

SCOPE OF WORK

Facility Condition Assessment

New Jersey Department of Transportation
Various Locations

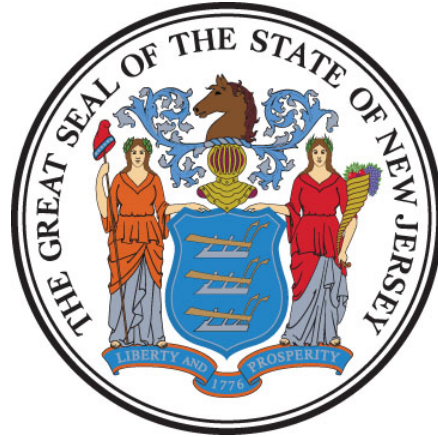
Project No. T0638-00

STATE OF NEW JERSEY

Honorable Philip D. Murphy, Governor
Honorable Sheila Y. Oliver, Lt. Governor

DEPARTMENT OF THE TREASURY

Elizabeth Maher Muoio, Treasurer



DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

Christopher Chianese, Director

Date: March 15, 2021

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I. OBJECTIVE

The objective of this project is to develop and implement a Facility Condition Assessment and Inspection Program for the New Jersey Department of Transportation's (DOT) maintenance facilities that are located throughout the state. This Program shall consist of conducting a comprehensive and detailed building inventory, inspection and condition assessment and developing a capital renewal analysis and reporting process that will assist the DOT in the strategic management and capital investment planning decisions pertaining to all of its building assets. The Program shall address a range of asset management issues affecting the remaining functional service life of the DOT maintenance facilities, including capital investment planning for the scheduled replacement of antiquated facilities and preventative maintenance required to keep facilities functional throughout the duration of the Program.

II. CONSULTANT QUALIFICATIONS

A. CONSULTANT & SUB-CONSULTANT PRE-QUALIFICATIONS

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

- **P001 Architecture**

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

- **P002 Electrical Engineering**
- **P003 HVAC Engineering**
- **P004 Plumbing Engineering**
- **P007 Structural Engineering**
- **P010 Fire Protection Engineering**
- **P025 Estimating / Cost Analysis**
- **P028 Roofing Inspection**
- **P037 Asbestos Management & Design**
- **P065 Lead Paint Evaluation / Inspection**

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).

The consultant shall demonstrate that they have experience in the preparation of Facility Condition Assessment Studies that are similar in size and scope to that described in this document. A description of at least three (3) similar projects completed by their firm shall accompany their technical proposal for evaluation by the Consultant Selection Committee.

III. PROJECT BUDGET

A. PROJECT COSTS

The Consultant shall determine the construction cost estimate (CCE) and current working estimate (CWE) for each recommended facility improvement. Project cost items shall include, but not be limited to: construction costs, Consultant design and construction administration fees, Roof Monitor fees, Construction Management Firm (CMF) fees (if recommended), testing costs, affirmative action, DPMC management fees, contingencies, permits, allowances, and escalation factors for the anticipated construction year of the recommended facility improvement.

B. PROFESSIONAL COST ESTIMATOR

The Consultant or Sub-Consultant developing the cost estimates must be pre-qualified with DPMC in the P025 Estimating/Cost Analysis Professional Discipline and demonstrate that they have experience in the preparation of cost estimates for Facility Condition Assessments that are similar in size and scope to that described in this document. A description of at least three (3) similar projects completed by their firm shall accompany the technical proposal for evaluation by the Consultant Selection Committee.

All cost estimates shall be adjusted for regional location, site factors, construction phasing, and building use group, location of work within the building, temporary swing space, security issues, and inflation factors based on the year in which the work is to be performed.

All cost estimates must be submitted on a DPMC-38 Project Cost Analysis form for each recommended facility improvement along with a detailed construction cost analysis in CSI format for all appropriate divisions and sub-divisions.

C. CONSULTANT'S FEES

The construction cost estimate for this project **shall not** be used as a basis for the Consultant's 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 FACILITY CONDITION ASSESSMENT SCHEDULE

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

PROJECT PHASE	ESTIMATED DURATION (Calendar Days)
1. Site Access Approvals & Schedule Kick-off Meeting	14
2. Facility Condition Assessment Phase	270
• <i>Project Team & DPMC Plan/Code Unit Review & Comment</i>	14
3. Reporting Phase - 50% Completion	60
• <i>Project Team & DPMC Plan/Code Unit Review & Comment</i>	14
4. Reporting Phase - 90% Completion	42
• <i>Project Team & DPMC Plan/Code Unit Review & Comment</i>	14
5. Final Reporting Phase - 100% Completion	14
• <i>Project Team & DPMC Plan/Code Unit Review & Approval</i>	14
6. Close-Out Phase	14
TOTAL	470

The Consultant shall submit a preliminary set of deliverables for at least one facility for review and comment prior to preparing and submitting all deliverables for all properties. This will reduce the number of revisions and corrections necessary throughout the project.

For scheduling purposes, a two (2) week period has been allotted for the review of each submission by the Project Team, after which a meeting will be convened to discuss all comments with the Consultant. However, any delays caused by the Project Team's review process shall not be sufficient reason for additional compensation to the Consultant.

It is specifically noted herein that the document review process by the Project Team or its representatives is intended to be a review of the documents in a general manner. Submission reviews and comments by the Project Team or its representatives shall not be construed as a comprehensive review or detailed checking of the Consultant's work. It remains the Consultant's professional responsibility to prepare the documents in accordance with proper engineering criteria

and sound professional engineering judgment. The Consultant is completely responsible for all documents they and their Sub-Consultants prepare and it remains the Consultant's responsibility to ensure the integrity of the analysis and their work.

B. CONSULTANT'S PROPOSED FACILITY CONDITION ASSESSMENT SCHEDULE

The Consultant shall submit a Facility Condition Assessment schedule with their technical proposal that is similar in format and detail to the schedule depicted in **Exhibit 'A'**. The bar chart schedule developed by the Consultant shall reflect their recommended project phases, phase activities and respective activity durations.

The schedule shall include all tasks. Tasks exceeding 30 calendar days in duration must be divided into subtasks so that no task exceeds 30 calendar days in duration. The schedule shall also identify all dependencies and milestone events. This schedule will be considered as a baseline (target) schedule for this project.

A written narrative shall also be included with the technical proposal explaining the Facility Condition Assessment schedule that is 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.

C. CONSULTANT FACILITY ASSESSMENT SCHEDULE

The Consultant shall update the schedule that was submitted and approved in their technical proposal using the date of the Notice to Proceed as a starting point. This schedule shall be submitted in both paper format and in an electronic format compatible with Microsoft Project at the Kick-off Meeting.

This schedule will be binding for the Consultant's activities and will include the start and completion dates for each activity. The Consultant and Project Team members shall use this schedule to manage this project, reduce delays and overcome difficulties to ensure that all activities are performed in an efficient, coordinated and expeditious manner in accordance with the approved schedule.

It is expected that progress on this project will adhere to the Consultant's approved project schedule. Monthly progress reports shall be provided and shall include schedule updates. If delays are encountered for any reason, the Consultant will be required to develop a recovery plan and schedule to compensate for the delay.

V. PROJECT SITE LOCATION & TEAM MEMBERS

A. PROJECT SITE ADDRESS

See **Exhibit ‘B’** for an itemized list of the maintenance facilities and their addresses and **Exhibit ‘C’** for the location of the maintenance facilities on the NJDOT Regional Facilities Map.

B. PROJECT TEAM MEMBER DIRECTORY

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

1. DPMC Representative:

Name: Ed Hedger, Project Manager
Address: Division Property Management & Construction
20 West State Street, 3rd Floor
Trenton, NJ 08608-1206
Phone No: (609)-984-6238
E-Mail No: Edwin.Hedger@treas.nj.gov

2. NJ Department of Transportation:

Name: Michael DeAngelo, Manager
Address: Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625
Phone No: (609) 963-2164
E-Mail No: Mike.DeAngelo@dot.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

The New Jersey Department of Transportation’s (DOT) Facility Capital Improvement Plan is comprised of a variety of projects designed to improve our building infrastructure and physical plant as well as continuously improve the overall health, safety and welfare of our workers and the general public who utilize or visit the various facilities that are owned and operated by the DOT.

This project will accomplish that goal by providing a Facility Condition Assessment that will identify the existing conditions of each building and a Facility Capital Improvement Plan that will describe in great detail the costs and improvements required to bring the buildings to current life safety, health, code compliance, environmental and energy standards over the next 5, 10, 15 and 20 year intervals.

Items to address for the 20 year interval shall include, but not be limited to, roofing systems, curtain walls, carpeting, floor tile, painting, lighting, windows, fire protection and detection systems, security systems and utilities such as electrical and emergency power systems, HVAC, sanitary, steam, water and gas distribution systems, as applicable. Municipal water and sanitary sewer systems shall be researched for those facilities that rely on well water and/or septic sanitary systems and if available, cost estimates shall be included for the infrastructure improvements that will be required to make the connections to those systems.

B. FUNCTIONAL DESCRIPTION OF THE SITES

The Department’s statewide building infrastructure system consists of the Main Headquarters Complex in Ewing Township that consists of 40 buildings spread out over 69 acres. There is also Regional Headquarters Complexes in Mt. Arlington and Cherry Hill as well as 67 maintenance yards, 9 winter yards that are used to store road deicing salt and are utilized during winter storm operations, 1 yard that provides fuel only, 4 State Police truck weigh stations, 2 rest areas and 2 airport facilities that are located throughout the state. This equates to more than 386 main buildings consisting of over 2.7 million square feet of building infrastructure and its associated physical plant.

VII. CONSULTANT RESPONSIBILITIES

A. GENERAL INFORMATION

This section of the Scope of Work is intended as a guide for the Consultant to understand the overall basic requirements of the project and is not intended to identify each specific component of the facility condition assessment. It will be the Consultant's responsibility to provide all of the required detail necessary to complete a comprehensive assessment study that will provide a context that will allow decisions to be made when resource improvements are required based on the Client Agency needs or other factors.

The consultant must be familiar with and knowledgeable of all aspects of the anticipated services and have a thorough understanding of the project requirements, including all applicable codes and regulations.

The Consultant shall ensure that all of the requirements identified in this section of the scope of work are addressed and included in the final Facility Condition Assessment Study where appropriate.

B. PRE-STUDY CONFERENCE MEETING

Prior to the start of the Facility Condition Assessment Study, the Consultant shall meet with the members of the Project Team at the Kick-off Meeting to coordinate the following items:

1. Project Directory:

Develop a project directory that identifies the name and phone number of key designated representatives at each facility who may be contacted during the project duration.

2. Site Access:

Develop procedures to access each project site and provide the names and phone numbers of approved escorts when needed. All facility site visits shall be coordinated and pre-approved by the Project Team members prior to the visit throughout the course of this project. Obtain copies of special security and policy procedures that must be followed during all survey work conducted at the facilities.

3. Existing Documentation:

Obtain and review all project background materials (design documents, reports, studies, equipment manuals, etc.) that are related to this project. Project background material, including a similar study by the RBA Group from 1996, in the possession of the DOT will be available for review

from 9:00 a.m. to 4:00 p.m., Monday through Friday, at our Headquarters Building in Ewing Township, Mercer County. Viewing of these documents will be by appointment only. A sample facility report entitled “*Resurvey of Existing Conditions Code & ADA Recommendations*” from the RBA 1996 study is shown in **Exhibit ‘D’** for the DOT Sandhill site.

In addition, the Division of Property Management and Construction will provide plans and drawings from past projects for DOT facilities on a thumb or flash drive to short listed Consultants.

It shall be the Consultant’s responsibility to become familiar with the contents of the documents and verify the accuracy of the information provided including the history of changes if appropriate.

Consultants are advised that these materials are for REVIEW only. Consultants are not permitted, nor will have access to, or will be allowed to use the copy machines for any reproduction of reference materials made available by the DOT.

Any drawings provided by DPMC or the Client Agency are for informational purposes only and must be field verified by the Consultant prior to use.

4. Scope of Work:

Review the Facility Condition Assessment Study requirements contained in this document with the Project Team members to ensure that all parties agree with the scope of the work.

5. Project Schedule:

Review and update the project Facility Condition Assessment Study schedule with the Project Team members to ensure that it conforms to the schedule that was submitted and approved in the technical proposal using the date of the Notice to Proceed as a starting point.

C. DATA GATHERING & INTERVIEWS

The Consultant shall meet with the Project Team Members and representatives of the DOT to schedule the site visits and approve the procedures necessary to assess the sites, building utilities, mechanical equipment, exterior & interior finishes, and interview each building manager.

Surveys, measurements, photographs and other data collection methods shall be performed in such a way to minimize disruption to the building occupants and operation of the facility. A structured process shall be developed that will document the condition of each facility component assessed.

During the course of inspection, should an immediate life-threatening or health and safety situation be identified, the inspector shall notify the DPMC Project Manager immediately, and if not possible, then not more than one hour after discovery.

D. GENERAL BUILDING CONSTRUCTION INFORMATION

Each building at each facility identified in **Exhibit 'B'** shall be inspected and all components shall be rated for physical condition, life expectancy, and renovation or replacement requirements, and expansion needs. Based on these findings, the Consultant shall recommend the improvements for each building and a table shall be prepared that will itemize them by priority based on life safety, health, code compliance, environmental and energy issues.

All recommended improvements shall have associated costs. The costs shall be all inclusive and shall include, but not be limited to: construction costs, Consultant design and construction administration fees, Roof Monitor fees, Construction Management Firm (CMF) fees (if recommended), testing costs, affirmative action, DPMC management fees, contingencies, permits, allowances, and escalation factors for the anticipated construction year of the recommended facility improvement.

The evaluation of each building shall include, but not be limited to the following:

1. Location:

Identify the building location including the official mailing address used by the US Postal Service, the Lot and Block number(s) and the lot size as well as the location of the structure on a site location map for reference. See **Exhibit 'B'** for an itemized list of the maintenance facilities and their addresses and **Exhibit 'C'** for the location of the maintenance facilities on the NJDOT Regional Facilities Map.

2. Building Photographs & Floor Plans:

Provide colored photographs that reveal each exterior side of the building, the condition of the roof as well as any and all other items being evaluated that are relevant and can help substantiate the assessment. Include reduced scale drawings of each floor of the building. The reduced scale drawings of the buildings may be similar to the fire plan exit drawings located on each floor of the buildings. The drawings shall have an appropriate scale to be presented in an 8 1/2 x 11 booklet (11 x 17 folded out). The building perimeter footprint and interior room sizes shall be dimensioned.

3. Building Description:

Provide a description of the building including: use group, construction classification type, and current building occupancy vs. design capacity, leased/owned, architectural characteristics, number of stories, gross area in square feet and for each floor, date of construction, and estimated useful life.

4. Building Exterior General Construction:

Provide a description and condition of the building exterior elements including: type of construction, type of building materials, number of service and pedestrian entrances, location and capacity of loading docks, rooftop mechanical rooms, etc.

Identify all building repairs that are not required by the UCC but are necessary to achieve the objective of no "major maintenance" for the next twenty years including, but not limited to: structural systems, foundations, water infiltration problems, exterior walls and finishes, masonry, pointing, caulking, roofing system and life expectancy, roof square footage, gutters, leaders, scuppers, interior roof drains, windows and door types, ADA handicap accessibility, etc. Some roof surveys shall include an infrared roof scan where major deterioration is present or where the existing roof is assumed to exceed its useful life. Roof cuts will not be necessary. Structural review shall be basic to detect major failures of building structure & envelope.

5. Building Interior General Construction:

Provide a description and condition of the building interior elements including, but not limited to, carpeting, floor tile, paint, storage space and handicapped accessibility. Evaluate each building as to the Use Group, construction classification, and their conformance to current codes, life safety and health standards. Survey the building attic spaces, crawl spaces, and other similar areas to determine the 'R' values of the insulation and the square footage to be replaced with energy efficient material. Based on this information, provide a list of recommended upgrades and their associated costs.

E. EXISTING CONDITIONS & RECOMMENDATIONS

A thorough review of available record documents, including building inventory files, databases, construction documents, studies, past inspection reports, and building maintenance equipment records, etc. shall be completed for the purpose of compiling existing building information into a standard building assessment management program database.

Provide a description and condition of the existing building utilities and operational systems including the age, capacities, nameplate data, etc. Recommend upgrades for each utility and operational system described below and prepare a table that will list them by priority based on life safety, health, code compliance, environmental and energy issues. All recommended upgrades shall have associated costs. The costs shall be all inclusive and shall include construction costs, A/E fees, DPMC fees, contingencies, allowances, permit fees, and escalation factors. The utilities and related systems shall include, but not be limited to the following:

1. Lighting:

Identify each type of lighting fixture for each building to determine if they should be upgraded to energy efficient units. Provide a unit price for each type of new fixture recommended.

2. Windows:

Identify the types of windows in each building to determine if they should be upgraded to energy efficient thermal insulated units. Provide a unit price for each type of new window recommended.

3. Fire Protection Systems:

Survey each building to identify the age, condition, and manufacturer of the fire protection systems and related components serving that building including, but not limited to, sprinklers, fire alarm detection systems, emergency lighting, strobe and horn annunciation units, fire alarm tie-in to local department, exit signage, fire rated construction materials, fire extinguishers, fire escapes and second means of egress. Based on the age and condition of the systems, make recommendations for upgrades include related costs.

4. Plumbing Systems:

Survey the building shower heads, lavatories, bathrooms, laboratories and other areas utilizing domestic water and determine the number and type of units that shall be converted to flow restrictors and sensor operated flushometers.

Survey the piping systems throughout the building to determine if they should be insulated or have the insulation 'R' values increased for potential energy savings. Provide a unit price per linear foot of each new pipe insulation size recommended. The actual lengths of pipe insulation to be replaced are not required for each building.

5. Heating Ventilation and Air Conditioning Systems:

Describe the type, age and manufacturer of the heating/cooling systems and controls used for each building, the fuel source and type, equipment location, air handler intake locations, age, capacities and nameplate data. Identify the condition of the associated ventilation system components such as exhaust fans, preheat coils, dampers, ductwork, registers, etc. Check air flow at spot locations to verify against building management history reports and information on past system performance.

Identify the types of temperature control systems used in each building to determine if they should be upgraded to systems that will provide potential energy savings. Provide a unit price for each type of new temperature control system recommended.

6. Electrical Systems:

Identify the name of the electric service provider as well as the existing conditions and capacity of the primary and secondary electric service to the facility. List all the electric service equipment and age and coordinate this information with the building survey data. Identify the existing capacity of the service equipment, transformers, switchgear, main disconnect, service feeders, circuit breakers, distribution panels, and evaluate the capacity for expansion considering present peak loads and future demand requirements. Review the existing electric system for code compliance and identify upgrades with related costs.

The DPMC Project Manager will make arrangements to provide staff to access all electrical panels, closets, rooms, and any other area that is required for the Electric Service Survey.

Describe the existing electric distribution system and provide a schematic drawing showing the high voltage, low voltage, and service cable distribution at the site, electric manholes, utility company poles, campus pole lighting, transformer locations and service tunnels. Identify underground duct bank primary and secondary systems with available spares, substations with KVA ratings, and cable and transformer schedules.

Survey each building to identify the age, condition and manufacturer of the emergency back-up power equipment and related components serving that building. Based on the age and condition of the emergency power systems, make recommendations for upgrades and include related costs. For those facilities that do not have an emergency back-up power system or an emergency back-up power system that cannot handle the load of the entire facility, make recommendations for the replacement or installation of new emergency back-up power equipment and the related costs. Because the DOT is considered a first responder to emergency and weather related events, the goal here is to have the capability to run all of our facilities on an emergency back-up power system in the event of a utility system failure by the electric service provider.

7. Gas Distribution Systems:

Identify the name of the gas supplier and type, the distribution system location and pipe size, the offsite supply line location, the supply quantity and pressure available. Identify if there are opportunities for dual or tri-burn systems and costs with payback savings to convert the building to gas.

8. Water Distribution Systems:

Describe the existing fire and domestic water service and distribution system. Identify line sizes, flows and pressures and evaluate the system for current and future demand and usage. Current and future usage requirements should take into account the operational needs and equipment that is used at each facility (i.e. brine making equipment, street sweepers, etc.). Provide a schematic drawing identifying the line location, size and material type. Locate all wells, pumps, flow meters, valves, storage tanks, water towers, manholes, and fire hydrants on the drawing. Identify the capacity of the existing equipment and based on future water demand requirements, identify the capacity for expansion. Identify the age of the existing water system components, their anticipated life expectancy and future replacement costs.

9. Steam Distribution Systems:

Identify the existing capacity and condition of the boiler plant (if applicable). List the equipment and their age, assess the condition of the equipment and piping system. Evaluate the capacity for expansion of the equipment considering peak loads and future use. Visually identify the presence of asbestos, the condition and the amount, and corrective and/or containment strategies. Based on this survey, make recommendations and identify related costs to improve the steam equipment or have it replaced with an alternate heating source.

Identify the location of the steam and condensate distribution lines and manholes, the size of the lines and the age and condition of the lines, the age and condition of the pipe insulation, valves, expansion loops, etc. All steam and condensate lines must be observed for leaks and must be assessed for their useful life. Visually identify the presence of asbestos, the condition and amount, and corrective and/or containment strategies.

10. Sanitary Systems:

Describe the existing sanitary distribution system and provide a schematic drawing identifying the line locations, size, age, material types, and manhole locations. Describe the means of disposal, on site treatment plant, connections to the Sewage Authority and their name, or other type of sewage disposal systems. If the sanitary system discharges to a septic tank and/or leach field, evaluate whether a municipal system is available nearby to service the facility and the costs associated with making the connection to that system.

11. Storm Drainage Systems:

Describe the existing storm drainage system and provide a schematic drawing identifying the line locations, size, age, material types, manholes and catch basin locations. Identify the existing system and components for their useful life including costs for replacement. Identify the capacity of the existing system and based on future demands, identify the capacity for future expansion.

Identify any water infiltration into the system and costs to remediate. Identify any storm drains that are connected to the sanitary lines so they may be disconnected in the future.

12. Security Systems:

Describe the existing security systems including guard and control stations, interior and exterior door locks, interior and exterior lighting including locations and illumination levels, electronic access systems, physical surveillance, security cameras and monitoring stations, intrusion detection systems, physical barriers, turnstiles, communication systems including intercoms, telephones and computers. Identify the existing system for their useful life and their capacity for future expansion.

13. Communication Systems:

Describe the communication network for both internal and external linkages. Identify how the existing and future data processing lines are routed. Identify protocol on communication between control centers for master control. Identify emergency communication links for fire, police, life safety, medical, and security systems. Recommend system upgrades for each major category considering fiber optics and other alternative solutions with associated costs.

14. Energy Management Systems:

Identify and evaluate each building Energy Management System (EMS) and related components including, but not limited to: all supporting hardware, computers, printers, consoles, controlled devices, and programmed software. Make recommendations for new EMS systems if none are provided or do not meet current technology standards.

15. Vertical Transportation Systems:

Identify and evaluate all vertical transportation systems such as elevators, escalators, material lifts, wheelchair lifts, stairway chair lifts, and dock levelers for their useful life, their capacity for future expansion, and costs for replacements or upgrades.

16. Utility System Schematic Drawings:

Provide a schematic drawing for each building utility system identifying the tie-in location at the main supply line, the utility line run to the building including any lateral lines if appropriate, the entrance point at the building, and all line sizes.

F. FACILITY CONDITION ASSESSMENT STUDY

The Facility Assessment Study shall be a compilation of all the information requested in this Scope of Work and identified in Section XI of this document entitled "Contract Deliverables". It is suggested that the document be divided into the following sections:

- Executive Summary
- Purpose, Limitations and Process
- Existing Conditions & Recommendations
 - General Construction
 - Lighting
 - Windows
 - Fire Protections Systems
 - Plumbing Systems
 - Heating, Ventilation and Air Conditioning Systems
 - Electrical Systems
 - Fire Alarm and Security Systems
 - Gas Distribution Systems
 - Water Distribution Systems
 - Steam Distribution Systems
 - Sanitary Systems
 - Storm Drainage Systems
 - Security Systems
 - Communication Systems
 - Energy Management Systems
 - Vertical Transportation Systems
- Facility Capital Improvement Plan
 - Recommendations
 - Construction and Project Budget Estimates
 - Construction Bar Charts
- Exhibits & Addendums
 - Site Location Maps
 - Photographs
 - Floor Plans
 - Utility System Schematic Drawings

The document shall contain a narrative of the surveys, inspections, and investigations conducted for each item listed. Recommendations to replace, repair and/or upgrade each building component shall be described and prioritized based on life safety, health, code compliance, environmental and energy issues. All recommendations shall include estimates of costs. All floor plan drawings, surveys, utility schematics and colored photographs related to the buildings and their components shall be included for reference. All survey data, interviews, field notes, cost savings calculations, review comments, etc. shall be included in the Facility Condition Assessment Study as an addendum.

The Consultant shall make an oral presentation of the Facility Condition Assessment Study to the Project Team members at the 50% and 90% completion and an Executive Presentation at the 100% completion of the study. All Facility Condition Assessment Study evaluations and recommendations and the Facility Capital Improvement Plan shall be discussed in detail at each oral presentation.

G. FACILITY CAPITAL IMPROVEMENT PLAN

Based on the information gathered in the Facility Condition Assessment Study, the Consultant shall prepare a Facility Capital Improvement Plan that quantifies the need for capital asset preservation and improvements to the DOT's buildings identified in **Exhibit 'B'**. The document shall include the basic operational and financial justification for implementing the asset preservation and improvements for each project.

Priorities shall be established to implement this program over five (5), ten (10), fifteen (15) and twenty (20) year intervals. This information and cost data will be used as an instrument by the DOT to make decisions on facility planning and yearly capital appropriation requests.

H. MEETINGS & PRESENTATIONS

1. Meetings:

Conduct the appropriate number of review meetings with the Project Team members during each 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 to meet the project objectives. Special considerations shall also be addressed such as: Contractor site access limitations, schedule requirements, security restrictions, etc.

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

Record the minutes of each meeting and distribute within **five (5) calendar days** to all attendees and those persons specified to be on the distribution list by the Project Manager.

2. Presentations:

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

Facility Condition Assessment Phase

- One (1) oral presentation at phase completion.

Reporting Phase - 50% Completion

- One (1) oral presentation at phase completion.

Reporting Phase - 90% Completion

- One (1) oral presentation at phase completion.

Reporting Phase - 100% Completion

- One (1) oral presentation at phase completion.

VIII. PERMITS & APPROVALS

A. REGULATORY AGENCY PERMITS & APPROVALS

Identify all State and Federal Regulatory Agency approvals and permits that will govern and affect the work proposed in the Facility Assessment Study. An itemized list of these approvals and permits shall be included for each facility and the total amount of the application fees should be included as part of the CWE.

IX. GENERAL REQUIREMENTS

A. SCOPE CHANGES

The Consultant must request any changes to this Scope of Work in writing. An approved DPMC 9c Consultant Amendment Request form reflecting authorized scope changes must be received by the Consultant prior to undertaking any additional work. The DPMC 9c form must be approved and signed by the Director of DPMC and written authorization issued from the Project Manager prior to any work being performed by the Consultant. Any work performed without the executed DPMC 9c form is done at the Consultant's own financial risk.

B. ENERGY INCENTIVE PROGRAM

The Consultant shall review the programs described on the "New Jersey's Clean Energy Program" website at: <http://www.njcleanenergy.com> to determine if any proposed upgrades to the mechanical and/or electrical equipment and systems for this project qualify for "New Jersey

PROJECT NAME: Facility Condition Assessment
PROJECT LOCATION: NJDOT Various Locations
PROJECT NO: T0638-00
DATE: March 15, 2021

Clean Energy Program” rebates and incentives such as SmartStart, Pay4Performance, Direct Install or any other incentives.

The Consultant shall be responsible to complete the appropriate registration forms and applications, provide any applicable worksheets, manufacturer’s specification sheets, calculations, attend meetings, and participate in all activities with designated representatives of the programs and utility companies to obtain the entitled financial incentives and rebates for this project. All costs associated with this work shall be estimated by the Consultant and the amount included in the base bid of their fee proposal.

PROJECT NAME: Facility Condition Assessment
PROJECT LOCATION: NJDOT Various Locations
PROJECT NO: T0638-00
DATE: March 15, 2021

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 criteria and schedule described in this project Scope of Work and verifies that the work will not conflict with the existing or future construction activities of other projects at the site.

SOW PREPARED BY: James W. Wright 3 /15/2021
JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Michael De Angelo 03/16/21
MICHAEL DEANGELO, MANAGER DATE
DEPARTMENT OF TRANSPORTATION

Ed Hedger 3/23/21
SOW APPROVED BY: _____ DATE
ED HEDGER, PROJECT MANAGER
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Richard S. Flodmand 3/23/21
RICHARD FLODMAND, DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

XI. CONTRACT DELIVERABLES

The following is a listing of 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," Volumes I and II, 2nd Edition, dated January, 1991 to obtain a more detailed description of the deliverables required for each item listed below.

The numbering system used in this "Contract Deliverables" section of the scope of work corresponds to the numbering system used in the "Procedures for Architects and Engineers" manual and some may have been deleted if they do not apply to this project.

The following is a listing of Contract Deliverables that are required at the completion of each phase of this project.

FACILITY CONDITION ASSESSMENT

Executive Summary

Purpose, Limitations and Process

Existing Conditions & Recommendations

- General Construction

- Lighting

- Windows

- Fire Protections Systems

- Plumbing Systems

- Heating, Ventilation and Air Conditioning Systems

- Electrical Systems

- Fire Alarm and Security Systems

- Gas Distribution Systems

- Water Distribution Systems

- Steam Distribution Systems

- Sanitary Systems

- Storm Drainage Systems

- Security Systems

- Communication Systems

- Energy Management Systems

- Vertical Transportation Systems

Capital Improvement Plan

- Recommendations

- Construction and Project Budget Estimates

- Construction Bar Charts

Exhibits & Addendums

- Site Location Maps

- Photographs

- Floor Plans

Utility System Schematic Drawings

SUBMISSIONS, COPIES AND PRESENTATIONS

Submissions @ 50%, 90% & 100% Completion (10 Copies)
Oral Presentations @ 50 % & 90% Completion (10 Copies)
Oral Executive Presentation @ 100% Completion (10 Copies)
Final Facility Condition Assessment Document Submission (20 Copies)
Copy of Electronic Data

CAPITAL IMPROVEMENT PLAN

Final Capital Improvement Plan Document (10 Copies each Presentation, 20 Copies Final Document)

PROJECT CLOSE-OUT PHASE

11.1 Responsibilities: Plan, Schedule and Execute Close-Out Activities

11.2 Commencement: Initiate Close-Out w/DPMC 20A Project Close-Out Form

11.5 Determination of Substantial Completion

11.7 Initiation of Final Contract Acceptance Process

11.8 Submission of Close-Out Documentation

11.9 Final Payment

11.9.2 A/E Invoice and Close-Out Forms for Final Payment

11.10 Final Performance Evaluation of the A/E

11.12 Submission Forms

Figure 11.2 Project Close-Out Documentation List DPMC 20A
Figure 11.3-a Certificate of Substantial Completion DPMC 20D
Figure 11.3-b Final Acceptance of Consultant Contract DPMC 20C
Figure 11.5 Request for Contract Transition Close-Out DPMC 20X
Figure 11.7 Final Contract Acceptance Form DPMC 20
Figure 11.8.3-a Final Cost Analysis
Figure 11.8.3-b Insurance Transfer Form DPMC 25
Figure 11.8.4 Submission Checklist

PROJECT NAME: Facility Condition Assessment
PROJECT LOCATION: NJDOT Various Locations
PROJECT NO: T0638-00
DATE: March 15, 2021

XII. EXHIBITS

The attached exhibits in this section will include a sample project schedule, and any supporting documentation to assist the Consultant in the project such as maps, drawings, photographs, floor plans, studies, reports, etc.

END OF SCOPE OF WORK

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.

<u>CODE</u>	<u>DESCRIPTION</u>	<u>REPORTS TO ASSOCIATE DIRECTOR OF:</u>
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	Weeks
<PROJ>			
Design			
CV3001	Schedule/Conduct Pre-design/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 Submittal for Constructability	OCS	

Sheet 1 of 3

Bureau of Design & Construction Services
Routine Project

Exhibit "A"

DBCA - TEST

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

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Activity ID	Description	Respn	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	

DBCA - TEST

Sheet 3 of 3

Bureau of Design & Construction Services
Routine Project

Exhibit 'A'

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

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**DOT FACILITIES
REGION NORTH**

EXHIBIT "B"

County	Facility Name	Mailing Address		Zip Code	Status/Special Use	No. of Main Buildings
Bergen	East Rutherford	Route 3, MP 7.6 @ Meadowlands		East Rutherford 07073	Winter Yard	1
	Elmwood Park	670 River Drive		Elmwood Park 07407	Transportation Systems Mgt.	2
	Franklin Lakes	I-287 SB M.P. 61.2		Franklin Lakes 07417	Winter Yard	2
	Lodi	1 Gregg Street		Lodi 07644	Vehicle Repair Garage	5
	Lodi Buildings & Grounds	42 Route 46 East		Lodi Borough 07644	Buildings & Grounds	2
	Ramsey	15 Arrow Road		Ramsey 07446-1204		1
	Ridgewood	541 Franklin Turnpike		Ridgewood 07457	Winter Yard	2
Essex	Newark	602 Route 1 & 9 S @ Marriott		Newark 07114	Vehicle Repair Garage	5
	West Orange	1255 Pleasant Valley Way		West Orange 07052		4
Hudson	Jersey City	401 Route 1 & 9 South Truck		Jersey City 07306		2
Morris	Hanover	211 Eden Lane		Whippany 07981		7
	Mt. Arlington Headquarters	200 Stierli Court		Mt. Arlington 07856-1322		2
	Netcong	90 Route 183 NB		Netcong 07857	Vehicle Repair Garage	7
	Riverdale	1 Riverdale Road W @ Route 23		Riverdale 07457		4
	Rockaway	200 Route 15 South		Wharton 07885		8
Passaic	Clifton	1101 Bloomfield Avenue		Clifton 07012	Fuel Only	1
	Greenwood Lake Airport	126 Airport Road		West Milford 7480	Airport	2
	Paterson	1 McLean Boulevard		Paterson 07522-1860		2
	Totowa	300 Minnisink Road		Totowa 07512		6
Sussex	Branchville	349 Route 206		Branchville 07826-4229		4
	High Point	Route 23 M.P. 48.1		Wantage 07461	Winter Yard	3
	Lafayette	38 Route 94		Lafayette 07848	Vehicle Repair Garage	3
	Stanhope	89 Route 206		Stanhope 07874-2428		1
Union	Elizabeth	902 - 940 North Avenue East		Elizabeth 07201-2104		5
	Mountainside	Route 22 Center Median @ MP 50.5		Mountainside 07092	Winter Yard	2
	Springfield / Summit	46 Springfield Ave. @ Route 24 NB		Summit 07901-4008		4
Warren	Columbia	21 Simpson Road		Columbia 07832-2501		5
	Hackettstown	118 Route 46		Hackettstown 07840	Vacant Yard	6
	Knowlton Rest Area	Route 80 E, M.P. 7.2		Columbia 07832-2307		6
	Knowlton Weigh Station	Route 80 E, M.P. 2.3		Knowlton 07832	State Police Weigh Station	2
	Washington Port Colden	560A Route 57		Port Murray 07865-4327		4
	Yellow Frame	874 Route 94		Blairstown 07825		5

22	Maintenance Yards
5	Winter Yards
1	HQ Buildings
1	Fuel Facility Only
1	State Police Weigh Stations
1	Rest Areas
1	Airports

**DOT FACILITIES
REGION CENTRAL**

EXHIBIT "B"

County	Facility Name	Mailing Address		Zip Code	Status/Special Use	No. of Main Buildings
Hunterdon	Bloomsbury	1000 Route 173	Bloomsbury	08804		6
	Clinton	84 Beaver Ave	Clinton	08809-1077		8
	Flemington	47 Route 31	Flemington	08822-1657		6
	West Amwell	1406 Route 179	Lambertville	08530-3414		6
Mercer	Hamilton	2779 Kuser Road	Hamilton	08691-1808	Movable Bridge	4
	Lawrence	2798 Brunswick Pike	Lawrenceville	08648		6
	Robbinsville	4 Sharon Road	Robbinsville	08691-1302		5
	Washington	102 Voelbel Road	Hightstown	08520		3
	West Trenton	780 Bear Tavern Road	Ewing	08628-2400		6
Middlesex	North Brunswick (College Farm)	20 College Farm Road	North Brunswick	08902	Vehicle Repair Garage	5
	Keasbey	90 Crows Mill Road	Hopelawn	08701		6
	Metuchen	1191 Amboy Ave	Edison	08817		3
	Piscataway Weigh Station	Route 287 N, M.P. 9.2	Piscataway	08817		1
	Sand Hill	3919 Route 1	Monmouth Junction	08852		8
	Sayreville	25 Melrose Ave	Old Bridge	08857		4
Monmouth	Freehold	140 Daniels Way	Freehold	07728	Vehicle Repair Garage	5
	Hazlet	15 Allan Street	Hazlet	07730-1001		4
	Ocean	100 Bowne Street	Ocean	07712		6
	Wall	2436 Paynters Road	Mansquan	08736-1804		7
Ocean	Lakewood	45 Locust Street	Lakewood	08701	Vehicle Repair Garage	5
	Manahawkin	123 Grassy Hollow Road	Warren Grove	08005		7
	Toms River	739 Route 37		08755-5013		9
Somerset	Bedminster	455 Route 206	Far Hills	07931	Vehicle Repair Garage	7
	Bridgewater	150 Commons Way	Bridgewater	08807-1077		4
Warren	Greenwich Weigh Station	Route 78 E & W, M.P. 6.4	Greenwich	08886	NJSP Weigh Station	4

22	Maintenance Yards
1	Winter Yards
0	HQ Buildings
2	NJSP Weigh Stations
0	Rest Areas
0	Airports

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**DOT FACILITIES
REGION SOUTH**

EXHIBIT "B"

County	Facility Name	Mailing Address		Zip Code	Status/Special Use	No. of Main Buildings
Atlantic	Buena	722 South Harding Highway (Route 40)		Buena	08310-9741	3
	Folsom	1707 - 12th Street (Route 54)		Hammonton	08037-9112	5
	Hammonton	398 South Egg Harbor Road		Hammonton	08037-1452	1
	Mays Landing	5837 Apple Street		Mays Landing	08330-2653	Vehicle Repair Garage
	McKee City	6016 Black Horse Pike (Route 322)		Egg Harbor	08234-9752	Movable Bridg
	Pomona	69 White Horse Pike (Route 30)		Egg Harbor City	08215-1129	4
Burlington	Bordentown	101 Dunns Mill Road		Bordentown	08505	4
	Edgewater Park	1606 Mt. Holly Road		Edgewater Park	08010	3
	Four Mile (Lebanon State Park)	Four Mile Road at Route 70		Browns Mills	08015	Winter Yard
	Mansfield	Route 206 & Route 68		Bordentown	08505	Winter Yard
	Mt. Laurel	3310 Route 38		Mt. Laurel	08054-9704	5
	Southampton	1839 Route 70		Southampton	08088-2826	5
	S. Jersey Regional Airport	68 Stacy Haines Road		Lumberton	08048	Airport
Camden	Berlin	50 Walker Avenue		West Berlin	18091	4
	Cherry Hill	1100 Frontage Road South		Cherry Hill	08002	Vehicle Repair Garage
	Cherry Hill Headquarters	1 Executive Campus		Cherry Hill	08002-4106	2
	Pennsauken	3750 Rudderow Avenue		Pennsauken	08110-5546	5
Cape May	Middle Township	2901 Route 9		Cape May	08210-2616	4
	Petersburg	450 Old Tuckahoe Road		Woodbine	08270-3129	6
Cumberland	Cumberland Co. at Bridgeton	57 Finley Road		Bridgeton	08302	Winter Yard
	Cumberland	5282 Route 49		Millville	08332-8715	5
	Vineland	1959 S. Delsea Drive (Route 47)		Vineland	08360-7076	Vehicle Repair Garage
Gloucester	Bridgeport	92 Springer Lane		Bridgeport	08014-9772	4
	Deptford	14 Superior Way		Deptford	08096	5
	Glassboro	126 Grove Street		Glassboro	08028-2614	4
	West Deptford	1140 Crown Point Road		Westville	08093-1701	6
Salem	Carney's Point Rest Area	452 South Pennsville - Auburn Road		Carney's Point	08069-2934	6
	Carney's Point Weigh Station	Route 295 N, M.P. 3.6		Carney's Point	08069	NJSP Weigh Station
	Deepwater	698 NJ Turnpike		Carney's Point	08069	5
	Elmer	355 Harding Highway (Route 40)		Pittsgrove	08318-2049	6

23	Maintenance Yards
3	Winter Yards
1	HQ Buildings
1	NJSP Weigh Stations
1	Rest Areas
1	Airports

DOT FACILITIES EWING HEADQUARTERS

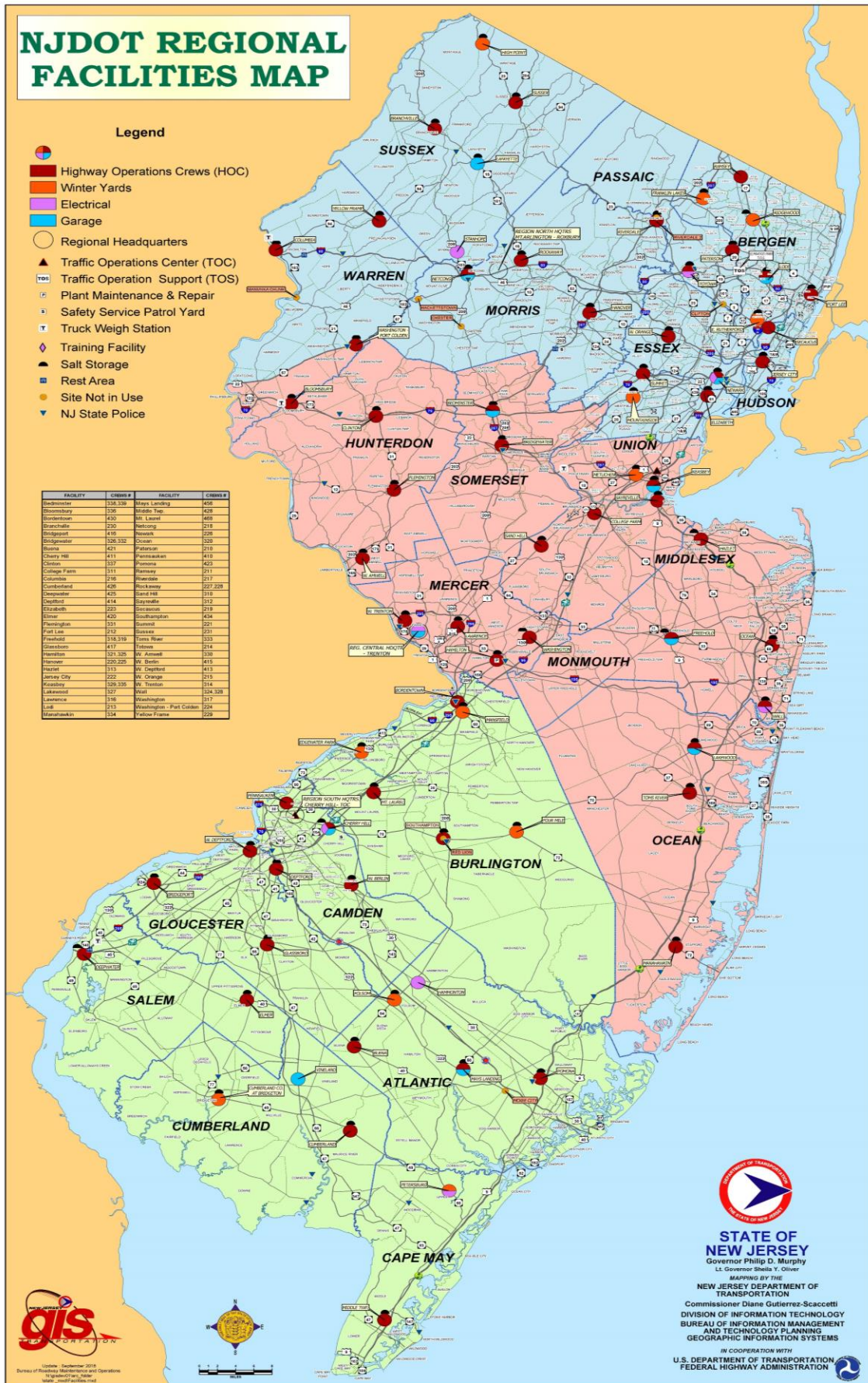
EXHIBIT "B"

County	Facility Name	Mailing Address	Zip Code	Status/Special Use	No. Buildings
Mercer	Ewing Headquarters	1035 Parkway Avenue	Ewing	08625	4
	Main Office Building (MOB) Finance & Administration Building (F&A) Engineering & Operations Building (E&O) Building E			Office Office Office Central Plant	
	Thiokol Complex				6
	Building No. 2 Building No. 3 Building No. 4 Building No. 5 Building No. 6 & 8 Building No. 9			Office/Laboratory Office/Laboratory Office/Laboratory Storage Capital Post Office Office/Laboratory	
	Foran			Office/Storage	1
	Geodetic Survey			Office	1
	Fernwood Complex			Office/Garage	28
	Building No. 1 & 1A Building No. 1B Building No. 2 Building No. 4 Building No. 5 Building No. 6 Building No. 7 Building No. 8 Building No. 9 Building No. 10 Building No. 11 Building No. 13 Building No. 16 Building No. 17 Building No. 19 Building No. 20 Building No. 21 Building No. 22 Building No. 23 Building No. 24, A, B Building No. 25 Building No. 26 Building No. 28 Building No. 29			Office/Garage Storage Storage Plant Maintenance Storage Office/Garage Office/Garage Office/Garage Storage Gas House Office/Garage Guard House Office/Garage Office/Garage Mail Room Office/Electrical Maintenance Office/Sign Shop Electrical Switch Gear Office/Sign Shop Warehouse/Storage Storage Body Shop Office/Artifact Storage Truck Wash	



DOT FACILITIES EWING HEADQUARTERS

EXHIBIT "C"



Site Survey

SITE NUMBER : 4301
SITE NAME : SANDHILL
MUNICIPALITY/TOWN : SANDHILL
COUNTY : MIDDLESEX
LOT : 17.10
BLOCK : 93
ACRES : 2.3
LAWN AREA : 34.5%
PAVE.AREA : 58%
BLDG COVERAGE : 7.5%

SAN WASTE SYS TYPE : C
WATER SYS TYPE : WW
TELE SERVICE TYPE : CU
TELE SERVICE COND : FAIR
ELEC SERV TYPE : OH
ELEC TRANSFOR QUANT : 1
ELEC AMPERAGE : NA
ELEC VOLTAGE : 120/208
ELEC PHASE : 3
ELEC UTIL ACCOUNT : PSE&G

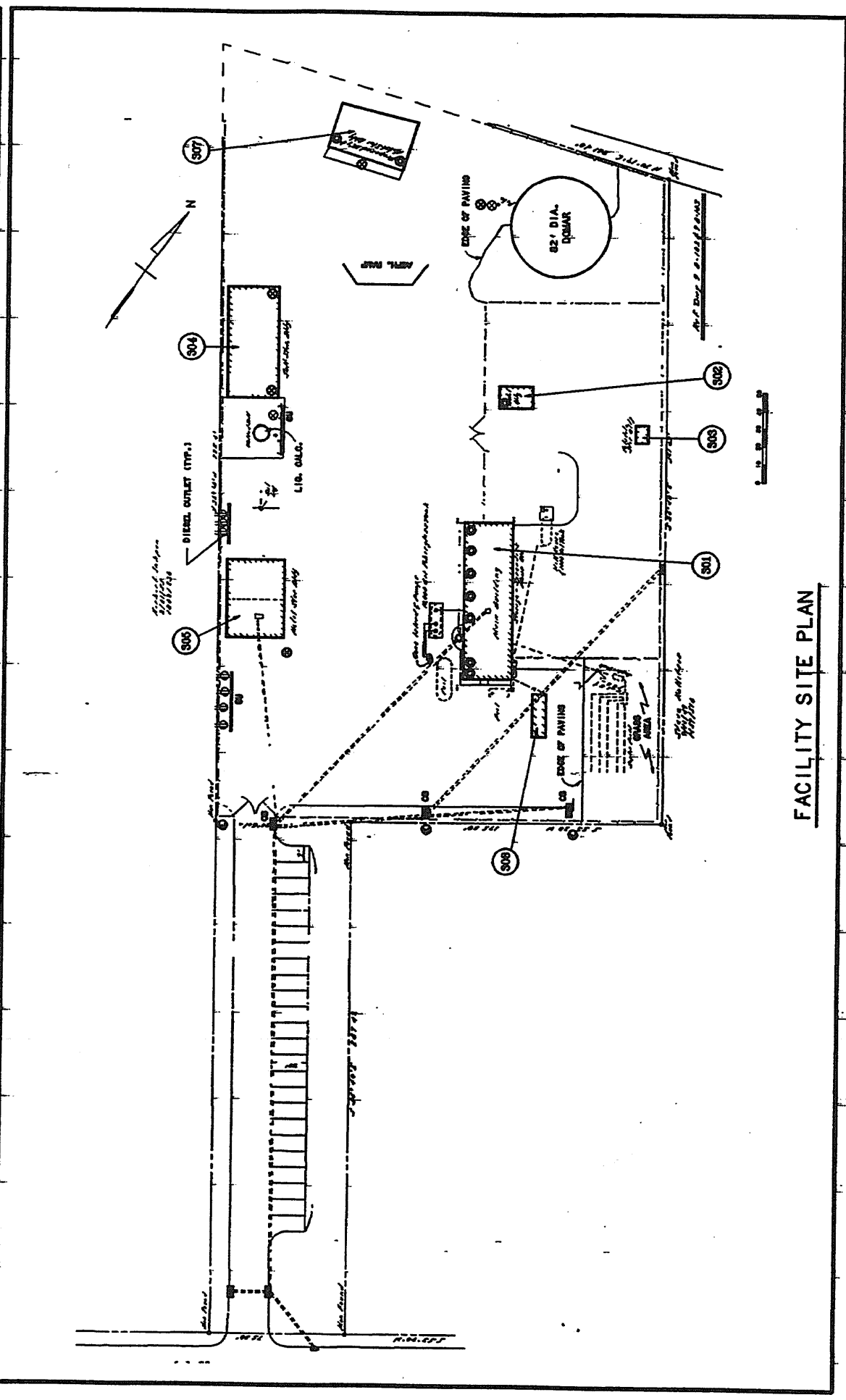
Item	Quantity	Condition
Abvgrd storage tank	3	POOR
Catch basin	3	FAIR
Curbing	75'	POOR
Dumpster	1	
Equipment pad	1	GOOD
Fence height	8'	
Fence length	1,604'	FAIR
Fuel pump	2	FAIR
Guardrail	85'	GOOD
HPS Lights	7	FAIR
Incandescent lights	11	FAIR
Liquid-calcium tank	2	GOOD
Propane tank	3	FAIR
Ramp	2	FAIR
Truck apron	3	FAIR
Underground storage tank	3	NA
Utility pole	3	FAIR

FAC. NO.
4301

FACILITY NAME AND ADDRESS:
SANDHILL RT. 1

DEPARTMENT OF TRANSPORTATION

SITE SURVEY



FACILITY SITE PLAN

Building Data Survey

SITE : 4301 BLDG. : 301 ROOM : 0.00

STREET ADDRESS :	RT 1	OCCUPANCY :	15
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	GROSS FLOOR AREA :	2,464
ZIP CODE :	08852	ROOF SQ. FT. :	2,903
BUILDING PHONE :	908-297-0671	BUILDING PERIMETER :	232
BUILDING USE :	MAINTENANCE BLDG.	BLDG LENGTH :	88
UCC USE#1 :	B	BLDG WIDTH :	28
PERCENT USE#1 :	31	BLDG HEIGHT :	16.66
UCC USE#2 :	S-1	# OF STORIES :	1
PERCENT USE#2 :	69	CONSTRUCTION CLASS :	5B

EXHIBIT 'D'

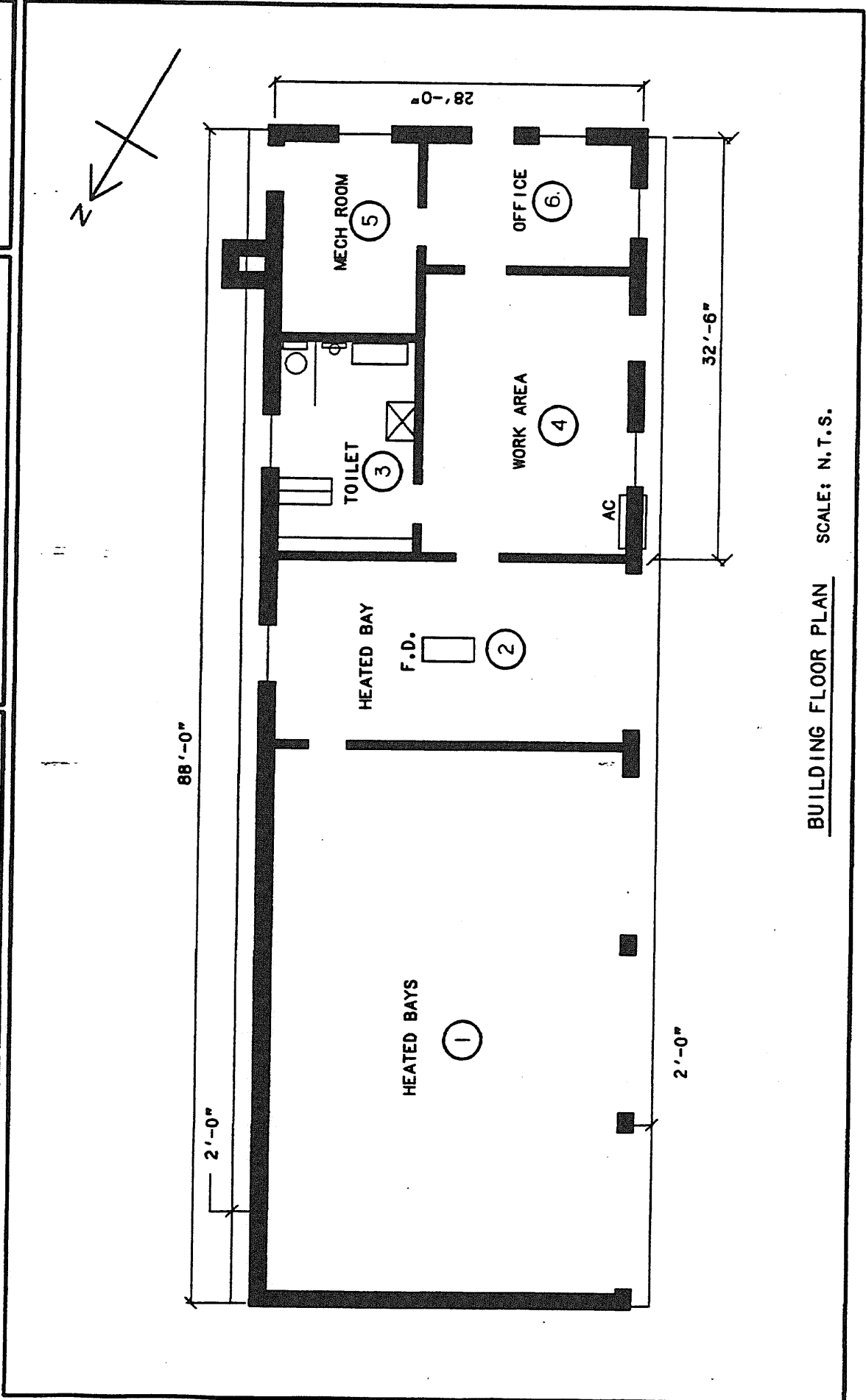
FAC. NO.
4301

FACILITY NAME:
SANDHILL

BUILDING:
MAINTENANCE BLDG. (301)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

ADA Survey

Site : 4301 Building : 301 Site Name : SANDHILL

Item #	Item	Quantity	Cost	Unit	Total
1	Accessible parking	1	\$665.00	ea	\$665.00
6	Smooth bit flr surface	300	\$9.00	sf	\$2,700.00
8	Ext. truncated domes	25	\$28.00	sf	\$700.00
10	New unisex toilet room	1	\$40,515.00	ea	\$40,515.00
32	Door hardware/closer	2	\$654.00	ea	\$1,308.00
36	Hdwre clear ostruct obj	2	\$178.00	ea	\$356.00
39	Audio/Visual strobe alarm	1	\$789.00	ea	\$789.00
44	Moveable furniture	2	\$85.00	ea	\$170.00
46	Rem/Prov new fountain	1	\$3,483.00	ea	\$3,483.00
49	Accessible telephone	1	\$1,126.00	ea	\$1,126.00
54	Provide new ramp	7	\$562.00	lf	\$3,934.00
56	Miscellaneous	1	\$0.00	ea	\$0.00

Total for building: \$55,746.00

Comments : LOWER EXISITNG ACCESSIBLE DISPLAY.

Building Condition Survey

Site: 4301 BLDG.: 301 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Door	3	HM	NA	NA	UNDER/ =3'-0"	FAIR
Exterior Wall		MTL				FAIR
Overhead Door	4	2-WD,2-AL	NA	NA	11X12	POOR
Roof Structure		SP				FAIR
Roofing		STS				FAIR
Window	7	AL		6-AW,1-F		FAIR

COMMENTS : 1 AL. F WINDOW IN FAIR CONDITION. 2 OH AL DOORS 11X12 IN GOOD CONDITION. EXT. DOOR: HM W/GLASS. REPLACE DOOR TO RM 5 AND RM 2 WITH RATED DOORS. OH WD DOOR HAS HOLES IN IT.

Site: 4301 BLDG.: 301 ROOM : 0 Survey : Electrical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
MDP Elec. Panel	1	CB	SQUARE D	NA	100	FAIR

Site: 4301 BLDG.: 301 ROOM : 0 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Air Compressor	1	PISTON,O,O	AIRSTREAM	NA	NA	POOR
Exterior Louver	6	2-E, 2-V,2-COMBUSTION AIR			NA	GOOD
Heating Plant	1	H,FHW,G	HYDRO THERM	ORP385	292	NEW

COMMENTS : PROVIDE OUTSIDE AIR TO OCCUPIED SPACES.

Site: 4301 BLDG.: 301 ROOM : 0 Survey : Plumbing

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Fire Extinguisher	7	6-DC, 1-W	NA			GOOD
HW Heater	1	E	JOHN WOOD	NA	NA	FAIR
Lavatory	2		NA			FAIR
Shower	1		NA			FAIR
Urinal	1		NA			FAIR
Water Closet	1		NA			FAIR
Water Fountain	1		SUNROC			NEW

COMMENTS : PROVIDE EXTERIOR EYEWASH AND EMERGENCY SHOWER FOR FUEL PUMPS.

Building Condition Survey

Site: 4301 BLDG.: 301 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		CONC				FAIR
Interior Wall		MTL,SH				FAIR

COMMENTS : WALL: MTL AND SH.

Site: 4301 BLDG.: 301 ROOM : 1 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Cabinet Heater	2	HW-UH	BEACON/MORRIS	NA		GOOD
Lighting	4	F	NA	NA	2X4	GOOD
Receptacle	3	D				FAIR
Switch	4	S				FAIR

Site: 4301 BLDG.: 301 ROOM : 2 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		SH			OT	FAIR
Floor		CONC				FAIR
Interior Door	1	HM	NA	NA	UNDER/ =3'-0"	FAIR
Interior Wall		MTL				FAIR

COMMENTS : WALL: MTL.

Site: 4301 BLDG.: 301 ROOM : 2 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Cabinet Heater	1	HW-UH	BEACON/MORRIS	NA		FAIR
Exhaust Fan	1	DUCT	PENN	NA	NA	GOOD
Floor Drain	1					FAIR
Hose Bib	1	NA				FAIR
Lighting	3	F	NA	NA	12X4	FAIR
Receptacle	5	4-D, 1-S				FAIR
Switch	4	S				FAIR

Building Condition Survey

Site: 4301 BLDG.: 301 ROOM : 3 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		MTL			OT	FAIR
Floor		VCT				FAIR
Interior Door	1	HM	NA	NA	UNDER/ =3'-0"	FAIR
Interior Wall		MTL,SH				FAIR

COMMENTS : WALL: MTL AND SH. CEILING: MTL.

Site: 4301 BLDG.: 301 ROOM : 3 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exhaust Fan	1	WALL	NA	NA	NA	GOOD
Hose Bib	2	NA				FAIR
Lighting	2	1-F, 1-I	NA	NA	1-8'	GOOD
Receptacle	1	D				FAIR
Register	3	1-SUP, 2-EXH				FAIR
Switch	1	S				FAIR

COMMENTS : REPLACE NON-GFI NEAR SINKS W/GFI.

Site: 4301 BLDG.: 301 ROOM : 4 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		MTL			OT	FAIR
Floor		VCT				FAIR
Interior Door	1	HM	NA	NA	UNDER/ =3'-0"	FAIR
Interior Wall		MTL,SH				FAIR

COMMENTS : WALL: MTL AND SH. DOOR: HM AND GLASS. CEILING: MTL.

Site: 4301 BLDG.: 301 ROOM : 4 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Lighting	6	F	NA	NA	2X4	POOR
Receptacle	4	D				FAIR
Register	5	2-SUP, 2-R, 1-TRANS				FAIR
Switch	5	S				FAIR
Window AC	1	WINDOW	GOODMAN CO	RC10090AID	95,000	NEW

Building Condition Survey

Site: 4301 BLDG.: 301 ROOM : 5 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		MTL			OT	FAIR
Floor		CONC				FAIR
Interior Door	1	HM	NA	NA	UNDER/ =3'-0"	POOR
Interior Wall		MTL,SH				FAIR

COMMENTS : DOOR: HM W/GLASS. REPLACE HARDWARE. CEILING: MTL.

Site: 4301 BLDG.: 301 ROOM : 5 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Cabinet Heater	1	HW-UH	BEACON/MORRIS	NA		NEW
Elec Sub Panel	1	CB	SQUARE D	NA	NA	NEW
Floor Drain	1					FAIR
Hose Bib	2	NA				FAIR
Lighting	1	I	NA	NA	NA	FAIR
Phone Jack	1					GOOD
Receptacle	1	D				FAIR
Switch	4	S				FAIR

COMMENTS : REMOVE ITEMS FROM IN FRONT OF PANEL 'B'

Site: 4301 BLDG.: 301 ROOM : 6 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		MTL			OT	FAIR
Floor		VCT				FAIR
Interior Door	1	HM	NA	NA	UNDER/ =3'-0"	FAIR
Interior Wall		SH				FAIR

COMMENTS : DOOR: HM W/GLASS. CEILING: MTL.

Site: 4301 BLDG.: 301 ROOM : 6 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Lighting	2	F	NA	NA	2X4	POOR
Phone Jack	6					GOOD
Receptacle	1	D				FAIR
Register	2	1-SUP, 1-TRANS				FAIR
Switch	3	S				FAIR
Window AC	1	WALL	EMERSON	NA	NA	NEW

Building Data Survey

SITE : 4301 BLDG. : 302 ROOM : 0.00

STREET ADDRESS :	RT 1	GROSS FLOOR AREA :	240
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	ROOF SQ. FT. :	247
ZIP CODE :	08852	BUILDING PERIMETER :	64
BUILDING PHONE :	908-297-0671	BLDG LENGTH :	20
BUILDING USE :	EQUIPMENT BLDG.	BLDG WIDTH :	12
UCC USE#1 :	U	BLDG HEIGHT :	11
PERCENT USE#1 :	100	# OF STORIES :	1
		CONSTRUCTION CLASS :	5B

EXHIBIT 'D'

FAC. NO.
4301

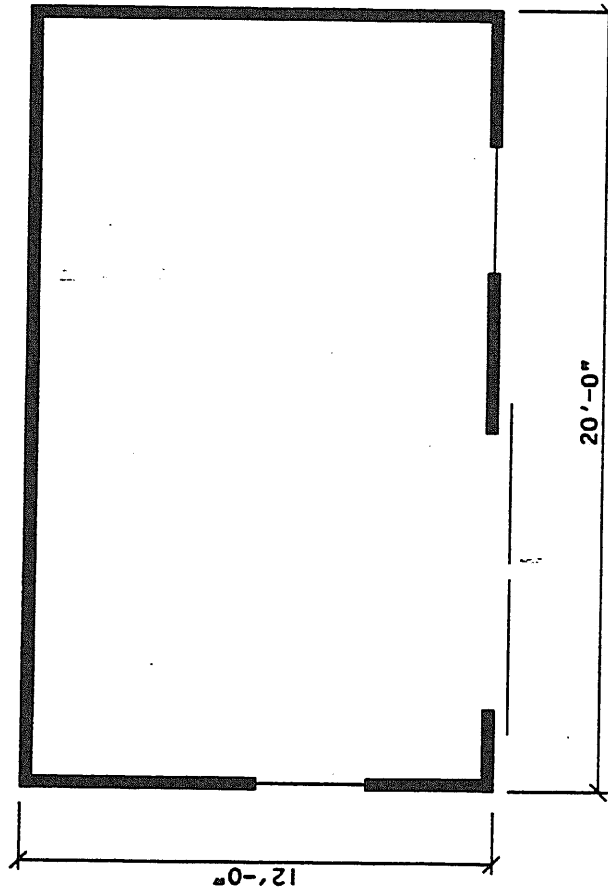
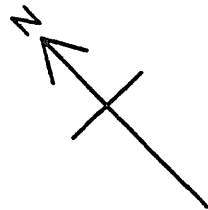
FACILITY NAME:
SANDHILL

BUILDING:

EQUIPMENT BLDG. (302)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

Code Survey

Site : 4301

Building : 302

Site Name : SAND HILL

Item#	Item	Quantity	Cost	Unit	Total
33	Elec sub panel clearance	1	\$0.00	ea	\$0.00
Total for building:					\$0.00

Note: A value of \$0.00 indicates that the cost should be evaluated on an individual case basis.

Building Condition Survey

Site: 4301 BLDG. : 302 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Wall		MTL				FAIR
Overhead Door	1	HM	NA	NA	8.75X7	FAIR
Roof Structure		SP				FAIR
Roofing		STS				FAIR
Window	2	AL		F		FAIR

Site: 4301 BLDG. : 302 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		CONC				FAIR
Interior Wall		MTL				FAIR

Site: 4301 BLDG. : 302 ROOM : 1 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Elec Sub Panel	1	CB	ITE	NA	75	GOOD
Lighting	2	I	NA	NA	NA	GOOD
Receptacle	1	D				FAIR
Switch	2	S				FAIR

COMMENTS : REMOVE ITEMS STORED IN FRONT OF ELECTRIC PANEL.

Building Data Survey

SITE : 4301 BLDG. : 303 ROOM : 0.00

STREET ADDRESS :	RT 1	GROSS FLOOR AREA :	96
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	ROOF SQ. FT. :	99
ZIP CODE :	08852	BUILDING PERIMETER :	40
BUILDING PHONE :	908-297-0671	BLDG LENGTH :	12
BUILDING USE :	VOLATILE STORAGE	BLDG WIDTH :	8
UCC USE#1 :	H-2	BLDG HEIGHT :	9
PERCENT USE#1 :	100	# OF STORIES :	1
		CONSTRUCTION CLASS :	3B

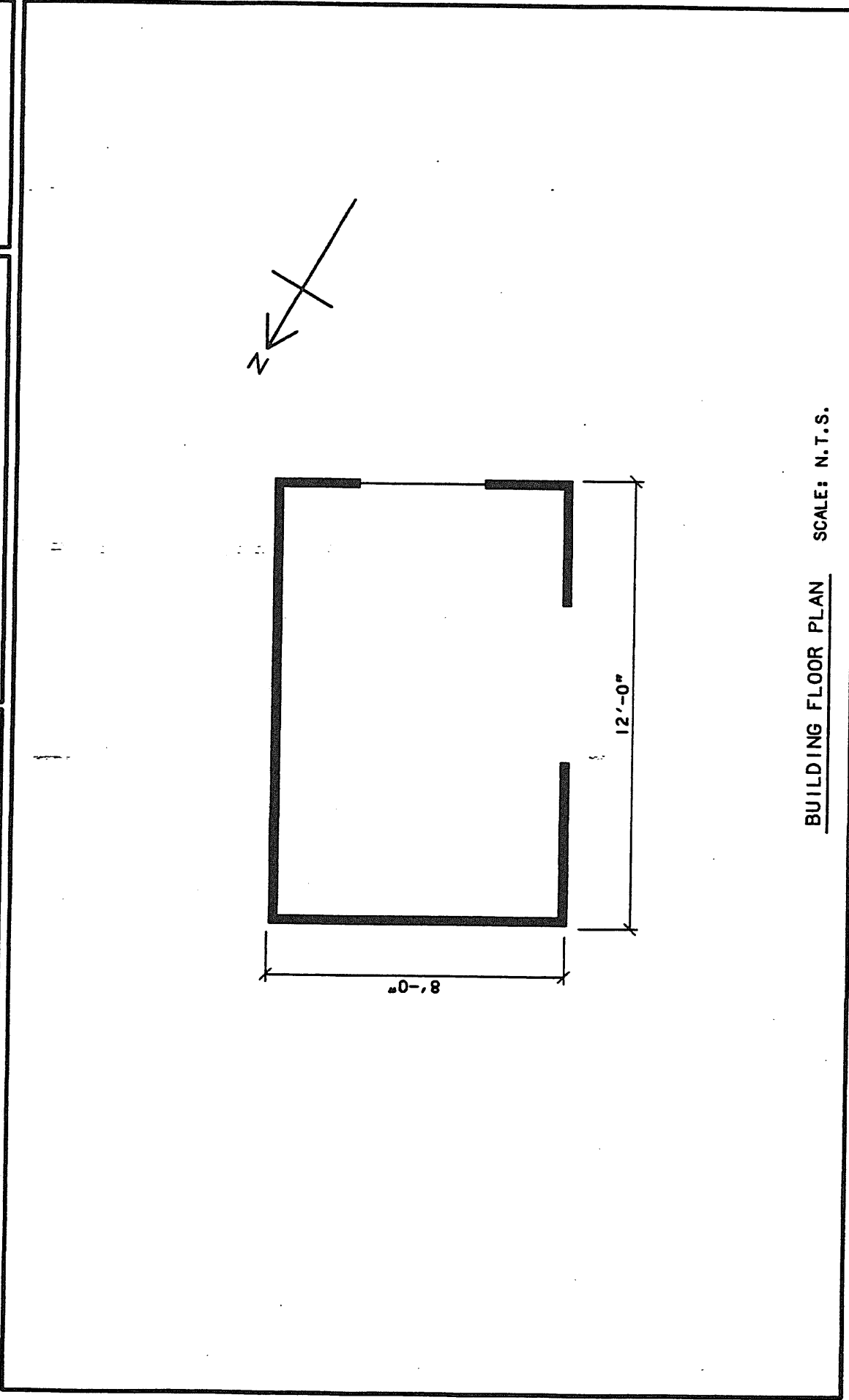
FAC. NO.
4301

FACILITY NAME:
SANDHILL

BUILDING:
VOLATILE STORAGE (303)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

Code Survey

Site : 4301

Building : 303

Site Name : SAND HILL

Item#	Item	Quantity	Cost	Unit	Total
3	New B-Label door	1	\$1,651.00	ea	\$1,651.00
22	Freeze proof eyewash	1	\$2,975.00	ea	\$2,975.00
23	Freeze proof shower	1	\$3,396.00	ea	\$3,396.00

Total for building: \$8,022.00

Note: A value of \$0.00 indicates that the cost should be evaluated on an individual case basis.

Building Condition Survey

Site: 4301 BLDG. : 303 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Door	1	HM	NA	NA	UNDER/ =3'-0"	NEW
Exterior Wall		MTL				FAIR
Roof Structure		SP				FAIR
Roofing		STS				FAIR
Window	1	AL		F		FAIR

Site: 4301 BLDG. : 303 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		CONC				FAIR
Interior Wall		MTL				FAIR

Building Data Survey

SITE: 4301 BLDG.: 304 ROOM: 0.00

STREET ADDRESS :	RT 1	GROSS FLOOR AREA :	1736
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	ROOF SQ. FT. :	2159
ZIP CODE :	08852	BUILDING PERIMETER :	180
BUILDING PHONE :	908-297-0671	BLDG LENGTH :	62
BUILDING USE :	SALT STORAGE	BLDG WIDTH :	28
UCC USE#1 :	U	BLDG HEIGHT :	20
PERCENT USE#1 :	100	# OF STORIES :	1
		CONSTRUCTION CLASS :	5B

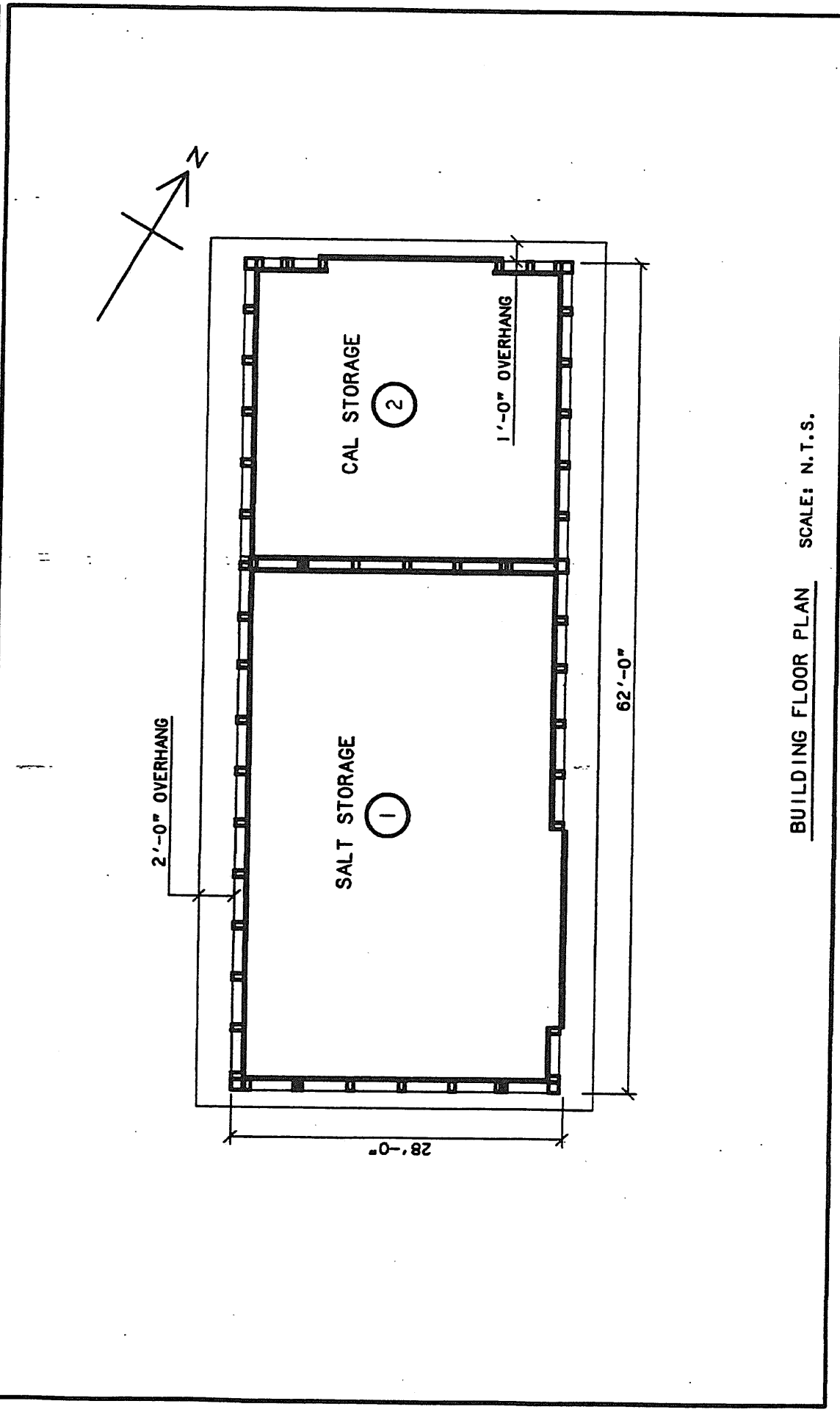
FAC. NO.
4301

FACILITY NAME:
SANDHILL

BUILDING:
SALT STORAGE (304)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

Code Survey

Site : 4301

Building : 304

Site Name : SAND HILL

Item#	Item	Quantity	Cost	Unit	Total
22	Freeze proof eyewash	1	\$2,975.00	ea	\$2,975.00
23	Freeze proof shower	1	\$3,396.00	ea	\$3,396.00

Total for building: \$6,371.00

Note: A value of \$0.00 indicates that the cost should be evaluated on an individual case basis.

Building Condition Survey

Site: 4301 BLDG.: 304 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Wall		WD				POOR
Overhead Door	2	1-WD,1-NA	NA	NA	1-14X14.5,1-6X13	REPLACE
Roof Structure		WD				POOR
Roofing		SH				POOR

COMMENTS : 1 OH 6X13 DOOR NEEDS TO BE REPLACED. REPLACE 2 BRIDGING TILES. WALL HAS MANY HOLES. NO SLIDING DOORS. ROOF OVERHANG MISSING IS AREAS. REPLACE 2 JAMB SUPPORTS.

Site: 4301 BLDG.: 304 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		NA				NA
Interior Wall		WD				POOR

COMMENTS : WALLS HAVE MILDEW.

Site: 4301 BLDG.: 304 ROOM : 1 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Elec Sub-Panel	1	CB	GE	NA	-NA	FAIR
Switch	1	S				FAIR

Site: 4301 BLDG.: 304 ROOM : 2 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		NA				NA
Interior Wall		WD				FAIR

Building Data Survey

SITE : 4301 BLDG. : 305 ROOM : 0.00

STREET ADDRESS :	RT 1	GROSS FLOOR AREA :	1,408
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	ROOF SQ. FT. :	1,451
ZIP CODE :	08852	BUILDING PERIMETER :	152
BUILDING PHONE :	908-297-0671	BLDG LENGTH :	44
BUILDING USE :	EQUIPMENT BLDG.	BLDG WIDTH :	32
UCC USE#1 :	U	BLDG HEIGHT :	17
PERCENT USE#1 :	100	# OF STORIES :	1
		CONSTRUCTION CLASS :	5B

EXHIBIT 'D'

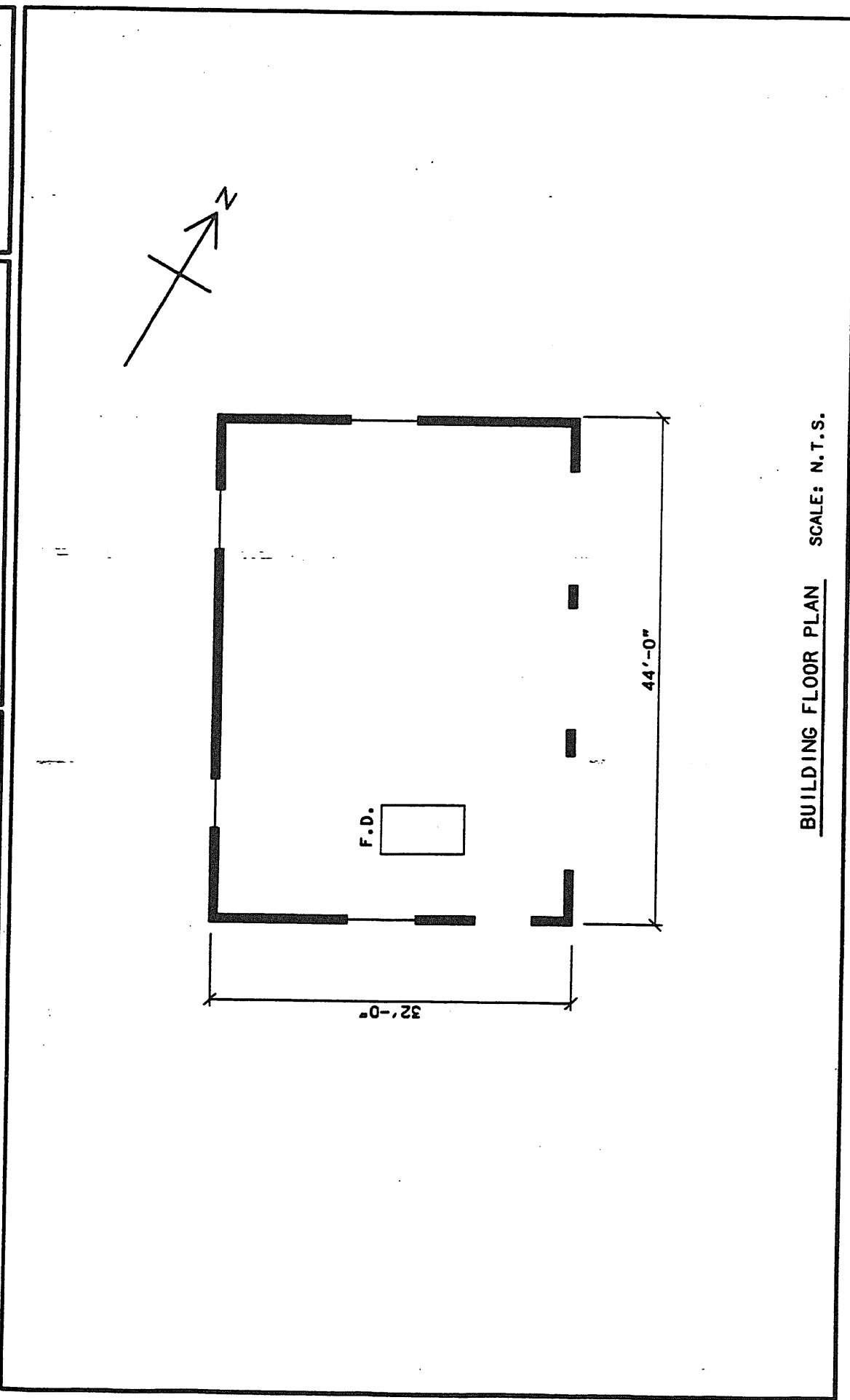
FAC. NO.
4301

FACILITY NAME:
SANDHILL

BUILDING:
EQUIPMENT BLDG. (305)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

Code Survey

Site : 4301

Building : 305

Site Name : SAND HILL

Item#	Item	Quantity	Cost	Unit	Total
22	Freeze proof eyewash	1	\$2,975.00	ea	\$2,975.00
23	Freeze proof shower	1	\$3,396.00	ea	\$3,396.00

Total for building: \$6,371.00

Note: A value of \$0.00 indicates that the cost should be evaluated on an individual case basis.

Building Condition Survey

Site: 4301 BLDG. : 305 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Door	1	HM	NA	NA	UNDER/ =3'-0"	FAIR
Exterior Wall		MTL				POOR
Overhead Door	3	WD	NA	NA	NA	POOR
Roof Structure		SP				FAIR
Roofing		STS				FAIR
Window	4	AL		F		FAIR

COMMENTS : EXT DOOR HM W/GLASS. HOLES AND DENTS IN WALL. RUST AT BOTTOM OF PANELS.

Site: 4301 BLDG. : 305 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		CONC				FAIR
Interior Wall		MTL				POOR

Site: 4301 BLDG. : 305 ROOM : 1 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Elec Sub Panel	1	CB	SQUARE D	QO20M100R B	100	GOOD
Floor Drain	1					FAIR
Lighting	6	I	NA	NA	NA	FAIR
Receptacle	4	1-D, 3-S				GOOD
Switch	1	S				GOOD

Building Data Survey

SITE : 4301 BLDG. : 307 ROOM : 0.00

STREET ADDRESS :	RT 1	GROSS FLOOR AREA :	1441
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	ROOF SQ. FT. :	1485
ZIP CODE :	08852	BUILDING PERIMETER :	154
BUILDING PHONE :	908-297-0671	BLDG LENGTH :	44
BUILDING USE :	EQUIPMENT BLDG.	BLDG WIDTH :	32.75
UCC USE#1 :	U	BLDG HEIGHT :	17
PERCENT USE#1 :	100	# OF STORIES :	1
		CONSTRUCTION CLASS :	5B

EXHIBIT 'D'

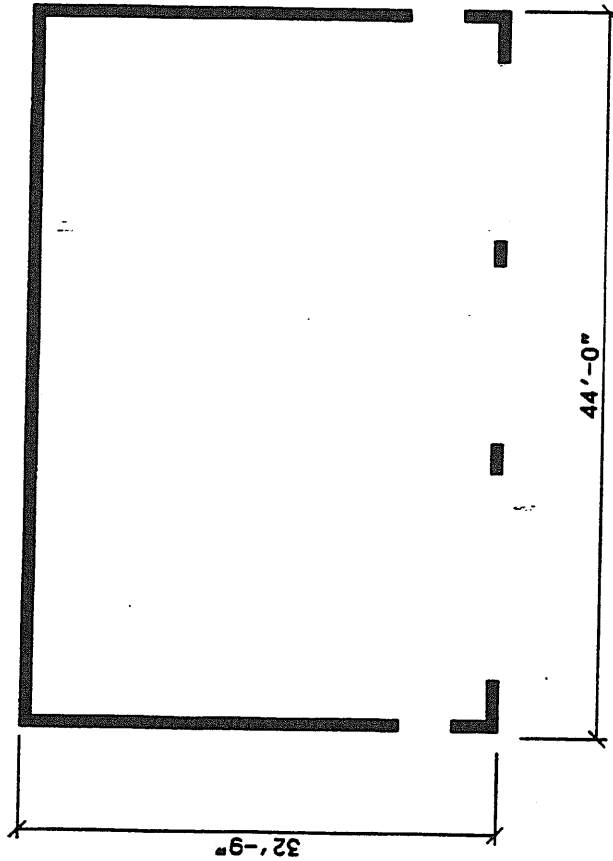
FAC. NO.
4301

FACILITY NAME:
SANDHILL

BUILDING:
EQUIPMENT BLDG. (307)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

Code Survey

Site : 4301

Building : 307

Site Name : SAND HILL

Item#	Item	Quantity	Cost	Unit	Total
27	Exit signs	2	\$875.00	ea	\$1,750.00
28	Emergency lights	1	\$1,250.00	ea	\$1,250.00

Total for building: \$3,000.00

Note: A value of \$0.00 indicates that the cost should be evaluated on an individual case basis.

Building Condition Survey

Site: 4301 BLDG.: 307 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Door	2	HM	NA	NA	UNDER/ =3'-0"	GOOD
Exterior Wall		MTL				GOOD
Overhead Door	3	AL	RAYNOR	NA	12X12	GOOD
Roof Structure		STL TRUSS				GOOD
Roofing		STS				GOOD
Window	2	AL		SL		GOOD

COMMENTS : REMOVE PADLOCKS FROM DOORS. DOOR: HM W/GLASS. STRUCTURE: STEEL TRUSS.

Site: 4301 BLDG.: 307 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Floor		CONC				FAIR
Interior Wall		MTL				FAIR

COMMENTS : NO INFO ON FORM.

Site: 4301 BLDG.: 307 ROOM : 1 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Elec Sub Panel	1	CB	SQUARE D	QOC16U	70	NEW
Lighting	5	F	NA	NA	18X4	NEW
Receptacle	4	D				GOOD
Switch	4	S				GOOD

Building Data Survey

SITE : 4301 BLDG. : 308 ROOM : 0.00

STREET ADDRESS :	RT 1	GROSS FLOOR AREA :	193
TOWN LOCATION :	MONMOUTH JCTN / SANDHILL	ROOF SQ. FT. :	193
ZIP CODE :	08852	BUILDING PERIMETER :	64.32
BUILDING PHONE :	908-297-0671	BLDG LENGTH :	24.16
BUILDING USE :	LADIES TRAILER	BLDG WIDTH :	8
UCC USE#1 :	U	BLDG HEIGHT :	12.41
PERCENT USE#1 :	100	# OF STORIES :	1
		CONSTRUCTION CLASS :	5B

EXHIBIT 'D'

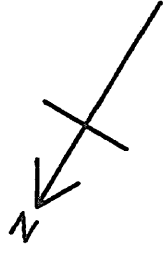
FAC. NO.
4301

FACILITY NAME:
SANDHILL

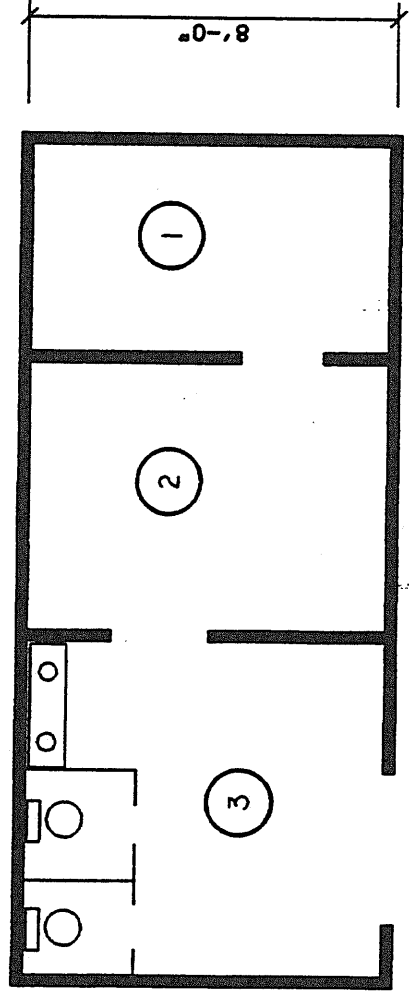
BUILDING:
LADIES TRAILER (308)

DEPARTMENT OF TRANSPORTATION

BUILDING SURVEY



24'-2"



BUILDING FLOOR PLAN SCALE: N.T.S.

EXHIBIT 'D'

Code Survey

Site : 4301

Building : 308

Site Name : SAND HILL

Item#	Item	Quantity	Cost	Unit	Total
1	Replace guard rail	14	\$131.00	LF	\$1,834.00
10	Replace stairs	8	\$573.00	riser	\$4,584.00
15	First aid kit	1	\$85.00	ea	\$85.00
27	Exit signs	2	\$875.00	ea	\$1,750.00
28	Emergency lights	2	\$1,250.00	ea	\$2,500.00

Total for building: \$10,753.00

Note: A value of \$0.00 indicates that the cost should be evaluated on an individual case basis.

Building Condition Survey

Site: 4301 BLDG.: 308 ROOM : 0 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Exterior Door	2	AL	NA	NA	UNDER/ =3'-0"	GOOD
Exterior Wall		MTL				GOOD
Roof Structure		NA				NA
Roofing		MTL				GOOD
Stairwell	2	WD				REPLACE
Window	3	AL		AW		GOOD

COMMENTS : *ROOFING: SAME AS CLINTON. DOOR: AL W/GLASS. PROVIDE 14 LF GUARDRAIL. PROVIDE 24 LF RISERS. PROVIDE 16 LF HANDRAIL.

Site: 4301 BLDG.: 308 ROOM : 0 Survey : Plumbing

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Fire Extinguisher	1	DC	BADGER	NA		GOOD
HW Heater	1	E	STATE	PV4020RTYN C	40	NEW
Lavatory	3		NA			GOOD
Shower	1		NA			GOOD
Water Closet	2		NA			GOOD

Site: 4301 BLDG.: 308 ROOM : 1 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		SH			OT	GOOD
Floor		VCT				GOOD
Interior Wall		SH				GOOD

Site: 4301 BLDG.: 308 ROOM : 1 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Cabinet Heater	1	EFT	NA	NA		GOOD
Exhaust Fan	1	CEILING	NA	NA	NA	GOOD
Lighting	1	F	NA	NA	4'	GOOD
Receptacle	1	D				GOOD
Register	1	E				GOOD
Switch	1	S				GOOD

Building Condition Survey

Site: 4301 BLDG.: 308 ROOM : 2 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		SH			OT	GOOD
Floor		VCT				GOOD
Interior Door	2	WD	NA	NA	UNDER/ =3'-0"	GOOD
Interior Wall		SH				GOOD

Site: 4301 BLDG.: 308 ROOM : 2 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Cabinet Heater	1	EFT	NA	NA		GOOD
Exhaust Fan	1	CEILING	NA	NA	NA	GOOD
Floor Drain	1					GOOD
Lighting	1	F	NA	NA	4'	GOOD
Receptacle	1	D				GOOD
Register	1	E				GOOD

Site: 4301 BLDG.: 308 ROOM : 3 Survey : Architecture

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Ceiling		SH			OT	GOOD
Floor		VCT				GOOD
Interior Wall		SH				GOOD

Site: 4301 BLDG.: 308 ROOM : 3 Survey : Mechanical

Item	Qty	Type	Manufacturer	Model	Size/Cap	Condition
Cabinet Heater	1	EFT	NA	NA		GOOD
Elec Sub Panel	1	CB	BRYANT	NA	100	GOOD
Exhaust Fan	2	CEILING	NA	NA	NA	GOOD
Lighting	4	2-L, 2-F	NA	NA	2-4'	GOOD
Receptacle	1	D-GFI				GOOD
Register	2	E				GOOD
Switch	1	S				GOOD