



LLC

April 12, 2018

Leonard R. Lepore, PE
Municipal Engineer
Director of Public Works
Township of West Orange
25 Lakeside Drive
West Orange, NJ 07052

**A/E SERVICES PROPOSAL FOR
Repairs and Improvements to
West Orange Fire Stations
No. 3, No.4, and No.5
West Orange, NJ**

Dear Mr. Lepore:

Thank you for the opportunity to submit these proposals for professional services.

We've captured the scope included in your RFP and separated our fee proposals for each individual Fire Station.

We've also submitted a separate proposal for Asbestos Abatement Monitoring Services.

This separate proposal is based on the work being performed in a publically owned facility in accordance with the NJ Asbestos Hazard Abatement Subcode 5:23-8.

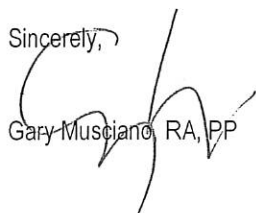
The asbestos hazard proposal provides a lump sum fee per Fire Station for the preparation of scope, spec and bid documents for abatement however since the actual extent of material abatement is not known at this time the monitoring and reporting field work can vary substantially.

We suggest waiting for the design scope to be developed and then re-visiting this portion of the asbestos hazard services.

Please call me if you have any questions.

Thank you.

Sincerely,


Gary Musciano, RA, PP



LLC

April 12, 2018

Leonard R. Lepore, Municipal Engineer
Director of Public Works
Township of West Orange
25 Lakeside Drive
West Orange, NJ 07052

**A/E SERVICES PROPOSAL FOR
Repairs and Improvements to
West Orange Fire Stations
No. 3, No.4, and No.5
West Orange, NJ**

Dear Mr. Lepore:

Herbst-Musciano, LLC, will provide architectural design, engineering and construction contract administration for the Repairs and improvements to the above reference buildings as outlined in the RFP of March 21, 2018

A. PROJECT DESCRIPTION

Fire Station No. 3
93 Ridgeway Avenue

1. SITE
 - a. New barrier free code complaint ADA front entrance
2. BUILDING EXTERIOR
 - a. Administration, dormitory, kitchen wing
 - b. New roof
 - c. New skylights, with shades
 - d. New exhaust fans & curbs
 - e. Reroute cables and wires so as not to rest on roof with proper entry points
 - f. New roof drains with additional drains added as necessary
 - g. New aluminum fascia caulking
 - h. New parapet coating
 - i. New chimney flashing
 - j. Repair/replace/repaint flagpole
 - k. Repair leak into basement by louvers
 - l. New Bilco door to basement on proper base
 - m. Repair/replace window shutters
3. APPARATUS AREA
 - a. Repair/replace/repair all garage door lintels and repair/replace brick above lintels
 - b. Restore copula: repair, repaint, and repair metal roofing
4. THROUGHOUT
 - a. Repaint/reseal all exterior brick including chimney
 - b. Fill holes in brick
 - c. Replace/repair all building fascia
 - d. Improve all building site lighting
5. INTERIOR
 - a. Administration, Dormitory Kitchen Wing
 - b. Flooring, replace throughout



LLC

- c. Walls, replace/repair/repaint throughout Repair leak in ceiling from roof by chimney Repair shower tile
 - d. Ceiling, repair/repaint exposed metal deck ceiling in day room Remove/replace acoustical tiles in dormitory/weight room Repair/replace/repaint all other ceilings
 - e. Doors, replace and upgrade all interior and exterior passage doors
 - f. Replace door hardware
 - g. Stairs, upgrade stair rail Repair/repaint rusting stairs
 - h. Windows, replace, double pane, low-e glass, insulated frames
 - i. Miscellaneous, repair radiator covers,
 - j. Treat mold in shower rooms, walls and ceilings
 - k. Replace, urinal partition
6. HVAC
- a. Replace all windows and through the wall air conditioning units with split systems for each main area
 - b. Insulate hot water heating piping
 - c. Evaluate condition of heat feed lines, replace as needed
 - d. Replace/upgrade all HVAC controls
 - e. Improve exhaust systems in bathrooms and shower areas
 - f. Provide grills for exhaust fans in interior spaces
 - g. Identify air compressor wiring and piping to be removed
7. ELECTRICAL
- a. Remove/replace/upgrade main panel and distribution equipment
 - b. Verify active wiring. Identify wiring and equipment not used to be removed
 - c. Provide additional receptacles and circuits for the watch room
 - d. Update panel schedules
 - e. Support and cover all exposed wiring
8. PLUMBING
- a. Upgrade all plumbing fixtures to low flow with ADA compliant flush valves and handles
 - b. Provide pit cover for sump pump
 - c. Provide a decontamination sink
9. FIRE ALARMS
- a. Review and upgrade fire alarm system as required
 - b. Identify abandoned equipment to be removed
10. BARRIER FREE CODE, ADA COMPLIANT
- a. Upgrade doors, plumbing fixtures front public entrance to barrier free code and ADA compliance where necessary.
 - b. Provide ADA Compliant water Fountain
11. ASBESTOS ABATEMENT - AS NECESSARY TO IMPLEMENT IMPROVEMENTS
12. CONSTRUCTION COST ESTIMATES
13. Energy efficient lighting was recently installed on the inside and outside of the Fire Station. This Lighting shall be incorporated into all building improvements.

Fire Station No. 4
280 Pleasant Valley Way

- 1. SITE
 - a. New barrier free code compliant ADA front entrance
- 2. BUILDING ENTRANCE – THROUGHOUT



LLC

- a. Replace entire roof
 - b. Replace all exhaust fans and curbs
 - c. Replace all roof drains, provide additional roof drains as needed
 - d. Reflash all edge flashing
 - e. Replace access ladder between roof levels
 - f. Replace access hatch to roof
 - g. Replace skylights with new ones with shades
3. WALLS
- a. Repair cracks Repaint all brick Reseal all brick
 - b. Replace/repaint fascia where necessary
 - c. Replace both water deflectors over main doors
4. WINDOWS
- a. Replace all windows with double pane low-e glass with insulated frames.
 - b. Re-caulk sill joints
5. DOORS
- a. Lintels, repair/repaint/replace as necessary
 - b. Metal bases, repair/repaint/replace as necessary
 - c. Steel plate header s, repair/repaint/replace as necessary
 - d. Replace all man/woman passage doors
 - e. Replace trim in end bay apparatus door
 - f. Replace trim over center bay door
6. MISCELLANEOUS
- a. Repair and clean soffits
 - b. Upgrade and improve soffit lighting
 - c. Upgrade and improve outdoor lighting
7. FLOORS
- a. Replace all floors in administration, dormitory and kitchen wing]
8. WALLS
- a. Repair/repaint walls in bathroom above tile
 - b. Repair ceramic wall tile in uniform alcove
 - c. Repair/repaint crack in CMU wall in EMS storage
 - d. Repair/repaint wall in apparatus bay due to settlement
9. CEILINGS
- a. Replace ceiling in watch room
 - b. Repair/repaint ceiling in bathroom above ceramic tile
 - c. Replace dormitory ceiling
 - d. Replace ceiling system in bathrooms
10. DOORS
- a. Replace all passage doors, interior and exterior, including frames with barrier free code, ADA compliant doors with hardware (overhead doors excluded)
11. STAIRS
- a. Repair/repaint stairs into basement
12. MISCELLANEOUS
- a. Repair the baseboard heating system in the storage and kitchen areas



LLC

13. HVAC
 - a. Remove all window and through the wall air conditioners and replace with split air conditioners systems for each main area
 - b. Update HVAC controls
 - c. Improve exhaust in bathrooms and shower areas. Add exhaust fans as necessary. Replace existing louvers
 - d. Disconnect hot water unit heaters in apparatus bay not in use and remove
14. ELECTRICAL
 - a. Improve building exterior site lighting
 - b. Identify equipment that is abandoned and to be removed
 - c. Properly support and cover exposed wiring
 - d. Identify circuits on electrical panels
 - e. Identify all wiring that is actively used and identify all wiring for abandoned equipment to be disconnected and removed along with the equipment
 - f. Confirm all wiring and circuits
15. PLUMBING
 - a. Upgrade all fixtures with low flow fixtures and that meet barrier free code, ADA
 - b. Provide decontamination sink
 - c. Provide new cover and support structure for separator pit in apparatus bay
 - d. Provide hardware for shower control valve
16. FIRE ALARM
 - a. Review and update as required all horn-strobes in all locations
 - b. Identify old and abandoned equipment to be removed
17. ACCESSIBILITY SITE
 - a. Provide Barrier free access in front of building
18. DOORS
 - a. All doors to be ADA compliant with proper hardware
 - b. BATHROOMS
 - c. Upgrade restroom accessibility and fixtures
19. DRINKING FOUNTAIN
 - a. Upgrade fountain to ADA compliance
20. ASBESTOS ABATEMENT AS NECESSARY TO IMPLEMENT IMPROVEMENTS
21. CONSTRUCTION COST ESTIMATES
22. Energy efficient lighting was recently installed on the inside and outside of the Fire Station. This Lighting shall be incorporated into all building improvements.

Fire Station No. 5
25 Mt. Pleasant Place

1. BUILDING EXTERIOR ROOF
 - a. Replace the entire roof system with a new roof: Both lower roofs (east and west side) the hose tower and northwest stair tower
 - b. Repair/replace roof drains. Add roof drains where necessary
 - c. Replace roof on all parapets
 - d. New roof shall be pitched away from HVAC units to prevent ponding and debris collection
 - e. Replace hose tower ladder



LLC

2. WALLS
 - a. Design system in split face black walls in 1997 stair tower addition to prevent water migration into CMU block of northwest stair tower
3. HVAC
 - a. Replace all rooftop HVAC units that have not been replaced since building was renovated in 1997
4. CONSTRUCTION COST ESTIMATE
5. Rooftop HVAC units are scheduled to be replaced as part of energy efficiency improvements to this Fire Station which includes interior and exterior lighting improvements.

B. ARCHITECTURAL DESIGN SERVICES

1. FIELD WORK, RESEARCH, PRELIMINARY DESIGN & CODE ANALYSIS

- a. Meet with the Township to discuss project requirements and goals;
- b. Further develop a design program with the Township's staff to define the relevant functional and operational relationships necessary for an efficient and economical facility;
- c. Develop conceptual designs and review them with the Township to ascertain realistic alternatives and objectives;
- d. Prepare preliminary drawings to illustrate program requirements
- e. Based upon approved preliminary documents, investigate construction and planning alternatives and prepare documents that describe the size and character of the entire project as to architectural components.
- f. Investigate the cost of various assemblies, components, systems, etc.

3. CONSTRUCTION DOCUMENTS PHASE

- a. Based on approved preliminary documents and any further adjustments in the scope and quality of the project, prepare Construction Documents for approval by the Township. These documents will consist of Drawings and specifications setting forth in detail the requirements for the construction of the project.
- b. Construction Documents will be prepared for the following disciplines and components:
 - Architectural, General Construction.
 - Plumbing and Mechanical systems fixtures and equipment.
 - Lighting and electrical circuits.
 - Site improvements.

4. CONSTRUCTION CONTRACT ADMINISTRATION PHASE

- a. Unless otherwise provided in this Agreement and incorporated in the Contract Documents, the Architect will provide administration of the Contract for Construction generally as follows:
 - The Architect will assist the Township in the process of publicly bidding the work.
 - Visit the site at intervals appropriate to the stage of construction to ascertain the progress of the work and its general conformity with the Construction Documents. Conduct periodic job meetings with the Contractor and Township representative.
 - Review and approve or take the other appropriate action on Contractor's submissions of shop drawings, including pre-engineered components and product literature with respect to their conformity with the Contract Documents.
 - Review and take action on Contractor's applications for payment.
 - Prepare finish selections for all specified products and finishes.
 - Conduct punch list and final inspections.

5. QUALIFICATIONS

- a. This proposal assumes that this project will be administered and bid as a single overall lump sum contract.
- b. This proposal limits the duration of construction administration to a period not to exceed 4 months.
- c. This proposal excludes:



LLC

- Site plan (zoning) approval process.
 - Building permit application
 - Identification, handling or abatement of contamination and hazardous or otherwise controlled materials.
 - Revisions to documents made after acceptance by the Township or jurisdictional agencies or authorities.
 - Revisions to documents due to changes made in field or due to substitution or alteration of specified materials or methods.
 - Structural Engineering or analysis.
- d. The Client shall defend, hold harmless and indemnify the Architect for all claims, expenses, loss or liability (including attorney's fees) incurred during the construction and/or use of the facility when constructed in accordance with plans and specifications prepared under the terms of this agreement, except as solely by reason of the acts or omissions or negligence of the Architect. Such indemnity shall extend to include all claims, expenses, loss or liability, which occurs due to construction material or methods not in complete conformity with the requirements of the plans and specifications.
- e. Any controversy, dispute or question arising out of, in connection with or in relation to this agreement or its interpretation or performance or breach thereof shall be determined by arbitration conducted in New Jersey in accordance with the then existing rules of the American Arbitration Association, and judgment upon any award of damages may be entered by the highest court having jurisdiction. Each party shall select an arbitrator and selected arbitrator shall select a third arbitrator who shall conduct the arbitration. All expenses incurred or paid by reason of this arbitration, including the reasonable fees and expenses of the arbitrator shall be borne equally by the parties hereto.

C. COMPENSATION

1. For the scope of work noted above:

FEE PROPOSAL									
Repairs and Improvements									
Fire Station No.3									



LLC

FEE PROPOSAL
Repairs and Improvements
Fire Station No.4



LLC

		ESTIMATED MAN-HOURS BY PHASE							
	Staff	Reserved	Prelimin Design, Field Work, Code Research	Contract Documents	Bidding Phase	Construction Admin	Estimated Man- Hours	Approx Hrly Rates	Amounts
1	Principal Architect - Engineer	0	4	12	4	12	32	\$ 170	\$ 5,440
2	Project Architect - Engineer	0	8	12	4	8	32	\$ 140	\$ 4,480
3	Staff Engineer - Architect	0	0	24	4	0	28	\$ 122	\$ 3,416
4	Senior Designer - Field Tech	0	8	28	0	38	74	\$ 109	\$ 8,066
5	Drafter - Field Tech	0	18	62	0	0	80	\$ 85	\$ 6,800
6	Asbestos Monitoring - Separate	0	0	0	0	0	0	\$ -	\$ -
	Man-Hours by Phase	0	38	138	12	58	246		
	Fee by Phase	\$ -	\$ 4,202	\$ 14,970	\$ 1,728	\$ 7,302			\$ 28,202
Printing 20 sets									\$1,100
							Grand Total:	\$	29,302

FEE PROPOSAL
Repairs and Improvements
Fire Station No.5



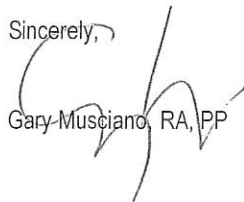
LLC

		ESTIMATED MAN-HOURS BY PHASE							
	Staff	Preliminary Design, Field Work, Code Research	Reserved	Contract Documents	Bidding Phase	Construction Admin	Estimated Man-Hours	Approx Hrly Rates	Amounts
1	Principal Architect - Engineer	4	0	8	2	8	22	\$ 170	\$ 3,740
2	Project Architect - Engineer	8	0	8	4	8	28	\$ 140	\$ 3,920
3	Staff Engineer - Architect	0	0	12	4	0	16	\$ 122	\$ 1,952
4	Senior Designer - Sr Field Tech	10	0	18	0	16	44	\$ 109	\$ 4,796
5	Drafter - Field Tech	16	0	38	0	24	78	\$ 85	\$ 6,630
6	Asbestos Monitor - Separate	0	0	0	0	0	0	\$ -	\$ -
	Man-Hours by Phase	38	0	84	10	56	188		
	Fee by Phase	\$ 4,250	\$ -	\$ 9,136	\$ 1,388	\$ 6,264			\$ 21,038
Printing 20 sets									\$1,100
							Grand Total:		\$ 22,138

2. Billing shall be made monthly in proportion to services rendered and payment is expected within 30 days of date of invoice.

I hope that this is acceptable. Please contact me if you have any questions about our proposal.

Sincerely,


Gary Musciano, RA, PP



April 12, 2018

Leonard R. Lepore, Municipal Engineer
Director of Public Works
Township of West Orange
25 Lakeside Drive
West Orange, NJ 07052

**ASBESTOS MONITORING SERVICES NJASCM / AST
PROPOSAL FOR**

**West Orange Fire Stations
No. 3 and No.4
West Orange, NJ**

Dear Mr. Lepore:

The following is our sub-consultant Environmental Health Investigations, Inc. (EHI) proposal to provide Asbestos Safety Control Monitor (ASCM) and Asbestos Safety Technician (AST) services with respect to asbestos removal operations anticipated at Firehouse # 3 & # 4 located in West Orange, NJ.

This proposal is based on the following asbestos containing materials (ACMs) being removed and the building being completely unoccupied during the removal process.

Firehouse #3:

- Floor Tile & associated Mastic - up to 1,030 square feet
- Pipe Insulation & associated Fittings - up to 620 linear feet & 85 fittings

Firehouse #4:

- Floor Tile & associated Mastic - up to 1,890 square feet
- Pipe Insulation & associated Fittings - up to 800 linear feet & 85 fittings

The asbestos abatement/removal of thermal systems insulation such as the pipe insulation and fittings found in both Firehouses is governed by the New Jersey Asbestos Hazard Abatement Subcode of the Uniform Construction Code commonly referred to as Sub-Chapter 8. This regulation requires that an ASCM firm be retained to oversee the asbestos removal process.

This proposal is however based on the assumption that removal of all asbestos floor tile and mastic will be performed via non-friable methods thus exempting the removal from Sub-Chapter 8. This exemption does not require that an ASCM firm be retained to oversee the asbestos removal process, however removal of flooring materials via a non-friable method still requires final clearance air monitoring.

EHI will provide the following:

TASK 1: Project Planning, Scope Determination, Specification Development, Pre-Con Meetings & De-scope



1. An EPA Accredited Asbestos Project Designer will generate two separate written scope documents for each Firehouse. These documents will be submitted to the local construction official when securing a permit to conduct the work.
2. EHI will generate separate plans for the abatement at each location. EHI will issue approval letters for submission to the local construction official when securing a permit to conduct the work.
3. EHI will provide assistance to the abatement contractor in securing construction permits. EHI will review all required notifications prior to the initiation work. EHI in its capacity as the ASCM will notify the NJ DCA as required prior to the initiation of work.
4. EHI will assist in logistics meetings including bid walks & bidder de-scope interviews.

TASK 1: Flat Fee of \$ 3,000.00 per Fire Station

TASK 2: Asbestos Abatement Project Monitoring, Air Testing & Final Report Generation

1. EHI shall provide project monitoring and air testing services for each individual abatement activity conducted as required by State and Federal Regulations. Monitoring will conform to the requirements for non occupied buildings.
2. EHI shall document that the abatement contractor follows all state and federal regulations pertaining to this type of work. EHI shall review that all applicable documents, e.g., abatement contractor licensing, state and federal notification and local building department permits.
3. EHI will be responsible for maintaining a daily log of abatement activities. At a minimum, this log will track workers' names and permit numbers, a description of the work completed for each shift, and all testing/inspection results. This log will be compiled and included as part of the final project report due to the owner at the completion of the project.
4. EHI shall conduct pre-abatement and daily air sampling as required by Federal and State Asbestos Regulations. All air sample analysis will be done by our subcontract laboratory in accordance with NIOSH Method 7400.
5. EHI shall perform inspections of the work site, including entering the containment area, to ensure all work procedures are being followed.
6. EHI shall participate in any governmental regulatory on site inspections (EPA, NJ DOL, NJ DCA, etc.)
7. EHI shall perform a final inspection of the work area to ensure that all asbestos materials have been properly abated and conduct clearance air monitoring as required by the State of New Jersey. Final air testing is by Transmission Electron Microscopy via AHERA Methodology for work areas larger than 160 square feet or 260 linear feet.
8. EHI's project manager shall attend job meetings and respond immediately to any asbestos or environmental related issues or concerns.
9. A final report will be issued.



At this time a defined schedule or scope of asbestos abatement work has not been determined. However, we can estimate the cost of project monitoring based on a 10 working day abatement project. We have assumed that air sampling requirements will call for a combination of PCM and TEM analysis. This estimate should only be used for budgeting. EHI will charge for actual services provided.

Asbestos Safety Technician: 10 shifts @ \$680/shift..... \$ 6,800.00
Phase Contrast Analysis (Off Site): 150 samples @ \$15/each.\$ 2,250.00 TEM Clearance
Air Sample Analysis (Off Site): 20 samples @ \$125/sample. \$ 2,500.00
NJ Department of Community Affairs 6% Surcharge on Subchapter 8 Related
Work (Estimated).....\$ 500.00

TASK II Estimated Total: \$ 13,580.00 per Fire Station

As mentioned, the above TASK II total is an example estimate based on a 10 working day (shift) project. The above estimate should be used for budgeting only. EHI will only charge for actual services provided.

Firehouse #3 Estimated Total: (TASK I & II). \$ 16,580.00
Firehouse #4 Estimated Total: (TASK I & II). \$ 16,580.00

GRAND TOTAL: \$ 33,160.00

* The above estimates make no allowance for overtime. All work in excess of eight hours per shift, forty hours per week, or work on Saturdays and Sundays will be charged at an overtime rate of 1.5 times the basic rates identified. Work performed on Holidays will be charged at an overtime rate of 2 times the basic rates identified. As previously stated, the cost estimate is based on all work including clearance air sampling and demobilization being completed in no more than ten (10) eight (8) hour weekday work shifts. The air clearance sampling is based on 4 large work areas needing clearance per firehouse.

Below is a listing of the rates we will employ for all work associated with this project:

Asbestos Safety Technician.	\$680/shift
Asbestos Inspector.	\$85/hour
Asbestos Safety Technician Overtime Rate.....	\$127.50/hour
On-Site Microscopist (includes PCM analysis).	\$850/shift Project
Designer.....	\$95/hour
Phase Contrast Microscopy Analysis (off site).	\$15/sample
Transmission Electron Microscopy Analysis (off site analysis). 12 Hour T/A:	\$125/sample
24 Hour T/A: \$ 85/sample 72 Hour T/A: \$ 65/sample 5 Day T/A:	\$ 40/sample
Overnight shipping of samples to laboratory.	\$35/shipment Messenger - for
Immediate Delivery of samples to laboratory.	\$200/delivery
Travel: Sparta Office to Site.	\$50/trip

The Asbestos Hazard Abatement Subcode (Subchapter 8) requires that the Asbestos Safety Control Monitor has no economic relationship with any other party other than the City or Municipality involved in the work.

- END -