Borough Hall Functions & Library
6	901	Borough Hall Functions & Court Room
7	977	Relocate Police From Firehouse
8	903/916 917	Create DPW Complex
9	915	Library



BUILDING 901

BOROUGH HALL | ADMIN LIBRARY COURT

Scenario 4

BUILDING 901

BOROUGH HALL | ADMIN LIBRARY

Scenario 5

BUILDING 901

BOROUGH HALL | ADMIN COURT

Scenario 6

BUILDING 977

POLICE

Scenario 7

903 | 916 | 917

DPW COMPLEX

Scenario 8



OPTION 2 SCENARIOS

**BOROUGH OF OCEANPORT: RFP for Professional Architectural Services
PROPOSED MUNICIPAL COMPLEX | FORT MONMOUTH**

b.
county + municipal capital improvement

COUNTY + MUNICIPAL capital improvement *projects*

ATLANTIC COUNTY

COUNTY OF ATLANTIC

Renovations to Atlantic County Civil Courts Building

CAPE MAY COUNTY

COUNTY OF CAPE MAY

Renovations + Addition to Cape May Main Library

ESSEX COUNTY

BOROUGH OF ROSELAND

ADA Renovations to Library [*Essex County Community Development Block Grant CDBG*]

BOROUGH OF ROSELAND

New Barrier-Free Ramp + Entry Modification to Municipal Building [*CDBG*]

MIDDLESEX COUNTY

TOWNSHIP OF EDISON

Roof Replacement at Public Library

TOWNSHIP OF WOODBRIDGE

Building Use Conversion to Recreation Center

TOWNSHIP OF WOODBRIDGE

Building Use Conversion to Senior Care Facility

MONMOUTH COUNTY

COUNTY OF MONMOUTH

Renovations to JL Montgomery Care Center

COUNTY OF MONMOUTH

Monmouth County Probation Department Relocation + Renovation

COUNTY OF MONMOUTH

Monmouth County Health Department Relocation + Renovation

BOROUGH OF BRADLEY BEACH

New Gazebo Foundation

BOROUGH OF EATONTOWN

Exterior Renovations to Library

BOROUGH OF EATONTOWN

HISTORICAL Exterior + Interior Renovations to Community Center Annex [*Monmouth County Community Development Block Grant CDBG*]

BOROUGH OF EATONTOWN

ADA Upgrades to Firehouse

BOROUGH OF EATONTOWN

Exterior + Interior Renovations to Senior Center [*CDBG*]

BOROUGH OF EATONTOWN

Renovations + Alterations to Municipal Building

BOROUGH OF MATAWAN

ADA Upgrades to Municipal Community Center [*CDBG*]



SETTEMBRINO
ARCHITECTS

COUNTY + MUNICIPAL capital improvement *projects*

BOROUGH OF SEA BRIGHT

ADA Upgrades to Municipal Building
[CDBG]

BOROUGH OF TINTON FALLS

ADA Upgrades to Library *[CDBG]*

TOWNSHIP OF OCEAN

Interior Renovations to Municipal Building

TOWNSHIP OF OCEAN

Interior Renovations to Police Department

TOWNSHIP OF OCEAN

Renovations to Senior Center *[CDBG]*

TOWNSHIP OF OCEAN

Interior Renovations to Town Hall

TOWNSHIP OF WALL

Interior Renovations to Municipal Building
+ Courtroom

TOWNSHIP OF WALL

Roof Replacement at Municipal Building +
Library

OCEAN COUNTY

TOWNSHIP OF JACKSON

Roof Replacement at Senior Center

PASSAIC COUNTY

TOWNSHIP OF FAIRFIELD

Interior Renovations to Library



SETTEMBRINO
ARCHITECTS

i.
borough of union beach municipal building

SCOPE of work

client type

MUNICIPAL

county

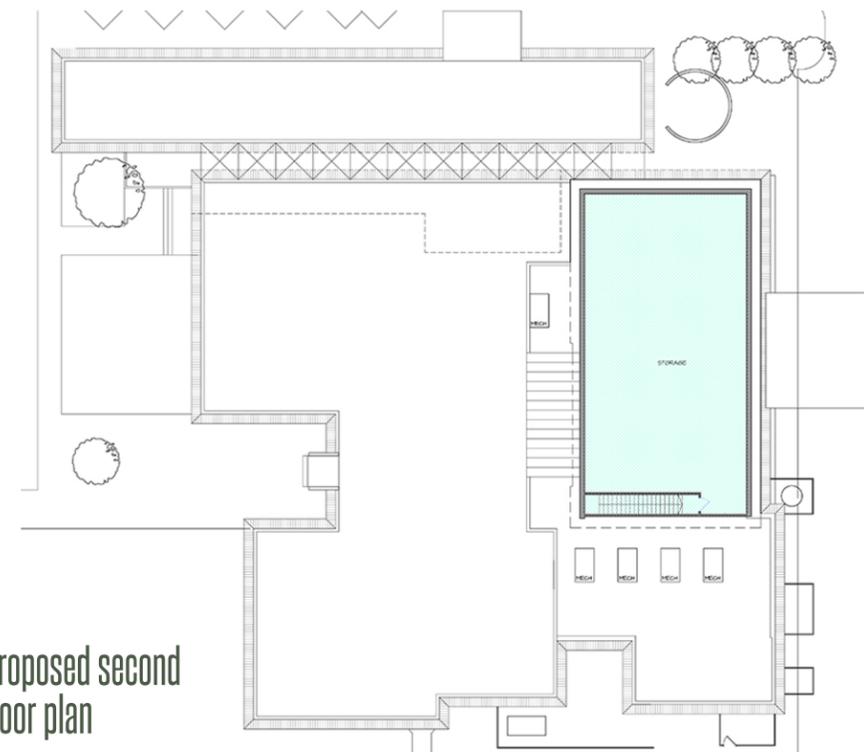
MONMOUTH

Settembrino Architects was tasked to provide two schematic design options that would accommodate a building program, satisfying all personnel requirements for an 8,000 SF building expansion to the Union Beach Municipal Building. The two options provided, included one schematic design for an at grade addition and renovation which included all site impacts, as well as a schematic design for a second story addition that includes the necessary reconfiguration of first floor spaces.

BOROUGH OF UNION BEACH Municipal Building | Court Renovations + Expansions



proposed first floor plan



proposed second floor plan



SETTEMBRINO
ARCHITECTS

25 Bridge Avenue, Suite 201
Red Bank, NJ 07701
732.741.4900 (o)
732.741.4977 (f)
www.settembrino.com

client
**BOROUGH OF
UNION BEACH**
Union Beach, New Jersey

contact
ROBERT HOWARD JR.
Borough Administrator
732.888.1279

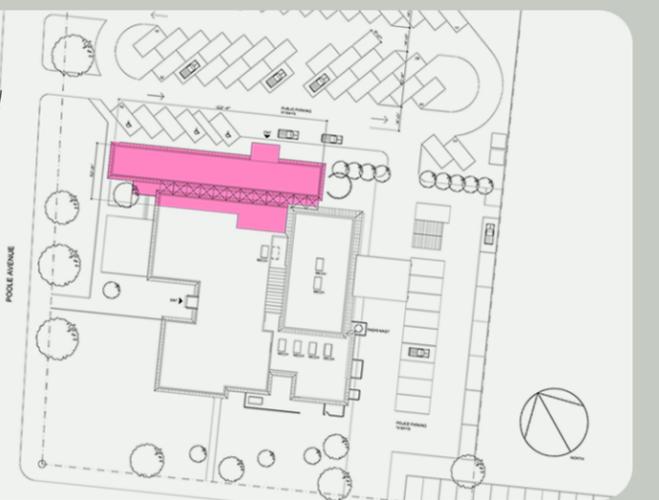
completion date
SCHEMATIC | tbd

construction value
\$1.5M

project area
8,000 SF

services + project phasing
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID + AWARD
CONSTRUCTION ADMINISTRATION

conceptual
site plan



ii.
borough of eatontown municipal building

BOROUGH OF EATONTOWN

**MUNICIPAL BUILDING
RENOVATIONS & ALTERATIONS**

CLIENT

Borough of Eatontown
Eatontown, NJ

CONTACT

George Jackson
Borough Administrator
Eatontown, NJ
732.389.7621

SERVICES PROVIDED

Renovations/Alterations

COMPLETION DATE

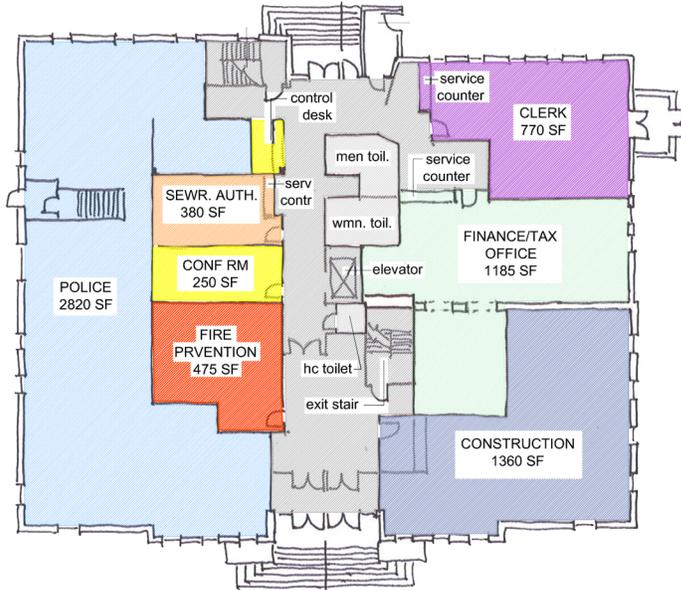
TBD

CONSTRUCTION VALUE

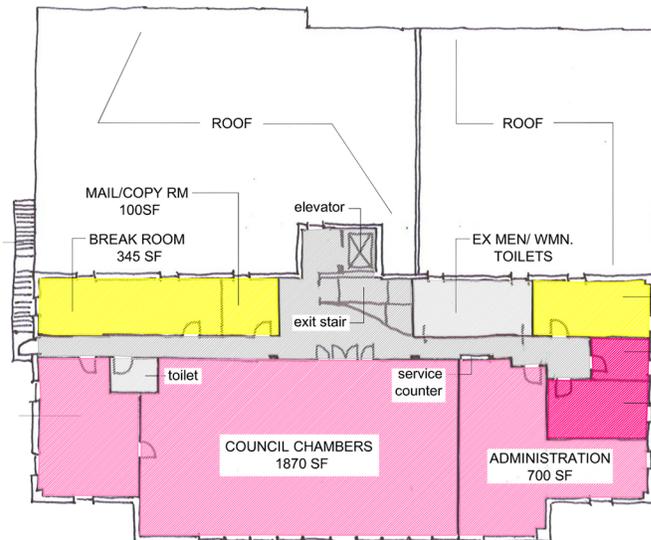
\$1.2M

PROJECT AREA

TBD



As the Architect of Record for the Borough of Eatontown, Settembrino Architects was hired to reorganize the existing space within the existing Municipal Building. Renovations are needed in order to improve current operations, public access and overall building security without the addition of extra space.



25 Bridge Avenue
Suite 201
Red Bank, NJ 07701

732.741.4900 [o]
732.741.4977 [f]
www.settembrino.com

iii.
township of ocean renovations of municipal building

SETTEMBRINO
ARCHITECTS

CLIENT

*Township of Ocean
Ocean, NJ*

CONTACT

*Andrew Brannen
Township Manager
Oakhurst, NJ
732.531.5000*

SERVICES PROVIDED

*Interior Renovations and
Expansion*

COMPLETION DATE

2007

CONSTRUCTION VALUE

\$1.4M

PROJECT AREA

10,000 Sq. Ft.

25 Bridge Avenue
Suite 201
Red Bank, NJ 07701

732.741.4900 [o]
732.741.4977 [f]
www.settembrino.com

TOWNSHIP OF OCEAN
MUNICIPAL BUILDING
RENOVATIONS



The renovation and expansion of the Ocean Township project was a 10,000 square foot project which included renovations to multiple areas of the building. The Licensing & Inspections Department, the Council Chamber and Courtroom Area, as well as the Administrative Offices in the West Wing were all renovated. The Council Chamber and Courtroom area was relocated to the first floor and the second floor was turned into administrative offices. The project was completed on-time and on-budget in 2007.

C.
borough of union beach department
of corrections review



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ARCHITECTS

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March 22, 2016

Charles Ervin
Chief of Police
Borough of Union Beach
650 Poole Avenue
Union Beach, NJ

**RE: Union Beach Police Dept.
Holding Cell Inspection**

Summary of Findings

Dear Chief Ervin:

On Tuesday March 22, 2016, I performed an inspection of the jail cells @ Union Beach Police Dept. with Captain Michael Woodrow, in preparation for the upcoming NJDOC inspection.

The chart below shows which items are in compliance and which are not in compliance. The narrative following the chart provides a detailed explanation of my onsite observations.

NJAC - TITLE 10A. CORRECTIONS
CHAPTER 34. NEW JERSEY MUNICIPAL DETENTION FACILITIES
SUBCHAPTER 2. INSPECTION AND MINIMUM STANDARDS FOR NEW JERSEY
MUNICIPAL DETENTION FACILITIES

	Compliant	Non Compliant	Non Verifiable
10A:34-2.5 Cell Construction Specifications			
Item A		x	
Item B		x	
Item C			x
Item D	x		
Item E	x		
Item F			x
Item G		x	
Item H		Not Applicable	
Item I	x		
10A:34-2.6 Cell Equipment			
Item A	x		
Item B	x		
Item C		x	

Item D	x		
Item E	x		
Item F			x
Item G	x		
10A:34-2.7 Holding Rooms			
Item A	x	x	
Item B	x	x	
Item C		Not Applicable	
10A:34-2.8 Cell Corridors			
Item A		x	
Item B		x	
Item C		Not Applicable	
Item D	x		
E Item			x
Item F	x		
Item G		x	
Item H	x		
Item I		x	
Item J	x		
Item K	x		
Item L		x	
10A:34-2.9 Sallyport			
Not Applicable – No Sallyport at this facility			
10A:34-2.10 Sanitation			
Item A		x	
Item B		x	

§ 10A:34-2.5 Cell Construction Specifications

(a) Cells shall provide for single occupancy and, when feasible, shall be located in close proximity to the control area.

Cells are single occupancy, 1 separated cell for females & 2 cells for males. Cells are not in close proximity to control area.

(b) Cells in new or renovated facilities shall have a minimum of 60 square feet of floor space, with a seven foot width and eight foot high ceiling.

Cells are 72 sf in area w/ 7'-10' ceilings.

(c) Cell walls shall be constructed of six inch reinforced concrete or eight inch concrete block filled with cement containing vertical reinforcement rods every 12 inches or prefabricated steel, having a minimum 3/16" steel plate, provided that a professional engineer licensed in the State of New Jersey shall stamp and sign the cell drawing submitted attesting to the integrity and constructability of the modular cells.

Walls are 8" concrete block. Without doing any destructive testing there is no way to determine if said walls are reinforced.

(d) Cell ceilings shall be constructed of pre-cast concrete slabs, reinforced concrete, or prefabricated steel, which meets the criteria set forth in (c) above.

Ceilings are pre-cast concrete planks.

(e) Cell floors shall be constructed of terrazzo, sealed concrete, or prefabricated steel, which meets the criteria set forth in (c) above, and shall be sloped to a drain outside of the cell.

Floors are sealed concrete sloped to drain in cell corridor.

(f) Cell fronts shall be constructed of six inch reinforced concrete or eight inch concrete block filled with cement containing vertical reinforcement rods every 12 inches or prefabricated steel, which meets the criteria set forth in (c) above.

See response to item (c) above.

(g) Cell doors shall be security type hollow core metal (minimum 12 gauge) steel. The doors shall slide or swing into the cell corridor and shall contain a standard food pass/cuff port, a pull type safety door handle and observation port of security glass at least nine-sixteenths inch thick or security type lexan at least one half inch thick. Doors shall be secured with detention type locks (preferably lever tumbler and paracentric keyway) with independent dead bolts.

Cell doors are traditional out swing bar & grate type.

(h) Natural light is recommended for each cell. All windows in the cell block area shall be of the approved security type (a tool resistant type steel frame with nine-sixteenths inch security glazing or one-half inch security type lexan).

No windows in the cells.

(i) Each cell shall be numbered or lettered for proper identification.

Cells have a painted number on the back wall that can be seen from the cell corridor.

§ 10A:34-2.6 Cell equipment

(a) Cells shall contain a steel bunk firmly affixed to the wall or floor, or both. The use of a raised platform bunk in lieu of a steel bunk is acceptable. When sliding barred doors are utilized, the bunk shall be located no closer than 12 inches from the door.

Bunks in each cell comply. Attached to wall & floor with the edge of the bunk 18" away from the barred doors.

(b) Bunks or raised platforms shall be topped with hardwood at least two inches thick or a fire retardant mattress which is approved by the State, county or local fire officials. Mattresses shall be provided for detainees confined overnight in those cells that have bunks or raised platforms topped with hardwood.

Mattresses manufactured by 'Cornerstone Detention Products -Sealed Seam Green Vinyl Institutional Mattress / Jail Mattress '. A review of their website shows this type of mattress meets federally required fire requirements.

(c) Cells shall be equipped with a detention type toilet and lavatory with drinking font, preferably of stainless steel construction.

Stainless steel fixture is missing the drinking font.

(d) Sanitary units shall be serviced via a chase located outside the cell and equipped with a shutoff valve.

Locked chases are located outside cell w/ shutoffs.

(e) Cell equipment shall be secured with tamper-resistant screws.

Equipment mounting complies.

(f) Approved security type light fixtures affording a minimum of 20 foot candle illumination shall be provided for each cell.

Security type fixture in each cell, was not able to measure light levels.

(g) Ventilation grilles used inside cells shall be rated for maximum security use.

Comply.

§ 10A:34-2.7 Holding rooms

The space presently used as holding rooms does not comply with item 'b' below. This space was built using conventional framing, drywall, VCT flooring & suspended acoustical ceilings.

(a) Holding rooms shall have a minimum of 100 square feet of floor space with eight foot high ceilings.

Room off general open space complies, over 100sf

(b) Construction and equipment of holding rooms shall be the same as required for cells in N.J.A.C. 10A:34-2.5 and 2.6, except the bunk shall be either:

1. A steel bench firmly affixed to the floor, wall, or both; or

2. A raised concrete platform.

See general comment above

(c) The hardwood topping on the steel bench or concrete platform shall be firmly affixed.

See general comment above

§ 10A:34-2.8 Cell corridors

(a) Cell corridors shall be at least four and one half feet in width.

Corridor measures 4'-5" vs 4'-6" required.

(b) Security type light fixtures secured with tamper-resistant screws which afford a minimum of 20 foot candle illumination shall be provided.

Fixtures are standard 2x4 lay-in fluorescents set in a suspended acoustical ceiling.

(c) Corridor windows, if provided, shall be at least nine-sixteenths inch security glazing or one half inch security type lexan. If windows open, security screening shall be provided.

No windows present. Plexi-glass skylights set approximately 16'-0" AFF provide natural light in corridor.

(d) Floors shall be constructed of terrazzo or sealed concrete and slope to a floor drain secured with a cover held in place by tamper-resistant screws.

Sealed concrete sloped to a secure floor drain.

(e) Exterior cell corridor walls shall be constructed of six inch reinforced concrete or eight inch concrete block filled with cement containing vertical reinforcement rods every 12 inches.

Walls are 8" concrete block with a 4" masonry veneer on the exterior. Without

doing any destructive testing there is no way to determine if the concrete block has been filled & reinforced.

(f) Cell corridor doors shall be either:

1. The hinged type (if hinged they shall swing outward); or
Hinged, outward swing.
2. The slide type.

(g) Cell corridor ceilings in new or renovated municipal detention facilities shall be constructed of pre-cast concrete slabs or reinforced concrete.

Ceilings are lay-in type acoustical panels.

(h) Cell corridor doors shall be constructed of either:

1. Solid wood; or
2. Security type hollow core metal of 12 gauge steel.

Provided.

(i) Hollow core metal or wood doors shall contain a vision port of nine-sixteenths inch security glass or one half inch security type lexan. Pull type safety handles shall be provided where necessary.

Vision port provided, glazed w/plastic 1/8" to 1/4" thick max.

(j) An emergency panic button (not accessible to detainees) shall be provided.

Provided.

(k) Access to a cordless or cell phone or a telephone jack shall be provided in the cell corridor.

Provided.

(l) A water outlet for cleaning of the cell block area shall be installed in the cell corridor.

Not provided.

§ 10A:34-2.9 Sallyport

No sallyport at this facility.

(a) A vehicle sallyport or designated sallyport area shall be provided for the transfer of prisoners to and from the municipal detention facility.

(b) The vehicle sallyport or designated sallyport area shall be in close proximity to the detention area and shall contain the following:

1. Interlocking doors;
2. Audio and video communication; and
3. Emergency alarm button.

(c) A weapons locker shall be provided in the sallyport area or in a location convenient to the detainee entrance.

§ 10A:34-2.10 Sanitation

(a) The municipal detention facility shall develop written internal management procedures for the control of vermin and pests.

(b) The municipal detention facility shall develop written internal management procedures which shall require daily sanitation inspections of all detention areas.

Advised by Capt. Woodrow & the Municipal Clerk Ms. Anne Marie Friscia that presently there are unwritten procedures that address these items. If necessary, Ms. Friscia indicated these procedures can be memorialized in memorandum form.

It is apparent that these cells & the holding area will not meet current standards, and will need to be addressed by the Borough.

Should you require any additional information or have any questions, please feel free to contact Kevin Settembrino or myself.

Sincerely,



George T. Kopec, AIA, LEED AP BD+C
Senior Project Architect

Cc: Dennis Dayback
Robert M. Howard Jr.

T and M Associates
Borough Administrator

d.
energy projects

ENERGY *project* experience

EDUCATIONAL

ATLANTIC COUNTY

ABSECON BOARD OF EDUCATION
Heat Pump Replacement

WEYMOUTH BOARD OF EDUCATION
Lighting + HVAC Upgrade

HUNTERDON COUNTY

HIGH BRIDGE BOARD OF EDUCATION
*Energy Savings Improvement Plan
ESIP*

LEBANON TOWNSHIP BOARD OF
EDUCATION
Boiler Replacement

UNION TOWNSHIP BOARD OF
EDUCATION
*HVAC Control Upgrades, Boiler +
Unit Ventilator Replacement*

MONMOUTH COUNTY

HOLMDEL TOWNSHIP BOARD OF
EDUCATION
*Energy Savings Improvement Plan
ESIP*

MONMOUTH BEACH BOARD OF EDUCATION
Lighting + Unit Ventilator Replacement

RED BANK SCHOOL DISTRICT
Heat Pump Replacement

OCEAN COUNTY

JACKSON BOARD OF EDUCATION
Ceiling + Light Replacements

JACKSON BOARD OF EDUCATION
Heat Loop Replacement

WARREN COUNTY

BELVIDERE TOWNSHIP BOARD OF
EDUCATION
Boiler Replacement

COUNTY + MUNICIPAL

CAPE MAY COUNTY

CAPE MAY COUNTY
Sea Isle Library
LEED CERTIFIED SILVER BUILDING

MIDDLESEX COUNTY

TOWNSHIP OF WOODBRIDGE
Woodbridge Main Library
Ceiling + Lighting Replacement

TOWNSHIP OF WOODBRIDGE
Fords Library
Ceiling + Lighting Replacement

TOWNSHIP OF WOODBRIDGE
Iselin Library
Ceiling + Lighting Replacement

MONMOUTH COUNTY

BOROUGH OF EATONTOWN
Senior Center
HVAC Upgrades



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CLIENT

Cape May County
Cape May, NJ

CONTACT

AnnMarie McMahon
Director of Facilities
Cape May County, NJ
609.465.1291

SERVICES PROVIDED

LEED Silver Certified
Building

COMPLETION DATE

Fall 2010

CONSTRUCTION VALUE

\$6 Million

PROJECT AREA

13,583 Sq. Ft.

LEED SILVER CERTIFIED BUILDING

CAPE MAY COUNTY

**NEW BUILDING
SEA ISLE LIBRARY**



The County of Cape May hired Settembrino Architects as their LEED Consultant for the County's first LEED Silver Certified Building. As the newest addition to the County Library System, the 13,583 square foot Sea Isle City Library Branch, located directly on the Bay, provides not only a much needed library space, but a community meeting center as well. The design team included many sustainable innovations in the design including: a geothermal heating and cooling system,



native vegetation and xeriscape (no watering required) landscaping, photovoltaic panels, high SRI roofs, recycling centers, fluorescent lighting and floor to ceiling glass for expansive views.

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SETTEMBRINO
ARCHITECTS

CLIENT

Township of Woodbridge
Fords, NJ

CONTACT

Robert Landolfi, RMC
Township Administrator
Woodbridge, NJ
732.634.4500

SERVICES PROVIDED

Library Renovations

COMPLETION DATE

February 2009

CONSTRUCTION VALUE

\$250,000

PROJECT AREA

8,500 Sq. Ft.

TOWNSHIP OF WOODBRIDGE

**FORDS BRANCH LIBRARY
LIGHTING & CEILING RENOVATIONS**



As dimly illuminated stack areas and dark, dated ceilings were standard throughout its branch library, the Woodbridge Board of Trustees hired Settembrino Architects to improve upon these items. Updating the lighting and lighting controls as well as the ceilings allowed for its patrons to easily locate books in stack areas and comfortably relax in a soft-lit reading area. All existing interior lighting and ceilings were removed and replaced with a combination of suspended acoustic ceilings and gypsum board ceilings. Special stack lights with directed vertical illumination and a combination of suspended indirect and recessed compact fluorescent lighting was installed throughout the facility. This provided for different lighting environments for activities ranging from quiet reading to casual discussion to focused study. Energy saving controls were included as well.

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SETTEMBRINO
ARCHITECTS

CLIENT

Township of Woodbridge
Iselin, NJ

CONTACT

Robert Landolfi, RMC
Township Administrator
Woodbridge, NJ
732.634.4500

SERVICES PROVIDED

Lighting Upgrades

COMPLETION DATE

2008

CONSTRUCTION VALUE

\$200,000

PROJECT AREA

8,200 Sq. Ft.

TOWNSHIP OF WOODBRIDGE

**ISELIN BRANCH LIBRARY
LIGHTING & CEILING RENOVATIONS**



Settembrino Architects was commissioned by the Township of Woodbridge to design interior lighting upgrades at the Iselin Branch Library. Originally built in the 1960's, the library had only received minimal renovations and upgrades. The original lighting design consisted of surface-mounted fixtures along a sloped ceiling which created inconsistent light throughout the space. Settembrino Architects incorporated energy efficient materials and design solutions throughout the facility. The inclusion of natural light was instrumental in the design. The design allows for functional open space by utilizing pendant mount fixtures. The drop length from the ceiling to the fixture varies so that each light is equidistant from the floor, resulting in consistent lighting throughout.

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SETTEMBRINO
ARCHITECTS

CLIENT

Township of Woodbridge
Woodbridge, NJ

CONTACT

Robert Landolfi, RMC
Township Administrator
Woodbridge, NJ
732.634.4500

SERVICES PROVIDED

Interior Redesign and
Re-Lighting of Entire Facility

COMPLETION DATE

2010

CONSTRUCTION VALUE

\$500,000

PROJECT AREA

50,000 Sq. Ft.

TOWNSHIP OF WOODBRIDGE

MAIN LIBRARY
LIGHTING & CEILING RENOVATIONS



With a 16 foot high ceiling and standard flush-mount fluorescent lights throughout, the Woodbridge Library hired Settembrino Architects to redesign and relight the entire facility on a tight \$500,000 budget. The project included the complete removal of the ceilings, lighting and fire alarm system. A combination of new flush mount, pendant mount and stack mount lighting was selected to properly light and visually designate different user areas including quiet study, reading, stacks, archives, information and circulation areas. In an effort to more adequately light the stack areas below the 16 foot ceiling and in order to maintain the openness of the library itself, the Settembrino Architects design team selected lateral cantilevered stack mount fluorescent lights which provide appropriate and focused light levels. Pendant lights were selected at the information desk to provide enhanced illumination and a visual queue to designate its location for library patrons. Lastly, 2x2 HID flush mounted fixtures combined with the existing 2x4 suspended ceiling grid and a "second look" 2x4 ceiling tile provided an even and warm ambient light level throughout the library. Additionally the complete fire alarm system for the entire building was replaced with a new addressable alarm to provide the highest level of protection and the quickest response time.

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section iii.
feasibility + needs assessment project experience

a.
borough of eatontown
mallette hall feasibility study

CLIENT

Borough of Eatontown
Eatontown, NJ

CONTACT

George Jackson
Borough Administrator
Eatontown, NJ
732.389.7621

SERVICES PROVIDED

Architectural |
Feasibility Study

COMPLETION DATE

2010

CONSTRUCTION VALUE

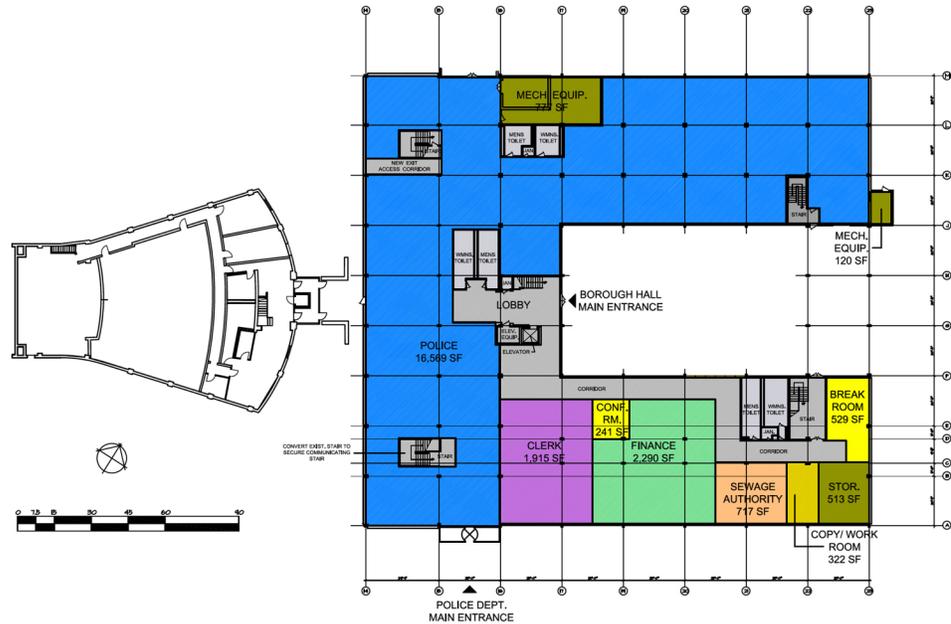
\$1M

PROJECT AREA

58,000 Sq. Ft.

BOROUGH OF EATONTOWN

**MALLETTE HALL | FORT MONMOUTH
MUNICIPAL FEASIBILITY STUDY**



FIRST FLOOR SPACE ALLOCATION PLAN

As the Architect of Record for the Borough of Eatontown, Settembrino Architects was charged with the task of analyzing Building No. 1207, also known as Mallette Hall, located within Fort Monmouth to determine the feasibility of its use as a Municipal Complex for the Borough. It would also serve as a Regional Court venue. The analysis of Mallette Hall was commissioned as a direct result of current municipal space deficiencies. At approximately 58,000 square feet, Mallette Hall would provide adequate space for all municipal functions as well as generate additional revenue by providing space readily leasable to other similar government agencies promoting shared service scenarios.

Mallette Hall was selected by the Borough of Eatontown for a number of positive attributes including its proximity to the existing Municipal Building and the ability to utilize an existing geothermal wellfield for HVAC operations. The space would also allow for the installation and use of solar panels resulting in decreased utility costs as well as leave an approximate 11,000 square feet of unprogrammed space for the location of a Regional Court venue and/or the ability to generate revenue from the lease of this space. The adjacency to and operation of a 600 seat Auditorium for civic and cultural uses for rental and revenue generation also weighed in the decision of the Borough to perform the feasibility study.

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Borough of Eatontown
Mallette Hall
Feasibility Study
Municipal Office Conversion
Fort Monmouth
Eatontown, New Jersey

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August 2, 2012
SA Project #11.119

Settembrino Architects, LLC

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I. Executive Summary / Background

Executive Summary / Background

Settembrino Architects, the Architect of Record for the Borough of Eatontown, has been charged with the task to analyze Building No. 1207, also known as Mallette Hall, located on the Fort Monmouth Property, and now under the control of the Fort Monmouth Economic Revitalization Authority (FMERA), and determine the feasibility for its use as a municipal complex for the Borough as well as a Regional Court venue. The analysis of Mallette Hall was commissioned as a direct result of the current municipal space deficiencies as detailed in the Municipal Building Analysis completed by Settembrino Architects in 2010 which determined that an 85% increase in functional space was required. An earlier study in 2001 was completed by Kaplan Gaunt DeSantis Architects which outlined the deficiencies of the current municipal building and the hardships and increased costs for on-site expansion. This increase would only be partly satisfied with the placement of an addition at the current municipal building. The existing 25,600 sf Municipal Building requires a total area 47,321sf to meet the current demands of the Borough; the proposed addition would be deficient by approximately 5,400sf. The approximate 58,000 sf Mallette Hall Office Building would provide adequate space for all municipal functions as well as additional revenue generating space, readily leasable to other, similar government agencies promoting shared service scenarios.

Mallette Hall was selected by the Borough of Eatontown for many positive attributes which include proximity to the existing municipal building, the utilization of an existing geothermal wellfield on a 400 space parking lot, for Heating, Ventilation, and Cooling (HVAC) operations, the ability to install and operate solar panels for reduced electric operating costs, the adjacency to and operation of a 600 seat auditorium for civic and cultural uses for rental and revenue generation, and an approximate area of 11,000sf of unprogrammed space for the location of a regional Court venue and / or the ability to provide revenue generating rental space. Additionally, the building exterior is in fair condition and requires partial window replacement and exterior skin revitalization. Although the roof would require a complete replacement as it is near the end of its service life, there has been no reports of active or lingering building envelope water infiltration.

As mentioned, the programmatic basis for the Mallette Hall space analysis was generated from the Program Report completed by Settembrino Architects in 2010. Settembrino Architects has proposed a six (6) year Phase In / Build Out of Mallette Hall from 2014 to 2018 in order to distribute costs and relocate whole departments. Physical department adjacencies and support offices were considered when selecting the proposed distribution. We have included building floor plans and schematic cost estimates which delineate Phase One (1) thru Phase Three (3). Phase One (1) includes all required interior infrastructure improvements and the relocation of the Clerk, Finance, IT, and Sewerage Authority Offices; Phase Two

Executive Summary

(2) includes the Construction Offices, Fire Prevention, and Recreation Offices, and Phase Three (3) includes the Police Department, Court Offices, Council Chambers and all site and building envelope upgrades to complete the facility move-in. Additional construction costs have been added to include Court / Council Chambers Furniture and Casework as well as all Police Department Radio and specialty equipment. We have provided both Floor Plans and Cost Estimates which reflect the aforementioned and proposed project Phasing. Phase One (1) Occupancy Construction Costs are approximately \$7.9M. The total construction costs for all three phases combined is approximately \$15M. Additionally, Settembrino Architects has identified approximately \$3.6M in optional building upgrades and improvements that are not required to obtain a Certificate of Occupancy.

The primary cost driver, in addition to \$75 / sf for interior renovation, \$115 / sf for specialized Police Department Equipment, and \$100 / sf for court / council chambers casework and furniture, is the conversion and control of the traditional HVAC system with a geothermal compatible system. Additionally, all of the supply / return piping is corroding or rusting and in generally poor condition. Related costs include the separation of the electric service for Mallette Hall and Building 1208 and all distribution panels and feeder upgrades. Although an existing and operable geothermal wellfield on the adjacent parking lot is tied into Mallette Hall, it is not utilized by the current HVAC System. The replacement of the HVAC system to a geothermal compatible system will allow the Borough to recover the full benefit and operating cost reduction of the existing wellfield, thus providing a payback for the installation cost. Although we have included the cost of a complete rooftop solar array as an Optional Cost and it is not a Cost Driver, the installation of solar panels will also provide the Borough with a simple payback based on the reduced / avoided cost of energy purchase from the local utility company.

II. Existing Building Description/ Condition Assessment/ Recommendations

Existing Building Description / Condition Assessment / Recommendations

General

Building 1207 is a two-story office and administrative building located in the southwest quadrant of the main post. Built in 1953, the building is dedicated to the memory of LTG Alfred J. Mallette, Commander of the Communications Electronics Command, 1990-92. The 57,386 square foot building is not eligible for listing on the National Historic Register. The highest reuse potential for this building is as office and administrative space. As the building is already configured for this use only moderate alterations will be required.

The overall condition of this building is fair. The cast-in-place concrete foundation was not assessed. The EPDM (rubber) roof is in poor condition and needs replacing. Flashing and scuppers are pulling away from the building in spots. The reinforced concrete frame structure with CMU (concrete masonry unit) in-fill walls is in fair condition with minimal cracking observed in the stucco and glazed brick finish on the south end of the building. The majority of the building has an EIFS (exterior insulation finish system) which is in good shape except for some staining. Exterior doors and windows are metal frame with double glazing. Windows are operable, four-sash units with reflective coating. The exterior ramp at the building entrance is too steep for ADA (Americans with Disabilities Act) compliance. The central core of the building was renovated in the late 1990's to accommodate a 12-person, 2500 pound capacity elevator, making the second story accessible. Interior finishes vary throughout the building with high-end ceiling tiles, wall treatment and carpet in command suites and conference rooms, terrazzo floor tile at the lobby and worn commercial grade carpet and tile, vinyl wall covering and standard 2x2 ceiling tiles throughout the rest of the building. Ceiling heights in hallways and offices was 7'-8" which may reduce the marketability of the building. Conference rooms have 10'-8" high ceilings with wood chair rails and back projection screens creating a niche amenity for potential users. The interior space is divided by demountable wall partitions. The central stair has upgraded finishes including full rubber treads and semi-ornate wood rail. A small kitchen facility with a sink, dishwasher, laminate countertops and wood cabinets serves the building as a breakroom. There are two sets of men's and women's restrooms on each floor. All restrooms have accessible stalls. Bollards block off the main entrance to the building. A large detached parking lot to the east of the building provides adequate parking. A horizontal sliding steel gate provides security at the loading dock area between buildings 1207 and 1208. Mallette Hall is connected to Pruden Hall via a second floor breezeway and to building 1208 via a breezeway that contains mechanical rooms and dock access for both buildings.

The overall condition of the electrical system is poor. The electrical distribution system appears to have been partly updated with the remainder original to the building and has many components, including panelboards and circuit breakers that are no longer manufactured. The building has an updated fire alarm system with incandescent, T8 and T12 florescent lighting. The building has card credential readers and closed circuit television (CCTV) system providing security at the entrances. Mallette Hall shares a mechanical room with Building 1208. Heating and cooling for both buildings is provided by a dual temperature piping system that feeds wall-mounted fan coil units and above ceiling fresh air ventilators. Heat is provided by two gas-fired boilers that are estimated to be five years old with approximately 20 years of service life remaining. Cooling is provided by a chiller and cooling tower which is estimated to be over 15 years old with approximately five years of service lift left. The pumps attached to the distribution system are over 25 years old and should be replaced. A geothermal well field and supply system was installed to provided supplemental heating and cooling to the building but was never

Existing Building Description / Condition Assessment / Recommendations

integrated into the mechanical system. The plumbing fixtures in Mallette Hall are in fair condition. Bathroom stalls are handicap accessible, lavatories are not. Fixtures are not water conserving. Drinking fountains are operable and in fair condition. Bathroom stalls are handicap accessible, lavatories are not. Fixtures are not water conserving. Drinking fountains are operable and in fair condition. Domestic water enters the building without a check valve or meter. Hot water is provided by a natural gas-fired storage type water heater in building 1208. The hot water heater is in fair condition but no floor drain was located under the unit presenting a potential flooding hazard should the unit fail. The building is not sprinklered but has a 4" standpipe system at the stairs.

Structural

For the purposes of this report, the overall CECOM Building is comprised of Building 1206 and Building 1207. Building 1206 consists of the 2 story auditorium structure located to the Southwest of Building 1207. Building 1207 is a 2 story office and administrative structure having a U-shaped floor plan at the first floor and an enclosed O-shape at the 2nd floor with an internal courtyard. It is our understanding that both buildings were constructed circa 1953.

Building 1206 has a partial 2nd floor as well as partial basement spaces. A large portion of the first floor is constructed over a crawl space. The roof of Building 1206 consists of both structural steel wide flange beams and plate girders that clear span across the width of the auditorium to columns. Wide flange steel filler beams spaced at approximately 6'-10" on center span between the girders and support 16" wide precast concrete roof plank. We were unable to establish the thickness of the planks but we expect that they are approximately 2 inches thick. The remainder of the building is constructed with cast-in-place concrete.

The floors and roof structure for the original portions of Building 1207 are constructed with cast-in-place concrete placed as two-way reinforced flat plates. The thickness of the 2nd floor slab was measured as approximately 10". The building has a fairly consistent column spacing of 20'-5" in the north-south direction and 25'-0" in the east-west direction. However, it should be noted that the end bays of the building have slightly different dimensions. The original courtyard area occupied three bays in the north-south direction by 5 bays in the east-west direction. One bay was eventually enclosed as an addition at the west side of the courtyard. This addition is constructed with a structural steel frame supporting a concrete slab on metal deck at the 2nd floor and standard 1-1/2" metal deck at the roof. The east side of the courtyard is open at the ground level with a one-bay wide connecting link at the 2nd floor and roof.

Structural Building Assessment

Based on our visual inspection, the building structure appears to be in good condition. We did not observe any significant cracking in the wall finishes or the visible portions of the floor and roof slabs. We also did not observe any signs of differential settlement or deflections that would be indicative of structural problems.

The elevated 2nd floor slab of Building 1207 was measured to have a thickness of approximately 10". This is consistent with Table 9.5 (c) of the 2008 ACI 318 building code for concrete, which recommends a minimum slab thickness of 9" based on the given spans. Since the proposed use of the structure is consistent with the previous use classification (i.e. business/office), we believe that the structure has adequate live load capacity to accommodate this use.

Based on our field measurements and preliminary calculations of the roof framing members above the auditorium space in Building 1206, it appears that this framing was designed for a minimum superimposed live load of 30 PSF. This loading exceeds the required minimum roof live load of 20 PSF based on the current IBC 2009, NJ Edition. This load also exceeds the minimum roof snow loads required for the project location, even when we factor in the increased importance factor required for an essential facility such as a municipal complex.

The majority of the roof of Building 1207 consists of a single ply EPDM covering with an estimated 12 to 15 PSF of stone ballast. Although we could not access the upper roof of the auditorium during our visit,

satellite photos of the building suggest that this roof has similar construction with stone ballast. Given the weight of the existing stone ballast, these roofs would clearly have enough reserve capacity to support a ballasted solar-electric system installed over a new roof membrane. Under this scenario, the existing stone ballast would need to be removed at those roof areas supporting the photovoltaic system.

Structural Conclusions

Based on our structural review and a few limited structural calculations performed on readily accessible framing members, we believe that both buildings are structurally sound and in good structural condition. Given that the proposed use classification of the buildings is similar to what the buildings were originally designed and used for, we believe that the buildings are structurally adequate to be used as a new Municipal Complex. The fact that Building 1207 was constructed as a reinforced concrete structure does present a few additional challenges if new floor/roof openings are required for mechanical, electrical or plumbing distribution systems. Likewise, reinforcing the roof to support new mechanical equipment will also be more complicated compared with a steel or wood framed structure.

It should also be noted that the building code requirements for wind and seismic loads have drastically changed compared to the requirements that were in existence when the buildings were originally constructed. Modern building codes have much more stringent requirements with regard to the design of lateral load resisting systems, particularly relative to earthquake loading. Under current codes, more attention is given to the detailing and connections to provide for ductile systems that can undergo repeated load reversals without suffering a significant loss in strength. This is especially true for reinforced concrete buildings where addition detailing is often required to ensure this ductility. In addition, the lateral forces that need to be considered in design are also higher for buildings that are considered to be essential facilities housing critical services such as police, fire, emergency response, etc.

Under the NJ Rehabilitation sub-code requirements, the adaptive reuse of the CECOM facility for use as a Municipal Complex would require confirmation that the building can resist the current code requirements for lateral wind and seismic loading. Based on our experience with similar construction, it is likely that a seismic upgrade may be required. However, given that the building is only two stories in height, it is our professional opinion that even if the building needs to be retrofit to resist higher lateral loads, the required retrofit work will be able to be accomplished at relatively modest costs. The retrofit work would likely consist of adding new shear walls or structural steel bracing in orthogonal directions along or near the sides of the building. We estimate that the new lateral resisting elements could be installed for construction costs in the \$150,000 to \$200,000 range.

Provided that the existing stone ballast is removed from the buildings, we believe that the roof framing is substantially robust enough to accommodate a typical ballasted solar-electric system without the need for any strengthening.

MEP Building Assessment

ELECTRICAL

E-01 Service Entrance:

Observations:

Buildings 1207 & 1208 are powered via the campus' 5KV (4160 volts) electrical grid. The service enters a high voltage electrical room located in the link structure between the buildings and connects to an indoor transformer, 5KV to 120/208 volts. Some of the large equipment in the nearby mechanical room is fed directly at 4160 volts. The original switchboard still exists and is beyond its useful life. In recent years, the primary of the transformer has been tapped to feed another switchboard of 3000amps at 120/208 volts. No transient voltage surge suppressor was found on the incoming service. Note that no metering is in-place for the service.

If it is desired to have the buildings separated, significant modifications will be required to the existing electric service entrance. The local utility and fire officials will likely require that each have its own incoming electrical service with main service disconnect. Separate metering will also need to be implemented for accounting purposes.

Recommendations:

The original switchboard should be replaced.

To accommodate the future of separate use of the two buildings, the electrical service entrance/distribution will have to be modified/upgraded. New service entrance breakers for each building and main distribution gear will be required.

Construction Cost Estimate: ***\$150,000***

Note:

For purposes of this report, we have considered only the replacement of the original switchboard in the cost estimate.

E-02 Electrical Distribution:

Observations:

Local panel boards distribute power to lighting, devices and equipment. Many panel boards were found to be replaced within the past 10 years. Most are loaded to circuit breaker capacity and lacking spares or spaces. Some of the panels still require replacement.

Recommendations:

Given the age of the equipment and lack of spare capacity, an upgrade of the panels should be undertaken. Also, it is not known if any of the panel feeders have been upgraded. Given that they are 50+ years old, consideration should be given to doing so.

Construction Cost Estimate: *\$350,000*

E-03 Devices:

Observations:

Local receptacles seemed adequate and computer areas were fed with surface mounted raceway. Many interior partitions are of the pre-built (de-mountable) nature and are pre-wired with receptacles.

Recommendations:

Receptacle coverage should be increased and updated as the building space plan gets modified.

Construction Cost Estimate: *\$100,000*

E-04 Normal Lighting:

Observations:

The majority of the building is served via linear T8 fluorescent fixtures. 2x4 recessed prismatic troffers or prismatic wraps are used in most spaces. Office lighting was controlled mostly by occupancy sensors that detect motion to activate lights. Auditorium lighting consisted of mostly recessed H.I.D. down lights above the seating area. For the most part, fixtures and foot-candle levels seemed adequate.

Recommendations:

Replace any incandescent lamps remaining in utility areas with compact fluorescent (CF), screw-in replacement lamps. Replace all extinguished lamps. Augment lighting in areas that are need of additional foot-candles.

Construction Cost Estimate: *\$50,000 (allowance)*

E-05 Emergency Lighting, Exit Signs, Egress Lights and Security Lighting:

Observations:

Emergency lighting is supported by the use of remote unitized, battery packs with local incandescent heads. Coverage was deficient in some areas.

Exit signage utilizes non-powered, "Photoluminescent" signs, as manufactured by AfterGlow, Inc. These signs are not code compliant.

Emergency Egress lighting is supported by the use of remote unitized, battery packs mounted on the fixtures. Coverage seemed adequate.

Exit lighting at main entrance doors and secondary egress doors was non-existent.

Existing Building Description / Condition Assessment / Recommendations

Security lighting was provided by H.I.D. wall packs. Coverage seemed adequate.

Recommendations:

Add battery ballasted fixtures as needed to supplement existing conditions and replace antiquated battery packs.

Replace all exit signs with LED exit light units containing battery packs.

Upgrade/augment emergency egress lighting to comply with local codes as needed.

Add code compliant exterior exit lighting with battery back-up fixtures as needed.

Construction Cost Estimate: \$10,000/\$10,000/\$5,000/\$10,000

E-06 Fire Alarm:

Observations:

A Notifier NFS2-640/E system serves as the Fire Alarm Control Panel (FACP) and is located in the basement level of the auditorium. An annunciator was seen at the entrance for firefighter diagnosis. Manual pull stations without protective, alarmed covers were seen to be located at exits. Smoke detectors and heat detectors were seen in spaces for initiation of alarm conditions. The system is modern and adequate for the building. Some areas require additional coverage and pull stations.

Recommendations:

Provide the necessary additional initiation and detection devices as required to meet current codes.

Construction Cost Estimate: \$25,000

E-07 Tele/Data:

Observations:

No observations were made.

Recommendations:

None.

Construction Cost Estimate: n/a

E-08 Clock/Speaker/Intercom:

Observations:

No central clock, bell or PA system exists.

Recommendations:

If desired, central clock, bell and/or PA systems could be added.

Construction Cost Estimate: n/a

E-09 Security System:

Observations:

No security system was observed.

Recommendations:

If desired central clock, bell and/or PA systems could be added.

Construction Cost Estimate: n/a

HVAC

M-01 Heating Plant:

Observations:

The existing hot water boilers, located in a connecting link between buildings 1207 & 1208, are less than 2 years old and appear to be in excellent condition. The hot water boilers are manufactured by Weil-McLain, with a capacity of 2,000 MBH each. The boilers serve both building 1207 & 1208. A brief look at the installed boiler capacity/output yields approx. 20btu/sf – marginal capacity, at best. The units are connected to the main piping loop via a primary/secondary pumping arrangement. The boilers play a key role in the current dual-temperature water (DTW), heating/cooling system for the buildings.

The boilers utilize sealed combustion air intakes and direct vent stacks, each terminating out the sidewall of the mechanical room (facing the rear courtyard side).

Two dual-temperature pumps serve the heating needs of the two buildings.

Heating for the auditorium (building 1206) is achieved via a large, central, heat pump air handler connected to a small geo-thermal well field, located adjacent to the auditorium. The unit is less

than 10 years old and is in good condition. However, the pumps and piping that connect the unit to the well field, are quite corroded and in need of replacement.

Analysis/Recommendations:

See cooling plant comments.

Construction Cost Estimate: *See cooling plant costs*

M-02 Cooling Plant:

Observations:

The existing cooling plant consists of two chillers of different capacities. The larger chiller is Trane model #CVHE-050N, powered by 4160 volts. This chiller is 15 - 20 years old, but has had a recent refrigerant change-out from R-11 to a more environmentally friendly, R-123 refrigerant. The chiller had an original capacity rating of 550 tons. After the refrigerant change-out, a de-rating of the machine occurred, reducing its' capacity by about 10%. A brief look at the installed chiller capacity/output yields approximately 305sf/ton – adequate capacity.

The second chiller is also a 15 – 20 year Trane; model #CGWCC606 with R-22 as its' operating refrigerant. The chiller had an original capacity rating of 60 tons. It is believed that the smaller chiller operates during periods of low loads, as the 2 chillers are piped into a common distribution system.

A counter-flow type, cooling tower (Evapco model SST-112-918) located in the rear courtyard between buildings 1208 & 1209 handles the heat rejection requirements of the two chillers. The tower (circa 2001) has a nominal capacity of 600 tons and is in fair condition. A chemical treatment system exists to control pipe scale and biological growth in the cooling tower sump. Piping to/from the tower has been routed above grade and is constructed of schedule 80 PVC. The piping is very weathered with two of the 8" PVC flanges suffering cracks and the heat trace cabling in disrepair.

Pumps that distribute the DTW consist of two large pumps with variable frequency drives for the 550 ton chiller and one smaller DTW pump for the 60 ton chiller. Each chiller also has a dedicated condenser water pump, with the larger pump being VFD driven.

Cooling for the auditorium (building 1206) is achieved via a large, central, heat pump air handler connected to a geo-thermal well field, adjacent to the auditorium. The unit (HydroTemp, Inc.) is less than 10 years old and is in good condition. However, the pumps and piping that connect the unit to the well field are quite corroded and in need of replacement.

The chillers function as part of dual temperature water system (DTW). A DTW system utilizes a common set of pipes (1 supply & 1 return) for both hot water and chilled water. The common set of pipes will transport either chilled water or hot water – never the two at the same time. Depending on the season of the year or even time of day, the operating engineer will energize the chillers and de-energize the boilers for cooling loads and vice-versa for heating loads. This is a very time-consuming process, which can take upwards of 24 hours to complete. Therefore, the

“change-over” from heating to cooling is not something that occurs very often. It is an inherent design limitation of a DTW system to be unable to provide simultaneous heating and cooling.

Analysis/Recommendations:

Given that the chilled water plant is at or beyond its useful life, a major overhaul of the system, including the heating system, is required. The current chillers are very inefficient and quite costly to run. Another major factor contributing to a major overhaul is the DTW system itself. The system poses great limitations for building operators and compromises occupant comfort with its heating-only or cooling-only modes of operation.

Buildings 1207 & 1208 are adjacent to a large, geo-thermal well field. The extensive well field and piping infrastructure was installed in 2006 but was never placed into operation as intended. The supply/return piping was stubbed into the connecting link (near the mechanical room) but was never connected to the existing systems. The original design intent of the well field was to convert the two buildings to an HVAC system of geo-thermal heat pumps. We believe that this design intent should now be carried-out to replace the current DTW systems. A geo-thermal system is among the most efficient HVAC systems available today.

In order to ascertain the integrity and capacity of the existing well field, connection to the existing well field would require removal and decommission of the existing chillers, boilers, cooling tower, and all pumps, etc. The well field piping would be extended and interconnected to the existing DTW piping in the mechanical room. New distribution pumps are also required. The piping would supply condenser water to the new heat pump units located throughout the building. Note that if building 1208 chooses not to be connected to the well field, then the existing cooling/heating equipment will need to remain and be modified for 1208’s use.

We would recommend replacement of the existing DTW piping throughout the building due to age, possible internal & external pipe corrosion and sizing concerns.

Construction Cost Estimate: ***\$350,000***

M-03 HVAC Systems:

Observations:

Office Areas -

The vast majority of the office building is served by fan coil units mounted above the ceiling and some units mounted along exterior walls. The fan coils are near or at the end of their useful lives. The fan coil units are connected to the DTW system and provide either heating or cooling. As stated previously, simultaneous heating/cooling cannot occur in a DTW system. Depending on office space exposure (i.e. north, south, east or west), some spaces may require cooling while others may require heating. The DTW system cannot satisfy these conditions. This is an inherent draw-back of a DTW system.

Each fan coil is connected to an exterior wall louver for the purpose of introducing outdoor air to the spaces.

Steel piping was inspected in several areas and found to be corroded. This is a common trait of dual temperature systems as the piping insulation tends to fail prematurely and allows condensation to form on the piping. The condensation causes oxidation of the piping.

(3) D/X split systems have been added to augment areas that were in need of additional cooling. The condensing units are located on grade, between 1207 & 1205.

Cooling & heating for the auditorium (building 1206) is achieved via a large, central, heat pump air handler connected to a geo-thermal well field, adjacent to the auditorium. The unit (HydroTemp, Inc.) is less than 10 years old and is in good condition.

Recommendations:

Office/Admin Areas - New HVAC equipment should be provided for the office/admin areas to take advantage of the geo-thermal well field. The new units would ceiling mounted heat pumps and would be connected to the existing louvers, where possible, for introduction outdoor air to the spaces. Where required for additional zoning/space temperature control, additional units will be added.

We would recommend replacement of the existing DTW piping throughout the building due to age, possible internal & external pipe corrosion and sizing concerns.

All new equipment will be fitted with microprocessor controllers to integrate with a building-wide automation system.

Auditorium – The existing central heat pump air handler is in good condition and should remain in use. The existing unit should be retrofitted with a new microprocessor controller to integrate with a building-wide automation system.

Construction Cost Estimate: ***\$1,700,000***

M-04 Temperature Control Systems:

Observations:

The main mechanical room is controlled by a various different digital control systems. The systems (Barber-Colman Network 8000, Honeywell & Johnson Metasys) control the main HVAC components. The chillers, boilers, cooling tower and related pumps seem to be under some measure of automated control.

The control of the heating, ventilation and temperature of the occupied spaces is accomplished via yet another system manufacturer (Alerton) with simple, wall mounted, electronic thermostats. The controls are mostly adequate for the task at hand.

The control of the central heat pump air handler in the auditorium is accomplished via yet another system manufacturer (Tridium). The controls are mostly adequate for the task at hand.

Existing Building Description / Condition Assessment / Recommendations

The mechanical room located in the connecting link, houses equipment that provides heating and cooling to both 1207 & 1208. There currently exists no means to meter or monitor the amount of energy that each building consumes.

Recommendations:

Given the age and different brands/vintages of the building temperature controls, a new, completely integrated system of direct digital controls (DDC) should be employed. Furthermore, the previously recommended replacement of all fan coil units would be equipped with their own new DDC controllers, which should be integrated to the overall network of temperature controls. The DDC system will automate the operation of the HVAC equipment, aid in maintenance efforts, signal trouble alarms and reduce overall building energy usage.

Depending on how the buildings 1207 & 1208 are ultimately owned and utilized, a means of measuring and monitoring the energy for both buildings needs to be implemented.

Construction Cost Estimate: ***\$275,000***

M-04 Plumbing:

Observations:

There exists a new (2007), gas-fired Rheem hot water heater, model HE-119, with a 120 gallon capacity and a rating of 200,000 BTU. A new hot water recirculation pump has been provided to comply with today's energy-saving codes. All of the water coolers are in fair condition and are ADA compliant.

If it is desired to have the buildings separated, significant modifications will be required to the existing gas and water service entrances. The local utility and fire officials will likely require that each have its own incoming service with a single means of service shutoff. Separate metering will also need to be implemented for accounting purposes.

Toilet room fixtures are in fair condition. Most faucets and the arrangement of the fixtures do not comply with ADA guidelines. Neither metered faucets nor sensor operated fixtures were evident.

Recommendations:

Replace all toilet room fixtures with new, water-saving and ADA compliant fixtures. Consider adding sensor-operated urinals and water closets for added washroom cleanliness.

Construction Cost Estimate: ***\$200,000***

Note:

For purposes of this report, we have not considered separating the gas and water services in the cost estimate.

M-05 Fire Protection:

No fire sprinkler systems were observed (except for standpipe risers in the stairwell). Should the client decide to add such a system, costs would be quite prohibitive to integrate a wet-pipe sprinkler system into the existing building. A new water service, backflow prevention device and fire pump would be required, as well as, additional fire alarm devices to monitor the new system. Note that retrofitting the existing building with a sprinkler system is not required by code.

Construction Cost Estimate: ***\$325,000***

III. Municipal Building Program Report

IV. Mallette Hall Space Allocation Plan

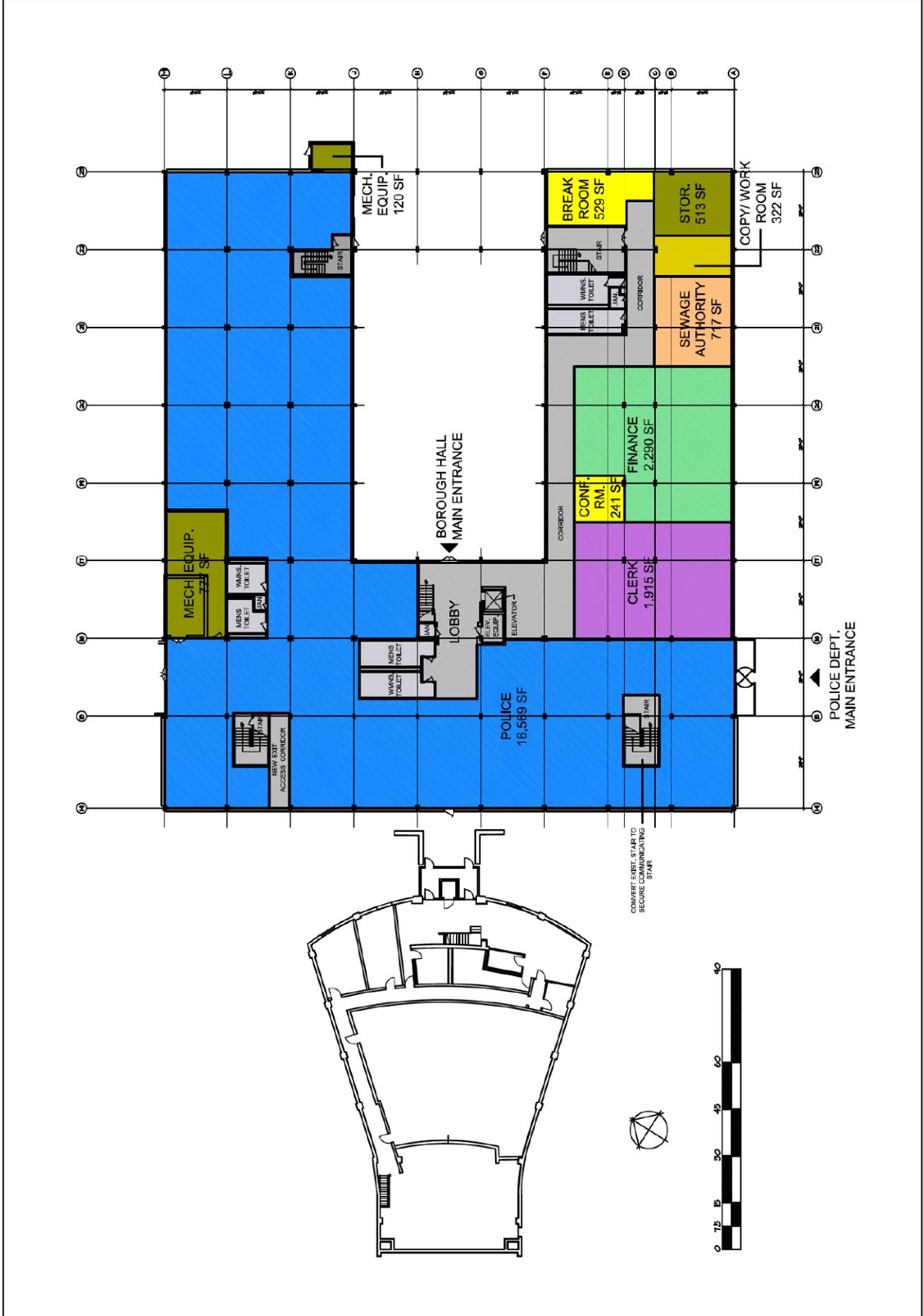
KEY	ADMINISTRATION	CLERK	CONSTRUCTION	COURT	FINANCE	FIRE PREVENTION	IT	POLICE	RECREATION	SEWERAGE AUTHORITY	SHARED SPACE BREAK/CONF. RM.	SHARED SPACE WORK/COPY RM.	TOILETS	CIRCULATION	MECHANICAL/STORAGE
	[Pink]	[Purple]	[Blue-Gray]	[Black]	[Green]	[Orange]	[Magenta]	[Blue]	[Light Green]	[Light Orange]	[Yellow]	[Light Yellow]	[Light Gray]	[Light Gray]	[Dark Green]

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BUILDING 1207
 MALLETTE HALL
 FORT MONMOUTH

SPACE ALLOCATION PLAN
 GROUND FLOOR

A-1



V. Preliminary Cost Estimate

Borough of Eatontown
Preliminary Cost Estimate
Conversion of Mallette Hall to Municipal Offices
Fort Monmouth
Eatontown, NJ

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	SUBTOTAL COST	TOTAL COST 2012	PHASE 1 2014	PHASE 2 2016	PHASE 3 2018	Optional
CIVIL SITEWORK - LANDSCAPING NEW PLANTING, WALKS, SITE FURNITURE		1	SUM	\$ 100,000.00						\$100,000
CIVIL SITEWORK - PAVING CUT OUT & REPAIR DAMAGED PAVEMENT & RETOP ALL PARKING AREAS AND DRIVES		200,000	SF	\$ 4.00						\$800,000
ARCH BUILDING ENVELOPE - ROOF										
REMOVE EXIST BALLASTED BUR AND INSULATION TO STRUCTURAL DECK, INSTALL NEW TAPERED INSULATION AND A NEW 25YR WARRANTED BUR		31,360	SF	\$ 20.00	\$ 627,200	\$ 627,200				
ARCH BUILDING ENVELOPE - WINDOWS AND DOORS										
REMOVE EXIST METAL WINDOWS AND DOORS & REPLACE W/ NEW ENERGY EFFICIENT UNITS		6,000	SF	\$ 75.00	\$ 450,000	\$ 450,000			\$ 450,000	
ARCH BUILDING ENVELOPE - SKIN										
CLEAN & RECOAT EXISTING EFIS WALL FINISH		9,605	SF	\$ 10.00	\$ 96,050	\$ 96,050			\$ 96,050	
ARCH BUILDING INTERIOR - GENERAL RENOVATIONS - PHASE 1 (ADMIN. / CLERK / FINANCE / IT / SEWAGE AUTHORITY)										
REMOVE EXIST FIXED & DEMOUNTABLE PARTITIONS, FLOOR FINISHES AND CEILINGS. REPLACE BASED ON FINAL SPACE PLANNING DOCUMENTS		21,524	SF	\$ 75.00	\$ 1,614,300	\$ 1,614,300	\$ 1,614,300			
ARCH BUILDING INTERIOR - GENERAL RENOVATIONS - PHASE 2 (CONSTRUCTION / FIRE PREVENTION / RECREATION)										
REMOVE EXIST FIXED & DEMOUNTABLE PARTITIONS, FLOOR FINISHES AND CEILINGS. REPLACE BASED ON FINAL SPACE PLANNING DOCUMENTS		9,908	SF	\$ 75.00	\$ 743,100	\$ 743,100	\$ 743,100			
ARCH BUILDING INTERIOR - GENERAL RENOVATIONS - PHASE 3 (POLICE DEPT. / COURTS OFFICES / COUNCIL CHAMBER - COURTROOM)										
REMOVE EXIST FIXED & DEMOUNTABLE PARTITIONS, FLOOR FINISHES AND CEILINGS. REPLACE BASED ON FINAL SPACE PLANNING DOCUMENTS		23,390	SF	\$ 75.00	\$ 1,754,250	\$ 1,754,250			\$ 1,754,250	
ARCH BUILDING INTERIOR - FURNISHINGS & EQUIPMENT: POLICE DEPT.										
FURNISH & INSTALL FIXED FURNITURE, SPECIAL EQUIPMENT, SECURITY AND COMMUNICATIONS SYSTEMS		20,205	SF	\$ 115.00	\$ 2,323,575	\$ 2,323,575			\$ 2,323,575	
ARCH BUILDING INTERIOR - FURNISHINGS & EQUIPMENT: COURTS / COUNCIL CHAMBER										
FURNISH & INSTALL FIXED FURNITURE, SPECIAL EQUIPMENT, SECURITY AND SYSTEMS		10,144	SF	\$ 100.00	\$ 1,014,400	\$ 1,014,400			\$ 1,014,400	
STRUCTURAL UPGRADES										
UPGRADES TO MEET CURRENT LATERAL & SEISMIC LOADING REQUIREMENTS		1	LUMP SUM	\$ 200,000.00	\$ 200,000	\$ 200,000	\$ 200,000			
MECH ROOFTOP SOLAR ARRAY										
FURNISH & INSTALL ROOFTOP SOLAR PANELS AND ASSOCIATED EQUIPMENT TO CONNECT TO BLDG MECHANICAL / ELECTRICAL SYSTEMS		1	LUMP SUM	\$ 1,000,000.00	\$ 1,000,000	\$ 1,000,000				\$1,000,000
MECH COOLING PLANT OVERHAUL / CONNECTION TO GEOTHERMAL WELL FIELD										
REMOVE & DECOMMISSION EXISTING CHILLERS/BOILERS/COOLING TOWER AND ALL PUMPS. REMOVE & REPLACE DTW PIPING THROUGHOUT BUILDING. EXTEND WELL FIELD PIPING TO NEW DTW PIPING IN MECH. RM. INSTALL NEW DISTRIBUTION PUMP SA ND PIPING		1	LUMP SUM	\$ 350,000.00	\$ 350,000	\$ 350,000	\$ 350,000			

Borough of Eatontown
Preliminary Cost Estimate
Conversion of Mallette Hall to Municipal Offices
Fort Monmouth
Eatontown, NJ

MECH	ITEM	SIZE	QUANTITY	UNIT	UNIT COST	SUBTOTAL COST	TOTAL COST 2012	PHASE 1 2014	PHASE 2 2016	PHASE 3 2018	Optional
MECH	HVAC SYSTEM REMOVE EXISTING FAN COIL UNITS & DX SPLIT SYSTEM COMPONENTS & REPALCE W/ CEILING MOUNTED HEAT PUMPS. INCLUDE MICROPROCESSOR CONTROLLERS FOR CONNECTION TO BUILDING WIDE AUTOMATION SYSTEM.		1	LUMP SUM	\$ 1,700,000.00	\$ 1,700,000.00	\$ 1,700,000.00	\$ 1,700,000.00			
MECH	TEMPERATURE CONTROL SYSTEMS REMOVE EXISTING ATC SYSTEM AND REPLACE W/ AN INTERGRATED DIRECT DIGITAL CONTROL SYSTEM		1	LUMP SUM	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00			
PLUMB	FKTURE REPLACEMENT REPLACE ALL TOILET FIXTURES W/ NEW WATER SAVING/AADA COMPLIANT FIXTURES.		1	LUMP SUM	\$ 200,000.00						\$200,000
FIRE	FIRE PROTECTION		1	LUMP SUM	\$ 325,000.00						
ELEC	SERVICE ENTRANCE REPLACE ORIGINAL SWITCHBOARD TO ACCOMDATE SEPARATE USE OF BLDGS 1207 & 1208. MODIFY SERVICE ENTRANCE/DISTRIBUTION EQUIPMENT TO ALLOW FOR SEPARATE SERVICE ENTRANCE BREAKERS FOR EACH BUILDING.		1	LUMP SUM	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00			\$325,000
ELEC	SERVICE DISTRIBUTION REPLACE SERVICE DISTRIBUTION PANELS AND PANEL FEEDERS		1	LUMP SUM	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00			
ELEC	DEVICES RECEPTACLE COVERAGE TO BE INCREASED & UPDATED AS SPACE PLAN IS MODIFIED.		1	LUMP SUM	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00			
ELEC	LIGHTING REPLACE ANY REMAINING INCANDESCENT LAMPS W/ COMPACT FLUORESCENT LAMPS.		1	ALLOW	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 13,000.00	\$ 9,000.00	\$ 28,000.00	
ELEC	LIFE SAFETY - LIGHTING EMERGENCY LIGHTING; REPLACE ANTIQUATED BATTERY PACKS AND ADD BATTERY BALLSTED FIXTURES WHERE NEEDED		1	LUMP SUM	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 18,000.00	\$ 56,000.00
	EXIT SIGNS; REPLACE ALL WITH NEW LED EXIT LIGHTS W/BATTERY PACKS		1	LUMP SUM	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00			
	EGRESS LIGHTING; UP-GRADE/AUGMENT EXISTING EMERGENCY EGRESS LIGHTING TO BE CODE COMPLIANT		1	LUMP SUM	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00			
	EXTERIOR EXIT LIGHTING; ADD CODE COMPLIANT EXTERIOR EXIT LIGHTING W/BATTERY BACK-UP FIXTURES		1	LUMP SUM	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00			
ELEC	LIFE SAFETY - FIRE ALARM PROVIDE ADDITIONAL INITIATION AND DETECTION DEVICES AS REQUIRED TO MEET CURRENT CODE REQUIREMENTS		1	LUMP SUM	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00			
	DESIGN CONTINGENCY	15.00%		SUB-TOTAL			\$ 25,000.00	\$ 25,000.00	\$ 770,100.00	\$ 5,722,276.00	\$ 2,425,000.00
	ESCALATION PER YEAR	4.00%		SUB-TOTAL			\$ 1,775,681.00	\$ 804,823.00	\$ 115,515.00	\$ 858,341.00	\$ -
	A/E FEES	10.00%		SUB-TOTAL			\$ 13,636,596.00	\$ 6,170,323.00	\$ 888,616.00	\$ 6,800,616.00	\$ 2,425,000.00
	TOTAL CONSTRUCTION COST						\$ 13,830,586.00	\$ 6,663,951.00	\$ 1,41,688.00	\$ 1,575,346.00	\$ 862,000.00
							\$ 1,363,696.00	\$ 668,395.00	\$ 102,731.00	\$ 815,996.00	\$ -
							\$ 15,000,212.00	\$ 7,330,346.00	\$ 1,130,045.00	\$ 8,975,961.00	\$ 3,007,000.00

b.
township of woodbridge facility
conditions assessment



client type

MUNICIPAL

county

MIDDLESEX

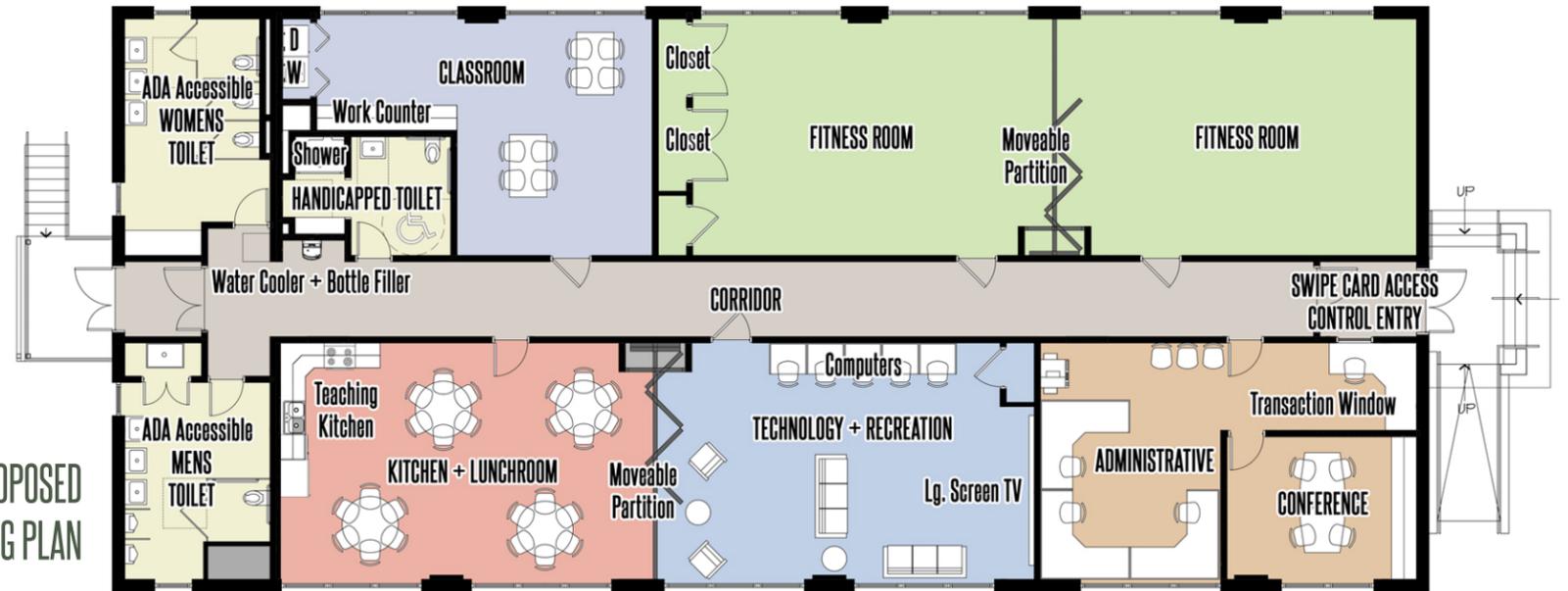
TOWNSHIP OF WOODBRIDGE

Our Lady of Mount Carmel | Building Facility Assessment + Use Conversion

The Township of Woodbridge hired Settembrino Architects to perform an assessment of the existing building conditions of the Our Lady of Mount Carmel School. The 4,950 square foot single-story building was formerly used as a small Parochial School by the adjacent Church and was most recently used as a Child Care Facility. The six [6] classroom building's interior and exterior were analyzed to determine updates required by building codes and to the building systems in order for the facility to be used as an Adult Day Care Center for the developmentally disabled. This center would provide a place for adults who age out of the Public School system. A new plan of the former School was prepared to show the potential layout of the new center. The self-contained facility was modeled after similar programs found throughout the State of New Jersey for this population. Spaces were incorporated for physical and social activities as well as Technology, Teaching and Administrative areas. A teaching kitchen, accessible shower and laundry area are included to teach life skills to the clients.



PROPOSED BUILDING PLAN



25 Bridge Avenue, Suite 201
Red Bank, NJ 07701
732.741.4900 (o)
732.741.4977 (f)
www.settembrino.com

client
TOWNSHIP OF WOODBRIDGE
Woodbridge, New Jersey

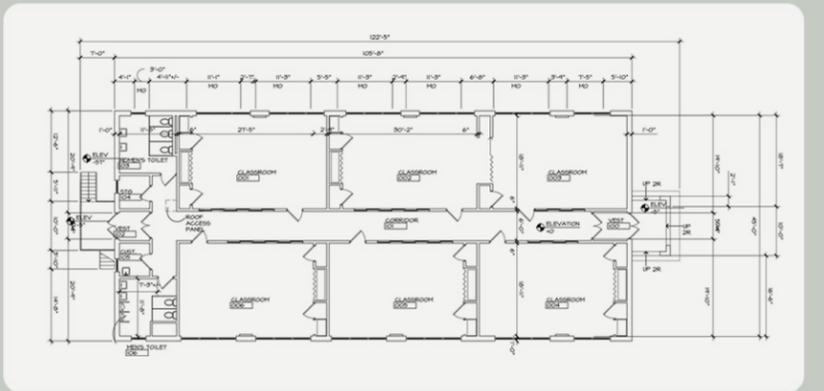
contact
ROBERT LANDOLFI
Township Administrator
732.634.4500

completion date
TBD

construction value
TBD

project area
12,300 SF

services + project phasing
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID + AWARD
CONSTRUCTION ADMINISTRATION



existing building plan



client type

MUNICIPAL

county

MIDDLESEX



proposed BUILDING PLAN

TOWNSHIP OF WOODBRIDGE HESS Training Center Building Facility Assessment + Use Conversion

The Township of Woodbridge hired Settembrino Architects to perform an assessment of the existing building conditions of the former HESS Building for use as a Recreation Center by the Township. The 12,300 square foot single-story brick and pre-manufactured building was previously a Community Recreation Center and most recently used as a training center for the HESS Corporation. An analysis was made of the existing building interior and exterior to determine updates required by building codes and to building systems in order for it to be reopened as a municipal Recreation Center and a Schematic Design was proposed to Township Administration.

In addition to its use as a Recreation Center, the Township included the daytime use of the building as an Adult Day Care Facility for developmentally disabled adults in the community. The self-contained facility was modeled after similar programs found throughout the State of New Jersey for this population. Spaces were incorporated for physical and social activities as well as Technology, Teaching and Administrative areas. A teaching kitchen, accessible shower and laundry area are included to teach life skills to the clients.



SETTEMBRINO ARCHITECTS

25 Bridge Avenue, Suite 201
Red Bank, NJ 07701
732.741.4900 (o)
732.741.4977 (f)
www.settembrino.com

client
TOWNSHIP OF WOODBRIDGE
Woodbridge, New Jersey

contact
ROBERT LANDOLFI
Township Administrator
732.634.4500

completion date
TBD

construction value
TBD

project area
12,300 SF

services + project phasing
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID + AWARD
CONSTRUCTION ADMINISTRATION

fact

The building will serve as a **DAY CARE FACILITY FOR DEVELOPMENTALLY DISABLED ADULTS** during the day and as a **MUNICIPAL RECREATION CENTER** on evenings + weekends.

TAB 3.

PROJECT APPROACH

PROJECT *approach*

LEED - SUSTAINABLE DESIGN PRACTICES & SMART BUILDINGS

Settembrino Architects has multiple LEED Accredited Professionals (AP) on staff and aim to create all projects with a focus on sustainable design. Settembrino Architects is the LEED consultant for the County of Cape May and has recently completed their first LEED Silver Library in Sea Isle City, New Jersey.

BUILDING ANALYSIS / SCHEMATIC DESIGN / ESTIMATE

The Settembrino Architects team shall perform a building analysis of the existing Borough of Emerson Municipal Building to determine existing structural integrity and to determine existing building elements. A schematic design to rebuild within the same footprint and vertical building envelope shall be done incorporating all the necessary equipment and building elements required by building code and local zoning. A cost estimate will be prepared at the completion of schematic design to ensure that the project is proceeding on budget. Additionally, Settembrino Architects will provide a life cycle analysis (with recommendations) of major building components and systems in order to provide the most complete information to render the most accurate decisions.

DESIGN DEVELOPMENT + LIFE CYCLE COST ANALYSIS

Utilizing the approved schematic plans, Settembrino Architects will review any budget-manageable modifications generated from meetings with the Borough of Emerson (Municipal Building) budget and design contingency for approval by the Municipal Building before proceeding to design development. During design development, we will meet with the Municipal Building to select major building component types, such as roofs and mechanical systems, in order to proceed with the progress of the project. A cost estimate will be prepared at the completion of schematic design to ensure that the project is proceeding on budget. Additionally, Settembrino Architects



PROJECT *approach*

will provide a life cycle analysis (with recommendations) of major building components and systems in order to provide the most complete information to render the most accurate decisions.

VALUE ENGINEERING

At the completion of design development, 60% construction documents and 100% construction documents, Settembrino Architects will provide value engineering options to the Municipal Building. These options may include components such as roof types, finish selections and more, in order to provide cost reducing options for the project at any of its phases.

CONSTRUCTION DOCUMENT PREPARATION + COST ESTIMATES

Settembrino Architects will prepare the complete construction documents and specifications in accordance with all applicable building codes. Cost estimates will be provided at schematic design, 60% construction documents and 100% construction documents. Additionally, Settembrino Architects shall meet with the necessary construction official(s) at 60% document completion in order to expedite the final code review process at 100% construction document completion. These careful documentation, estimating and planning methods shall minimize change orders during construction.

ADD + DEDUCT ALTERNATES

Our team, together with the Borough of Emerson Municipal Building, will recommend both add & deduct alternates to be placed in the bid documents. This shall provide the County with the flexibility to award some additional desired project components based on the proximity of the base bid to the prescribed estimate.

BID PACKAGING, BID+ AWARD

Settembrino Architects will recommend bid packaging and bid procedures to provide the most competitive pricing for the Municipal Building. Projects shall either be bundled single lump sum or on a “per discipline” delivery process based on the bidding climate at the time. Additionally,



PROJECT *approach*

Settembrino Architects will solicit quality contractors and conduct a pre-bid meeting. We will analyze bid results and provide recommendations for project award in coordination with the Municipal Building.

CONSTRUCTION ADMINISTRATION & BUDGET TRACKING

Kevin Settembrino, AIA, LEED AP, will be on site at least once a week, or more if required, to verify the construction progress, scope and quality match all of the contract documents. We shall review and approve shop drawings as well as all contractor application for payment. All budgets shall be tracked and reported with each application for payment submittal. This budget tracking will provide a monthly review of funds encumbered, remaining, and available contingencies. Bi-weekly construction meetings will be held on-site with the contractor and owner present. Meeting minutes will be recorded and distributed.

SUBSTANTIAL COMPLETION, CLOSEOUT + OCCUPANCY

Settembrino Architects will provide an intense effort to reach substantial completion as scheduled. We will prepare punch lists and review their completion as well. Settembrino Architects shall assist the contractor to achieve temporary Certificate of Occupancy as well as a Final Certificate of Occupancy. We shall ensure that all operations manuals and personnel training is completed prior to releasing the contractor from the project.



TAB 4.

TEAM | ORGANIZATION | CONSULTANTS

section i.
organizational chart

organizational chart



TEAMWORK divides the TASK + multiplies the SUCCESS.

section ii.
firm profiles

SETTEMBRINO
ARCHITECTS

“ In all projects, in all project types, we strive to provide the most creative & effective solutions available.”

25 Bridge Avenue,
Suite 201
Red Bank, NJ 07701
732.741.4900 [o]
732.741.4977 [f]
settembrino.com

Built upon over seventy-five years of combined team experience, Settembrino Architects is the leader in providing our Public Sector clients cost-effective and innovative design services and solutions throughout the Garden State and into parts of New York. Founded by Principal and Middletown Committeeman Kevin Settembrino, Settembrino Architects is a full-service Architecture & Interior Design firm located in downtown Red Bank, New Jersey.

Our capabilities, drive and talent far exceed what one might expect from a “typical” Architectural firm, as we encompass the ability and the aspiration to **do more** and **be more** than the average competition. As a vehicle in our success, we continue to reinvest in industry technology; using the most current CAD and design software as well as the most advanced and capable hardware. Online project software and data management allows Settembrino Architects time-saving solutions in sending and receiving vital project information such as drawings, documentation, letters and sketches. **We stay up to date to effortlessly keep our projects up to date as well.** Through established remote access, our team can manage and work on projects anywhere, even on site.

We have an **award-winning** focus on sustainable design practices and smart buildings. The County of Cape May hired Settembrino Architects as their LEED Consultant for their first LEED Silver Certified Building. Our Senior Staff are all **LEED Accredited Professionals** and thought leaders in advancing the relationship between building and environment in addition to using renewable resources versus non-renewable ones.

Settembrino Architects has been recognized numerous times for **“Excellence in Architecture”** on several projects and project types. Additionally, our firm has received the **2012 AIA Design Award Citation** for our Memorial School Solar Courtyard designed for the Union Beach Board of Education. To seamlessly integrate solar panels into existing architecture, our team has developed innovative concepts incorporating the use of both science and nature. Amongst these strategies is the utilization of Solar Trees. These structures essentially marry some of the most advanced technology of our time to our need for an aesthetically pleasing environment.

We stand out because our clients come first. Because we listen to their needs, draw from the right resources and deliver consistent outcomes, our clients welcome results which exceed expectation.

FIRM PROFILE



Corporate Summary

Integrated Solutions. Measurable Value.



Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the oil and gas industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.

Founded in 1970, Langan employs over 1,000 professionals in its Parsippany, NJ headquarters and among regional offices in:

- New York City, NY
- White Plains, NY
- New Haven, CT
- Trenton, NJ
- Philadelphia, PA
- Bethlehem, PA
- Doylestown, PA
- Pittsburgh, PA
- Bridgeport, WV
- Arlington, VA
- San Francisco, CA
- Oakland, CA
- Sacramento, CA
- San Jose, CA
- Irvine, CA
- Cleveland, OH
- Phoenix, AZ
- Houston, TX
- Miami, FL
- Fort Lauderdale, FL

Langan International, the firm's wholly owned subsidiary headquartered in New York City, provides all firm services for projects in the Middle East, Eastern Europe, Latin America, and the Caribbean. Langan International regional locations are in:

- Abu Dhabi
- Athens
- Doha
- Dubai
- Istanbul
- London
- Panama

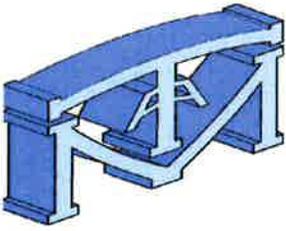
Langan's broad range of services includes the following:

- Geotechnical Engineering
- Foundation Design
- Site/Civil Engineering
- Environmental Engineering
- Earthquake/Seismic
- Surveying
- 3D Laser Scanning
- Building Information Modeling (BIM)
- Natural Resources Assessments & Permitting
- Landscape Architecture + Planning
- Transportation/Traffic Engineering
- GIS/Data Management Services
- Asbestos, LBP, Indoor Air Quality/Mold Consulting
- EHS Management and Compliance
- Waterfront Design
- Flood Protection
- Demolition Engineering



SUSTAINABLE DESIGN:

As the recognized industry leader, Langan's team of over 125 LEED Accredited Professionals provides sustainable solutions for every aspect of your project.



MELICK-TULLY AND ASSOCIATES, P.C.

GEOTECHNICAL ENGINEERS AND ENVIRONMENTAL CONSULTANTS

PROFILE

Melick-Tully and Associates, P.C. (MTA) is a multi-disciplined firm dedicated to providing comprehensive geotechnical, geologic and environmental consulting services to property owners, developers, designers, lenders, legal and real estate professionals, and government agencies. The firm was established in 1976 and has provided professional services on more than 25,000 projects for more than 9,000 clients throughout the eastern United States.

The firm's services include:

Geotechnical and Geologic Services

- Subsurface Investigations
- Construction Monitoring
- Geologic Investigations
- Stormwater Management Basin Investigations
- Groundwater Studies
- Subsurface Discharges

Each MTA project is supervised by a principal of the firm who maintains personal client contact and manages our staff of engineers, geologists and other professionals assembled for a particular assignment. Each principal is a licensed professional with many years of engineering and construction expertise. This combination of personal service and practical experience has provided the basis for the growth and success of Melick-Tully and Associates.

MTA provides comprehensive environmental consulting services related to site assessments and remediation, underground storage tanks and regulatory compliance.

Site Assessments/Investigations

- Phase I Environmental Site Assessments
- Site and Remedial Investigations and Cleanup
- ISRA Investigation and Compliance
- Brownfields

Underground Storage Tanks

- Closure Plans; Site Investigation Reports; Remedial Action Reports
- Monitoring of Installations, Upgrades, Removals
- Regulatory Compliance

Health and Safety

- Health and Safety Training and Plans
- On-Site Health and Safety Monitoring
- Confined Space Monitoring
- Dust Monitoring

All Health and Safety Services are Conducted in Accordance with the OSHA Standards found in 29CFR1910.120.

MPP Engineers, LLC



Our Philosophy

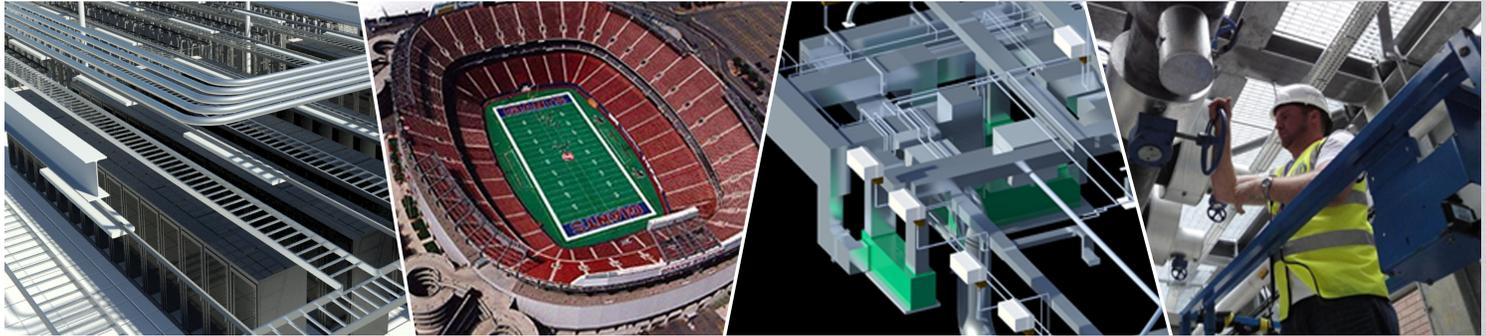
MPP was founded on the principal of providing well coordinated, high quality structural designs in a timely and professional manner. We are committed to exceeding the expectations of our clients with economical, practical, innovative and creative designs that achieve the goals and requirements of each project. We take pride in our work and provide our services with the highest level of professionalism, integrity and honesty.

"The goal of a company is to have customer service that is not just the best, but legendary."

- Sam Walton

Our Services

- ◆ Structural Design, Analysis, and Evaluations
- ◆ New Building Design
- ◆ Renovations and Adaptive Reuse
- ◆ Marine Engineering
- ◆ Feasibility Studies
- ◆ Property Condition Assessments
- ◆ Peer Reviews
- ◆ Failure Analysis
- ◆ Litigation and Witness Support
- ◆ Value Engineering
- ◆ Constructability Studies
- ◆ Sheeting and Shoring
- ◆ Historic Restoration
- ◆ Facades and Curtain Walls
- ◆ Construction Support Services
- ◆ Forensic Engineering



We're DLB Associates, a dynamic team of consulting engineers, collaborating in a boundary-free culture to produce optimal solutions for clients ranging from global technology leaders to retail franchise concepts.

Our services are adaptable by design and therefore difficult to cleanly categorize. They can range anywhere from a very traditional mechanical / electrical sub-consultant working for an architect all the way through to running all aspects of a multi-billion dollar build program.

Further, the services can be offered holistically or standalone. The key for us is to **RIGHT-SIZE** the service to meet clients where they want to be met.

SOLUTIONS

Holistic thinking applies to DLB's globally delivered solutions, which cover the entire scope of a large-scale project, from AE, to design, to construction administration and commissioning in the field.

Rather than follow the model of having several firms working in series to complete a project from end to end — an approach that can lead to miscommunication at interface points, mistakes and inefficiencies — DLB's comprehensive service offering gives clients the benefits of a single partner working with a broad viewpoint and a unified focus to achieve successful outcomes.

When desired, these deliverables can represent category-defining, First-of-a-Kind solutions.

ADAPTIVE APPROACH

Thirty years in the consulting engineering industry have taught us that one size does NOT fit all. Our goal is to be Easy to do Business With (EZTDBW): accessible, responsive and always empathetic towards the concerns and needs of our clients.

It begins with listening — focused discovery at the onset of an engagement. Through listening comes understanding and insight to inform an adaptive solution optimized to the project needs while reflecting the client's value system.

Along the way, we strive to inform and educate our clients, suggest alternative options / solutions, practice effective communication to mitigate surprises and adhere to an iterative process that encourages collaborative execution.

SERVICES

-  Program Management (PM)
-  Mechanical & Electrical Engineering Design & Project Management (A/E)
-  Automation & Integration (AIS)
-  Construction Administration (CA)
-  Commissioning (Cx)
-  Transition to Operations (T2O)
-  Operations Support (OS)

INDUSTRIES

- Mission Critical / Data Center / Telecommunications
- Sustainable / Energy Savings
- Campuses / Educational / Institutional
- Medical / Healthcare
- Industrial / Transportation
- Commercial / Retail
- Housing / Residential
- Sports / Entertainment



RENAISSANCE ENGINEERS

At DLB, we have always strived for creating conditions that are mutually favorable to us AND our clients. The compounded effect of our focus on training and technology has enabled us to work smarter, not harder, and fundamentally have a **HIGHER** productivity per hour.

At DLB Associates, Founder and President, Don Beaty has developed the optimum organization model for collaboration and efficiency, removing the barriers inherently associated with traditional roles and narrowly focused skill sets. The result is a cross-trained team of "renaissance" engineers who thrive in a culture of effective communication and high-performance.

By training our engineers from Day 1 to be fluent in the design and production of multiple trades, we can create incredible efficiencies at the project management, coordination and production levels.

DLB CULTURE

DLB's unique problem solving methodology and barrier-free organization cultivates engineers who can seamlessly navigate the traditional MEP practices while possessing the highly-developed communication and interpersonal skills necessary to successfully interact with people at all levels of an organization.

Our colleagues share in common a passion for lifelong learning and problem-solving, as well as outstanding communication and interpersonal skills. At the same time, we celebrate the diversity of experiences and perspectives that powers successful collaboration.

Within this culture, we invite every member of the organization to serve as both a teacher and student, explore his or her concentrations of interest, contribute to our collective knowledge base and pursue personal as well as professional development.

EXCELLENCE THROUGH SELF-AWARENESS

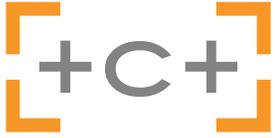
At DLB, we strive to understand every aspect of how to create the **RIGHT** conditions for our staff to succeed. All DLB employees are encouraged to participate in self-awareness exercises (e.g., Gallup Strengths Finder and Insights Discovery System) that advance understanding of our own natural traits and how we can better excel in all that we do.

LEADERSHIP

Don Beaty founded DLB Associates over 30 years ago and continues to guide the firm through his strategic vision and holistic approach to problem solving.

A licensed engineer in over 40 states, Don co-founded and served as the inaugural Chair of ASHRAE Technical Committee TC 9.9 (mission critical facilities, technology spaces, & electronic equipment) from its inception through June 2006.

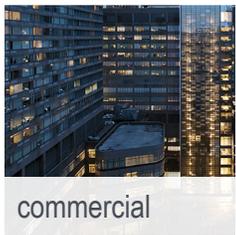
Don has published over 100 technical papers and articles. He is a frequent keynote speaker for the data center industry; as such, he has presented in over 25 countries on various data center centric topics.



certified cost consultants

Toscano Clements Taylor, LLC (TCT) is an independent cost estimating and cost management firm with numerous minority and small business certifications. Founded in 2007, our firm is led by three partners who have worked together for nearly two decades: Kimberlee Toscano, Roger Clements and Ian Taylor. With a staff of 30, including quantity surveyors and specialists in the mechanical and electrical trades, we are able to support a large volume and variety of project types. TCT is a highly qualified team within the field of cost estimation, with Certified Cost Professionals, Certified Cost Engineers, members of the Association for the Advancement of Cost Engineering International, Fellows of the Royal Institution of Chartered Surveyors, and U.S. Green Building Council Members on staff.

our markets



commercial



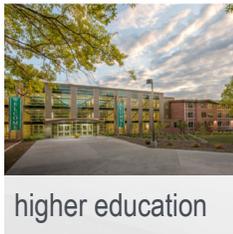
cultural + historic



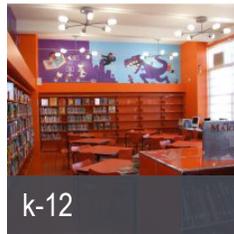
federal



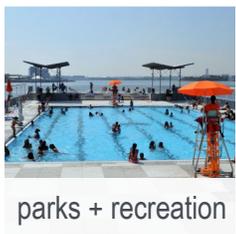
healthcare



higher education



k-12



parks + recreation



public agencies



transportation

our core services:

- **Cost Estimating**
- **Cost Management + Project Controls**
- **CPM Scheduling**
- **Value Management**
- **Life-Cycle Cost Analysis**

our certifications:

- **Woman Owned Small Business (WOSB)**
- **WBE**
- **SBE**
- **DBE**

contact us

Kimberlee Toscano, Sr. Principal
Toscano Clements Taylor, LLC
16 Oakwood Road
Huntington, NY 11743
631.392.1400 | ktoscano@tctcost.com

tctcost.com



what we do

a look at our core services

cost estimating

Objectivity, integrity, and exceptional problem-solving skills create the backbone of our cost estimating services. They represent the X-factor that differentiates our firm in the industry. They empower our staff with the freedom to be inquisitive, to explore, and to focus on innate details to ensure that a project's budget is as accurate as possible. Through ongoing communication with the design team, we reduce unforeseen expenses and facilitate easy tracking of budget changes. Our estimates are derived from in-depth industry knowledge and incomparable experience, and we strive to exceed all expectations for quality, accuracy, and on-time project completion.

cost management + project controls

Our cost management offerings include cost/risk studies; constructibility reviews; cost planning and cost modeling; pre-construction cost management; change order management; and claims analysis.

CPM scheduling

TCT guides owners and Construction Managers (CMs), through construction with Critical Path Method (CPM) Scheduling. We develop project models with breakdowns of detailed activities, durations, dependencies, and milestones that represent the framework for a realistic, practical project implementation. Together, our cost estimating and scheduling services provide an end-to-end solution of Schematic Design (SD) through Construction Documents (CD) where our intrinsic knowledge of a project contributes to an extremely reliable project schedule, allowing for correct logic to be tied to activities. TCT systematically reviews contractors' schedules and provides peer reviews.

- **Scheduling available for Architectural, Structural, Mechanical, Electrical & Civil Engineering**
- **In-house teams impart unparalleled expertise for varied building types**
- **Monthly schedule updates are provided throughout construction duration**
- **Scheduling platforms: Primavera P3, Primavera P6, MS Project**

value management

Businesses, public agencies, and architects embrace TCT's value engineering-based approach to assessing the feasibility and budgetary requirements of design and construction. We are an industry leader in value management, offering workshops certified by SAVE International.

life-cycle cost analysis

Building owners are increasingly concerned with the cost of building operations over the life of a building. Our Life-Cycle Cost Analysis has become an invaluable tool for making project decisions based on initial capital costs, as well as long-term costs over a building's anticipated life cycle. Life-Cycle costs include a Sensitivity Analysis and a Break-Even Analysis.

section iii.
firm | staff qualifications | resumes of key personnel



SETTEMBRINO ARCHITECTS project team.

TEAMWORK divides the TASK + multiplies the SUCCESS.



KEVIN M SETTEMBRINO AIA + LEED AP PRINCIPAL

As the founding Principal with 22 years of professional practice experience, Kevin serves as the Director for all projects within the NJ/NY area. He leads design, documentation and project closeout.

EDUCATION

CARNEGIE MELLON UNIVERSITY
Bachelor of Architecture

PROFESSIONAL LICENSE + REGISTRATION

NCARB
NEW JERSEY 21A101516300
NEW YORK 033171-1

LEED ACCREDITED PROFESSIONAL
United States Green Building Council [USGBC]

PROFESSIONAL AFFILIATION

American Institute of Architects
[Member] 1993-Present
Middletown Township
[Committeeman] 2011-Present
Middletown Township Planning Board
[Member] 2011-Present
Middletown Township Zoning Board
[Member] 2010
North Jersey Transportation Planning Authority
[NJTPA] 2001-2003
Middletown Township Library
[Member] 2011
Borough of East Rutherford
[Councilman] 1996-2006
East Rutherford Planning Board
[Member] 1994-2006

STATE, COUNTY, MUNICIPAL + LIBRARY

**STATE OF NEW JERSEY DIVISION OF PROPERTY
MANAGEMENT & CONSTRUCTION [DPMC]**
New Fire Tower at Jackson State Nursery
Jackson, NJ

Feasibility Study: Bedminster Maintenance Yard
Bedminster, NJ

COUNTY OF ATLANTIC

Renovations to the Civil Courts Building
Atlantic City, NJ

BRADLEY BEACH BOROUGH

New Gazebo Foundation at Fifth Avenue Beach
Bradley Beach, NJ
New Stair + Ramp at North End Beach Front
Bradley Beach, NJ

CAPE MAY COUNTY

New Stone Harbor Library
Stone Harbor, NJ
Cape May Main Library Additions & Renovations
Cape May, NJ
Sea Isle Library Silver LEED Certification
Sea Isle City, NJ

EATONTOWN BOROUGH

Community Center Renovations
Eatontown, NJ [MCCDBG]
ADA Renovations Firehouse
Eatontown, NJ
Senior Center Renovations
Eatontown, NJ [MCCDBG]
DPW Garage Renovations
Eatontown, NJ
Public Library Exterior Renovations
Eatontown, NJ
Municipal Building Renovations + Alterations
Eatontown, NJ



SETTEMBRINO
ARCHITECTS

KEVIN M SETTEMBRINO AIA + LEED AP PRINCIPAL

DPW Building Roof Replacement
Eatontown, NJ

Walcott Park New Comfort Station +
Storage Building
Eatontown, NJ

EDISON TOWNSHIP

Edison Public Library Roof + Roof Top
Unit Replacement
Edison, NJ

FAIRFIELD TOWNSHIP

Fairfield Public Library Interior Renovations
Fairfield, NJ

HIGHLANDS BOROUGH

New OEM Municipal Complex
Highlands, NJ

HOLMDEL TOWNSHIP

Solar PPA Project
Holmdel, NJ

JACKSON TOWNSHIP

Senior Center Renovations
Eatontown, NJ

KEANSBURG BOROUGH

Police Department Storm Analysis
Keansburg, NJ

COUNTY OF MONMOUTH

Relocation of the Department of Health
Freehold, NJ



SETTEMBRINO
ARCHITECTS



RITA M. SETTEMBRINO ASSOCIATE
AIA + LEED AP
PRINCIPAL

With over 15 years of architectural design experience, Rita is responsible for the management of all phases of a project including programming construction documents and construction administration. At the completion of each project, she is responsible for ensuring that the project deliverable is accomplished. Rita's extensive experience in client service and her strong interpersonal skills lend to her success as a Principal.

EDUCATION

THE CATHOLIC UNIVERSITY OF AMERICA

Bachelor of Architecture
Bachelor of Science, Architecture
Magna cum Laude

PROFESSIONAL LICENSE + REGISTRATION

LEED ACCREDITED PROFESSIONAL
United States Green Building Council [USGBC]

PROFESSIONAL AFFILIATION

American Institute of Architects
[Member]

STATE, COUNTY, MUNICIPAL + LIBRARY

CAPE MAY COUNTY

New Stone Harbor Library
Stone Harbor, NJ

Cape May Main Library Additions & Renovations
Cape May, NJ

Sea Isle Library Silver LEED Certification
Sea Isle City, NJ

EATONTOWN BOROUGH

Public Library Exterior Renovations
Eatontown, NJ

Senior Center Renovations
Eatontown, NJ [MCCDBG]

JACKSON TOWNSHIP

Senior Center Renovations
Jackson, NJ

MONMOUTH COUNTY

JL Montgomery Care Center Stair
Tower Renovations
Freehold, NJ

Seaview Building Renovation
Freehold, NJ

OCEAN TOWNSHIP

Police Facility Renovation
Oakhurst, NJ

Town Hall Renovations
Oakhurst, NJ



SETTEMBRINO
ARCHITECTS

RITA M. SETTEMBRINO ASSOCIATE AIA + LEED AP
PRINCIPAL

SEA BRIGHT BOROUGH

New Beach Pavilion + Library
Sea Bright, NJ

TINTON FALLS BOROUGH

ADA Upgrades to Library
Tinton Falls, NJ [MCCDBG]

WOODBIDGE TOWNSHIP

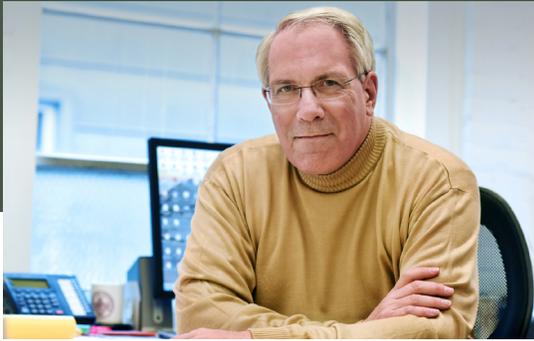
Fords Branch Library Renovation
Woodbridge, NJ

Iselin Branch Library Renovation
Woodbridge, NJ

Main Branch Library Renovation
Woodbridge, NJ



SETTEMBRINO
ARCHITECTS



GEORGE T. KOPEC AIA + LEED AP BD+C SENIOR PROJECT ARCHITECT

EDUCATION

NEW YORK INSTITUTE OF TECHNOLOGY
Bachelor of Architecture

PROFESSIONAL LICENSE + REGISTRATION

New Jersey AIO08317

LEED ACCREDITED PROFESSIONAL

United States Green Building Council [USGBC]

PROFESSIONAL AFFILIATION

American Institute of Architects
NATIONAL | STATE | LOCAL
[Member]

NJ CHAPTER United States Green
Building Council [USGBC]
[Member]

George joined the firm with over 31 years of professional experience. George is responsible for all planning, programming, architectural and construction achievements. He has exposure to a broad range of building types and extensive experience dealing successfully with a diverse range of clients including public, corporate, speculative developer and private commercial.

STATE, COUNTY, MUNICIPAL + LIBRARY

CAPE MAY COUNTY

New Stone Harbor Library
Stone Harbor, NJ

Cape May Main Library Additions & Renovations
Cape May, NJ

Sea Isle Library Silver LEED Certification
Sea Isle City, NJ

BRADLEY BEACH BOROUGH

New Gazebo Foundation at Fifth Avenue Beach
Bradley Beach, NJ

New Stair + Ramp at North End Beach Front
Bradley Beach, NJ

EATONTOWN BOROUGH

Mallette Hall Renovation [Fort Monmouth]
Eatontown, NJ

Public Library Exterior Renovations
Eatontown, NJ

ADA Renovations to Firehouse
Eatontown, NJ

Municipal Building Feasibility Study
Eatontown, NJ

COUNTY OF MIDDLESEX

Roosevelt Hospital 250 Bed Nursing Home
Addition
Edison, NJ

COUNTY OF MONMOUTH

Relocation of the Department of Health
Freehold, NJ



SETTEMBRINO
ARCHITECTS

GEORGE T. KOPEC AIA + LEED AP BD+C SENIOR PROJECT ARCHITECT

COUNTY OF UNION

Union County Jail Holding Cell Renovation
Elizabeth, NJ

ADVANCED REALTY GROUP

New Fox Hollow Corporate Center Flex
Office/Warehouse Building
Branchburg, NJ

CLAREMONT CORPORATE CENTER, LLC

Addition/Renovation of the Claremont
Corporate Center
Summit, NJ

CORTINA MOUNTAIN ESTATES, LLC

Cortina Mountain Estates
New 92 Unit Residential Resort Community;
Hunter, NY

GARDEN HOMES

Skyline Ridge New 92 Unit Condominiums
[with two levels below grade parking]
Springfield, NJ

NEW JERSEY TURNPIKE AUTHORITY

New Freehold Interchange Toll Plaza
Woodbridge, NJ
New Holmdel Motor Vehicle Repair Garage
Woodbridge, NJ
New Secaucus Maintenance Facility
Woodbridge, NJ

NISSAN MOTORS USA

New Regional Parts Distribution Center
Somerset, NJ

PORT IMPERIAL SOUTH, LLC

Henley on Hudson
New 174 Unit Townhouses + Amenities over Parking
Weehawken, NJ

RAHWAY HOUSING AUTHORITY

Capital Improvement Projects
Rahway, NJ

RAHWAY GERIATRIC CENTER

New 120 Bed Facility
Rahway, NJ

SUMMIT ASSOCIATES

New Flex Office/Warehouse Building
Edison, NJ



SETTEMBRINO
ARCHITECTS



J. LANCE SMITH AIA SENIOR PROJECT ARCHITECT

EDUCATION

COLUMBIA UNIVERSITY

MSC Architecture + Urban Design

UNIVERSITY OF PHILADELPHIA

Master of Architecture

UNIVERSITY OF NATAL

Bachelor of Architecture

PROFESSIONAL LICENSE + REGISTRATION

NCARB

NEW JERSEY AI15157

NEW YORK AI031317-I

PROFESSIONAL AFFILIATION

American Institute of Architects

[Member]

Institute of South African Architects

[Member]

KwaZulu Natal Institute for Architecture

[Member]

Lance has joined the firm with over 45 years of professional experience. Lance is responsible for all planning, programming, architectural and construction documents. He has exposure to a broad range of building types and extensive experience dealing successfully with a diverse range of clients including; public, corporate, speculative developer and private commercial.

EDUCATIONAL

WEST MILFORD BOARD OF EDUCATION

Roof Replacement at West Brook Elementary School
West Milford, NJ

OTHER EDUCATIONAL

Heschel School

New York, NY

Hunter College [Brookdale Site]

New York, NY

Hunter College School of Social Work

New York, NY

Fordham University Master Plan

Bronx, NY

Fieldstone School Athletic Facilities

Bronx, NY

Jersey City Board Of Education Conference Facility

Jersey City, NJ

Howard College Guide Plan [University of Natal]

Durban, South Africa

Dental Hospital [University of Durban-Westville]

Durban, South Africa

Shepstone Building Refurbishment

[University of Natal]

Durban, South Africa

Thabane L'mele Arts and Craft School

Lesotho

University of Natal Jubilee Gardens

Durban, South Africa

University of Natal Killie Campbell Museum

Durban, South Africa



SETTEMBRINO
ARCHITECTS

J. LANCE SMITH AIA SENIOR PROJECT ARCHITECT

University of Natal Innovation Foundation

Durban, South Africa

University of Natal Pitermaritzburg Guide Plan

Durban, South Africa

George Campbell High School

Durban, South Africa

STATE, COUNTY, MUNICIPAL + LIBRARY

CAPE MAY COUNTY

New Stone Harbor Library

Stone Harbor, NJ

Cape May Main Library Additions & Renovations

Cape May, NJ

EATONTOWN BOROUGH

New Wolcott Park Comfort Station + Storage

Building

Eatontown, NJ

HIGHLANDS BOROUGH

New OEM Municipal Complex

Highlands, NJ

TOWNSHIP OF OCEAN

Renovations to Senior Center

Oakhurst, NJ

BOROUGH OF ROSELAND

New Salt Shed + Storage Facility

Roseland, NJ

Municipal Building Barrier-Free Ramp Entry

Renovations

Roseland, NJ

BOROUGH OF SEA BRIGHT

New Beach Pavilion + Library

Sea Bright, NJ

New OEM Municipal Complex

Sea Bright, NJ

STATE OF NEW JERSEY DIVISION OF PROPERTY

MANAGEMENT + CONSTRUCTION (DPMC)

New Forest Fire Tower at the Jackson State Nursery

Jackson, NJ

Feasibility Study: Bedminster Maintenance Yard

Bedminster, NJ

ADDITIONAL STATE, COUNTY,

MUNICIPAL + LIBRARY

Whitney Museum

New York, NY

Marcus Garvey Park, Bandstand + Amphitheater

New York, NY

92nd Street Y

New York, NY

Fountain Square

Cincinnati, OH

Gettysburg Museum + Visitor Center

Gettysburg, PA

Warwick Avenue + Grey Street Urban Renewal

Durban, South Africa

International Convention Center

Durban, South Africa

Gateway Town Center

Durban, South Africa

Postal Center

Durban, South Africa

Central Park

Durban, South Africa

Shallcross Community Center

Durban, South Africa



SETTEMBRINO
ARCHITECTS

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

SETTEMBRINO ARCHITECTS project team.
TEAMWORK divides the TASK + multiplies the SUCCESS.

Leonard D. Savino, PE

Principal

Site/Civil and Geotechnical Engineering



29 years in the industry ~ 27 years with Langan

Mr. Savino has over 29 years of experience in site/civil, geotechnical and demolition engineering. His practice includes site plan preparation and utility design, permitting, hydraulic and hydrologic studies, subsurface investigation, geotechnical design, engineering inspection during construction, demolition engineering and erosion studies. Mr. Savino has obtained extensive field supervisory experience including foundation, site work and infrastructure construction, dam restoration, earthwork fill management and surcharge, demolition, subsurface investigation, piezometer installation, percolation testing and vibration monitoring.

Selected Projects

Edison Parking Lot, Secaucus, NJ
24-26 Central Avenue Parking Lot, Newark, NJ
Celgene Office/Parking Facility, Summit, NJ
New Elementary at Central Avenue (NJSDA), Passaic, NJ
New Elementary School at Henry Street (NJSDA), Passaic, NJ
New Elementary School at Main Avenue (NJSDA), Passaic, NJ
New Gloucester Elementary/Middle School (NJSDA), Gloucester City, NJ
Roosevelt Replacement Elementary School No. 10 (NJSDA), Passaic, NJ
Northstar Academy/Uncommon Schools, Newark, NJ
TEAM Charter Schools, Newark, NJ
Immaculate Conception Elementary School, Cemetery, and Mausoleum, Clinton, NJ
Prudential Garage, Newark, NJ
Prudential Office and Garage, Woodbridge, NJ
Riverview Executive Park Garage, Trenton, NJ
Biotrial, North American Headquarters, Newark, NJ
Panasonic North American Headquarters, Newark, NJ
Worth Street Commercial Building, South Hackensack, NJ
Clark Maintenance Facility, Clark, NJ
New Jersey City University, West Campus Redevelopment, Jersey City, NJ
Seton Hall University Aquinas Hall Expansion, South Orange, NJ
Seton Hall University New University Center, South Orange, NJ
Seton Hall University Parking Deck Expansion, South Orange, NJ
Seton Hall University Stafford Hall Reconstruction, South Orange, NJ
Rutgers University, 155 Washington Street, Newark, NJ
Stevens Institute of Technology, Academic Gateway, Hoboken, NJ
Stevens Institute of Technology, Sinatra Drive Corridor Study, Hoboken, NJ
New Jersey City University West Campus Housing, Jersey City, NJ
New Jersey City University West Campus Roadways, Jersey City, NJ
New Jersey Institute of Technology Life Science Lab Building, Newark, NJ
New Jersey Institute of Technology Student Events Center, Newark, NJ
Seton Hall Medical School, Nutley, NJ
University of Medicine and Dentistry of NJ, Newark, NJ
Kean University, Mt. Paul Campus, Jefferson, NJ

Education

M.S., Civil Engineering
New Jersey Institute of Technology

B.S., Civil Engineering
New Jersey Institute of Technology

Professional Registration

Professional Engineer (PE) in NJ,
NY

Affiliations

American Society of Civil Engineers

National Association of Industrial and
Office Properties (NAIOP)

LANGAN

Sony David, PE, LEED AP

Senior Project Manager
Site-Civil Engineering



15 years in the industry ~ 13 years with Langan

Mr. David has 15 years of experience. Mr. David has worked on a variety of land development projects throughout New Jersey, New York and Pennsylvania. These projects have involved site feasibility studies, site layout, grading and drainage design, stormwater management analysis and design, utility design, sanitary sewer design, regulatory permitting and construction inspection. Mr. David has extensive experience in the use of computer applications including AutoCAD, Land Development Desktop, Hydraflow Hydrographs and Hydraflow Storm Sewers.

Selected Projects

Edison Parking Lot, Secaucus, NJ
24-26 Central Avenue Parking Lot, Newark, NJ
Celgene Office/Parking Facility, Summit, NJ
New Elementary at Central Avenue (NJSDA), Passaic, NJ
New Elementary School at Henry Street (NJSDA), Passaic, NJ
New Elementary School at Main Avenue (NJSDA), Passaic, NJ
New Gloucester Elementary/Middle School (NJSDA), Gloucester City, NJ
Roosevelt Replacement Elementary School No. 10 (NJSDA), Passaic, NJ
The Resort at Meadow Creek, Rutherford, NJ
Kips Castle, Montclair, NJ
Monroe Center, Hoboken, NJ
Harrison Metrocentre, Harrison, NJ
Clifton Main Mews, Clifton, NJ
Cranbury Brick Yard, Cranbury, NJ
The Glassworks, Cliffwood, NJ
Arcadian Gardens, East Orange, NJ
Berkeley College, Woodland Park, NJ
Cape Liberty Cruise Terminal, Bayonne, NJ
Celgene Cafeteria Expansion, Somerset, NJ
DMAVA Park and Hudson River Walkway (NJ DPMC), Jersey City, NJ
New Forest Fire Tower at the State Nursery (NJ DPMC), Jackson, NJ
Public Restroom Facility (NJ DPMC), Stockton, NJ
Liberty State Park Picnic Area (NJ DPMC), Jersey City, NJ
Hanaim Church, Elmwood Park, NJ
Holy Cross Cemetery, North Arlington, NJ
HUMC/Seton Hall Medical School, Nutley, NJ
Journal Square Towers, Jersey City, NJ
Kean University, Mt. Paul Campus, Jefferson, NJ
Maryrest Cemetery, Mahwah, NJ
Newark Arena Hotel, Newark, NJ
Stevens Institute of Technology, Academic Gateway, Hoboken, NJ
Stevens Institute of Technology, Sinatra Drive Corridor Study, Hoboken, NJ

Education

M.S., Civil Engineering
Stevens Institute of Technology
B.S., Civil Engineering
New Jersey Institute of Technology

Professional Registration

Professional Engineer (PE) in NJ,
NY

LEED Accredited Professional
(LEED-AP)

Affiliations

American Society of Civil Engineers
National Association of Industrial and
Office Properties (NAIOP)

Professional Development

Cook College – Stormwater
Management Course for Engineers

Troxler Electronic Laboratories –
Certified to Operate Nuclear Moisture/
Density Testing Equipment

Joseph E. Romano, PLS

Principal / Director of Surveying
Land Surveying



34 years in the industry ~ 34 years with Langan

Mr. Romano has a broad range of experience in construction related fields. Starting his career as a title searcher, he developed his expertise working as a draftsman, construction inspector, rodman and survey party chief. His experience in land surveying includes topographic and boundary surveys as well as wetland location and delineation, GPS Surveys, construction stake-out, monitoring, development of as-built site plans and ground control for aerial photography surveys. His experience in all phases of surveying procedures also includes: drafting, note reduction, historical record research, deed analysis, dimensional control and sub-division plans, and preparation of legal property descriptions. Mr. Romano is responsible for developing and implementing proprietary survey software used on Langan's advanced CADD and computer systems. As Director of Surveying and Manager of the Langan Survey Department, Mr. Romano is very active in promoting land surveying and has been a guest speaker at numerous land survey conferences. His areas of special interest include boundary law and GPS/GIS/Laser Scanning technologies.

Selected Projects

Rowan University Parking Lot, Stratford, NJ
MetLife Stadium, East Rutherford, NJ
Giants Training Facility, East Rutherford, NJ
Early Childhood Center (Schlemn Building) (NJSDA), Union City, NJ
Early Childhood Center (NJSDA), Garfield, NJ
Central High School (NJSDA), Newark, NJ
Mt. Vernon Elementary School (NJSDA), Irvington, NJ
New Gloucester Elementary/Middle School (NJSDA), Gloucester City, NJ
Orange Middle School (NJSDA), Orange, NJ
Public School #12 & #14 (NJSDA), Jersey City, NJ
Public School #3 (NJSDA), West New York, NJ
Roberto Clemente Elementary School (NJSDA), Paterson, NJ
Science Park High School (NJSDA), Newark, NJ
Speedway Elementary School (NJSDA), Newark, NJ
Temporary Class Units (NJSDA), Camden, NJ
Immaculate Conception High School, Montclair, NJ
Robert Wood Johnson Memorial Hospital, New Brunswick, NJ
UMDNJ Clinical Academic Building, New Brunswick, NJ
Stevens Institute of Technology, Academic Gateway, Hoboken, NJ
Liberty Science Center, Jersey City, NJ
Mack-Cali at Harborside, Jersey City, NJ
Colgate-Palmolive, Jersey City, NJ
DeVry Technical Institute of New Jersey, Paramus, NJ
DMAVA Park and Hudson River Walkway, Jersey City, NJ
Hawthorne Mixed Use, Hawthorne, NJ
Monmouth Shores, Monmouth, NJ
Newark Industrial Center, Newark, NJ

Education

A.S. Construction Technology,
New Jersey Institute of Technology

Professional Registration

Professional Land Surveyor (PLS) in NJ,
NY, CT, DC

Affiliations

National Society of Professional
Surveyors

New York State Association of
Professional Land Surveyors

New Jersey Society of Professional
Land Surveyors

Connecticut Association of Land
Surveyors, Inc.

District of Columbia Association of
Professional Land Surveyors

American Congress of Surveying and
Mapping

American Institute of Architects

United States Institute of Building
Documentation (Founding Member)

Building Owners & Manager
Association (BOMA)

International Facilities Managers
Association (IFMA)

LANGAN

Bahadir C. Eksioglu, PE

**Senior Project Manager
Geotechnical Engineering**



22 years in the industry ~ 22 years with Langan

Mr. Eksioglu has over 22 years of geotechnical engineering and project management experience involving design and construction of private and public projects. His areas of expertise include design of shallow and deep foundation systems, design of ground improvement techniques, slope stability analysis, design of earth and rock retaining structures, design and supervision of underpinning systems, design of soil nails and rock anchors, seismic evaluation and liquefaction potential analysis, geotechnical instrumentation systems, subsurface investigations, preparation of geotechnical engineering reports, forensic engineering, value engineering, expert testimony, and coordination and supervision of foundation construction works.

Selected Projects

Celgene Office and Parking Facility, Summit, NJ
Prudential Parking Garage Renovation, Newark, NJ
Elizabeth Academic School (NJSDA), Elizabeth, NJ
Catto Schools (NJSDA), Camden, NJ
New Gloucester Elementary/Middle School (NJSDA), Gloucester City, NJ
Morgan Village Junior High School (NJSDA), Camden, NJ
Park and Speedway Schools (NJSDA), Newark, NJ
Citibank Data Center, East Rutherford, NJ
JP Morgan Data Center, Carlstadt, NJ
Seton Hall University, Parking Deck Expansion, South Orange, NJ
PS 102 Elevator, Brooklyn, NY
PS 20, Elizabeth, NJ
PS 3, West New York, NJ
PS 77K Renovation, Brooklyn, NY
PS153Q Temporary Ramp, Maspeth, NY
PS316, Queens, NY
PS42, Queens, NY
PS798, Brooklyn, NY
PS95 Addition, Bronx, NY
New Jersey City University, West Campus Redevelopment, Jersey City, NJ
New Jersey City University, West Side Village Dormitory, Jersey City, NJ
New Jersey City University, West Campus Roadways, Jersey City, NJ
Montclair State University, The Heights Student Housing, Montclair, NJ
Montclair State University, Sinatra Hall Dormitory, Little Falls, NJ
Montclair State University, School of Communications, Montclair, NJ
New Jersey Institute of Technology, Life Science Lab, Newark, NJ
New Jersey Institute of Technology, Student Events Center, Newark, NJ
Seton Hall University, Aquinas Hall Expansion, South Orange, NJ
Seton Hall University, New University Center, South Orange, NJ
Seton Hall University, Stafford Hall Reconstruction, South Orange, NJ

Education

M.S., Civil Engineering (Geotechnical)
University of Illinois at Urbana-Champaign

B.S., Civil Engineering
Istanbul Technical University

Professional Registration

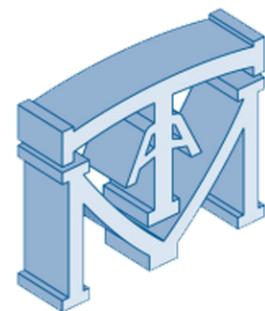
Professional Engineer (PE) in NJ, NY, CT, PA, MD, FL

Affiliations

American Society of Civil Engineers

Turkish Chamber of Civil Engineers

Deep Foundations Institute (DFI)



SETTEMBRINO ARCHITECTS project team.

TEAMWORK divides the TASK + multiplies the SUCCESS.

RESUME

Christopher P. Tansey, P.E.

Principal

Melick-Tully and Associates, P.C.

PROFESSIONAL REGISTRATION

Licensed Professional Engineer in NJ

ACADEMIC BACKGROUND

Bachelor of Science in Civil Engineering – West Virginia University, 1997

Graduate Level Courses in Engineering – New Jersey Institute of Technology

AFFILIATIONS

New Jersey Shore Builders Association

New Jersey Society of Professional Engineers

American Society of Civil Engineers

CERTIFICATIONS

Radiation Safety Officer

ASFE Fundamentals of Project Management

PROFESSIONAL EXPERIENCE

Melick-Tully and Associates

Principal - 2014

Senior Associate - 2011 to 2014

Associate – 2009 to 2011

Field/Project Engineer - 1997 to 2009

Mr. Tansey has extensive diversified experience in geotechnical engineering. He has been in responsible charge of geotechnical investigations, analysis and construction throughout New Jersey, New York and Connecticut. He has extensive experience in developing and implementing geotechnical site investigations for large and small scale construction projects on sites ranging from residential and commercial developments to commercial shopping centers, and schools and universities. Mr. Tansey's experience includes design of shallow and deep foundations, retaining walls and pavements; slope stability analyses; Phase I and Phase II Geologic Studies in areas underlain by carbonate bedrock; and zoning board testimony.

Representative projects throughout the northeast have included: numerous housing projects throughout New Jersey for K. Hovnanian Companies and Pulte Group; major geotechnical studies for various commercial shopping centers for National Realty & Development Corp. located in New Jersey, New York and Connecticut; warehouse distribution centers for Prologis; expansions and new construction at Kean University, Montclair State University, Rider University, Brookdale Community College; and Mercer

County Community College; substation expansions for PSE&G, New Jersey; building expansions at Pfizer Inc., Morris Plains; Bristol-Myers Squibb, New Brunswick; Sanofi Aventis, Bridgewater; new pavements for Toys-R-US, Newark; Medco Health Solutions, Franklin Lakes; radio towers for AT&T, Middletown; and Newton Office of Emergency Management, Newton; and school projects for The Ranney School, The Friends of TEAM Academy Charter School, Inc., Newark, and PleasanTech Academy Charter School, Pleasantville.

RESUME

SCOTT WATKINS, P.E.
Project Manager

PROFESSIONAL REGISTRATION

Licensed Professional Engineer in NJ, PA, NY and DE

ACADEMIC BACKGROUND

Masters of Science in Geotechnical Engineering - NJIT - 1982

Bachelor of Science in Civil Engineering - NJIT - 1978

CONTINUING EDUCATION SEMINARS

NJDEP

Rutgers University

NJ Institute of Technology

National Ground Water Association

NJ Society of Professional Engineers

CERTIFICATIONS

State of New Jersey - DEP - Underground Storage Tank Subsurface Evaluator- 1992

PROFESSIONAL EXPERIENCE

Melick-Tully and Associates
Project Manager

June 2013- Present

Converse Consultants
Senior Project Consultant

June 2011- March 2013

French and Parrello Associates P.A.
Senior Project Consultant/Manager
Project Engineer/Staff Engineer

1987-2010

1978-1987

SCOTT WATKINS, P.E.
Project Manager
(Resume Continued)

Mr. Watkins has extensive experience in geotechnical engineering and geo-environmental consulting. Mr. Watkins's geotechnical experience includes geotechnical site investigations, dewatering studies, dam design and repair, dam safety inspections, design and installation inspections of rock anchors, design and installation inspections of drilled piers, drilled concrete-filled piles, slope stability analysis and retaining wall design.

Mr. Watkins also has extensive geo-environmental experience including underground storage tank closures, Phase I and Phase II site assessments, Remedial Investigations and Remedial Action Work Plans, groundwater contaminant delineations aquifer recharge assessment, landfill design and closure plans, QA/QC during landfill liner installation, ground water supply studies and discharge to groundwater waste disposal studies.

Geotechnical: Over 100 site investigations and foundation designs for proposed cell phone towers – Verizon (NYNEX, Bell Atlantic, Sprint, AT&T) in NJ, PA, NY, MA and CT; over 30 site investigations and foundation recommendations for major sewage treatment and water treatment facilities for Hatch Mott MacDonald (Elson T. Killam), Schoor DePalma, T&M Associates, CME Associates, CDM, BCM, PBS&T; over 40 site investigations and foundation recommendations for major water distribution and sewage collection systems for Hatch Mott MacDonald (Elson T. Killam), Schoor DePalma, T&M Associates, CME Associates, CDM, BCM, PBS&J; over 200 residential developments in NJ and PA; over 50 school expansions.

Environmental: UST closures for Jersey City Medical Center (17 USTs), Borough of Sayreville (12 USTs), Borough of Milltown (8 USTs), Monmouth County Park System (27 USTs); Phase I Site Assessments - over 200 for proposed cell phone sites for Verizon, Sprint and AT&T in NJ, NY and PA; NEPA Studies – over 300 for proposed cell phone sites for Verizon, Sprint and AT&T in NJ and NY; Landfill Quality Assurance – new cell construction for Atlantic County Utilities Authority and Gloucester County Utilities Authority; Landfill Closure Design – Edison Landfill, Edison, NJ.; Discharge to Ground Water – Wastewater Disposal - over 20 projects ranging from 10,000 gpd to 300,000 gpd in NJ.

Forensic and Expert Witness Testimony: Groundwater Contamination and Treatment – US Bankruptcy Court, Camden, NJ; Groundwater Contamination/UST Closure – Superior Court of NJ, Somerset County; Geotechnical Evaluation/Pavement Failure, Superior Court of NJ, Union County; Solid Waste/Hazardous Waste – New Jersey Administrative Law Court; Geotechnical Evaluation of Mining Site, Superior Court of NJ, Middlesex County.

RESUME

Kimberly Tully, P.E.
Project Engineer

PROFESSIONAL REGISTRATION

Licensed Professional Engineer in New Jersey

ACADEMIC BACKGROUND

Bachelor of Science in Civil Engineering – Villanova University, 2008
Masters of Science in Civil Engineering- Villanova University, 2013

CERTIFICATIONS

OSHA 40-Hour Hazwoper Training
Nuclear Density Testing Equipment Training

PROFESSIONAL ASSOCIATIONS

Villanova Civil Engineering Department Advisory Committee

PROFESSIONAL EXPERIENCE

Melick-Tully and Associates

Project Engineer- 2012 to Present
Staff Engineer- 2011 to Present
Field Engineer - 2008 to 2011

Ms. Tully is a graduate engineer with experience in the geotechnical engineering field. Specifically, Ms. Tully has managed numerous geotechnical investigations and construction projects throughout New York, New Jersey, Connecticut and Pennsylvania. She has extensive experience in developing and implementing geotechnical site investigations for large and small scale construction projects on sites ranging from residential and commercial developments to power related projects for PSE&G. Ms. Tully's experience includes design of shallow and deep foundations, retaining walls and pavements, as well as implementation and evaluation of ground improvement techniques including deep dynamic compaction and surcharging.

Representative projects throughout the northeast have included: numerous housing projects throughout New Jersey and Pennsylvania for K. Hovnanian Companies and Pulte Group, geotechnical studies for various commercial and industrial companies including Frank A. Greek and Russo Development. She has completed geotechnical investigations for new PSE&G substations and improvements to existing substations.

In addition, Ms. Tully has been involved in the analysis, design and construction of deep foundation systems for various types of buildings and improvements. Ground improvement projects have involved deep dynamic compaction to improve existing fill for mixed-use buildings in Kearny and surcharge design and monitoring for a mixed-use development in Harrison, NJ.



SETTEMBRINO ARCHITECTS project team.
TEAMWORK divides the TASK + multiplies the SUCCESS.



Scott McConnell, P.E., LEED AP

SUMMARY OF EXPERIENCE

Mr. McConnell has over 25 years of experience with structural design encompassing the full spectrum of building types. His extensive experience in developing and refining structural designs has provided his Clients with cost effective, practical and innovative solutions.

Mr. McConnell's blend of engineering and management skills has resulted in the successful completion of several award winning facilities throughout the region. He is committed to providing structural engineering services with a sensitivity to architectural design objectives and the project owner's needs. Mr. McConnell has extensive experience in the evaluation, analysis and design of structural steel, reinforced concrete, masonry, light gage and wood structures utilizing both shallow and deep foundation systems. His project experience includes significant new construction, historic restoration, renovations, condition assessments, peer reviews and adaptive reuse of commercial, institutional, educational, cultural, civic, healthcare and telecommunication facilities.

Education

M.S. - Civil Engineering, Clarkson University, 1994

B.S. - Civil & Environmental Engineering, Clarkson University, 1991

Professional Registrations

P.E. - NJ (#24GE04028100),
NY (# 081887),
PA (#PE071049),
DE (#14015)

Professional Affiliations

American Society of Civil Engineers,
Member
American Concrete Institute, Member

Publications

" Cyclic Behavior of RC Knee-Joints ",
Proceedings of the Fifth U.S.
National Conference of Earthquake
Engineering, Chicago, Illinois
"Use of Headed Reinforcement in
Beam Column Joints Subjected to
Earthquake Loads", ACI Structural
Journal, Vol. 95, No. 5,
September/October 1998.

MUNICIPAL & PUBLIC PROJECT EXPERIENCE

- Township of Princeton Municipal Complex, Princeton, NJ
- Township of Forks Municipal Complex, Forks Township, PA.
- Montville Police & Public Safety Building, Montville, NJ
- Union County Public Safety Complex, Morris, NJ
- Camden County Animal Shelter Expansion, Camden, NJ
- Borough of Little Ferry Municipal Building, Little Ferry, Bergen County,
- Brookhaven Firehouse, Brookhaven, PA
- Edna Mahan Correctional Facility, Clinton Township, NJ
- Elizabeth Fire and Rescue Facility, Elizabeth, NJ
- Roseland Municipal Building and Roof Renovations, Roseland Borough, NJ
- Montgomery County Jail Roof Evaluation, Norristown, PA
- Park Ridge Police Facility, Park Ridge, NJ
- Wall Township Police Headquarters, Wall Township, NJ
- Union County Juvenile Detention Center, Elizabeth, Union County, NJ



Delcho Palechev, P.E.

SUMMARY OF EXPERIENCE

Mr. Palechev has over 8 years of experience and is a graduate of Rutgers University with a bachelor's and master's degrees in Civil Engineering. At Rutgers University, Mr. Palechev's course work focused primarily on structural design, including classes in steel, reinforced concrete and pre-stressed concrete design. Mr. Palechev was awarded by the NJ chapter of the American Concrete Institute as the 2004 graduating civil engineer having achieved the best performance in concrete structures and technologies. He has been named outstanding scholar by the Rutgers Engineering Alumni Association and awarded for having achieved the highest cumulative GPA in the Rutgers School of Engineering during his undergraduate studies.

His project experience includes the structural design of a wide variety of educational, commercial, pharmaceutical, telecommunications, residential, recreational and other facilities.

Education

M.S. – Civil Engineering, Rutgers University, 2007

B.S. - Civil Engineering, Rutgers University, 2004

Professional Registrations

P.E. – NJ (#24GE04873200)MD(#36812), NY(#088091)

Recognition and Achievements

Invited speaker - Rutgers University School of Engineering freshman orientation classes, October 2006, October 2007, March 2008, October 2008.

MUNICIPAL & PUBLIC PROJECT EXPERIENCE

- Glen Rock Municipal Building, Glenn Rock, NJ
- Chatham Schools, Chatham, Morris County, NJ
- Hackensack Police Building, Hackensack, NJ
- Hooper Avenue Pedestrian Bridge, Toms River, NJ
- Monroe Library Additions, Monroe, NJ
- Township of Lower Municipal Utilities Authority Administration Building Addition and New Garage, Cape May County, NJ
- NJSCC Plainfield Middle School, Plainfield, Union County, NJ
- Joyce Kilmer School Additions and Alterations, Milltown, Middlesex County,
- Kean University Classroom Expansion, Union City, Hudson County, NJ
- Kean University East Campus Addition, Union City, Hudson County, NJ
- Lorraine School, Keansburg, NJ
- Community Pool at Lyndhurst High School, Lyndhurst, NJ
- New Emerson Elementary School, City of Plainfield, NJ
- Ocean County College Fine Arts Center, South Toms River, NJ



Ashutosh Patel, P.E.

SUMMARY OF EXPERIENCE

Mr. Patel has over 15 years of structural engineering experience in the design and construction of high rise commercial buildings, sports arenas, residential, pharmaceutical, educational and healthcare facilities as well as mixed-use projects. Throughout his career, he has gained valuable experience in the design of steel, concrete, masonry, and timber structures. Mr. Patel also has extensive knowledge of all current design codes including the IBC 2006, ASCE 7-05 and the current steel and concrete codes.

Education

M.S. - Civil Engineering, Columbia University, 2001

B.S. - Civil Engineering, City College of New York, 1997

Professional Engineering Registrations

AL, CT, DE, FL, GA, IN, KY, MA, MD, MI, MN, NC, NH, NJ, NY, OH, PA, RI, SC, VA, VT, WVA

Teaching

Technical Career Institutes
1998 to 2003
Adjunct Instructor in algebra

Rutgers University - Fall 2005 to Summer 2006
Adjunct Instructor in Pre-calculus

MUNICIPAL & PUBLIC PROJECT EXPERIENCE

- Richard Stockton College Student Housing V, Pomona, NJ
- Northampton County Youth Detention Center, Easton, PA
- Phillips Arena, Atlanta, GA
- Nationwide Arena, Columbus, OH.
- South River Public Library, South River, NJ
- Rutherford Public Library, Rutherford, NJ
- St. Joseph Church, Middletown, DE
- Union County Juvenile Detention Center, Elizabeth, NJ
- Raritan Bay Medical Center, Old Bridge Township, NJ
- NJSDA Joseph C. Caruso School, Keansburg, NJ
- MRESC Sayreville School, Sayreville, NJ
- Kean University Center for Science, Technology, & Mathematics Education, Union, NJ
- Elizabeth High School Parking Garage, Elizabeth, NJ
- Montclair Kimberly Academy, Montclair, NJ
- Newark Penn Station Elevator Installation Shoring, Newark, NJ



SETTEMBRINO ARCHITECTS project team.

TEAMWORK divides the TASK + multiplies the SUCCESS.

GEORGE A. MURAWSKI | PRINCIPAL



Planning / Field Services

OVERVIEW

George has over 30 years of mechanical and electrical consulting experience. He serves as supervisor and coordinator of the construction administration team for commercial and industrial projects. His responsibilities include review of design documents and specifications for quality control and constructability.

George is responsible for attending and representing owners at pre-bid meetings, reviewing bids, and making recommendations for contractor selection. In addition, his responsibilities include participation in the review of shop drawings, scheduling meetings, construction site visits, evaluation of construction schedules, and progress. He organizes a complete system of construction, records review changes, and orders coordinate start-ups procedures and commissioning.

George has served as construction representative on new and renovation projects for correctional facilities, hospitals, colleges, housing, municipalities, and data centers. His broad-based experience and ability to visualize construction in a 3-D concept allows him to resolve problems and conflicts before they become a major issue.

PROJECT EXPERIENCE

- NJSEA-Storm Water Pump Station Condition Assessment
- Asbury Park High School - Investigation of the Heating System
- Felician Sisters of North America - Boiler Investigation
- NJSEA Monmouth Park Racetrack Grandstand Sprinkler and Fire Alarm
- New York Stock Exchange - MPOE Room Fire Alarm / "Early Warning" Upgrade
- North Hudson Community Action Corporation (NHCAC) - Fire Alarm Services
- NJ Manufacturers Insurance Offices – West Trenton, Parsippany, NJ
- Monmouth County Library Headquarters – Manalapan, NJ
- Monmouth County Hall of Records – Freehold, NJ
- Union City Municipal Building – Union City, NJ
- NJSEA Meadowlands Complex – East Rutherford, NJ
- Clara Maass – Skilled Nursing & Assisted Living – Kearny, NJ
- WNY Housing Authority – Otis Gardens – West New York, NJ
- Brookdale Community College Library – Lincroft, NJ
- Brookdale Center for Visual Arts – Lincroft, NJ
- Montclair State University – Upper Montclair, NJ
- Union City Schools – Union City, NJ
- Paterson Schools – Paterson, NJ
- Jersey City City Hall – Jersey City, NJ
- Paterson Public School District Technology Upgrade – Paterson, NJ
- Hudson County Community College – Culinary Arts Building – Jersey City, NJ
- Asbury Park Board of Education - Obama School - 2nd Floor

QUALIFICATIONS

Chicago Technical Institute,
Correspondence Course for
Design Drafting

Lorman Construction
Contracting for Public Entities in
New Jersey

Lorman Law Litigation
Avoidance in New
Jersey

National 9th Conference on
Building Commissioning

State of NJ Seminar of Safe
Handling of Asbestos
Containing Materials

Trane Air Conditioning Clinic

Bell & Gossett: Hydronic Design
and Application

Dale Carnegie Course

AFFILIATED WITH

- ASHRAE
- Association for Project
Managers

DAN REHBERG, P.E.



Professional Engineer in Illinois

OVERVIEW

Dan has been employed at DLB Associates for over five years. During that time, he has been instrumental in the mechanical design and construction on a broad range of projects which includes over 15 mission critical facilities.

Projects have included ground-up facilities as well as renovation and expansion projects. His responsibilities have included surveys, feasibility reports, design and construction coordination, and punch list inspections.

During the past several years, he has worked on a series of energy audits for over 20 hospital and data center facilities across New Jersey. These projects required detailed field surveys and analysis to evaluate potential energy savings measures.

Approximately 50% of these audits proceeded into design and implementation using the recommendations made in the audits phases. This included the replacement of a wide variety of equipment types such as chillers, boilers, motors and lighting.

PROJECT EXPERIENCE

- Google Data Centers – Various Locations
- Energy Audits – Various Locations in NJ
- Boiler Replacements – St Barnabas Medical Center – Livingston, NJ
- New Chiller Plant – Beth Israel Medical Center – Newark, NJ
- Financial Institution Data Center Retrofit – Various Locations in NJ
- Queensborough Community College Holocaust Resource Center – Queens, NY
- Hofstra University – Hempstead, NY
- The Shops at Atlas Park – Glendale, NY
- High Rise, 180 Unit Residential Building – Jersey City, NJ
- Stop & Shop Supermarkets – Various Locations Northeast
- Fifth Avenue Pavilion – Asbury Park, NJ
- Home Depot – Jersey City, NJ
- Fogo de Chao Brazilian Steakhouse – Philadelphia, PA
- Chima Brazilian Steakhouse – Philadelphia, PA
- Famous Dave's – Various Locations Northeast
- Charlie Brown's Steakhouse – Various Locations Northeast
- Houlihan's – Various Locations Northeast
- G-Star Raw Denim – Various Locations
- PetSmart – Various Locations Northeast
- Applebee's – Various Locations Northeast
- TGI Friday's – Various Locations
- Charley's Ocean Grille – Long Branch, NJ

QUALIFICATIONS

Illinois Institute of Technology –
BS Degree in Architectural
Engineering

ASHRAE Certified Building
Energy Assessment Professional
(BEAP)

ASHRAE Certified Building
Energy Modeling Professional
(BEMP)

JOHN LANNI, P.E.



Professional Mechanical Engineer in New Jersey

OVERVIEW

John is a broadly talented mechanical engineer with proficiencies in HVAC, plumbing, process and fire protection systems. Additionally, he has considerable expertise in troubleshooting, collecting, organizing and evaluating field data. These characteristics allow John to apply a genuinely holistic approach in design, commissioning and project management.

John has worked as a senior project manager and technical lead on a broad range of projects, including many mission critical facilities. Additionally, he has significant international experience in construction practices, engineering design and project management on mission critical and infrastructure projects.

Attention to detail while remaining cognizant of the client's needs and the requirements of the entire project allows John to work efficiently and effectively. A problem solver by nature, he applies both theoretical and practical knowledge, combined with significant field experience, to keep a project on track.

PROJECT EXPERIENCE

- Trenton Water Works – Laboratories & Process
- Union City Schools, Various Projects – Union City, NJ
- Pershing Field Pool / Ice Rink – Jersey City, NJ
- Bayside Park Sports Lighting – Jersey City, NJ
- Giants Stadium – East Rutherford, NJ
- Six Flags Great Adventure – Jackson, NJ
- Avalon Maintenance Facility – Avalon, NJ
- Cliffside Park Dept. of Public Works – Cliffside Park, NJ
- Bayshore Ferry Terminal – Belford, NJ
- JFK Airport Computer Center – Jamaica, NY
- LaGuardia Airport Security System – Flushing, NY
- Lincoln Tunnel – NY / NJ
- Exclusive Bus Lane Signal Modification – NY / NJ
- Newark Airport Automated People Mover – Newark, NJ
- Revenue Control System – Airport – NY / NJ
- Allenhurst Firehouse & Municipal Bldg. – Allenhurst, NJ
- Freehold Firehouse & Maintenance Bldg. – Freehold, NJ
- Jersey City City Hall – Jersey City, NJ
- Monmouth County Courthouse – Freehold, NJ
- Nassau County Jail – Garden City, NY
- Union City Recreation Center – Union City, NJ
- Max Rosenn Federal Courthouse – Wilkes-Barre, PA
- NJ DOT Diligence Survey – Over 100 locations in NJ

QUALIFICATIONS

Trenton State College – BS
Degree in Mechanical
Engineering

New York University – Electrical
Power

LEED 2.0 Accredited
Professional

AFFILIATED WITH

- ASHRAE (HVAC)

ANTHONY LASKOSKY, P.E.



Professional Electrical Engineer in New Jersey

OVERVIEW

Anthony has been an integral part of the DLB team for over 12 years. During that time, he has been instrumental in the electrical design and construction on a broad range of projects, which includes over 30 mission critical facilities.

Projects have consisted of brown-field and green-field sites as well as renovation and expansion projects. His responsibilities have included surveys, feasibility reports, design and construction coordination, and punch list inspections.

During the past several years, Anthony has performed as a site manager on a fast paced construction schedule for a data center campus. He was also the project manager on two large scale data center projects which were constructed simultaneously for the same client.

PROJECT EXPERIENCE

- Trenton Department of Housing - Energy Conservation
- Google Data Centers – Various Locations
- Level 3 Communications Telecommunications Facilities – Various Locations
- Qwest Communications Telecommunications Facilities – Various Locations
- Voicestream Wireless – Various Locations in NY and NJ
- NJ Port Authority – Central Police Desk and Emergency Operations Center
- Bayonne Hospital – Bayonne, NJ
- Energy Audits – Various Locations in NJ
- Hofstra University – Hempstead, NY
- Neptune School – Neptune, NJ
- Early Childhood Development Center – Camden, NJ
- St. Casmir School – NJ
- Hamburg Public School – Hamburg, NJ
- The Shops at Atlas Park – Glendale, NY
- Queens Center Mall – Elmhurst, NY
- Multistory, 40 Unit Residential Building – Jersey City, NJ
- Clayton Concrete – Various Locations in NJ
- West-ward Pharmaceutical – Eatontown, NJ
- Stop & Shop Supermarkets – Various Locations in Northeast

QUALIFICATIONS

The Pennsylvania State University – BS Degree in Electrical Engineering

STEVEN FREEMAN



Electrical Designer

OVERVIEW

Steven is experienced in lighting, power, fire alarm, security, information technology and photovoltaic systems. He has been involved in a variety of different project types where his responsibilities have ranged from design, project management, report writing, field surveying, and photographic documentation. He is also proficient in specification writing, cost estimating and construction supervision.

PROJECT EXPERIENCE

- Neptune Township Municipal Building Complex - Fire Alarm System
- NJSEA Monmouth Park Racetrack Grandstand Sprinkler and Fire Alarm
- The College Of New Jersey - Forcina Hall Supplemental Cooling
- Neptune Board Of Education – Various Projects
- Glasgow Caledonian University - NY
- Bergen Community College - Health Professions Building
- St. Peter's University Hospital - Solar PV System at McCarrick Nursing Home
- Neptune Schools - Alternative Energy Analysis
- Capital Health Systems – Trenton, NJ
- Hunterdon Medical Center – Flemington, NJ
- JFK Medical Center – Edison, NJ
- Smith Barney – Summit, NJ
- Block Drug – Jersey City, NJ
- Google Data Centers – Various Locations
- Montgomery High School – Montgomery Township, NJ
- C. L Tyson Performing Arts High School – East Orange, NJ
- Anisfield School of Business, Ramapo College – Mahwah, NJ
- Monroe High School – Monroe, NJ
- The College of New Jersey – Ewing, NJ
- T-Mobile – Various Locations
- NJ Turnpike Authority – Various Locations
- Waste Water Treatment Plant – Washington Township, NJ
- Bayside State Prison – Leesburg, NJ
- Verizon Stores – Various Locations
- Rahway Housing Authority – Rahway, NJ
- Newark Housing Authority – Newark, NJ
- Bergen County Housing Authority – Bergen County
- McCarrick Care Center – Somerset, NJ
- Bayshore Recycling (Solar) – Woodbridge, NJ
- Morristown Wastewater Treatment Plant – Morristown, NJ

QUALIFICATIONS

Middlesex County College

Lighting Certified – National Council on Qualifications for the Lighting Professions

AFFILIATED WITH

- Illuminating Engineering Society of North America
- National Fire Protection Association

DANIEL GRIESHABER, P.E.



Professional Mechanical Engineer in New Jersey

OVERVIEW

Daniel is a reliable professional with 7 years of engineering experience that includes building infrastructure, tenant fit-out, and data center design. He is experienced in equipment selection, shop drawing and submittal approval, and is proficient in CAD and Revit.

Daniel managed the large scale infrastructure and fit-out upgrades of the 270 Park Avenue plumbing and fire protection systems. This project included one of the first below grade grey water harvesting and reuse systems in New York City and was awarded LEED platinum status.

He also researched and designed a data center project which included over 30 zones of high pressure pre-action water mist. The large scale, unique qualities of the specialty high pressure water mist systems, and BIM requirements for this task made it an incredibly challenging project.

During his work on a large scale data center and office building in Mexico, Daniel designed a black water treatment plant with 100% water reuse for cooling tower makeup and irrigation.

PROJECT EXPERIENCE

- Bergen Community College - Paramus, NJ
- Glasgow Caledonian University, New York, NY
- Rutgers Highpoint Solutions Stadium - Piscataway Township, NJ
- American Addiction Center - Ringwood, NJ
- Carrier Clinic - Belle Mead, Montgomery, NJ,
- Hoboken University Medical Center - Hoboken, NJ
- New York Presbyterian Hospital - New York, NY
- Bank of America Interiors Projects – NY, MI, PA
- CitiGroup Interiors Projects – Jersey City, NJ
- CitiGroup, 388 Greenwich Infrastructure Upgrades – New York, NY
- SAC Capital, 330 Madison Renovations – New York, NY
- Coty Labs – Morris Plains, NJ
- Sentinel Data Center – Durham, NC
- Sentinel Data Center – Orangeburg, NY
- Port Liberte III Garden Apartments - Jersey City, NJ
- Focus Financial – New York, NY
- Motorola Expansion of Lab and Office spaces – Holtsville, NY
- H&M - New York, NY
- Gulfstream Aerospace Building - Savannah, GA
- Jet Aviation-Bedford, Bedford, MA
- Rihga Royal Hotel – New York, NY
- JPMorgan Chase 270 Park Restack and Renovation – New York, NY

QUALIFICATIONS

Rutgers University – BS Degree
in Mechanical Engineering



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SETTEMBRINO ARCHITECTS project team.

TEAMWORK divides the TASK + multiplies the SUCCESS.



Ian Taylor

Principal, FRICS

Since co-founding Toscano Clements Taylor in 2007, Ian Taylor has honed his approach to cost consulting by leveraging his 45-plus year career in construction and cost management. He spent a bulk of his early career as a quantity surveyor, where he worked on behalf of project owners across the globe to provide guidance and manage project costs through the construction lifecycle. His expertise in the field of cost management has since earned him a Fellowship with the London-based Royal Institution of Chartered Surveyors.

Ian currently serves as Principal and Senior Cost Manager for TCT, and oversees a team of several estimators to ensure estimates are delivered on schedule. He believes in providing as much detail as possible in the early stages of design to lay the groundwork and set expectations for his clients. Ian leans heavily on his experience during a project's pre-schematic phase, when his role and estimates are critical in determining a scope and budget, and effectively communicates with the design team during each phase to produce estimates that allow clients to make sound financial decisions.

Years of Experience:

48 years

Certifications:

Fellow of the Royal Institution of Chartered Surveyors

Education:

B.S. Quantity Surveying
Salford University
Manchester, England

Selected Project Experience:

- **Atlantic County DPW New Fleet Storage Management and Enclosed Vehicle Storage Facilities**, Northfield, NJ
- **Borough of Roseland New Salt Shed and Storage Facility**, Roseland, NJ
- **Cape May Library Renovations**, Cape May, NJ
- **City Monmouth Seaview Building**, Monmouth Beach, NJ
- **Monmouth Battlefield State Park Visitor Center**, Englishtown, NJ
- **NJ Department of Transportation Bedminster Maintenance Yard Feasibility Study**, Bedminster, NJ
- **NJ Division of Property Management and Construction (DPMC) Archery Park and Hunter Education Training Facility**, Hampton, NJ
- **NJ DPMC Facility Assessment Study**, Bordentown, NJ
- **NJ DPMC Island Beach State Park New Sanitary Sewer**, Island Beach State Park, NJ
- **NJ School Development Authority Science Park High School**, Newark, NJ
- **NJ State Prison Data Center**, Trenton, NJ
- **NJ Turnpike Authority Facilities Improvements at Herbertsville, Ocean, Swainton and White House**, Various Locations, NJ
- **Newark Housing Authority 500 Broad Street Renovations**, Newark, NJ
- **Ocean Township Municipal Building**, Oakhurst, NJ
- **Orange City Hall Historic Preservation**, Orange, NJ
- **Port Authority of New York & New Jersey Newark Airport Building 3 Demolition**, Newark, NJ
- **Sea Bright Emergency Response Center**, Sea Bright, NJ
- **Wolcott Park Comfort Station**, Eatontown, NJ



Nick Maiorana

Director of MEP, Senior Cost Estimator

Nick Maiorana has spent nearly three decades as an estimator within the A/E/C industry working with project owners, contractors and consultants. Throughout his experience, he has become proficient in developing estimates from the conceptual phase through construction documents for all design disciplines. His responsibilities have included bidding, contracting and subcontracting management, budgeting and financial management, quality assurance, and site planning.

As TCT's Director of MEP, Nick manages the firm's in-house MEP department and allocates staff to ensure resources remain readily available. He understands that nearly all estimates contain an aspect of MEP design and continually researches the ever-changing MEP systems and technology to better inform his estimates. Nick views each estimate as an opportunity to leverage his diverse experience to positively affect each project. He attributes his track record of successful estimates to his ability to remain flexible and responsive to client needs while maintaining consistent communication.

Years of Experience:

30 years

Certifications:

LEED Green Associate

Education:

B.S. Civil Engineering
Technology
Youngstown State University

Selected Project Experience:

- **Cape May Library Renovations**, Cape May, NJ
- **City of Frederick Westside Park Feasibility Study**, Frederick, VA
- **DC DGS DOC Generators Replacement**, Washington, DC
- **DC DGS Benning Park Community Center**, Washington, DC
- **DC DGS DPW Salt Dome**, Washington, DC
- **DC DGS Fort Davis Recreation Center Renovations & Upgrades**, Washington, DC
- **DC DGS Rocky Gap VC Expansion Burial Capacity**, Washington, DC
- **FEMA NYC Housing Authority (NYCHA) Super Storm Sandy Mitigation**, New York, NY
- **Hurricane Sandy Multi-Family Loan Program**, New York, NY
- **NJ DPMC Facility Assessment Study**, Bordentown, NJ
- **NJ DPMC Island Beach State Park New Sanitary Sewer**, Island Beach State Park, NJ
- **NJ DPMC Personal Duress Alarm**, Bordentown, NJ
- **NYCHA Baruch Basis of Design Study**, New York, NY
- **NYCDEP Design and CM for Wastewater Resiliency Program JOCS**, New York, NY
- **Nassau County DPW Bay Park Sewage Treatment Plant**, Far Rockaway, NY
- **NYC Parks Conference House Park Pavilion**, Staten Island, NY
- **NYC School Construction Authority Rockaway Schools**, Rockaway, NY
- **Town of Babylon Fire House Generator Replacement**, Babylon, NY
- **US Army Corps of Engineers Baltimore District, Poplar Island Value Engineering Study**, Poplar Island, MD
- **Western Maryland Rail Trail**, Pearre Station, MD

TAB 5.

HOURLY RATES

SETTEMBRINO ARCHITECTS 2016 *hourly* rates

Principal Architect, LEED AP	\$150.00
Project Manager, LEED AP	\$145.00
Senior Project Architect, LEED AP	\$145.00
Project Architect, LEED AP	\$140.00
Interior Designer	\$135.00
Architectural Designer	\$125.00
Construction Administration	\$125.00
Technical I Consultant	\$110.00
Accounting Department	\$ 95.00
Administrative Department	\$ 90.00

** Hourly Rate Schedule subject to change.*

** Any consultants as authorized by the Owner will be billed at cost plus 20%.*



SETTEMBRINO
ARCHITECTS

REIMBURSABLE EXPENSES

Printing | Copies | Shipping

At Cost

**Expense of additional coverage or limits, including professional liability insurance, requested by the Owner in excess of that normally carried by Settembrino Architects.*

TAB 6.

REFERENCES

section i.
county + municipal references

COUNTY + MUNICIPAL *references*

CAPE MAY COUNTY

Anne Marie McMahon

Director of Facilities

4 Moore Road

DN-149

Cape May Courthouse, NJ 08210

P. 609.465.1291

CARLSTADT BOROUGH

Joe Crifasi

Director of Facilities

500 Madison Street

Carlstadt, NJ 07072

P. 201.939.2850

EAST RUTHERFORD BOROUGH

James L. Cassella

Mayor

1 Everett Place

East Rutherford, NJ 07073

P. 201.933.3444

EATONTOWN BOROUGH

George Jackson

47 Broad Street

Eatontown, NJ 07724

p. 732.389.7621

HOLMDEL TOWNSHIP

Honorable Patrick Impreveduto

Committeeman

4 Crawfords Corner Road

Holmdel, NJ 07733

p. 732.946.2820

JACKSON TOWNSHIP

Daniel Burke

Township Engineer

95 West Veterans Highway

Jackson, NJ 08527

p. 732.928.1200

MONMOUTH COUNTY

Teri O'Connor

County Administrator

Hall of Records

Freehold, NJ 07728

p. 732.431.7384

OCEAN TOWNSHIP

Andrew Brannen

Township Administrator

399 Monmouth Road

Oakhurst, NJ 07755

p. 732.531.5000

SEA GIRT BOROUGH

Colonel Alan Bunting

Borough Administrator

321 Baltimore Boulevard

Sea Girt, NJ 08750

p. 732.449.9433



SETTEMBRINO
ARCHITECTS

COUNTY + MUNICIPAL *references*

TINTON FALLS BOROUGH

Gerald Turning

Mayor

556 Tinton Avenue

Tinton Falls, NJ 07724

p. 732.542.3400

UNION BEACH BOROUGH

Robert M. Howard, Jr.

Borough Administrator

556 Poole Avenue

Union Beach, NJ 07735

p. 732.888.1279

WOODBRIIDGE TOWNSHIP

Bob Landolfi

Township Administrator

George Frederick Plaza

Woodbridge, NJ 07735

p. 732.634.4500



SETTEMBRINO
ARCHITECTS

TAB 7.

REQUESTED INFORMATION

section i.
new jersey business registration certificate

NJ BUSINESS REGISTRATION

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: HUBBARD ASSOCIATES LLC	TRADE NAME: SETTEMBRINO ARCHITECTS	
ADDRESS: 25 BRIDGE AVENUE RED BANK NJ 07701	SEQUENCE NUMBER: 1509521	
EFFECTIVE DATE: 08/31/09	ISSUANCE DATE: 07/09/15	
	 Director New Jersey Division of Revenue	
FORM-BRC (04-08) D205846V	This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.	

LANGAN

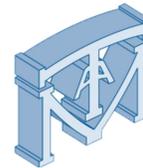
NJ BUSINESS REGISTRATION



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
Trade Name:	
Address:	RIVER DRIVE CENTER 1 ELMWOOD PARK, NJ 07407-1366
Certificate Number:	0080565
Effective Date:	March 30, 1993
Date of Issuance:	March 28, 2014

For Office Use Only:
20140328164833967



NJ BUSINESS REGISTRATION



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	MELICK-TULLY AND ASSOCIATES, P.C.
Trade Name:	
Address:	117 CANAL RD SOUTH BOUND BROOK, NJ 08880-1201
Certificate Number:	0067228
Effective Date:	December 15, 1976
Date of Issuance:	June 13, 2013

For Office Use Only:
20130613091741744



NJ BUSINESS REGISTRATION



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	MPP ENGINEERS LLC
Trade Name:	
Address:	79 MILL POND RD JACKSON, NJ 08527
Certificate Number:	1520733
Effective Date:	October 27, 2009
Date of Issuance:	July 29, 2010

For Office Use Only:
20100729162044990

NJ BUSINESS REGISTRATION

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: DLB ASSOCIATES CONSULTING ENGINEERS, P.C	TRADE NAME:	
ADDRESS: 265 INDUSTRIAL WAY WEST EATONTOWN NJ 07724	SEQUENCE NUMBER: 0081999	
EFFECTIVE DATE: 09/20/93	ISSUANCE DATE: 07/26/11	
FORM-BRC (01-08) D205846V	<i>James J. Fuscone</i> Director New Jersey Division of Revenue	
This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.		



TOSCANO
CLEMENTS
TAYLOR

NJ BUSINESS REGISTRATION

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: TOSCANO CLEMENTS TAYLOR COST ESTIMATORS	TRADE NAME:	
ADDRESS: 16 MERION COURT MONORE TWP NJ 08831	SEQUENCE NUMBER: 1483701	
EFFECTIVE DATE: 05/01/09	ISSUANCE DATE: 12/16/09	
FORM-BRC	 Director New Jersey Division of Revenue	
This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.		

section ii.
legal representation



SETTEMBRINO
ARCHITECTS

CONTACT

Kevin M Settembrino
AIA | LEED | AP
Principal
*ksettembrino@
settembrino.com*

25 Bridge Avenue
Suite 201
Red Bank, NJ 07701

732.741.4900 [o]
732.741.4977 [f]
www.settembrino.com

LEGAL REPRESENTATION

McOmer & McOmer
54 Shrewbury Ave, #A
Red Bank, NJ
732-842-6500

section iii.
sample certificate of insurance

section iv.
license | qualifications



KEVIN SETTEMBRINO'S NEW JERSEY LICENSE

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Architects

HAS LICENSED

KEVIN M. SETTEMBRINO
46 Hubbard Ave
Red Bank, NJ 07701

FOR PRACTICE IN NEW JERSEY AS A(N): **Registered Architect**

06/10/2015 TO 07/31/2017
VALID

[Signature]
Signature of Licensee/Registrant/Certificate Holder

21AI01516300
LICENSE/REGISTRATION/CERTIFICATION #

[Signature]
ACTING DIRECTOR

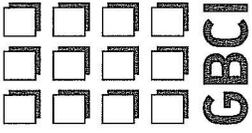
New Jersey Office of the Attorney General
Division of Consumer Affairs
THIS IS TO CERTIFY THAT THE
Board of Architects
HAS LICENSED
KEVIN M. SETTEMBRINO
Registered Architect

06/10/2015 TO 07/31/2017
VALID
21AI01516300
License/Registration/Certificate #

[Signature]
ACTING DIRECTOR

PLEASE DETACH HERE
IF YOUR LICENSE/REGISTRATION/
CERTIFICATE ID CARD IS LOST
PLEASE NOTIFY:
Board of Architects
P.O. Box 45001
Newark, NJ 07101

PLEASE DETACH HERE



GREEN BUILDING CERTIFICATION INSTITUTE

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Chairman

Peter Templeton, President

March 30, 2009

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