SCOPE OF WORK

Demolition of Superintendent's House

Marie Katzenbach School for the Deaf
Ewing, Mercer County, NJ

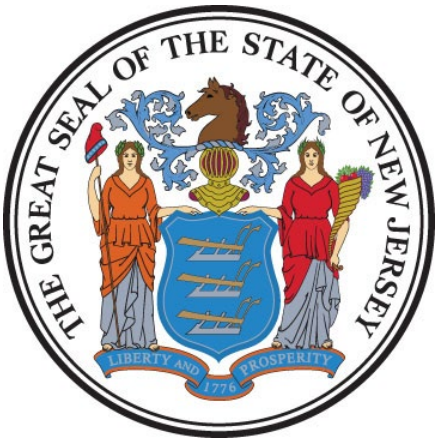
Project No. E0411-00

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

Thomas A. Edenbaum, Director

Date: July 25, 2025

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SECTION **PAGE**

I. OBJECTIVE

The objective of this project is to demolish the Superintendent's House and an adjacent two-car garage on the grounds of the Marie Katzenbach School for the Deaf in Ewing, New Jersey.

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):

- **P005 Civil Engineering**

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

- **P037 Asbestos Design**
- **P038 Asbestos Safety Control Monitoring**
- **P065 Lead Paint Evaluation**

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 $320,000.

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 $464,900.

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	**14**
2. Design Development Phase	**42**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	14
3. Final Design Phase	**42**
• *Project Team & DPMC Plan/Code Unit Review & Approval*	14
4. Final Design Re-Submission to Address Comments	**7 (See Note)**
• *Project Team & DPMC Plan/Code Unit Review & Approval*	14
5. DCA Submission Plan Review	**30**
6. Permit Application Phase	**7**
• *Issue Plan Release*	
7. Bid Phase	**42**
8. Award Phase	**28**
9. Construction Phase	**120**

10. Project Close Out Phase **30**

Note: The Final Design Phase is considered complete upon the release of Construction Documents by either the DPMC Code Group or the Department of Community Affairs (DCA).

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:

Marie H. Katzenbach School for the Deaf
320 Sullivan Way
Ewing Township, NJ 08628

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: Youstina Mansy, Project Manager
Address: Division of Property Management & Construction
20 West State Street, 3rd Floor
Trenton, NJ 08608-1206
Phone No: (609) 633-2077
E-Mail: Youstina.Mansy@treas.nj.gov

2. Department of Education Representative

Name: Robert Cueto, Project Manager
Address: NJ Department of Education
100 Riverview Plaza PO Box 500
Trenton, NJ 08625
Phone No: (609) 376-9130
E-Mail: Robert.Cueto@doe.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

The Marie Katzenbach School for the Deaf (MKSD) was established in 1883 and is the largest school for the deaf in the State of New Jersey. It serves the needs of over 100 deaf students and is the only residential school for the deaf in the State. The 118-acre campus contains 34 buildings that are used as utility, storage, administrative, health, educational, and dormitory facilities. The majority of buildings are in generally good condition despite their age.

B. FUNCTIONAL DESCRIPTION OF THE BUILDING

The New Jersey Department of Education (DOE) procured the services of Ronald A. Sebring Associates, LLC, Architects to perform a conditions assessment for the Superintendent's House at MKSD. The Conditions Assessment Study Report is shown in **Exhibit 'C'**.

The purpose of the assessment was to document the conditions of the house and provide recommendations for repairs or rehabilitation. An additional part of the assessment was to identify requirements to demolish the house. The house was built around 1830 but has not been occupied since the 1970's. It is not listed on the New Jersey Register of Historic Places or the National Register of Historic Places.

Due to the significant costs differences to rehabilitate versus demolish the house, the DOE has decided on demolition. Further details can be found in the assessment report, which includes an assessment of mechanical, electrical, plumbing, fire protection systems and hazardous materials with photos and cost estimates.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DEMOLITION

1. Building & Site Evaluation

The Consultant shall review the Conditions Assessment Study Report shown in **Exhibit 'C'** and provide the design, construction administration, permitting and bid/award services to demolish and remove the entire Superintendent's House and associated garage.

Provide a complete assessment of the demolition site including, but not limited to: description of the structure to be removed and disposed, approximate size of the structure, building composition (wood, masonry, etc.), extent of site utility line removal and their termination points, accessibility of site for demolition equipment, and identify any adjacent structures and/or site objects that will remain and that must be protected during the demolition operation, and any loose furniture, fixtures and equipment that must be removed and disposed of as part of the building demolition.

The Contractor is entitled to the salvage rights of any building demolition item not requested by the Client Agency.

Based on this information, provide a complete set of design documents for the removal and disposal of the building, site objects to be removed, and utilities to be removed and their termination points. Include any special Contractors Use of the Premises regulations in Division 1 of the specification. Security requirements, use and storage of machinery, equipment, tools, hours of operation, temporary construction fencing and site lighting, dust and dirt containment, noise restrictions, and any other restriction that may impact the construction demolition costs shall be identified in the design documents.

As applicable, provide soil erosion and sediment control design documents to the local Soil Conservation District Office for review, approval, and permit prior to the award of the demolition contract. See Section VIII, Permits & Approvals for further information.

2. Preliminary Permit Approval Requirements

The Consultant shall address the disconnection of all site utilities prior to the issuance of project permits by DPMC Code and Plan Review Group. This shall include but not be limited to:

- Identify phasing and contract limit lines of sewer and water lines to be removed and capped by the Contractor during demolition.

- Identify electric, cable and telephone disconnect phasing and contract limit lines to be removed and capped/terminated by the Contractor and/or utility company prior to permit approval.

- Provide an allowance in the Contractor's bid for all applicable service disconnect fees.

- Drawings and specifications will be reviewed 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.

- The plans and specifications will require that prior approvals be obtained and that permit applications be completed by the contractor and submitted to the DPMC Plan Review unit through the DPMC construction manager.

- Permits will be issued and plans and specifications will be stamped at that time.

3. Utility Company Release Letter

The Contractor shall, after bid approval but prior to the issuance of the permit, obtain release letters from all utilities that provide service to the property, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been disconnected, removed, sealed, capped, or plugged in a safe manner in accordance with NJAC 5:23-2.17(a), (Demolition or removal of structures, service connections). Services shall include but not necessarily be limited to, water, electric, sewer, and communication lines.

All utilities and piping to the building to be demolished shall be disconnected, removed and capped. The Contractor shall provide a letter from the respective utility company to the DPMC

Code Review Department indicating utility service has been disconnected. This letter is required by Plan Review as a prior approval before a permit can be issued. The Consultant shall also review the option of leaving the abandoned utility lines in place for connection to any new building, or removing and disposing them. Termination fees required by the affected utility company shall be covered by an allowance within the Contractor's bid.

4. Site Clearing and Grading

Provide design direction to clear the site in its entirety of all demolished building components, trash, and all other items not considered part of the natural environment. All items removed from the site shall be legally disposed. Clean site fill shall be provided at the demolition site where required and graded to the proper elevation. The construction site shall be seeded to prevent dust and dirt. Any compaction or seed mix specified shall be approved by the Soil Conservation District.

B. HAZARDOUS BUILDING MATERIALS

Consultant shall survey the building and related components and, if deemed necessary, collect samples of materials that will be impacted by the construction/demolition activities and analyze them for the presence of hazardous materials including:

1. Asbestos in accordance with N.J.A.C. 5:23-8, Asbestos Hazard Abatement Sub-code.

2. Lead in accordance with N.J.A.C. 5:17, Lead Hazard Evaluation and Abatement Code.

3. PCB's in accordance with 40 CFR 761, Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions. Consultant shall engage a firm certified in the testing and analysis of materials containing PCB's.

4. Mold.

Consultant shall document their procedure, process and findings and prepare a "Hazardous Materials Survey Report" identifying building components impacted by construction activities requiring hazardous materials abatement. Consultant shall provide three copies of the "Hazardous Materials Survey Report" to the Project Manager.

Consultant shall estimate the cost of hazardous materials sample collection, testing, analysis and preparation of the Hazardous Materials Survey Report and include that amount in their fee proposal line item entitled **"Hazardous Materials Testing and Report Allowance,"** refer to paragraph **X.B**.

Based on the Hazardous Materials Survey Report, Consultant shall provide construction documents for abatement of the hazardous materials impacted by the work in accordance with

the applicable code, sub-code and Federal regulations.

Consultant shall estimate the cost to prepare construction documents for hazardous materials abatement and include that amount in their fee proposal line item entitled **"Hazardous Materials Abatement Design Allowance,"** refer to paragraph **X.C**.

Consultant shall estimate the cost to provide "Construction Monitoring and Administration Services" for hazardous materials abatement activities and include that amount in their fee proposal line item entitled **"Hazardous Materials Construction Administration Allowance,"** refer to paragraph **X.D**.

There shall be no "mark-up" of sub-consultant or subcontractor fees if sub-consultants or subcontractors are engaged to perform any of the work defined in paragraph **VII.D** "**Hazardous Building Materials."** All costs associated with managing, coordinating, observing and administrating sub-consultants and subcontractors performing hazardous materials sampling, testing, analysis, report preparation, hazardous materials construction administration services shall be included in the consultant's lump sum fee proposal.

C. 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:

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

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

D. 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.

- DBC Project E0139-00: Marie Katzenbach School for the Deaf, Facility Inventory and Master Plan, June 1986, CUH2A

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 DCA, Bureau of Construction Project Review to secure a complete plan release.

As of July 25, 2022, the 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; and Notification to Adjoining Property Owners with N.J.A.C. 5:23-2.17(c). 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 NJUCC 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:

https://www.nj.gov/dca/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 NJUCC.

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 DPMC "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. 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 NJUCC 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 NJUCC 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.

B. HAZARDOUS MATERIALS TESTING AND REPORT ALLOWANCE

Consultant shall estimate the costs to complete the hazardous materials survey, sample collection, testing and analysis and preparation of a "Hazardous Materials Survey Report" noted in paragraph **VII.B** and enter that amount on their fee proposal line item entitled **"Hazardous**

Materials Testing and Report Allowance," Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include, but not be limited to, the following information:

- Description of tasks and estimated cost for the following:
    - Sample collection;
    - Sample testing; and,
    - Preparation of an Hazardous Materials Survey Report.

Any funds remaining in the Hazardous Materials Testing and Report Allowance will be returned to the State at the close of the project.

C. HAZARDOUS MATERIALS ABATEMENT DESIGN ALLOWANCE

The Consultant shall estimate the costs to prepare construction documents for hazardous materials abatement noted in paragraph **VII.B** and enter that amount on their fee proposal line item entitled **"Hazardous Materials Abatement Design Allowance."** Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include a description of the tasks to be performed and the estimated cost of each task.

Any funds remaining in the Hazardous Materials Abatement Design Allowance will be returned to the State at the close of the project.

D. HAZARDOUS MATERIALS CONSTRUCTION ADMINISTRATION ALLOWANCE

Consultant shall estimate the cost to provide Construction Monitoring and Administration Services for hazardous materials abatement as noted in paragraph **VII.B** and enter that amount on their fee proposal line item entitled "**Hazardous Materials Construction Administration Allowance.**" Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include a description of the tasks to be performed and the estimated cost of each task.

Any funds remaining in the Hazardous Materials Construction Administration Allowance will be returned to the State at the close of the project.

X. 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 7/25/2025

JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Robert Cueto 7/25/2025

ROBERT CUETO, PROJECT MANAGER DATE
DEPARTMENT OF EDUCATION

SOW APPROVED BY: Youstina Mansy 7/25/2025

YOUSTINA MANSY, PROJECT MANAGER DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Jeanette M Barnard 7.30.25

JEANETTE M. BARNARD, DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

XI. 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:

DESIGN DEVELOPMENT PHASE;

FINAL DESIGN PHASE;

PERMIT APPLICATION PHASE;

BIDDING AND CONTRACT AWARD;

CONSTRUCTION PHASE; and

PROJECT CLOSE-OUT PHASE

XII. EXHIBITS

A. SAMPLE PROJECT SCHEDULE FORMAT
B. PROJECT SITE LOCATION MAP
C. CONDITIONS ASSESSMENT STUDY REPORT

END OF SCOPE OF WORK

DPMC Project No.: E0411-00

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 in CSI Format						
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.: E0411-00

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 in CSI Format						
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.: E0411-00

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 in CI Format						
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.: E0411-00

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.: E0411-00

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.: E0411-00

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

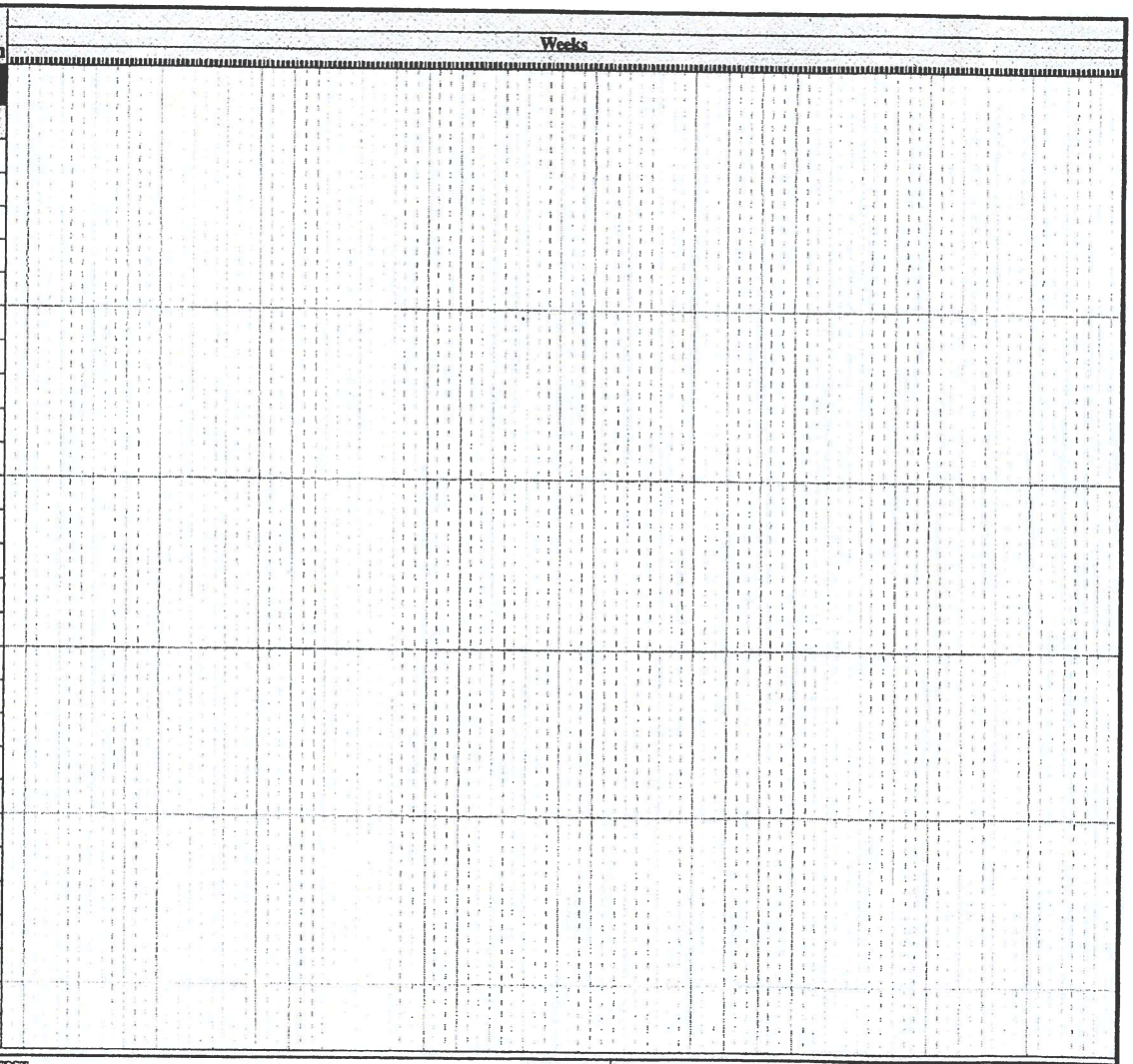
Responsible Group Code Table

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

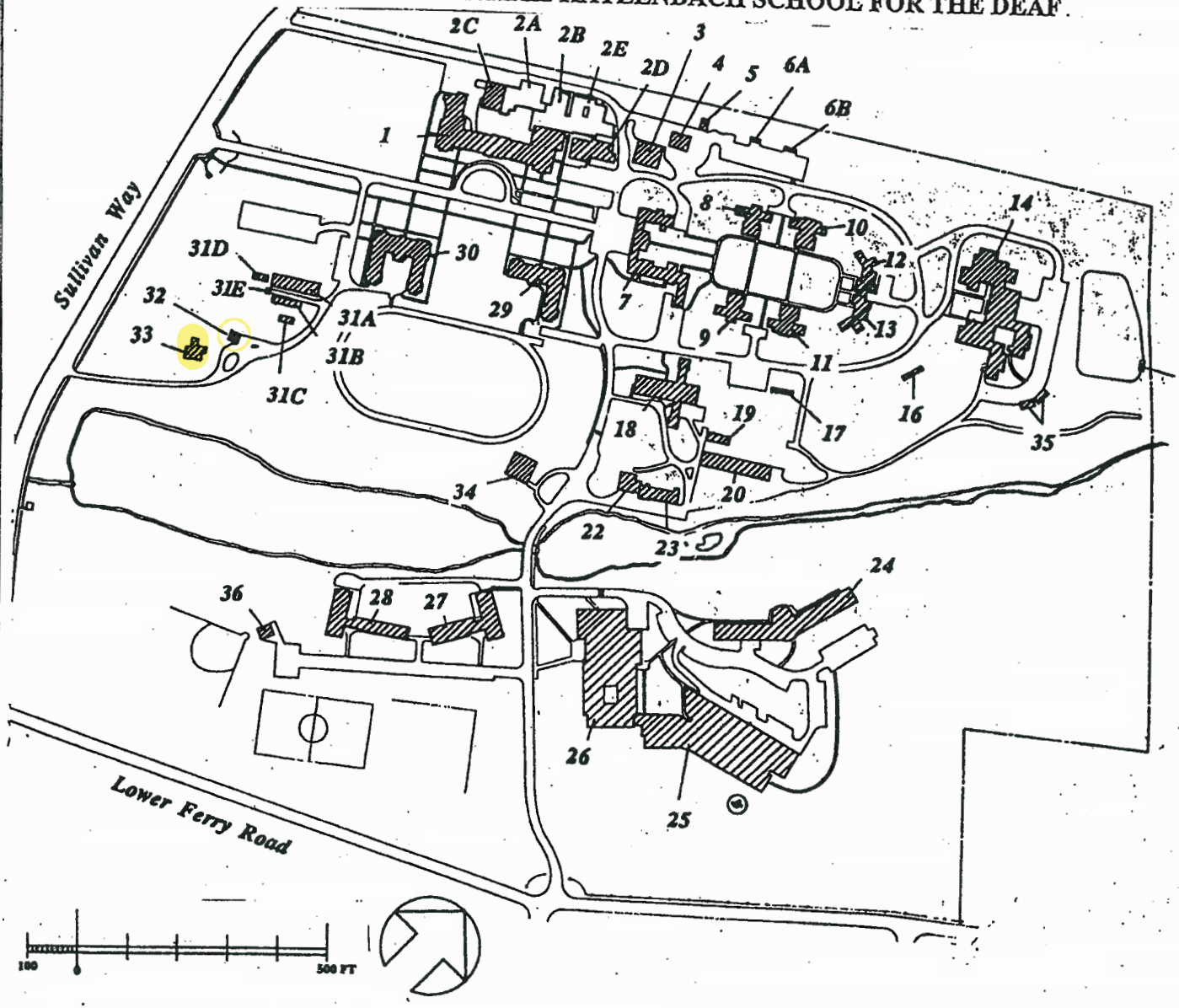
Sheet 3 of 3

Bureau of Design & Construction Services

EXHIBIT 'A'

EXHIBIT 'B'

MARIE KATZENBACH SCHOOL FOR THE DEAF



LEGEND

1. MIDDLE SCHOOL
2c. AUTOMOTIVE MAINTENANCE
2d. MIDDLE SCHOOL ANNEX
2e. POWER HOUSE
3. TO BE DETERMINED
4. GARAGE
5. BUS GARAGE
6. BIKE SHEDS
7. CLOCK TOWER BUILDING
8. COTTAGE NO. 1
9. HEALTH CENTER
10. COTTAGE NO. 3
11. COTTAGE NO. 4 PLUS PROGR.
12. COTTAGE NO. 5
13. COTTAGE NO. 6
14. LOWER SCHOOL
15. STORAGE SHED
16. BIKE SHED
17. STORAGE SHED
18. NURSERY SCHOOL
19. PAINT SHOP
20. MAINTENANCE GARAGE
22. CENTRAL BOILER HOUSE
23. MAINTENANCE OFFICE
24. PROCTOR RESIDENCE NO. 3
25. VOCATIONAL HIGH SCHOOL
26. ACADEMIC HIGH SCHOOL
27. H. S. GIRLS' RESIDENCE NO. 1
28. H.S. BOYS' RESIDENCE NO. 2
29. TO BE DETERMINED
30. PROCTOR RESIDENCE
31. GREENHOUSES
32. GARAGE
33. SUPERINTENDENT'S HOUSE
34. JOCHEM MEMORIAL CENTER
35. GUARD HOUSE
36. FIELD HOUSE

DIRECTIONS: Take I-95 South to Exit No. 2, West Trenton. Follow Route 579 (Bear Tavern Road) to first traffic light (Seven-Eleven on corner). Go through traffic light (road becomes Grand Ave.) and under railroad overpass (road becomes Sullivan Way). Main entrance to the school is 400 yards on the left.

SUPERINTENDENT'S HOUSE
CONDITIONS ASSESSMENT STUDY REPORT
MARIE KATZENBACH SCHOOL FOR THE DEAF
WEST TRENTON, MERCER COUNTY, NEW JERSEY

Prepared by

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www.vtihq.com

Submission Date: May 23, 2025

EXHIBIT 'C'

TABLE OF CONTENTS

Attachments:

EXHIBIT 'C'

EXECUTIVE SUMMARY

- Ronald A. Sebring Associates, LLC., 5-Hole Structural, Inc., Environmental Connection, Inc., and Schiller and Hersh, Inc. conducted a Site Visit in early August, 2024 to perform field investigation of the existing Superintendent's House
- RASA performed investigations of each area of the Superintendent's House in collaboration with the following Consultants:
    - MEPFP Engineering: Schiller and Hersh Associates, LLC
    - Structural Engineering: 5-Hole Structural Engineering, Inc.
    - Hazardous Materials: Environmental Connection, Inc.
- The MEPFP Engineer prepared a Conditions Assessment Report that is included in the Appendix "D" of this Study.
- The building sits on a rectangular footprint constructed of load-bearing stone masonry walls, supported by a mortared stone foundation. The structure exhibits vernacular design elements, with subsequent interior and exterior modifications reflecting updates made throughout the early to mid-20th century. A two-story wood-framed addition and a covered porch were added at an undetermined point, likely during the building's period of active use under the Marie Katzenbach School for the Deaf.
- It is confirmed that the Superintendent's House was originally constructed circa 1830, and has been renovated continuously throughout the years.
- The roof structure is composed of wood rafters beneath aged 3-tab composite shingles, which are likely beyond their serviceable life.
- The interior of the building reflects the last period of occupancy in the 1970s. Interior walls and ceilings are primarily finished in lathe-and-plaster, most of which is actively flaking, delaminated, or detached due to prolonged moisture exposure and building envelope failure.
- The Hazardous Materials Analysis confirmed that asbestos containing content, as well as lead-based paint is present within materials at the Greenhouses.
- The estimated Construction Cost Estimate (CCE) to remove the identified hazardous materials is $25,751.22
- The estimated Construction Cost Estimate (CCE) to repair and upgrade the existing MEPFP items is $375,000.00
- The estimated Construction Cost Estimate (CCE) to rehabilitate the existing Superintendent's House is approximately $994,854.22
- The estimated Construction Cost Estimate (CCE) to demolish the Superintendent's House is $319,116.20

EXHIBIT 'C'

INTRODUCTION

In May of 2024, Ronald A. Sebring Associates, LLC (***RASA***) was commissioned by the State of New Jersey, Department of Education (DOE) under the NJ Department of the Treasury, Division of Property Management and Construction, Agency Consultant Program, to conduct an Existing Conditions Assessment Study for the Superintendent's House located at the Marie Katzenbach School for the Deaf (MKSD) also known as the New Jersey School for the Deaf (NJSD).

Aerial View of Superintendent's House at MKSD

After the original Scope of Work for this Study was developed, a few additions were made to the Scope of Work. This Conditions Assessment Study includes the proposed rehabilitation of the existing Superintendent's House near the entrance to the Marie Katzenbach School for the Deaf entrance and Visitor Parking Area. It is confirmed that the Superintendent's

EXHIBIT 'C'

House was originally constructed circa 1830, and has been renovated continuously throughout the years.

RASA performed investigations of the Superintendent's House in collaboration with the following Consultants:

- MEPFP Engineering: Schiller and Hersh Associates, LLC
- Structural Engineering: 5-Hole Structural Engineering, Inc.
- Hazardous Materials: Environmental Connection, Inc.

RASA and each of the above Consultants, prepared Reports that document the existing conditions and their findings. Also included are recommendations for repairs and/or rehabilitation where required. The MEPFP Engineering Reports are located in the Appendix "D" of this Study.

BUILDING DESCRIPTION

The Superintendent's House is a two-story residential building constructed circa 1830, and served as a home for a Reverend Eli field Cooley, who served the community in many ways, most notably developing the "Early Settlers of Ewing and Trenton" Genealogy record. The House then served as the Superintendent's House for the Marie H. Katzenbach School for the Deaf from approximately 1923 through 1980. The building was then unoccupied and has remained unused through today.

The building sits on a roughly rectangular footprint with a central mass constructed of load-bearing stone masonry walls, supported by a mortared stone foundation. The structure exhibits typical vernacular design elements of the early 19th century, with subsequent interior and exterior modifications reflecting updates made throughout the early to mid-20th century. A two-story wood-framed addition and a covered porch were added at an undetermined point, likely during the building's period of active use under the Marie Katzenbach School for the Deaf.

The primary masonry structure remains intact in form but exhibits widespread deterioration. The exterior stone walls suffer from significant mortar loss and biological overgrowth, including vines and vegetation, which have contributed to joint erosion and surface staining. The wood-framed addition is constructed of standard wood balloon framing. Visible rot and insect activity are observable throughout of varying degrees of severity.

The roof structure is composed of wood rafters beneath aged 3-tab composite shingles, which are likely beyond their serviceable life.

The interior of the building reflects the last period of occupancy in the 1970s. Interior walls and ceilings are primarily finished in lathe-and-plaster, most of which is actively flaking, delaminated, or detached due to prolonged moisture exposure and building envelope failure. In some areas, the plaster is completely eroded and the lathe is exposed.

The kitchen retains mid-20th-century cabinetry and fixtures, of which do not meet modern code or fire safety requirements for residential occupancy.

The building includes a basement, accessed via an interior stair. Standing water and evidence of persistent moisture infiltration are present.

The house has remained unoccupied since approximately 1980 and is currently in a state of significant disrepair. It is noted that the Marie Katzenbach School for the Deaf Maintenance Staff have blocked entry into the Superintendent's House.

HISTORIC REGISTRATION BENEFITS

Overview
The Superintendent's House, constructed in the 1830s and used as a residence for the Marie Katzenbach School for the Deaf from approximately 1923 to 1980, represents both architectural and institutional significance. Though currently unlisted, it is likely eligible for inclusion on the New Jersey Register of Historic Places (NJRHP) and the National Register of Historic Places (NRHP**)** due to its age, intact historic materials, the initial homeowner's contributions to the local community, and its association with a major state institution and the advancement of education for the deaf in New Jersey.

Financial Funding (Per NJSHPO Website)

Historic Preservation Grants (NJHT): Listing on the NJRHP/NRHP may qualify the property for competitive New Jersey Historic Trust grants, which fund preservation planning, condition assessments, stabilization, and capital improvements.

Federal Historic Tax Credits (HTC): If the property is rehabilitated for income-producing purposes such as office, housing, or interpretive use, it may be eligible for a federal tax credit on qualified rehabilitation expenses, provided the work complies with the Secretary of the Interior's standards.

- It is to be noted that this benefit is likely negated, as the subject property is State-Owned, and improvements are therefore tax-exempt.

Regulatory Protections and Planning (Per NJSHPO Website)

Protection from Adverse State or Federal Actions: Once listed, the property would be subject to review under Section 106 of the National Historic Preservation Act and New Jersey Executive Order 215, requiring that state or federally funded projects consider effects on historic resources.

Guidance for Preservation: Listing provides access to SHPO technical assistance and preservation guidance, including help with treatment approaches, code compliance alternatives, and planning best practices.

EXHIBIT 'C'

Regardless of whether listing is pursued at this time or not, repair and renovation work should be conducted in a manner that does not threaten or destroy existing historic fabric, and in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Considerations

- Cultural Recognition: Listing formalizes the property's historical and cultural significance, particularly its role prior to its incorporation into the Marie Katzenbach School for the Deaf, and the use during its ownership by the Marie Katzenbach School for the Deaf.
- Maintenance Responsibilities: Per the NJSHPO guidelines, listing does not require preservation action, but encourages best practices during rehabilitation efforts to comply with the Secretary of the Interior's Standards. Once the building is listed, any public or funded work will need to follow appropriate preservation standards.

Given the building's historical association with a statewide educational institution, its original construction dating to the early 19th century, and the increasing interest in preserving institutional and disability history, pursuing designation on the New Jersey and National Registers offers potential funding, public recognition, and preservation planning support. Even in cases where full rehabilitation is not feasible, listing can offer access to grants and technical assistance to stabilize or document the structure.

EXISTING CONDITIONS / REPAIR RECOMMENDATIONS

Existing Conditions: General

Fenestration and Wall Openings
Window and door openings are of modern (1970's) wood construction and contain painted shutters at each window. The exterior wood windows are in overall poor condition, with evidence of sash failure, frame rot, and broken or cracked glass/glazing. Entry and interior doors are deteriorated, most of which are currently inoperable.

The original window and door frames remain in place in some locations but are beginning to deteriorate. Water infiltration around these openings has further compromised surrounding masonry and contributed to the decay of interior finishes.

Roof Construction
The existing roof construction at the original stone masonry constructed portion of the house consists of 4x6 (actual) roof rafters at approximately 32" on center. At the wood framed-addition, the roof is constructed of modern conventional 2x8 framing at 24" on center. The condition of the rafters appears to be in adequate condition with only minor water staining observed.

EXHIBIT 'C'

The roof sheathing in both locations is constructed of 1x6, tongue and groove, board sheathing. Minor water staining was observed in select locations. The roof sheathing appears to be in adequate condition.

The existing roof system throughout the entirety of the house is a 3-tab asphaltic shingle which is likely beyond its serviceable lifespan. The 3-tab shingle materials are rarely manufactured at this time, and a full roof system replacement is likely required.

Repair Recommendations: General
Windows and Door Construction

- (Repair) Frame Removal and Resetting: Remove all deteriorated wood window and door frames, and either repair the deteriorated elements in-place, or fabricate historically appropriate replacements. All new units should be installed with proper flashing and sealants to prevent future water infiltration.
- Window Glazing Compound Replacement: It is recommended all existing glazing compound be removed and new installed throughout.
- Sill and Lintel Restoration: Deteriorated wood lintels at the doors and windows should be replaced with preservative-treated wood or steel / pre-cast concrete alternatives. The wood sills should be reset or replaced where damaged. Where original lintels or sills are salvageable, treat for rot and stabilize in place.

Roof Construction

- Inspect wood-framed roof components and locate all occurrences of sagging, rot, or insect damage. Reinforce or replace compromised rafters and trusses by installing sistered rafters at each location, utilizing metal connectors and fasteners as required. Where existing roof framing is deteriorated beyond salvageability, it is recommended to replace the roof rafter in-kind.
- Replace deteriorated roof sheathing and apply a new roofing system. It is recommended that a modern asphalt fiberglass shingle roofing system be installed as a cost-effective solution and to maintain a consistent aesthetic.
- Based on the age of the existing Roof Systems, the systems are no longer protected under any manufacturer's warranty coverage.
    - Per the DPMC Roofing Design Manual, new roofing systems will be required to have a 20-year no dollar limit manufacturer's roofing warranty covering workmanship and materials. A roofing contractor's 5-year performance agreement covering workmanship and materials should also be specified.
- It is recommended that the original roof materials be researched. The original roofing may have been cedar shingle, slate, or metal. Since the original section was constructed circa 1830 and asphaltic shingles were not utilized until 1903.

Existing Conditions: Original Stone Masonry Construction

Foundation

The original foundation is constructed of what appears to be mortared fieldstone, which is typical of early 19th-century residential construction. The stonework is irregularly coursed and likely laid in lime-based mortar, with partial parging visible at select interior basement walls. During RASA's field investigation, it was revealed that there are many areas of mortar loss, joint erosion, and efflorescence staining throughout. Active water infiltration is evident in the basement, likely due to poor site drainage and failed fenestration construction.

It is noted that some modern CMU Block supporting structure was observed throughout the basement area of the Superintendent's House, likely implemented to support specific areas of the first-floor framing structure above.

Exterior Walls

The primary wall system of the original house consists of load-bearing stone masonry, approximately 18–24 inches in thickness., laid in a random ashlar pattern. Extensive vine growth and biological overgrowth cover a portion of the exterior surfaces, mainly at the East Elevation, concealing significant areas of the wall face and trapping moisture against the stone. Some mortar joints are deteriorated or beginning to flake, and several areas exhibit open joints, cracking, and localized stone displacement. The masonry pointing overall appears to be in salvageable condition.

Structural Deterioration

Although the primary structure appears plumb overall, cracking at mortar joints and some differential settlement is evident. No immediate signs of catastrophic wall movement were noted; however, long-term neglect and exposure to moisture have weakened structural integrity. The cumulative effect of weathering, moisture intrusion, and biological growth presents a high risk for continued deterioration if not repaired.

Repair Recommendations: Original Stone Masonry Construction

Foundation and Exterior Wall Repairs

- Mortar Repointing: All exposed mortar joints that show signs of deterioration or failure should be carefully raked out to a depth of 1"–1-1/2" and repointed using a compatible lime-based mortar mix appropriate for historic masonry. A Historic Mortar Analysis is recommended to match the original composition and ensure compatibility.
- Vegetation Removal: Remove all vines, roots, and vegetative growth from the foundation perimeter.
- Water Mitigation: Implement site grading corrections to direct water away from the foundation. A perimeter drain system, or French drain system, is recommended, along with installation of new gutters and downspouts to control roof runoff

EXHIBIT 'C'

- Stone Replacement: Where stones within the masonry wall construction are fractured, matching stone should be sourced and carefully tooled to integrate into existing walls without damaging adjacent materials.
- Cleaning and Efflorescence Removal: Clean masonry surfaces with low-preservative water and non-ionic detergents suitable for historic stone. Avoid abrasive cleaning methods which could damage soft stone faces.

Structural Reinforcement

- Crack Repair and Monitoring: Structural cracks should be stitched using galvanized steel helical bars set into the mortar joints with grout or epoxy. Continued monitoring is recommended to assess any ongoing or continued movement.

Existing Conditions: Wood Framed Addition and Porch

Construction Overview
The wood-framed addition, including the enclosed porch addition, appears to be constructed during the mid-20th century and is appended to the original stone masonry structure. The addition utilizes traditional balloon framing with dimensional lumber. The exterior is clad in painted wood siding, which is now weathered, warped, and in some areas missing. The paint on the exterior siding is flaking and failing. The addition sits on a masonry perimeter wall and foundation.

It is noted that the enclosed porch is constructed on a concrete slab-on-grade.

Framing and Structural Integrity
The wood framing that is exposed in some areas is showing signs of deterioration due to prolonged exposure to moisture, insect activity, and lack of maintenance. Significant areas of rot are visible at the sill plates (where observable) and porch posts.

Exterior Conditions
The clapboard wood siding is showing signs of deterioration, with peeling paint, and wood decay. Evidence of water penetration is present throughout. Gutters and flashing are either missing or non-functional due to overgrowth and lack of maintenance. The porch area is in poor structural condition, with failing supports and decking that is unsafe for use.

Interior Conditions
The interior finishes of the addition are a painted gypsum board, much of which is water-damaged, mold-stained, or delaminated. Flooring is unstable in some locations due to deteriorated subfloor and joist framing. Ceiling finishes are failing, with active sagging and evidence of past roof leaks. Humid air and odor throughout the interior indicate poor ventilation and active water intrusion.

EXHIBIT 'C'

Repair Recommendations: Wood Framed Addition and Porch

Framing Stabilization and Replacement

- Selective Demolition: Due to the extent of potential decay, selective demolition is recommended to expose the full extent of framing damage. Any unsalvageable portions of wood framing should be removed and replaced in-kind using preservative-treated or durable structural lumber. Where possible, sistering similar sized framing members to the existing may be utilized as a cost-savings measure.
- Sill Plate: Replace all deteriorated sill plates and headers.
- Porch Reconstruction: Porch posts and roof framing should be removed and reconstructed using preservative-treated materials, following historic porch proportions if preservation of the existing building is intended.

Exterior Envelope Restoration

- Cladding Replacement: A large portion of the existing clapboard siding is salvageable. It is recommended that the deteriorated wood siding be removed and replaced with new wood siding to match existing.
    - It is recommended that a new weather barrier be installed behind all cladding. The temporary removal of salvageable wood siding is required to install the weather barrier.

- Insulation and Ventilation: Add insulation to walls and roof cavities, and install passive or mechanical ventilation to reduce future moisture accumulation.

Interior Restoration

- Finish Removal and Remediation: Remove all damaged interior finishes. Remediate mold-affected areas and allow the structure to dry thoroughly before reinstalling finishes.
- Subfloor and Joist Repair: Reinforce or replace subfloor and damaged floor joists as required. Install new floor decking and finish flooring where required.
- Ceiling and Wall Replacement: Install new moisture-resistant gypsum board with appropriate paint or wall covering throughout.

A Structural Conditions Assessment was conducted by Structural 5-Hole Inc., and is incorporated into the information above.

A Mechanical, Electrical, and Plumbing Conditions Assessment was prepared by Schiller & Hersh, Inc., and is attached to this Study in Appendix “D”

EXHIBIT 'C'

DEMOLITION

Overview
As an alternative to rehabilitation / repair, full demolition of the Superintendent's House and its associated wood-framed shed/garage may be considered due to the building's deteriorated condition, prolonged vacancy, structural instability, and high cost of code-compliant restoration.

This recommended scope involves the complete removal of all structures, including the original stone masonry residence, wood-framed additions and porch, the detached shed/garage, and various site improvements, with full restoration of the site to a clean, graded condition suitable for passive use or future development.

Full demolition eliminates current and future safety hazards, liability, and maintenance concerns, and may be the most fiscally responsible option where structural rehabilitation is cost-prohibitive. Due to the historic nature of the building, photographic documentation and measured drawings should be completed before demolition for archival purposes, especially if the building has known historical significance.

Hazardous materials are to be considered during demolition. Refer to the attached Hazardous Materials Report in the Appendices of this Study.

Demolition
The demolition includes complete removal of all above-grade and below-grade building components, including:

- Stone masonry foundation and bearing walls
- Wood-framed additions, porches, and roof systems
- All interior finishes, framing, mechanical and electrical systems
- The detached shed/garage structure
- All associated slabs, piers, utility connections, and walkways

Following demolition, all debris is to be removed from the site and properly disposed of per state regulations. Excavation will continue until all structural remnants are removed, and the site is backfilled and compacted.

Permitting and Regulatory Requirements

- Demolition Permit: A full building demolition permit must be secured from the DCA and submission and approval from the DPMC Code Review. Submission typically requires site plans, building information, and utility disconnection verifications.
- Utility Disconnection: All utilities, including water, sewer, electric, gas, and telecommunications, must be terminated and verified by respective service providers. Disconnection documentation must be prepared and submitted with the submission to DPMC Code Review and for the applicable permit applications.

- Environmental Hazards: In addition to the hazardous materials report included in this Study, an environmental site assessment is recommended to identify hazardous materials such as lead-based paint, asbestos-containing materials (ACMs), and mold. Any hazardous materials must be abated by licensed professionals in compliance with EPA and state environmental regulations.
- Soil and Erosion Control: Although the required area of disturbance for the demolition of the Superintendent's House, the shed/garage, and the site improvements may not exceed 5,000 square feet, a soil erosion and sediment control plan may be required. Once the Demolition Site Plans are developed, and the potential area of disturbance confirmed, the requirement for a soil erosion and sediment control permit will be determined.
    - If required, protective measures such as silt fencing, inlet protection, and stabilized construction access should be implemented and maintained throughout the work.

- D&R Canal Commission: The site is located within Zone B as regulated by the D&R Canal Commission. Since the work will likely not impact greater than one (1) acre, no D&R Canal Commission review should be required.

Site Restoration
Following removal of all structures and site debris:

- The site is to be rough-graded and filled to match adjacent contours, eliminating any depressions or trip hazards.
- A minimum of 4" - 6" of screened topsoil should be installed across all disturbed areas.
- The area should be seeded with a native grass or general-use turf seed mix appropriate to site conditions and climate.
- Erosion control blankets or mulch may be used to stabilize steeper slopes during germination.
- If required, final restoration shall meet standards for soil stabilization per local soils district or stormwater management regulations.

EXHIBIT 'C'

BUILDING CODE AND DESIGN GUIDELINES

There are requirements that will affect the design of the various repairs required to functionally rehabilitate the subject Superintendent's House.

Building Code Criteria:

Area Largest Floor:

- Superintendent's House: 2,416 Square Feet

Use Group:

- Superintendent's House: R5 (Residential)

Height: Two (2) Stories, 24'-0" +/-

Construction Classification:

- Superintendent's House: VB

Occupant Load: Five (5) Residents (Currently Unoccupied)

New Jersey Uniform Construction Code

The New Jersey Uniform Construction Code Act allows for the adoption of current model codes and standards for building construction. When current editions of model codes and standards are adopted, existing buildings are not required to be brought into compliance unless they are altered, enlarged, or the character of use is changed. The degree of compliance with new codes and standards when buildings are altered is governed by the New Jersey Rehabilitation Subcode. Additions, changes in use, and new construction must comply with current subcodes and standards. The only exception is that the Rehabilitation Subcode requires that 20% of applicable costs for alterations to primary function spaces or expansions be used to remove architectural barriers from the accessible path of travel to the primary function spaces. "Primary function space" means a room or space housing a major activity for which the building is intended including, office areas, assembly space, dwelling, and educational spaces, but not including kitchens, bathrooms, storage rooms, or other spaces supporting a primary function space.

Windows, hardware, operating controls, electrical outlets and signage, mechanical systems, electrical systems, installations or alterations of fire protection systems or abatement of hazardous materials, the repair or installation of roofing, siding, or other exterior wall facade may be deducted from the overall cost of the project. Where it is technically infeasible to comply with the technical standards in the Barrier-Free Subcode, the work must comply to the maximum extent feasible.

Americans with Disabilities Act (ADA)

The Americans with Disabilities Act of 1990, required all public accommodations and government buildings to have been retrofitted, removing architectural barriers to primary function spaces, where readily achievable, in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The ADA differs from the New Jersey Rehabilitation Subcode and Accessibility Subcode, adopted under the New Jersey Uniform Construction Code, in that compliance is not related to new construction activities. Compliance is mandatory requiring buildings to have been retrofitted to the extent readily achievable.

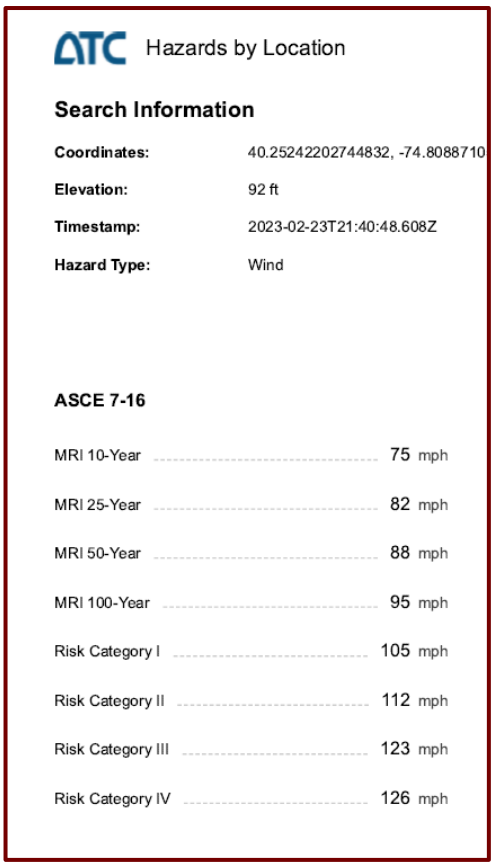
If the Superintendent's House is listed on the Historic Register(s), exemptions to full compliance can be utilized in the design of rehabilitation.
Structural Requirements: The proposed repair of Superintendent's House, will require a full roof replacement to provide a weathertight construction. As mentioned above, the existing structural components are potentially compromised

Structural Design Loading Criteria:

Risk Category = II
Basic Wind Speed = 112 MPH
The Exposure Category = "B"
Topographic Factor = 1.00

Wind Resistance: The current Building Code is the 2021 International Building Code, New Jersey Edition. The Building Code requires that the roofing system be designed to resist wind uplift loads in accordance with ASCE-7. Fastening will need to be in accordance with the applicable FM-Global standard based on the design uplift load and the Risk Category. The Risk Category for an assembly occupancy is II. Based on review of New Jersey DCA Bulletin 03-4, the design windspeed is approximately 112 mph for Risk Category II.

A copy of the ASCE-7 Wind Resistance Report is included in the Appendix "F" of this Study.



ATC Hazards by Location

Search Information

Coordinates:	40.25242202744832, -74.8088710
Elevation:	92 ft
Timestamp:	2023-02-23T21:40:48.608Z
Hazard Type:	Wind

ASCE 7-16

MRI 10-Year	75 mph
MRI 25-Year	82 mph
MRI 50-Year	88 mph
MRI 100-Year	95 mph
Risk Category I	105 mph
Risk Category II	112 mph
Risk Category III	123 mph
Risk Category IV	126 mph

Fire Classification: All new roof systems should be Class A minimum.

EXHIBIT 'C'

HAZARDOUS MATERIALS

Hazardous materials testing was conducted as part of this study. Suspect hazardous materials were sampled and tested by Environmental Connection, Inc. Their report is included in Appendix “E” at the end of this Study.

Summaries of the samples and their results are as follows:

Asbestos Containing Materials:

Table 1 – ACM Sampling Analytical Results Summary
Superintendent’s House
Marie Katzenbach School for the Deaf
Ewing Township, NJ

ID #	Material	PLM Results	TEM Results
01	Parge Coat on Foundation Walls	None Detected	N/A
02	**Boiler Interior Materials**	**Assumed**	
03	Remnant Flue Packing	None Detected	N/A
04	Vinyl Sheet Flooring on Basement Stairs	None Detected	N/A
05	**Multi-Layer Flooring in Kitchen**	**2% Chrysotile**	**4.1% Chrysotile**
06	Tar Paper under Multi-Layer Floor Tile in Kitchen	None Detected	None Detected
07	Smooth Finish Wall and Ceiling Plaster	None Detected	N/A
07A	Brown Coat Wall and Ceiling Plaster	None Detected	N/A
08	**Interior Chimney Liner**	**Assumed**	
09	Vinyl Flooring in Laundry Room	<1% Chrysotile	0.43% Chrysotile
10	Ceramic Tile Adhesive	None Detected	<0.43% Chrysotile
11	1’ x 1’ Ceiling Tile with Holes	None Detected	N/A
12	Braided Electrical Wire Insulation	None Detected	N/A
13	Cementitious Window Glazing	<1% Chrysotile	<0.1% Chrysotile
14	**Window Caulk**	**5% Chrysotile**	**N/A**
15	Asphalt Shingle Roofing	None Detected	None Detected
16	Vapor Barrier to Asphalt Shingle Roofing	None Detected	None Detected
17	Flat Roofing Membrane on Porch	None Detected	None Detected
18	Tar Paper under Wood Siding	None Detected	None Detected
19	**Remnant Pipe Insulation**	**Assumed**	

| N/A – Not Applicable

Table 2 – ACM Sampling Analytical Results Summary
Superintendent’s House - Garage
Marie Katzenbach School for the Deaf
Ewing Township, NJ

ID #	Material	PLM Results	TEM Results
01	Asphalt Shingle Roofing	None Detected	None Detected
02	Vapor Barrier to Asphalt Shingle Roofing	None Detected	None Detected
03	**Cementitious Window Glazing**	**2% Chrysotile**	**N/A**
04	Cementitious Coating under Siding	None Detected	N/A
05	Paper Behind Cementitious Coating under Siding	None Detected	N/A
06	Fiberboard under Siding	None Detected	N/A
07	**Interior Peg Boards**	**20% Chrysotile**	**N/A**

| N/A – Not Applicable

EXHIBIT 'C'

Table 3 – ACM Sampling Analytical Results Summary
Superintendent's House - Shed
Marie Katzenbach School for the Deaf
Ewing Township, NJ

ID #	Material	PLM Results	TEM Results
01	Fiberboard Ceiling Material with Hole Pattern	None Detected	N/A
02	Asphalt Shingle Roofing	None Detected	None Detected
03	Vapor Barrier to Asphalt Shingle Roofing	None Detected	None Detected
04	Cementitious Coating under Siding	None Detected	N/A

| N/A – Not Applicable

Table 4 - Asbestos Containing Material Quantities
Superintendent's House, Garage and Shed
Marie Katzenbach School for the Deaf
Ewing Township, NJ

Material	Location	Quantity
Boiler Interior Materials	House Basement	10 SF
	Total	**10 SF**
Chimney Liner	House Chimneys	100 SF
	Total	**100 SF**
Remnant Pipe Insulation	House Basement	3 LF
	Total	**3 LF**

Table 4 - Asbestos Containing Material Quantities
Superintendent's House, Garage and Shed
Marie Katzenbach School for the Deaf
Ewing Township, NJ

Material	Location	Quantity
Multi-Layer Vinyl Flooring	House - Kitchen	450 SF
	Total	**450 SF**
Window Caulk	House - Exterior	200 LF
	Total	**200 LF**
Interior Peg Board	Garage – Interior	300 SF
	Total	**300 SF**
Window Glazing	Garage – Exterior	50 LF
	Total	**50 LF**

LF – Linear Feet | SF – Square Feet

EXHIBIT 'C'

Lead:

Table 5 – Lead-Based Paint Summary Superintendent's House Marie Katzenbach School for the Deaf Ewing Township, NJ		
Component	**Substrate**	**Location**
Window Sash, Casing and Sills	Wood	Throughout
Chair Rails	Wood	Throughout
Baseboards	Wood	Throughout
Fireplace Casing and Mantle	Wood	1st and 2nd Floor
Doors and Door Casings	Wood	Throughout
Walls and Ceilings	Plaster	Attic
Radiators	Metal	Throughout
Wood Rail and Supports	Wood	Stairwell
Siding	Wood	Exterior
Porch Framing	Wood	Exterior
Overhangs	Wood	Exterior

Table 6 – Lead-Based Paint Summary Superintendent's House - Garage Marie Katzenbach School for the Deaf Ewing Township, NJ		
Component	**Substrate**	**Location**
Window Sash, Casing and Sills	Wood	Throughout
Doors and Door Casings	Wood	Throughout
Overhangs	Wood	Exterior
Siding	Wood	Exterior

Table 7 – Lead-Based Paint Summary Superintendent's House - Shed Marie Katzenbach School for the Deaf Ewing Township, NJ		
Component	**Substrate**	**Location**
Window Sash, Casing and Sills	Wood	Throughout
Doors and Door Casings	Wood	Throughout
Siding	Wood	Exterior
Overhang	Wood	Exterior

END OF STUDY

Attachments:
Appendix A - Construction Cost Estimates
Appendix B – Existing Conditions Drawings
Appendix C – Omitted
Appendix D – MEP Engineer's Conditions Assessment
Appendix E – Hazardous Materials Report / Results
Appendix F – ASCE-7 Wind Speed Assessment Report
Appendix G - Photographs

Prepared 05/22/25 by:
Ronald A. Sebring Associates, LLC
1000 Washington Street, Suite 201
Toms River NJ, 08753

EXHIBIT 'C'

APPENDIX “A”

Construction Cost Estimates

EXHIBIT 'C'

CONSTRUCTION COST ESTIMATE
DEMOLITION OF SUPERINTENDENT'S HOUSE (STUDY)
MARIE KATZENBACH SCHOOL FOR THE DEAF

DESCRIPTION	QUANTITY	LABOR	TOTAL	LABOR	TOTAL
		GENERAL REQUIREMENTS (DIVISION 1)			
GENERAL REQUIREMENTS					
MOBILIZATION AND DEMOBILIZATION /L.S	1.00	$0.00	$15,000.00	$0.00	$15,000.00
GENERAL CONDITIONS /L.S.	1.00	$3,200.00	$5,000.00	$3,200.00	$5,000.00
EQUIPMENT RENTAL /L.S.	1.00	$0.00	$12,000.00	$0.00	$12,000.00
UNDERGROUND UTILITY SURVEY /DAY	2.00	$1,800.00	$3,600.00	$3,600.00	$7,200.00
COMPACTION TESTING /DAY	2.00	$1,200.00	$2,400.00	$2,400.00	$4,800.00
SUPERVISION /WEEK	4.00	$2,850.00	$2,850.00	$11,400.00	$11,400.00
PERMITTING /L.S.	1.00	$0.00	$3,000.00	$0.00	$3,000.00
		EXISTING CONDITIONS (DIVISION 2)			
DEMOLITION					
BUILDING DEMOLITION /C.F.	20480.00	$0.32	$0.85	$6,553.60	$17,408.00
REMOVAL OF FOUNDATION WALLS /S.F.	2100.00	$1.15	$2.11	$2,415.00	$4,431.00
REMOVAL OF FOOTINGS /L.F	400.00	$8.00	$18.00	$3,200.00	$7,200.00
PAVEMENT REMOVAL /S.Y.	320.00	$2.90	$7.80	$928.00	$2,496.00
MISCELLANEOUS SITE IMPROVEMENTS REMOVAL /L.S	1.00	$3,200.00	$10,000.00	$3,200.00	$10,000.00
UNDERGROUND UTILITIES REMOVAL AND CAPPING /L.S	1.00	$2,400.00	$8,000.00	$2,400.00	$8,000.00
HAZMAT ABATEMENT /L.S.	1.00	$12,500.00	$25,751.22	$12,500.00	$25,751.22
DISPOSAL OF DEBRIS /C.Y	800.00	$26.00	$35.00	$20,800.00	$28,000.00
COPPER SALVAGE /LBS	280.00	($4.15)	($6.12)	($1,162.00)	($1,713.60)
RECYCLE CONCRETE /LBS	800.00	($0.85)	($1.23)	($680.00)	($984.00)
HAULING (General) /L.S.	1.00	$3,200.00	$8,000.00	$3,200.00	$8,000.00
AREA ADJUSTMENT DIVISION 2		6.50%	5.70%	$3,468.05	$6,189.55
		EARTHWORK (DIVISION 31)			
EARTHWORK					
CERTIFIED CLEAN SOIL /TON	6.50	$100.00	$650.00	$650.00	$4,225.00
BORROW FILL /C.Y.	220.00	$26.00	$38.00	$5,720.00	$8,360.00
ROUGH GRADE /L.S.	1.00	$1,800.00	$4,200.00	$1,800.00	$4,200.00
TOPSOIL /S.Y.	1300.00	$5.35	$6.25	$6,955.00	$8,125.00
FINE GRADE AND SEED /S.Y.	1300.00	$4.85	$5.15	$6,305.00	$6,695.00
MULCH /S.Y.	1300.00	$1.98	$3.15	$2,574.00	$4,095.00
SESC SILT FENCE /L.F.	600.00	$4.50	$12.00	$2,700.00	$7,200.00
STONE TRACKING PAD /EACH	1.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00
AREA ADJUSTMENT DIVISION 31		9.15%	3.85%	$2,626.42	$1,728.65

SUB TOTAL ALL TRADES			$216,806.82
TOTAL LABOR	$108,753.07		
LABOR ADJUSTMENT FACTOR			18.00%
LABOR ADJUSTMENT AMOUNT			$19,575.55
SUBTOTAL			$236,382.37
OVERHEAD		15.00%	$35,457.36
PROFIT		10.00%	$23,638.24
DESIGN CONTINGENCY (10%)		10.00%	$23,638.24
TOTAL ALL TRADES			**$319,116.20**

EXHIBIT 'C'

CONSTRUCTION COST ESTIMATE
REHABILITATION OF SUPERINTENDENT'S HOUSE (STUDY)
MARIE KATZENBACH SCHOOL FOR THE DEAF

ITEM	QUAN.	UNIT AMOUNT		TOTAL	
		LABOR	TOTAL	LABOR	TOTAL
GENERAL REQUIREMENTS (DIVISION 1)					
GENERAL REQUIREMENTS					
BOND	1.00	$0.00	$6,000.00	$0.00	$6,000.00
MOBILIZATION / DEMOBILIZATION /L.S.	1.00	$0.00	$8,000.00	$0.00	$8,000.00
GENERAL CONDITIONS /L.S.	1.00	$0.00	$3,450.00	$0.00	$3,450.00
DUMPSTERS /EACH	3.00	$0.00	$900.00	$0.00	$2,700.00
TEMPORARY SERVICES /MONTH	2.00	$0.00	$600.00	$0.00	$1,200.00
SUPERINTENDENT /WEEK	8.00	$0.00	$2,850.00	$0.00	$22,800.00
PORCH RECONSTRUCTION /L.S.	1.00	$8,500.00	$28,000.00	$8,500.00	$28,000.00
EXISTING CONDITIONS (DIVISION 02)					
DEMOLITION					
HAZMAT ABATEMENT /L.S.	1.00	$12,500.00	$25,751.22	$12,500.00	$25,751.22
REMOVAL OF EXISTING ROOFING SYSTEM /L.S.	1.00	$2,680.00	$6,200.00	$2,680.00	$6,200.00
REMOVAL OF DAMAGED COMPONENTS /L.S.	1.00	$14,500.00	$32,500.00	$14,500.00	$32,500.00
REMOVAL OF VEGETATION & OVERGROWTH /L.S.	1.00	$3,000.00	$5,000.00	$3,000.00	$5,000.00
DISPOSAL OF DEBRIS /C.Y.	80.00	$26.00	$35.00	$2,080.00	$2,800.00
CONCRETE (DIVISION 3)					
CONCRETE					
REPAIR OF CONCRETE SLAB /S.F.	2000.00	$4.00	$8.50	$8,000.00	$17,000.00
INCREASE FOR JOINT COMPOUND INJECTION /L.S.	1.00	$1,200.00	$2,750.00	$1,200.00	$2,750.00
REPAIR OF CONCRETE FOUNDATION & FOOTING /L.S.	1.00	$1,800.00	$3,800.00	$1,800.00	$3,800.00
INCREASE FOR EXCAVATION /L.S.	1.00	$1,000.00	$1,480.00	$1,000.00	$1,480.00
NEW CAST-IN-PLACE CONCRETE /C.Y.	10.00	$120.00	$300.00	$1,200.00	$3,000.00
INCREASE FOR REINFORCEMENT /L.S.	1.00	$600.00	$1,150.00	$600.00	$1,150.00
INCREASE FOR FORMWORK /L.S.	1.00	$400.00	$900.00	$400.00	$900.00
MASONRY (DIVISION 4)					
MASONRY					
NEW STONE MASONRY TO MATCH EXISTING /EACH	40.00	$32.00	$100.00	$1,280.00	$4,000.00
EPOXY GROUT INJECTION /L.F.	200.00	$8.00	$17.45	$1,600.00	$3,490.00
REPOINTING /L.F.	1650.00	$3.15	$11.35	$5,197.50	$18,727.50
INCREASE TO MATCH HISTORIC MORTAR /L.S.	1.00	$800.00	$2,000.00	$800.00	$2,000.00
REMOVAL OF EFFLORESSENCE & CLEANING /L.S.	1.00	$1,200.00	$3,500.00	$1,200.00	$3,500.00
MASONRY PARGE COAT REPAIRS /L.S.	1.00	$3,200.00	$8,000.00	$3,200.00	$8,000.00
WOOD AND PLASTICS (DIVISION 6)					
CARPENTRY					
2x8 WOOD SUB-FASCIA /L.F.	120.00	$5.40	$17.80	$648.00	$2,136.00
WOOD BEAD BOARD SOFFIT /L.F.	120.00	$3.97	$9.65	$476.40	$1,158.00
INCREASE TO MATCH EXISTING /L.S.	1.00	$500.00	$800.00	$500.00	$800.00
WOOD FASCIA TRIM BOARD (SISTER) /L.F.	100.00	$2.85	$7.45	$285.00	$745.00
INCREASE TO MATCH EXISTING /L.S.	1.00	$500.00	$800.00	$500.00	$800.00
2x10 ROOF RAFTERS (SISTER) /L.F.	80.00	$7.15	$21.00	$572.00	$1,680.00
2x6 CEILING JOIST (SISTER) /L.F.	180.00	$5.50	$13.50	$990.00	$2,430.00
RAKE TRIM BOARD /L.F.	80.00	$5.40	$15.00	$432.00	$1,200.00
INCREASE TO MATCH EXISTING /L.S.	1.00	$500.00	$800.00	$500.00	$800.00
METAL CONNECTORS /EACH	40.00	$4.00	$26.00	$160.00	$1,040.00
EPOXY CONSOLIDATION /L.S.	1.00	$1,800.00	$4,000.00	$1,800.00	$4,000.00
REPAIR TO UNOBSERVABLE CONDITIONS /L.S.	1.00	$8,000.00	$20,000.00	$8,000.00	$20,000.00
THERMAL AND MOISTURE PROTECTION (DIVISION 7)					
THERMAL AND MOISTURE PROTECTION					
ASPHALT-FIBERGLASS SHINGLES /S.F.	2650.00	$1.12	$4.20	$2,968.00	$11,130.00
ICE AND WATER BARRIER /S.F.	2650.00	$0.78	$2.11	$2,067.00	$5,591.50
ROOFING UNDERLAYMENT /S.F.	2650.00	$0.60	$1.80	$1,590.00	$4,770.00
EDGE FLASHING /L.F.	165.00	$5.32	$11.70	$877.80	$1,930.50
RAKE FLASHING /L.F.	92.00	$5.32	$11.70	$489.44	$1,076.40
WOOD PLANK T&G ROOF SHEATHING (30%) /S.F.	795.00	$4.80	$12.50	$3,816.00	$9,937.50
NEW GABLE LOUVER /EACH	6.00	$85.00	$320.00	$510.00	$1,920.00
ALUMINUM GUTTER 5" /L.F.	108.00	$5.58	$16.50	$602.64	$1,782.00
LEADER /L.F.	58.00	$5.09	$14.00	$295.22	$812.00
INCREASE FOR ROOFING ACCESSORIES /L.S.	1.00	$1,800.00	$3,200.00	$1,800.00	$3,200.00

EXHIBIT 'C'

ITEM	QUAN.	UNIT AMOUNT LABOR	UNIT AMOUNT TOTAL	TOTAL LABOR	TOTAL TOTAL
DOORS AND WINDOWS (DIVISION 8)					
DOORS AND WINDOWS					
METAL EXTERIOR DOOR /EACH	4.00	$346.00	$1,600.00	$1,384.00	$6,400.00
CLOSER /EACH	4.00	$275.00	$860.00	$1,100.00	$3,440.00
HINGES /PAIR.	8.00	$90.00	$269.00	$720.00	$2,152.00
SADDLE & WEATHER STRIPPING /EACH	4.00	$75.00	$200.00	$300.00	$800.00
LOCKSET /EACH	4.00	$65.00	$650.00	$260.00	$2,600.00
METAL EXTERIOR DOOR FRAME /EACH	4.00	$349.50	$849.00	$1,398.00	$3,396.00
NEW WOOD WINDOWS /EACH	12.00	$1,250.00	$3,200.00	$15,000.00	$38,400.00
INCREASE FOR ADJACENT WALL FRAMING REPAIR /L.S.	1.00	$2,000.00	$8,800.00	$2,000.00	$8,800.00
NEW INTERIOR WOOD DOOR /EACH	10.00	$300.00	$1,350.00	$3,000.00	$13,500.00
NEW INTERIOR DOOR HARDWARE /EACH	10.00	$180.00	$600.00	$1,800.00	$6,000.00
FINISHES (DIVISION 9)					
PAINTING OF INTERIOR WALLS /S.F.	3800.00	$1.35	$3.71	$5,130.00	$14,098.00
PAINTING OF WINDOWS, DOORS, AND FRAMES /EACH	16.00	$80.00	$380.00	$1,280.00	$6,080.00
REPAIR OF INTERIOR PLASTER FINISHES /L.S.	1.00	$2,800.00	$5,400.00	$2,800.00	$5,400.00

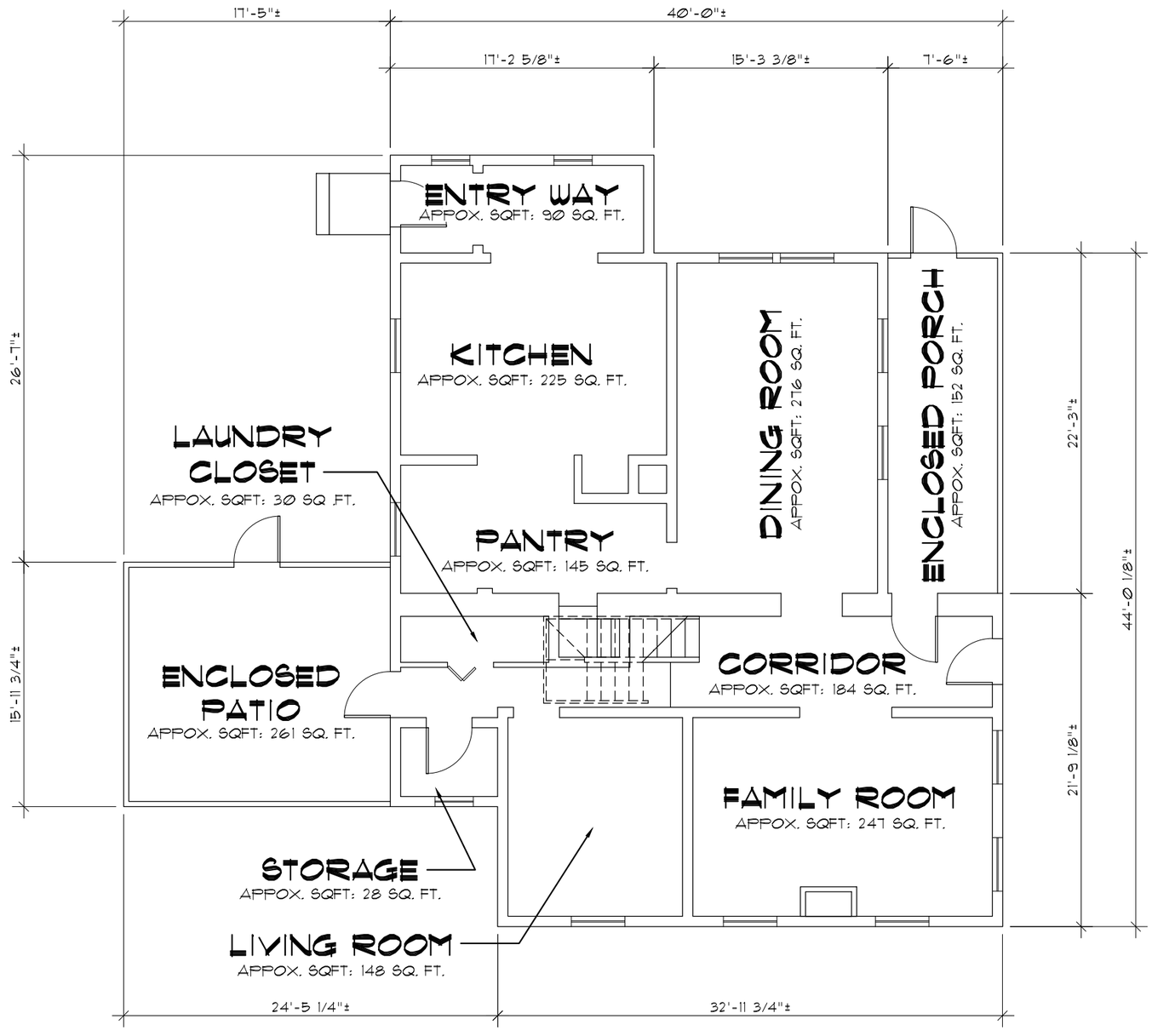
SUB TOTAL		$404,203.62
TOTAL LABOR	$136,789.00	
LABOR ADJUSTMENT FACTOR		16.00%
LABOR ADJUSTMENT AMOUNT		$21,886.24
SUBTOTAL		$426,089.86
OVERHEAD	15.00%	$63,913.48
PROFIT	10.00%	$49,000.33
DESIGN CONTINGENCY	15.00%	$80,850.55
TOTAL GENERAL CONSTRUCTION		**$619,854.22**
TOTAL MEP (Option 1)		**$375,000.00**
TOTAL ALL TRADES		**$994,854.22**
HISTORIC COST INDEX (To 2028)	+18.33%	**$1,177,211.00**
INCREASE IF HISTORIC	20%	**$198,970.84**

EXHIBIT 'C'

APPENDIX “B”

Existing Conditions Drawings

EXHIBIT 'C'



FIRST FLOOR PLAN

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

SUPERINTENDENT'S HOUSE
CONDITIONS ASSESSMENT STUDY
MARIE KATZENBACH SCHOOL FOR THE DEAF
320 SULLIVAN WAY, EWING TOWNSHIP, NJ 08628

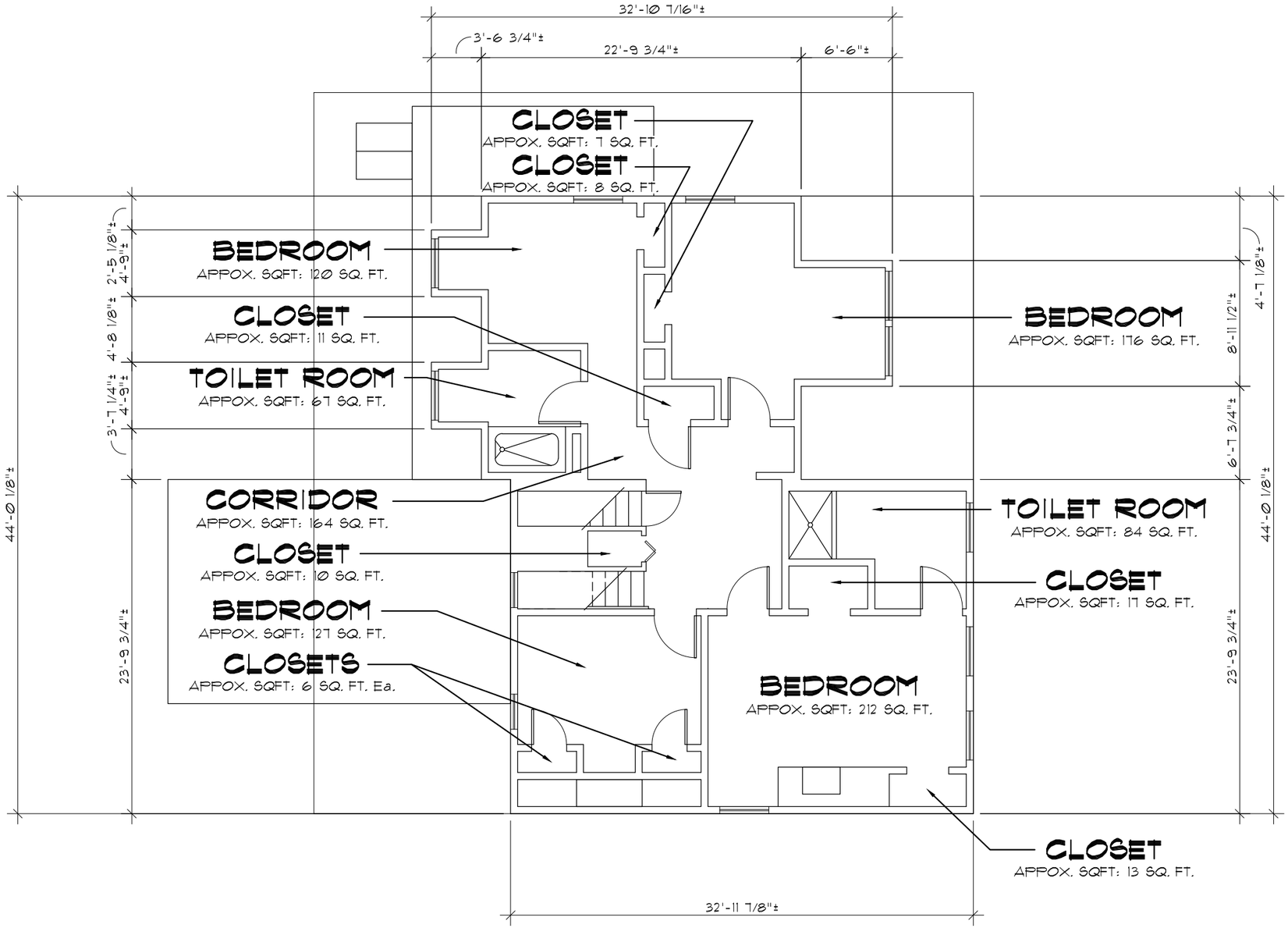
FIRST FLOOR PLAN

RONALD A. SEBRING ASSOCIATES, LLC
rasa
ARCHITECTURE AND DESIGN
1000 WASHINGTON STREET, SUITE 201
TOMS RIVER, NJ 08753
(732) 701-9444 FAX 701-9919 E-MAIL ARCHITECTS@RASALLC.COM

SUBMISSION	BY	DATE
STUDY	ARC	5/22/25

A1

EXHIBIT 'C'



SECOND FLOOR PLAN

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

SUPERINTENDENT'S HOUSE
CONDITIONS ASSESSMENT STUDY
MARIE KATZENBACH SCHOOL FOR THE DEAF
320 SULLIVAN WAY, EWING TOWNSHIP, NJ 08628

SECOND FLOOR PLAN

RONALD A. SEBRING ASSOCIATES, LLC
rasa
ARCHITECTURE AND DESIGN
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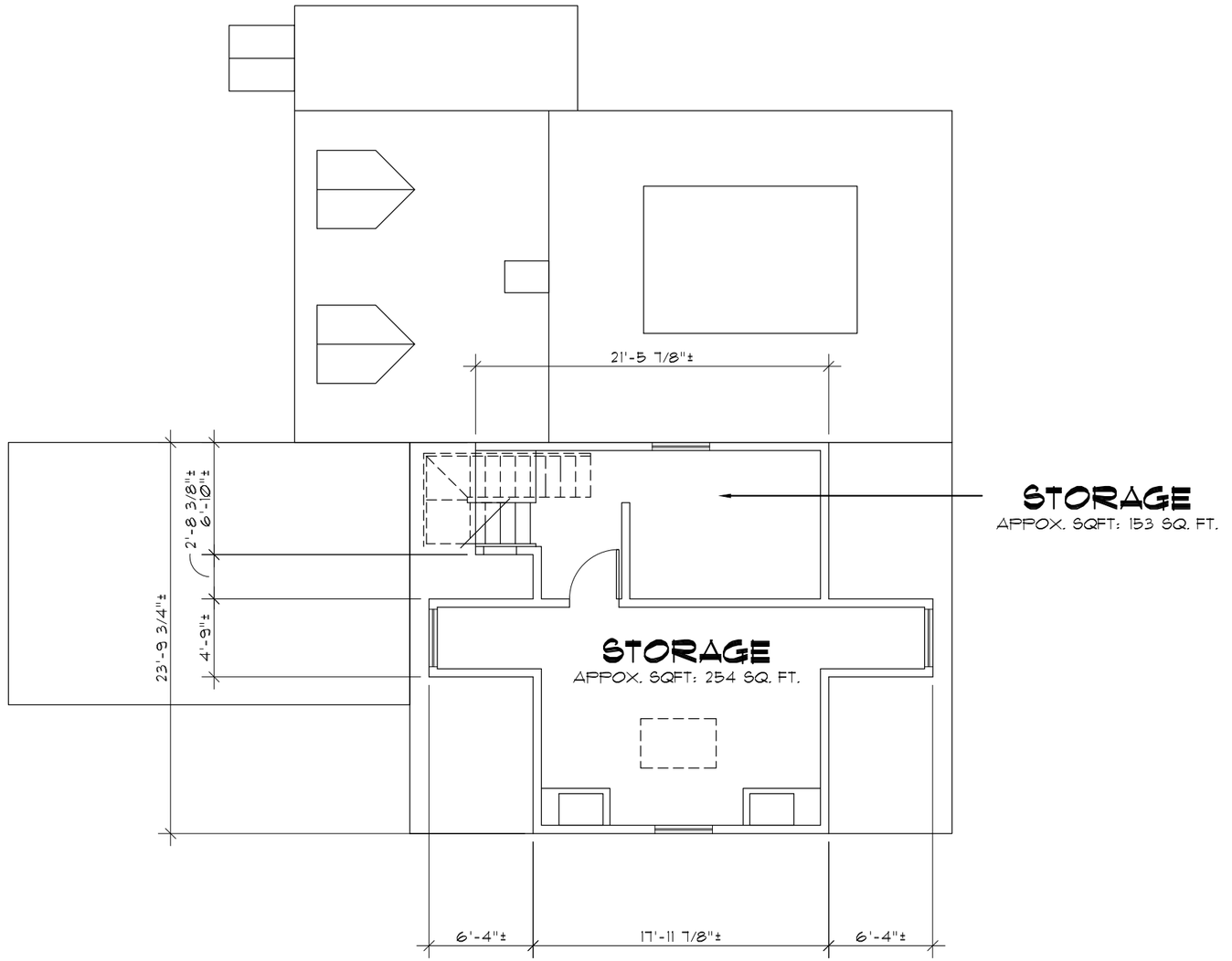
SUBMISSION	BY	DATE
STUDY	ARC	5/22/25

A2

EXHIBIT 'C'



ATTIC PLAN

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

SUPERINTENDENT'S HOUSE
CONDITIONS ASSESSMENT STUDY
MARIE KATZENBACH SCHOOL FOR THE DEAF
320 SULLIVAN WAY, EWING TOWNSHIP, NJ 08628

ATTIC FLOOR PLAN

RONALD A. SEBRING ASSOCIATES, LLC
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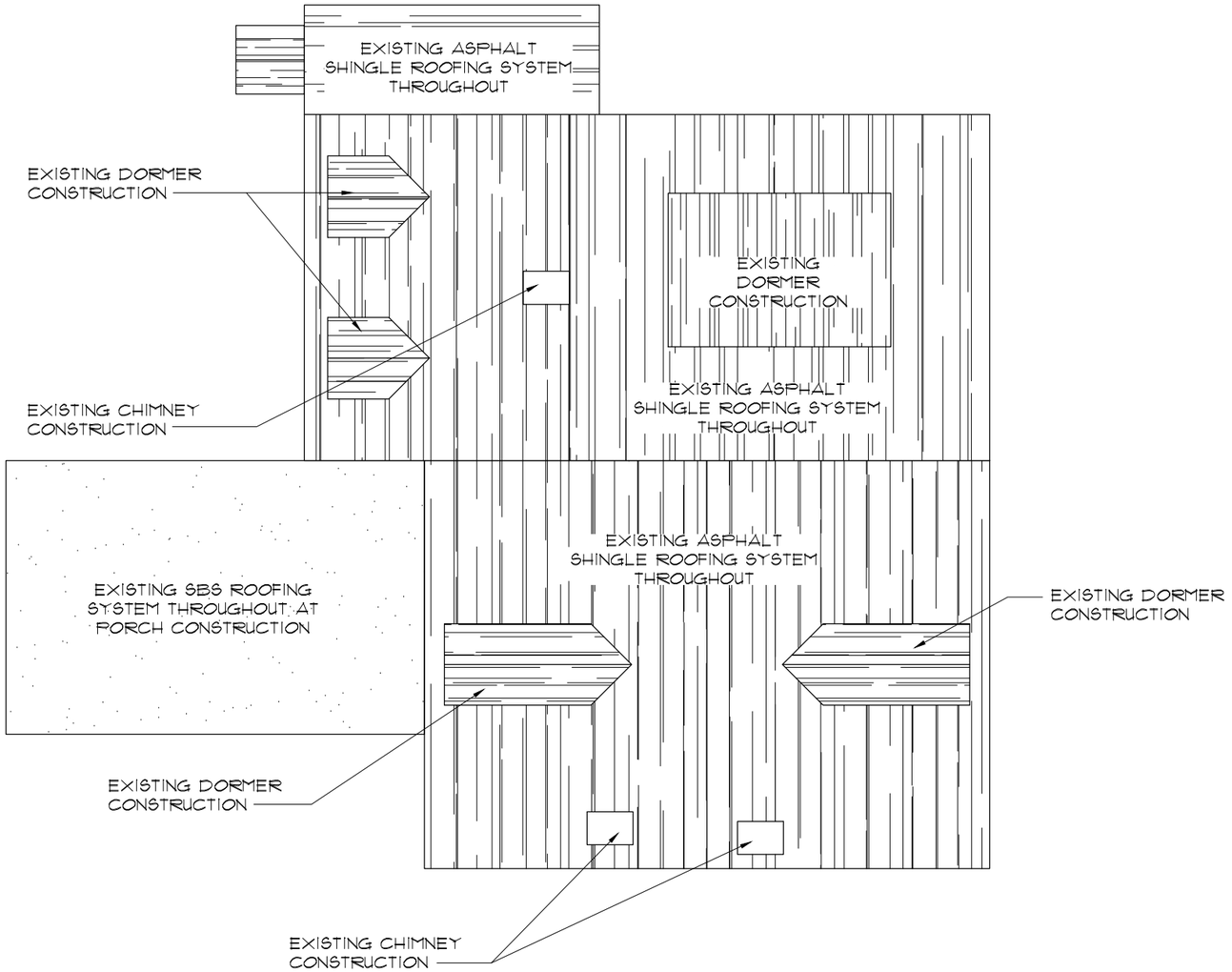
SUBMISSION	BY	DATE
STUDY	ARC	5/22/25

A3

EXHIBIT 'C'



ROOF PLAN

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

SUPERINTENDENT'S HOUSE
CONDITIONS ASSESSMENT STUDY
MARIE KATZENBACH SCHOOL FOR THE DEAF
320 SULLIVAN WAY, EWING TOWNSHIP, NJ 08628

ROOF PLAN

RONALD A. SEBRING ASSOCIATES, LLC
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ARCHITECTURE
AND
DESIGN
1000 WASHINGTON STREET, SUITE 201
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SUBMISSION	BY	DATE
STUDY	ARC	5/22/25

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APPENDIX “D”

MEP Engineer’s Conditions Assessment

EXHIBIT 'C'

SCHILLER AND HERSH ASSOCIATES, INC.
Consulting M/E/P Engineers

636 Skippack Pike, Suite 200
Blue Bell, PA 19422

P: 215.886.8947
F: 215.886.8956
www.schillerhersh.com

Existing Condition Assessment Report
Superintendent's House at the
Marie Katzenbach School for the Deaf (MKSD)
Ewing Township, NJ
S&H Project 2441A
Date: August 16, 2024

Background Information:

Schiller and Hersh was retained by Ronald A. Sebring & Associates, LLC to perform a facility condition assessment of the mechanical, electrical, plumbing and fire protection (MEPFP) systems at the Superintendent's house on the campus of MKSD. A visual walk-thru was performed on June 3, 2024, which was limited to what was visible by walking through the building. No destructive or similar investigation work was performed.

The study is to evaluate the building in order to re-establish its use as a residential house for the superintendent. The goal of the MEPFP assessment is to identify code and existing condition issues and make recommendations for upgrades along with estimated construction costs.

Existing Conditions:

The following are the existing conditions of the main building:

Mechanical:

The building is heated via hot water fin tube radiation and cast iron radiators along the perimeter walls. There is an oil-fired boiler in the basement rated at 148 MBH heating capacity and 129 MBH net water output. The casing and piping at the boiler are all rusted; it is not known if the boiler is operational or not. The boiler emergency shut-off switch is in the ceiling of the basement, not at the top of the basement stairs, as per code. The age is not known, but based on the visual condition replacement or elimination is recommended.

There are a series of copper hot water pipes in the basement that were cut-off, so some of the fin tube is not operable.

There are several window / through-the-wall AC units provide air conditioning to select spaces in the building.

There are a number of electric strip heaters in the basement with newer wiring. It is assumed that these were installed when the boiler failed. All the electric heaters should be eliminated.

EXHIBIT 'C'

There are vent and fill pipes terminated outside that serve a basement-level fuel oil tank. The basement fuel oil tank appears to be rated at 275 gallons and serves the adjacent boiler.

There is a dryer in the building with a hose to the exterior. We recommend replacement with hard, round duct for ease of yearly cleaning.

Plumbing:

The water service was noted to be from Sullivan Way, but field verification is required. It appears to be a 1" copper incoming main that is cut-off in the basement.

There is a PSE&G gas meter in the basement rated at 250 CFH. The meter should not be located in the basement, but rather outside. Also, the incoming gas service piping is routed through the foundation wall, which is a code violation.

There is a cast-iron sanitary pipe that exits through the floor of the basement with some PVC pipe connected where cast iron sanitary piping was replaced.

There is an AO Smith natural gas water heater rated at 40,000 BTU/hr and 40 gallons. The serial number dates the unit to 1995, so it should be replaced.

There is a toilet room in the basement and toilet rooms on the upper floors. They are all in very poor, inoperable condition. All plumbing fixtures and piping should be replaced.

There are exterior hose bibbs that have broken valve handles and are not frost-free type. Replacement is recommended.

Fire Protection:

There are no sprinkler systems in the building. Given the residential use and occupancy, sprinklers are not required.

Electrical:

There is an existing overhead, secondary utility service that terminates at a service mast, routes through a meter and serves a Pushmatic Electro-Center panel in the basement. The panel has a main disconnect, but the size is not known. Pushmatic panels have known issues, so replacement is required, further there is no way of incorporating arc fault or ground fault breakers in the existing panel.

The electrical wiring consists of a combination of wiring in black conduit, BX armored cables, cloth-covered non-metallic sheathed cables and limited newer Romex non-metallic sheathed cables (only for the electric heat in the basement). Given the age and condition, full replacement is recommended.

Lighting fixtures in the ceilings and on the walls are original incandescent fixtures. Light switches are above 48", so they need to be lowered, as per accessibility requirements.

There are a number of old, inoperable, pedestrian-scale site lighting fixtures along the driveway. Replacement is recommended along with new conduit, wiring and controls. It is assumed only the portion of the driveway to the campus will be re-established, not the driveway to Sullivan Way.

There are exterior conduits with LB fittings that are rusted off, which result in exposed electrical wiring. They may serve a cess pool pump and site lighting, but field verification is required. There is an explosion-proof conduit fitting in the basement for the cesspool pump feed. The conduits and wiring should be replaced.

The kitchen and bathrooms have non-GFCI type receptacles. The branch circuits are not dedicated, spaced and configured as per the NEC, so replacement is recommended. In a similar manner, the various rooms do not have receptacles in the quantity and spacing required by the NEC, therefore all new receptacles and wiring are recommended.

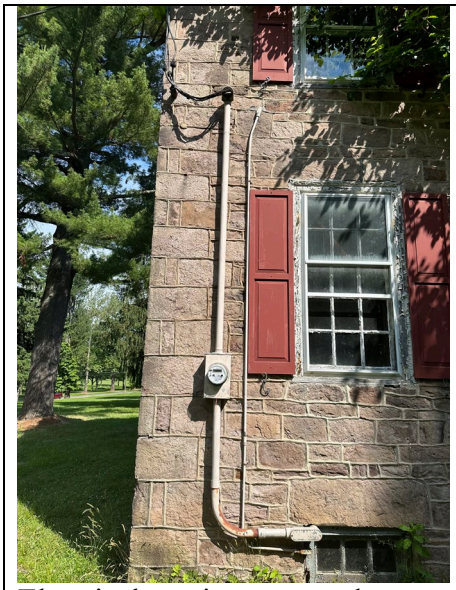
There is a fire alarm system in the building with heat and smoke detectors, non-ADA compliant strobes & horn/strobes and pull stations. The existing fire alarm control panel is a non-addressable Edwards 5754B. Replacement is recommended based on the age of the system and lack of addressability.

There are older telephone lines terminated in a building entrance terminal. It is assumed that fiber and/or copper from the campus should be extended to the building.

The following are the existing conditions of the detached, two-vehicle garage and shed:

- Electrical service appears to be a 120V, non-grounded service via a conduits from the main building.
- A number of lighting fixtures were observed to be in poor condition.
- The electrical to the shed appears to be via a service mast. The wiring methods are not code compliant.
- All new electrical power and lighting is recommended for the garage and shed, which should include a new underground electrical feed from the main building.

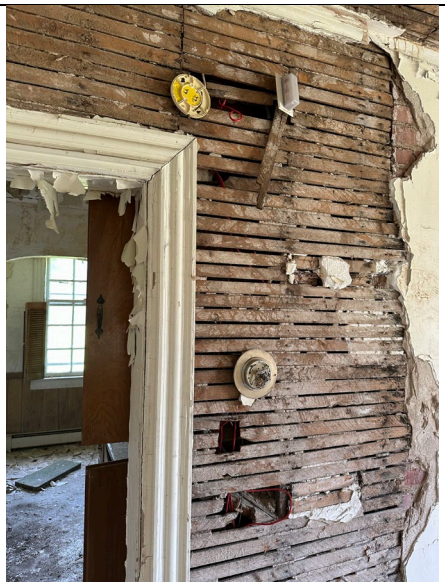
Existing Conditions Pictures:



Electrical service mast and meter

Typical fin tube radiation

Recessed ceiling incandescent fixture



Typical fire alarm devices on the wall

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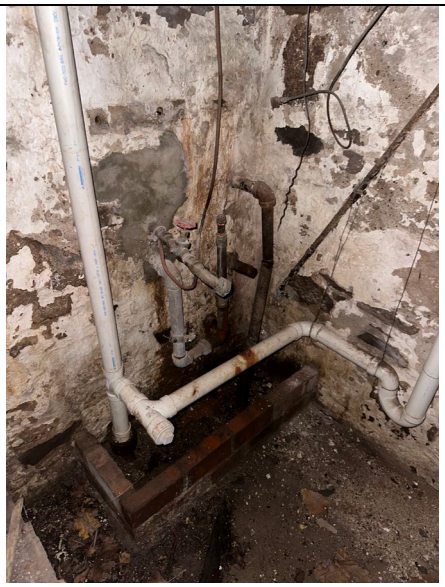
Boiler and fuel oil tank



Water and sanitary services

Domestic water heater

Main electrical panel

Gas meter and electrical panel

Typical wiring and cut-off hot water pipes

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Fire alarm control panel


2nd floor wiring issues


2nd floor cast iron radiators


Garage to shed electrical wiring

Recommendations:

Mechanical:

1. Option 1:
    a. Mini-split heat pump system with multiple exterior heat pump units and individual wall mounted units in each room for heating and cooling.

2. Option 2:
    a. Gas-fired, DX split HVAC units: (1) serving the 1st floor and (1) serving the 2nd floor. 2nd floor unit could be in the 3rd floor, if unused, otherwise, duct chases will be required for the unit in the basement.

3. For either option above, additional mechanical work will be required:
    a. Eliminate the chimney and use high-efficiency, direct vented appliances.
    b. Range hood and exhaust duct to the exterior.
    c. Toilet room exhaust fans with ducts to the exterior.
    d. WiFi thermostats.

Plumbing:

1. Relocate the gas service and meter to the exterior. New gas piping to the interior appliances, via an above grade penetration.

2. Provide a new gas-fired, water heater with direct venting.

3. Provide all new cold & hot water and waste & vent piping.

4. Provide all new plumbing fixtures.

Electrical:

1. New 200A service mast and cables to new indoor electrical panel.

2. New 120/240V, 1-phase, 3-wire indoor service panel with 200A main breaker.
    a. Panel should have arc fault breakers for all interior occupied space wiring, as per the NEC.

3. Provide small 60A panel in the garage via an underground conduit from the main panel. Panel should feed the garage and shed receptacles and lighting, if applicable.

4. Provide all new receptacles for the buildings, based on the NEC spacing and circuiting criteria for residential occupancies.

5. Provide at least one switched LED ceiling light fixture in each space. Provide switched outlets, as required, for occupant lamps. Provide exterior LED lighting with photocells at each exterior door.

6. As required, new LED site lighting poles for the driveway entrance, controlled via photocell.

7. Fire alarm system:
    a. Option 1: Residential 120V hard-wired smoke detection system, including carbon monoxide detectors on each level. No central station monitoring.
    b. Option 2: Fully addressable fire alarm system with smoke & heat detectors, horn/strobes, carbon monoxide detectors on each level and pull stations. Monitored via a central monitoring station.

8. Telephone/Data:
    a. Coordinate with the facility if fiber from the campus or Verizon/Comcast service is preferred.

b. Telephone cabling and jacks to requested locations.
c. Data cabling to jacks at requested locations for TVs, WiFi, etc.

Sustainability Considerations:

1. Consider thermal solar panels on the roof with a basement located tank with heating coil. This could pre-heat the water going to the water heater.

2. Consider solar PV panels on the roof or ground mounted. A 10kW to 15kW system could be considered, if ground mounted is used.

3. Low-flow plumbing fixtures.

4. Full-cut-off / dark-sky compliant exterior lighting fixtures.

Cost Estimates:

The following are the estimated construction cost estimates (CCE) for the Option 1 MEPFP scope of work. Option 2 scope for mechanical and electrical are shown as an adder below the CCE total. Sustainability considerations were not estimated, as these are simply considerations for the design phase.

Description	Cost
Mobilization	$8,000
Demolition	$21,000
Option 1 – Mini-split heat pump systems	$125,000
Range hood and exhaust	$2,000
Dryer exhaust	$1,000
Plumbing fixtures (assume up to 10)	$10,000
Plumbing piping	$20,000
Gas service and piping	$4,000
Water heater	$3,000
Electrical service & panel	$10,000
Electrical receptacles & wiring	$25,000
Electrical lighting & wiring	$30,000
Site lighting poles (assume 5)	$38,000
Option 1 fire alarm	$5,000
Garage/shed power & lighting with 60A feed	$15,000
Telephone/data	$8,000
Sub-total MEPFP CCE	$325,000
Preliminary design contingency (~15%)	$50,000
Total MEPFP CCE	**$375,000**

Estimate assumptions:

- No hazardous materials abatement.
- Estimates are based on 3rd quarter 2024 costs. Escalate costs at 5% per year to the mid-point of construction.
- Soft costs are not included – a DPMC 38 form should be prepared to reflect the Current Working Estimate (CWE).

Option 2 Mechanical Adder:	$50,000
Option 2 Fire Alarm Adder:	$15,000

End of MEPFP study.

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APPENDIX “E”

Hazardous Materials Report / Results

EXHIBIT 'C'

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

REPORT

Hazardous Material Assessment

Superintendent's House, Garage and Shed
Marie Katzenbach School for the Deaf
320 Sullivan Way
Ewing Township, New Jersey 08628

Prepared For:

Ronald A Sebring Associates, LLC
1000 Washington Street - Suite 201
Toms River, New Jersey 08753

Prepared By:

Environmental Connection, Inc.
120 North Warren Street
Trenton, New Jersey 08608

July 9, 2024

EC Project #: 24190-01

EXHIBIT 'C'

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Section 1.0 Executive Summary

Environmental Connection, Inc., (EC) was contracted by Ronald A. Sebring Associates to conduct a Hazardous Material Assessment of the Superintendent's House, Garage and Shed located on the campus of the Marie Katzenbach School for the Deaf in Ewing Township, New Jersey. The purpose of the assessment was to identify hazardous building materials likely to be impacted by planned renovation/alteration activities at the site. The assessment included an inspection for suspect Asbestos Containing Materials (ACM), screening for Lead Based Paint (LBP), and bulk sampling of suspect Polychlorinated Biphenyl (PCB) containing materials. The assessment was performed by a team of EC's United States Environmental Protection Agency (USEPA) accredited Asbestos Building Inspectors and State of New Jersey Department of Health certified Lead Inspector/Risk Assessor on June 18, 2024.

EC identified, quantified, and catalogued each suspect asbestos containing material. An adequate number of samples, as defined by the USEPA Asbestos Hazard Emergency Response Act (AHERA), were collected of each identified suspect asbestos containing material likely to be impacted by renovation activities. The samples were submitted to an accredited laboratory for analysis via Polarized Light Microscopy (PLM) and where required, Transmission Electron Microscopy (TEM) to determine the presence of asbestos content. Four (4) of the materials sampled were found to contain greater than 1% asbestos content by weight, the threshold established by the USEPA for classification as an asbestos containing material. Three (3) materials were not accessible for sampling and therefore assumed to be asbestos containing.

The lead based paint screening was performed utilizing a handheld X-Ray Fluorescence (XRF) Lead in Paint Analyzer. Lead based paint coatings were detected multiple components throughout the buildings.

EC also collected samples of suspect Polychlorinated biphenyl (PCB) containing caulk. Laboratory analysis revealed that the sampled material did not contain PCBs in concentrations greater than 50 parts per million, the threshold for classification as a PCB containing material established by the USEPA.

The following sections document the methodology and findings of the assessment.

Section 2.0 Asbestos Containing Material Inspection

Asbestos is a naturally occurring mineral categorized into two (2) groups, Serpentine and Amphibole, based on morphology. The Serpentine group is comprised of Chrysotile asbestos, the Amphibole group consists of Amosite, Crocidolite, Tremolite, Anthophyllite, and other forms of asbestos. Asbestos was utilized in more than 3,600 products for its fire resistance, tensile strength, inertness, chemical binding properties, and durability. Due to enhanced durability, asbestos containing products remain present in the built environment decades after installation. Public awareness of the hazards associated with airborne asbestos fibers increased through the 1970s and culminated in the adoption of the Asbestos Hazard Emergency Response Act (AHERA), signed into law (40 CFR, Part 763) in 1986. Briefly, AHERA established Federal regulations pertaining to inspections to identify asbestos containing materials, appropriate response actions, and Asbestos Management Plan requirements.

The asbestos containing material inspection was performed in accordance with AHERA and encompassed all accessible materials likely to be impacted by roof replacement activities. Samples of each identified suspect asbestos containing material were collected in sufficient quantities as mandated by 40 CFR, Part

EXHIBIT 'C'

763.86. All samples were submitted to EMSL Analytical, Inc., located in Cinnaminson, New Jersey for analysis utilizing Polarized Light Microscopy (PLM) via EPA Method 600/R-93/116. EMSL Analytical, Inc., is accredited by the American Industrial Hygiene Association (AIHA) and participates in the National Voluntary Laboratory Accreditation Program (NVLAP).

Emergency Regulatory Adoptions to New Jersey Administrative Codes (N.J.A.C.) 8:60 and 12:120, Volume 38, Issue 11, dated June 5, 2006, mandate that non-friable organically bound (NOB) suspect asbestos containing materials be analyzed via Transmission Electron Microscopy (TEM) analysis when PLM analysis yields results of less than 1% asbestos by weight or "None Detected" for asbestos fibers. TEM uses electron imaging to identify asbestos fibers at a higher magnification.

Results for PLM and TEM analysis methods are reported in percentage by weight. According to the USEPA, materials containing greater than 1% asbestos content by weight are classified as asbestos containing materials. The following tables summarize the analytical results.

Table 1 – ACM Sampling Analytical Results Summary
Superintendent's House
Marie Katzenbach School for the Deaf
Ewing Township, NJ

ID #	Material	PLM Results	TEM Results
01	Parge Coat on Foundation Walls	None Detected	N/A
02	**Boiler Interior Materials**	**Assumed**	
03	Remnant Flue Packing	None Detected	N/A
04	Vinyl Sheet Flooring on Basement Stairs	None Detected	N/A
05	**Multi-Layer Flooring in Kitchen**	**2% Chrysotile**	**4.1% Chrysotile**
06	Tar Paper under Multi-Layer Floor Tile in Kitchen	None Detected	None Detected
07	Smooth Finish Wall and Ceiling Plaster	None Detected	N/A
07A	Brown Coat Wall and Ceiling Plaster	None Detected	N/A
08	**Interior Chimney Liner**	**Assumed**	
09	Vinyl Flooring in Laundry Room	<1% Chrysotile	0.43% Chrysotile
10	Ceramic Tile Adhesive	None Detected	<0.43% Chrysotile
11	1' x 1' Ceiling Tile with Holes	None Detected	N/A
12	Braided Electrical Wire Insulation	None Detected	N/A
13	Cementitious Window Glazing	<1% Chrysotile	<0.1% Chrysotile
14	**Window Caulk**	**5% Chrysotile**	**N/A**
15	Asphalt Shingle Roofing	None Detected	None Detected
16	Vapor Barrier to Asphalt Shingle Roofing	None Detected	None Detected
17	Flat Roofing Membrane on Porch	None Detected	None Detected
18	Tar Paper under Wood Siding	None Detected	None Detected
19	**Remnant Pipe Insulation**	**Assumed**	

| N/A – Not Applicable

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Table 2 – ACM Sampling Analytical Results Summary Superintendent's House - Garage Marie Katzenbach School for the Deaf Ewing Township, NJ			
ID #	**Material**	**PLM Results**	**TEM Results**
01	Asphalt Shingle Roofing	None Detected	None Detected
02	Vapor Barrier to Asphalt Shingle Roofing	None Detected	None Detected
03	**Cementitious Window Glazing**	**2% Chrysotile**	**N/A**
04	Cementitious Coating under Siding	None Detected	N/A
05	Paper Behind Cementitious Coating under Siding	None Detected	N/A
06	Fiberboard under Siding	None Detected	N/A
07	**Interior Peg Boards**	**20% Chrysotile**	**N/A**

| N/A – Not Applicable

Table 3 – ACM Sampling Analytical Results Summary Superintendent's House - Shed Marie Katzenbach School for the Deaf Ewing Township, NJ			
ID #	**Material**	**PLM Results**	**TEM Results**
01	Fiberboard Ceiling Material with Hole Pattern	None Detected	N/A
02	Asphalt Shingle Roofing	None Detected	None Detected
03	Vapor Barrier to Asphalt Shingle Roofing	None Detected	None Detected
04	Cementitious Coating under Siding	None Detected	N/A

| N/A – Not Applicable

Four (4) of the identified materials sampled were found to contain greater than 1% asbestos content by weight and three (3) materials were assumed to be asbestos containing. EC's inspectors quantified each suspect material as part of the inspection. The location and approximate total quantity of identified asbestos containing materials are included in Table 4 below.

Table 4 - Asbestos Containing Material Quantities Superintendent's House, Garage and Shed Marie Katzenbach School for the Deaf Ewing Township, NJ		
Material	**Location**	**Quantity**
Boiler Interior Materials	House Basement	10 SF
	Total	**10 SF**
Chimney Liner	House Chimneys	100 SF
	Total	**100 SF**
Remnant Pipe Insulation	House Basement	3 LF
	Total	**3 LF**

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Table 4 - Asbestos Containing Material Quantities Superintendent's House, Garage and Shed Marie Katzenbach School for the Deaf Ewing Township, NJ		
Material	**Location**	**Quantity**
Multi-Layer Vinyl Flooring	House - Kitchen	450 SF
	Total	**450 SF**
Window Caulk	House - Exterior	200 LF
	Total	**200 LF**
Interior Peg Board	Garage – Interior	300 SF
	Total	**300 SF**
Window Glazing	Garage – Exterior	50 LF
	Total	**50 LF**

LF – Linear Feet | SF – Square Feet

Section 3.0 Lead Based Paint Screening

Lead based paint (LBP) was used extensively before 1960 because it was more durable than other paint products available at the time. Due to the potential hazards of lead in paint, especially to children, lead-based paint was banned in 1977.

The United States Department of Housing and Urban Development (HUD), USEPA, and the State of New Jersey define lead-based paint as a coating which contains greater than 0.5% lead by weight or greater than 1.0 milligram of lead per square centimeter (mg/cm^2). The disturbance or dislocation of lead-based paint or lead containing paint from building materials may cause lead dust to be released into the building's atmosphere, thereby creating a potential health hazard to workers and/or building occupants. To mitigate health hazards, demolition and other construction related work that impacts lead-based paint is regulated by the United States Department of Labor, Occupational Safety and Health Administration, (OSHA) under regulation, 29 CFR, Part 1926.62, "Lead in Construction Standard", which defines construction work as work for alteration and/or repair, including demolition or salvage of structures, removal or encapsulation of materials containing lead. Unlike HUD, the OSHA, has not established a threshold for lead containing material, meaning any surface coating with a detectable lead concentration is defined as a "lead containing" material by OSHA.

EC utilized a portable X-Ray Fluorescence (XRF) device manufactured by Viken Detection of Burlington, Massachusetts (Serial #2320), to detect the presence of lead within the paint films and other finished surfaces (stains, varnishes, and shellacs). The device bombards the testing surface with X-ray energy, generated by a radioactive source. The energy excites electrons in the testing surface causing them to emit X-Ray energy. The X-Ray energy emitted by the electrons is analyzed by the XRF device. Based on analysis of the X-ray energy emitted by the electrons, the device is able to determine the presence and concentration of an element, in this case Lead, in the testing surface. Results are reported in milligrams per square centimeter. New Jersey Administrative Code (N.J.A.C.) 5:17, defines any film which contains greater than 1.0 milligram of lead per square centimeter (mg/cm^2) as lead-based paint.

EXHIBIT 'C'

EC performed the screening to characterize surfaces and components to determine if any observed paints contain lead. EC grouped similar building components with the like paint histories for testing purposes. The screening revealed the presence of multiple lead based paint covered components, see Tables 5-7 below.

Table 5 – Lead-Based Paint Summary
Superintendent's House
Marie Katzenbach School for the Deaf
Ewing Township, NJ

Component	Substrate	Location
Window Sash, Casing and Sills	Wood	Throughout
Chair Rails	Wood	Throughout
Baseboards	Wood	Throughout
Fireplace Casing and Mantle	Wood	1st and 2nd Floor
Doors and Door Casings	Wood	Throughout
Walls and Ceilings	Plaster	Attic
Radiators	Metal	Throughout
Wood Rail and Supports	Wood	Stairwell
Siding	Wood	Exterior
Porch Framing	Wood	Exterior
Overhangs	Wood	Exterior

Table 6 – Lead-Based Paint Summary
Superintendent's House - Garage
Marie Katzenbach School for the Deaf
Ewing Township, NJ

Component	Substrate	Location
Window Sash, Casing and Sills	Wood	Throughout
Doors and Door Casings	Wood	Throughout
Overhangs	Wood	Exterior
Siding	Wood	Exterior

Table 7 – Lead-Based Paint Summary
Superintendent's House - Shed
Marie Katzenbach School for the Deaf
Ewing Township, NJ

Component	Substrate	Location
Window Sash, Casing and Sills	Wood	Throughout
Doors and Door Casings	Wood	Throughout
Siding	Wood	Exterior
Overhang	Wood	Exterior

EXHIBIT 'C'

The XRF field data sheets documenting all measurements collected is included in Appendix II. Note: OSHA's "Lead Safe Work Practices in Construction" standard applies to all renovation activities that may impact materials classified as "lead based" or "lead containing".

Section 4.0 Polychlorinated Biphenyl Inspection

PCBs were widely utilized between 1929 and 1977 in the United States as coolants and lubricants in electrical equipment (i.e., capacitors, transformers, light ballasts), plasticizers, surface coatings, inks, adhesives, flame retardants, pesticides, paints and carbonless duplicating paper, for their insulating properties, chemical stability and relative non-flammability. PCB products were banned in the United States in 1977. However, many PCB containing products remain in service to this day. The United States Environmental Protection Agency (USEPA) has classified PCBs as a possible human carcinogen. The United States Environmental Protection Agency (USEPA) regulates disposal of caulking that contains greater than 50 parts per million (ppm) or 50 milligrams per kilogram (mg/kg) under the Toxic Substances Control Act (TSCA) and PCB regulation, 40 CFR, Part 761.

EC inspected the structure for the presence of caulk and glazing suspected of containing Polychlorinated Biphenyls (PCBs). EC collected samples of suspect PCB containing caulks utilizing a razor knife. A minimum of one (1) gram of material was collected and placed directly into a sampling jar. The sample was then labeled and submitted to the laboratory for analysis. Samples were analyzed by EMSL Analytical, Inc., of Cinnaminson, New Jersey, in accordance with USEPA SW-846 Method 8082. Detailed PCB sampling laboratory analytical reports and associated Chains of Custody documentation are included in Appendix III.

None of the samples contained PCBs in concentrations greater than the 50 parts per million threshold established by the USEPA. The reporting limit indicates the lowest detectable concentration for the analysis method utilized. The reporting limit is determined by the original mass of the sample and is therefore a dependent variable of the samples mass. Aroclor was the proprietary/commercial name given to PCB containing mixtures. The mixtures were further defined by their unique composition. The four (4) digit number following Aroclor refers to the composition of the mixture. The first two digits denote the number of carbon atoms present in the two phenyl rings. The second two digits indicate the mass percentage of Chlorine atoms in the mixture.

Table 8 – Polychlorinated Biphenyl Analytical Results
Superintendent's House
Marie Katzenbach School for the Deaf
Ewing Township, NJ

Material	Analyte	Reporting Limit	Results
Window Caulk	Aroclor 1016	0.24 mg/kg	None Detected
	Aroclor 1221	0.24 mg/kg	None Detected
	Aroclor 1232	0.24 mg/kg	None Detected
	Aroclor 1242	0.24 mg/kg	None Detected
	Aroclor 1248	0.24 mg/kg	None Detected
	Aroclor 1254	0.24 mg/kg	None Detected
	Aroclor 1260	0.24 mg/kg	None Detected
	Aroclor 1262	0.24 mg/kg	None Detected
	Aroclor 1268	0.24 mg/kg	None Detected

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Section 5.0 Project Limitations/Disclaimers

The Client should be advised that quantities referenced herein are estimates/approximations. EC made every effort, inclusive of selective demolition, to access and sample all suspect hazardous materials that may be impacted by planned renovation activities. Where present, these materials were sampled in accordance with applicable Federal and State Regulations. EC does not claim that hidden materials may not still be present and inaccessible on, within, or beneath the various building components. EC does, however, assure that due diligence was observed in performing sampling as generally recognized by industry practices. Roofing materials were not included in the assessment, as they were not scheduled to be impacted as per the documents provided to EC.

Should a previously unidentified suspect hazardous material be uncovered during renovation, activities should cease until the composition of the material is determined through sampling and analysis in accordance with 40 CFR, Part 763, and N.J.A.C. 8:60 and 12:120 for asbestos, inclusive of utilizing USEPA accredited Asbestos Building Inspectors to collect the appropriate number of samples and an AIHA accredited laboratory that is a NVLAP participant.

Section 6.0 Conclusions and Recommendations

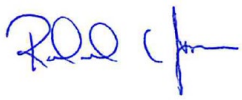
The Hazardous Material Assessment performed at the Superintendent's House, Garage and Shed on the campus of the Marie Katzenbach School for the Deaf, revealed the presence of four (4) confirmed asbestos containing materials, three (3) assumed asbestos containing materials and multiple Lead Based Paint covered components.

Based on the results of the inspection, EC offers the following recommendations.

- Employ a USEPA accredited Asbestos Project Designer to develop Plans and Specifications for the asbestos abatement where needed to facilitate renovations.
- Utilize a New Jersey Department of Labor licensed Asbestos Contractor to abate the asbestos containing materials prior to renovation in accordance with federal and New Jersey requirements for asbestos abatement in public buildings.
- Perform air monitoring in accordance with federal and New Jersey requirements for asbestos abatement.
- Incorporate specifications for lead safe work practices into the design documents.

Should you have any questions or require additional information, please contact the undersigned at your convenience.

Respectfully Submitted:
ENVIRONMENTAL CONNECTION, INC.



Roland C. Jones, CIH
Vice President

EXHIBIT 'C'

APPENDIX I

ASBESTOS CONTAINING MATERIALS SAMPLING AND ANALYTICAL DATA

EXHIBIT 'C'

EMSL Analytical, Inc.

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http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID: 042412476
Customer ID: ENVI65
Customer PO:
Project ID:

Attn: Info
Environmental Connection, Inc.
120 North Warren Street
Trenton, NJ 08608

Phone: (609) 392-4200
Fax:
Collected: 6/18/2024
Received: 6/19/2024
Analyzed: 6/26/2024

Proj: Sebring / HMA Inspection / Katzenbach Superintendent's Residence / 24190-01

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 01RJ061824-Coat ***Lab Sample ID:*** **042412476-0001**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 01RJ061824-Coat 2 ***Lab Sample ID:*** **042412476-0001A**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 01RJ061824-Coat 3 ***Lab Sample ID:*** **042412476-0001B**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 02RJ061824-Coat ***Lab Sample ID:*** **042412476-0002**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	Coat 2 (Yellow) not present for client sample 02RJ061824.

Client Sample ID: 02RJ061824-Coat 3 ***Lab Sample ID:*** **042412476-0002A**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	0.0%	100.0%	None Detected	Coat 2 (Yellow) not present for client sample 02RJ061824.

Client Sample ID: 03RJ061824-Coat ***Lab Sample ID:*** **042412476-0003**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 03RJ061824-Coat 2 ***Lab Sample ID:*** **042412476-0003A**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Yellow	0.0%	100.0%	None Detected	

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EMSL Order ID: 042412476
Customer ID: ENVI65
Customer PO:
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 03RJ061824-Coat 3 ***Lab Sample ID:*** **042412476-0003B**
Sample Description: Bsmt/Parge Coat

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 04RJ061824 ***Lab Sample ID:*** **042412476-0004**
Sample Description: Bsmt/Flue Packing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	85.0%	15.0%	None Detected	

Client Sample ID: 05RJ061824 ***Lab Sample ID:*** **042412476-0005**
Sample Description: Bsmt/Flue Packing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	85.0%	15.0%	None Detected	

Client Sample ID: 06RJ061824-Tile ***Lab Sample ID:*** **042412476-0006**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 06RJ061824-Mastic ***Lab Sample ID:*** **042412476-0006A**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 06RJ061824-Tile 2 ***Lab Sample ID:*** **042412476-0006B**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White/Blue	0.0%	98.0%	**2% Chrysotile**	

Client Sample ID: 06RJ061824-Mastic 2 ***Lab Sample ID:*** **042412476-0006C**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	98.0%	**2% Chrysotile**	

Client Sample ID: 06RJ061824-Tile 3 ***Lab Sample ID:*** **042412476-0006D**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	0.0%	100.0%	None Detected	

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EMSL Order ID: 042412476
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Customer PO:
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 06RJ061824-Backing ***Lab Sample ID:*** **042412476-0006E**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Green	20.0%	80.0%	None Detected	

Client Sample ID: 06RJ061824-Adhesive ***Lab Sample ID:*** **042412476-0006F**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	<1%	100.0%	None Detected	Result includes a small amount of inseparable attached material

Client Sample ID: 07RJ061824-Tile ***Lab Sample ID:*** **042412476-0007**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 07RJ061824-Mastic ***Lab Sample ID:*** **042412476-0007A**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Yellow	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Brown	0.0%	95.9%	**4.1% Chrysotile**	

Client Sample ID: 07RJ061824-Tile 2 ***Lab Sample ID:*** **042412476-0007B**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024				Positive Stop (Not Analyzed)	
TEM Grav. Reduction	6/26/2024				Positive Stop (Not Analyzed)	

Client Sample ID: 07RJ061824-Mastic 2 ***Lab Sample ID:*** **042412476-0007C**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024				Positive Stop (Not Analyzed)	
TEM Grav. Reduction	6/26/2024				Positive Stop (Not Analyzed)	

Client Sample ID: 07RJ061824-Tile 3 ***Lab Sample ID:*** **042412476-0007D**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Brown/Green	0.0%	100.0%	**<0.1% Chrysotile**	

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Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 07RJ061824-Backing ***Lab Sample ID:*** **042412476-0007E**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Green	80.0%	20.0%	None Detected	
TEM Grav. Reduction	6/26/2024				Insufficient Material	

Client Sample ID: 07RJ061824-Adhesive ***Lab Sample ID:*** **042412476-0007F**
Sample Description: Kitchen/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	<1%	100.0%	None Detected	Result includes a small amount of inseparable attached material
TEM Grav. Reduction	6/26/2024				Insufficient Material	

Client Sample ID: 08RJ061824-Tar Paper ***Lab Sample ID:*** **042412476-0008**
Sample Description: Kitchen/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/Black	80.0%	20.0%	None Detected	

Client Sample ID: 08RJ061824-Adhesive ***Lab Sample ID:*** **042412476-0008A**
Sample Description: Kitchen/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	<1%	100.0%	None Detected	

Client Sample ID: 09RJ061824-Tar Paper ***Lab Sample ID:*** **042412476-0009**
Sample Description: Kitchen/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/Black	80.0%	20.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Brown/Black	0.0%	100.0%	None Detected	

Client Sample ID: 09RJ061824-Adhesive ***Lab Sample ID:*** **042412476-0009A**
Sample Description: Kitchen/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	<1%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 10RJ061824-Flooring ***Lab Sample ID:*** **042412476-0010**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/Tan	10.0%	90.0%	None Detected	

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Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 10RJ061824-Adhesive ***Lab Sample ID:*** **042412476-0010A**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	<1%	100.0%	None Detected	

Client Sample ID: 10RJ061824-Backing ***Lab Sample ID:*** **042412476-0010B**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/Black	80.0%	20.0%	None Detected	

Client Sample ID: 10RJ061824-Adhesive 2 ***Lab Sample ID:*** **042412476-0010C**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	<1%	100.0%	None Detected	

Client Sample ID: 11RJ061824-Flooring ***Lab Sample ID:*** **042412476-0011**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	10.0%	90.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 11RJ061824-Adhesive ***Lab Sample ID:*** **042412476-0011A**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	<1%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024				Insufficient Material	

Client Sample ID: 11RJ061824-Backing ***Lab Sample ID:*** **042412476-0011B**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/Black	80.0%	20.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Various	0.0%	100.0%	None Detected	

Client Sample ID: 11RJ061824-Adhesive 2 ***Lab Sample ID:*** **042412476-0011C**
Sample Description: Bsmt Stairs/Flooring

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024				Insufficient Material	

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Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 12RJ061824 ***Lab Sample ID:*** **042412476-0012**
Sample Description: 1st Floor/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	90.0%	10.0%	None Detected	

Client Sample ID: 13RJ061824 ***Lab Sample ID:*** **042412476-0013**
Sample Description: 1st Floor/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	90.0%	10.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 14RJ061824 ***Lab Sample ID:*** **042412476-0014**
Sample Description: 1st Fl Wall/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 14ARJ061824 ***Lab Sample ID:*** **042412476-0015**
Sample Description: 1st Fl Wall/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 15RJ061824 ***Lab Sample ID:*** **042412476-0016**
Sample Description: 1st Fl Ceiling/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 15ARJ061824 ***Lab Sample ID:*** **042412476-0017**
Sample Description: 1st Fl Ceiling/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 16RJ061824-Skim Coat ***Lab Sample ID:*** **042412476-0018**
Sample Description: 1st Fl Ceiling/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 16RJ061824-Skim Coat 2 ***Lab Sample ID:*** **042412476-0018A**
Sample Description: 1st Fl Ceiling/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

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Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 16ARJ061824 ***Lab Sample ID:*** **042412476-0019**
Sample Description: 1st Fl Ceiling/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 17RJ061824-Skim Coat ***Lab Sample ID:*** **042412476-0020**
Sample Description: 1st Fl Wall/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Green	0.0%	100.0%	None Detected	

Client Sample ID: 17RJ061824-Skim Coat 2 ***Lab Sample ID:*** **042412476-0020A**
Sample Description: 1st Fl Wall/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 17ARJ061824 ***Lab Sample ID:*** **042412476-0021**
Sample Description: 1st Fl Wall/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 18RJ061824 ***Lab Sample ID:*** **042412476-0022**
Sample Description: 2nd Fl Ceiling/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 18ARJ061824 ***Lab Sample ID:*** **042412476-0023**
Sample Description: 2nd Fl Ceiling/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 19RJ061824-Skim Coat ***Lab Sample ID:*** **042412476-0024**
Sample Description: 2nd Fl Wall/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 19RJ061824-Skim Coat 2 ***Lab Sample ID:*** **042412476-0024A**
Sample Description: 2nd Fl Wall/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

EXHIBIT 'C'

EMSL Analytical, Inc.
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EMSL Order ID: 042412476
Customer ID: ENVI65
Customer PO:
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 19ARJ061824 ***Lab Sample ID:*** **042412476-0025**
Sample Description: 2nd Fl Wall/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 20RJ061824 ***Lab Sample ID:*** **042412476-0026**
Sample Description: 3rd Fl Ceiling/Plaster Finish

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	

Client Sample ID: 20ARJ061824 ***Lab Sample ID:*** **042412476-0027**
Sample Description: 3rd Fl Ceiling/Plaster Brown

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	2.0%	98.0%	None Detected	

Client Sample ID: 21RJ061824 ***Lab Sample ID:*** **042412476-0028**
Sample Description: 2nd Fl South Bathroom/Adhesive

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Yellow	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Tan	0.0%	100.0%	**<0.43% Chrysotile**	

Client Sample ID: 22RJ061824-Skim Coat ***Lab Sample ID:*** **042412476-0029**
Sample Description: 2nd Fl South Bathroom/Adhesive

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	White	0.0%	100.0%	None Detected	Adhesive layer not present.
TEM Grav. Reduction	6/26/2024	Various	0.0%	100.0%	None Detected	

Client Sample ID: 22RJ061824-Base Coat ***Lab Sample ID:*** **042412476-0029A**
Sample Description: 2nd Fl South Bathroom/Adhesive

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray	<1%	100.0%	None Detected	Adhesive layer not present.
TEM Grav. Reduction	6/26/2024				Layer Not Present	

Client Sample ID: 23RJ061824 ***Lab Sample ID:*** **042412476-0030**
Sample Description: 2nd Fl/Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/White	98.0%	2.0%	None Detected	

Client Sample ID: 24RJ061824 ***Lab Sample ID:*** **042412476-0031**
Sample Description: 2nd Fl/Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown/White	98.0%	2.0%	None Detected	

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Client Sample ID: 25RJ061824 ***Lab Sample ID:*** **042412476-0032**
Sample Description: Stairwell 1st-2nd/Wire Ins.

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown	99.0%	1.0%	None Detected	

Client Sample ID: 26RJ061824 ***Lab Sample ID:*** **042412476-0033**
Sample Description: Stairwell 1st-2nd/Wire Ins.

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Red	99.0%	1.0%	None Detected	

Client Sample ID: 27RJ061824 ***Lab Sample ID:*** **042412476-0034**
Sample Description: Exterior/Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Yellow	0.0%	100.0%	None Detected	Inseparable paint / coating layer included in analysis

Client Sample ID: 28RJ061824-Caulk 1 ***Lab Sample ID:*** **042412476-0035**
Sample Description: Exterior/Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/25/2024	Gray	0.0%	100.0%	**<1% Chrysotile**	Inseparable paint / coating layer included in analysis
TEM Grav. Reduction	6/26/2024	Gray	0.0%	100.0%	**<0.1% Chrysotile**	

Client Sample ID: 28RJ061824-Caulk 2 ***Lab Sample ID:*** **042412476-0035A**
Sample Description: Exterior/Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/25/2024	Tan/Various	0.0%	100.0%	None Detected	Inseparable paint / coating layer included in analysis
TEM Grav. Reduction	6/26/2024	Tan/Various	0.0%	100.0%	None Detected	

Client Sample ID: 29RJ061824 ***Lab Sample ID:*** **042412476-0036**
Sample Description: Exterior/Caulk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	White	0.0%	95.0%	**5% Chrysotile**	

Client Sample ID: 30RJ061824 ***Lab Sample ID:*** **042412476-0037**
Sample Description: Exterior/Caulk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024				Positive Stop (Not Analyzed)	
TEM Grav. Reduction	6/24/2024				Positive Stop (Not Analyzed)	

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Client Sample ID: 31RJ061824-Roofing ***Lab Sample ID:*** **042412476-0038**
Sample Description: Exterior/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	White/Black	15.0%	85.0%	None Detected	

Client Sample ID: 31RJ061824-Tar ***Lab Sample ID:*** **042412476-0038A**
Sample Description: Exterior/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 31RJ061824-Roofing 2 ***Lab Sample ID:*** **042412476-0038B**
Sample Description: Exterior/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	10.0%	90.0%	None Detected	

Client Sample ID: 32RJ061824-Roofing ***Lab Sample ID:*** **042412476-0039**
Sample Description: Exterior/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	White/Black	15.0%	85.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Various	0.0%	100.0%	None Detected	

Client Sample ID: 32RJ061824-Tar ***Lab Sample ID:*** **042412476-0039A**
Sample Description: Exterior/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	<1%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 32RJ061824-Roofing 2 ***Lab Sample ID:*** **042412476-0039B**
Sample Description: Exterior/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	10.0%	90.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Brown/Black	0.0%	100.0%	None Detected	

Client Sample ID: 33RJ061824-Vapor Barrier ***Lab Sample ID:*** **042412476-0040**
Sample Description: Exterior/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 33RJ061824-Tar ***Lab Sample ID:*** **042412476-0040A**
Sample Description: Exterior/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

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Client Sample ID: 34RJ061824-Vapor Barrier ***Lab Sample ID:*** **042412476-0041**
Sample Description: Exterior/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 34RJ061824-Tar ***Lab Sample ID:*** **042412476-0041A**
Sample Description: Exterior/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 35RJ061824 ***Lab Sample ID:*** **042412476-0042**
Sample Description: Siding/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	90.0%	10.0%	None Detected	

Client Sample ID: 36RJ061824 ***Lab Sample ID:*** **042412476-0043**
Sample Description: Siding/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	80.0%	20.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 37RJ061824-Roofing ***Lab Sample ID:*** **042412476-0044**
Sample Description: Roofing/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	20.0%	80.0%	None Detected	

Client Sample ID: 37RJ061824-Tar ***Lab Sample ID:*** **042412476-0044A**
Sample Description: Roofing/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 37ARJ061824 ***Lab Sample ID:*** **042412476-0045**
Sample Description: Roofing/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	80.0%	20.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

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Client Sample ID: 38RJ061824-Roofing **Lab Sample ID:** **042412476-0046**
Sample Description: Roofing/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	White/Black	20.0%	80.0%	None Detected	

Client Sample ID: 38RJ061824-Tar **Lab Sample ID:** **042412476-0046A**
Sample Description: Roofing/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 38ARJ061824 **Lab Sample ID:** **042412476-0047**
Sample Description: Roofing/Tar Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	80.0%	20.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 39RJ061824-Roofing **Lab Sample ID:** **042412476-0048**
Sample Description: Exterior Garage/Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Tan/Black	10.0%	90.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Various	0.0%	100.0%	None Detected	

Client Sample ID: 39RJ061824-Tar **Lab Sample ID:** **042412476-0048A**
Sample Description: Exterior Garage/Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024				Insufficient Material	

Client Sample ID: 39RJ061824-Roofing 2 **Lab Sample ID:** **042412476-0048B**
Sample Description: Exterior Garage/Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Red/Black	12.0%	88.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Red/Various	0.0%	100.0%	None Detected	

Client Sample ID: 40RJ061824-Roofing **Lab Sample ID:** **042412476-0049**
Sample Description: Exterior Garage/Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Tan/Black	10.0%	90.0%	None Detected	

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Client Sample ID: 40RJ061824-Tar ***Lab Sample ID:*** **042412476-0049A**
Sample Description: Exterior Garage/Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 40RJ061824-Roofing 2 ***Lab Sample ID:*** **042412476-0049B**
Sample Description: Exterior Garage/Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Red/Black	10.0%	90.0%	None Detected	

Client Sample ID: 41RJ061824 ***Lab Sample ID:*** **042412476-0050**
Sample Description: Exterior Garage/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 42RJ061824 ***Lab Sample ID:*** **042412476-0051**
Sample Description: Exterior Garage/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 43RJ061824-Glazing ***Lab Sample ID:*** **042412476-0052**
Sample Description: Exterior Garage/Cementitious Window Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/25/2024	Tan	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 43RJ061824-Glazing 2 ***Lab Sample ID:*** **042412476-0052A**
Sample Description: Exterior Garage/Cementitious Window Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/25/2024	White	0.0%	98.0%	**2% Chrysotile**	
TEM Grav. Reduction	6/25/2024				Positive Stop (Not Analyzed)	

Client Sample ID: 44RJ061824-Glazing ***Lab Sample ID:*** **042412476-0053**
Sample Description: Exterior Garage/Cementitious Window Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 44RJ061824-Glazing 2 ***Lab Sample ID:*** **042412476-0053A**
Sample Description: Exterior Garage/Cementitious Window Glazing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024				Positive Stop (Not Analyzed)	

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Client Sample ID: 45RJ061824 ***Lab Sample ID:*** **042412476-0054**
Sample Description: Exterior Garage/Cementitious Coating under Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Gray	<1%	100.0%	None Detected	

Client Sample ID: 46RJ061824 ***Lab Sample ID:*** **042412476-0055**
Sample Description: Exterior Garage/Cementitious Coating under Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Gray	<1%	100.0%	None Detected	

Client Sample ID: 47RJ061824 ***Lab Sample ID:*** **042412476-0056**
Sample Description: Exterior Garage/Paper behind Cementitious Coating

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Gray	98.0%	2.0%	None Detected	

Client Sample ID: 48RJ061824 ***Lab Sample ID:*** **042412476-0057**
Sample Description: Exterior Garage/Paper behind Cementitious Coating

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Brown	98.0%	2.0%	None Detected	

Client Sample ID: 49RJ061824 ***Lab Sample ID:*** **042412476-0058**
Sample Description: Exterior Garage/Fiberboard under Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Brown	98.0%	2.0%	None Detected	

Client Sample ID: 50RJ061824 ***Lab Sample ID:*** **042412476-0059**
Sample Description: Exterior Garage/Fiberboard under Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/24/2024	Brown	98.0%	2.0%	None Detected	

Client Sample ID: 51RJ061824 ***Lab Sample ID:*** **042412476-0060**
Sample Description: Interior Garage/Interior Peg Board

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Tan/White	0.0%	80.0%	**20% Chrysotile**	

Client Sample ID: 52RJ061824 ***Lab Sample ID:*** **042412476-0061**
Sample Description: Interior Garage/Interior Peg Board

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024				Positive Stop (Not Analyzed)	

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Client Sample ID: 53RJ061824 ***Lab Sample ID:*** **042412476-0062**
Sample Description: Shed Interior/Fiberboard Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	70.0%	30.0%	None Detected	

Client Sample ID: 54RJ061824 ***Lab Sample ID:*** **042412476-0063**
Sample Description: Shed Interior/Fiberboard Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan/White	75.0%	25.0%	None Detected	

Client Sample ID: 55RJ061824-Roofing ***Lab Sample ID:*** **042412476-0064**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan/Black	7.0%	93.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Tan/Black	0.0%	100.0%	None Detected	

Client Sample ID: 55RJ061824-Roofing 2 ***Lab Sample ID:*** **042412476-0064A**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Tan/Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Gray/Tan/Black	0.0%	100.0%	None Detected	

Client Sample ID: 55RJ061824-Roofing 3 ***Lab Sample ID:*** **042412476-0064B**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Gray/Black	0.0%	100.0%	None Detected	

Client Sample ID: 55RJ061824-Roofing 4 ***Lab Sample ID:*** **042412476-0064C**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	20.0%	80.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 56RJ061824-Roofing ***Lab Sample ID:*** **042412476-0065**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan/Black	7.0%	93.0%	None Detected	

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Client Sample ID: 56RJ061824-Roofing 2 ***Lab Sample ID:*** **042412476-0065A**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Tan/Black	0.0%	100.0%	None Detected	

Client Sample ID: 56RJ061824-Roofing 3 ***Lab Sample ID:*** **042412476-0065B**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 56RJ061824-Roofing 4 ***Lab Sample ID:*** **042412476-0065C**
Sample Description: Exterior Shed/Roofing

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	35.0%	65.0%	None Detected	

Client Sample ID: 55ARJ061824-Tar ***Lab Sample ID:*** **042412476-0066**
Sample Description: Exterior Shed/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 55ARJ061824-Rubber Membrane ***Lab Sample ID:*** **042412476-0066A**
Sample Description: Exterior Shed/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 56ARJ061824-Tar ***Lab Sample ID:*** **042412476-0067**
Sample Description: Exterior Shed/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 56ARJ061824-Rubber Membrane ***Lab Sample ID:*** **042412476-0067A**
Sample Description: Exterior Shed/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Black	0.0%	100.0%	None Detected	

Client Sample ID: 57RJ061824 ***Lab Sample ID:*** **042412476-0068**
Sample Description: Exterior Shed/Cementitious Coating under Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Gray/Tan	0.0%	100.0%	None Detected	

EXHIBIT 'C'

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID: 042412476
Customer ID: ENVI65
Customer PO:
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Client Sample ID: 58RJ061824 ***Lab Sample ID:*** **042412476-0069**
Sample Description: Exterior Shed/Cementitious Coating under Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 59RJ061824-Linoleum ***Lab Sample ID:*** **042412476-0070**
Sample Description: 1st Floor Laundry/Linoleum

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	50.0%	50.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Gray/Tan	0.0%	100.0%	None Detected	

Client Sample ID: 59RJ061824-Mastic ***Lab Sample ID:*** **042412476-0070A**
Sample Description: 1st Floor Laundry/Mastic

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024				Insufficient Material	

Client Sample ID: 59RJ061824-Vapor Barrier ***Lab Sample ID:*** **042412476-0070B**
Sample Description: 1st Floor Laundry/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown	0.0%	100.0%	None Detected	
TEM Grav. Reduction	6/26/2024	Brown	0.00%	99.57%	**0.43% Chrysotile**	

Client Sample ID: 60RJ061824-Linoleum ***Lab Sample ID:*** **042412476-0071**
Sample Description: 1st Floor Laundry/Linoleum

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan/Black	30.0%	70.0%	None Detected	

Client Sample ID: 60RJ061824-Mastic ***Lab Sample ID:*** **042412476-0071A**
Sample Description: 1st Floor Laundry/Mastic

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 60RJ061824-Vapor Barrier ***Lab Sample ID:*** **042412476-0071B**
Sample Description: 1st Floor Laundry/Vapor Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	6/21/2024	Brown	20.0%	80.0%	**<1% Chrysotile**	

EXHIBIT 'C'

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042412476
Customer ID:	ENVI65
Customer PO:	
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Materials in Accordance with N.J.A.C. 8:60 and 12:120

Analyst(s):

Griffin Rose	PLM (23)
Peter Donato	TEM Grav. Reduction (32)
Thomas Hawley	PLM (99)

Reviewed and approved by:

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

Samples analyzed by EMSL Analytical, Inc. Rochester, NY NVLAP Lab Code 600183-0

Report amended: 07/02/202415:18:21 Replaces amended report from: 07/02/202412:18:00 Reason Code: Data Entry-Results Changed

EXHIBIT 'C'

042412476

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

Survey Form 04

CLIENT : Sebring
PROJECT : HMA Inspection
BUILDING :Katzenbach Superintendent's Residence

DATE : 6/18/24
TECHNICIAN: R Jones/ M Haviland / J. Martin
PROJECT # :24190-01

ASBESTOS ANALYSIS OF BULK MATERIALS via EPA600/R-93/116 USING PLM

MATERIAL DESCRIPTION	SAMPLE	HOMO. AREA ID	ROOM NUMBER	PLM or TEM NOB
Parge Coat	01RJ061824	01	Bsmt	PLM
Parge Coat	02RJ061824	01	Bsmt	PLM
Parge Coat	03RJ061824	01	Bsmt	PLM
Flue Packing	04RJ061824	03	Bsmt	PLM
Flue Packing	05RJ061824	03	BsMt	PLM
Flooring	06RJ061824	05	Kitchen	PLM
Flooring	07RJ061824	05	Kitchen	PLM → TEM NOB
Tar Paper	08RJ061824	05C	Kitchen	PLM
Tar Paper	09RJ061824	05C	Kitchen	PLM → TEM NOB
Flooring	10RJ061824	04	Bsmt Stairs	PLM
Flooring	11RJ061824	04	Bsmt Stairs	PLM → TEM NOB
Tar Paper	12RJ061824	06	1st Floor	PLM
Tar Paper	13RJ061824	06	1st Floor	PLM → TEM NOB
Plaster Finish	14RJ061824	07	1st Fl Wall	PLM
Plaster Brown	14ARJ061824	07A	1st Fl Wall	PLM
Plaster Finish	15RJ061824	07	1st Fl Ceiling	PLM
Plaster Brown	15ARJ061824	07A	1st Fl Ceiling	PLM

CHECK EACH BOX THAT APPLIES

- ☐ Point Count Sample if <10% Asbestos by Weight
- ☐ NOB's - TEM if Sample(s) are None Detected or <1%
- ☒ Stop at First Positive Homo. Area ID Code
- ☐ 6 hr. TAT
- ☐ 24 hr. TAT
- ☐ 5 Day TAT
- ☒ Other 48 Hour

69

RECEIVED EMSL CINNAMINSON, NJ 24 JUN 19 AM 5:29

CHAIN OF CUSTODY RECORD (CCR)

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME	REASON FOR CCR
Justin Martin	6/19/24	1701	[signature]	6/19/24	530p	

COMMENTS: * Samples 6+7 stop on 1st positive layer

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200 • fax: 609-392-1216

EXHIBIT 'C'

OrderID: 042412476

042412476

ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Survey Form 04

CLIENT : Sebring
PROJECT : HMA Inspection
BUILDING :Katzenbach Superintendent's Residence

DATE : 6/18/24
TECHNICIAN: R Jones/ M Haviland /R Jones
PROJECT # :24190-01

ASBESTOS ANALYSIS OF BULK MATERIALS via EPA600/R-93/116 USING PLM

MATERIAL DESCRIPTION	SAMPLE	HOMO. AREA ID	ROOM NUMBER	PLM or TEM NOB
Plaster Finish	16RJ061824	07	1st Floor Ceiling	PLM
Plaster Brown	16ARJ061824	07A	1st Fl Ceiling	PLM
Plaster Finish	17RJ061824	07	1st Fl Wall	PLM
Plaster Brown	17ARJ061824	07A	1st Fl Wall	PLM
Plaster Finish	18RJ061824	07	2nd Fl Ceiling	PLM
Plaster Brown	18ARJ061824	07A	2nd Fl Ceiling	PLM
Plaster Finish	19RJ061824	07	2nd Fl Wall	PLM
Plaster Brown	19ARJ061824	07A	2nd Fl Wall	PLM
Plaster Finish	20RJ061824	07	3rd Fl Ceiling	PLM
Plaster Brown	20ARJ061824	07A	3rd Fl Ceiling	PLM
Adhesive	21RJ061824	10	South bathroom 2nd fl	PLM → TEM NOB
Adhesive	22RJ061824	10	north bathroom 2nd fl	PLM → TEM NOB
Ceiling Tile	23RJ061824	11	2nd Fl	PLM
Ceiling Tile	24RJ061824	11	2nd Fl	PLM
Wire Ins.	25RJ061824	12	Stairwell 1st-2nd	PLM
Wire Ins.	26RJ061824	12	Stairwell 1st-2nd	PLM
Glazing	27RJ061824	13	Exterior	PLM

PH

CHECK EACH BOX THAT APPLIES

- ☐ Point Count Sample if <10% Asbestos by Weight
- ☐ NOB's - TEM if Sample(s) are None Detected or <1%
- ☒ Stop at First Positive Homo. Area ID Code
- ☐ 6 hr. TAT
- ☐ 24 hr. TAT
- ☐ 5 Day TAT
- ☒ Other 48 Hr

RECEIVED EMSL CINNAMINSON, NJ 24 JUN 19 PM 5:29

CHAIN OF CUSTODY RECORD (CCR)

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME	REASON FOR CCR
	6/19/24	1701		6/19/24	5:34p	

COMMENTS:

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EXHIBIT 'C'

OrderID: 042412476

042412476

ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Survey Form 04

CLIENT : Sebring
PROJECT : HMA Inspection
BUILDING :Katzenbach Superintendent's Residence

DATE : 6/18/24
TECHNICIAN: R Jones/ M Haviland / J. Martin
PROJECT # :24190-01

ASBESTOS ANALYSIS OF BULK MATERIALS via EPA600/R-93/116 USING PLM

MATERIAL DESCRIPTION	SAMPLE	HOMO. AREA ID	ROOM NUMBER	PLM or TEM NOB
Glazing	28RJ061824	13	Exterior	PLM → TEM NOB
Caulk	29RJ061824	14	Exterior	PLM
Caulk	30RJ061824	14	Exterior	PLM → TEM NOB
Roofing	31RJ061824	15	Exterior	PLM
Roofing	32RJ061824	15	Exterior	PLM → TEM NOB
Tar Paper	33RJ061824	16	Exterior	PLM
Tar Paper	34RJ061824	16	Exterior	PLM → TEM NOB
Tar Paper	35RJ061824	18	Siding	PLM
Tar Paper	36RJ061824	18	Siding	PLM → TEM NOB
Roofing	37RJ061824	17	Roofing	PLM
Tar Paper	37ARJ061824	17A	Tar Paper	PLM → TEM NOB
Roofing	38RJ061824	17	Roofing	PLM
Tar Paper	38ARJ061824	17A	Tar Paper	PLM → TEM NOB
~~BUILT UP~~ ROOF	39RJ061824	016	EXTERIOR Garage	PLM → TEM NOB
~~BUILT UP~~ ROOF	40RJ061824	016	EXTERIOR Garage	PLM
VAPOR BARRIER	41RJ061824	026	EXTERIOR Garage	PLM → TEM NOB
VAPOR BARRIER	42RJ061824	026	EXTERIOR Garage	PLM

CHECK EACH BOX THAT APPLIES

- ☐ Point Count Sample if <10% Asbestos by Weight
- ☒ NOB's - TEM if Sample(s) are None Detected or <1%
- ☒ Stop at First Positive Homo. Area ID Code
- ☐ 6 hr. TAT
- ☐ 24 hr. TAT
- ☐ 5 Day TAT
- ☒ Other 48 HR

RECEIVED EMSL CINNAMINSON, NJ 2024 JUN 19 PM 5:29

CHAIN OF CUSTODY RECORD (CCR)

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME	REASON FOR CCR
Matt Martin	6/19/24	1701	[illegible]	6/19/24	5315	

COMMENTS:

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200 • fax: 609-392-1216

EXHIBIT 'C'

OrderID: 042412476

042412476

ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Survey Form 04

CLIENT : Sebring
PROJECT : HMA Inspection
BUILDING :Katzenbach Superintendent's Residence

DATE : 6/18/24
TECHNICIAN: R Jones/ M Haviland /JMARTIN
PROJECT # :24190-01

ASBESTOS ANALYSIS OF BULK MATERIALS via EPA600/R-93/116 USING PLM

MATERIAL DESCRIPTION	SAMPLE	HOMO. AREA ID	ROOM NUMBER	PLM or TEM NOB
CEMENTITIOUS WINDOW GLAZING	43RJ061824	036	EXTERIOR Garage	PLM → TEM NOB
CEMENTITIOUS WINDOW GLAZING	44RJ061824	036	EXTERIOR Garage	PLM
CEMENTITIOUS COATING UNDER SIDING	45RJ061824	046	EXTERIOR Garage	PLM
CEMENTITIOUS COATING UNDER SIDING	46RJ061824	046	EXTERIOR Garage	PLM
PAPER BEHIND CEMENTITIOUS COATING	47RJ061824	056	EXTERIOR Garage	PLM
PAPER BEHIND CEMENTITIOUS COATING	48RJ061824	056	EXTERIOR Garage	PLM
FIBERBOARD UNDER SIDING	49RJ061824	066	EXTERIOR Garage	PLM
FIBERBOARD UNDER SIDING	50RJ061824	066	EXTERIOR Garage	PLM
INTERIOR PEG BOARD	51RJ061824	076	INTERIOR GARAGE	PLM
INTERIOR PEG BOARD	52RJ061824	076	INTERIOR GARAGE	PLM
FIBERBOARD CEILING	53RJ061824	015	SHED INTERIOR	PLM
FIBERBOARD CEILING	54RJ061824	015	SHED INTERIOR	PLM
ROOFING	55RJ061824	025	EXTERIOR Shed	PLM → TEM NOB
ROOFING	56RJ061824	025	EXTERIOR Shed	PLM
VAPOR BARRIER	55ARJ061824	035	EXTERIOR Shed	PLM → TEM NOB
VAPOR BARRIER	56ARJ061824	035	EXTERIOR Shed	PLM

CHECK EACH BOX THAT APPLIES

- ☐ Point Count Sample if <10% Asbestos by Weight
- ☒ NOB's - TEM if Sample(s) are None Detected or <1%
- ☒ Stop at First Positive Homo. Area ID Code
- ☐ 6 hr. TAT
- ☐ 24 hr. TAT
- ☐ 5 Day TAT
- ☒ Other 48 HR

CHAIN OF CUSTODY RECORD (CCR)

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME	REASON FOR CCR
[signature]	6/19/24	1701	[signature]	6/19/24	5:29	

COMMENTS:

RECEIVED
24 JUN 19 PM 5:29
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EXHIBIT 'C'

OrderID: 042412476

042412476

ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Survey Form 04

CLIENT : Sebring
PROJECT : HMA Inspection
BUILDING :Katzenbach Superintendent's Residence

DATE : 6/18/24
TECHNICIAN: R Jones/ M Haviland/J. Martin
PROJECT # :24190-01

ASBESTOS ANALYSIS OF BULK MATERIALS via EPA600/R-93/116 USING PLM

MATERIAL DESCRIPTION	SAMPLE	HOMO. AREA ID	ROOM NUMBER	PLM or TEM NOB
~~01RJ061824~~				
~~02RJ061824~~				
~~03RJ061824~~				
CEMENTITIOUS COATING UNDER SIDING	57RJ061824	~~045~~ 045	EXTERIOR Shed	PLM
CEMENTITIOUS COATING UNDER SIDING	58RJ061824	045	EXTERIOR Shed	PLM

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CINNAMINSON, NJ
24 JUN 19 PM 5:29

CHECK EACH BOX THAT APPLIES

- ☐ Point Count Sample if <10% Asbestos by Weight
- ☒ NOB's - TEM if Sample(s) are None Detected or <1%
- ☒ Stop at First Positive Homo. Area ID Code
- ☐ 6 hr. TAT
- ☐ 24 hr. TAT
- ☐ 5 Day TAT
- ☒ Other 48 HR

CHAIN OF CUSTODY RECORD (CCR)

RELINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME	REASON FOR CCR
Josh Martin	6/19/24	1701	[illegible]	6/19/24	5320	

COMMENTS:

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200 • fax: 609-392-1216

EXHIBIT 'C'

APPENDIX II

LEAD BASED PAINT SCREENING FIELD INSPECTION DATA

EXHIBIT 'C'

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

Date: June 2024
Client: RA Sebring and Associates
Building: MKSD
Address: Superintendent's House
Ewing Township, NJ

Page: 1 of 6
Unit #: 1
Job#: 24190-01
XRF Serial #: 2320
EC#: 24190-01

XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
1	Calibration	-	-	1.0	-	-
2	Calibration	-	-	0.9	-	-
3	Zero Calibration	-	-	0.1	-	-
4	1st Floor Wall A	Plaster	Wall	0.6	Neg.	White
5	1st Floor Wall B	Plaster	Wall	0.4	Neg.	White
6	1st Floor Wall C	Plaster	Wall	0.5	Neg.	White
7	1st Floor Wall D	Plaster	Wall	0.4	Neg.	White
8	1st Floor Wall B	Plaster	Ceiling	0.5	Neg.	White
9	1st Floor Wall C	Wood	Window Casing	8.2	Pos.	White
10	1st Floor Wall C	Wood	Window Sash	14.5	Pos.	White
11	1st Floor Wall C	Wood	Window Sill	16.8	Pos.	White
12	1st Floor Wall C	Wood	Chair Rail	29.2	Pos.	White
13	1st Floor Wall C	Wood	Baseboard	2.4	Pos.	White

Lead Inspector/Risk Assessor: Roland C. Jones

Substrate: **SR** = Sheetrock **C** = concrete **B** = Brick **W** = Wood **PL** = Plaster **CB** = Cinderblock **M** = Metal
Component: **W** = Wall **F** = Floor **C** = Ceiling **Wd** = Window **WF** = Window Frame **WC** = Window Casing **WM** = Window Mullion **WS** = Window Sill **WSH** = Window Sash **D** = Door **DF** = Door Frame **DC** = Door Casing **DJ** = Door Jamb **H** = Header **CB** = Covebase **T** = Trim **CR** = Chair Rail **S** = Stairs **Ri** = Riser **Ru** = Runner **SM** Stair Mullion

EXHIBIT 'C'

Date:	June 2024	**Page:**	2 of 6
Client:	RA Sebring and Associates	**Unit #:**	1
Building:	MKSD	**Job#:**	24190-01
Address:	Superintendent's House	**XRF Serial #:**	2320
	Ewing Township, NJ	**EC#:**	24190-01

XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
14	1st Floor Wall B	Wood	Door	1.2	Pos.	White
15	1st Floor Wall B	Wood	Door Casing	14.9	Pos.	White
16	1st Floor Wall D	Wood	Hand Rail	0.0	Neg.	White
17	1st Floor Wall D	Wood	Rail Support	10.9	Pos.	Stain
18	2nd Floor Wall A	Plaster	Wall	0.4	Neg.	White
19	2nd Floor Wall B	Plaster	Wall	0.6	Neg.	White
20	2nd Floor Wall C	Plaster	Wall	0.6	Neg.	White
21	2nd Floor Wall D	Plaster	Wall	0.3	Neg.	White
22	2nd Floor Wall C	Plaster	Ceiling	0.3	Neg.	White
23	2nd Floor Wall C	Wood	Mantle	13.7	Pos.	White
24	2nd Floor Wall C	Wood	Fireplace Casing	11.8	Pos.	White
25	2nd Floor Wall C	Wood	Window Sash	3.7	Pos.	White
26	2nd Floor Wall C	Wood	Window Sill	4.2	Pos.	White

Lead Inspector/Risk Assessor: Roland C. Jones

Substrate: **SR** = Sheetrock **C** = concrete **B** = Brick **W** = Wood **PL** = Plaster **CB** = Cinderblock **M** = Metal
Component: **W** = Wall **F** = Floor **C** = Ceiling **Wd** = Window **WF** = Window Frame **WC** = Window Casing **WM** = Window Mullion **WS** = Window Sill **WSH** = Window Sash **D** = Door **DF** = Door Frame **DC** = Door Casing **DJ** = Door Jamb **H** = Header **CB** = Covebase **T** = Trim **CR** = Chair Rail **S** = Stairs **Ri** = Riser **Ru** = Runner **SM** Stair Mullion

EXHIBIT 'C'

Date: June 2024
Client: RA Sebring and Associates
Building: MKSD
Address: Superintendent's House
Ewing Township, NJ

Page: 3 of 6
Unit #: 1
Job#: 24190-01
XRF Serial #: 2320
EC#: 24190-01

XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
27	2nd Floor Wall A	Wood	Door Casing	11.9	Pos.	White
28	3rd Floor Wall A	Plaster	Wall	6.1	Pos.	Yellow
29	3rd Floor Wall D	Wood	Wall	8.9	Pos.	Yellow
30	3rd Floor Wall C	Plaster	Ceiling	6.8	Pos.	Yellow
31	3rd Floor Wall C	Wood	Window Casing	16.9	Pos.	Yellow
32	3rd Floor Wall C	Wood	Window Sash	19.8	Pos.	Yellow
33	3rd Floor Wall A	Wood	Door Casing	17.4	Pos.	Yellow
34	3rd Floor Wall A	Metal	Radiator	1.1	Pos.	White
35	Basement Wall A	Stone	Wall	0.2	Neg.	White
36	Basement Wall A	Wood	Joists	0.1	Neg.	White
37	Basement Wall A	Wood	Ceiling	0.1	Neg.	White
38	Basement Wall C	Concrete	Wall	0.3	Neg.	White
39	Basement Wall C	Wood	Column	0.1	Neg.	White

Lead Inspector/Risk Assessor: Roland C. Jones

Substrate: **SR** = Sheetrock **C** = concrete **B** = Brick **W** = Wood **PL** = Plaster **CB** = Cinderblock **M** = Metal
Component: **W** = Wall **F** = Floor **C** = Ceiling **Wd** = Window **WF** = Window Frame **WC** = Window Casing **WM** = Window Mullion **WS** = Window Sill **WSH** = Window Sash **D** = Door **DF** = Door Frame **DC** = Door Casing **DJ** = Door Jamb **H** = Header **CB** = Covebase **T** = Trim **CR** = Chair Rail **S** = Stairs **Ri** = Riser **Ru** = Runner **SM** Stair Mullion

EXHIBIT 'C'

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

Date: June 2024
Client: RA Sebring and Associates
Building: MKSD
Address: Superintendent's House
Ewing Township, NJ

Unit #: 1
Job#: 24190-01
XRF Serial #: 2320
EC#: 24190-01

XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
40	Basement Wall A	Wood	Casement Window	4.3	Pos.	White
41	Basement Wall A	Wood	Window Casing	5.5	Pos.	White
42	Basement Wall B	Wood	Wall	5.4	Pos.	White
43	Exterior Wall A	Wood	Siding	24.8	Pos.	Blue
44	Exterior Wall B	Wood	Porch Framing	9.9	Pos.	White
45	Exterior Wall B	Wood	Porch Floor	0.3	Neg.	Grey/Green
46	Exterior Wall B	Wood	Window Casing	4.3	Pos.	White
47	Exterior Wall B	Wood	Shutters	0.3	Neg.	Red
48	Exterior Wall D	Wood	Porch Framing	4.3	Pos.	White
49	Exterior Wall D	Concrete	Porch Slab	0.2	Neg.	Green
50	Exterior Wall D	Wood	Door Casing	3.2	Pos.	White
51	Exterior Wall D	Wood	Overhang	20.5	Pos.	White
52	Exterior Wall D	Wood	Window Sash	3.4	Pos.	White

Lead Inspector/Risk Assessor: Roland C. Jones

Substrate: **SR** = Sheetrock **C** = concrete **B** = Brick **W** = Wood **PL** = Plaster **CB** = Cinderblock **M** = Metal
Component: **W** = Wall **F** = Floor **C** = Ceiling **Wd** = Window **WF** = Window Frame **WC** = Window Casing **WM** = Window Mullion **WS** = Window Sill **WSH** = Window Sash **D** = Door **DF** = Door Frame **DC** = Door Casing **DJ** = Door Jamb **H** = Header **CB** = Covebase **T** = Trim **CR** = Chair Rail **S** = Stairs **Ri** = Riser **Ru** = Runner **SM** Stair Mullion

EXHIBIT 'C'

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

Date: June 2024
Client: RA Sebring and Associates
Building: MKSD
Address: Superintendent's House
Ewing Township, NJ

Unit #: 1
Job#: 24190-01
XRF Serial #: 2320
EC#: 24190-01

XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
53	Exterior Wall D	Wood	Window Sill	11.9	Pos.	White
54	Garage Exterior Wall A	Wood	Siding	18.6	Pos.	Blue
55	Garage Exterior Wall A	Wood	Rollup Door	6.9	Pos.	White
56	Garage Exterior Wall A	Wood	Door Casing	6.5	Pos.	White
57	Garage Exterior Wall B	Wood	Window Sash	11.2	Pos.	White
58	Garage Exterior Wall B	Wood	Window Casing	9.9	Pos.	White
59	Garage Exterior Wall B	Wood	Overhang	3.1	Pos.	White
60	Shed Exterior Wall A	Wood	Wall	0.8	Neg.	White
61	Shed Exterior Wall C	Wood	Door	1.3	Pos.	White
62	Shed Exterior Wall B	Wood	Window Casing	0.2	Neg.	White
63	Shed Exterior Wall B	Wood	Window Sash	0.1	Neg.	White
64	Shed Exterior Wall C	Wood	Siding	2.0	Pos.	Blue
65	Shed Exterior Wall B	Wood	Window Sash	1.1	Pos.	White

Lead Inspector/Risk Assessor: Roland C. Jones

Substrate: **SR** = Sheetrock **C** = concrete **B** = Brick **W** = Wood **PL** = Plaster **CB** = Cinderblock **M** = Metal
Component: **W** = Wall **F** = Floor **C** = Ceiling **Wd** = Window **WF** = Window Frame **WC** = Window Casing **WM** = Window Mullion **WS** = Window Sill **WSH** = Window Sash **D** = Door **DF** = Door Frame **DC** = Door Casing **DJ** = Door Jamb **H** = Header **CB** = Covebase **T** = Trim **CR** = Chair Rail **S** = Stairs **Ri** = Riser **Ru** = Runner **SM** Stair Mullion

EXHIBIT 'C'

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

Date:	June 2024	**Page:**	6 of 6
Client:	RA Sebring and Associates	**Unit #:**	1
Building:	MKSD	**Job#:**	24190-01
Address:	Superintendent's House	**XRF Serial #:**	2320
	Ewing Township, NJ	**EC#:**	24190-01

XRF LEAD BASED PAINT INSPECTION DATA SHEET

Sample #	Test Location/Room Equivalent	Substrate	Component	XRF Value	Classification (pos., neg., inc.)	Condition/ Comments
66	Shed Exterior Wall B	Wood	Window Casing	2.6	Pos.	White
67	Shed Exterior Wall C	Wood	Overhang	1.4	Pos.	White
68	Calibration	-	-	1.0	-	-
69	Calibration	--	-	0.9	-	-
70	Calibration		-	0.9	-	-

Lead Inspector/Risk Assessor: Roland C. Jones

Substrate: **SR** = Sheetrock **C** = concrete **B** = Brick **W** = Wood **PL** = Plaster **CB** = Cinderblock **M** = Metal
Component: **W** = Wall **F** = Floor **C** = Ceiling **Wd** = Window **WF** = Window Frame **WC** = Window Casing **WM** = Window Mullion **WS** = Window Sill **WSH** = Window Sash **D** = Door **DF** = Door Frame **DC** = Door Casing **DJ** = Door Jamb **H** = Header **CB** = Covebase **T** = Trim **CR** = Chair Rail **S** = Stairs **Ri** = Riser **Ru** = Runner **SM** Stair Mullion

EXHIBIT 'C'

APPENDIX III

POLYCHLORINATED BIPHENYL MATERIAL SAMPLING AND ANALYTICAL DATA

EXHIBIT 'C'

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012420957
LIMS Reference ID: AC20957
EMSL Customer ID: ENVI65

July 05, 2024

Mike Moore
Environmental Connection, Inc. [ENVI65]
120 North Warren Street
Trenton, NJ 08608

The following analytical report covers the analysis performed on samples submitted to EMSL Analytical, Inc. on 6/20/2024. The results are tabulated on the attached pages for the following client designated project:

Sebring - Hazmat Access - MKSD, Superintendents House

The reference number for these samples is EMSL Order #: AC20957 . Please use this reference when calling about these samples. If you have any questions, please do not hesitate to contact the lab at 856-858-4800.

EXHIBIT 'C'

Owen McKenna Laboratory Manager or other approved signatory

EXHIBIT 'C'

Table of Contents

EXHIBIT 'C'

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012420957
LIMS Reference ID: AC20957
EMSL Customer ID: ENVI65

Attention: Mike Moore
Environmental Connection, Inc. [ENVI65]
120 North Warren Street
Trenton, NJ 08608
(609) 392-4200
mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Sample Condition on Receipt

Cooler ID: Default Cooler **Temperature: 15.9 °C**

Custody Seals	Y
Containers Intact	Y
COC/Labels Agree	Y
Preservation Confirmed	Y

EXHIBIT 'C'

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012420957
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Attention: Mike Moore
Environmental Connection, Inc. [ENVI65]
120 North Warren Street
Trenton, NJ 08608
(609) 392-4200
mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Samples in this Report

Lab ID	Sample	Matrix	Date Sampled	Date Received
AC20957-01	04PCB061824	Solid	06/18/2024	06/20/2024

EXHIBIT 'C'

EMSL Analytical, Inc.

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Attention: Mike Moore
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120 North Warren Street
Trenton, NJ 08608
(609) 392-4200
mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Positive Hits Summary

No positive results reported

EXHIBIT 'C'

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120 North Warren Street
Trenton, NJ 08608
(609) 392-4200
mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Sample Results

Sample: 04PCB061824/Windows - Caulk
AC20957-01 (Solid)

Analyte	Result	Q	DF	RL	Units	Prepared Date/Time	Analyzed Date/Time	Prep/Analyst Initials	Prep Method	Analytical Method
GC-SVOA										
Aroclor-1016	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1221	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1232	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1242	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1248	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1254	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1260	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1262	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Aroclor-1268	ND		1	0.24	mg/kg	06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	SW846-8082A
Surrogate(s)	**Recovery**	**Q**		**Limits**						
Surrogate: Tetrachloro-m-xylene	*52%*			*10-112*		06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	*SW846-8082A*
Surrogate: Decachlorobiphenyl	*60%*			*10-123*		06/24/24 08:26	06/25/24 20:12	CWA/AxJ	SW846 3540C	*SW846-8082A*

EXHIBIT 'C'

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012420957
LIMS Reference ID: AC20957
EMSL Customer ID: ENVI65

Attention: Mike Moore
Environmental Connection, Inc. [ENVI65]
120 North Warren Street
Trenton, NJ 08608
(609) 392-4200
mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Quality Control

GC-SVOA

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: BCF2125 - SW846 3540C										
Blank (BCF2125-BLK1)					Prepared: 6/24/2024 Analyzed: 6/25/2024					
Aroclor-1016	ND		0.25	mg/kg						
Aroclor-1221	ND		0.25	mg/kg						
Aroclor-1232	ND		0.25	mg/kg						
Aroclor-1242	ND		0.25	mg/kg						
Aroclor-1248	ND		0.25	mg/kg						
Aroclor-1254	ND		0.25	mg/kg						
Aroclor-1260	ND		0.25	mg/kg						
Aroclor-1262	ND		0.25	mg/kg						
Aroclor-1268	ND		0.25	mg/kg						
Surrogate(s)										
Surrogate: Tetrachloro-m-xylene					*0.5000*		*80*	*10-112*		
Surrogate: Decachlorobiphenyl					*0.5000*		*82*	*10-123*		
LCS (BCF2125-BS1)					Prepared: 6/24/2024 Analyzed: 6/25/2024					
Aroclor-1016	4.52		0.25	mg/kg	5.000		90	23-111		
Aroclor-1260	4.51		0.25	mg/kg	5.000		90	29-119		
Surrogate(s)										
Surrogate: Tetrachloro-m-xylene					*0.5000*		*84*	*10-112*		
Surrogate: Decachlorobiphenyl					*0.5000*		*84*	*10-123*		
Matrix Spike (BCF2125-MS1)	**Source: AC20958-01**				Prepared: 6/24/2024 Analyzed: 6/26/2024					
Aroclor-1016	ND	R5, D	50	mg/kg	5.000	ND		10-111		
Aroclor-1260	164	R5, D	50	mg/kg	5.000	ND	NR	10-132		
Surrogate(s)										
Surrogate: Tetrachloro-m-xylene					*0.5000*		*113*	*10-112*		
Surrogate: Decachlorobiphenyl					*0.5000*		*100*	*10-123*		
Matrix Spike Dup (BCF2125-MSD1)	**Source: AC20958-01**				Prepared: 6/24/2024 Analyzed: 6/26/2024					
Aroclor-1016	ND	R5, D	50	mg/kg	5.000	ND		10-111		28
Aroclor-1260	148	R5, D	50	mg/kg	5.000	ND	NR	10-132	11	28
Surrogate(s)										
Surrogate: Tetrachloro-m-xylene					*0.5000*		*121*	*10-112*		
Surrogate: Decachlorobiphenyl					*0.5000*		*108*	*10-123*		

EXHIBIT 'C'

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

EMSL Order ID: 012420957
LIMS Reference ID: AC20957
EMSL Customer ID: ENVI65

Attention: Mike Moore
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mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Certified Analyses included in this Report

Analyte	CAS #	Certifications
SW846-8082A in Solid		
Aroclor-1016	12674-11-2	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1221	11104-28-2	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1232	11141-16-5	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1242	53469-21-9	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1248	12672-29-6	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1254	11097-69-1	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1260	11096-82-5	NJDEP,NYSDOH,PADEP,California ELAP
Aroclor-1262	37324-23-5	NJDEP,NYSDOH,PADEP
Aroclor-1268	11100-14-4	NJDEP,NYSDOH,PADEP

List of Certifications

Code	Description	Number	Expires
PADEP	Pennsylvania Department of Environmental Protection	68-00367	11/30/2024
NYSDOH	New York State Department of Health	10872	04/01/2025
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2024
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2024
CTDPH	Connecticut Department of Public Health	PH-0270	06/23/2024
California ELAP	California Water Boards	1877	06/30/2024
AIHA LAP	EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC-ELLAP Accredited	100194	01/01/2025
A2LA	A2LA Environmental Certificate	2845.01	07/31/2024

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

EXHIBIT 'C'

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:856-786-5974
EMSL-CIN-01

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Attention: Mike Moore
Environmental Connection, Inc. [ENVI65]
120 North Warren Street
Trenton, NJ 08608
(609) 392-4200
mmoore@vtihq.com

Project Name: Sebring - Hazmat Access - MKSD, Superintendents House

Customer PO:
EMSL Sales Rep: Josh Silverman
Received: 06/20/2024 09:00
Reported: 07/05/2024 15:47

Notes and Definitions

Item	Definition
D	Analyte was reported from a dilution run.
R5	Recovery is outside of the control limits due to dilution.
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
Q	Qualifier
RL	Reporting Limit
Wet	Sample is not dry weight corrected.
%REC	Percent Recovery
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

EXHIBIT 'C'

AC20957

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

Chain of Custody and Field Data Record

Client : Sebring
Project : HazMat Assess
Building : MKSD, Superintendent's House

Date : 6/18/24
Technician : R. Jones/M. Haviland/J. Martin
Project # :

Sample Identification #	Location	Matrix	Date	Analysis Required (Specify Method if Known)	Quantity
04PCB061824	Windows	Caulk	06/18/24	PCB's 3540C/8082A	/
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		

Relinquished by (Print and Sign Name)	Date	Time	Received by (Print and Sign Name)	Date	Time	Reason for Change of Custody
Justin Martin [signature]	6/19/24	1721	[signature]			
			Alphonse Chesi	6/19/24	520p	
			D Donnelly	6/20/24	9am	

NOTES: **2 Week Turn Around Time**

1

15.9°C
Rec'd in Plastic

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200

EXHIBIT 'C'

AC20957

ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Chain of Custody and Field Data Record

Client : Sebring
Project : HazMat Assess
Building : MKSD, Superintendent's House

Date : 6/18/24
Technician : R. Jones/M. Haviland/J. Martin
Project # :

Sample Identification #	Location	Matrix	Date	Analysis Required (Specify Method if Known)	Quantity
04PCB061824	Windows	Caulk	06/18/24	PCB's 3540C/8082A	1
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		
			/ /		

Relinquished by (Print and Sign Name) Justin Martin [signature] Date 6/19/24 Time 1:21

Received by (Print and Sign Name) [signature] Stephanie Chesi: Date 6/19/24 Time 520p

Reason for Change of Custody

[signature] 6/20/24 9am

NOTES: **2 Week Turn Around Time**

15.9°C
Rec'd in Plastic

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200

EXHIBIT 'C'

APPENDIX IV

CERTIFICATIONS/ACCREDITATIONS

EXHIBIT 'C'

New York State Department of Health Certificate of Asbestos Safety Training

This form is the official record of successful completion of a New York State accredited asbestos safety training course.

Certificate No. 955637

I –To be completed by Trainee

Name of Trainee (print): Roland C. Jones

NYS Depart. of Motor Vehicles ID (DMV ID)[1]: 935 751 745

Signature of Trainee: [signature]

Telephone Number: 609-273-1346

Date of Birth[1]: [redacted]

[redacted]

II—To be completed by Training Sponsor

Provider's Name: Big Apple Occupational Safety Corp

Telephone Number:

Address: 505 Eighth Avenue # 2305
New York Ny 10018
212-564-7656

Zip Code: www.baos.com

Course Location: webinar

Course Title: Inspector ☐ Initial ☑ Refresher | *NYS DOH use only* ☐ DOH Equivalency [2]

Training Language: ☑ English ☐ Other: ______ Exam Grade/Date: 100%. 5/2/24

Dates of Training: From: 5/2/24 To: 5/2/24 Expires: 5/2/25

I certify that the asbestos safety training course given on the above date complied with both 10 NYCRR Part 73 and TSCA Title II, was consistent with the curriculum and instructors approved by the New York State Department of Health, and the trainee receiving this certificate completed the training course and successfully passed the examination.

Training Director[2]: Rachel Reddy (Print) [signature] (Signature)

EXHIBIT 'C'

STUDENT

[1] Optional Information [2] DOH Equivalency signed by NYS DOH representative only

Lead Identification Permit

New Jersey Department of Health

ROLAND C JONES

Permit No.: 040949

ID No.: 011659

Expires: 5/12/2026

Authorization Signature: Christina Tan

Christina [illegible], M.D., M.P.H., Assistant Commissioner

EXHIBIT 'C'

Inspector/Risk Assessor

NAETI

65679

CERTIFICATE OF COMPLETION

AHERA/EPA Accredited Per 40 CFR Part 763
Asbestos Accreditation under TSCA Title II

Michael Haviland

Successfully completed the course entitled

1/2-Day New York State/EPA/AHERA Asbestos Building Inspector Annual Refresher on April 1st, 2024

Examination Date on April 1st, 2024 *Expiration Date on April 1st, 2025*

Glenn Neuschwender, Greg Krueger
Training Directors, NAETI

Per 10 NYCRR Part 73.2 (L) (1), DOH 2832 Certificate of Completion of Asbestos Safety Training is the only official record of training for N.Y.S. students.

Language: English ABIH 1/2 CM POINT

106 Apple St. Suite 112B Tinton Falls, NJ 07724 Phone (732) 531-5571 www.naeti.com

EXHIBIT 'C'

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101048-0

EMSL Analytical, Inc.

Cinnaminson, NJ

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 on ISO/IEC 17025).

2024-07-01 through 2025-06-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

EXHIBIT 'C'

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
Ms. Samantha Rundstrom
Phone: 856-303-2577
Email: srundstrom@emsl.com
http://www.emsl.com

ASBESTOS FIBER ANALYSIS **NVLAP LAB CODE 101048-0**

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

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Laboratory ID: LAP-100194

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: January 01, 2025
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: January 01, 2025
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: January 01, 2025
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Revision20: 06/07/2022

Date Issued: 01/01/2023

EXHIBIT 'C'

AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077

Laboratory ID: LAP-100194
Issue Date: 01/01/2023

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 01/18/1995

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description *(for internal methods only)*
Airborne Dust	AA	NIOSH 7082	N/A
Composited Wipes	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
Paint	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
Settled Dust by Wipe	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
Soil	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A

A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at: http://www.aihaaccreditedlabs.org

EXHIBIT 'C'

ENVIRONMENTAL CONNECTION INC
A Vertical Technologies Corporation

July 9, 2024

Mr. Alex Clark
Ronald A. Sebring Associates, LLC
Architecture-Planning-Design
1000 Washington Street - Suite 201
Toms River, New Jersey 08753

Re: **Construction Cost Estimate for Asbestos Abatement and Disposal**

Superintendent's House, Garage and Shed
Marie Katzenbach School for the Deaf
Ewing Township, New Jersey

EC Project #: 24190-01

Dear Mr. Clark:

The Construction Cost Estimate includes removal and disposal of asbestos containing materials as identified in EC's Hazardous Material Assessment Report, dated July 9, 2024.

Be advised that seasonal fluctuations in costs occur, with a significant level of asbestos removal occurring between May and September in Schools and Universities. The actual costs may be higher than estimated, dependent on the project timeframe. As always, weekend and holiday schedules will increase costs and are not reflected in the CCE. CCE's are based on Contractor paying NJ prevailing wage rates for asbestos worker/foreman classifications.

Construction Cost Estimate:

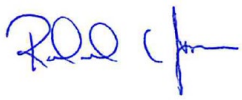
- Notifications, Permits, Fees and Mobilization..... $ 2,500.00
- Journeyman Handler – 5 shifts @ 8 hours per shift = 40 hours x 4 laborers = 160 hours
  160 hours @ $60.99/hour ..... $ 9,758.40
- Supervisor – 5 shifts @ 8 hours per shift = 40 hours x 1 supervisor = 40 hours
  40 hours @ $65.59/hour ..... $ 2,623.60
- Materials ..... $ 4,000.00
- Disposal – ACM – Two (2) 40-yard dumpsters @ $1,200/each..... $ 2,400.00

Sub-total: $21,282.00
21% Overhead and Profit: $4,469.22
Total CCE: $25,751.22

EXHIBIT 'C'

Should you have any questions or require additional information, please the undersigned at your convenience.

Respectfully Submitted:
ENVIRONMENTAL CONNECTION, INC.



Roland C. Jones, CIH
Vice President

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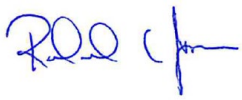


Roland C. Jones, CIH
Vice President

EXHIBIT 'C'

APPENDIX “F”

ASCE-7 Wind Speed Assessment Report

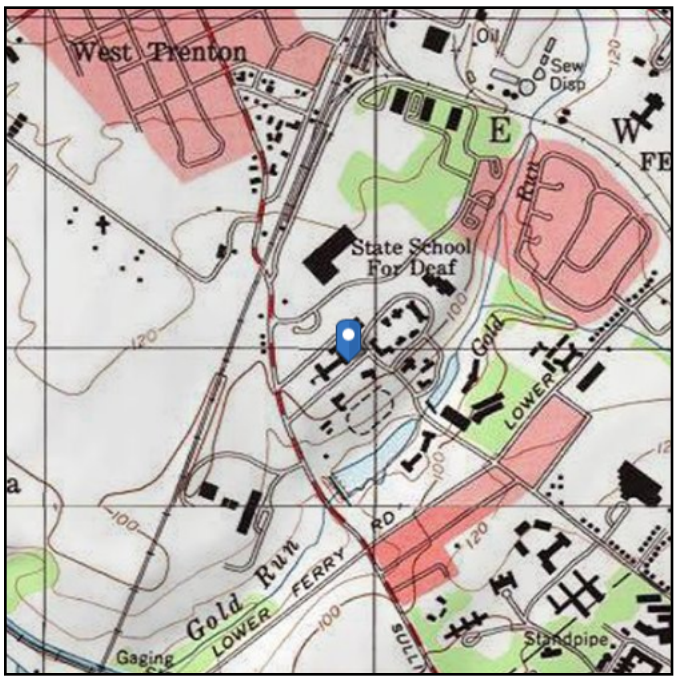
EXHIBIT 'C'

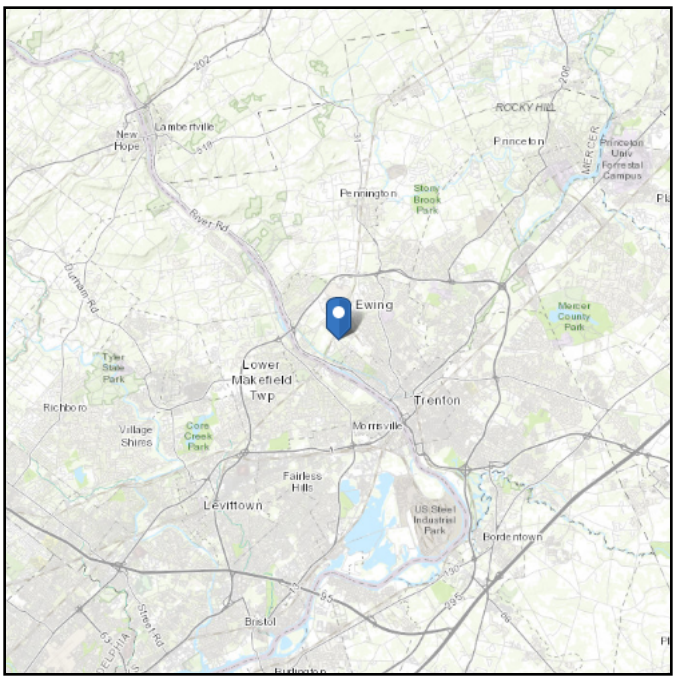
ASCE 7 Hazards Report

Address:
Marie H Katzenbach State School for the Deaf - Township of Ewing
,

Standard: ASCE/SEI 7-22
Risk Category: III
Soil Class: Default

Latitude: 40.2539
Longitude: -74.81283
Elevation: 102.71 ft (NAVD 88)





Wind

Results:

Wind Speed	124 Vmph
10-year MRI	75 Vmph
25-year MRI	84 Vmph
50-year MRI	90 Vmph
100-year MRI	95 Vmph
300-year MRI	105 Vmph
700-year MRI	114 Vmph
1,700-year MRI	124 Vmph
3,000-year MRI	128 Vmph
10,000-year MRI	139 Vmph
100,000-year MRI	160 Vmph
1,000,000-year MRI	186 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-1C and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Thu Feb 23 2023

EXHIBIT 'C'

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 3% probability of exceedance in 50 years (annual exceedance probability = 0.000588, MRI = 1,700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2.

EXHIBIT 'C'

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

EXHIBIT 'C'

This is a beta release of the new ATC Hazards by Location website. Please contact us with feedback.

The ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Hazards by Location

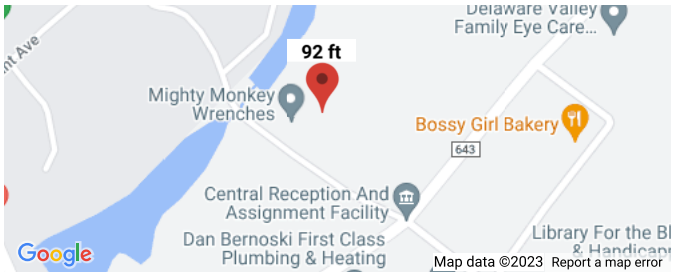
Search Information

Coordinates: 40.25242202744832, -74.80887105949402

Elevation: 92 ft

Timestamp: 2023-02-23T21:40:48.608Z

Hazard Type: Wind



ASCE 7-16

MRI 10-Year	75 mph
MRI 25-Year	82 mph
MRI 50-Year	88 mph
MRI 100-Year	95 mph
Risk Category I	105 mph
Risk Category II	112 mph
Risk Category III	123 mph
Risk Category IV	126 mph

ASCE 7-10

MRI 10-Year	76 mph
MRI 25-Year	84 mph
MRI 50-Year	90 mph
MRI 100-Year	96 mph
Risk Category I	105 mph
Risk Category II	115 mph
Risk Category III-IV	120 mph

ASCE 7-05

ASCE 7-05 Wind Speed	92 mph

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

Hazard loads are interpolated from data provided in ASCE 7 and rounded up to the nearest whole integer. Per ASCE 7, islands and coastal areas outside the last contour should use the last wind speed contour of the coastal area – in some cases, this website will extrapolate past the last wind speed contour and therefore, provide a wind speed that is slightly higher. NOTE: For queries near wind-borne debris region boundaries, the resulting determination is sensitive to rounding which may affect whether or not it is considered to be within a wind-borne debris region.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

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EXHIBIT 'C'

APPENDIX “G”

Existing Conditions Photographs

EXHIBIT 'C'

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