SCOPE OF WORK

Elevator Repair

Adult Diagnostic and Treatment Center
Avenel, Middlesex County, NJ

Project No. C1079-00

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: October 30, 2025

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I. OBJECTIVE

The objective of this project is to repair the elevator at the Adult Diagnostic and Treatment Center which has been out of service since September of 2021. The cause for the loss of the elevator was water damage directly related to the major storm named "Ida". The storm flooded the main elevator room impacting critical components and systems and causing the loss of all elevator functions. The elevator is located at building one (1) central facilities. See **Exhibit 'B'** for the project site location map.

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):

- **P008 Elevator/ Conveyor Systems 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 $ 591,288.

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 $ 776,025.

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. The Consultant's proposed design and construction schedule shall be in Gantt chart format and calendar day durations with start and finish dates for each task.

PROJECT PHASE	ESTIMATED DURATION (Calendar Days)
1. Site Access Approvals & Schedule Design Kick-off Meeting	**14**
2. Design Development Phase	**35**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	14
3. Final Design Phase	**35**
• *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	**180**
10. Project Close Out Phase	**30**

Note: The Final Design Phase is considered complete upon the release of Construction Documents by the DPMC Code Group and/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, and 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:

Adult Diagnostic and Treatment Center
8 Production Way
Avenel, NJ 07001

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:	Nurul Hasan, Project Manager
Address:	Division of Property Management & Construction
	20 West State Street, 3rd Floor
	Trenton, NJ 08608-1206
Phone No:	(609) 633-8265
E-Mail:	nurul.hasan@treas.nj.gov

2. Department of Corrections

Name:	Michael Pepenella, Project Manager
Address:	Department of Corrections
	Whittlesey Road, PO Box 863
	West Trenton, NJ 08625
Phone No:	(609) 292-4036 ext. 5287/ 609-954-5464
E-Mail:	Michael.Pepenella@doc.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

The Adult Diagnostic and Treatment Center is a correctional facility operated by the New Jersey Department of Corrections. The facility is located in the Avenel section of Woodbridge Township., New Jersey. ADTC provides treatment to convicted sex offenders. The facility has a population of about 680.

B. FUNCTIONAL DESCRIPTION

The elevator is a cantilevered holed hydraulic passenger elevator serving three (3) front and two (2) side openings. The three (3) front openings offer access to the main floors while the side openings provide passage of individuals and materials to the secure wings of the facility.

The elevator was out of service since September of 2021. The Department of Corrections, Capital Planning & Construction Unit provided the elevator water damage assessment/evaluation study dated September 6, 2022, by The Vaughn Collaborative (TVC) in association with Premier Vertical Solutions (PVS). See **Exhibit 'D'**.

The assessment survey began in the Elevator Machine Room (EMR) located in the basement mechanical area. The EMR, aside from the water damaged components, was found in good order and was secured by mechanical locking device. Machine room water intrusion was extensive resulting in damage to the hydraulic power unit and the controller. Oil level in the power unit was 12" high, indicating that approximately 12" of flood water has settled in the base of the power unit. The submersible pump and motor, in all probability, are damaged beyond repair and shall require replacement.

An updated study was performed in 2025 by DRG Architects. The report by DRG is shown in **Exhibit 'E'** with updated cost estimates and recommendations.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DESIGN REQUIREMENTS

The Consultant shall review the report by the Vaughn Collaborative and DRG Architects and provide construction documents for the repair of the existing hydraulic elevator in order to bring it back into service. Consideration shall be given to the following.

1. Elevator Components

- New hydraulic power unit.
- New non-proprietary controller.
- New subfloor, finish flooring and sills.
- New electronic door detectors.
- New signal and operating fixtures.
- New wiring.
- Adjust new components to ensure proper operation
- Hydraulic cylinder and piston
- Upgraded or refinished cab interior.
- New suspended ceiling with efficient LED lighting.
- New front & side closed loop door operators.
- Car door gate switches.
- Car door relating devices
- Car door tracks.
- Car door clutches with deterrents.
- Car door panels front & side.
- Sump pump evaluation for repair or replacement.
- Hoist way door tracks, hangers, interlocks, pickup roller assemblies, & closer relating devices.

See **Exhibit 'D'** The Vaughn Collaborative & Premier Vertical Solutions -Study 2022.

See **Exhibit 'E'** Design Resources Group Architects- ADTC Elevator Evaluation Report, 2025.

2. Maintenance

The design documents shall specify that a full service contract for the elevator will be assumed by the Contractor for a period of one (1) year after the substantial completion and final acceptance of the contract. All costs shall be included in their bid price.

The maintenance shall include systematic and periodic/routine examinations. The maintenance shall provide adjustments and lubrication of the elevator and related equipment. Electrical and mechanical parts shall be repaired or replaced whenever it is required, using only parts made by the original manufacturer or the equipment involved, or approved equal.

Service shall include, in addition to the service calls, a semiannual examination and testing of the complete system.

Reports on repairs and/or replacements and semiannual testing shall be forwarded in duplicate to the Client Agency.

Emergency Call Back Service shall be provided twenty-four (24) hours a day, seven days a week without expense to the Client Agency, unless the call is the result of misuse or abuse of the elevator equipment.

3. Warranties

Ensure the appropriate elevator and related components are upgraded as part of this project so they will not negate the final warranties to be issued.

A special warranty, signed by the manufacturer of the control equipment and by the elevator equipment contractor shall be obtained requiring replacement of any defective materials or correct any defective workmanship on the new equipment for a period of one (1) year after the date of final contract acceptance.

All retained elevator equipment that is not replaced as part of this project shall be thoroughly refurbished where required and shall be included in the Warranty Section.

4. Additional Requirement

The awarded Design Consultant shall ensure the replacement equipment should be elevated above the flood level experienced to prevent further disruption.

All electrical equipment should be mounted/installed above the freeboard level and any wiring or equipment installed below the freeboard should listed and approved for use in wet locations.

Fire alarm initiating devices in the elevator lobbies, elevator shafts and elevator machine rooms are required to be reviewed and tested. Updated wiring, devices and relays may have to be replaced/ added to meet code compliancy. This would include elevator recall operations and shunt trips.

The awarded Design Consultant shall ensure the elevator or related component requiring service will be provided at no additional cost to the State for duration of project commencement through final contract acceptance.

5. Testing

Completed repair elevator shall be tested in the presence of the appropriate Code enforcing authority and shall satisfactorily meet all requirements of all included acceptance tests.

Design documents shall require that the testing and labeling of the elevator shall be performed by an approved agency.

6. Inspections

The Consultant shall ensure the elevator inspection is scheduled and coordinated with the DCA Elevator Inspection Group and allow for proper advanced notification.

The Consultant shall coordinate the review and approval of the elevator construction documents with the elevator design review and permit unit of DCA.

Qualified personnel shall provide routine inspections. All inspections shall be performed to check for compliance with applicable regulatory requirements.

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 the 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 the 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 the 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 the 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.B** "**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.

- New Dormitory - C0312-02 Dated October 22, 1987, by Vaughn Organization P.C.

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:

https://www.nj.gov/dca/codes/codreg/ucc.shtml

1. 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 XIII.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.nj.gov/dca/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 XIII.A.

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

https://www.nj.gov/dca/codes/forms/pdf_bcpr/pr_fees.pdf

2. NJUCC 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 or DPMC released drawings and specifications, with raised seals and wet signatures** 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/codes/resources/constructionpermitforms.shtml

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. BIDDING AND CONTRACT AWARD RESPONSIBILITIES

The Bidding and Contract Award Phase commences with receipt of the required permits, UCC plan release and verification that funding is in place for construction. The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "17. BIDDING AND CONTRACT AWARD" for all requirements for this phase available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf.

X. CONSTRUCTION ADMINISTRATION RESPONSIBILITIES

The A/E and their sub-consultants shall, unless otherwise specified in the project specific Scope of Work, provide site administration during the construction of the project. The services required of such site administration shall include, but shall not be limited to, attend and chair the pre-construction meeting, conduct weekly field observations, attend and chair regularly scheduled bi-weekly job meetings, review/approve shop drawings, submittals, and respond to RFI's.

The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "18. CONSTRUCTION PHASE" for all construction administration requirements available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf.

XI. PROJECT CLOSE-OUT PHASE

The DPMC Project Manager has the full responsibility for the planning, scheduling, and execution of project close-out activities. The A/E is responsible to cooperate with the DPMC Project Manager in the planning, scheduling, and execution of project close-out activities. The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "19. PROJECT CLOSE-OUT PHASE" for all requirements available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf.

XII. ENERGY REBATE AND INCENTIVE PROGRAMS

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

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

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

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

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

XIII. 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.
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

The 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 the 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 a 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 the 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

The 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 the 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.

XIV. 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 PREPARED BY: Lucy Ibrahim 10/30/2025

LUCY IBRAHIM, PROJECT MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: James Wright 10/30/2025

JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Anthony Mazzella (for Michael Pepenella) 10/30/25

MICHAEL PEPENELLA, PROJECT MANAGER DATE
DEPARTMENT OF CORRECTIONS

SOW APPROVED BY: Nurul Hasan 11/3/2025

NURUL HASAN, PROJECT MANAGER DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Jeanette M Barnard 11.6.25

JEANNETTE M. BARNARD, DEPUTY DIRECTOR DATE
DCJ PROPERTY MGT & CONSTRUCTION

XV. 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

XVI. EXHIBITS

A. SAMPLE PROJECT SCHEDULE FORMAT
B. PROJECT SITE LOCATION MAP
C. ADTC GENERAL REQUIREMENT
D. THE VAUGHN COLLABORATIVE/ PREMIER VERTICAL SOLUTIONS - STUDY.
E. ADTC ELEVATOR EVALUATION REPORT.
F. ADTC ELEVATOR SECTIONS & DETAILS.

END OF SCOPE OF WORK

Deliverables Checklist
Advisability Study Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Included	
		Yes	No	Yes	No	Yes	No
11.5.1.	A/E Statement of Site Visit						
11.5.2	Narrative Description of Project						
11.5.3.	Space Analysis						
11.5.4.	Special Features						
11.5.5.	Site Evaluation						
11.5.6.	Subsurface Investigation						
11.5.7.	Surveys						
11.5.8.	Arts Inclusion						
11.5.9.	Design Rendering						
11.5.10.	Regulatory Approvals						
11.5.11.	Utility Availability						
11.5.12.	Diagrammatic Sketches/Drawings (6 Sets)						
11.5.13.	Specifications (6 Sets)						
11.5.14.	Current Working Estimate/Cost Analysis in CSI Format						
11.5.15.	Project Schedule						
11.5.16.	Formal Presentation						
11.5.17.	Scope of Work Compliance Statement						
11.5.18.	Advisability Study 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.: C1079-00

Deliverables Checklist
Program Phase

A/E Name: _____

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

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

_____ _____

Consultant Signature Date

Deliverables Checklist
Schematic Design Phase

A/E Name: _____

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

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

_____ _____

Consultant Signature Date

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

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

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.: C1079-00

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

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

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

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration
0	**Typical Project Model**	**Mon 5/19/...**	**Fri 4/9/27**	**691 days**
1	**Project Initiation Phase**	**Mon 5/19/25**	**Mon 7/14/25**	**57 days**
2	Project Funding Received	Mon 5/19/25	Mon 5/19/25	1 day
3	Schedule Site Visit	Thu 5/22/25	Thu 5/22/25	1 day
4	Site Visit	Fri 5/30/25	Fri 5/30/25	1 day
5	Prepare Draft SOW	Mon 6/2/25	Fri 6/6/25	5 days
6	Distribute Draft SOW for Review	Mon 6/9/25	Mon 6/9/25	1 day
7	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days
8	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days
9	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days
10	Receive Comments Revise SOW	Tue 6/24/25	Mon 6/30/25	5 days
11	Distribute Final SOW for Review & Signature	Tue 7/1/25	Tue 7/1/25	1 day
12	Review & Sign SOW	Wed 7/2/25	Wed 7/2/25	1 day
13	Review & Sign SOW	Mon 7/7/25	Mon 7/7/25	1 day
14	Review & Sign SOW	Thu 7/10/25	Thu 7/10/25	1 day
15	Forward SOW to Procurement	Mon 7/14/25	Mon 7/14/25	1 day
16	**Consultant Selection Phase**	**Tue 7/15/25**	**Mon 9/1/25**	**49 days**
17	Prepare Solicitation, Advertise Proj	Tue 7/15/25	Wed 7/16/25	2 days
18	Select Firms - Random Selection	Thu 7/17/25	Thu 7/17/25	1 day
19	Conduct Preproposal Meeting	Mon 7/28/25	Mon 7/28/25	1 day
20	Consultant Questions Due - Prepare and Issue Addenda	Tue 7/29/25	Tue 7/29/25	1 day
21	Receive Proposals - Distribute for Review	Tue 8/12/25	Tue 8/12/25	1 day
22	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days
23	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days
24	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days
25	Determine Rankings, Open Fee Proposals and Distribute to Committee	Wed 8/20/25	Wed 8/20/25	1 day
26	Negotiate Fee	Thu 8/21/25	Wed 8/27/25	5 days
27	Provide Funding for Consultant Contract	Thu 8/28/25	Thu 8/28/25	1 day
28	Complete Recommendation to Awa	Thu 8/28/25	Fri 8/29/25	2 days
29	Consultant Contract Award	Sat 8/30/25	Mon 9/1/25	2 days
30	**Design Phase**	**Sun 9/7/25**	**Fri 5/8/26**	**244 days**
31	Design Contract "Kick-Off" Meeting	Sun 9/7/25	Mon 9/8/25	2 days
32	Program Design Phase	Tue 9/9/25	Mon 10/6/25	28 days
33	Receive Program Submittal & Distribute for Review	Tue 10/7/25	Thu 10/9/25	3 days

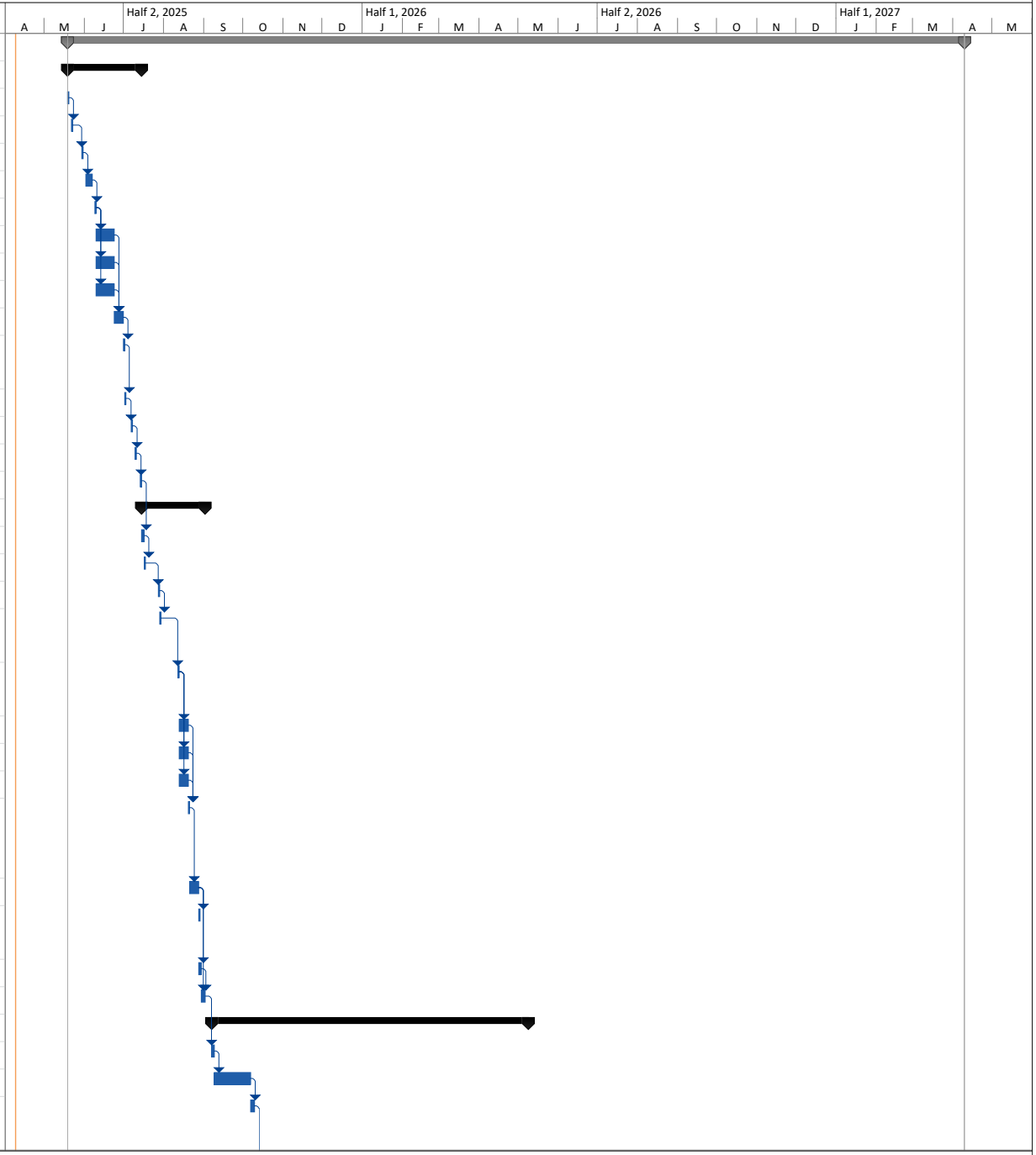


EXHIBIT 'A'

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration
34	Program Phase Presentation/Submittal	Fri 10/10/25	Fri 10/10/25	1 day
35	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days
36	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days
37	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days
38	Receive Program Phase Comments, Review & Consolidate and Forward to Consultant	Mon 10/27/25	Wed 10/29/25	3 days
39	Schematic Design Phase	Thu 10/30/25	Wed 11/26/25	28 days
40	Receive Schematic Submittal & Distribute for Review	Thu 11/27/25	Mon 12/1/25	3 days
41	Schematic Phase Presentation/Submittal	Tue 12/2/25	Tue 12/2/25	1 day
42	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days
43	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days
44	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days
45	Receive Schematic Phase Comments, Review & Consolidate and Forward to Consultant	Wed 12/17/25	Fri 12/19/25	3 days
46	Design Development (DD) Design Phase	Sat 12/20/25	Fri 1/16/26	28 days
47	Receive DD Submittal & Distribute for Review	Mon 1/19/26	Wed 1/21/26	3 days
48	DD Phase Presentation/Submittal	Thu 1/22/26	Thu 1/22/26	1 day
49	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days
50	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days
51	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days
52	Receive DD Phase Comments, Review & Consolidate and Forward to Consultant	Fri 2/6/26	Tue 2/10/26	3 days
53	Final Design Phase	Wed 2/11/26	Tue 3/10/26	28 days
54	Final Submittal & Distribute for Rev	Wed 3/11/26	Fri 3/13/26	3 days
55	Final Phase Presentation/Submittal	Sat 3/14/26	Mon 3/16/26	2 days
56	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
57	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
58	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
59	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
60	Receive Final Phase Comments, Review & Consolidate and Forward to Consultant	Tue 3/31/26	Thu 4/2/26	3 days
61	Final/Permit Design Phase	Fri 4/3/26	Thu 4/16/26	14 days

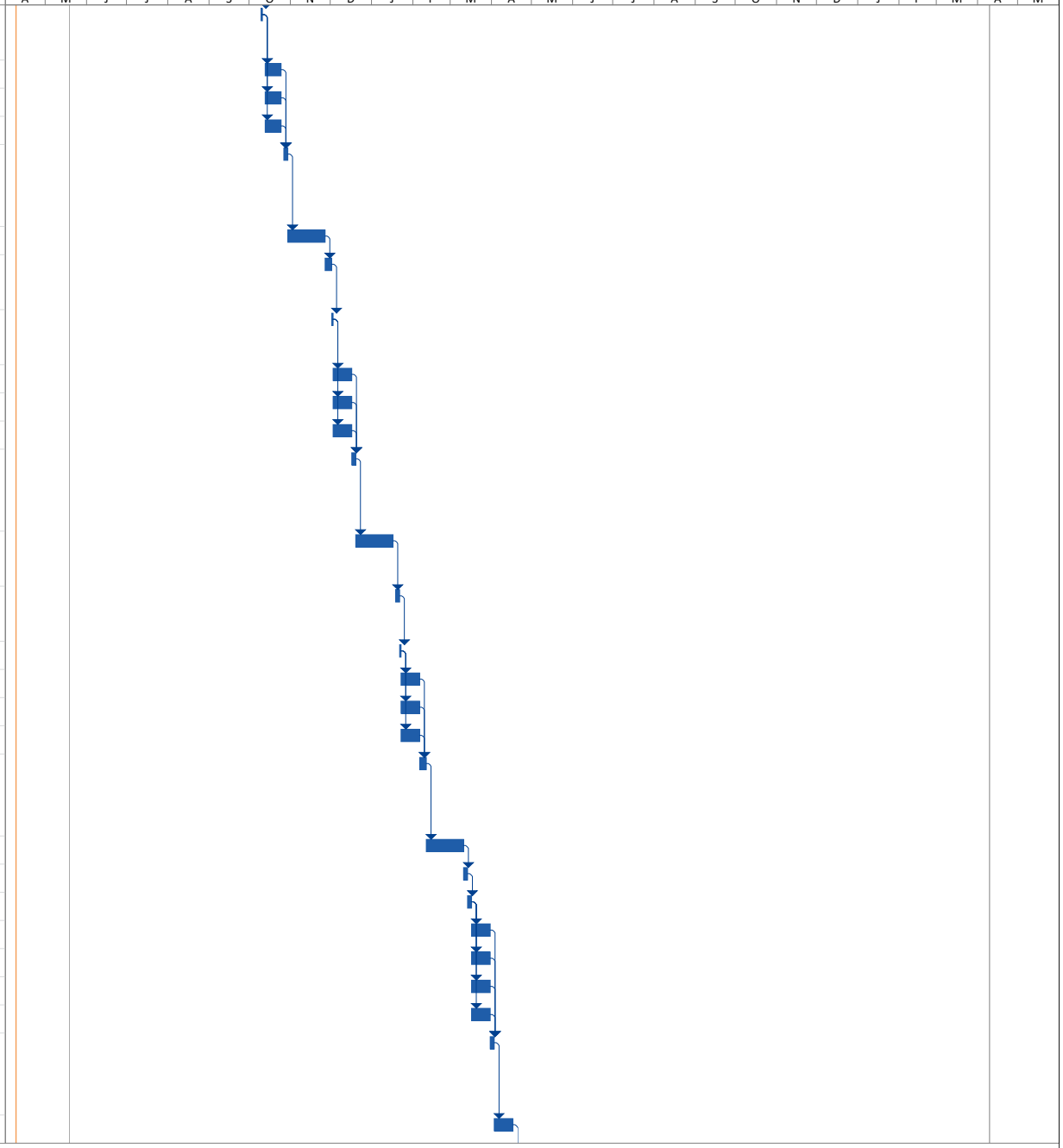


EXHIBIT 'A'

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration
62	Final/Permit Submittal & Distribute for Review	Fri 4/17/26	Tue 4/21/26	3 days
63	Review Final/Permit Phase	Wed 4/22/26	Tue 5/5/26	10 days
64	Receive Final/Permit Phase Approval and Forward to	Wed 5/6/26	Fri 5/8/26	3 days
65	**Permit Acquisition Phase**	**Wed 4/22/26**	**Fri 5/22/26**	**31 days**
66	Prepare UCC Application, Bid Clearance & Submit Bid Package	Sat 5/9/26	Fri 5/15/26	7 days
67	Provide Funding for Construction	Wed 4/22/26	Wed 4/22/26	1 day
68	Secure Bid Clearance Including Funding Verification	Mon 5/18/26	Fri 5/22/26	5 days
69	**Advertise-Bid-Award Phase**	**Mon 5/25/26**	**Thu 7/23/26**	**60 days**
70	Advertise Project for Construction	Mon 5/25/26	Mon 5/25/26	1 day
71	Conduct Pre-Bid Meeting	Tue 6/9/26	Tue 6/9/26	1 day
72	Contractor Questions Due - Prepare and Issue Bulletin	Mon 6/15/26	Wed 6/17/26	3 days
73	Construction Bids Due - Open Bids	Tue 6/23/26	Tue 6/23/26	1 day
74	Conduct Post Bid Review Meeting	Mon 6/29/26	Mon 6/29/26	1 day
75	Prepare and Submit Recommendation for Award	Tue 6/30/26	Wed 7/1/26	2 days
76	Prepare and Submit Recommendation for Award	Thu 7/2/26	Fri 7/3/26	2 days
77	Prepare Contract and Schedule Award Meeting	Mon 7/6/26	Fri 7/10/26	5 days
78	Conduct Contract Award Meeting/Issue NTP	Thu 7/16/26	Thu 7/16/26	1 day
79	Sign/Seal UCC Permit Applications	Thu 7/16/26	Thu 7/16/26	1 day
80	Secure UCC Permit from DCA	Fri 7/17/26	Thu 7/23/26	5 days
81	**Construction Phase**	**Fri 7/24/26**	**Wed 1/20/27**	**181 days**
82	Conduct Construction "Kick-Off Meeting"	Fri 7/24/26	Fri 7/24/26	1 day
83	Complete Construction - Achieve Substantial Completion	Sat 7/25/26	Wed 1/20/27	180 days
84	**Project Close-Out Phase**	**Thu 1/21/27**	**Fri 4/9/27**	**79 days**
85	Complete Punch List	Thu 1/21/27	Fri 2/19/27	30 days
86	Close Out Construction Contract	Mon 2/22/27	Fri 2/26/27	5 days
87	Close Out Consultant Contract	Mon 3/1/27	Fri 4/9/27	30 days

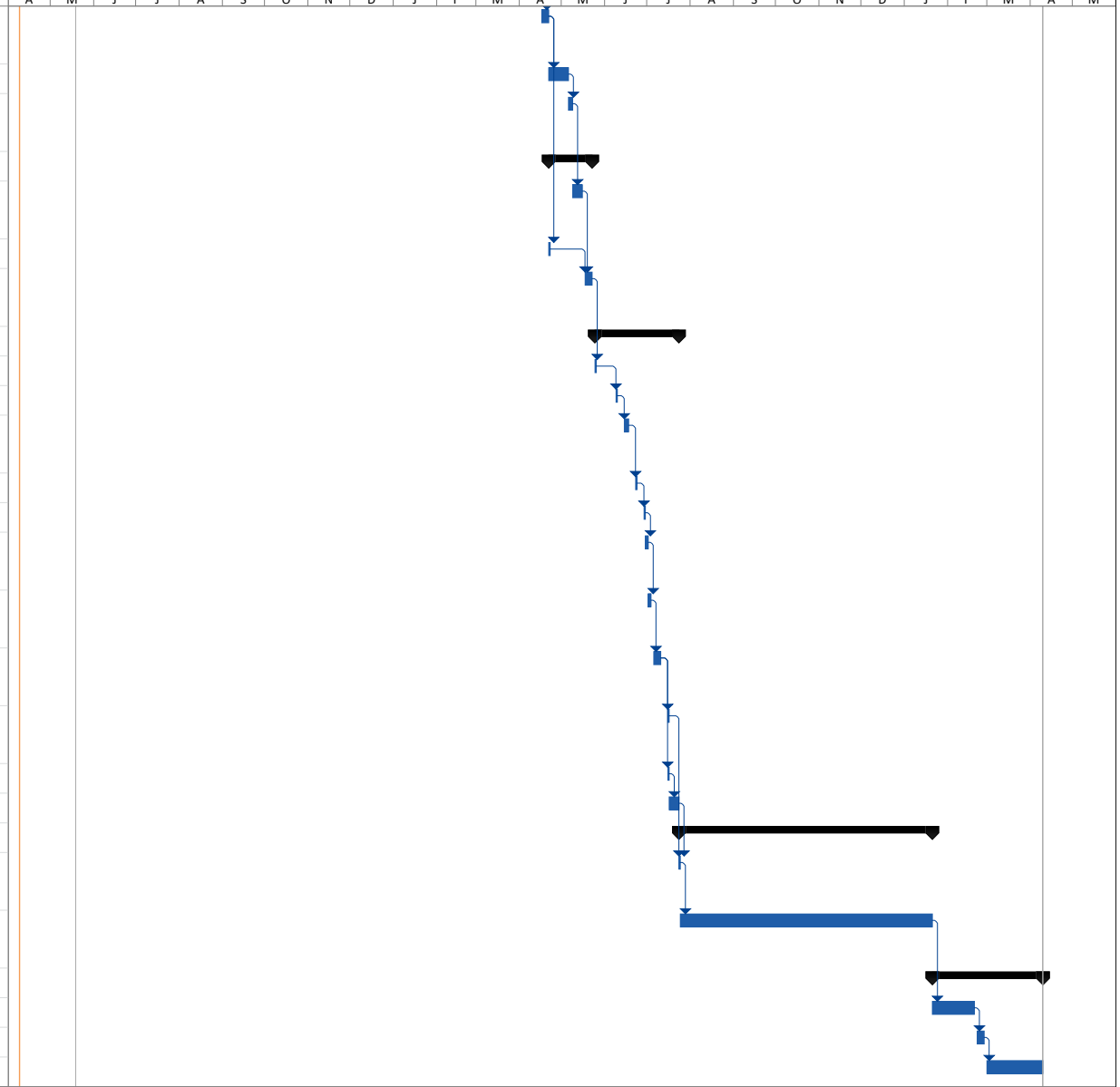


EXHIBIT 'A'

Typical DPMC Project - Random Selection of Design Consultant

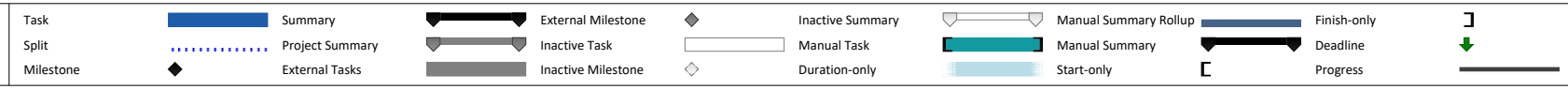


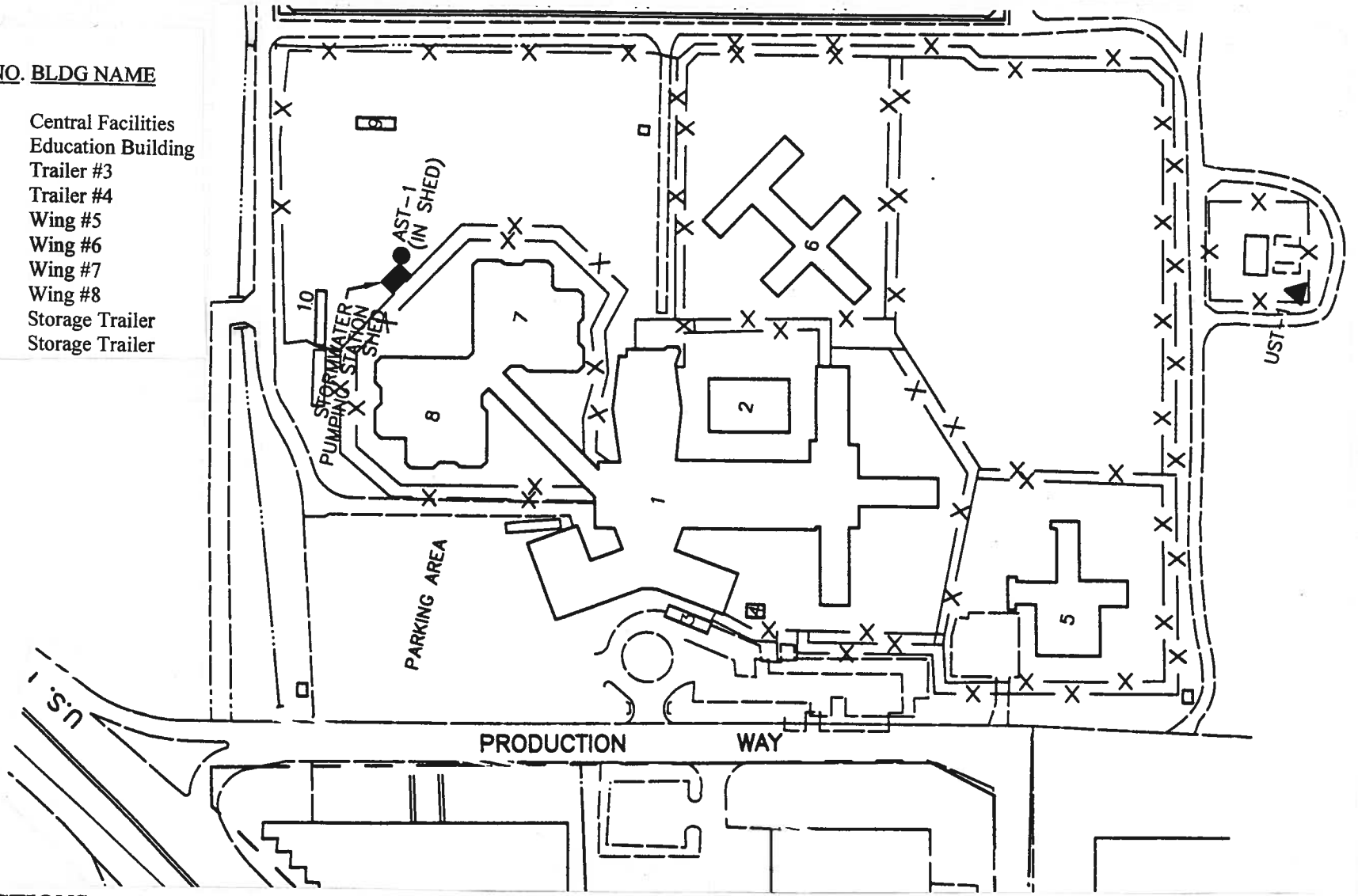
EXHIBIT 'A'

EXHIBIT 'B'

ADULT DIAGNOSTIC & TREATMENT CENTER, MIDDLESEX COUNTY, NEW JERSEY

BLDG NO. BLDG NAME

1. Central Facilities
2. Education Building
3. Trailer #3
4. Trailer #4
5. Wing #5
6. Wing #6
7. Wing #7
8. Wing #8
9. Storage Trailer
10. Storage Trailer



DIRECTIONS: From Route 1 North – After passing through Rahway (look for White Castle on the right, Church's Chicken on the left) on Route 1, go over the first overpass (McDonald's on the left) then go over the second railroad overpass to the first traffic light. Follow U turn sings to Route 1 North and again go over bridge. Keep in the right lane of bridge and immediately after bridge turn right onto Production Way. First left on Production Way is the parking lot for the Adult Diagnostic Treatment Center.

Adult Diagnostic and Treatment Center

EXHIBIT 'B'

RULES AND REGUALTIONS REGARDING OUTSIDE CONTRACTORS

1. All civilian's, contractors, sub-contractors that will be working on NJ DOC construction projects will be subject to a criminal history background check done through the NJ DOC Special Investigation Department unless noted otherwise.

2. The Contractor shall provide a worker list 48 hrs. in advance of all workers who will be on-site during construction. The Contractor shall provide a construction equipment list 48 hrs. advance for all large equipment that will be on grounds.

3. Before entry all Contractors and Sub Contractor will be required to show a form of identification. (driver's license with photo, NJDOC State Id)

4. All individual's that enter the facility's secured perimeter will have to pass through a metal detector and be subject to a physical pat-down search done by a security officer.

5. All Contractor staff members will be required to present and wear at all times within the facility and grounds their NJDOC State issued identification badges.

6. An escort will be required to and from the job site. No contractor will walk anywhere on the compound without a proper escort.

7. Working days will be Monday through Friday, no weekends or holidays unless special permission is granted through the Capital Planning & Construction Unit.

8. Working hours will be 7:30 am. to 3:30 pm. subject to change.

9. A tool inventory list will be required for all tools entering the secured perimeter. Job Boxes left inside the facility will require approval from the Department Head.

10. Do not give anything to, or take anything from Incarcerated Personnel.

11. No alcoholic beverages, controlled substances, or prescription medication (drugs) are permitted inside the facility. Smoking is prohibited in ALL State Buildings including all smoking paraphernalia.
12. No electronic devices such as cell phones, pagers, smart watches, cameras, tape recorders, recording devices, lap tops, radios, iPod or other MP3 players, any Bluetooth technology, flash drives or any other electronic device not of Departmental use will be permitted inside the secured perimeter unless approved by the facility's Department Head.

13. Any clothing that resembles an inmate's attire is prohibited. ***For example:*** Khaki – colored clothing, Gray sweatshirts, orange shirts or sweatshirts, plain white t-shirts. Shirts that display the title "POLICE".

EXHIBIT 'C'

14. Military style clothing worn by a person not in active or reserved military status is prohibited. To include any camouflage outerwear.

15. Shorts, sweat pants, Warm up suits, legging/jegging, yoga pants, and tank- tops are not permitted to be worn. ***Shirts must have sleeves covering the shoulder area if they are the outer most garment.***

16. Footwear such as sandals, flip-flops, beach or pool shoes, open toed shoes (exposing all toes) or shoes with wheels (i.e. Heelys) are not permitted.

EXHIBIT 'C'

The Vaughn Collaborative Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

Ted Mondzelewski Jr. AIA, NCARB - President
D. Warren Buonanno AIA, NCARB

Ronald E. Vaughn Jr. Associate AIA – Vice President
Ronald E. Vaughn Sr. AIA, PP, NCARB (1924-2004)

September 6, 2022

Mr. Joseph Fuca
NJ Department of Corrections
Capital Planning & Construction Unit
P. O. Box 863
Trenton, NJ 08625-0863

Reference: TVC 22-32001 / NJDOC D0270-00 W.O.#1
Elevator Water Damage Assessment/Evaluation
Adult Diagnostic Treatment Center (ADTC) Avenel, NJ

Dear Mr. Fuca:

Per our Work Order assignment, The Vaughn Collaborative (TVC) in association with Premier Vertical Solutions (PVS) conducted and on-site review of the current conditions of the elevator which has been out of service since September of 2021. Our evaluation took place on August 17th, 2022; we were accompanied by NJDOC facilities staff. The cause for the loss of the elevator was water damage directly related to the major named storm "Ida" which flooded the main elevator room impacting critical components and systems causing the loss of all elevator functions.

The elevator is a cantilevered holed hydraulic passenger elevator serving three (3) front and two (2) side openings. The three (3) front openings offer access to the main floors while the side openings provide passage of individuals and materials to the secure wings of the facility.

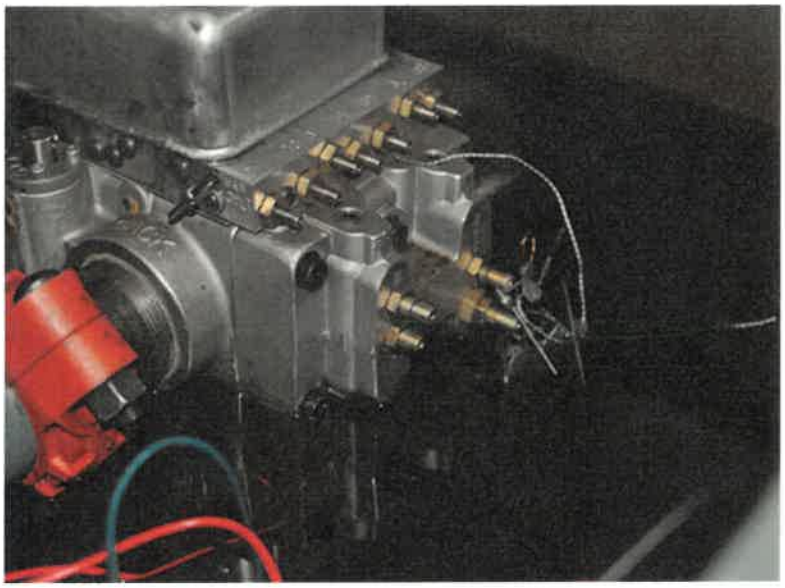
The assessment survey began in the Elevator Machine Room (EMR) located in the basement mechanical area. The EMR, aside from the water damaged components, was found in good order and was secured by mechanical locking device. Machine room water intrusion was extensive resulting in damage to the hydraulic power unit and the controller. Oil level in the power unit was 12" high, indicating that approximately 12" of flood water has settled in the base of the power unit. The submersible pump and motor, in all probability, are damaged beyond repair and shall require replacement.

300 Phillips Boulevard, Suite 500 ☐ Ewing ☐ New Jersey 08618
Phone: (609) 530-7400

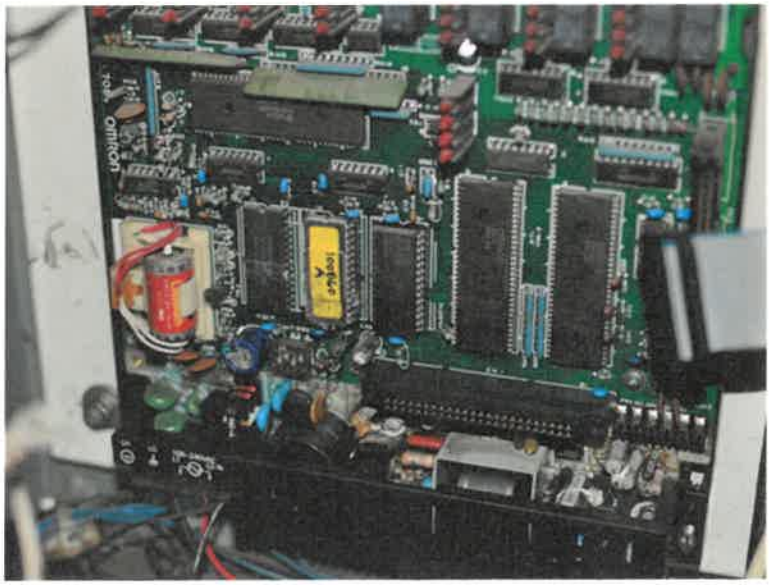
P.O. Box 354 ☐ Washington Crossing ☐ Pennsylvania 18977
Phone: (215) 493-2701

EMAIL: mail@TVCarch.com

EXHIBIT 'D'



Hydraulic valve mounted in the power unit above the hydraulic oil.



The microprocessor-based elevator controller utilizes a PLC which displays obvious water damage.

EXHIBIT 'D'

The survey team then proceeded to the elevator cab which was landed on the buffer springs in the pit approximately 5" below floor level. The cab is constructed of stainless steel with no applied interior panels. There is a suspended ceiling with fluorescent lighting above.

The cab interior surfaces display minor surface scratches with no evidence of water damage.

The platform sub floor is likely plywood and should be replaced as it has been submerged in water. This effort would require the cab be raised up to allow sub-floor replacement. In addition, new sills and finish flooring will need to be installed. Diamond plate flooring is recommended given the utilization of this elevator.

EXHIBIT 'D'

Both electronic door detectors are water damaged and need be replaced.
Car door panels show significant wear and warrant replacement.

Cartop canopy shows no sign of deterioration and can be retained.
Secure the loose ventilation fan.

COMMENT:
Top of car emergency exit has no safety switch.

EXHIBIT 'D'

The landing doors and entrances were not impacted by water.
Signal and operating fixtures are to be replaced as part of controller installation

EXHIBIT 'D'

EVALUATION OF WATER DAMAGED COMPONENTS:

The extent of the water damage requiring repairs and replacement to the elevator is as follow:

- Secure repair permit.
- New hydraulic power unit.
- New non-proprietary controller.
- New subfloor, finish flooring and sills.
- New electronic door detectors.
- New signal and operating fixtures.
- New wiring.
- Adjust new components to ensure proper operation.

Budget Cost: $120,000-$125,000

ADDITIONAL CONCERN(S) WATER DAMAGE RELATED:

Being the elevator was not operational, we were not able to examine the hydraulic cylinder & piston under the elevator. Due to the prolonged exposure to moisture/water we have concerns about the structural integrity of this component.

It is recommended that an elevator company be contracted with raising the elevator up approximately 8' and secure the cab assembly in position with redundant means, to allow for safe access under the elevator. This will allow for performing visual assessment by a qualified party.

If the cylinder assembly shows no obvious signs of deterioration, a full load leak-down test should be performed with capacity test weights in the elevator. If any unexplained oil loss is detected, the hydraulic cylinder assembly must be condemned and replaced with new.

In lieu of this undertaking, the cost of this effort can be included in the elevator contractor's proposals along with an alternate price for replacing the hydraulic cylinder assembly.

Budget Cost: $80,000-$85,000

EXHIBIT 'D'

REPAIR/REPLACEMENT OF RELATED ELEVATOR COMPONENTS:
Given the age and current condition of the elevator (***non-water damage***), a comprehensive modernization program should be considered that would incorporate the following:

- Upgraded or refinished cab interior.
- New suspended ceiling with efficient LED lighting.
- New front & side closed loop door operators.
- Car door gate switches.
- Car door relating devices
- Car door tracks.
- Car door clutches with deterrents.
- Car door panels front & side.
- Hoist way door tracks, hangers, interlocks, pickup roller assemblies, & closer relating devices.

Budget Cost: $125,000-$130,000

SUMMARY:

Originally TVC was provided with a quote from Slade Elevator to "modernize" the existing ADTC Elevator at a cost of $210,663.00. The approach of this (TVC) report is to repair any damage that was visible and make certain assumptions regarding related improvements that should be accomplished while the system is in that repair process. As NJDOC is aware, there are certain unknowns until a certified elevator company is able to perform a more detailed forensic analysis, specifically the cylinder and piston. An elevator repair, as opposed to a modernization, provides the NJDOC a cost-effective approach which would not necessarily trigger current compliance criteria. As this report is merely a visual examination of the existing system, full documentation would be required once a scope of the repairs is agreed upon.

Please review the results provided herein. Should you have any questions or require additional information, do not hesitate to give me a call.

Respectfully submitted,

THE VAUGHN COLLABORATIVE

Ronald E. Vaughn, Jr.
Principal

sjs

EXHIBIT 'D'

State of New Jersey
Department of Corrections
Adult Diagnostic and Treatment Center

ELEVATOR EVALUATION REPORT

Project No. D0281-00, Work Order 001

NJDOC-Adult Diagnostic Treatment Center Main Campus
Elevator Location Circled

Architect:	**Design Resources Group Architects, AIA, Inc.**
Vertical Transportation Consultant:	**VDA, Inc.**
Electrical Engineer:	**Princeton Engineering Group, LLC**

EXHIBIT 'E'

TABLE OF CONTENTS

EXHIBIT 'E'

General Summary

Representatives of Design Resources Group, our vertical transportation consultant, VDA, and our electrical engineering consultant, Princeton Engineering Group, LLC, were present at the Adult Diagnostic and Treatment Center in Avenel (ADTC), NJ on July 17, 2025 to examine the existing elevator equipment and hoistway. The single elevator in this building has been out of service because of flooding in the lower levels of the building which took place during a tropical storm (Ida) in September of 2021. Accompanied by ADTC personnel, we were able to open hoistway doors on several floors and observe conditions in the hoistway. We visited the elevator machine room in the sub-basement area below the southernmost wing of the building. We were able to access the elevator cab which is parked on the bottom of the hoistway. Our team was unable to view the elevator pit, as the cab cannot be moved from its parked position at the bottom of the hoistway.

The existing elevator is a cantilevered, holed hydraulic passenger elevator serving three front and three side openings. The front openings access the main floor areas, designated 1 through 3, with the side entrances accessing the secure cell blocks to the south, designated 1A through 3A. Except for levels 3 and 3A, the floors are staggered from front to side.

In the opinion of our team, the cost of returning the elevator to operational condition with associated building, mechanical and electrical upgrades shall require a budget of approximately **$566,000.00.** The agency should plan for any escalation due to elapsed time to bidding the project and any adjustments necessary to accommodate increased costs of any required imported materials.

Building

The ADTC is constructed of masonry, concrete, and structural steel. The structure is in fair to good condition. Observations of the elevator hoistway construction indicate that it appears in sound condition with no voids in the separation walls or unwanted penetrations. It was noted that there were no sprinkler heads installed within the hoistway in this sprinklered building. Sprinkler heads are not permitted in an elevator hoistway when the elevator is designated an escape elevator or a fire department access elevator. It is not believed this elevator was meant to serve in either of these capacities.

As mentioned, the hoistway pit is not accessible, as the cab is parked at the bottom of the hoistway and will require special equipment to lift for inspection of the pit. For this reason, it is unknown if there is a sump located in the pit or, if present, if there is a sump pump and whether it is set up in accordance with current plumbing codes. There was no pit ladder visible; however, this too would have been concealed by the location of the inoperative cab. A contingency has been included in our budgets for any potential work in this area.

The elevator machine room, located in the sub-basement under the south cell block wing and below the ground floor (lowest) elevator entrance was subjected to extensive flooding during the 2021 storm. Maintenance staff noted that a small amount of water had entered this level during a rain event the day before our team’s arrival. This recent event is not believed to have posed a threat to any equipment which may be proposed to be located within this machine room; however, it does indicate that there may be issues with the design of the sub-basements sump pump system. The staff indicated that during this recent rain, the pumps were operating. The water is pumped to an area outside of the building that was flooded resulting in the pumps being unable to clear the water from the sub-basement. This issue is beyond the scope of this report; however, it should be investigated by qualified plumbing and civil engineers to determine if the pump discharge can be relocated to a more suitable area.

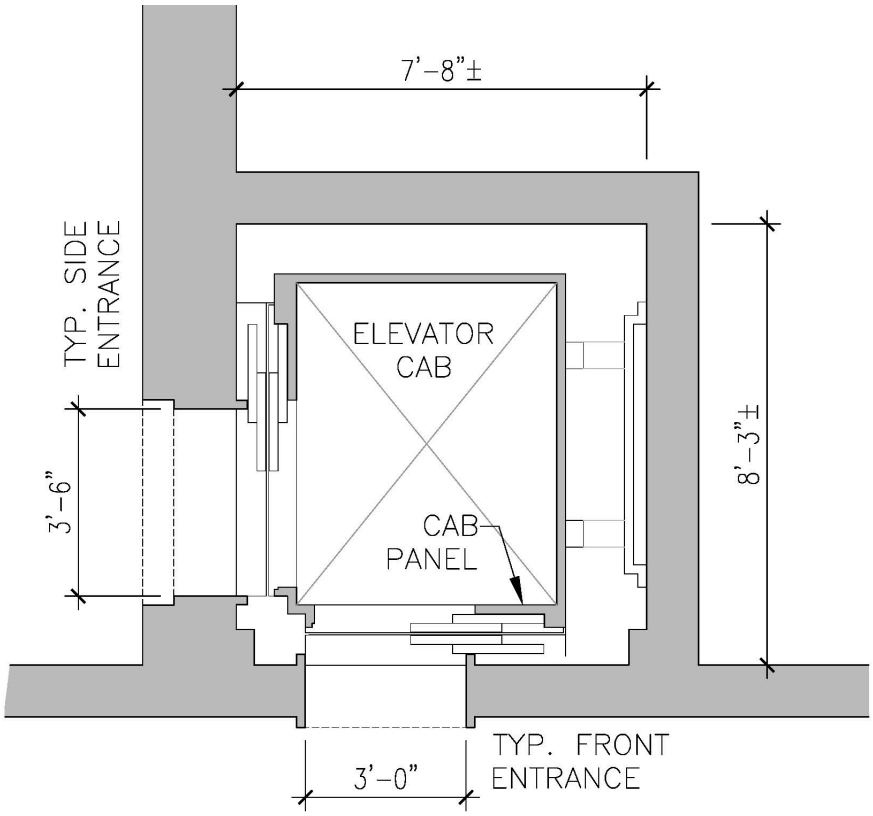
The machine room is constructed of concrete unit masonry. The walls do not extend to the floor construction above. For this reason, a concrete ceiling has been constructed on metal deck to provide the required fire barrier. No sprinklers have been installed in the machine room. There is a ducted connection to the ventilation system from the adjacent mechanical room with a return grille discharging into the mechanical room providing ventilation for the machine room. These ventilation openings in the machine room wall have

been provided with fire dampers. Should this ventilation system be retained, these fire dampers should be evaluated for proper operation and, if necessary, replaced. It was the opinion of our team that, should the elevator be rehabilitated and returned to operational status, a more effective cooling system be installed to maintain proper temperature for the operation of any new equipment. The masonry walls of the machine room will require patching and repairs to accommodate any modifications to the ventilation system. Refer to the mechanical section of this report.

To limit any future flooding exposure in the machine room, it is recommended that a removable door flood barrier be installed and left in place in the event of any future storms causing flooding in the sub-basement. Standard door flood barriers are available at six-foot height. Any wall penetration required for utilities requires seals to prevent water penetration at those locations. Penetration firestopping had been installed at existing penetrations. These sealants should be replaced with water resistant firestopping. Any upgraded ventilation equipment should be installed as far above the existing floor as feasible. (NOTE: The existing ventilation grilles are placed approximately six feet above the floor. This height should be maintained for any new equipment.)

The cost of building repairs and upgrades to the machine rooms are estimated as follows:

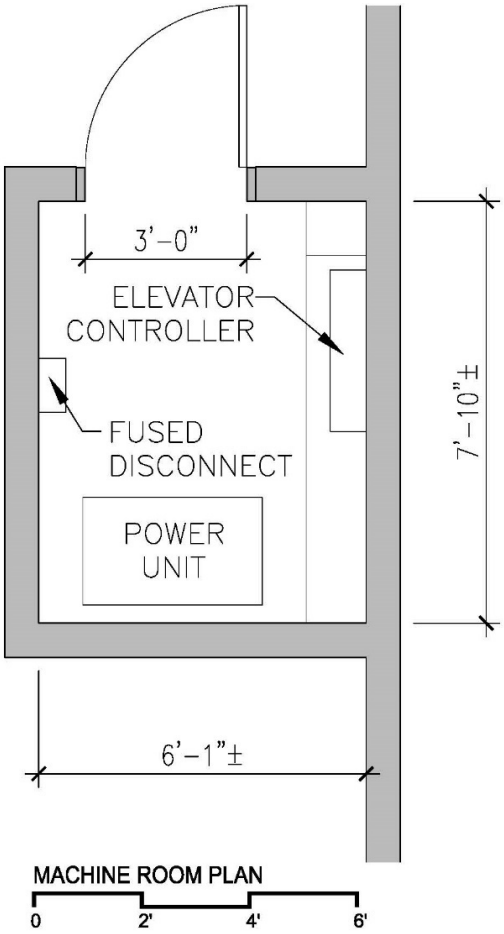
- Masonry work: $5,000.00
- Flood barrier: $7,500.00
- Sealants: $1,500.00
- Misc.: $1,500.00



TYPICAL HOISTWAY PLAN

0 2' 4' 6'

EXHIBIT 'E'



Vertical Transportation

The passenger elevator, a cantilevered holed hydraulic passenger elevator serving three (3) front and three (3) side openings that sustained damage during the tropical storm Ida.

1. Based on our evaluation the controller, tank/power unit have not been operational for years. The existing oil, tank, and piping could be full of sediment which in turn would create issues in the valve and cylinder if the elevator is run and as the oil heats up. The controller and associated wiring to the elevator, while difficult to determine the extent of the water infiltration, showed signs of corrosion and it is recommended for reliability, and safety of the passengers that these components also be replaced.

2. Hoistway components: operators, door tracks, rollers, and interlocks showed signs of pitting and/or corrosion and since many elevator issues are created from an inconsistent door operation, we recommend that these also be replaced. New fixtures and wiring for reliability are also recommended for consistent button and fixture operation.

3. The pit area will need to be evaluated to determine the extent of any water damage for corrosion to the elevator equipment and pit steel once the elevator is able to be moved out of the pit.

EXHIBIT 'E'

4. Additional concerns about the availability and repair of the existing controller parts could lead to a longer lead time, resulting in a longer repair/replacement process.

5. Based on our visit VDA recommends that the elevator controller, tank/power unit, new oil, piping, fixtures, hoistway door equipment (hoistway door tracks, hangers, closers, and interlocks), wiring, door operators (Front and Side), safety edges, car top equipment (inspection box/leveling unit) and all hoistway and car fixtures be replaced due to water damage.

6. Any remaining equipment, not replaced as part of this repair/replacement project should be thoroughly cleaned and lubricated to extend its useful life.
   Note: We were unable to see under the elevator since the elevator could not be moved.

7. The budget price for the repair/replacement recommended above is as follows:
   - Door Equipment - $40,000 (Front and Side)
   - Car Top equipment - $10,000
   - Controller Tank/Power Unit - $70,000
   - Fixtures/Wiring - $25,000

     Material Subtotal - $145,000

   - Labor – 4-6 Weeks (Repair Team rate $525.00)

     Labor Subtotal $84,000 - $126,000

     Total Budget - $229,000 - $271,000

The above pricing does not include any infrastructure work by others (Mainline replacement, 110vac GFI outlets in machine room and pit, air conditioning, heating of the machine room, sump pump, and phone line access) as necessary for the latest code requirements. It also does not include any upgrade or remodel to the elevator cab. (Cab remodel budget an additional $30,000 - $40,000)

The reconditioned elevator should be provided with flood protection provisions in the hoistway and to prevent the cab from descending to the lower levels in a flooding situation.

Plumbing

As mentioned above, there are issues with sub-basement sump pump discharge. This issue is beyond the scope of this report and should be addressed in a civil/plumbing study addressing these issues.

Since the elevator pit was not accessible, it was not possible to evaluate or observe any sump pit/pump arrangements in the elevator pit. Current codes allow for a sump pump, if present, to connect indirectly to the plumbing system through an oil/water separator. Under no circumstances should the pump discharge to the sanitary sewer. Since the area is subject to flooding, a sump pump and separator should be provided, if the system can be discharged to an area not subject to flooding.

We are including an allowance for this potential work: $20,000.00

Mechanical

Should the elevator be returned to operational status, it is recommended a new split system be installed for cooling the machine room and the existing ventilation equipment be removed and/or abandoned. The exterior heat exchanger for this system should be placed in an area outside of the secure perimeter or placed in a fenced enclosure.

Budget cost for mechanical: $8,500.00

EXHIBIT 'E'

Electrical

Existing Systems:

Elevator Machine Room-
The elevator is powered from a 200-ampere, fused, disconnect switch, within the elevator machine room *(Photo #10)*. The switch is fused at 110 amperes which is appropriate for the 25 horsepower, existing elevator. The fuses are time delay type.
The voltage is 120/208, three phase.
The incoming feed to the switch is three #4-0 cables plus ground. The outgoing feed is three #4 cables plus ground.
The disconnect switch was manufactured by General Electric.
There is no Ground Fault protected receptacle in the machine room.
The lighting was provided by an overhead, jelly-jar-style fixture *(Photo #11)*.
Four fire alarm relays were provided above the elevator controller for controlling the elevator under fire condition *(Photo #12)*.

Typical Floor Landings-
The corridors, on the secure side of the elevator, were provided with heat detectors and security cages during the recent renovation *(Photo #13)*.
The general corridors, at the front of the elevator, have a designated smoke detector for elevator recall *(Photo #14)*.

Elevator Hoistway-
The are no sprinklers in the shaft or the elevator machine room.
There was a smoke detector at the top of the elevator hoistway *(Photo #15)*.
There were no extraneous conduits or piping visible in the hoistway that would present a code violation.
No piping was observed leaving the hoistway, around the trapped elevator cab. The bottom of the pit was not visible and a determination as to the existence or condition of a sump pump could not be made.

Condition of System:

Elevator Machine Room-
The 200-ampere, fused switch appeared in fair condition with minor oxidation on the interior parts.
The jelly-jar style fixture was in fair condition, but over 25 years old.
Four fire alarm relays were provided above the elevator controller for controlling the elevator under fire conditions. The fire alarm relays were installed in 2021, and the relays should still be usable, as they were above the water level.

Typical Floor Landings-
The fire alarm devices were installed in 2021 and appeared in good condition.

Elevator Hoistway-
The smoke detector, at the top of the elevator hoistway, was not replaced as indicated on the fire alarm system drawing from 2021.

Recommendations:

Elevator Machine Room-
The 200-ampere, fused switch, within the elevator machine room should have all electrical contacts cleaned.
The fuses should be replaced and sized, as appropriate, for the new elevator equipment.
The voltage is 120/208, three phase.
Install a Ground Fault protected receptacle in the machine room.
The lighting should be replaced with a fixture utilizing LEDs as their light source.
Four fire alarm relays will need to be relocated and connected to the replacement, elevator controller.

Typical Floor Landings-
The fire alarm devices should be reviewed to determine if the operation of the recall system is appropriate with heat detectors on the secure side of the elevator.

EXHIBIT 'E'

Elevator Hoistway-
Replace the smoke detector, at the top of the elevator shaft, and reprogram the Notifier fire alarm system to suit.

The cost of electrical repairs and upgrades to the relevant systems are estimated as follows:

- Misc. Devices
  - Lighting Controls, Outlets, etc. $15,000.00
- Electric Demolition $ 3,000.00
- Fire Alarm $ 8,200.00
- Light Fixtures $ 1,700.00

Photographs

Photo #01
Typical Elevator Entrance
Second level front.

Photo #02
Elevator Control Panel
Cab front wall.

Photo #03
Hall Lanterns and Position Indicator
Second level front.

Photo #04
Typical Side Entrance
Level 1A from cell block wing.

EXHIBIT 'E'

Photo #03
Hall Lanterns and Position Indicator
Second level front.

Photo #04
Typical Side Entrance
Level 1A from cell block wing.

Photo #05
Typical Side Entrance
Level 1A from cell block wing.

Photo #06
Elevator Hoistway
Rails visible.

EXHIBIT 'E'

Photo #07
Cab Ceiling in Hoistway
Front cab door operator visible.

Photo #08
Hydraulic Power Unit
Water has penetrated this equipment.

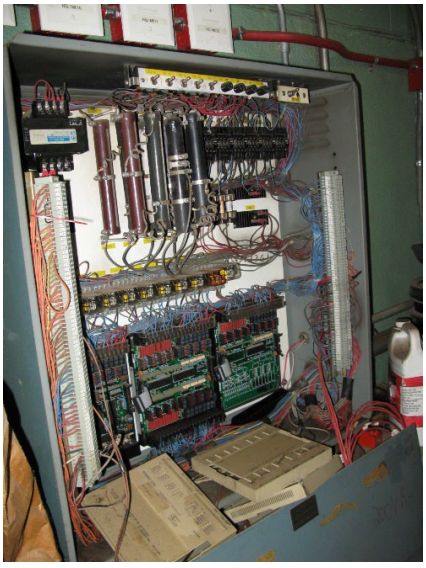


Photo #09
Elevator Controller
May be water damage. Equipment is obsolete.

Photo #10
Elevator Disconnect Switch
Needs cleaning.

EXHIBIT 'E'

Photo #11
Light Fixture
Elevator machine room.

Photo #12
Notifier Fire Alarm Relays
Elevator machine room.

Photo #13
Heat Detector with Protective Cage
Typical cell block elevator lobby.

Photo #14
Smoke Detector
Typical in main corridor.

EXHIBIT 'E'

Photo #15	Photo #B16
Smoke Detector	Fire Damper
Top of elevator hoistway.	*AC duct into elevator machine room.*

Consolidated Budget Summary

Item Description	M&L	Units	Quant	Total	SubTotal
02. Existing Conditions					
Selective Demolition & Removals	$7,500.00	LS	1	$7,500.00	
Sub-Total					***$7,500.00***
03. Concrete					
Miscellaneous Concrete Patching	$2,500.00	LS	1	$2,500.00	
Sub-Total					***$2,500.00***
04. Masonry					
CMU Repairs	$5,000.00	LS	1	$5,000.00	
Sub-Total					***$5,000.00***
05. Metals					
Miscellaneous	$1,500.00	LS	1	$1,500.00	
Sub-Total					***$1,500.00***
06. Wood, Plastics and Composites					
NOT USED	$0.00		0	$0.00	
Sub-Total					***$0.00***
07. Thermal & Moisture Protection					
Joint Sealants/Firestopping	$1,500.00	LS	1	$1,500.00	
Sub-Total					***$1,500.00***

EXHIBIT 'E'

08. Openings					
Flood Barrier Panel	$7,500.00	EA	1	$7,500.00	
Sub-Total					***$7,500.00***
09. Finishes					
Miscellaneous Finishes	$2,500.00	LS	1	$2,500.00	
Sub-Total					***$2,500.00***
10. Specialties					
Interior Signage	by Owner		0	$0.00	
Sub-Total					***$0.00***
11. Equipment					
NOT USED	$0.00		0	$0.00	
Sub-Total					***$0.00***
12. Furnishings					
NOT USED	$0.00		0	$0.00	
Sub-Total					***$0.00***
13. Special Construction					
NOT USED	$0.00		0	#REF!	
Sub-Total					***$0.00***
14. Conveying Equipment					
Cab Refurbish	$40,000.00	LS	1	$40,000.00	
Door Equipment	$40,000.00	LS	1	$40,000.00	
Car Top Equipment	$10,000.00	LS	1	$10,000.00	
Controller Tank/Power Unit	$70,000.00	LS	1	$70,000.00	
Fixtures & Wiring	$25,000.00	LS	1	$25,000.00	
Installation	$126,000.00	LS	1	$126,000.00	
Sub-Total					***$311,000.00***
21. Fire Suppression System					
Fire Suppression System Modifications	$2,000.00	LS	1	$2,000.00	
Sub-Total					***$2,000.00***
22. Plumbing					
Plumbing Allowance	$20,000.00	Allow	1	$20,000.00	
Sub-Total					***$20,000.00***
23. HVAC					
Machine Room Cooling	$8,500.00	LS	1	$8,500.00	
Sub-Total					***$8,500.00***
26. Electrical					
Miscellaneous Devices	$15,000.00	LS	1	$15,000.00	
Electric Demolition	$3,000.00	LS	1	$3,000.00	
Fire Alarm	$8,200.00	LS	1	$8,200.00	
Light Fixtures	$1,700.00	LS	1	$1,700.00	

EXHIBIT 'E'

Sub-Total					***$27,900.00***
27. Communications					
NOT USED	$0.00		0	$0.00	
Sub-Total					***$0.00***
28. Electronic Safety & Security					
Security Systems: By Owner	$0.00		0	$0.00	
Sub-Total					***$0.00***
31-33. Site Work					
NOT USED	$0.00		0	$0.00	
Sub-Total					***$0.00***
Total Trades					**$397,400.00**
General Conditions		12.00%		$47,688.00	$445,088.00
O.H.&P.		12.00%		$53,410.56	$498,498.56
Corrections Adjustment		20.00%		$99,699.71	$598,198.27
Insurance & Bonds		2.50%		$14,954.96	$513,453.52
Escalation		2.00%		$10,269.07	$523,722.59
Contingency		10.00%		$52,372.26	$565,825.78
Sub-Total				**$278,394.56**	
Grand Total*					**$565,825.78**

ADTC Observation Team:

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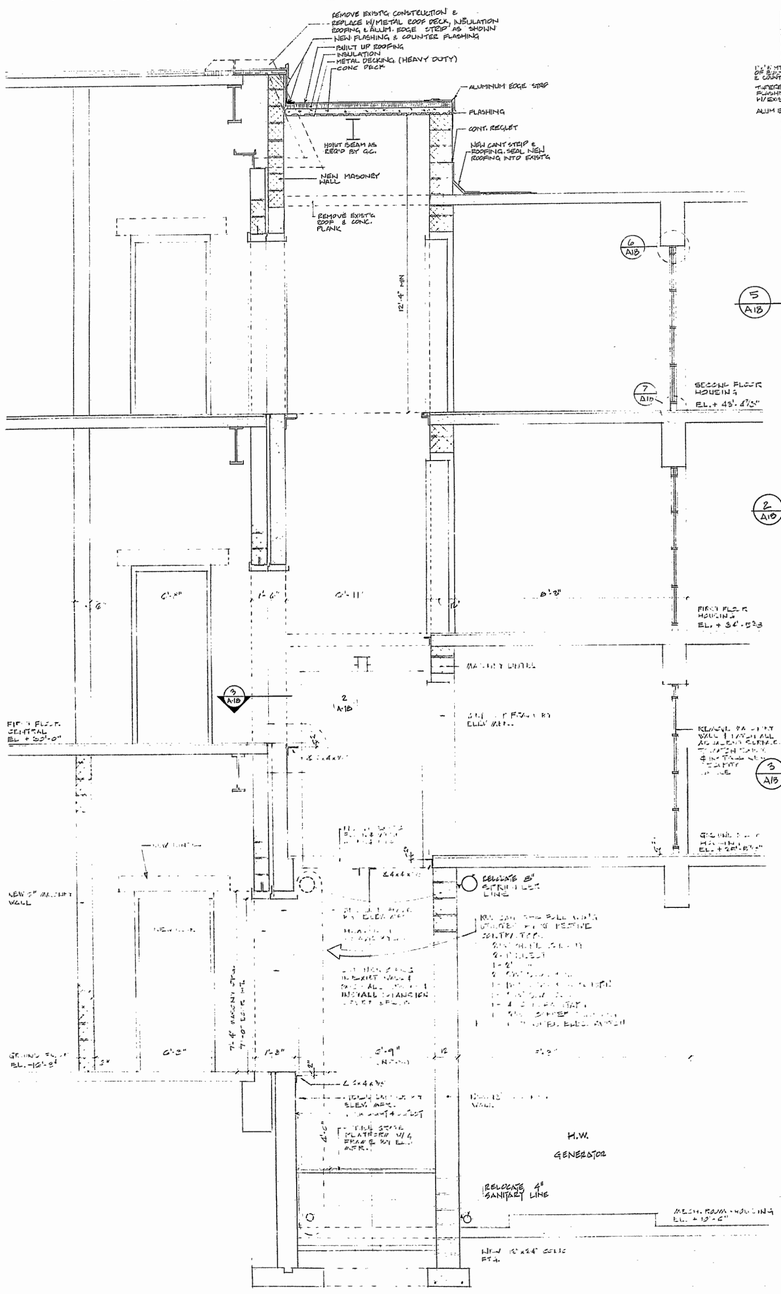
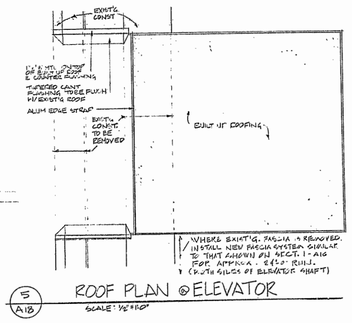
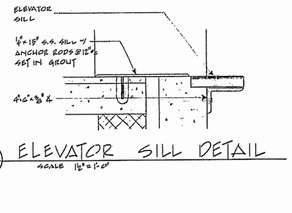
100 Forrestal Road
Princeton, NJ 08540

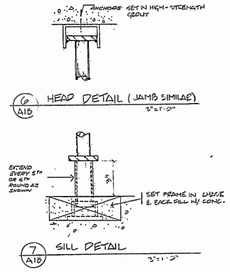
**Inquiries should be directed to DRG Architects.*

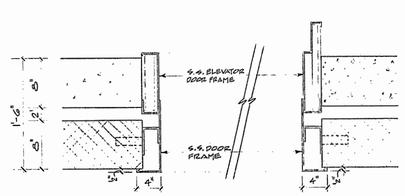
EXHIBIT 'E'

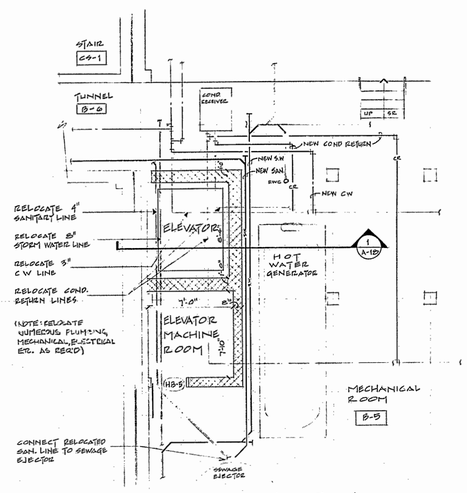












VAUGHN ORGANIZATION P.C.
ARCHITECTS PLANNERS
42 WEST LAFAYETTE STREET, TRENTON, NEW JERSEY
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304 ADDITIONAL BEDS and ALTERATIONS
ADULT DIAGNOSTIC and TREATMENT CENTER
AVENEL, NEW JERSEY
DBC PROJECT C312-02

ELEVATOR SECTIONS & DETAILS

Scale: AS NOTED
Drawn by: E.V.
Checked by: J.T.
Commission No: 87-45700
Date: 10-22-87

REVISIONS
No. Date

Drawing No.
A 18