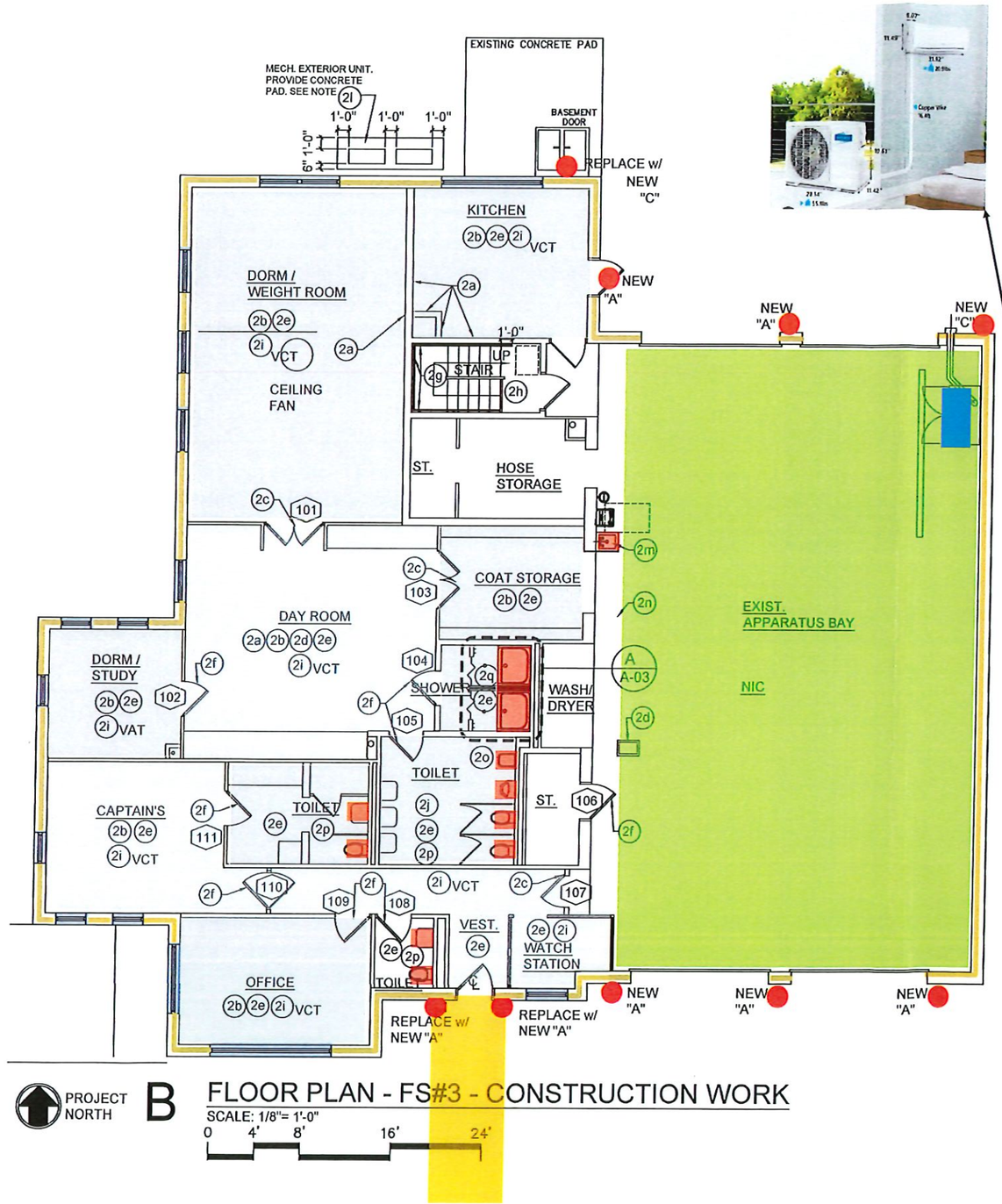


THE WORK

The Work includes two broad scopes of Work, the BASE BID WORK and the ALTERNATE WORK

A. BASE BID WORK - Fire House No. 3

The Base Bid Work is Work at Fire House No. 3 **ONLY**. Three (3) Scopes of Work define the Base Bid Work and include the Exterior Scope of Work , the Interior Scope of Work and the Window Replacement Scope of work.

1. Exterior Scope of Work:

Repair damaged brick facade & re-point joints
Clean exterior walls and apply water resistant treatment
Fix & repair exterior elevation cracks, Tuck pointing as noted & reseal all masonry building façade surfaces
Replacing Existing Front Entrance landing with Barrier free code complaint ADA landing & Ramp.
Provide Exterior site Lighting

2. Interior Scope of Work:

Provide new interior flooring/ wall base
Repair/ replace ceiling tiles
Replace all interior doors and provide new code compliant hardware
Replace existing showers with ADA shower units
Replace all plumbing fixtures in toilet rooms with low-flow fixtures
Provide split air conditioning system throughout all areas Except Apparatus Bay and Basement
Upgrade existing fire alarm system
Clean, fix & paint all walls (Interior).

3. Window Replacement Scope of Work:

Replace all windows with double pane, low-e glass and insulated frames
Replace exterior man doors, frames and hardware
Clean, repair & repaint all lintels & sills
Remove all through window/wall mechanical units and all associated support/mounting

Alternate No. 4A Scope of Work – Fire House No. 3 – Garage Exhaust Fans

The work includes the installation of a new garage exhaust fan system

Install (1) new Make Up Air Unit over the lower roof
Install new horizontal and vertical ductwork with dampers from roof mounted MUA to floor in the garage area
Install (1) new Exhaust Fan over the garage roof
Install new Structural support work associated with the new equipment
Install new Electrical work associated with the new equipment
Extend gas line to new MUA with new gas line roof supports
Cut, patch and repair existing brick wall
Install new roof screening panel for MUA
Relocate existing furnishings as required to install new ductwork

Alternate No. 6 Scope of Work – Fire House No. 3 – Install Clothes Dryer Cabinet

The work includes the removal of the existing gas fired clothes dryer and gas line as shown on the plan and installation of the new electric clothes dryer

Remove the existing gas fired clothes dryer
Install (1) new electric clothes dryer as specified
Install new electric dryer vent in existing gas dryer vent opening – patch opening
Install new electrical wiring and circuit breaker as required for the new dryer

HERBST MUSCIANO LLC
SECOND FLOOR
811 MAIN STREET
BOONTON
NEW JERSEY 07005
T. 973-538-3615
F. 973-538-4265
WWW.HERBSTMUSCIANO.COM

GARY MUSCIANO, RA, PP
NJ 8078
NY 021687
CA 29549
CO 471804
CT 7547
DC ARC 0053
DE S.0008180
FL AR 0014044
GA RA 013556
IL 001 022501
IN AR 11300067
MI 0103454
MO A 2009005617
MS 13010545424
MT 6479301-0301
NV 5013
NC 3671
OH 9510625
PA RA 400281
RI 2530
SC 9851
TN 125458
TX 15417
UT 6479301-0301
VT 2529
VA 0401-009254
WA 11027
WI 5073
LA 5680
MD 11038
MA 10131
NJ CGA 21AC00080000
NJ PLANNER 33LI00435100

REVISIONS

NO.	DATE	
1	0/XX/26	ISSUED FOR BID/PERMIT

NO DATE SUBMISSIONS

CLIENT / PROJECT:
TOWNSHIP OF WEST ORANGE
DEPARTMENT OF ENGINEERING
FIRE STATION
IMPROVEMENTS & RENOVATIONS
FIRE STATION 3
93 RIDGEWAY AVENUE
WEST ORANGE, NJ 07052

DRAWING TITLE:
CONSTRUCTION FLOOR PLANS AND SCOPE OF WORK NOTES

PROJECT MANAGER	SCALE
GM	AS NOTED
DRAWN BY	DATE
HEA	2026
CHECKED BY	PROJECT NO.
GM	8157-FS3

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