SCOPE OF WORK

New Jersey State Police Marine Station

Lake Hopatcong
Jefferson Township, Morris County, NJ

Project No. S0673-00

STATE OF NEW JERSEY

Honorable Philip D. Murphy, Governor
Honorable Tahesha L. Way, Lt. Governor

DEPARTMENT OF THE TREASURY

Elizabeth Maher Muoio, Treasurer

DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

Christopher Chianese, Director

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I. OBJECTIVE

The objective of this project is to demolish the existing New Jersey State Police Marine Station at Lake Hopatcong and replace it with new Police Station. In addition, the site will require a separate pole barn, generator, septic system, aerator and other site improvements.

II. CONSULTANT QUALIFICATIONS

A. CONSULTANT & SUB-CONSULTANT PRE-QUALIFICATIONS

The Consultant shall be a firm pre-qualified with the Division of Property Management & Construction (DPMC) in the following discipline(s):

- **P001 Architecture**

The Consultant shall also have in-house capabilities or Sub-Consultants pre-qualified with DPMC in:

- **P002 Electrical Engineering**
- **P003 HVAC Engineering**
- **P004 Plumbing Engineering**
- **P005 Civil Engineering**
- **P006 Sanitary Engineering**
- **P008 Elevator/Conveyor Systems Engineering**
- **P011 Environmental Engineering**
- **P015 Land Surveyor**
- **P025 Estimating/ Cost Analysis**
- **P043 Fire Detection Systems**

As well as, **any and all** other Architectural, Engineering and Specialty Disciplines necessary to complete the project as described in this Scope of Work (SOW).

III. PROJECT BUDGET

A. CONSTRUCTION COST ESTIMATE (CCE)

The initial Construction Cost Estimate (CCE) for this project is $4,141,740.

The Consultant shall review this Scope of Work and provide a narrative evaluation and analysis of the accuracy of the proposed project CCE in its technical proposal based on its professional experience and opinion.

B. CURRENT WORKING ESTIMATE (CWE)

The Current Working Estimate (CWE) for this project is $5,303,731.

The CWE includes the construction cost estimate and all consulting, permitting and administrative fees.

The CWE is the client agency's financial budget based on this project Scope of Work and shall not be exceeded during the design and construction phases of the project unless DPMC approves the change in Scope of Work through a Contract amendment.

C. CONSULTANT'S FEES

The construction cost estimate for this project ***shall not*** be used as a basis for the Consultant's design and construction administration fees. The Consultant's fees shall be based on the information contained in this Scope of Work document and the observations made and/or the additional information received during the pre-proposal meeting.

IV. PROJECT SCHEDULE

A. SCOPE OF WORK DESIGN & CONSTRUCTION SCHEDULE

The following schedule identifies the estimated design and construction phases for this project and the estimated durations.

PROJECT PHASE	ESTIMATED DURATION (Calendar Days)
1. Site Access Approvals & Schedule Design Kick-off Meeting	**7**
2. Program Phase	**23**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	7
3. Schematic Design Phase	**42**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	7
4. Design Development Phase	**56**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	7

5. Final Design Phase	**65**
• *Project Team & DPMC Plan/Code Unit Review & Approval*	14
6. Final Design Re-Submission to Address Comments	**7**
• *Project Team & DPMC Plan/Code Unit Review & Approval*	14
7. DCA Submission Plan Review	**30**
8. Permit Application Phase	**7**
• *Issue Plan Release*	
9. Bid Phase (Including Comptroller's Office Review)	**56**
10. Award Phase	**28**
11. Construction Phase	**277**
12. Project Close Out Phase	**30**

Note: Schedule durations are typical for all necessary design phases for a new construction project. Additional time to obtain approval from the Office of the State Comptroller is accounted for. The Comptroller Office will require review and approval prior to the project going out to bid to contractors.

B. CONSULTANT'S PROPOSED DESIGN & CONSTRUCTION SCHEDULE

The Consultant shall submit a project design and construction schedule with its technical proposal that is similar in format and detail to the schedule depicted in **Exhibit 'A'**. The schedule developed by the Consultant shall reflect its recommended project phases, phase activities, activity durations.

A written narrative shall also be included with the technical proposal explaining the schedule submitted and the reasons why and how it can be completed in the time frame proposed by the Consultant.

This schedule and narrative will be reviewed by the Consultant Selection Committee as part of the evaluation process and will be assigned a score commensurate with clarity and comprehensiveness of the submission.

V. PROJECT SITE LOCATION & TEAM MEMBERS

A. PROJECT SITE ADDRESS

The location of the project site is:

New Jersey State Police Marine Station
341 Espanong Road, (Also known as 2 Stonehenge Road)
(Block 208, Lot 2),
Lake Hopatcong,
Jefferson Township, Morris County, NJ 07849

GPS: 40.943561, -74.620226

See **Exhibit 'B'** for the project site location map.

B. PROJECT TEAM MEMBER DIRECTORY

The following are the names, addresses, and phone numbers of the Project Team members.

1. DPMC Representative:

Name:	Eugene Cardone, Design Project Manager
Address:	Division of Property Management & Construction 20 West State Street, 3rd Floor Trenton, NJ 08608-1206
Phone No:	(609) 633-2648
E-Mail:	eugene.cardone@treas.nj.gov

2. New Jersey State Police Representative:

Name:	Tpr. Timothy Praschil #6423
Address:	Facility & Asset Control Bureau
Phone No:	(609) 882-2000 Ext. 2557
E-Mail:	Timothy.Praschil@NJSP.org

VI. PROJECT DEFINITION

A. BACKGROUND

The New Jersey State Police are in need of a new Marine Station at Lake Hopatcong in Jefferson Township. The current building does not meet floor level requirements following the code renditions established after Hurricane Sandy in 2012. The station is currently operational and manned 24/7 primarily during summer months, with minor use during winter months.

The Police Station is considered a "Critical Facility". The site is located within the Planning Area and not the Preservation Area of the Highlands.

The project is funded under a Federal Funding Coast Guard Grant and American Rescue Plan funding. The American Rescue Plan funding requires that the allocated funds be completely spent by the end of 2026.

B. FUNCTIONAL DESCRIPTION OF THE SITE

The State commissioned Ronald A. Sebring Associates (RASA) to conduct a study to identify requirements to demolish the existing Marine Station and replace it with a new facility. The complete feasibility study by RASA, including a Hazardous Materials Assessment by USA Environmental Management, Inc. and a mechanical and electrical assessment by Schiller and Hersh Associates, Inc. is shown in **Exhibit 'C'**.

The new building construction requires an approximate 60'-0" x 30'-0" two story structure with approximately 1,800 square feet of gross floor area per floor.

The provision of a new mounded septic field will be required to replace the existing failing septic system and will impact the available area of the site with respect to internal circulation. Utilizing a holding tank in lieu of a septic disposal field should be investigated as part of the design.

A Pole Barn is required for storage of equipment and boats on trailers. The new Pole Barn will also include an approximate 8'x10' enclosed space for housing of an aerator that will be utilized for oxygenation of Lake Hopatcong. The Pole Barn is programmed to be approximately 32' x 42' and 1,344 square feet in area.

Not covered in the Sebring Study is the need for an elevator. Section 1104.4.1.1 of the 2021 NJ IBC requires the new building to have an elevator, regardless of the square footage, since it has two or more stories and will be owned and occupied by a public entity.

Other site improvements include a generator that will need to be elevated to above the Design Flood Elevation, and a flagpole. The existing site identification sign and the gated entrance to the

site may be relocated to facilitate the design. The entrance to the site should be maintained at a maximum distance feasible away from the curve in Espanong Road to the southeast.

Accessible parking spaces and an accessible route to the Main Building will be required because of the public access.

Staff and boat parking should not be designated with striping to allow for the State Police to organize the use of the site.

The new building is expected to be raised due to flood level requirements.

An underground aqueduct pipe is believed to be present on the southern side of the property near the property line. It will need to be located so it can be protected from disturbance.

The temporary relocation of the New Jersey State Police will be done at State expense and is outside of the scope of work. However, the NJSP would like to maintain dock access. Shore power to the dock area shall remain connected.

The State is open to the idea of a prefabricated structure/modular structure and other ideas to meet the aggressive deadline.

The design professional shall collaborate with the New Jersey State Police during design to provide a design that satisfies the Program, complies with Code requirements, and provides adequate space and circulation to function properly per the client's needs, while maintaining the established budget.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DESIGN REQUIREMENTS

1. General:

The Consultant shall review the report shown in **Exhibit 'C'** entitled "Feasibility Study New Jersey State Police Marine Facility" prepared by Ronald A. Sebring as a guide and provide the design, construction administration, permitting and bid/award services to demolish the existing marine station and construct a new marine station and new pole barn building at Lake Hopatcong. The project will include a new mounded septic field to replace the existing failing septic system, an aerator to be enclosed in the new pole barn, a generator, a flagpole, and other site improvements such as signage and lighting as determined in design. Building components such as mechanical, electrical, fire alarm, data/telephone, security, audio/visual and plumbing shall be addressed as per the Study. Various elements shall designed to be above the design flood elevation as necessary and determined during the design.

The Consultant shall provide ideas based on their expertise with the NJSP and building construction standards and guidelines. The Consultant shall be responsible for designing all the elements needed for the buildings, including MEP construction (generator, etc.), septic system replacement, other site improvements such as an aerator for oxygenation of Lake Hopatcong, and regulatory requirements. This is expected to include all modifications necessary to provide NJSP needs. Coordination with NJSP staff is required.

The building electrical system should be designed to meet NFPA 70 requirements listed in Article 708 Critical Operations Power Systems.

2. Pole Barn:

The Consultant shall be responsible to provide complete design documents for a pole barn, included but not limited to, foundation details and architectural / structural details and calculations as required to attain a NJUCC permit.

3. Generator:

Provide the design and specifications for a generator and associated equipment to ensure the entire site remains operational in the event of utility power outage.

The Consultant shall clearly identify which code article (NEC 700, 701 or 702) will be used for the design and ratings of equipment.

If the connected electrical systems fall into a NEC 700 or 701 system, the consultant shall indicate what type of system(s) will be supplied by the generator and transfer switches/switchgear The equipment that is specified needs to be listed for the use.

The Consultant shall include in their design local annunciator panels and wireless annunciator panels at approved locations within the facility, as applicable.

The Consultant shall investigate the proposed loads to determine the new generator's power, size and classification. Its design and specifications shall be part of this scope of work. Industry-recognized manufacturers of the new components shall be specified in the design documents. Items to consider shall include, but not be limited to product reliability and performance, manufacturer's years of service, equipment costs, warranties, guarantees, delivery schedule, compatibility with the equipment and related components, physical size, etc. Note that the names of three "equal" manufacturers shall be identified and included in the design documents for reference.

The generator will have to be above the design flood elevation.

The consultant shall provide a design for the concrete pad for the new generator.

4. Elevator:

The Consultant shall provide the design and specifications to add an elevator to the new marine station in accordance with Section 1104.4.1.1 of the 2021 NJ IBC.

5. Equipment Tests:

The design documents shall include detailed test requirements of the new equipment and systems. The Contractor and a certified testing firm shall perform operational tests of the completed installation to certify their proper operation. All test results shall be bound in a booklet and three (3) copies presented to the Project Manager for record.

6. Spare Parts:

A critical spare parts list shall be prepared for all appropriate items and purchased as part of this project. The Consultant shall include provisions for the manufacturer/vendor of the equipment to provide critical spare and maintenance parts as part of this project. All of the critical parts shall be reviewed and approved by the Client Agency.

C. GEOTECHNICAL

The Consultant shall analyze the soils conditions in the locations of new building(s) to determine the soil classification and engineering properties. This information shall be used in the design of footings/foundations and/or slabs.

All soil boring/test pit data obtained shall be included in the construction documents for Contractor reference.

All costs associated with managing, coordinating, and administrating sub consultants providing geotechnical testing services shall be included in the consultant's lump sum fee proposal.

D. SITE PLAN

1. Existing Information:

Consultant shall obtain all additional field measurements and record all data necessary to provide an accurate site survey of the existing conditions. Items shall include, but not limited to, any sidewalks, curbing, parking lots and islands, storm drainage inlets, utility manhole covers, fences, trees, rock formations, site lighting, signage, and other relevant physical landscape features.

2. Site Survey:

Consultant shall provide a scaled survey drawing that depicts the dimensioned locations of the hardscape, landscape, and landmark features that are to remain, those that are to be removed, and those that are to be constructed.

Identify the property boundary lines on the drawing. Include adjoining highways and streets outside the property lines where appropriate for ingress and egress information.

All horizontal control shall be on the New Jersey State Plane Coordinate System (NAD 83) and vertical datum shall be the North American Vertical Datum of 1988 (NAVD 88).

Consultant shall obtain all field measurements and record all data necessary to provide an accurate topographic survey of the facility. Surface features shall include, but not be limited to the public streets, alleys, roadways, parking lot surface area, sidewalks and curbing, utility rims, and other appropriate objects.

Consultant shall provide a topographic survey drawing that depicts the location and elevation of the existing and new surface features of the construction site. Contours shall be accurately plotted to an acceptable scale and labeled with spot elevations at high, low, and critical points. Property lines shall be indicated within the construction site, and base lines or random traverse points shall be tied to the existing structures where appropriate. Show datum, benchmark, and north arrow in relation to the property lines. Benchmarks must be well defined and described.

3. Temporary Construction Site:

Construction documents shall provide information on the appropriate drawing(s) that locate all temporary site construction roads, construction office trailer(s), dumpsters, material and equipment storage trailers and Contractor parking areas.

Construction documents shall include requirements for a fence with lockable gates and construction site lighting as applicable.

Temporary utilities shall be provided as needed for the trailers installed by the Contractors.

E. SITE SOIL EROSION AND SEDIMENT CONTROL

Consultant shall submit the Application for Soil Erosion and Sediment Control Plan Certification to the local County Soil Conservation District Office. The submission and design requirements, documentation, drawings, calculations, meetings, etc. required for the application shall conform with the guidelines and procedures published by that District Office.

All costs associated with the preparation of the Application for Soil Erosion and Sediment Control Plan Certification shall be included in the Consultant's lump sum fee proposal.

F. SITE UTILITIES

1. Underground Utilities:

Construction documents shall identify the size and location of all underground utility lines. The utility line sizes, locations and elevations shall be shown on the design drawings for Contractor reference.

2. Utility Capacities:

Consultant shall survey the site utilities to determine their capacity to meet the requirements of this project. Develop a table that identifies the maximum capacity rating based on the capacities anticipated for the new facility utilities.

Provide the most cost effective design to provide the required utilities to the new buildings based on costs of the installation of new utilities that will originate from the main supply lines.

3. Utility Verification Letter:

As applicable, the Consultant shall obtain written verification from all appropriate utility authorities certifying they can provide adequate capacity for the new buildings. Letters pertaining to water, sanitary, gas, electrical and telephone service must be obtained which confirm adequate pressures, flows, specific consumption or loads and approximate date of service.

Identify the extent of work to be done by the utility provider, the utility approvals required for the connection points, available rebates, meters and pit requirements, and whether there will be any fees to be paid by the Contractor to the Utility Company. All termination and/or tie-in fees required by the affected Utility Companies shall be covered by an allowance within the construction documents.

4. Electric & Switch Gear:

Include schematic drawings of the electric distribution system of the facility indicating all components of the distribution system including, but not limited to, panels, subpanels, breakers, transformers, meters and lines. Consultant shall coordinate with the electrical utility company representatives as required for service improvements.

5. Water Service:

Construction documents shall provide adequate water service to the facility for domestic and fire protection purposes as applicable.

Design as necessary, including details for tie-in to the new fire protection system. Consultant shall coordinate with water utility representatives as required for service improvements.

Consultant shall determine, and include in the construction documents, any requirements for the construction contractor to coordinate with the water utility including, but not limited to, inspections, termination and/or tie-in fees, construction contract limit lines, material and equipment to be provided by both parties.

6. Data and Communication System:

The consultant shall provide a design for the service to the new building for the network data and communication system.

G. SEPTIC SYSTEM REPLACEMENT

1. Existing Conditions:

The Consultant shall conduct an evaluation of the site existing conditions. An environmental screening of topography, geology, soils, surface water and ground water is to be completed. Soil suitability testing shall be performed to estimate depth to groundwater. This shall include tanks, disposal fields and all other requirements that the Consultant determines for the replacement of the existing Individual Subsurface Sewage Disposal Systems (ISSDS).

The Consultant shall compare the existing Individual Subsurface Sewage Disposal Systems (ISSDS) with the available record drawing and document the location of the existing individual septic tanks and existing disposal bed systems. This information shall also be used to identify the areas of the park that will be impacted by the construction work.

A new mounded septic field will impact the available area of the site with respect to internal circulation. The possibility of obtaining approval to utilize a holding tank in lieu of a septic disposal field should be investigated to meet the current regulations/codes and space needs of the site.

2. New Design Requirements:

The Consultant shall provide the Design, Construction Administration, Permitting and Bid/ Award services to replace the ISSDS. The design shall follow all codes and standards applicable.

A fully engineered and code approved design of the septic system replacement shall be provided by the Consultant. The design shall include, but not be limited to a scaled layout of the new septic system and all related system components. Design documents and specifications Shall indicate the type of system and the name of the desired manufacturer and two alternate manufacturers of each type of equipment proposed.

3. Environmental:

The Consultant shall address any environmental needs that may arise from demolition and disposal activities.

The septic system replacement design shall be environmentally safe and approved by the DPMC project team and facility staff prior to installation as well as by all other official authorities concerned as per all applicable codes.

4. Staging/Area:

Construction documents shall include a staging area approved by the Project Team indicating the location where the contractor can store debris, materials, tools, and equipment.

H. DEMOLITION AND SITE EVALUATION

The existing Police Station Building will be demolished to be replaced with the new construction.

Any grading or site improvements to address construction parking for the new building(s) and general parking (staff/visitors) shall address any grading changes and soil erosion/storm water management compliance, as required. The facility parking lot design shall be coordinated with the NJSP and the project team at the initial design stages.

Drawings and specifications will be reviewed by the DPMC Plan Review Unit and the bid clearance form will be signed stating that the permit will be issued upon receipt of all prior approvals and permit applications from the Contractor. Plans and specifications will be held for stamping until such time that the permits are granted. The project will be bid and awarded without stamped documents from the DPMC Plan Review Unit.

I. DESIGN MEETINGS & PRESENTATIONS

1. Design Meetings:

Conduct the appropriate number of review meetings with the Project Team members during each design phase of the project so they may determine if the project meets their requirements, question any aspect of the contract deliverables, and make changes where appropriate. The

Consultant shall describe the philosophy and process used in the development of the design criteria and the various alternatives considered to meet the project objectives. Selected studies, sketches, cost estimates, schedules, and other relevant information shall be presented to support the design solutions proposed. Special considerations shall also be addressed such as: Contractor site access limitations, utility shutdowns and switchover coordination, phased construction and schedule requirements, security restrictions, available swing space, material and equipment delivery dates, etc.

It shall also be the responsibility of the Consultant to arrange and require all critical Sub-Consultants to be in attendance at the design review meetings.

Record the minutes of each design meeting and distribute within three (3) calendar days to all attendees and those persons specified to be on the distribution list by the Project Manager.

2. Design Presentations:

The minimum number of design presentations required for each phase of this project is identified below for reference:

Program Phase: One (1) oral presentation at phase completion.

Schematic Phase: One (1) oral presentation at phase completion.

Design Development Phase: One (1) oral presentation at phase completion.

Final Design Phase: One (1) oral presentation at phase completion.

J. EXISTING DOCUMENTATION

Copies of the following documents will be provided to each Consulting firm at the pre-proposal meeting to assist in the bidding process.

- DPMC Project S0254-01: State Police Marine Facility New Lake Walls, 28 Dec. 87, VEP Associates, Inc.

Review these documents and any additional information that may be provided at a later date such as reports, studies, surveys, equipment manuals, as-built drawings, etc. The State does not attest to the accuracy of the information provided and accepts no responsibility for the consequences of errors by the use of any information and material contained in the documentation provided. It shall be the responsibility of the Consultant to verify the contents and assume full responsibility for any determination or conclusion drawn from the material used. If the information provided is insufficient, the Consultant shall take the appropriate actions necessary to obtain the additional information required.

All original documentation shall be returned to the provider at the completion of the project.

VIII. PERMITS & APPROVALS

A. NJ UNIFORM CONSTRUCTION CODE PLAN REVIEW AND PERMIT

The project construction documents must comply with the latest adopted edition of the NJ Uniform Construction Code (NJUCC).

The latest NJUCC Adopted Codes and Standards can be found at:

http://www.state.nj.us/dca/divisions/codes/codreg/

1. NJ Uniform Construction Code (NJUCC) Plan Review

Consultant shall estimate the cost of the NJUCC Plan Review by DCA and include that amount in their fee proposal line item entitled **"Plan Review and Permit Fee Allowance"**, refer to paragraph X.A.

Upon approval of the Final Design Phase Submission by DPMC, the Consultant shall submit the construction documents to the Department of Community Affairs (DCA), Bureau of Construction Project Review to secure a complete plan release.

As of July 25, 2022, the Department of Community Affairs (DCA) is only accepting digital signatures and seals issued from a third party certificate authority.

Procedures for submission to the DCA Plan Review Unit can be found at:

https://www.state.nj.us/dca/divisions/codes/forms/pdf_bcpr/pr_app_guide.pdf

Consultant shall complete the "Project Review Application" and include the following on Block 5 as the "Owner's Designated Agent Name":

Trevor M. Dittmar, DPMC
PO Box 235
Trenton, NJ 08625-0235
Trevor.Dittmar@treas.nj.gov 609-984-5529

The Consultant shall complete the NJUCC "Plan Review Fee Schedule", determine the fee due and pay the NJUCC Plan Review fees, refer to Paragraph X.A.

The NJUCC "Plan Review Fee Schedule" can be found at:

http://www.state.nj.us/dca/divisions/codes/forms/pdf_bcpr/pr_fees.pdf

2. NJ Uniform Construction Code Permit

Upon receipt of a complete plan release from the DCA Bureau of Construction Project Review, the Consultant shall complete the NJUCC permit application and all applicable technical sub-code sections. The "Agent Section" of the application and certification section of the building sub-code section shall be signed. These documents, with **six (6) sets of DCA approved, signed and sealed construction documents** shall be forwarded to the DPMC Project Manager.

The Consultant may obtain copies of all NJUCC permit applications at the following website:

https://www.nj.gov/dca/divisions/codes/resources/constructionpermitforms.html

All other required project permits shall be obtained and paid for by the Consultant in accordance with the procedures described in Paragraph VIII.B.

3. Prior Approval Certification Letters:

The issuance of a construction permit for this project may be contingent upon acquiring various "prior approvals" as defined by N.J.A.C. 5:23-1.4. It is the Consultant's responsibility to determine which prior approvals, if any, are required. The Consultant shall submit a general certification letter to the DPMC Plan & Code Review Unit Manager during the Permit Phase of this project that certifies all required prior approvals have been obtained.

In addition to the general certification letter discussed above, the following specific prior approval certification letters, where applicable, shall be submitted by the Consultant to the DPMC Plan & Code Review Unit Manager: Soil Erosion & Sediment Control, Water & Sewer Treatment Works Approval, Coastal Areas Facilities Review, Compliance of Underground Storage Tank Systems with N.J.A.C. 7:14B, Pinelands Commission, Highlands Council, Well Construction and Maintenance; Sealing of Abandoned Wells with N.J.A.C. 7:9D, Certification that all utilities have been disconnected from structures to be demolished, Board of Health Approval for Potable Water Wells, Health Department Approval for Septic Systems. It shall be noted that in accordance with N.J.A.C. 5:23-2.15(a)5, a permit cannot be issued until the letter(s) of certification is received.

4. Multi-building or Multi-site Permits:

A project that involves many buildings and/or sites requires that a separate permit shall be issued for each building or site. The Consultant must determine the construction cost estimate for *each* building and/or site location and submit that amount where indicated on the permit application.

5. Special Inspections:

In accordance with the requirements of the New Jersey Uniform Construction Code N.J.A.C. 5:23-2.20(b), Bulletin 03-5 and Chapter 17 of the International Building Code, the Consultant shall be responsible for the coordination of all special inspections during the construction phase of the project.

Bulletin 03-5 can be found at:

http://www.state.nj.us/dca/divisions/codes/publications/pdf_bulletins/b_03_5.pdf

a. Definition:

Special inspections are defined as an independent verification by a certified special inspector for **Class I buildings and smoke control systems in any class building**. The special inspector is to be independent from the Contractor and responsible to the Consultant so that there is no possible conflict of interest.

Special inspectors shall be certified in accordance with the requirements in the New Jersey Uniform Construction Code.

b. Responsibilities:

The Consultant shall submit with the permit application, a list of special inspections and the agencies or special inspectors that will be responsible to carry out the inspections required for the project. The list shall be a separate document, on letter head, signed and sealed.

B. OTHER REGULATORY AGENCY PERMITS, CERTIFICATES AND APPROVALS

The Consultant shall identify and obtain all other State Regulatory Agency permits, certificates, and approvals that will govern and affect the work described in this Scope of Work. An itemized list of these permits, certificates, and approvals shall be included with the Consultant's Technical Proposal and the total amount of the application fees should be entered in the Fee Proposal line item entitled, **"Plan Review and Permit Fee Allowance."**

The Consultant may refer to the Division of Property Management and Construction "Procedures for Architects and Engineers Manual", Paragraph "**9. REGULATORY AGENCY APPROVALS"** which presents a compendium of State permits, certificates, and approvals that may be required for this project.

The Consultant shall determine the appropriate phase of the project to submit the permit application(s) in order to meet the approved project milestone dates.

Where reference to an established industry standard is made, it shall be understood to mean the most recent edition of the standard unless otherwise noted. If an industry standard is found to be revoked, or should the standard have undergone substantial change or revision from the time that the Scope of Work was developed, the Consultant shall comply with the most recent edition of the standard.

IX. ENERGY REBATE AND INCENTIVE PROGRAMS

The Consultant shall review any and all programs on the State and Federal level to determine if any proposed upgrades to the mechanical and/or electrical equipment and systems for this project qualify for approved rebates and incentives.

The Consultant shall review the programs available on the "New Jersey's Clean Energy Program" website at: http://www.njcleanenergy.com as well as federal websites and New Jersey electric and gas utility websites to determine if and how they can be applied to this project.

The Consultant shall identify all applicable rebates and incentives in their technical proposal and throughout the design phase.

The Consultant shall be responsible to complete the appropriate registration forms and applications, provide any applicable worksheets, manufacturer's specification sheets, calculations, attend meetings, and participate in all activities with designated representatives of the programs and utility companies to obtain the entitled financial incentives and rebates for this project.

All costs associated with this work shall be estimated by the Consultant and the amount included in the base bid of its fee proposal.

X. ALLOWANCES

A. PLAN REVIEW AND PERMIT FEE ALLOWANCE

The Consultant shall obtain and pay for all of the project permits in accordance with the guidelines identified below.

1. Permits:

The Consultant shall determine the various permits, certificates, and approvals required to complete this project.

2. Permit Costs:

The Consultant shall estimate the application fee costs for all of the required project permits, certificates, and approvals (excluding the NJ Uniform Construction Code permit) and include that amount in its fee proposal line item entitled **"Plan Review and Permit Fee Allowance"**. A breakdown of each permit and application fee shall be attached to the fee proposal for reference.

NOTE: The NJ Uniform Construction Code permit is excluded since it will be paid for by the State.

3. Applications:

The Consultant shall complete and submit all permit applications to the appropriate permitting authorities and the costs shall be paid from the Consultant's permit fee allowance. A copy of the application(s) and the original permit(s) obtained by the Consultant shall be given to the DPMC Project Manager for distribution during construction.

4. Consultant Fee:

The Consultant shall determine what is required to complete and submit the permit applications, obtain supporting documentation, attend meetings, etc., and include the total cost in the base bid of its fee proposal under the "Permit Phase" column.

Any funds remaining in the permit allowance will be returned to the State at the close of the project.

XI. SOW SIGNATURE APPROVAL SHEET

This Scope of Work shall not be considered a valid document unless all signatures appear in each designated area below.

The client agency approval signature on this page indicates that they have reviewed the design criteria and construction schedule described in this project Scope of Work (including the subsequent contract deliverables and exhibits) and verifies that the work will not conflict with the existing or future construction activities of other projects at the site.

SOW APPROVED BY: James Wright 11/27/2024

JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Timothy Praschil 11/27/2024

TIMOTHY PRASCHIL, PROJECT MANAGER DATE
NEW JERSEY STATE POLICE

SOW APPROVED BY: 11.27.2024

EUGENE CARDONE, PROJECT MANAGER DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Jeanette M Barnard 12.2.24

JEANETTE BARNARD, DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

XII. CONTRACT DELIVERABLES

The following are checklists listing the Contract Deliverables that are required at the completion of each phase of this project. The Consultant shall refer to the DPMC publication entitled "Procedures for Architects and Engineers," 3.0 Edition, dated September 2022 available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf for a detailed description of the deliverables required for each submission item listed. References to the applicable paragraphs of the "Procedures for Architects and Engineers" are provided.

Note that the Deliverables Checklist may include submission items that are "S.O.W. Specific Requirements". These requirements will be defined in the project specific scope of work and included on the deliverables checklist.

This project includes the following phases with the deliverables noted as "Required by S.O.W" on the Deliverables Checklist:

- **PROGRAM PHASE**
- **SCHEMATIC DESIGN PHASE**
- **DESIGN DEVELOPMENT PHASE**
- **FINAL DESIGN PHASE**
- **PERMIT APPLICATION PHASE**
- **BIDDING AND CONTRACT AWARD**
- **CONSTRUCTION PHASE**
- **PROJECT CLOSE-OUT PHASE**

XIII. EXHIBITS

A. SAMPLE PROJECT SCHEDULE FORMAT
B. PROJECT SITE LOCATION MAP
C. FEASIBILITY STUDY NJSP MARINE FACILITY

END OF SCOPE OF WORK

DPMC Project No.: S0673-00

Deliverables Checklist
Program Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
12.3.1.	A/E Statement of Site Visit						
12.3.2.	Narrative Description of Project						
12.3.3.	Building Code Information Questionnaire						
12.3.4.	Space Analysis						
12.3.5.	Special Features						
12.3.6.	Catalog Cuts						
12.3.7.	Site Evaluation						
12.3.8.	Subsurface Investigation						
12.3.9.	Surveys						
12.3.10.	Fine Arts Inclusion						
12.3.11.	Design Rendering						
12.3.12.	Regulatory Approvals						
12.3.13.	Utility Availability						
12.3.14.	Diagrammatic Sketches/Drawings (6 Sets)						
12.3.15.	Specifications (6 Sets)						
12.3.16.	Current Working Estimate/Cost Analysis						
12.3.17.	Project Schedule						
12.3.18.	Formal Presentation						
12.3.19.	Scope of Work Compliance Statement						
12.3.20.	Program Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Schematic Design Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
13.4.1.	A/E Statement of Site Visit						
13.4.2.	Narrative Description of Project						
13.4.3.	Building Code Information Questionnaire						
13.4.4.	Space Analysis						
13.4.5.	Special Features						
13.4.6.	Catalog Cuts						
13.4.7.	Site Evaluation						
13.4.8.	Subsurface Investigation						
13.4.9.	Surveys						
13.4.10.	Arts Inclusion						
13.4.11.	Design Rendering						
13.4.12.	Regulatory Approvals						
13.4.13.	Utility Availability						
13.4.14.	Drawings (6 Sets)						
13.4.15.	Specifications (6 Sets)						
13.4.16.	Current Working Estimate/Cost Analysis						
13.4.17.	Project Schedule						
13.4.18.	Formal Presentation						
13.4.19.	Scope of Work Compliance Statement						
13.4.20.	Schematic Design Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Design Development Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
14.4.1.	A/E Statement of Site Visit						
14.4.2.	Narrative Description of Project						
14.4.3.	Building Code Information Questionnaire						
14.4.4.	Space Analysis						
14.4.5.	Special Features						
14.4.6.	Catalog Cuts						
14.4.7.	Site Evaluation						
14.4.8.	Subsurface Investigation						
14.4.9.	Surveys						
14.4.10.	Arts Inclusion						
14.4.11.	Design Rendering						
14.4.12.	Regulatory Approvals						
14.4.13.	Utility Availability						
14.4.14.	Drawings (6 Sets)						
14.4.15.	Specifications (6 Sets)						
14.4.16.	Current Working Estimate/Cost Analysis						
14.4.17.	Project Schedule						
14.4.18.	Formal Presentation						
14.4.19.	Plan Review/Scope of Work Compliance Statement						
14.4.20.	Design development Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Final Design Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
15.4.1.	A/E Statement of Site Visit						
15.4.2.	Narrative Description of Project						
15.4.3.	Building Code Information Questionnaire						
15.4.4.	Space Analysis						
15.4.5.	Special Features						
15.4.6.	Catalog Cuts						
15.4.7.	Site Evaluation						
15.4.8.	Subsurface Investigation						
15.4.9.	Surveys						
15.4.10.	Arts Inclusion						
15.4.11.	Design Rendering						
15.4.12.	Regulatory Approvals						
15.4.13.	Utility Availability						
15.4.14.	Drawings (6 Sets)						
15.4.15.	Specifications (6 Sets)						
15.4.16.	Current Working Estimate/Cost Analysis						
15.4.17.	Project Schedule						
15.4.18.	Formal Presentation						
15.4.19.	Plan Review/Scope of Work Compliance Statement						
15.4.20.	Final Design Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Permit Application Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
16.1.	N.J. UCC Permit Application						
16.4.	Drawings, Signed and Sealed (6 Sets)						
16.5.	Specifications, Signed and Sealed (6 Sets)						
16.6.	Current Working Estimate/Cost Analysis						
16.7.	Project Schedule						
16.8.	Plan Review/Scope of Work Compliance Statement						
16.9.	Permit Application Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC Project Manager the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Bidding and Contract Award Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
17.1.1.	Notice of Advertising						
17.1.2.	Bid Proposal Form						
17.1.3.	Bid Clearance Form						
17.1.4.	Drawings (6 Sets)						
17.1.5.	Specifications (6 Sets)						
17.1.6.	Construction Schedule						
17.3	Pre-Bid Conference/Mandatory Site Visit						
17.3.1.	Meeting Minutes						
17.4	Bulletins						
17.5	Post Bid Meeting						
17.6.	Contract Award "Letter of Recommendation"						
17.8.	Bid Protests - Hearings						
17.9.	Bidding and Contract Award Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Construction Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
18.2.	Pre-Construction Meeting						
18.3.	Submittal Log						
18.4.	Construction Schedule						
18.5.	Project Progress Meetings						
18.7.	Contractor's Invoicing and Payment Process						
18.8.	Contractor Submittals						
18.10.	Testing						
18.11.	Shop Drawings (6 Sets)						
18.12.	As-Built & Record Set Drawings (6 Sets)						
18.13.	Change Orders						
18.14.	Construction Photographs						
18.15.	Field Observations						
18.17.	Construction Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: S0673-00

Deliverables Checklist
Project Close-Out Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
19.3.	Development of Punch List and Inspection Reports						
19.5.	Determination of Substantial Completion						
19.6.	Correction/Completion of Punch List						
19.7.	Submission of Close-Out Documentation						
19.7.1.	As-Built and Record Sets of Drawing (6 Sets)						
19.8.	Final Payment						
19.9.1.	Contractors Final Payment						
19.9.2.	A/E's Final Payment						
19.10.	Project Close-Out Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

February 7, 1997
Rev.: January 29, 2002

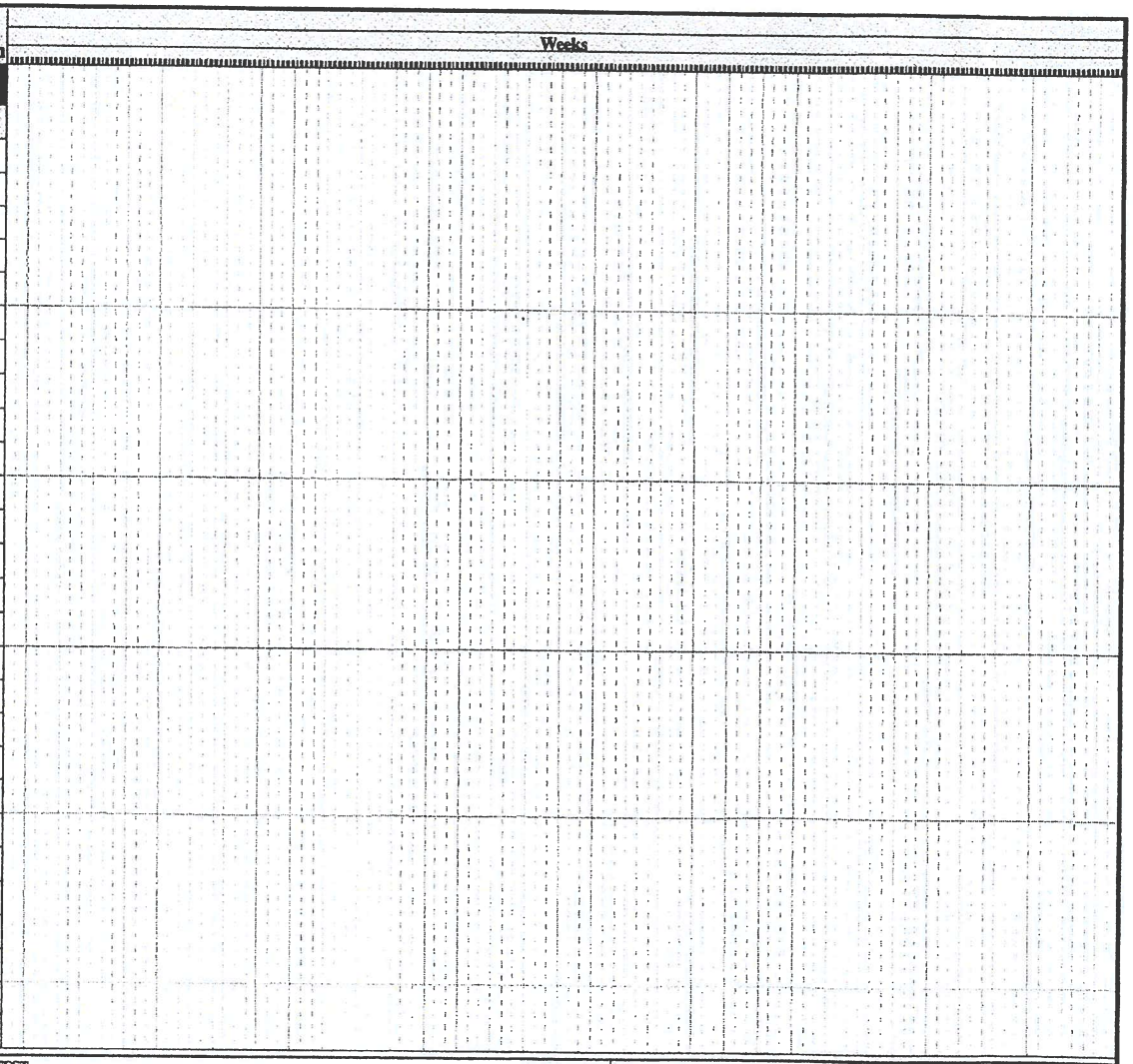
Responsible Group Code Table

The codes below are used in the schedule field "GRP" that identifies the group responsible for the activity. The table consists of groups in the Division of Property Management & Construction (DPMC), as well as groups outside of the DPMC that have responsibility for specific activities on a project that could delay the project if not completed in the time specified. For reporting purposes, the groups within the DPMC have been defined to the supervisory level of management (i.e., third level of management, the level below the Associate Director) to identify the "functional group" responsible for the activity.

CODE	DESCRIPTION	REPORTS TO ASSOCIATE DIRECTOR OF:
CM	Contract Management Group	Contract Management
CA	Client Agency	N/A
CSP	Consultant Selection and Prequalification Group	Technical Services
A/E	Architect/Engineer	N/A
PR	Plan Review Group	Technical Services
CP	Construction Procurement	Planning & Administration
CON	Construction Contractor	N/A
FM	Financial Management Group	Planning & Administration
OEU	Office of Energy and Utility Management	N/A
PD	Project Development Group	Planning & Administration

EXHIBIT 'A'

Activity ID	Description	Rspn
<PROJ>		
Design		
CV3001	Schedule/Conduct Predesign/Project Kick-Off Mtg.	CM
CV3020	Prepare Program Phase Submittal	AE
CV3021	Distribute Program Submittal for Review	CM
CV3027	Prepare & Submit Project Cost Analysis (DPMC-38)	CM
CV3022	Review & Approve Program Submittal	CA
CV3023	Review & Approve Program Submittal	PR
CV3024	Review & Approve Program Submittal	CM
CV3025	Consolidate & Return Program Submittal Comments	CM
CV3030	Prepare Schematic Phase Submittal	AE
CV3031	Distribute Schematic Submittal for Review	CM
CV3037	Prepare & Submit Project Cost Analysis (DPMC-38)	CM
CV3032	Review & Approve Schematic Submittal	CA
CV3033	Review & Approve Schematic Submittal	PR
CV3034	Review & Approve Schematic Submittal	CM
CV3035	Consolidate & Return Schematic Submittal Comment	CM
CV3040	Prepare Design Development Phase Submittal	AE
CV3041	Distribute D. D. Submittal for Review	CM
CV3047	Prepare & Submit Project Cost Analysis (DPMC-38)	CM
CV3042	Review & Approve Design Development Submittal	CA
CV3043	Review & Approve Design Development Submittal	PR
CV3044	Review & Approve Design Development Submittal	CM
CV3045	Consolidate & Return D.D. Submittal Comments	CM
CV3050	Prepare Final Design Phase Submittal	AE
CV3051	Distribute Final Design Submittal for Review	CM
CV3052	Review & Approve Final Design Submittal	CA
CV3053	Review & Approve Final Design Submittal	PR
CV3054	Review Final Design Submitl for Constructability	OCS



NOTE:
Refer to section "IV Project Schedule" of the Scope of Work for contract phase durations.

DBCA - TEST

Sheet 1 of 3

Bureau of Design & Construction Services

EXHIBIT 'A'

Activity ID	Description	Rspn	Weeks
CV3055	Review & Approve Final Design Submittal	CM	
CV3056	Consolidate & Return Final Design Comments	CM	
CV3060	Prepare & Submit Permit Application Documents	AE	
CV3068	Prepare & Submit Bidding Cost Analysis (DPMC-38)	CM	
Plan Review-Permit Acquisition			
CV4001	Review Constr. Documents & Secure UCC Permit	PR	
CV4010	Provide Funding for Construction Contracts	CA	
CV4020	Secure Bid Clearance	CM	
Advertise-Bid-Award			
CV5001	Advertise Project & Bid Construction Contracts	CP	
CV5010	Open Construction Bids	CP	
CV5011	Evaluate Bids & Prep. Recommendation for Award	CM	
CV5012	Evaluate Bids & Prep. Recommendation for Award	AE	
CV5014	Complete Recommendation for Award	CP	
CV5020	Award Construction Contracts/Issue NTP	CP	
Construction			
CV6000	Project Construction Start/Issue NTP	CM	
CV6001	Contract Start/Contract Work (25%) Complete	CON	
CV6002	Preconstruction Meeting	CM	
CV6003	Begin Preconstruction Submittals	CON	
CV6004	Longest Lead Procurement Item Ordered	CON	
CV6005	Lead Time for Longest Lead Procurement Item	CON	
CV6006	Prepare & Submit Shop Drawings	CON	
CV6007	Complete Construction Submittals	CON	
CV6011	Roughing Work Start	CON	
CV6012	Perform Roughing Work	CON	
CV6010	Contract Work (50%+) Complete	CON	
CV6013	Longest Lead Procurement Item Delivered	CON	
CV6020	Contract Work (75%) Complete	CON	

NOTE:
Refer to section "IV Project Schedule" of the Scope of Work for contract phase durations.

DBCA - TEST

Sheet 2 of 3

Bureau of Design & Construction Services

EXHIBIT 'A'

Activity ID	Description	Rspn	Weeks
CV6014	Roughing Work Complete	CON	
CV6021	Interior Finishes Start	CON	
CV6022	Install Interior Finishes	CON	
CV6030	Contract Work to Substantial Completion	CON	
CV6031	Substantial Completion Declared	CM	
CV6075	Complete Deferred Punch List/Seasonal Activities	CON	
CV6079	Project Construction Complete	CM	
CV6080	Close Out Construction Contracts	CM	
CV6089	Construction Contracts Complete	CM	
CV6090	Close Out A/E Contract	CM	
CV6092	Project Completion Declared	CM	

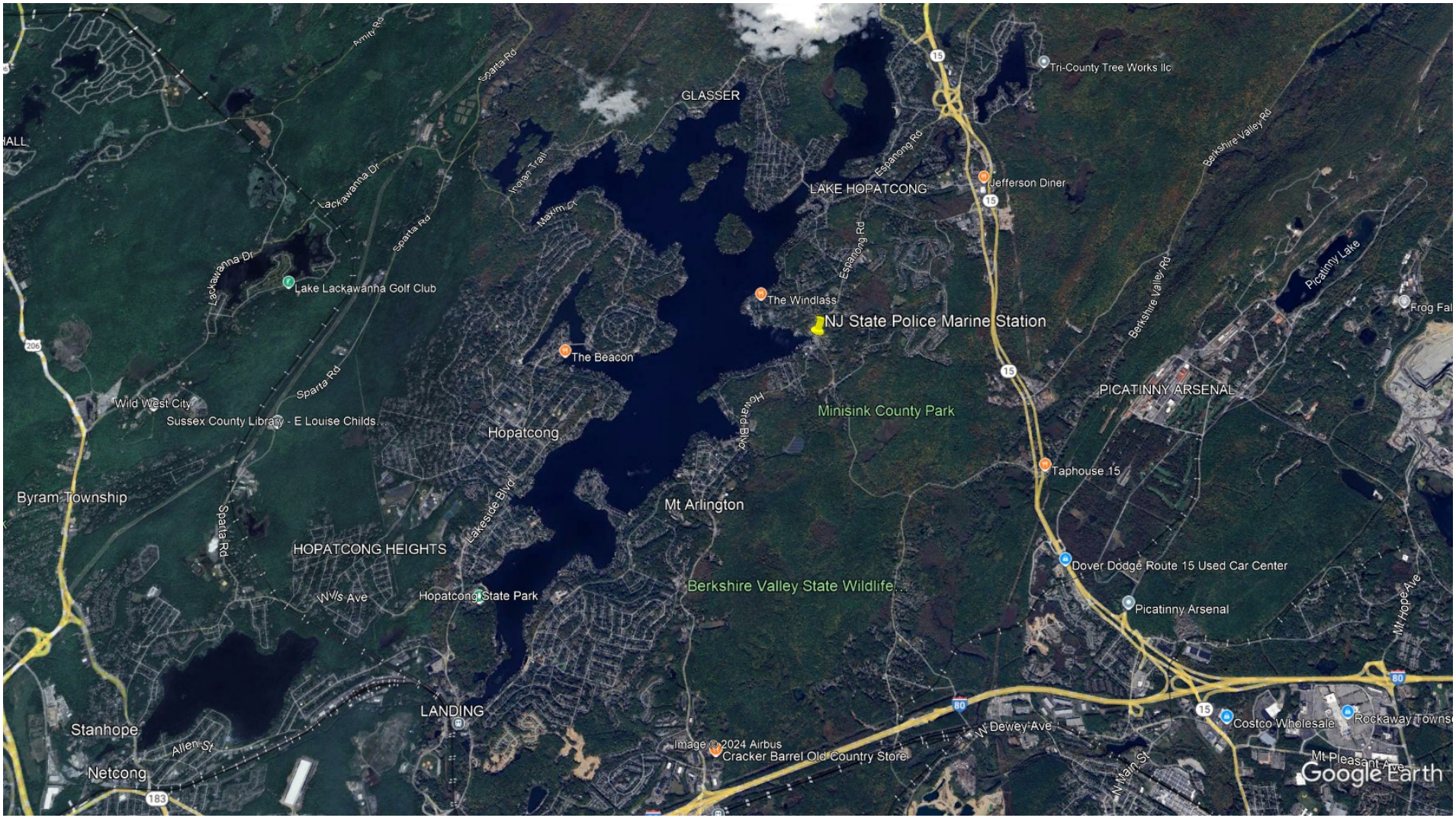
NOTE:
Refer to section "IV Project Schedule" of the Scope of Work for contract phase durations.

DBCA - TEST

Sheet 3 of 3

Bureau of Design & Construction Services

EXHIBIT 'A'



Project Site Location Map

NJ State Police Marine Station

EXHIBIT ‘B’

FEASIBILITY STUDY

NEW JERSEY STATE POLICE MARINE FACILITY

341 ESPANONG ROAD, JEFFERSON, MORRIS COUNTY, NJ 07849
GPS: 40.943561, -74.620226

Prepared by

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344 WEST STATE STREET, TRENTON, NEW JERSEY 08618 PHONE: (609) 656-8101 FAX: (609) 656-8103
WEBSITE: www.usaemi.com

October 4, 2024

EXHIBIT 'C'

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Regulatory Agency Approvals (Prior Approvals)	Pages 5 - 6
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Water Tributary	Page 6
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New Building Construction	Pages 11 - 14
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Site Planning	Page 14
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APPENDICES

Appendix A - Construction Cost Estimate
Appendix B - Photographs
Appendix C - Mechanical, Electrical, and Plumbing Engineer's Assessment and Recommendations
Appendix D - Hazardous Materials Report
Appendix E - Drawings
Appendix F - Preliminary Design and Construction Schedule

EXHIBIT 'C'

EXECUTIVE SUMMARY

- Ronald A. Sebring Associates, LLC (***RASA***) was commissioned by the State of New Jersey, Department of the Treasury, Division of Property Management and Construction (DPMC) to conduct a feasibility study for the decommissioning of the existing New Jersey State Police Marine Facility building at Lake Hopatcong and its replacement with new facilities.
- The existing building is to be demolished as the current building does not meet floor level requirements following the code renditions established after Hurricane Sandy in 2012.
- A Hazardous Materials Assessment was conducted. No asbestos was found within the existing building, however no destructive sampling was conducted, and it is recommended that any building material that is not homogenous with those addressed in the Assessment are to be considered asbestos containing.
- Lead testing was conducted, and no samples were above EPA/HUD levels and one (1) sample of concrete floor was found to be positive for lead content according to OSHA regulations.
- The Hazardous Materials Assessment is presented in Appendix “D”.
- Mechanical and Electrical recommendations are included in Appendix “C”
- The proposed improvements are to be funded under a Federal Funding Coast Guard Grant and American Rescue Plan funding. The American Rescue Plan funding requires that the allocated funds be completely spent by the end of 2026.
- The existing building is approximately 50’-0” x 30’-0” or 1,400 square feet. This Study has determined that the new building construction should be an approximate 60’-0” x 30’-0” two story structure with approximately 1,800 square feet of gross floor area per floor.
- It is noted that the provision of a new mounded septic field will impact the available area of the site with respect to internal circulation. The possibility of obtaining approval to utilize a holding tank in lieu of a septic disposal field should be investigated as part of the design.
- The Police Station is considered a “Critical Facility” which currently requires additional flood hazard elevation clearance for the building, generator, equipment, and site access to be above the Design Flood Elevation which is approximately 3’-0” above the surrounding existing grade.
- There are several regulatory agency approvals that will need to be addressed/obtained, prior to the issuance of a permit for construction and bidding of the improvements.
- The site is located within the Planning Area and not the Preservation Area of the Highlands. Highlands Preservation Area Approval is not required for development on the subject site. The Project still may be subject to other rules and regulations including the Freshwater Wetlands Protection Act Rules and the Flood Hazard Area Control Act Rules.
- The total occupant load for the Station, based on the Building Program, is 30. The occupant load for means of egress purposes is 47.
- The budget is restrictive, and the area of the building should be minimized to control construction costs. Conceptual floor plans were prepared and are presented in Appendix “E”.
- The site design should consider interior circulation and maneuverability with respect to the land and sea vehicles utilized and stored at the site.
- The estimated construction cost for the proposed Marine Police Facility, including demolition and site improvements, is $4,096,438.
- The total Current Working Estimate (CWE), which includes the estimated construction cost and all soft costs related to a DPMC Type I Project, is $5,510,820.

INTRODUCTION

Ronald A. Sebring Associates, LLC (***RASA***) was commissioned by the State of New Jersey, Department of the Treasury, Division of Property Management and Construction (DPMC) to conduct a feasibility study for the decommissioning of the existing Hopatcong Satellite Police Station, and erection of a new satellite Police Station for the NJ State Police. This Study will include the programming, design, and construction cost estimates for the new Police Station. Other considerations, such as, MEP construction costs (generator, etc.), the addition of a separate pole barn structure, emergency generator, septic system replacement, other site improvements, and regulatory requirements, are also included in this Study.

The proposed improvements are to be funded under a Federal Funding Coast Guard Grant and American Rescue Plan funding. The American Rescue Plan funding requires that the allocated funds be completely spent by the end of 2026.

Aerial View of the Existing Satellite Police Station

BUILDING DESCRIPTION

The property, located at 341 Espanong Road, AKA 2 Stonehenge Rd, (Block 208, Lot 2), Lake Hopatcong, Jefferson Township, Morris County, NJ 07849 acts as the existing Police Marine Station for the New Jersey State Police. The requested work includes the demolition of the existing building, as the current building does not meet floor level requirements following the code renditions established after Hurricane Sandy in 2012. The new proposed reconstruction of the Police Station will abide by the requirements set forth by the Federal Funding Coast Guard Grant under FEMA. The area of the property is 0.732 acres.

On May 14th, 2021, Ronald A. Sebring Associates, accompanied by Schiller and Hersh (MEP), and representatives of the State Police met on the site to discuss the programming and existing site / building conditions at the site. The existing building construction is approximately 50'-0" x 30'-0" or 1,400 square feet. After discussing and updating programming, and assessing the needs of the Client, it was determined that the new building construction would require an approximate 60'-0" x 30'-0" two story structure with approximately 1,800 square feet of gross floor area per floor.

The existing conditions of the site were also assessed, and the space can accommodate the new building without any issue. The construction of a small "pole-barn", or garage building, is also to be constructed, it was determined that the site is large enough to accommodate the additional structure. It is noted that the provision of a new mounded septic field, as will likely be required to replace the existing failing septic system, will impact the available area of the site with respect to internal circulation. The possibility of obtaining approval to utilize a holding tank in lieu of a septic disposal field should be investigated as part of the design.

The Mechanical, Electrical, and Plumbing Engineer's Assessment and Recommendations for the new construction are presented in Appendix "C".

A Hazardous Materials Report was prepared by USA Environmental Management, Inc. in response to the concerns of potential hazardous materials within the existing building construction. In short, fourteen (14) suspect materials were sampled throughout the building construction, and none were found to contain hazardous materials. The comprehensive report is attached as Appendix "D".

FLOOD HAZARD ELEVATION

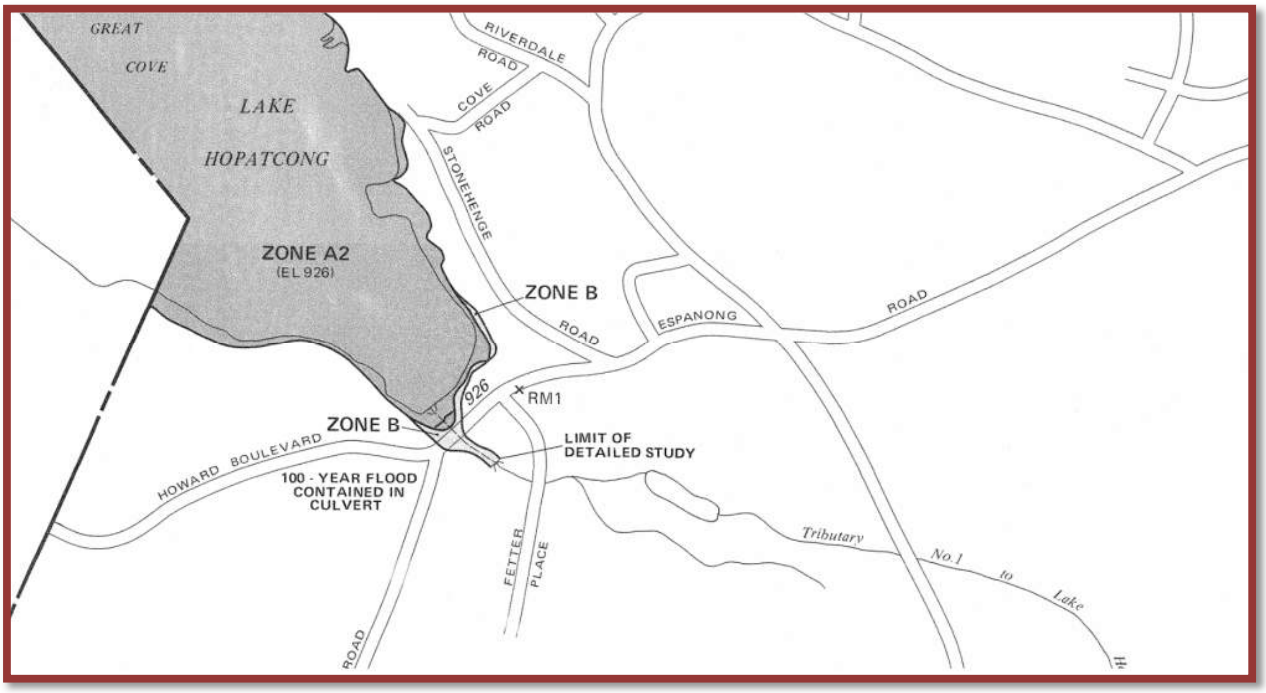
The Finish Floor Elevation of the existing Police Station is +925.39' Per Lippincott Engineering Associates Boring Location Plan of 1991. The grade elevations around the building perimeter range between +924.69' to 925.18' It is assumed that the Boring Location Plan is provided in datum NGVD 29, however there is no certification of this on the drawing. This elevation is consistent with data provided in Google Earth. No other existing conditions elevation data was provided.

EXHIBIT 'C'

Based on FEMA Flood Insurance Rate Map (FIRM) Panel Number 340522 0001 B dated July 5, 1983, portions of the site are located with both Flood Zones A and B. As of October of 2024, this map appears to be the most current flood elevation data available and no updates or amendments were found. The Base Flood Elevation (BFE) for both of these zones is listed as Elevation +926'. No other data has been discovered that would indicate that a higher DFE would apply.

The Police Station is considered a "Critical Facility" which currently requires that the Design Flood Elevation (DFE) be set at 2'-0" above the Base Flood Elevation which is +928'. Critical Facilities include essential facilities such as hospitals, fire and police stations, rescue and other emergency service facilities, power stations, water supply facilities, aviation facilities, and other buildings critical for the national and civil defense. The Design Flood Elevation of the new proposed building and all supporting equipment, including the proposed generator, outdoor condensing units, etc. will need to be elevated to this elevation. The DFE is approximately 3'-0" above the surrounding existing grade. Site access requirements also apply.

A NJ Licensed Land Surveyor will need to prepare a current topographical survey with certified elevations as part of the design of the proposed site improvements.



FEMA Flood Insurance Rate Map (FIRM) Panel Number 340522 0001 B
Dated July 5, 1983
(Note that Espanong Road was formerly listed as Stonehenge Road)

EXHIBIT 'C'

REGULATORY AGENCY APPROVALS (PRIOR APPROVALS)

There are several regulatory agency approvals that will need to be addressed/obtained, prior to the issuance of a permit for construction and bidding of the proposed improvements at the site:

- **New Jersey Department of Environmental Protection, Division of Land Resource Protection "Special Areas" Watershed and Land Management Individual Permit:** Permitting will be required as the property is within a floodway. An Individual Permit will be required for the proposed work as the work exceeds the limitations of general permits or permits by rule as defined in the Flood Hazard Area Control Act Rules, N.J.A.C. 7-13.

  This permit requires compliance with soil erosion and sediment control regulations, stormwater management, excavation and fill, structural and building, and site access requirements listed in N.J.A.C. 7:13-12. The access requirements state that "*The Department shall issue an individual permit to construct a critical building or multi-residence building, or to convert an existing building to one of these uses, only if the applicant demonstrates that the building is served by at least one existing or proposed roadway, the travel surface of which is constructed at least one foot above the flood hazard area design flood elevation, which is of adequate size and capacity to serve the building, unless:*
    1. *The building is located in a tidal flood hazard area or is a multi-residence building that is part of a redevelopment project; and*
    2. *The applicant demonstrates that such access is not feasible in accordance with N.J.A.C. 7:13-12.6(e).*

  The proposed development, is considered a "critical building" and may not be in compliance with the regulations based on the site access requirements as the access to the site itself is located below the flood hazard elevation. Because the Marine Facility is required to be located along the coastline for its operation, and the surrounding access roads are also below the DFE, the exception regarding infeasibility of providing such access through elevated roadway should be utilized. The Marine Facility utilizes watercraft for its continued operation during a flood event.

- **New Jersey Department of Environmental Protection, Division of Water Quality NJDEPS Permit:** An NJPDES permit will be required if it is determined that the discharge of sanitary wastewater exceeds 2,000 gallons per day or if the septic system design deviates from the standards for Individual Subsurface Sewage Disposal Systems.

- **New Jersey Department of Environmental Protection, Division of Water Quality Treatment Works Permit:** Treatment Works Approval (TWA) permitting will be required for the proposed new septic system if the NJPDES permit is also required.

- **Rockaway Township Health Department:** The New Jersey Department of Environmental Protection (NJDEP) mandates septic systems through the Township

EXHIBIT 'C'

Health Department. The Rockaway Township Health Department, located at 65 Mount Hope Road, Rockaway, NJ 07866, is designated as having jurisdiction over Jefferson Township. Health Department review and approval will be required for the proposed septic system.

HIGHLANDS WATER PROTECTION AND PRESERVATION ACT

The site is located within a Highlands Planning Area. The proposed development would be considered a "Major Highlands Development" under the Highlands Water Protection and Preservation Act as it is non-residential development. Also covered are any capital or other project of a State entity or local government unit in the preservation area that requires an environmental land use or water permit or that results in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more.

The Highlands Planning Area is the portion of the Highlands Region that is not included in the Highlands Preservation Area. While the Act does not establish any new standards for the Highlands Planning Area, the Highlands Regional Master Plan, which was adopted by the Highlands Water Protection and Planning Council, includes an avenue for enhanced standards in this portion of the Highlands Region.

Because the site is located within the Planning Area and not the Preservation Area of the Highlands, a Highlands Preservation Area Approval is not required for development on the subject site as it is not considered a regulated activity. The design professional responsible for the design of the Project will need to determine the extent of the requirements related to the enhanced standards related to the Highlands. The Project still may be subject to other rules and regulations including the Freshwater Wetlands Protection Act Rules and the Flood Hazard Area Control Act Rules.

The Highlands Council reviews proposed projects in the Highlands Region for consistency with the Highlands Act and Highlands Regional Master Plan.

WETLANDS

Wetlands are present on the properties across Howard Street with the nearest area approximately 220' from the Property line of the site.

WATER TRIBUTARY

At the southern portion of the property along the property line, an underground aqueduct pipe is present that is part of the Musconetcong River tributary that leads to and discharges at Lake Hopatcong. The exact location of the pipe is unknown and will need to be located by a Land Surveyor as part of the design of the site improvements.

EXHIBIT 'C'

BUILDING PROGRAMMING

Operation: The station is currently operational and manned 24/7. Used primarily during summer months, with minor use during winter months. The new proposed facility will be programmed to continue this operation.

Dispatch: Hopatcong, NJ State Police, dispatching to road and the adjacent Lake Hopatcong.

Occupant Load

The occupant load of the building based on the Building Program with respect to means of egress would be tabulated as follows:

Assembly:	480 Square Feet / 15 =	32 occupants
Business:	1,985 Square Feet / 150 =	14 occupants
Storage:	126 Square Feet / 300 =	1 occupant
Total for Means of Egress =		47 Occupants

The actual occupant load based on the Program, which would be utilized for plumbing fixture and HVAC requirements is:

Personnel: The intended occupancy for the facility on a daily basis is anticipated to be:

Male Officers: 6
Female Officers: 2
Civilians: 2

Visitors: The program includes a Multi-Purpose room that is intended to be utilized for conferences and training purposes and occupants may include small groups of civilians. The intended maximum occupancy of this space is fifteen (15) occupants.

Detainees: Detainees are primarily transient and will be brought in for processing and temporary detention until they are released or transferred to another facility. Detainees are not held overnight at this facility. At times individuals may be determined to be a danger to themselves or others and will be held in a holding cell. The NJSP has advised that for facilities of this type, a 42” x 48” or larger wire mesh compartment is utilized for this function. The holding cell will need to be visually separated from other areas where detainees are held but within view of the officer(s) either by direct view or camera. For program purposes up to five (5) detainees should be considered for the determination of occupant load.

Total Occupants Based on Actual Occupancy = 30 Occupants

EXHIBIT 'C'

Spatial Programming

Spaces / Rooms Required for the Main Building are presented in the table below:

Space	Occupants	Furniture	Size	Area	Floor	Notes
Main Building						
Multi-Purpose Room	10-15	(2) Workstations	16'x30'	480 SF	First	Community, Conference, and Training Room 9'-0" Min. Ceiling Height*
Processing	2-4	(1) Bench, (1) Workstation, (1) Printer	13'x18'	234 SF	First	9'-0" Min. Ceiling Height
Holding Area (Not a Cell)	2-3	Bench with Cuff Eyes	6'x8'	48 SF	First	Within View of Processing
Interview / Office	2	(1) Desk, (2) Chairs	10'x14'	140 SF	First	Interview Room. Adjacent to Processing
Detainee Toilet Room	N/A	(1) Toilet Room Layout	6'-6" x 8'	52 SF	First	Accessible, Ligature-Resistant
Public Unisex Bathroom	1	(1) Toilet Room Layout	6'-6" x 8'	52 SF	First	Accessible for Visitor Use. Adjacent to Foyer
Foyer	2	(2) Chairs	9' x 12'	108 SF	First	Through-Window to Multi-Purpose Room ****
Supply Closet	N/A	Shelving	2' x 4'	8 SF	First	For Office Supplies
Storage Room	N/A		4'x9'	36 SF	First	For Tables and Chairs for Multi-Purpose Room
Weapons Vault/Evidence Storage	N/A	(1) Secured Gun Storage, Shelving	6'x8'	48 SF	First	Secure Cabinets ** and ***
Supervisor's Office	2	(1) Desk with Sideboard, (2) Chairs	12'x14'	168 SF	Second	Awning Windows
Single Office	2	(1) Workstation	10'x12'	120 SF	Second	Awning Windows
Break Room	6	(1) Electric Cooktop, (1) Sink, (1) Microwave, (1) Refrigerator	10'x15'	150 SF	Second	Counterspace and Casework where possible

Officer's Work Stations	3	Wraparound Counter with Base Cabinets for (3) Computer Stations	12' x 16'	192 SF	Second	Printer
Exercise Space	1-5	(1) Treadmill, (1) Lifting Bench,	15'x15'	225 SF	First or Second	
Women's Locker Room	2	(1) Toilet Room Layout, (1) Shower, (1) Bench, (2) lockers	8'x20'	160 SF	First or Second	Seek Variation to not require accessible room
Men's Locker Room	6	(1) Toilet Room Layout, (1) Shower, (1) Bench, (6) lockers		280 SF	First or Second	Toilet Room Layout to have (2) Toilets and (1) Urinal. Seek Variation to not require accessible room
Lactation (Mother's Room)	2	Countertop with Sink and Base Cabinets, Changing Table, Space for Comfortable Chair	7'x10'	70 SF	First or Second	Window Glass Should be Obscure
IT / Data Room	N/A		6'x10'	60 SF	First or Second	
Janitor's Closet	N/A	(1) Mop Sink, Shelving	4'x4'	16 SF	First or Second	Prefer Same Floor as Toilet Rooms
Washer/Dryer Closet	N/A	Washer and Dryer	3'x6'	18 SF	First or Second	
Stair	N/A	N/A	17' x 18'-8"	318 SF	First and Second	Means of Egress Stair with Discharge to Exterior

**The Multi-Purpose Room will be used for training sessions for up to 15 personnel, including small groups of civilians. A wall mounted TV Monitor is to be provided. Access to the accessible public toilet room is to be provided from this space without the need to traverse through secure areas. The Multi-Purpose room should be on the street side façade.*

***The weapons vault will store rifles, shotguns, handguns. The vault shall be placed inside of a secure closet which may be shared with IT equipment or the evidence storage cabinet.*

**** The existing evidence storage cabinet measuring 2' x 3' x 6' high may be re-utilized. The cabinet shall be placed within a secure closet.*

***** The Energy Subcode requires that for buildings that are 1,000 square feet in area or greater, a vestibule be provided at the entrance that is separated from other areas of the building with airtight openings. The Foyer may serve this purpose provided that doors and the window opening are sealed.*

EXHIBIT 'C'

Total Area First Floor Spaces =	1,524 Square Feet
Total Area Second Floor Spaces =	948 Square Feet
Total Area First OR Second Floor Spaces =	829 Square Feet
Subtotal =	3,301 Square Feet

Allowance for Circulation and Wall Thicknesses = 10%

Total Gross Area Both Floors Combined = 3,631 Square feet

POLE BARN PROGRAM SPACE

A Pole Barn is required for storage of equipment and boats on trailers. The new Pole Barn will also include an approximate 8'x10' enclosed space for housing of an aerator that will be utilized for oxygenation of Lake Hopatcong.

The Pole Barn is programmed to be approximately 32' x 42' and 1,344 square feet in area.

Additional Program requirements are described below.

NEW BUILDING CONSTRUCTION

Exterior

Police Station

Following the demolition of the existing Police Station, the Site is to be restored utilizing a similar pervious ground covering to the existing, which consists of seashells and small gravel. A proposed Site Plan is included in Appendix “E” (Drawings) that provides the location of the existing building to be demolished, as well as the proposed location for the new building and 2-car garage, or “pole-barn”.

The new construction of the Police Station is proposed to be approximately 60’-0” x 30’-0”, providing approximately 1,800 square feet on each of the two floors, including the area for a two-story enclosed exit stair. The recommended construction of the exterior walls is 8” concrete block, however this may not be feasible due to the restrictive budget.

The finished floor height of the building, per FEMA requirements is to be located approximately 3’-0” above the surrounding existing grade.

The finish floor will need to be elevated to comply with flood hazard elevation requirements. The design will need to consider the potential for rodent, snake, and insect infestation within a crawlspace if a crawlspace is provided. It is desirable for the first floor deck to be constructed of cast-in-place concrete.

The design includes two entrances. The main public entrance leads to a Foyer which may act as a civilian entrance, in which a through-window to the adjacent Multi-Purpose room would allow an Officer to interact with the civilian in a safe environment. The other entrance leads to the Processing area, in the event that an Officer would need to process any detainees. The intent is to minimize the amount of space any non-officers would need to occupy under any circumstance.

It is preferred to have the entrance doors located on the north and south sides of the building with none provided on the west (lake) side. The lake side of the building will be subject to gusting winds from the lake and should not have doors. The Accessibility Subcode requires that 50% of entrances are to be accessible. If three entrance doors are provided at least two will need to be accessible.

Both the front entrance and rear entrance will be required to be ADA accessible as the intent requires civilians to utilize them. This includes the unisex Toilet Room that stems from the Foyer. This is easily achievable through the provision of ramps and landings connecting to adjacent steps that reach the required finished floor height of the building. The height differential of 3’-0”+/- above grade to the finish floor will require approximately 36’-0” of ramp run. An intermediate landing will be required as ramp runs are not permitted to exceed 20’-0”.

EXHIBIT 'C'

The exterior of the building's front and rear are to be covered by extended roof overhangs. The West façade of the building, facing directly toward Lake Hopatcong, will have a small porch extending outward. The ramp will stem from the North and provide accessible access to the Porch and the new building.

The East façade of the building is to have a larger extension, acting as a carport. For approximately two (2) vehicles at a time. The columns and framing are to be sized accordingly to allow for the columns to be approximately 10'-0" minimum apart.

The roof of the building is preferred to be prefinished metal due to the prevalence of snow and ice. Snow guards should be provided for the roof system.

The exterior of the building can be left as painted concrete masonry blocks to keep the construction cost reasonable. An alternative, which would allow for a more aesthetically pleasing building, would be the addition of furring strips at approximately 24" on center, and a fiber cement board lap siding, such as "HardiePlank" be installed surrounding the exterior. The Energy Code will require a significant R- value be provided for the exterior walls and the use of a cladding will allow for the installation of exterior rigid insulation to achieve the required insulation value. Otherwise, additional thickness of insulation will be required in the interior side of the exterior walls.

Hose bibbs should be provided at the north, west, and south facades.

Pole Barn / Garage

The new garage, or "pole-barn" is proposed to be constructed of simple post-frame structure, spanning a size of 32'-0" x 42'-0", or 1,344 square feet, in which three bays are included to facilitate the storage of two (2) vehicles and one (1) boat. The post-frame construction can be completed quickly, easily, and is relatively inexpensive. It is recommended that the base foundation and slab be poured, cast-in place, concrete. The concrete surface should be ground or coated to provide a surface that will not easily absorb liquids such as gasoline or motor oil. A standard fiber cement lap siding such as "HardiePlank" should clad the exterior facades of the garage.

A single 20' wide x 12' high overhead door or (2) 12' wide x 12' high overhead doors should be provided along with two (2) swing type personnel doors to the exterior.

The new Pole Barn will also include an approximate 8'x10' enclosed space for housing of an aerator that will be utilized for oxygenation of Lake Hopatcong.

EXHIBIT 'C'

Interior

Police Station

Refer to Programming Schedule for information on individual rooms and their sizes. The building's finished first floor level is to be located approximately 3'-0" above the ground level to adhere to the aforementioned FEMA requirements. The interior walls are proposed to be constructed of 3-5/8" metal stud and finished with painted gypsum. The exterior walls, if masonry, are to be finished with insulated z furring and painted gypsum board throughout.

The design should incorporate an attic space that is of sufficient size to accommodate the installation of mechanical equipment. Refer to the Mechanical, Electrical, and Plumbing Engineer's Assessment and Recommendations presented in Appendix "D". If Possible, the New Jersey State Police would like to utilize attic space for additional storage area.

The budget is restrictive, and the area of the building should be minimized to control construction costs. As part of this study, conceptual floor plans were prepared and are presented in Appendix "E". These layouts demonstrate that the program can be satisfied within a 30'x60' building footprint, however this results in multiple spaces being restrictive. The design professional shall collaborate with the New Jersey State Police during design to provide a design that satisfies the Program, complies with Code requirements, and provides adequate space and circulation to function properly per the client's needs, while maintaining the established budget.

In addition to the description and notes within the Building Program table presented above. There are requirements that apply to the Program Spaces, including:

The Men's and Women's Locker Rooms (Locker/Shower/Toilet Rooms) shall include 3'x2' prefinished metal lockers with upper area ventilation. The lockers shall have built-in benches that extend 1' at the bottom of the lockers. Each Locker Room shall include a space for hanging of dry suits consisting of a bar and shelf approximately 3' long. Because this is a substation to the main station in Carteret, personnel do not change in these locker rooms.

The Break Room should include counterspace, cabinets, a microwave oven, electric cooktop, a sink, and a full size refrigerator with freezer.

All offices should receive awning style windows.

Secure areas within the building shall be separated from public spaces (the Foyer, Accessible Toilet Room, and Mukti-Purpose Room) with secure doors that are locked on the public side but allow free egress as required by Code.

The maximum dead-end corridor length within a B-use building that is not protected by an automatic fire suppression (sprinkler) system is 20'.

Pole Barn / Garage

The interior of the 2-car garage, or “pole-barn” can be left as open framing, as long as the use is not expanding beyond the storage of the vehicles. If the use expands from vehicle storage, lining the walls with interior coverings, such as painted plywood or OSB board, could be installed, along with insulation between the framing and coverings, as needed.

The building is to contain an approximate 8’x10’ enclosed room accessible from the exterior to house an aerator pump that is to be provided and installed by others. The actual size will be determined in coordination with the entity that is providing the equipment.

SITE PLANNING

The site design should consider interior circulation and maneuverability with respect to the land and sea vehicles utilized and stored at the site.

The Main Building should be situated at the same location as the existing as this provides views of the Lake and proximity to the bulkhead and dock areas along the perimeter.

The septic system will likely be a mounded type which will occupy a significant area of the site.

Other site improvements include the Pole Barn, an emergency generator that will need to be elevated to above the Design Floor Elevation, and a flagpole. The existing site identification sign and the gated entrance to the site may be relocated to facilitate the design. The entrance to the site should be maintained at a maximum distance feasible away from the curve in Espanong Road to the southeast.

The actual location of the below grade aqueduct leading to the Lake should be determined prior to design and construction documents should identify that it is not to be disturbed and shall be protected.

Accessible parking spaces and an accessible route to the Main Building will be required because of the public access. The ground cover at the site should remain pervious surface to the maximum extent feasible as the maximum impervious surface coverage must be in compliance with the Stormwater Best Management Practices.

Staff and boat parking should not be designated with striping to allow for the State Police to organize the use of the site.

It is noted that the provision of a new mounded septic field will impact the available area of the site with respect to internal circulation. The possibility of obtaining approval to utilize a holding tank in lieu of a septic disposal field should be investigated as part of the design.

BUILDING CODE AND DESIGN GUIDELINES

Applicable Subcodes and Requirements

General: The current applicable codes were adopted New Jersey in September of 2022. Codes are updated and adopted on a three-year cycle and the next adoption is anticipated to occur in September of 2025. Provided that the design of the proposed improvements is completed, and plan review is completed prior to the expiration of the 6-month grace period, the versions of the Codes listed below will be applicable to the Project:

- **Building Subcode:** The International Building Code, New Jersey Edition, 2021 is the applicable Building Subcode.
- **Plumbing Subcode:** The National Standard Plumbing Code, 2021 is the applicable Plumbing Subcode.
- **Electrical Subcode:** The National Electrical Code (NFPA 70), 2020 is the applicable Electrical Subcode.
- **Mechanical Subcode:** The International Mechanical Code, 2021 is the applicable Mechanical Subcode.
- **Energy Subcode:** The applicable Energy Subcode is ASHRAE 90.1-2019, Energy Standard for Buildings Except Low-Rise Residential Buildings.
- **Accessibility Subcode:** Although primary function spaces solely used by police can be exempted from the requirements of the Accessibility Sub-Code and the Americans with Disabilities Act Accessibility Guidelines, public areas of the Station must be accessible. These spaces include:
    - Foyer
    - Foyer Toilet Room
    - Processing
    - Detainee Toilet Room
    - Multi-Purpose Room

  As the building will be raised due to flood level requirements, accessible ramps and access will be required at both the front and rear entrance to the building. Accessible parking must be provided with an accessible route to the building entrance.

Wind Load Considerations:

The Buildings will be considered Risk Category IV per the International Building Code and ASCE 7-16. The design base wind speed at the site is 125 mph. The building main windforce resisting system and components and cladding including the roofing, fascia, rakes, soffits, and siding, shall be designed to resist the applicable wind forces.

CONSTRUCTION COST ESTIMATE

The estimated construction cost for the proposed Marine Police Facility as described in this Study is $4,096,438. This estimate includes the demolition of the existing building and construction of a new 2-story Police Station with 1,800 square feet gross area per floor on a pile foundation, a 1,334 square foot pole barn garage building, replacement of the septic tank with a new septic system including a mounded disposal field, an elevated emergency generator, and adjusted to accommodate an accelerated construction schedule. This estimate is adjusted for the location, New Jersey Prevailing Wage labor rates, and includes a 20% contingency and is projected to 2026.

The total Current Working Estimate (CWE), which includes the estimated construction cost and all soft costs related to a DPMC Type I Project, is $5,510,820.

The construction Cost Estimate is presented in Appendix “A”.

CONSTRUCTION SCHEDULE

A preliminary Design and Construction Schedule is presented in Appendix “F” in both table and bar chart format. The American Rescue Plan funding requires that the allocated funds be completely spent by the end of 2026. The design and construction should be expedited to the maximum extent feasible to maximize the use of the funds if they are allocated to the Project.

Prepared 10/4/2024 by:

Ronald A. Sebring Associates, LLC
1000 Washington Street, Suite 201,
Toms River, NJ 08753

EXHIBIT 'C'

Appendix “A”
Construction Cost Estimate

1 PAGE

EXHIBIT 'C'

CONSTRUCTION COST ESTIMATE
NEW JERSEY STATE POLICE MARINE FACILITY - LAKE HOPATCONG
341 Espanong Rd, Lake Hopatcong, NJ 07849
10/4/24

NEW FACILITIES

(1) New 3,600 Square Foot (Floor Area) Office / Police Station Building — First Floor = 1,800 S.F. / Second Floor = 1,800 S.F.
(1) New 1,334 Square Foot Pole Barn

BASIC BUILDING COST		
Office / Police Station: Wood Frame with Vinyl Clapboard Siding (No Basement)		
Pole Barn: Metal Siding, Wood Shingle Roof, Wood Structure		
Includes Contractor's overhead and profit. Based on R.S. Means Square Foot Building Costs 2024.		
Office / Police Station (3,360 Square Feet): $276.00 /S.F.	3,600 Square Feet at $276.00	**$993,600**
Pole Barn (1,334 Square Feet): $72.00 /S.F.	1,334 Square Feet at $72.00	**$96,048**
ADDITIVES		
Items not included in "Basic Building Cost" requiring increase from the basic square foot construction cost.		
FIELD TRAILER	$700 /Month (8)	$5,600
TEMPORARY FENCING	$7.00 /Linear Foot (250)	$1,750
SECURITY CAMERAS	$1,275 /Each (12)	$15,300
METAL 2'-0" x 3'-0" LOCKERS	$415 /EACH (8)	$3,320
COUNTERTOPS	$300 /L.F. (40)	$12,000
BENCHES	$330 /EACH (2)	$660
MILLWORK AND OFFICE PARTITIONS	$25.40 /S.F. (3,360)	$85,344
SAFETY EQUIPMENT	$485 /Each (2)	$970
CARD ACCESS READERS	$1,200 /EACH	$2,400
PILE FOUNDATION (OFFICE / POLICE STATION)	$75 /LF (648)	$48,600
PILE FOUNDATION (POLE BARN)	$75 /L.F. (288)	$21,600
EMERGENCY GENERATOR	$280,000 /Each (1)	$280,000
ELEVATED STRUCTURE FOR GENERATOR	$50,000 /Each (1)	$50,000
NEW SEPTIC SYSTEM	$75,000 /L.S.	$75,000
FURNITURE/FIXTURES/EQUIPMENT (FFE) ALLOWANCE	$200,000 /L.S.	$200,000
PLUMBING CONSTRUCTION	$3.14 /S.F. (3,360)	$10,550
HVAC CONSTRUCTION	$38.33 /S.F. (3,360)	$128,789
ELECTRICAL CONSTRUCTION	$23.84 /S.F. (3,360)	$80,102
REQUIRED SITEWORK	$75,000 /L.S.	$75,000
EXISTING BUILDING DEMOLITION	$.51 /C.F. (44,500)	$22,695
EXISTING BUILDING FOUNDATION DEMOLITION	$1.36 /S.F. (3,500)	$4,760
EXISTING SEPTIC TANK REMOVAL	$8700 /EACH (1)	$8,700
SUPERVISION WEEKDAYS = 34 WEEKS	$2500 /WEEK (34)	$75,000
SUPERVISION SATURDAYS (FOR ACCELERATED SCHEDULE)	$750 /DAY (30)	$22,500
CREW FOR SATURDAYS (FOR ACCELERATED SCHEDULE)	$4800 /DAY (30)	$144,000
EXISTING SEPTIC TANK REMOVAL	$8700 /EACH (1)	$8,700
SUBTOTAL INCLUDING ALL ADDITIVE CONSTRUCTION FEATURES		**$2,472,989**
ADJUSTMENTS TO CONSTRUCTION COST		
LOCATION FACTOR (1.09 Based on Means Construction Cost Data)		$222,569
LABOR ADJUSTMENT (PLA) (Labor estimated 40% of CCE, Increase Factor 12% of Labor)		$307,442
DESIGN CONTINGENCY (20%)		$600,600
HISTORIC COST INCREASE TO 2026 1 years = (7.5% per year)		$270,270
ADJUSTED TOTAL COST - NEW BUILDING AND SITE CONSTRUCTION		**$4,096,438**
SOFT COSTS		
DESIGN FEES (12% of Construction Cost)		$491,573
CM FEES (6% of Construction Cost)		$245,786
DPMC DESIGN CONTINGENCY (10% of Design Fee)		$49,157
DPMC CONSTRUCTION CONTINGENCY (5% of Construction Cost)		$204,822
DPMC MANAGEMENT FEE (8% of Construction Cost)		$327,715
AFFIRMATIVE ACTION (1/2% Construction Cost)		$20,482
SITE ACQUISITION COSTS N/A		$0
UCC PERMIT FEES (1 1/2% Construction Cost)		$61,447
REGULATORY PERMIT FEES APPROXIMATED (County Septic $300, Highlands $12,300, SESC $800)		$13,400
TOTAL ALL COSTS - NEW BUILDING AND SITE CONSTRUCTION		**$5,510,820**
CONSTRUCTION/DEMOLITION COST PER SQUARE FOOT INCLUDING ADDITIVES		**$872.70**
BUILDING AREA(s) SQUARE FOOT TOTAL		**4,694**
SOFT COSTS		**$1,352,935**
TOTAL COSTS		**$5,510,820**

EXHIBIT 'C'

Appendix “B”
Photographs

6 PAGES

EXHIBIT 'C'

View of the Site Looking Southwest

View of the Site Looking Southwest

EXHIBIT 'C'

View of Site Looking West

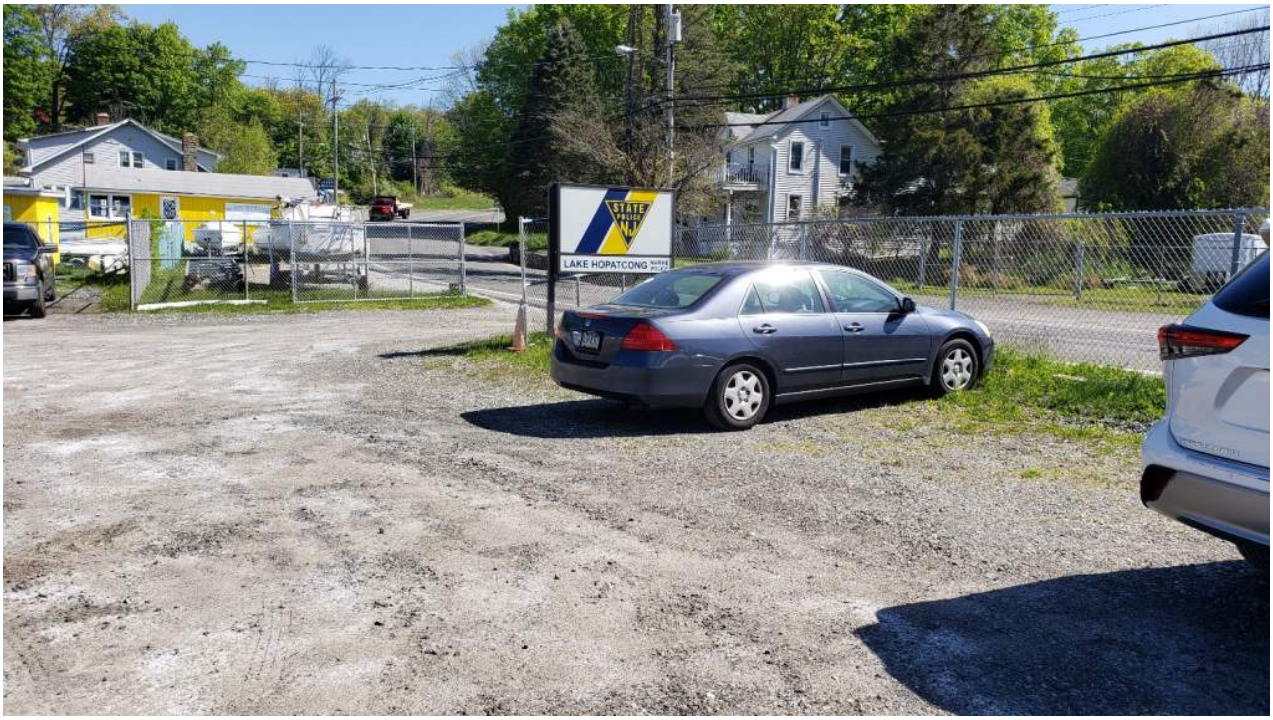
View of Site Looking West

EXHIBIT 'C'

View of Site Looking West-Northwest

View of Site Looking North

EXHIBIT 'C'



View of Site Along Espanong Road Looking Northeast


View of Site Along Espanong Road Looking Southeast

EXHIBIT 'C'

Existing Police Station Building – South and East Facades

Existing Police Station Building – South Façade

EXHIBIT 'C'

Docks on South Side of Police Station Building

View North From South End of Site

EXHIBIT 'C'

Appendix “C”

Mechanical, Electrical, and Plumbing Engineer’s Conditions Assessment and Recommendations

6 PAGES

EXHIBIT 'C'

New Jersey State Police Station
2 Stonehenge Rd
Lake Hopatcong, Morris County, NJ 07849

Proposed Police Station and Pole Barn
Date: February 17, 2022
Revision 1: October 7, 2024
S&H Project 2139A

Background Information:

Ronald A. Sebring Associates, Inc. (RASA) hired S&H to perform mechanical, electrical and plumbing (MEP) engineering support services for the study for the proposed new police station and pole barn buildings onsite. We performed a site visit on May 14, 2021 to review the existing conditions of the existing building and site. We do not have existing site utility plans for reference.

Existing Conditions – Demolition:

The following is a general summary of the proposed demolition work:

- Drain the existing above-ground 250 gallon fuel oil tank and piping to indoor HVAC unit. Properly dispose of the tank in accordance with NJ DEP regulations.
- Remove the existing electrical and communications aerial services back to the utility pole, in preparation for re-connection to the new building.
- Disconnect existing domestic water well and cap in preparation to extend to the new building.
- Demolition of the existing electrical systems in the building.
- Demolition of the existing HVAC systems in the building.
- Demolition of the existing plumbing systems in the building.

Existing condition pictures are included below for reference purposes:

EXHIBIT 'C'

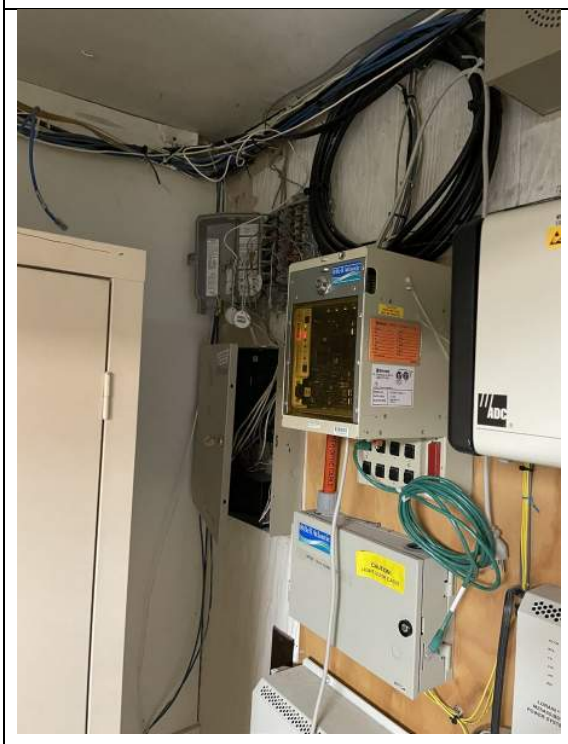
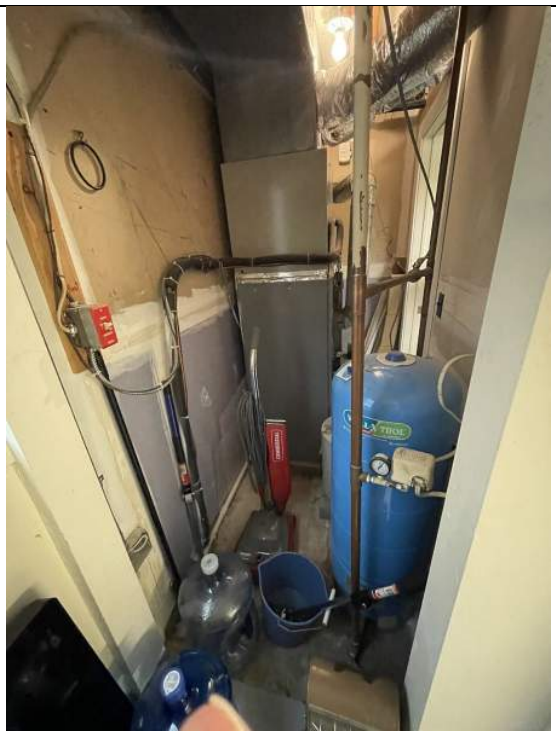


EXHIBIT 'C'



New Work:

The following is a summary of the proposed new MEP systems for the site and buildings. The applicable codes are as follows:

- International Mechanical Code 2021.
- National Standard Plumbing Code 2021.
- National Electrical Code 2020.
- NJ Commercial Energy Code, ASHRAE 90.1-2019.

EXHIBIT 'C'

Site:

1. Install new overhead 1-phase, 400A (320A continuous) electrical service to the new building. Install lockable disconnect and meter on the exterior of the building, then run underground to the interior electrical/data/IT room.
2. Extend the existing overhead communications line to the new building. Route on interior to the electrical/data/IT room.
3. Locate a new propane-fired generator near the new Pole Barn building. New generator should be full-backup for the new Police station and sub-fed Pole Barn. Generator should be elevated to be above the flood level and should be in a level 3 (minimum or custom to comply with local sound ordinances) sound attenuating enclosure. Coordinate with local sound ordinances for allowable dBA off the generator at property lines.
4. Coordinate with a propane vendor to size new above ground propane tank(s) to serve the generator with a sufficient vaporization rate off the tanks. Storage shall be provided to allow for a minimum generator runtime of 48 hours.
5. Extend the domestic water well piping to the Janitor room, including a new well bladder tank and high/low pressure control for the well pump.
6. Modify sanitary to connect to the new street lateral or the underground septic tank setup.

Police Station Building:

1. Mechanical:
    a. Install new heat pump or propane-fired air handlers in the attic and/or mechanical rooms with exterior, elevated condensing unit above flood level and OAI intake on the roof or the A-Frame wall(s). Three suggested air handlers for HVAC:
        i. One serving the Multi-Purpose room
        ii. One serving the Men's, Women's, Corridors and Processing area.
        iii. One serving the second floor spaces.

    b. Install new VRF heat pump ceiling cassettes in the Break Room, Office/Interview Room, Office, Electrical/Data/IT and Weapons/Evidence Storage. Install OHRU outside, elevated to above flood level. Install separate OAI intakes for each ceiling cassette unit.
    c. Provide electric heater(s) in the new stair and at all entry doors/vestibules.
    d. Route condensate to drain to grade.
    e. Install local, 7-day programmable thermostat controls with occupied/unoccupied settings. Thermostats maybe WiFi connected for remote scheduling.
    f. Tie the VRF system into the Ethernet network for remote controls and scheduling.

2. Electrical:
    a. Install new 400A (verify based on load calculations), 1-phase automatic transfer switch in the Electrical/Data/IT room.
    b. Install new 400A (verify based on load calculations), 1-phase electrical panel in the Electrical/Data/IT room. Minimum double panel with 84 poles.
    c. Feed 60A, 1-phase sub-feed panel via underground conduit in the Pole Barn for lighting and receptacles.

EXHIBIT 'C'

d. Install 20A duplex receptacles on each wall of each room, as per NEC code. Consider specifying USB A/C receptacles in strategic locations, such as Offices and Multipurpose room for device charging.
e. Add quad 20A receptacles at radio charging locations.
f. Route conduits from interior designated location to the exterior radio tower. Wiring and equipment by the State Police.
g. Install 20A GFCI receptacles in the toilet rooms, break room and on the exterior of the building. Exterior receptacles shall have aluminum, lockable while-in-use covers (all devices shall be above the flood plain).
h. Provide receptacle and power for all Police equipment.
i. Install lighting and receptacles in Attic for maintenance purposes.
j. Install new recessed LED lighting fixtures in all spaces. Provide automatic lighting controls in each space, as required by the energy code. Include 0-10V dimming in the following spaces: Offices, Break Room, Processing and Multipurpose room.
k. Install battery operated emergency lighting fixtures and exit signs, as required by code, including twin remote heads outside each egress door.
l. Install exterior LED fixtures with integral and/or remote photocells. All fixtures should be sealed to an IP68 rating to prevent bug ingress. Recessed LED downlights are recommended at the entry/exit locations and the porch area.
m. Maintain existing site lighting and circuiting.
n. Fire alarm:
    i. Provide an addressable fire alarm system based on a non-proprietary Silent Knight system. Central Station should be via cellular and Ethernet, not POTS telephone lines.
    ii. Provide horn/strobes per code in all occupied spaces.
    iii. Provide smoke detection in the Corridors, Weapons Storage, Janitor and Electrical/Data/IT.
    iv. Provide pull stations at all exit doors and at the top of the stair.

o. Data/Telephone:
    i. Install a wall mounted IT rack with CAT6 patch panels in the Electrical/Data/IT room.
    ii. Route two CAT6e cables to each jack location from the Electrical/Data/IT room. Hardwired jacks should be provided in the Offices, Break Room, Processing Area, Foyer and Multipurpose Room. Locate for specific equipment such as copiers and printers.
    iii. Provide CAT6e cabling to at least four locations on each floor for ceiling mounted wireless access points.
    iv. Provide CAT6e cabling to exterior security cameras mounted to the building for full exterior coverage around the building. Police to provide new NVR for IP cameras.

p. Security system:
    i. Install basic security system with keypads at entry doors, door contacts and motion detectors in the Corridor/Foyer areas.
    ii. Install IP-based AiPhone system with exterior video/audio interface to indoor master station for main entry door release.

EXHIBIT 'C'

q. Audio/Visual:
    i. Provide power, data and AV cables from a floor box to wall for flat panel screen in the Multipurpose room.

3. Plumbing:
    a. Install filters on the incoming domestic well water. Existing water is rusty and has sediment.
    b. Install well pressure bladder tank and well pump controls.
    c. Install electric water heater sized for plumbing fixtures and showers. Install mixing valve set at 110F for all hot water piping distribution. Install recirc piping and pump, if any hot water piping exceeds 50' in length from the water heater to a plumbing fixture.
    d. Install tank-type, manual flush water closets.
    e. Install wall or recessed counter-mounted sinks with manual faucets.
    f. Install wall urinals with low-flow flush valve.
    g. Install a mop receptor with hot/cold water faucet in the Janitor Closet.
    h. Floor drains in Men's, Women's and Janitor closet.
    i. Confirm with Police for water lines to the refrigerator for ice and to the counter for coffee.
    j. Install water cooler with bottle filler in a Corridor.
    k. Install exterior hose bibbs at locations as per the Police.

4. Fire Protection: None required.

Pole Barn Building:

1. Mechanical: None. Unheated, not ventilated.
2. Electrical:
    a. 60A, 1-phase sub-panel fed from the main building onsite.
    b. LED lighting with occupancy sensors and toggle switches, rated for low temperature conditions.
    c. Emergency lighting and exit signs, rated for low temperature conditions, including exterior twin emergency heads at the egress doors.
    d. Exterior building-mounted lighting with integral photocells for all four sides, plus lighting for the new parking spaces.
    e. 20A GFCI receptacles on the interior and exterior near the generator; mount above flood plain level.
    f. Power for motorized overhead door(s).

3. Plumbing: None.
4. Fire protection: None.

End of MEP State Police Study.

EXHIBIT 'C'

Appendix “D”
Hazardous Materials Report

37 PAGES

PREPARED BY USA ENVIRONMENTAL MANAGEMENT, INC.

EXHIBIT 'C'

HAZARDOUS MATERIALS REPORT
For
DEMOLITION OF POLICE STATION
AT
NEW JERSEY STATE POLICE
LAKE HOPATCONG STATION
LAKE HOPATCONG, JEFFERSON TOWNSHIP, N.J.

Prepared for:

Ronald A. Sebring Associates, LLC
2156 Route 37 West, Suite 201
Manchester, New Jersey 08759

Prepared by:

USA Environmental Management, Inc.
344 West State Street
Trenton, New Jersey 08618

USAEMI Project No.: 21-020492-02

Report Date: May 25, 2021

USA Environmental Management, Inc.
Environmental Engineering Construction

EXHIBIT 'C'

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EXHIBIT 'C'

1.0 INTRODUCTION

USA Environmental Management, Inc., (USAEMI) was contracted by Ronald A. Sebring Associates, LLC (RASA) to conduct a hazardous materials assessment of the NJ State Police, Lake Hopatcong Police Station. The Station is located at 2 Stonehenge Road, Lake Hopatcong, Jefferson Township, New Jersey. The purpose of the inspection was to determine the presence or absence of asbestos and lead-containing paint, which may be impacted during the demolition of the Police Station. The assessment on the Police Station included all interior and exterior components.

The hazardous materials assessment was conducted by Richard Reynolds and Mathieu Chapuis on Friday, May 14, 2021. Both inspectors are certified United States Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act (AHERA) Asbestos Building Inspectors and Richard Reynolds is a certified State of New Jersey, Department of Health, Lead Inspectors/Risk Assessor. The inspectors have significant experience in asbestos-containing material (ACM) surveys, lead-containing paint (LCP) assessments and hazardous materials assessments.

Copies of all applicable Certifications and Licensure are attached to this report.

2.0 SURVEY FOR ASBESTOS-CONTAINING MATERIALS

2.1 Asbestos History

During the last few decades the medical evidence has continued to mount regarding the importance of environmental factors as a source of carcinogenicity. Asbestos is regulated by the Occupational Safety and Health Administration, cited by the National Institute for Occupational Safety and Health, the International Agency for Research on Cancer, the National Toxicology Program, and the Carcinogens Assessment Group of the EPA.

As a result of the pervasive use of this material, asbestos has become a widespread environmental contaminant for large segments of our society and has been conclusively demonstrated to cause fibrosis and malignancies of the lung and other organs. The majority of the evidence comes from industrial exposure to this material, whereas exposures were more intense and for a greater period of time. However, there is also evidence that low exposures to asbestos fibers may also have carcinogenic potential.

Asbestos fibers resist degradation and persist in the environment because of the fibers particular structure. They possess aerodynamic capabilities for prolonged suspension and repeated cycles of re-entrainment. Asbestos fibers find entry into the body by inhalation and through ingestion. The retained fibers are found in tissues throughout the lifetime of the exposed person - long after cessation of exposure. It has been demonstrated that asbestos fibers can migrate to other organs. Malignancies related to inhalation and ingestion include cancer of the lungs, mesothelioma of the pleura and peritoneum (lining of the lung and abdominal region), and neoplasms of other sites.

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The degree and duration of exposure to develop an asbestos related health disorder is unknown at this time. However, a report to the U.S. Consumer Products Safety Commission by the Chronic Hazard Advisory Panel on Asbestos reports:

From a public health standpoint, and in the absence of final clarifications of the uncertainties, it is prudent to behave as if asbestos fibers may be carcinogenic at low level exposure and at small particle sizes.

As a result, the Asbestos Hazard Emergency Response Act (40 CFR Part 763) was enacted. An AHERA inspection requires an accredited inspector to visually inspect and assess the condition of all known or assumed friable asbestos-containing materials; to visually inspect non-friable ACM and touch it to determine friability; and to identify homogeneous areas of friable materials. The National Emission Standard for Hazardous Air Pollutants (NESHAPs) requires thorough inspections for ACM in structures before renovation or demolition.

NESHAP's ACM CATEGORIES		
Categories	**Typical Material Type**	**Guidance for RACM**
Friable ACM	Pipe insulation and pipe-fittings	Able to crush with hand pressure
Category I, Non-friable	Floor covering products, Gaskets, Roofing cements	Non-friable made friable due to sanding, grinding, cutting or abrading
Category II, Non-friable	Cement board products, floor tile, etc., that is significantly damaged.	Non-friable material becoming friable or is expected to become friable from the act of renovation or demolition

Any ACM that is Friable, or Category I and II Non-friable that meets the qualifications to be considered a Regulated Asbestos-Containing Material (RACM), must be removed prior to demolition that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal. This includes gasket materials.

2.2 Asbestos Inspection

This inspection for ACM was limited in scope to include exterior and interior suspect materials which may be impacted during the demolition of the Police Station. Wherever possible, the attempt was made to determine the presence of hidden materials. However, no destructive sampling was conducted. USAEMI collected the necessary number of bulk samples to properly identify ACM. All samples collected were in accordance with 40 CFR, Part 763, the EPA's, AHERA protocol. Sampling was performed utilizing wet methods. Equipment used during the survey was decontaminated at the completion of extracting each sample, eliminating the potential for any cross contamination of samples. In addition, all samples were given a homogeneous area sampling identification number.

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Samples of each homogenous material were delivered to Batta Environmental Associates, Inc., located at 6 Garfield Way, Newark, Delaware. Sample analysis was performed via Polarized Light Microscopy (PLM) in accordance with 40 CFR, Part 763.87(a) and/or Transmission Electron Microscopy (TEM). The results of each sample and corresponding Certificates of Analysis are appended to this report. Results include the type and percentage of asbestos, if found in the sampled material, and the method of analysis.

The sample identification system of this report consists of a three-unit sample identification number. The first set of text indicates the sample number, the next set indicates the inspector's initials and the last six (6) digits indicate the sampling date. These sample numbers match the chain-of-custody and lab reports of analysis.

Sample result summaries are provided in table format. The first column indicates the homogenous area identification number (ID No.); the second column is the material description; and the third column indicates the asbestos content, type of asbestos or if the material was none detected for asbestos. Sampled materials that contain asbestos and/or were assumed to contain asbestos are indicated in ***italic bold***.

2.3 Asbestos Summary

During the course of the assessment, USAEMI noted a total of fourteen (14) suspect materials from the Lake Hopatcong Police Station. The suspect identified materials were sampled in sufficient quantity as mandated by 40 CFR, Part 763.87(a) or assumed to contain asbestos. Of the materials analyzed, **none** tested positive for asbestos (greater than one percent (>1%) asbestos by weight). Materials sampled for asbestos content or assumed to contain asbestos are listed below:

TABLE 1 – SUSPECT ASBESTOS MATERIALS

ID No.	Material Description	Asbestos
01	2'x 2' White Ceiling Tile with Chips & Holes	None Detected
02	2'x 2' White Ceiling Tile with Fissures and Holes	None Detected
03	1'x 1' Grey Mottled Tiles with Fissures and Holes	None Detected
04	Black/Yellow Mastic Associated with ID No. 03	None Detected
05	Gypsum Paper Drywall & Associated Joint Compound (Type 1 – Upper Wall)	None Detected
06	4" Blue/Grey Cove Base	None Detected
07	Adhesive Associated with ID No. 06	None Detected
08	Gypsum Paper Drywall (Type 2 – Ceiling)	None Detected
09	1'x 1' White Splined Pressed Paper Ceiling Tile over ID No. 08	None Detected
10	Gypsum Paper Drywall & Associated Joint Compound (Type 3 – Lower Replacement Wall)	None Detected
11	Grey Sealant around Exterior Conduit Penetration	None Detected
12	Exterior Black Window Caulk	None Detected
13	White Mineral Coat Rolled Roofing	None Detected
14	Black Tar Sealant at Roof Vent Seams	None Detected

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2.4 Asbestos Assessment Disclaimer

The Client should be aware that this survey incorporated no destructive sampling to access hidden or obscured asbestos-containing materials (ACM). However, non-observable asbestos-containing materials may exist in such areas as metal insulated panels, piping lines in wall cavities, ACM on pipes buried in concrete slabs and other potential ACM which is inaccessible for sample extraction due to the physical coverage of the material. Due diligence was observed in performing sampling by generally recognized industry sampling practices.

2.5 Asbestos Recommendations

The following general recommendations are provided to assist in the renovation and localized renovation of the existing structures with ACM. Note that any building material that is not identified as homogenous with those addressed in this report must be considered as ACM unless additional testing indicates otherwise.

The following work practices should be followed whenever activities involving any ACM occur at this Facility.

- Ensure any ACM is managed in accordance with Federal, State and Local regulations.
- Remove any ACM that maybe disturbed during renovations or ensure the materials will not be disturbed.
- Always keep any ACM adequately wet before, during, and after removal operations.
- Conduct activities in a manner which produces no visible emissions to the outside air.
- Handle and dispose of all ACM in accordance with Federal, State and Local regulations.
- Maintain this report as a component of the historical record for the buildings.

2.6 Asbestos Certification

The American Industrial Hygiene Association (AIHA) and National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory selected to analyze the bulk samples for asbestos content by PLM and TEM method, equivalent to the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples' (Appendix A to Subpart F in 40 CFR Part 763) was:

BATTA ENVIRONMENTAL ASSOCIATES, INC.
6 GARFIELD WAY
NEWARK, DELAWARE 19713

The inspectors who physically surveyed for ACM at the facility and have received EPA-approved training as asbestos inspectors are:

RICHARD J. REYNOLDS & MATHIEU CHAPUIS
USA ENVIRONMENTAL MANAGEMENT, INC.

EXHIBIT 'C'

344 WEST STATE STREET
TRENTON, NEW JERSEY 08618

SIGNATURE OF INSPECTOR(S):

Richard J. Reynolds

Mathieu Chapuis

The above-signed inspector(s) certify information contained within this asbestos inspection report is true and correct concerning site conditions at the time of survey only.

EXHIBIT 'C'

3.0 SURVEY FOR LEAD-CONTAINING PAINT

3.1 Lead Paint History

Since 1971, the construction industry has been required to protect workers from exposure to lead through engineering and work practice controls. The current U.S. Department of Labor, Occupational Safety and Health Administration, (OSHA) regulations under 29 CFR 1926.62 set the following limits for lead exposure including a lead permissible exposure limit (PEL) of 50 micrograms per cubic meter ($\mu g/m^3$), and an action level of 30 $\mu g/m^3$, as determined using an 8-hour time weighted average. Since lead paint has been determined to be a health threat, an assessment of buildings for the presence of lead paint is recommended in order to prevent occupational exposure to personnel or the general public, and to enact appropriate control measures for lead hazards.

OSHA and EPA regulations must be followed when renovation or demolition work affects any lead-based paint or paints with detectable lead levels referred to as lead-containing paint (LCP). X-Ray Fluorescence (XRF) testing of components was used as the primary testing method for the site.

A preconstruction inspection is not to be confused with a U.S. Department of Housing and Urban Development (HUD) Title X lead inspection. The preconstruction inspection's primary purpose is to identify major building components containing lead or other lead hazards in order to properly address the lead during renovation/demolition that may be impacted by the proposed work for the purpose of OSHA compliance. The inspection was conducted using the EPA's work practice standards for conducting lead-based paint activities (40 CFR 745.27) as a guide.

As per OSHA, disturbance of paint containing lead requires special training and initial exposure monitoring at a minimum. OSHA standard 29 CFR 1926.62 (Lead in Construction Standard) is invoked if any lead is present in paint or other coatings, since there is no minimum concentration level, as opposed to the EPA and HUD definitions of lead-based paint in child occupied facilities and public/private housing. These standards set forth the regulations that apply with regards to construction or renovation of painted materials or structures that contain detectable amounts of lead and not necessarily lead pigment containing items that have been manufactured.

An X-ray tube source XRF instrument was used for this inspection. The unit was operated by a factory trained user in the standard lead paint test mode using the rules and procedures found in the Performance Characteristic Sheet (PCS) for the instrument. The XRF is not substrate dependent according to the PCS, so no substrate corrections were required.

The XRF is calibrated at the beginning of the testing, every four hours thereafter and/or at the end of the testing, whichever came first. Calibrations are noted on the XRF data sheets included in appendices. Quality control included calibrations to the NIST standard for XRF sampling and duplicate testing of the same component.

EXHIBIT 'C'

3.2 LBP Sampling

XRF sampling does not require collection of material and is considered non-destructive. This state-of-the-art method for determining the composition of painted surfaces can quickly determine if a surface contains lead-based/containing paint or not, and provides sufficient data concerning the amount of lead contained in paint. Data is provided as recorded by the XRF unit at the time of the survey using pre and post calibration, and by following the performance characteristic sheet of the equipment. Areas are immediately identified as coated with lead-based/containing paint using this method.

Most components tested are believed to contain several layers of paint film and are difficult to interpret. XRF and bulk paint analysis does not differentiate which layer of paint may contain lead. The results only indicate the amount of lead that is present in the sample/test location. Lead is likely to be present at a higher percentage in a particular layer than reported due to averaging the weight of other layers of paint into the calculation. For this reason, OSHA standards apply to any sample with detectable lead. Construction activities that impact these paints may result in exposure to lead, even though they are not technically considered lead-based paints.

Results of the lead testing conducted are presented in the following sections.

3.3 XRF Result Ranges

An inspection was performed on painted and non-painted components to be suspect for the presence of lead found. Readings were then taken from a representative number of surfaces, dependent on the quantity of the particular material present. Although OSHA utilizes the term “any detectable lead”, the amount of “detectable lead” is relevant in order to determine the potential for lead exposure. Information is presented in a lead range format to assist in determining protective measures and special procedures that may be required during renovation/demolition activities.

Using the aforementioned methods, USAEMI determined the following components had detectable levels of lead-containing paint (0.01 mg/cm^2 or greater).

TABLE 3 – LEAD-CONTAINING COMPONENTS

Test No.	Room/Location	Wall	Substrate	Component	Condition	Lead (mg/cm^2)	EPA/HUD	OSHA
46	102	-	Concrete	Floor	Intact	0.07	Negative	Positive

General observations included; lead-coated roof vent covers, lead-coated copper flashing, and lead-coated curb caps.

XRF field survey documentation can be found in the attached appendices of this report inclusive of the Performance Characteristic Sheet of the XRF Unit.

3.4 Lead Recommendations

EXHIBIT 'C'

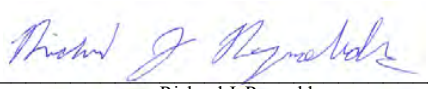
As per OSHA, disturbance of paint containing lead requires special training and initial exposure monitoring at a minimum. OSHA standard 29 CFR 1926.62 (Lead in Construction Standard) is applicable if any lead is present in paint or other coatings, since there is no minimum concentration level. Refer to Appendix B for any components that may initiate the OSHA Lead in Construction Standard.

If the components are impacted, the U.S. Environmental Protection Agency (EPA), Renovation, Repair and Painting (RRP) rules, apply to renovation, repair, painting or any other activity that disturbs lead-based painted surfaces. The Contractor shall be certified by the EPA. The certified Contractor shall be trained in lead-safe work practices through completion of an EPA-accredited course and is responsible for compliance with the EPA rules. In addition, the Contractor shall provide a site specific Lead Safety Plan to address: (1) worker protection as required by the United States Department of Labor, Occupational Safety and Health Administration (OSHA), "Lead in Construction" standard (20 CFR 1926.62) and (2) worksite contamination, clean-up and waste disposal as regulated by the State of New Jersey, Department of Environmental Protection and the State of New Jersey, Department of Health.

3.5 Lead Certification

The New Jersey / USEPA-approved and trained lead inspector(s)/risk assessor(s) who surveyed the project site are:

RICHARD J. REYNOLDS
USA ENVIRONMENTAL MANAGEMENT, INC.
344 WEST STATE STREET
TRENTON, NEW JERSEY 08618

SIGNATURE OF INSPECTOR(S): 

Richard J. Reynolds

The above-signed inspector(s) certify information contained within this inspection report is true and correct concerning site conditions at the time of survey only.

EXHIBIT 'C'

APPENDIX A

Asbestos Certificates of Analysis
Asbestos Chain of Custody Records

EXHIBIT 'C'

Dedicated to a Cleaner Environment Since 1982

NY ELAP LAB# 11993 for PCM, PLM, TEM & Lead

batta LABORATORIES

BATTA LABORATORIES, LLC

A Certified MBE Company

Delaware Industrial Park, 6 Garfield Way
Newark, DE19713-5817
Tel. (302)737-3376 Fax (302) 737-5764

Web: http://www.battaenv.com E-mail: battaenv@battaenv.com

EPA Lab ID #DE004

NVLAP Lab Code: 101032-0

Dept. Code: PLM

Rev. #: 0
Batch#: N/A
COC#: N/A

CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201959	01-RR51421	104	2'x2' Ceiling Tiles	n/a	Fibrous Homogeneous	White	50% Cellulose 40% Mineral Wool 10% Non-fibrous Material	No Asbestos Found
1201960	02-RR51421	106	2'x2' Ceiling Tiles	n/a	Fibrous Homogeneous	White	50% Cellulose 40% Mineral Wool 10% Non-fibrous Material	No Asbestos Found
1201961	03-RR51421	V1	2'x2' Ceiling Tiles	n/a	Fibrous Homogeneous	White	60% Cellulose 30% Mineral Wool 10% Non-fibrous Material	No Asbestos Found
1201962	04-RR51421	V1	2'x2' Ceiling Tiles	n/a	Fibrous Homogeneous	White	60% Cellulose 30% Mineral Wool 10% Non-fibrous Material	No Asbestos Found
1201963	05-RR51421	101	1'x1' Floor Tile	n/a	Firm Homogeneous	Gray	100% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

QA/QC Officer/Signatory

EXHIBIT 'C'

Dedicated to a Cleaner Environment Since 1982

NY ELAP LAB# 11993 for PCM, PLM, TEM & Lead

batta LABORATORIES

BATTA LABORATORIES, LLC

A Certified MBE Company

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Web: http://www.battaenv.com E-mail: battaenv@battaenv.com

EPA Lab ID #DE004

NVLAP Lab Code: 101032-0

Dept. Code: PLM

Rev. #: 0
Batch#: N/A
COC#: N/A

CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201964	05A-RR051421	101	Mastic Assoc. w/ Id No. 03	n/a	Soft Homogeneous	Black Yellow	100% Non-fibrous Material	No Asbestos Found
1201965	06-RR051421	101	Mastic Assoc. w/ Id No. 04	n/a	Firm Homogeneous	Gray	100% Non-fibrous Material	No Asbestos Found
1201966	06A-RR051421	101	Mastic Assoc. w/ Id No. 05	n/a	Soft Homogeneous	Black Yellow	100% Non-fibrous Material	No Asbestos Found
1201967	07-RR051421	105	Gypsum Paper Drywall	n/a	Fibrous Homogeneous	Gray Brown	15% Cellulose 85% Non-fibrous Material	No Asbestos Found
1201968	07-RR051421-LAYER1	105	Joint Compound	n/a	Firm Homogeneous	White	100% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

QA/QC Officer/Signatory

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Rev. #: 0
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CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201969	08-RR051421	102	Gypsum Paper Drywall	n/a	Fibrous Homogeneous	Gray Brown	15% Cellulose 85% Non-fibrous Material	No Asbestos Found
1201970	08-RR051421-LAYER1	102	Joint Compound	n/a	Firm Homogeneous	White	100% Non-fibrous Material	No Asbestos Found
1201971	09-RR051421	102	4" Covebase	n/a	Soft Homogeneous	Blue Gray	100% Non-fibrous Material	No Asbestos Found
1201972	09A-RR051421	102	Adhesive Assoc. w/ Id 06	n/a	Soft Homogeneous	White	100% Non-fibrous Material	No Asbestos Found
1201973	10-RR051421	105	Adhesive Assoc. w/ Id 06	n/a	Soft Homogeneous	Blue Gray	100% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

QA/QC Officer/Signatory

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EPA Lab ID #DE004

NVLAP Lab Code: 101032-0

Dept. Code: PLM

Rev. #: 0
Batch#: N/A
COC#: N/A

CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201974	10A-RR051421	105	Adhesive Assoc. w/ Id 06	n/a	Soft Homogeneous	Cream	100% Non-fibrous Material	No Asbestos Found
1201975	11-RR051421	V1	Gypsum Paper Drywall	n/a	Fibrous Homogeneous	Gray	5% Cellulose 95% Non-fibrous Material	No Asbestos Found
1201976	12-RR051421	102	Gypsum Paper Drywall	n/a	Fibrous Homogeneous	Gray Brown	15% Cellulose 85% Non-fibrous Material	No Asbestos Found
1201977	13-RR051421	V1	1'x1' Splined Pressed Paper Ceiling Tile	n/a	Fibrous Homogeneous	Brown	95% Cellulose 5% Non-fibrous Material	No Asbestos Found
1201978	14-RR051421	V1	1'x1' Splined Pressed Paper Ceiling Tile	n/a	Fibrous Homogeneous	Brown	95% Cellulose 5% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

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EPA Lab ID #DE004

NVLAP Lab Code: 101032-0

Dept. Code: PLM

Rev. #: 0
Batch#: N/A
COC#: N/A

CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201979	15-RR051421	103	Gypsum Paper Drywall	n/a	Fibrous Homogeneous	Gray Brown	15% Cellulose 85% Non-fibrous Material	No Asbestos Found
1201980	15-RR051421-LAYER1	103	Joint Compound	n/a	Firm Homogeneous	White	100% Non-fibrous Material	No Asbestos Found
1201981	16-RR051421	101	Gypsum Paper Drywall	n/a	Fibrous Homogeneous	Gray Brown	15% Cellulose 85% Non-fibrous Material	No Asbestos Found
1201982	16-RR051421-LAYER1	101	Joint Compound	n/a	Firm Homogeneous	White	100% Non-fibrous Material	No Asbestos Found
1201983	17-RR051421	Ext. V1	Sealant around Exterior Conduit Penetration	n/a	Soft Homogeneous	Gray	100% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

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EPA Lab ID #DE004

NVLAP Lab Code: 101032-0

Dept. Code: PLM

Rev. #: 0
Batch#: N/A
COC#: N/A

CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201984	18-RR051421	Ext. V1	Sealant around Exterior Conduit Penetration	n/a	Soft Homogeneous	Gray	100% Non-fibrous Material	No Asbestos Found
1201985	19-RR051421	Ext. 101	Exterior Block Window Caulk	n/a	Soft Homogeneous	Black	100% Non-fibrous Material	No Asbestos Found
1201986	20-RR051421	Ext. 104	Exterior Block Window Caulk	n/a	Soft Homogeneous	Black	100% Non-fibrous Material	No Asbestos Found
1201987	21-RR051421	R1	Mineral Coat Rolled Roofing	n/a	Firm Homogeneous	Black White	5% Fiber Glass 95% Non-fibrous Material	No Asbestos Found
1201988	22-RR051421	R1	Mineral Coat Rolled Roofing	n/a	Firm Homogeneous	Black White	5% Fiber Glass 95% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

QA/QC Officer/Signatory

*This report does not constitute endorsement by NVLAP and/or any other US government agencies.

*The test data pertain only to the items tested. No assumptions or conclusions should be made to materials or samples not analyzed. Furthermore, Batta Laboratories, LLC assumes no responsibility for the accuracy of results influenced by the use of improper collection techniques or equipment.

*Organically-bound, nonfriable material may interfere with the accurate and reproducible quantification of asbestos. In these cases, the EPA recommends further analysis by a matrix-reduction method. Batta recommends the NY ELAP Item 198.6/198.4 over the Chatfield method. When point count techniques are utilized on organically-bound, nonfriable materials without the EPA-recommended matrix reduction steps, Batta Laboratories assumes no responsibility regarding the accuracy or precision associated with these results. In these cases, Batta employs a modified version of the EPA point count method.

*WRTA refers to a group of fibrous Amphiboles typically associated with 'Libby Amphibole'. Within this classification are: winchite, richterite, tremolite, and actinolite.

EXHIBIT 'C'

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EPA Lab ID #DE004

NVLAP Lab Code: 101032-0

Dept. Code: PLM

Rev. #: 0
Batch#: N/A
COC#: N/A

CERTIFICATE OF PLM ANALYSIS

Test Method: EPA/600/R-93/116 in conjunction with Batta SOP

Report Date: 05/19/21

Sampling Data

Date Sampled: 05/14/21
BLI Project #: R107316
Sampled By: CLIENT
Project Name: Usa Env Mgmt- 21.020492.02 Haz Mat Assmt - Nj State Police - Lake Hopatcong Station
Date Analyzed: 05/19/21

Sample ID		Client-supplied Data			Analytical Data		Reported Results	
Lab Sample#	Client Sample#	Sample Description	Material Type	Friable?	Texture/ Gross	Color	Non-asbestiform Components	Asbestiform Components
1201989	23-RR051421	R1	Tar Sealant at Vent Seams	n/a	Soft Homogeneous	Black	100% Non-fibrous Material	No Asbestos Found
1201990	24-RR051421	R	Tar Sealant at Vent Seams	n/a	Soft Homogeneous	Black	100% Non-fibrous Material	No Asbestos Found

Note 1 *Due to limitations of the EPA PLM method, floor tiles may yield false negative (<1%) results by this method. As such, the EPA recommends further analysis by electron microscopy. Batta recommends the NY 198.4 over the Chatfield method.*

Note 2 Unless otherwise specified, Tr=Trace and correlates to <0.25% (based on a 400-point EPA point count).

Note 3 Materials containing vermiculite are not good candidates for analysis using standard EPA 600 PLM protocol. Results may be low-biased due to inherent limitations caused by the material. The EPA recommends that vermiculite attic insulation (VAI) be prepped and analyzed using EPA 600/R-04/004, known as "The Cincinnati Method".

ANALYST: JJF

REVIEWED BY: AY

QA/QC Officer/Signatory

EXHIBIT 'C'

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EPA Lab ID #DE004

Lab Code: 101032-0

CERTIFICATE OF TEM ANALYSIS

TEM Test Method: New York State Method Item No. 198.4

Revision #: 0

Report Date: 5/24/2021

Sampling Data

BLI Project #: R107316
Project Name: USA Environmental Management, Inc- 21-020492-02, Ronald A Sebring Associates
Project Location: NJ State Police- Lake Hopatcon Station

Date Sampled: 5/14/2021
Sampled By: Client
Date Analyzed: 5/24/2021

Analytical Data

Sample ID			Sample Description			Gravimetric Data		PLM-NOB Analytical Results			TEM-NOB Analytical Results	
								Non-Asbestos Content			Non-Asbestos Content	
Lab Sample # PLM	Lab Sample # TEM	Client Sample # Homogenous Area .I.D.	Sample Location	Material Description	Sample Color	Ashed Residue (%)	Insoluble Residue (%)	Other Content (%)	Inorganic and Other Fibrous Content[1]	Asbestos Content By PLM[2]	Inorganic Fibrous Content[1]	Asbestos Content By TEM[2]
-	1202269	06-RR051421 n/a	101	FT	Blue/Gray	86.25	0.61	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202270	06A-RR051421 n/a	101	Mastic	Yellow	31.59	11.75	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202271	10-RR051421 n/a	105	CB	Gray	47.54	0.99	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202272	10A-RR051421 n/a	105	Adhesive	Gray	73.04	4.30	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202273	18-RR051421 n/a	Ext V1	Sealant	Gray	80.66	37.85	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202274	20-RR051421 n/a	Ext 104	Window Caulk	Black	3.64	0.04	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202275	22-RR051421 n/a	R1	Rolled Roofing	Black	37.79	15.18	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected
-	1202276	24-RR051421 n/a	R	Tar Sealant	Black	4.01	0.17	N/A	N/A	Analysis Not Requested	100% Other, Particulate	None Detected

TEM

Analyst(s): Angela Yohn

Reviewed By: AY

[1] Unless otherwise specified in the report, contents of non-asbestos inorganic fibers are not given.

[2] Results reported are based on final residue through matrix reduction. Due to resolution differences, discrepancies between TEM results and PLM results are expected. Based on a possible analytical conditions within published methodology, method detection limits (MDL) of 0.05% (for TEM) and 0.20% (for PLM) have been determined.

This report does not constitute endorsement by NVLAP and/or any other U.S. government agencies. The test data pertain only to the items tested. No assumptions or conclusions should be made to materials or samples not analyzed. Furthermore, Batta Laboratories assumes no responsibility for the accuracy of results influenced by the use of improper collection techniques or equipment. Due to the general inhomogeneity of asbestos-containing materials (ACM), EPA and OSHA have recommended submission of at least three samples of each type of materials for analysis. Submission of fewer samples may compromise the accuracy of ACM determination.

EXHIBIT 'C'

R107316

USA Environmental Management, Inc.

344 West State Street
Trenton, New Jersey 08618

CLIENT:	Ronald A. Sebring Associates	**DATE:**	May 14, 2021	**TYPE OF ANALYSIS**	
PROJECT:	Hazardous Materials Assessment	**TECHNICIAN:**	M. Chapuis/R. Reynolds	☒ PLM, EPA/600/R-93/116	
SITE:	NJ State Police – Lake Hopatcong Station	**PROJECT #:**	21-020~~241~~-02 492 (RR)	☐ Stop @ 1st Positive ID No.	

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

SAMPLE ID	MATERIAL / (ID No.)	SAMPLE LOCATION	ADDITIONAL ANALYSIS
GIRR 051421	2'x2' White Ceiling Tiles with Chips & Holes (01)	104	☐ TEM EPA NOB (if ND or <1% by PLM)
02	↓ (01)	106	☐ TEM EPA NOB (if ND or <1% by PLM)
03	2'x2' White Ceiling Tiles with Fissures & Holes (02)	V1	☐ TEM EPA NOB (if ND or <1% by PLM)
04	↓ (02)	↓	☐ TEM EPA NOB (if ND or <1% by PLM)
05	1'x1' Grey Mottled Pattern Floor Tile (03)	101	☐ TEM EPA NOB (if ND or <1% by PLM)
USA	Black/Yellow Mastic Associated with ID No. 03 (04)	↓	☐ TEM EPA NOB (if ND or <1% by PLM)
06	↓ (03)	↓	☒ TEM EPA NOB (if ND or <1% by PLM)
06A	↓ (04)	↓	☒ TEM EPA NOB (if ND or <1% by PLM)
07	Gypsum Paper Drywall & Assoc. Joint Compound (Type I - Upper) (05)	105	☐ TEM EPA NOB (if ND or <1% by PLM)
08	↓ (05)	102	☐ TEM EPA NOB (if ND or <1% by PLM)
09	4" Blue/Grey Cove Base (06)	102	☐ TEM EPA NOB (if ND or <1% by PLM)
09A	Adhesive Associated with ID 06 (07)	↓	☐ TEM EPA NOB (if ND or <1% by PLM)

TURN-AROUND-TIME	
☐ 6 Hours	☐ 3 Days
☐ 1 Day	☐ TEM, 2 Days
☒ 2 Days	☒ TEM, 3 Days

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME
I. [signature]	5/14/21		I. IAA	5/17/21	13:00
II.			II.		
III.			III.		

COMMENTS: _____

EXHIBIT 'C'

R107316

USA Environmental Management, Inc.

344 West State Street
Trenton, New Jersey 08618

CLIENT:	Ronald A. Sebring Associates	**DATE:**	May 14, 2021	**TYPE OF ANALYSIS**	
PROJECT:	Hazardous Materials Assessment	**TECHNICIAN:**	M. Chapuis/R. Reynolds	☒ PLM, EPA/600/R-93/116	
SITE:	NJ State Police – Lake Hopatcong Station	**PROJECT #:**	21-020~~41~~-02 (497)	☐ Stop @ 1st Positive ID No.	

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

SAMPLE ID	MATERIAL / (ID No.)	SAMPLE LOCATION	ADDITIONAL ANALYSIS
10 R105142 1	(06)	105	☒ TEM EPA NOB (if ND or <1% by PLM)
10A	(07)	105	☒ TEM EPA NOB (if ND or <1% by PLM)
11	Gypsum Paper Drywall (Type Z-Ceiling) (08)	V1	☐ TEM EPA NOB (if ND or <1% by PLM)
12	(08)	102	☐ TEM EPA NOB (if ND or <1% by PLM)
13	~~Acoustic~~ 1'x1' White Splined Pressed Paper Ceiling Tile Over ID No. 08 (09)	V1	☐ TEM EPA NOB (if ND or <1% by PLM)
14	(09)	V1	☐ TEM EPA NOB (if ND or <1% by PLM)
15	Gypsum Paper Drywall & Assoc. Joint Compound (Type 3-Level Reptex) (10)	103	☐ TEM EPA NOB (if ND or <1% by PLM)
16	(10)	101	☐ TEM EPA NOB (if ND or <1% by PLM)
17	Grey sealant around exterior conduit penetration (11)	Ext. V1	☐ TEM EPA NOB (if ND or <1% by PLM)
18	(11)	Ext. V1	☒ TEM EPA NOB (if ND or <1% by PLM)
19	Exterior Black window caulk (12)	Ext. 101	☐ TEM EPA NOB (if ND or <1% by PLM)
20	(12)	Ext. 104	☒ TEM EPA NOB (if ND or <1% by PLM)

TURN-AROUND-TIME	
☐ 6 Hours	☐ 3 Days
☐ 1 Day	☐ TEM, 2 Days
☒ 2 Days	☒ TEM, 3 Days

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME
I.	05/17/21		I.	~~5/17/21~~ 5/17/21	13:00
II.			II.		
III.			III.		

COMMENTS: _____

EXHIBIT 'C'

R107316

USA Environmental Management, Inc.

344 West State Street
Trenton, New Jersey 08618

CLIENT:	Ronald A. Sebring Associates	**DATE:**	May 14, 2021	**TYPE OF ANALYSIS**
PROJECT:	Hazardous Materials Assessment	**TECHNICIAN:**	M. Chapuis/R. Reynolds	☒ PLM, EPA/600/R-93/116
SITE:	NJ State Police – Lake Hopatcong Station	**PROJECT #:**	21-020~~41~~-02	☐ Stop @ 1st Positive ID No.

BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

SAMPLE ID	MATERIAL / (ID No.)	SAMPLE LOCATION	ADDITIONAL ANALYSIS
21RR05M21	White Mineral Coat rolled roofing (13)	R1	☐ TEM EPA NOB (if ND or <1% by PLM)
22	↓ (13)	R1	☒ TEM EPA NOB (if ND or <1% by PLM)
23	Black Tar sealant at vent seams (14)	R1	☐ TEM EPA NOB (if ND or <1% by PLM)
24	↓ (14)	R	☒ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)
	( )		☐ TEM EPA NOB (if ND or <1% by PLM)

TURN-AROUND-TIME	
☐ 6 Hours	☐ 3 Days
☐ 1 Day	☐ TEM, 2 Days
☒ 2 Days	☒ TEM, 3 Days

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME
I.	05/14/21		I. JAA	5/17/21	13:00
II.			II.		
III.			III.		

COMMENTS: _____

EXHIBIT 'C'

APPENDIX B

XRF Field Survey Data
XRF Performance Characteristic Sheet

EXHIBIT 'C'

USA Environmental Management, Inc.
344 West State Street
Trenton, NJ 08618

Client: Ronald A. Sebring Associates, LLC

Project #: 21-020492-02

Site: New Jersey State Police
Lake Hopatcong Station

Inspection Date 5/14/2021

Inspector: R. Reynolds

Inspector ID #: 029956

XRF Serial #: 25389

Test No.	Room/Location	Wall	Substrate	Component	Condition	Lead (mg/cm^2)	EPA/HUD	OSHA
1	Calibration A	-	-	-	-	1.10	-	-
2	Calibration B	-	-	-	-	1.00	-	-
3	Calibration C	-	-	-	-	1.00	-	-
4	101	A	Drywall	Wall	-	0.00	Negative	Negative
5	101	B	Drywall	Wall	-	0.00	Negative	Negative
6	101	C	Drywall	Wall	-	0.00	Negative	Negative
7	101	D	Drywall	Wall	-	0.00	Negative	Negative
8	101	-	Concrete	Floor	-	0.00	Negative	Negative
9	101	D	Metal	Door	-	0.00	Negative	Negative
10	101	D	Wood	Door Jamb	-	0.00	Negative	Negative
11	101	D	Wood	Door Trim	-	0.00	Negative	Negative
12	101	C	Wood	Wall Trim	-	0.00	Negative	Negative
13	101	D	Wood	Window Frame	-	0.00	Negative	Negative
14	101	D	Wood	Window Sill	-	0.00	Negative	Negative
15	V1	A	Drywall	Wall	-	0.00	Negative	Negative
16	V1	B	Drywall	Wall	-	0.00	Negative	Negative
17	V1	C	Drywall	Wall	-	0.00	Negative	Negative
18	V1	D	Drywall	Wall	-	0.00	Negative	Negative
19	V1	A	Metal	Door	-	0.00	Negative	Negative
20	V1	A	Wood	Door Jamb	-	0.00	Negative	Negative
21	V1	A	Wood	Door Trim	-	0.00	Negative	Negative
22	V1	-	Concrete	Floor	-	0.00	Negative	Negative
23	103	A	Drywall	Wall	-	0.00	Negative	Negative

Note: Wall "A" Corresponds to the East wall parallel to County Rte. 615 (Espanog Rd.) - Walls "B", "C", "D" continuing clockwise.

EXHIBIT 'C'

USA Environmental Management, Inc.
344 West State Street
Trenton, NJ 08618

Client: Ronald A. Sebring Associates, LLC

Project #: 21-020492-02

Site: New Jersey State Police
Lake Hopatcong Station

Inspection Date 5/14/2021

Inspector: R. Reynolds

Inspector ID #: 029956

XRF Serial #: 25389

Test No.	Room/Location	Wall	Substrate	Component	Condition	Lead (mg/cm^2)	EPA/HUD	OSHA
24	103	B	Drywall	Wall	-	0.00	Negative	Negative
25	103	C	Drywall	Wall	-	0.00	Negative	Negative
26	103	D	Drywall	Wall	-	0.00	Negative	Negative
27	103	B	Wood	Door	-	0.00	Negative	Negative
28	103	B	Wood	Door Jamb	-	0.00	Negative	Negative
29	103	B	Wood	Door Trim	-	0.00	Negative	Negative
30	103	-	Concrete	Floor	-	0.00	Negative	Negative
31	103	A	Wood	Wall Trim	-	0.00	Negative	Negative
32	102	A	Wood	Wall	-	0.00	Negative	Negative
33	102	B	Drywall	Wall	-	0.00	Negative	Negative
34	102	C	Drywall	Wall	-	0.00	Negative	Negative
35	102	D	Drywall	Wall	-	0.00	Negative	Negative
36	102	C	Wood	Wall Trim	-	0.00	Negative	Negative
37	102	D	Wood	Door	-	0.00	Negative	Negative
38	102	D	Wood	Door Jamb	-	0.00	Negative	Negative
39	102	D	Wood	Door Trim	-	0.00	Negative	Negative
40	102	-	Concrete	Floor	-	0.07	Negative	Positive
41	102	-	Drywall	Ceiling	-	0.00	Negative	Negative
42	102	-	Drywall	Joist	-	0.00	Negative	Negative
43	104	A	Drywall	Wall	-	0.00	Negative	Negative
44	104	B	Drywall	Wall	-	0.00	Negative	Negative
45	104	C	Drywall	Wall	-	0.00	Negative	Negative
46	104	D	Drywall	Wall	-	0.00	Negative	Negative

Note: Wall "A" Corresponds to the East wall parallel to County Rte. 615 (Espanog Rd.) - Walls "B", "C", "D" continuing clockwise.

EXHIBIT 'C'

USA Environmental Management, Inc.
344 West State Street
Trenton, NJ 08618

Client: Ronald A. Sebring Associates, LLC

Project #: 21-020492-02

Site: New Jersey State Police
Lake Hopatcong Station

Inspection Date 5/14/2021

Inspector: R. Reynolds

Inspector ID #: 029956

XRF Serial #: 25389

Test No.	Room/Location	Wall	Substrate	Component	Condition	Lead (mg/cm^2)	EPA/HUD	OSHA
47	104	B	Wood	Wall Trim	-	0.00	Negative	Negative
48	104	B	Wood	Door	-	0.00	Negative	Negative
49	104	B	Wood	Door Jamb	-	0.00	Negative	Negative
50	104	B	Wood	Door Trim	-	0.00	Negative	Negative
51	104	-	Concrete	Floor	-	0.00	Negative	Negative
52	106	A	Drywall	Wall	-	0.00	Negative	Negative
53	106	B	Drywall	Wall	-	0.00	Negative	Negative
54	106	C	Drywall	Wall	-	0.00	Negative	Negative
55	106	D	Drywall	Wall	-	0.00	Negative	Negative
56	106	B	Wood	Wall Trim	-	0.00	Negative	Negative
57	106	B	Wood	Door	-	0.00	Negative	Negative
58	106	B	Wood	Door Jamb	-	0.00	Negative	Negative
59	106	B	Wood	Door Trim	-	0.00	Negative	Negative
60	106	-	Concrete	Floor	-	0.00	Negative	Negative
61	105	A	Drywall	Wall	-	0.00	Negative	Negative
62	105	B	Drywall	Wall	-	0.00	Negative	Negative
63	105	C	Drywall	Wall	-	0.00	Negative	Negative
64	105	D	Drywall	Wall	-	0.00	Negative	Negative
65	105	B	Wood	Window Frame	-	0.00	Negative	Negative
66	105	B	Wood	Window Sill	-	0.00	Negative	Negative
67	105	D	Wood	Door	-	0.00	Negative	Negative
68	105	D	Wood	Door Jamb	-	0.00	Negative	Negative
69	105	D	Wood	Door Trim	-	0.00	Negative	Negative

Note: Wall "A" Corresponds to the East wall parallel to County Rte. 615 (Espanog Rd.) - Walls "B", "C", "D" continuing clockwise.

EXHIBIT 'C'

USA Environmental Management, Inc.
344 West State Street
Trenton, NJ 08618

Client: Ronald A. Sebring Associates, LLC

Project #: 21-020492-02

Site: New Jersey State Police
Lake Hopatcong Station

Inspection Date 5/14/2021

Inspector: R. Reynolds

Inspector ID #: 029956

XRF Serial #: 25389

Test No.	Room/Location	Wall	Substrate	Component	Condition	Lead (mg/cm^2)	EPA/HUD	OSHA
70	105	-	Concrete	Floor	-	0.00	Negative	Negative
71	Exterior	A	Metal	Door	-	0.00	Negative	Negative
72	Exterior	A	Wood	Door Buck	-	0.00	Negative	Negative
73	Exterior	B	Metal	Window Frame	-	0.00	Negative	Negative
74	Exterior	B	Metal	Window Sill	-	0.00	Negative	Negative
75	Exterior	B	Metal	Column (1)	-	0.00	Negative	Negative
76	Exterior	B	Metal	Column (2)	-	0.00	Negative	Negative
77	Exterior	B	Wood	Joist	-	0.00	Negative	Negative
78	Exterior	B	Wood	Soffit	-	0.00	Negative	Negative
79	Exterior	C	Metal	Window Frame	-	0.00	Negative	Negative
80	Exterior	C	Metal	Window Sill	-	0.00	Negative	Negative
81	Exterior	D	Metal	Door	-	0.00	Negative	Negative
82	Exterior	D	Wood	Door Buck	-	0.00	Negative	Negative
83	Exterior	D	Metal	Window Frame	-	0.00	Negative	Negative
84	Calibration A	-	-	-	-	1.00	-	-
85	Calibration B	-	-	-	-	1.10	-	-
86	Calibration C	-	-	-	-	1.00	-	-

Note: Wall "A" Corresponds to the East wall parallel to County Rte. 615 (Espanog Rd.) - Walls "B", "C", "D" continuing clockwise.

EXHIBIT 'C'

Performance Characteristic Sheet

EFFECTIVE DATE: **September 24, 2004** **EDITION NO.: 1**

MANUFACTURER AND MODEL:

Make: *Niton LLC*
Tested Model: *XLp 300*
Source: ^{109}Cd
Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.
XLp 300A, XLp 301A, XLp 302A and XLp 303A.
XLi 700A, XLi 701A, XLi 702A and XLi 703A.
XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is <u>not</u> needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

EXHIBIT 'C'

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

EXHIBIT 'C'

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)						
	All Data			Median for laboratory-measured lead levels (mg/cm^2)		
Substrate	25^{th} Percentile	Median	75^{th} Percentile	Pb < 0.25	0.25 ≤ Pb<1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

EXHIBIT 'C'

APPENDIX C

Laboratory Certifications
Inspector Licenses

EXHIBIT 'C'

Certificate of Completion

awarded to

Richard Reynolds

for successfully completing the prescribed course of study in

Pennsylvania Asbestos Building Inspector Refresher Course

under TSCA Title II

presented by

ACCESS TRAINING SERVICES, INC.
7921 River Road, Pennsauken, NJ 08110
(856) 665-3449

10/1/20	N/A	10/1/21
Course Date	*Exam Date*	*Expiration Date*
Not Provided	**ACC-1020-6-002**	*Mark K. Schläger*
Social Security Number	*Certificate Number*	*Training Director*

EXHIBIT 'C'

Certificate of Completion

awarded to

Mathieu Chapuis

for successfully completing the prescribed course of study in

Pennsylvania Asbestos Building Inspector Refresher Course

under TSCA Title II

presented by

ACCESS TRAINING SERVICES, INC.
7921 River Road, Pennsauken, NJ 08110
(856) 665-3449

10/1/20	N/A	10/1/21
Course Date	*Exam Date*	*Expiration Date*
Not Provided	**ACC-1020-6-003**	*Mark K. Schläger*
Social Security Number	*Certificate Number*	*Training Director*

EXHIBIT 'C'

RICHARD J. REYNOLDS
STATE OF NEW JERSEY
DEPARTMENT OF HEALTH
LEAD INSPECTOR / RISK ASSESSOR
PERMIT No.: 035782
ID No.: 029956
EXPIRES: 2/22/2022

EXHIBIT 'C'

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101032-0

Batta Laboratories, LLC

Newark, DE

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2021-07-01 through 2022-06-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

EXHIBIT 'C'

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Batta Laboratories, LLC
Delaware Industrial Park
6 Garfield Way
Newark, DE 19713-5817
Mr. Naresh C. Batta
Phone: 302-737-3376 Fax: 302-737-5764
Email: ncbatta@battaenv.com
http://www.battaenv.com

ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 101032-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

EXHIBIT 'C'

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2022
Issued April 01, 2021
Revised April 13, 2021

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. ANGELA R. YOHN
BATTA LABORATORIES, LLC.
DELAWARE INDUSTRIAL PARK 6 GARFIELD WAY
NEWARK, DE 19713

NY Lab Id No: 11993

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Asbestos-Vermiculite-Containing Material	Item 198.8 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

Sample Preparation Methods

EPA 3050B

Serial No.: 63517

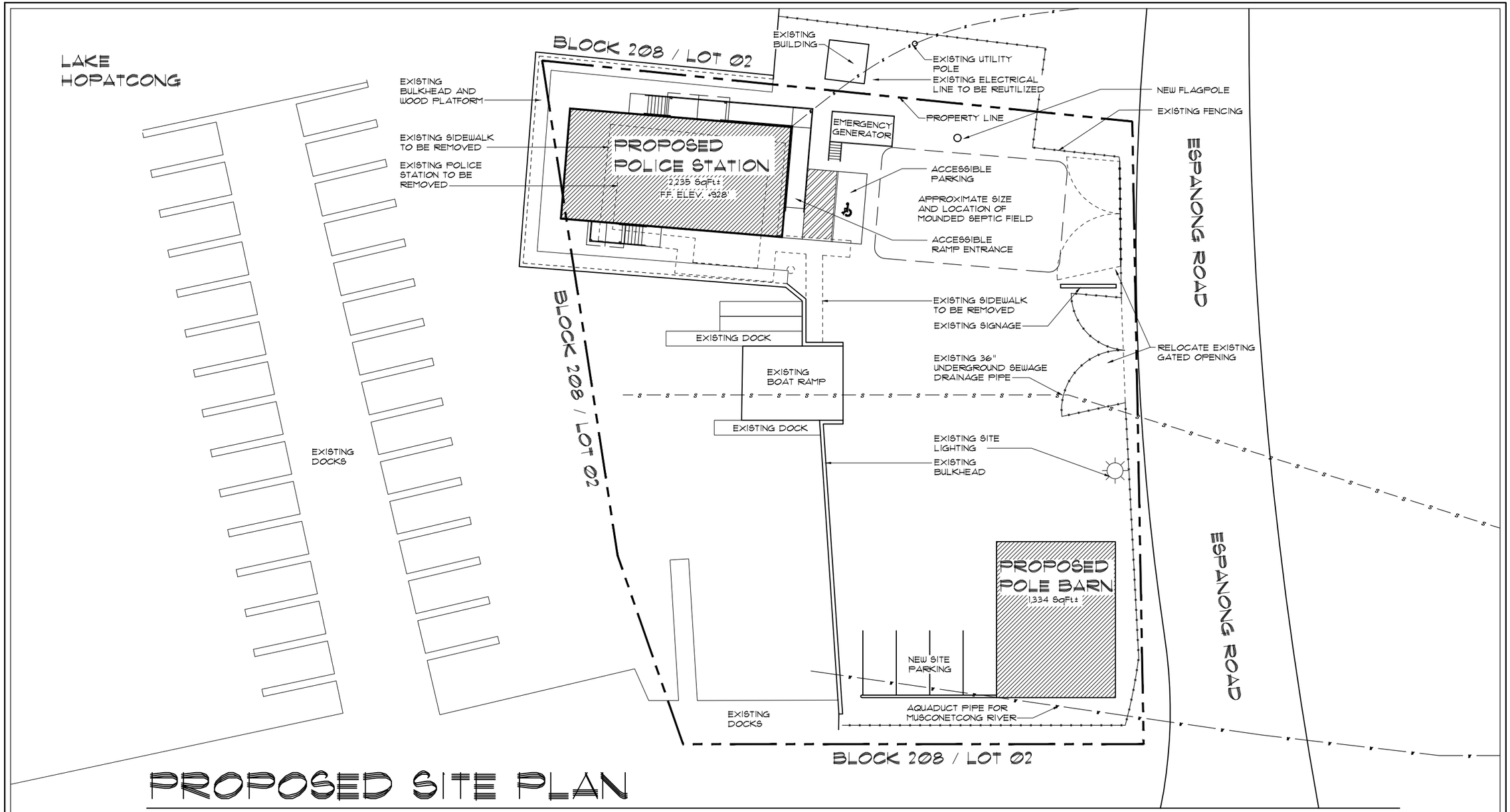
EXHIBIT 'C'

Appendix “E”
Drawings

CONCEPTUAL SITE PLAN LAYOUT
CONCEPTUAL FIRST FLOOR PLAN
CONCEPTUAL SECOND FLOOR PLAN

3 PAGES

EXHIBIT 'C'



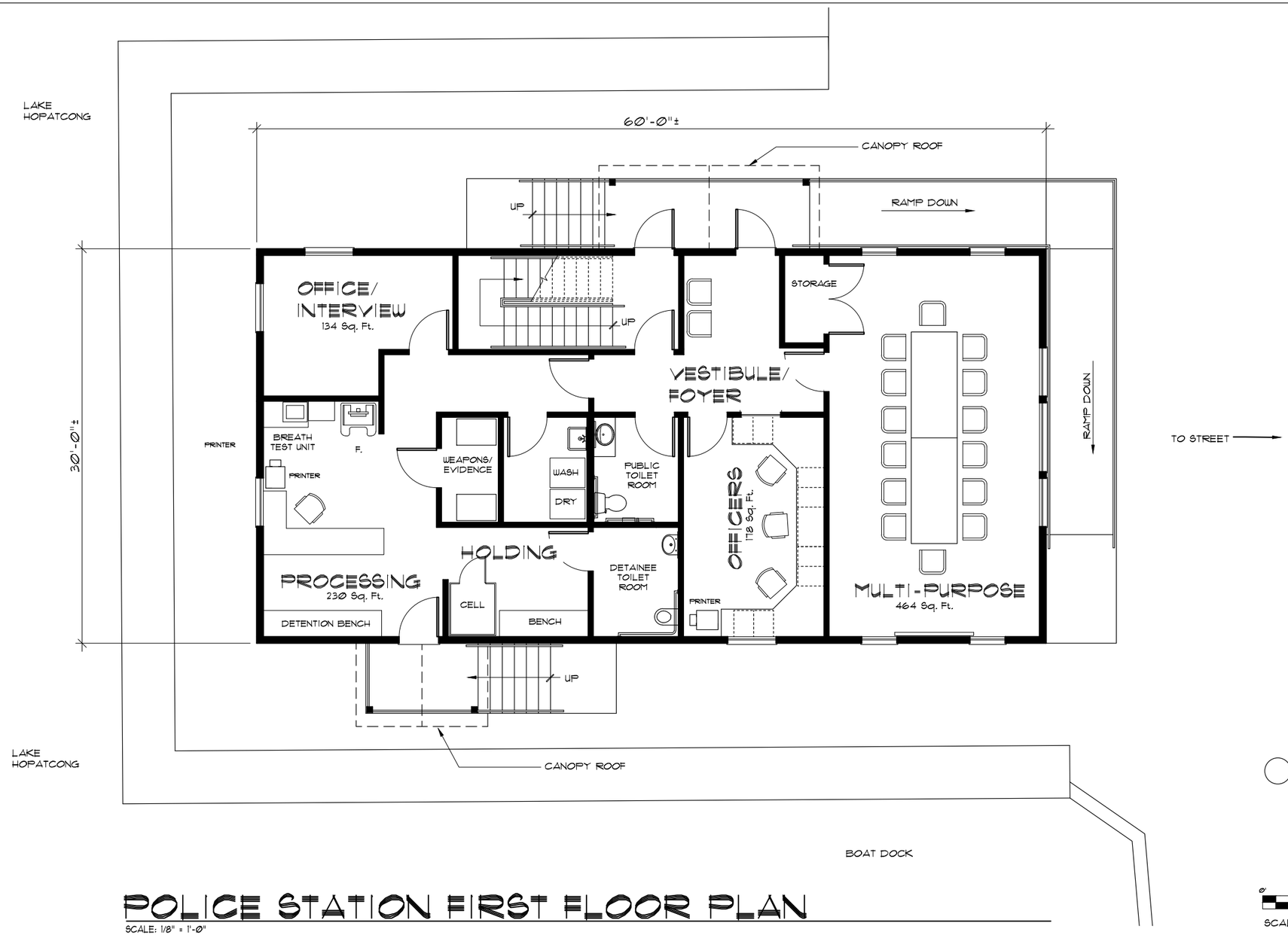
PROPOSED SITE PLAN

SCALE: 1" = 25'-0"

NEW JERSEY STATE POLICE MARINE FACILITY
349 ESPANONG RD
JEFFERSON, MORRIS COUNTY, NJ 07849

RONALD A. SEBRING ASSOCIATES, LLC
ARCHITECTURE AND DESIGN
OCTOBER 4, 2024

EXHIBIT 'C'



POLICE STATION FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

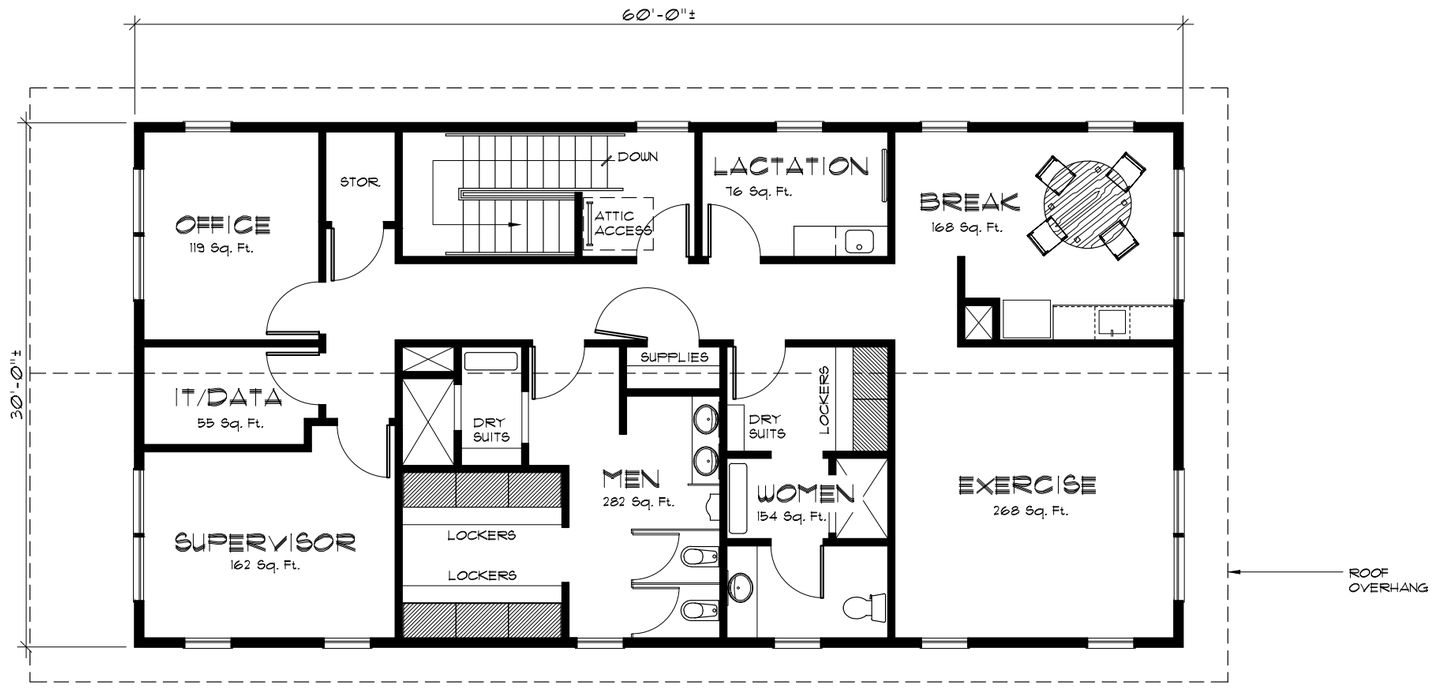
0' 5' 10' 15'

SCALE: 1/8" = 1'-0"

NEW JERSEY STATE POLICE MARINE FACILITY
349 ESPANONG RD
JEFFERSON, MORRIS COUNTY, NJ 07849

RONALD A. SEBRING ASSOCIATES, LLC
ARCHITECTURE AND DESIGN
OCTOBER 4, 2024

EXHIBIT 'C'



POLICE STATION SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10' 15'

SCALE: 1/8" = 1'-0"

NEW JERSEY STATE POLICE MARINE FACILITY
349 ESPANONG RD
JEFFERSON, MORRIS COUNTY, NJ 07849

RONALD A. SEBRING ASSOCIATES, LLC
ARCHITECTURE AND DESIGN

OCTOBER 4, 2024

EXHIBIT 'C'

Appendix “F”
Design and Construction Schedule

DESIGN AND CONSTRUCTION SCHEDULE - TABLE FORMAT
DESIGN AND CONSTRUCTION SCHEDULE - BAR CHART FORMAT

2 PAGES

EXHIBIT 'C'

Ronald A. Sebring Associates, LLC
Architecture Design

PRELIMINARY PROJECT SCHEDULE - TABLE FORMAT
NEW JERSEY STATE POLICE MARINE FACILITY - LAKE HOPATCONG
10/04/24

TASK	START DATE	DURATION (DAYS)	END DATE
SCOPE OF WORK PREPARATION	10/28/2024	30	11/27/2024
FUNDING AQCUISITION	11/27/2024	14	12/11/2024
ADVERTISEMENT TO DESIGN CONSULTANTS	12/11/2024	21	1/1/2025
PRE-PROPOSAL WALKTHROUGH	1/1/2025	1	1/1/2025
PROPOSAL PREPARATION / SUBMISSION	1/1/2025	14	1/15/2025
PROPOSAL REVIEW	1/15/2025	28	2/12/2025
FEE NEGOTIATION	2/12/2025	7	2/19/2025
DESIGN	2/19/2025	281	11/27/2025
SITE ACCESS APPROVALS	2/19/2025	14	3/5/2025
NOTICE TO PROCEED MEETING	3/5/2025	1	3/6/2025
PROGRAM VERIFICATION PHASE	3/5/2025	14	3/19/2025
BUILDING AND SITE PROGRAMMING	3/5/2025	14	3/19/2025
DPMC AND CLIENT AGENCY, REVIEW	3/19/2025	7	3/26/2025
SCHEMATIC DESIGN PHASE	3/26/2025	42	5/7/2025
DPMC, CLIENT AGENCY, AND CODE UNIT, REVIEW	5/7/2025	14	5/21/2025
DESIGN DEVELOPMENT PHASE (50%)	5/21/2025	56	7/16/2025
DPMC, CLIENT AGENCY, AND CODE UNIT, REVIEW	7/16/2025	14	7/30/2025
FINAL DESIGN PHASE (100%)	7/30/2025	42	9/10/2025
DPMC, CLIENT AGENCY, CODE UNIT, REVIEW	9/10/2025	14	9/24/2025
DEP REVIEW AND APPROVAL	9/10/2025	45	10/25/2025
SOIL CONSERVATION DISTRICT REVIEW AND APPROVAL	9/10/2025	30	10/10/2025
COUNTY BOARD OF HEALTH SEPTIC SYSTEM APPROVAL	9/10/2025	30	10/10/2025
FINAL DESIGN II PHASE	9/24/2025	7	10/1/2025
RESPONSES TO REVIEW COMMENTS	9/24/2025	7	10/1/2025
REVISIONS TO DOCUMENTS, IF REQUIRED	9/24/2025	7	10/1/2025
DPMC, CLIENT AGENCY, AND CODE REVIEW	10/1/2025	14	10/15/2025
SUBMIT FINAL REVIEW RESPONSE WITH PRIOR APPROVALS	10/25/2025	1	10/25/2025
DPMC RELEASE TO GO TO DCA	10/25/2025	3	10/28/2025
DCA PLAN REVIEW	10/28/2025	30	11/27/2025
PERMIT APPLICATION PHASE	11/27/2025	7	12/4/2025
PERMIT RELEASE	11/27/2025	7	12/4/2025
BID AND AWARD	12/4/2025	70	2/12/2026
CONSTRUCTION	2/12/2026	277	11/16/2026
CONTRACTOR SUBMITTALS	2/12/2026	30	3/14/2026
LEAD TIME FOR GENERATOR AND ELECTRICAL EQUIPMENT	3/7/2026	240	11/2/2026
LEAD TIME FOR UTILITY EXTENSIONS	3/14/2026	180	9/10/2026
SITE AND BUILDING CONSTRUCTION	3/14/2026	240	11/9/2026
PUNCHLIST AND DEMOBILIZATION	11/9/2026	7	11/16/2026
CLOSE OUT	11/16/2026	45	12/31/2026

EXHIBIT 'C'

Ronald A. Sebring Associates, LLC
Architecture Design

PRELIMINARY PROJECT SCHEDULE - BAR CHART FORMAT
NEW JERSEY STATE POLICE MARINE FACILITY - LAKE HOPATCONG
10/04/24

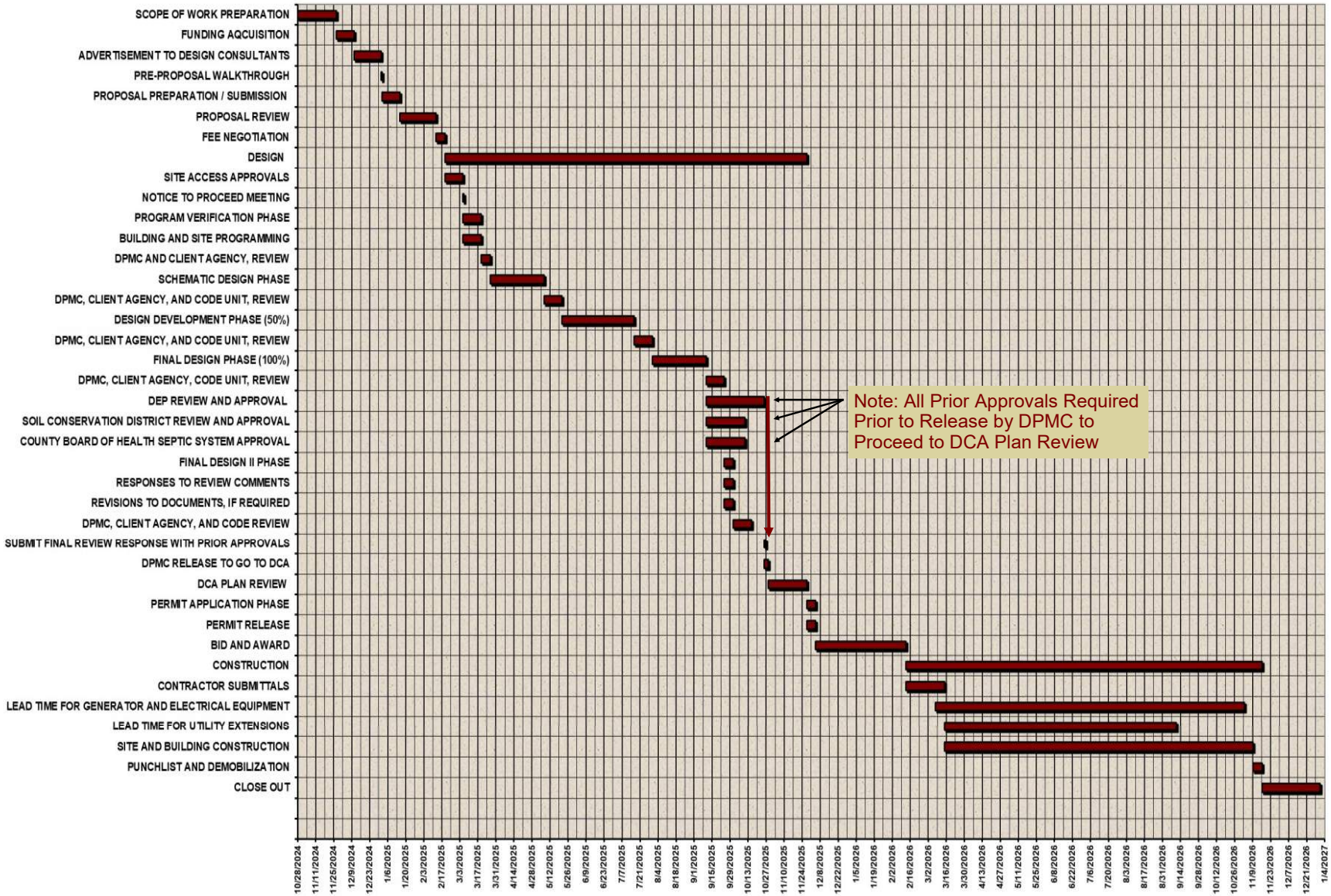


EXHIBIT 'C'