

**WEST ORANGE DPW  
ARCHITECTURAL SERVICES**

Proposal  
February 20, 2020

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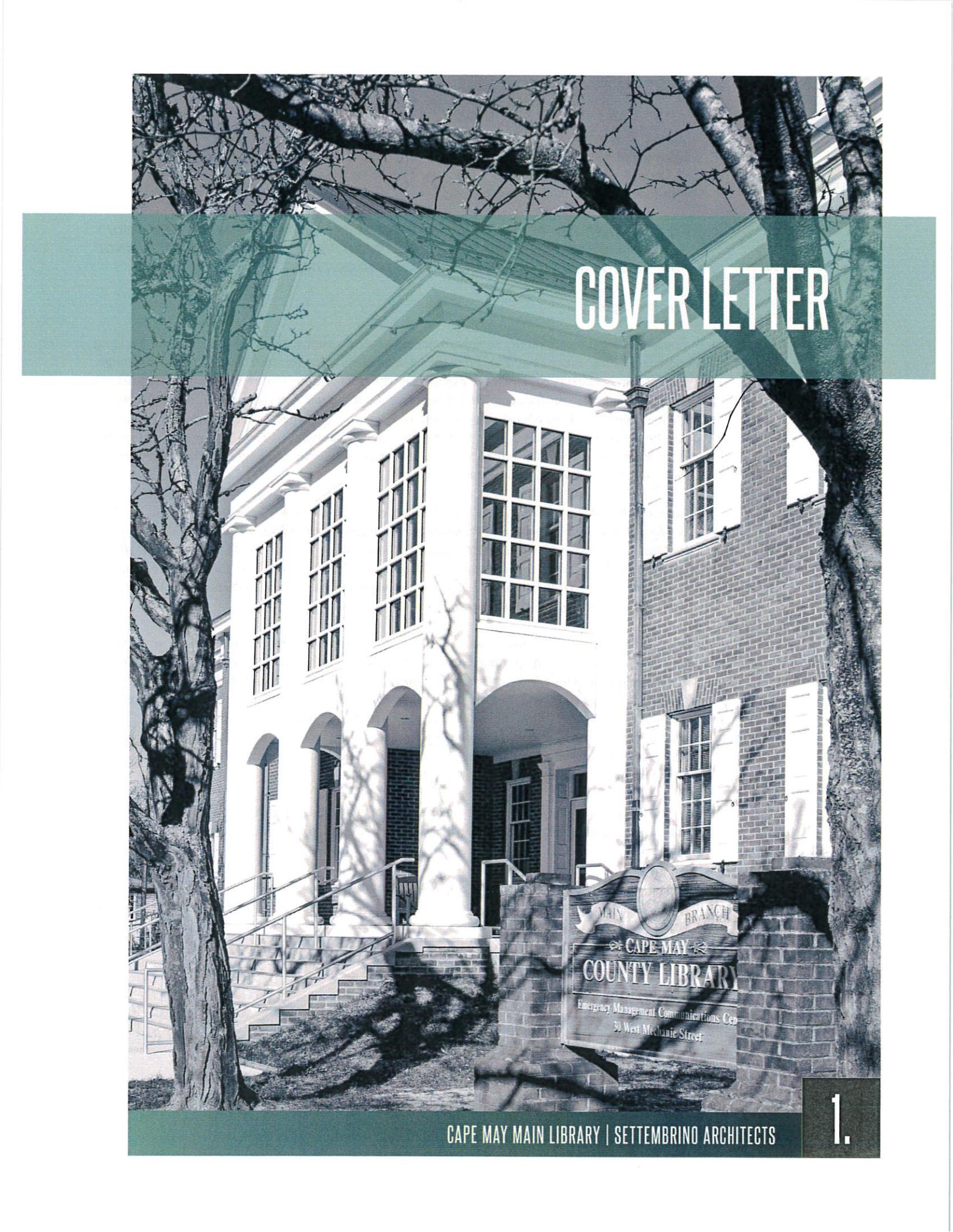
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# COVER LETTER

CAPE MAY MAIN LIBRARY | SETTEMBRINO ARCHITECTS

1.



# TEAM | ORGANIZATION | CONSULTANTS

STONE HARBOR LIBRARY | STONE HARBOR, NJ | SETTEMBRINO ARCHITECTS

2.

# CONSULTANT ORGANIZATIONAL CHART



Built upon over seventy-five years of combined team experience, Settembrino Architects is the leader in providing our Public Sector clients cost-effective and innovative design services and solutions throughout the Garden State and into parts of New York. Founded by Principal and Middletown Mayor Kevin Settembrino, Settembrino Architects is a full-service Architecture & Interior Design firm located in downtown Red Bank, New Jersey.

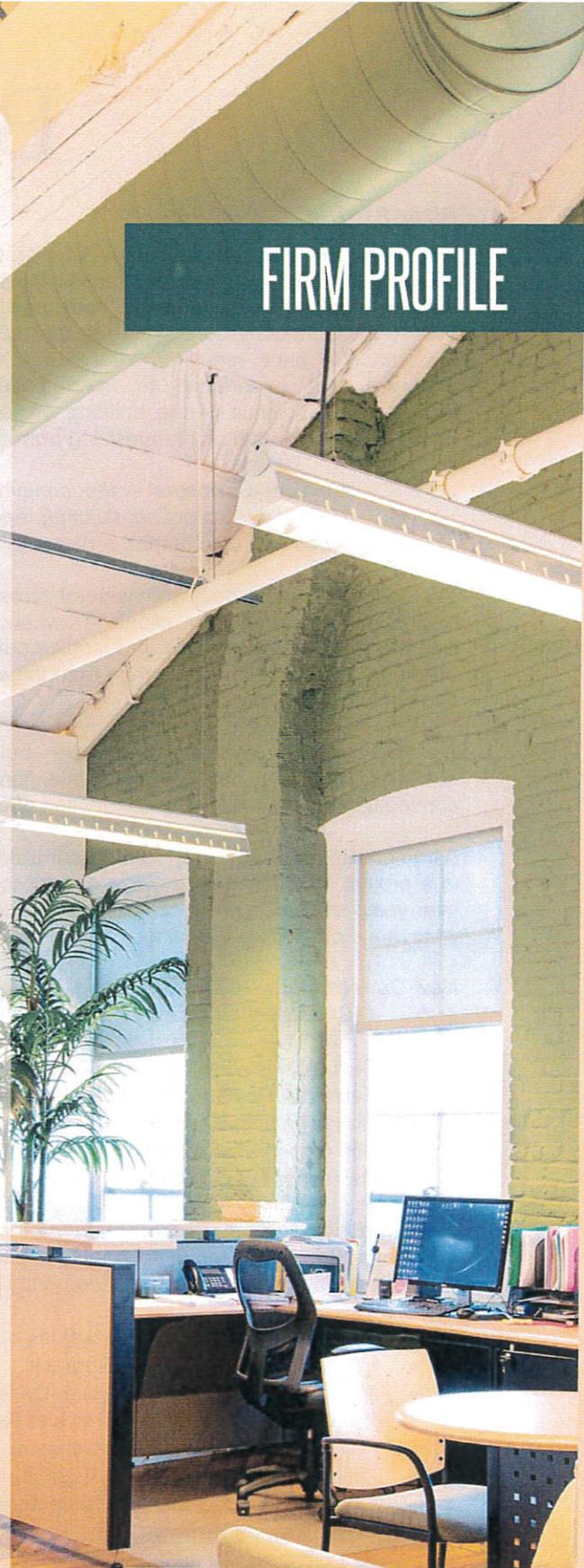
Our capabilities, drive and talent far exceed what one might expect from a "typical" Architectural firm, as we encompass the ability and the aspiration to **do more and be more** than the average competition. As a vehicle in our success, we continue to reinvest in industry technology; using the most current CAD and design software as well as the most advanced and capable hardware. Online project software and data management allows Settembrino Architects time saving solutions in sending and receiving vital project information such as drawings, documentation, letters and sketches. **We stay up to date to effortlessly keep our projects up to date as well.** Through established remote access, our team can manage and work on projects anywhere, even on site.

We have an **award-winning** focus on sustainable design practices and smart buildings. The County of Cape May hired Settembrino Architects as their LEED Consultant for their first LEED Silver Certified Building. Our Senior Staff are all **LEED Accredited Professionals** and thought leaders in advancing the relationship between building and environment in addition to using renewable resources versus non-renewable ones.

Settembrino Architects has been recognized numerous times for "**Excellence in Architecture**" on several projects and project types. Additionally, our firm has received the **2012 AIA Design Award Citation** for our Memorial School Solar Courtyard designed for the Union Beach Board of Education. To seamlessly integrate solar panels into existing architecture, our team has developed innovative concepts incorporating the use of both science and nature. Amongst these strategies is the utilization of Solar Trees. These structures essentially marry some of the most advanced technology of our time to our need for an aesthetically pleasing environment.

**We stand out because our clients come first.** Because we listen to their needs, draw from the right resources and deliver consistent outcomes, our clients welcome results which exceed expectation.

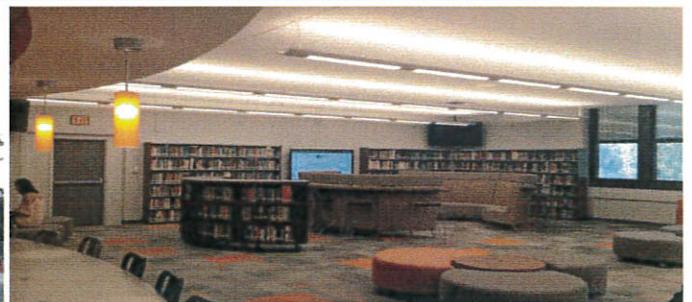
## FIRM PROFILE



SETTEMBRINO  
ARCHITECTS

25 Bridge Avenue, Suite 201 | Red Bank, New Jersey 07701 | 732.741.4900 (o) | 732.741.4977 (f) | [www.settembrino.com](http://www.settembrino.com)

# Eden Engineering



## About Us

Eden Engineering was founded with a commitment to quality design on low cost budget which we achieve by working closely with our clients, listening to their needs and meeting the project budgetary parameters

Eden Engineering a highly knowledgeable and dynamic team of consulting engineers working together to produce the optimal solutions for client's needs.

Our services are adaptable by project scope and design requirements, therefore providing the most cost effective solutions to our clients.

## Philosophy

Our experience in the consulting engineering industry has taught us that every project is unique and therefore requires optimized solution while reflecting the client's requirements and budget.

We always strive to inform and educate our clients, suggest alternative options / solutions to ensure smooth construction and mitigate surprises during construction.

At Eden Engineering we have always strived for creating conditions that are favorable to our clients.

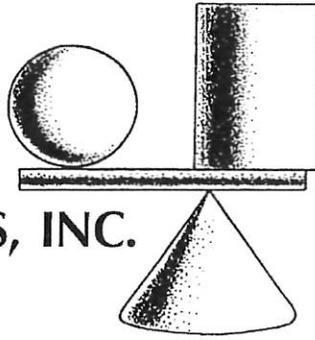
[www.eden-engineering.com](http://www.eden-engineering.com)

## Services

- Mechanical & Electrical Engineering Design & Project Management (A/E)
- Facility Survey & Assessment
- Emergency Power Generation & Distribution
- Lighting & Stage Lighting Design
- Informational Technology
- Security Systems, CCTV
- Energy Efficiency Evaluation & Assessment
- Solar Design
- warehouse

## Industries

- Data Center / Telecommunications
- Sustainable / Energy Savings
- Campuses / Educational / Institutional
- Industrial / Transportation
- Commercial / Retail
- Housing / Residential



# BUILDING EVALUATIONS, INC.

Tel: (732) 928-7211  
(800) 972-9917  
Fax: (732) 928-7217  
Website: [www.buildeval.com](http://www.buildeval.com)  
E-mail: [buildeval@aol.com](mailto:buildeval@aol.com)

P.O. BOX 1208  
236 EAST VETERANS HWY  
JACKSON, NJ 08527

## 1. Appropriateness & Quality of Firm's Experience

Since 1987, Building Evaluations, Inc. has developed over 5,000 estimates for more than 750 local, national and international clients. Our team of highly experienced construction management and design professionals has expertise that spans the full range of disciplines, including architectural, structural, civil, mechanical, and electrical engineering. Utilizing our vast experience in the industry, Building Evaluations, inc. can develop realistic cost estimates at any stage during the design and construction process. We pride ourselves on working within the time schedule of your design team and honoring your established deadlines. Every estimate we produce is custom tailored to your needs and the individual requirements of your project.

Our clients include architects, construction managers, owners, engineers, contractors and appraisers across the country. As one of the nation's leading estimating services, Building Evaluations, Inc. utilizes state-of-the-art technologies to deliver accurate and up-to-date cost estimates at a cost effective price. We're pre-qualified with most local and federal government agencies and are a certified small business enterprise (SBE).

## 2. Proposed Methodology & Response Time

Building Evaluations, Inc. has developed a four-step process to ensure that your project is always utilizing the most up-to-date and reliable construction cost projections possible. With more than 40 years in the industry, Building Evaluations, Inc. has the expertise and experience to help bring your project to completion-within budget, on time and on target!

### **STEP #1 – THE CONCEPTUAL ESTIMATE:**

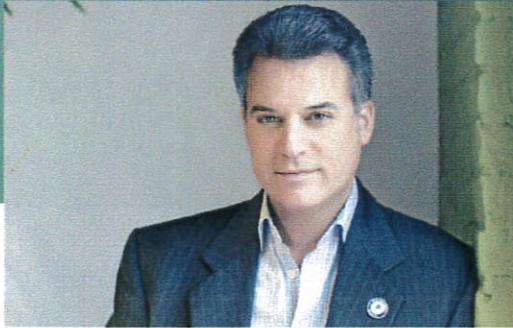
The start of the process is the Conceptual Estimate. Because very little concrete information is available at the start, Building Evaluations, Inc. has developed a questionnaire to assist in establishing the early data for the project. Using this input, we determine the type, size, design features, and quality of the projected building systems. Labor and material costs are adjusted according to the actual location of the project, and an appropriate escalation factor is added to the estimate based on the projected bid date. The conceptual estimate takes approximately one to two weeks to complete depending on the complexity of the project.

### **STEP #2 – THE SCHEMATIC ESTIMATE:**

Early in the design phase, we develop the Schematic Estimate, based on rough sketches and detailed discussions with the design team. At this point various design alternates may be considered in order to achieve the best value for the construction dollar. Developing accurate cost estimates for each design scheme is paramount in determining the final direction for the project. Each building system is carefully analyzed to determine the quantities and materials required for its construction and installation. The Schematic Estimate takes approximately one to two weeks to complete depending on the complexity of the project.

section iii.  
firm | staff qualifications | resumes of key personnel





# KEVIN M SETTEMBRINO AIA + LEED AP PRINCIPAL

As the founding Principal with 25 years of professional practice experience, Kevin serves as the Director for all projects within the NJ/NY area. He leads design, documentation and project closeout.

## EDUCATION

CARNEGIE MELLON UNIVERSITY  
Bachelor of Architecture

## PROFESSIONAL LICENSE + REGISTRATION

NCARB

NEW JERSEY 21A101516300

NEW YORK 033171-1

PENNSYLVANIA RA407558

LEED ACCREDITED PROFESSIONAL

United States Green Building Council [USGBC]

## PROFESSIONAL AFFILIATION

American Institute of Architects

[Member] 1993-Present

Middletown Township

[Committeeman] 2011-Present

Middletown Township Planning Board

[Member] 2011-Present

Middletown Township Zoning Board

[Member] 2010

North Jersey Transportation Planning Authority

[NJTPA] 2001-2003

Middletown Township Library

[Member] 2011

Borough of East Rutherford

[Councilman] 1996-2006

East Rutherford Planning Board

[Member] 1994-2006

## K12 + HIGHER EDUCATION EXPERIENCE

### ABSECON PUBLIC SCHOOL DISTRICT

*Absecon, NJ*

#### Emma C. Attales Elementary School

- Media Center Renovation
- Exterior Renovations
- Auditorium Stage Upgrades
- Various Capital Improvements

#### H. Ashton Marsh Elementary School

- HVAC Heat Pump Replacement
- Locker Replacements
- Corridor Upgrades
- Various Capital Improvements

### ACADEMY OF URBAN LEADERSHIP CHARTER HIGH SCHOOL

*Perth Amboy, NJ*

- Barrier Free Upgrades
- Alterations + Renovations

### BETHLEHEM TOWNSHIP BOARD OF EDUCATION

*Asbury, NJ*

- Pre-K Corridor Floor Replacement

### BOUND BROOK BOARD OF EDUCATION

*Bound Brook, NJ*

#### LaMonte School

- Office Renovation/Conversion to Classrooms

### BROOKDALE COMMUNITY COLLEGE

*Lincroft, NJ*

- Solar PPA
- Fascia Replacement

### CAMDEN CITY PUBLIC SCHOOLS

*Camden, NJ*

- High School Field House Renovations



SETTEMBRINO  
ARCHITECTS

# KEVIN M SETTEMBRINO AIA + LEED AP PRINCIPAL

## **MATAWAN-ABERDEEN REGIONAL SCHOOL DISTRICT**

*Matawan, NJ*

- Barrier Free Toilet Renovations
- ADA Upgrades

## **MILLVILLE PUBLIC SCHOOLS**

*Millville, NJ*

- Millville High School Addition

## **MONMOUTH BEACH BOARD OF EDUCATION**

*Monmouth Beach, NJ*

### **Monmouth Beach School**

- Gym Floor Renovations
- Locker Replacement
- HVAC Replacement

## **MORRIS PLAINS SCHOOL DISTRICT**

*Morris Plains, NJ*

- Facilities Needs Assessment

## **NEW PROVIDENCE BOARD OF EDUCATION**

*New Providence, NJ*

- \$12M Referendum for Capacity + Capital Projects

- Lieder Field Bleacher Renovations
- Long Range Facility Plan
- \$16M Referendum for Renovations, Additions + Capital Projects

## **NYC SCHOOL CONSTRUCTION AUTHORITY**

*Long Island City, NY*

- Indefinite Quantity Contract
- PS 126M Exterior Modernization
- PS 183Q Exterior Modernization
- PS 226Q Renovation
- PS 36M Media Center Renovation
- PS 62X Auditorium Improvements
- PS 114X Media Center Upgrades

## **OCEAN TOWNSHIP BOARD OF EDUCATION**

*Oakhurst, NJ*

### **Ocean Township High School**

- Track + Bleacher Renovations
- New Press Box

## **OCEAN COUNTY COLLEGE**

*Toms River, NJ*

- Administrative Building Renovations to Ground Floor
- Security Building Addition + Renovations

## **PLEASANTECH ACADEMY**

*Pleasantville, NJ*

- New LEED Charter School

## **RANNEY SCHOOL**

*Tinton Falls, NJ*

- Office Renovation Expansion
- New Ball Field Dugouts
- Black Box Theatre Stage Renovations
- GPA Building Upper Gym + Office Renovation

## **RED BANK BOROUGH BOARD OF EDUCATION**

*Red Bank, NJ*

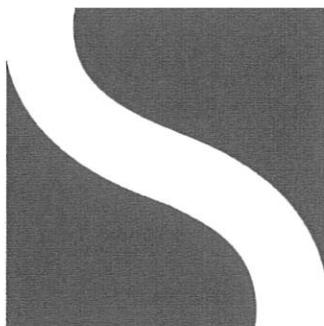
- Long Range Facility Plan

## **ROXBURY BOROUGH BOARD OF EDUCATION**

*Succasunna, NJ*

### **Jefferson Elementary School**

- Window Replacement



**SETTEMBRINO**  
ARCHITECTS



**RITA M. SETTEMBRINO** ASSOCIATE  
**AIA + LEED AP**  
**PRINCIPAL**

With over 20 years of architectural design experience, Rita is responsible for the management of all phases of a project including programming construction documents and construction administration. At the completion of each project, she is responsible for ensuring that the project deliverable is accomplished. Rita's extensive experience in client service and her strong interpersonal skills lend to her success as a Principal.

**EDUCATION**

**THE CATHOLIC UNIVERSITY OF AMERICA**  
Bachelor of Architecture  
Bachelor of Science, Architecture  
*Magna cum Laude*

**PROFESSIONAL LICENSE + REGISTRATION**

**LEED ACCREDITED PROFESSIONAL**  
United States Green Building Council [USGBC]

**PROFESSIONAL AFFILIATION**

American Institute of Architects  
[Member]

**K12 + HIGHER EDUCATION EXPERIENCE**

**ABSECON PUBLIC SCHOOL DISTRICT**

*Absecon, NJ*

**Emma C. Attales Elementary School**

- Capital Improvement Projects
- Media Center Renovation
- Exterior Renovations
- Auditorium Stage Upgrades
- Classroom Storage Casework
- Lighting Upgrades
- Roof Replacement
- HVAC Replacement
- Toilet Room Renovations

**H. Ashton Marsh Elementary School**

- HVAC Heat Pump Replacement
- Locker Replacements + Corridor Upgrades
- Capital Improvement Projects
- Lighting Upgrades
- Roof Replacement
- Long Range Facility Plan
- \$5.2M 2014 Referendum for Capital Improvement Projects

**BELVIDERE BOARD OF EDUCATION**

*Belvidere, NJ*

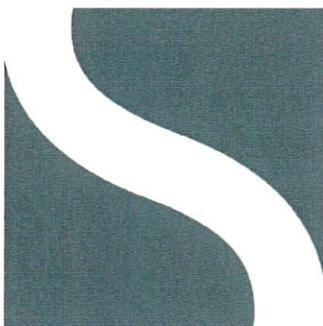
**Oxford Street Elementary School**

- Rooftop Unit Replacement

**BETHLEHEM TOWNSHIP BOARD OF EDUCATION**

*Asbury, NJ*

- Pre-K Corridor Floor Replacement



**SETTEMBRINO**  
ARCHITECTS

**RITA M. SETTEMBRINO** ASSOCIATE  
**AIA + LEED AP**  
**PRINCIPAL**

**LONG VALLEY BOARD OF EDUCATION**

*Long Valley, NJ*

-New PK-5 School

**LOPATCONG TOWNSHIP SCHOOL DISTRICT**

*Phillipsburg, NJ*

**Lopatcong Elementary School**

-New Interior Doors

**MORRIS PLAINS SCHOOL DISTRICT**

*Morris Plains, NJ*

-Facilities Needs Assessment

**NEW PROVIDENCE BOARD OF EDUCATION**

*New Providence, NJ*

-\$12M Referendum for Capacity +  
Capital Projects

**NYC SCHOOL CONSTRUCTION AUTHORITY**

*New York*

-PS 183Q Exterior Modernization  
-PS 226 Gym Renovation  
-PS 36M Media Center Renovation  
-New K-8 School

**NEW YORK INSTITUTE OF TECHNOLOGY**

*New York, NY*

-Dormitory Renovation

**OCEAN TOWNSHIP BOARD OF EDUCATION**

*Oakhurst, NJ*

**Ocean Township High School**

-Barrier Free Bleachers  
-New Press Box + Track Expansion

**PLEASANTECH ACADEMY**

*Pleasantville, NJ*

-New Charter School

**RANNEY SCHOOL**

*Tinton Falls, NJ*

-Office Renovation Expansion  
-New Ball Field Dugouts  
-Black Box Theatre Stage Renovations  
-GPA Building Upper Gym + Office  
Renovation

**RED BANK BOROUGH BOARD OF EDUCATION**

*Red Bank, NJ*

-Long Range Facility Plan

**ROXBURY BOROUGH BOARD OF EDUCATION**

*Succasunna, NJ*

**Jefferson Elementary School**

-Window Replacement

**SOUTH BOUND BROOK SCHOOL DISTRICT**

*South Bound Brook, NJ*

**Robert Morris Elementary School**

-Media Room Renovation  
-Toilet Room Renovation

**THE COLLEGE OF NEW JERSEY**

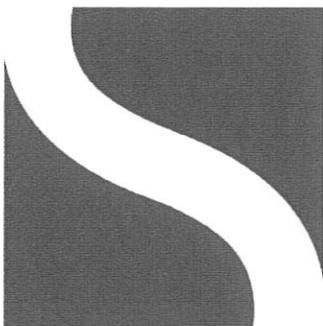
*Ewing, NJ*

-HR/Payroll Office Renovation  
-Chemistry Lab Renovations  
-Dining Hall Expansion  
-Window Replacement + Security Screens  
-Barrier Free Renovations  
-Office Relocation  
-Forcina Hall Window Replacement

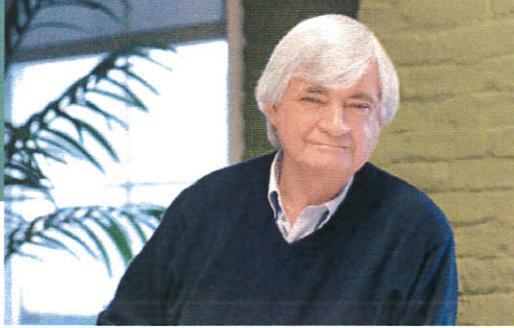
**TOURO COLLEGE**

*New York, NY*

-Medical School Renovation



**SETTEMBRINO**  
ARCHITECTS



## J. LANCE SMITH AIA SENIOR PROJECT ARCHITECT

Lance has joined the firm with over 45 years of professional experience. Lance is responsible for all planning, programming, architectural and construction documents. He has exposure to a broad range of building types and extensive experience dealing successfully with a diverse range of clients including; public, corporate, speculative developer and private commercial.

### EDUCATION

**COLUMBIA UNIVERSITY**  
MSC Architecture + Urban Design  
**UNIVERSITY OF PENNSYLVANIA**  
Master of Architecture  
**UNIVERSITY OF NATAL**  
Bachelor of Architecture

### PROFESSIONAL LICENSE + REGISTRATION

**NCARB**  
**NEW JERSEY AI15157**  
**NEW YORK AI031317-I**

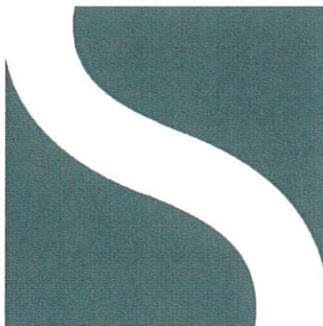
### PROFESSIONAL AFFILIATION

American Institute of Architects  
[Member]

### STATE, COUNTY, MUNICIPAL + LIBRARY

**RIVER VALE TOWNSHIP**  
New Public Safety Complex  
*River Vale, NJ*

**MONMOUTH COUNTY PARK SYSTEM**  
Portland Place Visitor Access Building  
*Lincroft, NJ*



**SETTEMBRINO**  
ARCHITECTS

### ATLANTIC COUNTY

Atlantic County Civil Courts Building  
*Atlantic City, NJ*

### MONMOUTH COUNTY

SCAT Building Additions + Renovations  
*Freehold, NJ*

### CAPE MAY COUNTY

New Stone Harbor Library  
*Stone Harbor, NJ*  
Cape May Main Library Additions & Renovations  
*Cape May, NJ*

### CAMDEN COUNTY IMPROVEMENT AUTHORITY

**+ THE BOROUGH OF MERCHANTVILLE**  
Merchantville Community + Senior Center  
*Voorhees, NJ*  
Alterations + Renovations

### BOROUGH OF SEA BRIGHT

*Sea Bright, NJ*  
New Beach Pavilion + Library  
New OEM Municipal Complex

### EATONTOWN BOROUGH

*Eatontown, NJ*  
New Wolcott Park Comfort Station + Storage Building

### HIGHLANDS BOROUGH

New OEM Municipal Complex  
*Highlands, NJ*

### TOWNSHIP OF OCEAN

Renovations to Senior Center  
*Oakhurst, NJ*

### BOROUGH OF MILLTOWN

*Milltown, NJ*  
New DPW Complex + Firehouse



## HINAL PATEL PROJECT DESIGNER

Hinal joins the firm with comprehensive experience. She has worked on a variety of projects including high-rise residential buildings, commercial buildings, federal buildings, multi-family housing, and shopping complexes. Hinal works closely with her clients and all consultants to ensure that all stages and requirements of the design have been met. She is excellent in planning, designing, programming, and construction documents.

Hinal graduated from Gujarat University in India with a Bachelor of Architecture.

### EDUCATION

GUJARAT UNIVERSITY  
Bachelor of Architecture

### EXPERTISE

- SPACE PLANNING
- ARCHITECTURAL DESIGN/DRAWINGS
- SKETCH DEVELOPMENT
- AUTOCAD/AUTODESK REVIT
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTATION
- TEAM MANAGEMENT
- PROJECT MANAGEMENT
- TROUBLESHOOTING
- FABRICATION DRAWINGS

### USA PROJECT EXPERIENCE

**JUNIOR ARCHITECT DESIGNER**  
*Holmdel, NJ*  
ASG (All State Sales Group)

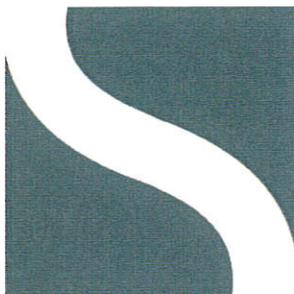
**JUNIOR INTERIOR DESIGNER**  
*Irvington, NJ*  
BEST MARK NATIONAL LLC

**TABOR CENTER**  
*Brooklyn, NY*  
- Detail drawings of nooks, elevator lobby, and mother's room

**500 7TH AVENUE**  
*Brooklyn, NY*  
- Detail drawings of community bar and pantry island

**85 BROAD STREET**  
*Brooklyn, NY*  
- Detail drawings of conference rooms, waiting areas, and cafeteria

**BERGEN STREET**  
*Brooklyn, NY*  
- Detail drawings of pantry, conference rooms, and nooks



SETTEMBRINO  
ARCHITECTS

# KATIE TANIS

## PROJECT DESIGNER



Katie joins the firm with ample knowledge + skill in the public sector division. She has worked on a variety of projects including hospitals, surgery centers, rehab facilities and other medical institutions. Katie has also worked on beach homes and commercial buildings. She is responsible for the production of projects from schematic design through construction documentation. She coordinates with different consultants, reviews code compliancy, as well as maintains the firm's standards.

Katie is a graduate of Wentworth Institute of Technology in Boston, MA. Prior to that, she studied Civil Engineering at Temple University. She is currently enrolled in the NCARB Architectural Experience Program to become a licensed Architect.

### EDUCATION

WENTWORTH INSTITUTE OF TECHNOLOGY  
Bachelor of Science in Architecture

### PREVIOUS PROJECT EXPERIENCE

#### SAINT JOSEPH'S MEDICAL CENTER

*Yonkers, NY*  
ED Renovation

#### NY ENDOVASCULAR CENTER

*New York, NY*  
Tenant Fit Out New Procedural Diagnostic Center

#### HELEN HAYES HOSPITAL

*West Haverstraw, NY*  
Partial Renovation

#### EMU HEALTH CENTER

*Queens, NY*  
Renovation

#### WOMEN'S HEALTH CENTER

*Atlantic City, NJ*

#### REGENCY EXTENDED CARE

*Yonkers, NY*  
3 Story Addition

#### ROCKAWAY CARE CENTER

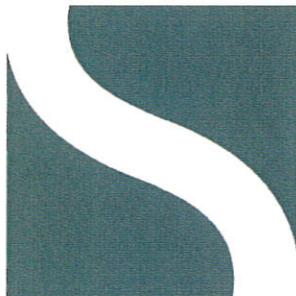
*Far Rockaway, NY*  
4 Story Addition

#### COTTRELL COURT TOWNHOMES

*Old Bridge, NY*  
New Construction

#### VARIOUS RESIDENCES

*Long Beach Island, NJ*



SETTEMBRINO  
ARCHITECTS

# T B S

**Mark A. Magrino, AIA, Principal-in-Charge**

## **Education**

Virginia Polytechnic Institute & State University, B.Arch., 1983

## Continuing Education:

Roof Consultants Institute, Inc. (RCI)

*Symposia on Building Envelope Technology, 2005, 2008, 2010-15*

High Performance Roof System Design & Application Technology Seminar  
*SBS Modified Bitumen & PMMA Technology and Substrates*

National Roofing Contractors Association University  
*Vegetative Roof Systems for Roofing Contractors*

University of Wisconsin-Madison College of Engineering  
Department of Engineering Professional Development

- *Dealing With Mold-Related Problems in Buildings*
- *Effective Selection and Use of Building Materials*
- *Preventing Building Design and Construction Failures*
- *Built-up Roofing Design*
- *Effective Below-Grade and Plaza Deck Waterproofing*

Harvard University, Graduate School of Design  
*How to Avoid Building Envelope Problems*

## **Professional Experience**

TBS Services, Inc, Haddon Heights, NJ (January 1997 – Present)  
Co-Founding Principal, current managing Principal

Francis Cauffman Foley Hoffmann, Philadelphia, PA (April 1988 – January 1997)  
Senior Project Manager/Architect responsible for overall preparation of design documents, management of design team (Architects & Consultants), client manager

Sabatino Architects, Philadelphia, PA (October 1986 – April 1988)  
Project Architect responsible for construction documentation and construction contract administration during the execution of the work

Rothschild Company Architects, Philadelphia, PA (July 1983 – October 1986)  
Intern Architect responsible for documentation of designs prepared by senior Architects, developed design or technical solutions under supervision of senior Architects

## **Registered Architect**

PA, NJ, MD, DE, NY, MA, VA

## **Professional Affiliations**

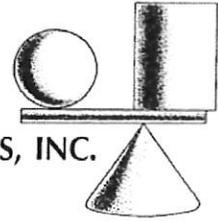
Member, American Institute of Architects  
Secretary, Delaware Chapter, American Institute of Architects  
Past-Chairman, Philadelphia Building Enclosure Council of AIA  
Member, Carpenters' Company of the City & County of Philadelphia  
Member, NCARB  
Member, National Roofing Contractors Association  
Member, Roof Consultants Institute

# EDEN Engineering

SETTEMBRINO ARCHITECTS project team.

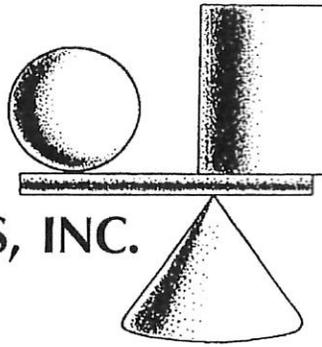
TEAMWORK divides the TASK + multiplies the SUCCESS.

BUILDING EVALUATIONS, INC.



**SETTEMBRINO ARCHITECTS** project team.

**TEAMWORK** divides the **TASK** + multiplies the **SUCCESS**.



## BUILDING EVALUATIONS, INC.

Tel: (732) 928-7211  
(800) 972-9917  
Fax: (732) 928-7217  
Website: [www.buildeval.com](http://www.buildeval.com)  
E-mail: [buildeval@aol.com](mailto:buildeval@aol.com)

P.O. BOX 1208  
236 EAST VETERANS HWY  
JACKSON, NJ 08527

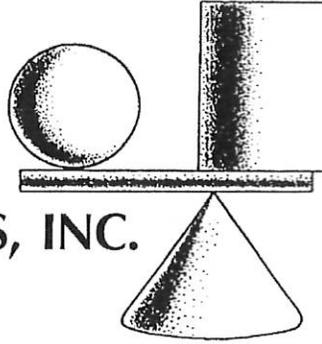
### EXPERIENCE:

1986 – Present

#### Building Evaluations, Inc., Jackson, NJ

Co-founder of Building Evaluations, Inc., a construction management, estimating, scheduling, and cost information company. Duties include:

- Manage a staff of 10 estimators in the preparation of conceptual, preliminary and construction document cost estimates.
- Analyze blueprints, specifications, proposals and other construction documents to prepare time, cost, material, and labor estimates for bidding and estimating construction projects.
- Represented clients at meetings with various agencies, in which I have supervised, negotiated fees and evaluated the work of outside consultants.
- Met with major companies and government agencies to plan and review how our services can be utilized.
- I have intense work experience in performing value engineering services to determine the most cost effective materials and processes to be employed on a project.
- I am the editor of Building Evaluations Unit Cost Data book an annual publication consisting of over 25,000 construction items.
- Have become part of the legal team and provided expert construction management review, cost reports and testimony for many litigation cases.
- Develop change order estimates to be used in the negotiation process between owners and contractors.
- Develop constructability reviews to minimize potential problems and make sure that the construction documents are complete and coordinated prior to going out to bid.
- Develop product studies for manufacturers to determine the life cycle costs of various products.
- Developed construction cost estimating software and provided training for both stand-alone and web based systems utilized by a variety of construction professionals.



# BUILDING EVALUATIONS, INC.

Tel: (732) 928-7211  
(800) 972-9917  
Fax: (732) 928-7217  
Website: [www.buildeval.com](http://www.buildeval.com)  
E-mail: [buildeval@aol.com](mailto:buildeval@aol.com)

P.O. BOX 1208  
236 EAST VETERANS HWY  
JACKSON, NJ 08527

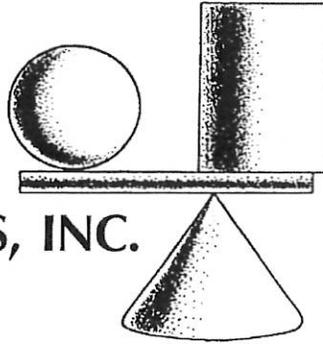
## PARTIAL PROJECT EXPERIENCE

### Federal Government

U.S. Naval Submarine Medical Center  
U.S. Coast Guard – Elizabeth City, N.C.  
EPA E-Tec Facility – Edison, NJ  
Rehabilitation of Water Distribution System – Fort Totten – Bayside, NY  
Fort Dix Motor Pool – Fort Dix, NJ  
Fuel Systems Maintenance Dock – McGuire AFB, NJ  
Composite Maintenance Hangar – McGuire AFB, NJ  
Renovation Study of Naval Facilities – Fort Dix, NJ  
DOIM Computer Center Building – Fort Dix, NJ  
U.S. Naval Submarine Base #6 Turbine Generator – New London, CT  
Contractor Delivery & Control Point – McGuire AFB, NJ  
Vehicle Wash Building – Fort Dix, NJ  
Hazardous Material Storage Building – Fort Dix, NJ  
Upgrade Resource Recovery Facility – Fort Dix, NJ  
Waste Water Lift Station-Sievers-Sanberg Army Reserve – Pedricktown, NJ  
Fuel Cell/Corrosion Facility Hangar – MAFB, NJ  
Add Sprinkler System to Bldg 6043 – Fort Dix, NJ  
Consolidated Squadron Operating Facility – MAFB, NJ  
Renovate Buildings 1907 & 1908 – MAFB, NJ  
Modernization & Upgrade of the Federal Office Building – Newark, NJ  
First Commonwealth Federal Credit Union – Bethlehem, PA  
Javits Federal Office Building – New York, NY  
Mutual Federal Savings & Loans – Atlanta, GA  
Military Entrance Processing Station – Westover ARB  
C-17 Alterations to Maintenance Hangar – Riverside, CA  
Veteran's Memorial Museum – Tampa, FL

### Aviation

Newark Airport – Newark, NJ  
Valley International Airport – Harlingen, TX  
Mercer County Airport – Mercer County, NJ



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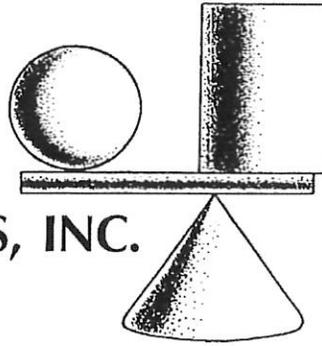
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JACKSON, NJ 08527

### PARTIAL PROJECT EXPERIENCE-CONTINUED

#### K – 12 Education

Chatfield LoPresti Elementary School – Seymour, CT  
Fairchild Wheeler Magnet High School – Bridgeport, CT  
Nathan Hale Elementary School – New London, CT  
Winthrop Elementary School – New London, CT  
Ratcliffe Elementary School – Nutley, NJ  
Yantacan Elementary School – Nutley, NJ  
Lincoln Elementary School – Nutley, NJ  
Duggan Elementary School – Waterbury, CT  
Discovery Magnet School – Bridgeport, CT  
Camden's Promise Charter School – Camden, NJ  
Kent Place School – Summit, NJ  
Spring Garden Elementary School Add/Reno – Nutley, NJ  
Shelton Upper Elementary School – Shelton, CT  
Chesterfield Elementary School – Chesterfield, NJ  
Upper Freehold Middle School – Upper Freehold, NJ  
Neptune High School Renovation – Neptune, NJ  
Troup School Add/Reno – New Haven, CT  
East Hampton School Add/Reno – East Hampton, NJ  
University High School – Harford, CT  
East End Elementary School – CT  
B. Jepsen Magnet School – New Haven, CT  
Ethel McKnight Elementary School – East Windsor, NJ  
Madison Elementary School – Irvington, NJ  
Amity Regional Senior High School – Woodbridge, NJ  
Union County Vocational Technical School – Scotch Plains, NJ  
Abraham Lincoln Elementary School – Garfield, NJ  
Franklin Middle School Addition & Renovation – Nutley, NJ  
Vocational & Tech High School – Bridgewater, NJ  
Goddard School – Freehold, NJ  
Tech School Performance Arts Building (Somerset County Vocational) – Somerset, NJ  
Butterfield Junior High School – Van Buren, AR  
James N. Naylor Elementary School – Hartford, CT  
Naperville Central High School – Naperville, IL  
Geneva Middle School – Geneva, IL  
Long Branch Middle School – Long Branch, NJ  
Gregory School Reno/Add – Trenton, NJ  
Riverdale Public School – Riverdale, NJ  
Early Childhood School – Wayne Town, NJ  
Parry Middle School – Chester, PA  
A.J. Demarest Middle School – Hoboken, NJ  
Anna Howard Shaw School – Philadelphia, PA  
Paterson School District Facility Study – Paterson, NJ  
West End Middle School – Chester, PA  
Middletown HS North – Middletown, NJ  
Sovereign Avenue School K-12 – Atlantic City, NJ  
New York Avenue School K-12 – Atlantic City, NJ



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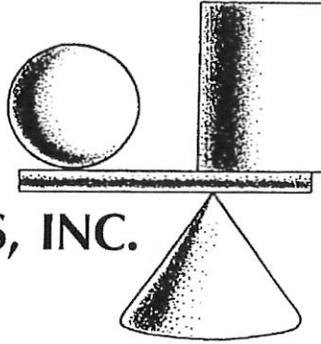
## PARTIAL PROJECT EXPERIENCE-CONTINUED

### Healthcare - Continued

Preferred Development Medical Center – Armonk, NY

### Retail

Jackson Crossing Retail Center – Jackson, NJ  
Retail Center – South Plainfield, NJ  
Mandee Retail Store Addition – Millburn, NJ  
Theater and Retail Addition – Atlantic Highlands, NJ  
A-Plus Store – 20 Cities, USA  
Raritan Village Shopping Center – Raritan, NJ  
Park Ridge Retail Center – Park Ridge, NJ  
Vanmeter Retail & Grocery Building – Pocasset, MA  
Shoprite of Brick – Brick, NJ  
Shoprite of Neptune – Neptune, NJ  
Shoprite of Mercer Mall – Lawrence Township, NJ  
Shoprite of South Brunswick – South Brunswick, NJ  
Shoprite of Piscataway – Piscataway, NJ  
Shoprite of Oaktree – Oaktree, NJ  
Shoprite of Edison – Edison, NJ  
Shoprite of East Brunswick – East Brunswick, NJ  
Shoprite of Freehold – Freehold, NJ  
Shoprite of Lakewood – Lakewood, NJ  
Shoprite of West Long Branch – West Long Branch, NJ  
Shoprite of Aberdeen – Aberdeen, NJ  
Shoprite of Bound Brook – Bound Brook, NJ  
Shoprite of Brick Town – Brick Town, NJ  
Shoprite of Montgomery – Montgomery, NJ  
Petco Prototype Estimates – 40 Locations, USA  
Midas Eight Bay Muffler Shop Prototype – Chicago, IL  
Ewing Retail Addition – Ewing, NJ  
Middletown Retail Center – Middletown, NJ  
CVS – Union, NJ  
Town Center Plaza – East Windsor, NJ  
Wawa Stores #388 – 39 – 401 – 460 – 482 – New Jersey  
Edwards – Raritan, NJ  
Caldor – Milbourne, Pa  
Walmart Store Expansion – Tulsa, OK  
Walmart Store Expansion – Port Isabel, TX  
Walmart Store Expansion – Muscle Shoals, AL  
Walmart Store Expansion – Brook Haven, MS  
Walmart Store Expansion – Paintsville, KY  
Walmart Store Expansion – Franklin, NC  
Walmart Store Expansion – Asheville, NC  
Walmart Store Expansion – Cynthland, KY  
Walmart Store Expansion – Morehead, KY



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## PARTIAL PROJECT EXPERIENCE-CONTINUED

### Residential – Continued

Derman Residence – Westfield, NJ  
Brunelli Residence – Holmdel, NJ  
Ranuro Residence – Point Pleasant Beach, NJ  
Fogel Residence – Millburn, NJ  
Cortez Residence – Boynton Beach, FL  
Wenz Residence – Breinigsville, PA  
Faupel Residence – Colts Neck, NJ  
Walsh Residence – Lavellette, NJ  
Kendal Residence – Cladwyne, PA  
Laura Residence – Morganville, NJ  
Reist Residence – Rydal, PA  
Berlinski Residence – Ocean Township, NJ  
Rankin Residence – Towaco, NJ  
Keefer Residence – Hewitt, NJ  
Kochaniak Residence – Somerset County, NJ  
Reynolds Residence – Colts Neck, NJ  
Bromley Residence – New York, NY  
Salvi Residence – Lodi, NJ  
Caruso Residence – Colts Neck, NJ  
Sheden Residence – Montclair, NJ  
Libratore Residence – Stuart, FL  
Dimiceli Residence – Cornwall, NY  
Spickler Residence – Hastings-on-the-Hudson, NY  
Sullivan Residence – West Millford, NJ  
Hawkes Residence – Jupiter, FL  
Simmons Residence – Port Saint Lucie, FL  
Lombreglia Residence – Mendham Township, NJ  
Stokes Residence – Hewitt, NJ  
Loughridge Residence – Celina, OH  
Hanson Residence – Van Wert, OH  
DiLorenzo Residence – Wall Township, NJ  
Heimann Residence – Short Hills, NJ  
Hearst Residence – Englewood, NJ  
Abramson Residence – North Hutchinson Island, FL  
Clapp Residence – Harwich, MA  
Hubler Residence – Allentown, PA  
Ghigliotty Residence – Piscataway, NJ  
Del Giudice Residence – Franklin Lakes, NJ  
Jason Residence – Pacific Palisades, CA  
McGowan Residence – Portsmist, RI  
Marhlele Residence – Fort Pierce, FL

section i.  
new jersey client list



# NEW JERSEY CLIENT LIST by COUNTY

## CAMDEN COUNTY

### COUNTY + MUNICIPAL

- County of Camden, Camden, NJ
- Camden County Improvement Authority, Camden, NJ
- Borough of Merchantville, Merchantville, NJ

### BOARD OF EDUCATION

- Camden County School District, Camden, NJ

### HIGHER EDUCATION

- Cooper University Hospital, Camden, NJ

## CAPE MAY COUNTY

### COUNTY + MUNICIPAL

- County of Cape May, Cape May, NJ

## CUMBERLAND COUNTY

### COUNTY + MUNICIPAL

- County of Cumberland, Bridgeton, NJ
- City of Vineland, Vineland, NJ
- City of Bridgeton, Bridgeton, NJ

### BOARD OF EDUCATION

- Fairfield Township School District, Fairfield, NJ
- Millville School District, Millville, NJ

## ESSEX COUNTY

### COUNTY + MUNICIPAL

- Township of Cedar Grove, Cedar Grove, NJ
- Borough of Roseland, Roseland, NJ
- Township of West Caldwell, West Caldwell, NJ
- Essex Improvement Authority, Fairfield, NJ

### BOARD OF EDUCATION

- Newark School District, Newark, NJ
- Essex Regional Educational Services Cooperative, Fairfield, NJ



SETTEMBRINO  
ARCHITECTS

# NEW JERSEY CLIENT LIST by COUNTY

## MONMOUTH COUNTY

### COUNTY + MUNICIPAL

- County of Monmouth, Freehold, NJ
- Town of Asbury Park, Asbury Park, NJ
- Borough of Bradley Beach, Bradley Beach, NJ
- Borough of Eatontown, Eatontown, NJ
- Borough of Highlands, Highlands, NJ
- Township of Holmdel, Holmdel, NJ
- Township of Howell, Howell, NJ
- Borough of Matawan, Matawan, NJ
- Township of Ocean, Ocean, NJ
- Borough of Sea Bright, Sea Bright, NJ
- Borough of Sea Girt, Sea Girt, NJ
- Borough of Tinton Falls, Tinton Falls, NJ
- Borough of Union Beach, Union Beach, NJ
- Township of Wall, Wall, NJ

### BOARD OF EDUCATION

- Asbury Park School District, Asbury Park, NJ
- Atlantic Highlands School District, Atlantic Highlands, NJ
- Eatontown School District, Eatontown, NJ
- Holmdel Township School District, Holmdel, NJ
- Matawan-Aberdeen School District, Aberdeen, NJ
- Monmouth Beach School District, Monmouth Beach, NJ
- Neptune Township School District, Neptune, NJ
- Ranney School, Tinton Falls, NJ
- Red Bank Borough Board of Education, Red Bank, NJ
- Shore Regional High School, West Long Branch, NJ
- Spring Lake Borough Board of Education, Spring Lake, NJ
- Tinton Falls School District, Tinton Falls, NJ
- Union Beach School District, Union Beach, NJ
- West Long Branch Board of Education, West Long Branch, NJ

### HIGHER EDUCATION

- Brookdale Community College, Lincroft, NJ

## MORRIS COUNTY

### BOARD OF EDUCATION

- Morris Plains School District, Morris Plains, NJ
- Rockaway Township Public School District, Rockaway Township, NJ
- Roxbury Township Board of Education, Succasunna, NJ



# NEW JERSEY CLIENT LIST by COUNTY

## UNION COUNTY

### COUNTY + MUNICIPAL

- County of Union, Union, NJ
- Union County Improvement Authority, Elizabeth, NJ
- Borough of Fanwood, Fanwood, NJ
- Township of Clark, Clark, NJ

### BOARD OF EDUCATION

- Union County Vocational Technical Schools, Scotch Plains, NJ
- Elizabeth School District, Elizabeth, NJ
- New Providence School District, New Providence, NJ
- Roselle Park School District, Roselle Park, NJ
- Scotch Plains-Fanwood Board of Education, Scotch Plains, NJ

## WARREN COUNTY

### BOARD OF EDUCATION

- Belvidere School District, Belvidere, NJ
- Great Meadows School District, Great Meadows, NJ
- Hackettstown School District, Hackettstown, NJ
- Harmony Township School District, Harmony Twp, NJ
- Lopatcong Township School District, Phillipsburg, NJ
- White Township Consolidated School District, Belvidere, NJ
- North Warren Regional High School

### HIGHER EDUCATION

- Warren County Community College, Washington, NJ



SETTEMBRINO  
ARCHITECTS

# NEW Buildings + additions

## COUNTY + MUNICIPAL

### BERGEN COUNTY

TOWNSHIP OF RIVER VALE  
• **NEW** Public Safety Complex

BOROUGH OF BERGENFIELD  
• **NEW** Community Center\*

BOROUGH OF LEONIA  
• **NEW** Police Headquarters\*

### CAPE MAY COUNTY

COUNTY OF CAPE MAY  
• **NEW** Stone Harbor Library  
• LEED Silver [**NEW**] Sea Isle Library  
• Addition to Cape May Main Library

### ESSEX COUNTY

 BOROUGH OF ROSELAND  
• **NEW** Salt Shed + Storage Building

### MIDDLESEX COUNTY

BOROUGH OF MILLTOWN  
• **NEW** DPW Complex + Firehouse

### MONMOUTH COUNTY

COUNTY OF MONMOUTH  
• **NEW** Salt Shed Building\*

 BOROUGH OF EATONTOWN  
• **NEW** Wolcott Park Comfort Station + Storage Building

• **NEW** DPW Facility & Offices

BOROUGH OF HIGHLANDS  
• **NEW** OEM Municipal Complex

BOROUGH OF KEANSBURG  
• **NEW** Police Headquarters\*

BOROUGH OF OCEANPORT  
• **NEW** OEM Municipal + DPW Complex at Fort Monmouth\* [Feasibility]

 BOROUGH OF SEA BRIGHT  
• **NEW** Beach Pavilion + Library  
• **NEW** OEM Municipal Complex

 BOROUGH OF TINTON FALLS  
• Addition to Tinton Falls Library

 BOROUGH OF UNION BEACH  
• Municipal Building Court Renovations + Expansion

CITY OF ASBURY PARK  
• **NEW** Lifeguard Station

### OCEAN COUNTY

 TOWNSHIP OF JACKSON  
• Addition to Community Center  
• Addition to Senior Center

### UNION COUNTY

TOWNSHIP OF CLARK  
• **NEW** Police Headquarters

BOROUGH OF FANWOOD  
• **NEW** DPW + Rescue Complex



\*Denotes Conceptual Design

*new*

# BOROUGH OF SEA BRIGHT MUNICIPAL COMPLEX + OEM BUILDING



## PROJECT summary

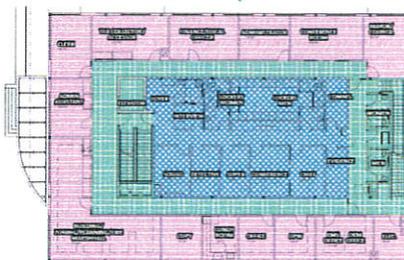
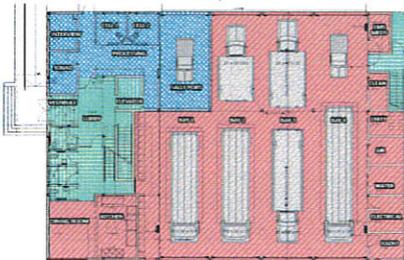
The Sea Bright Emergency Response Center is intended to replace the existing Fire Department, Police Station, Administration and EMS, which were severely damaged by Superstorm Sandy. The existing buildings are located at 1099 Ocean Avenue and lie just inland of the beach. It is on this site that the new center will be constructed, containing enough space for the Fire Station, Police Department, EMS Services and an Administration Area for a total of 11,400 gross square feet.

In the case of the Fire House, all vehicles and their support equipment are located at the first floor level with direct access to the street. The Sally Port + Processing Center are the Police component located at street level, while the EMS component has parking for an ambulance and a treatment space. An entrance foyer completes the accommodation assigned to the ground floor. The second floor level is divided into three distinct zones. Administrative functions occur along the east and west edges with the larger communal space located between the two. The spaces are arranged so that they can be shared by the Police and Fire Departments without compromising the security requirements of the Police Department.

The resultant building form is a simple two story box of similar scale to the surrounding commercial buildings. The building's external expression borrows elements from local Sea Bright architecture. Openings in walls are of the punched type with white trim. The proposed building uses three elements and colors to breakdown it's scale and box like form.

FIRST floor

SECOND floor



PROJECT BACKGROUND +  
**SCOPE of work**

client type  
**MUNICIPAL**

client  
**BOROUGH OF SEA BRIGHT**  
Sea Bright, New Jersey

contact  
**JOE VERRUNI**  
Borough Administrator  
732.848.0099

completion date  
**2019**

construction value  
**\$7M**



25 Bridge Avenue  
Suite 201  
Red Bank, New Jersey  
07701  
732.741.4900 (t)  
732.741.4977 (f)  
www.settembrino.com

PROJECT BACKGROUND +  
**SCOPE of work**

client type  
**MUNICIPAL**

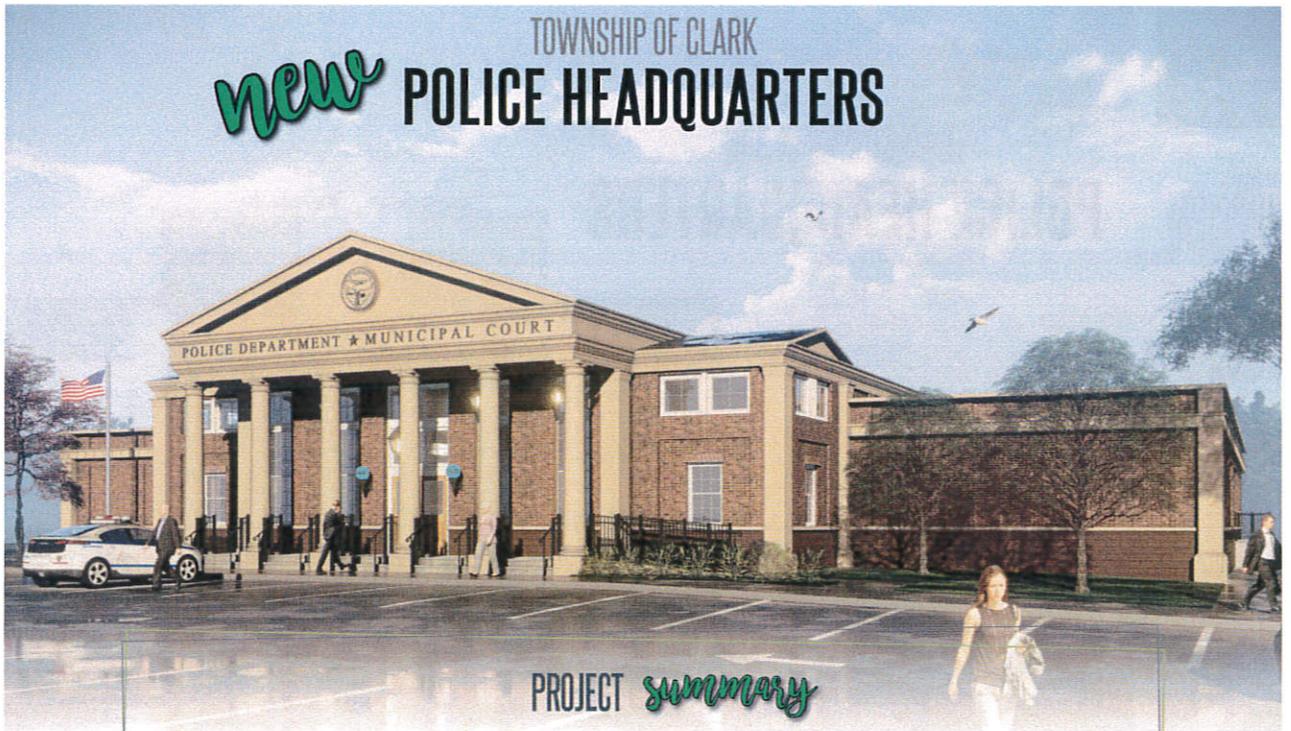
client  
**TOWNSHIP OF CLARK**  
Clark, New Jersey

contact  
**JOHN F. LAEZZA**  
Business Administrator  
732.388.3600

construction value  
**\$7M**



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Settembrino Architects designed the New Police Headquarters for the Township of Clark. The structure is to be constructed behind the existing Police Headquarters. It is the Borough's intention to keep the existing Police facility functioning while the new Headquarters is constructed. On its completion the existing building will be demolished and the area developed as a parking lot to serve the new building. This arrangement effectively determines the location and footprint of the new building – i.e. at the rear (south) end of the existing building with its public face towards the north overlooking Westfield Avenue, and its more functional aspects (Sally Port/Police Parking) occurring at the south end of the building.

# BOROUGH OF HIGHLANDS

# New Municipal Complex

## PROJECT Summary

The construction of a new Municipal Complex for the Borough of Highlands was deemed necessary due to damage to its existing facilities caused by Hurricane Sandy. Following an initial FEMA review and site selection evaluation, the Borough hired Settembrino Architects to design a new, multi-level, Borough Hall Building with an approximate 15,000 square foot building footprint. The new site for the structure is inland and above the flood zone, helping to protect it from future storm damage.

The new Highlands Municipal Complex will house several uses including the Police Headquarters, Municipal Court and the Administrative Offices. Settembrino Architects designed the conceptual site plan, as well as an initial conceptual rendering, with the intent of using the corner of Route 36 and Miller Street as a landmark entrance for the new Complex. The large, open foyer will welcome visitors with a flood of natural daylight from large skylights above. The architecture directly reflects the downtown shore atmosphere of the Highlands.



## PROJECT BACKGROUND - SCOPE of work

client  
**BOROUGH OF HIGHLANDS**  
Highlands, New Jersey

contact  
**KIM GONZALES**  
Business Administrator  
732.872.1224

completion date  
**JUNE 2021**

construction value  
**\$9M**

project area  
**15,000 SF [+/-]**

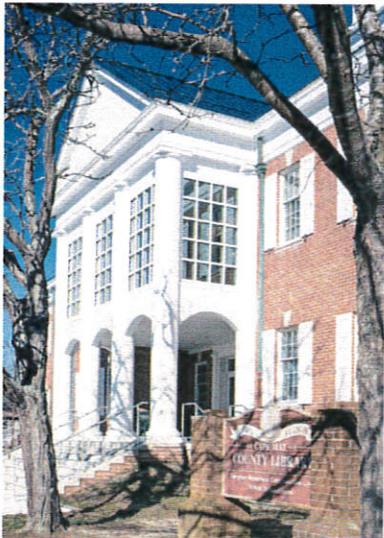


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SERVICES | PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

COUNTY OF CAPE MAY | Cape May Main Library *Addition + Renovation*

PROJECT BACKGROUND +  
**SCOPE of work**



**PROJECT summary**

As the Cape May County Library updates and enlarges their existing main library in Cape May Courthouse, Settembrino Architects was hired to design a second floor addition under the existing entrance portico.

Coupled with this design was the renovation of the main lobby, the second floor library space, the circulation desk & other ancillary first floor work. Second floor technology side renovations included the relocation of the Young Adult Room and Magazine Room as well as new ceiling, lighting and flooring finishes. Renovations to the second floor also consisted of the removal and replacement of a new ceiling grid and reinstallation of lights above the Non Fiction Side, design of a new reference desk that included the removal and replacement of the old doors and windows and renovations to the stairs.

Exterior work included new entrance stairs & ramp, the deconstruction of the entrance portico, a new roof system + renovations to the clock tower.

client  
**CAPE MAY COUNTY**  
Cape May, New Jersey

contact  
**ANNMARIE McMAHON**  
Director of Facilities  
609.485.1291

completion date  
**JULY 2015**

construction value  
**\$1.06M**

project area  
**1,000 SF [+/-]**



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*before*

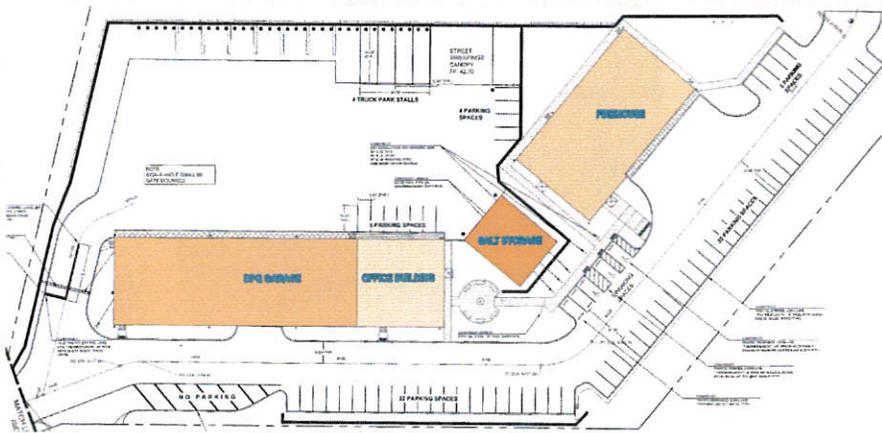


SERVICES | PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

BOROUGH OF MILLTOWN

# new PUBLIC WORKS COMPLEX + FIREHOUSE

PROJECT BACKGROUND +  
SCOPE OF  
work



## PROJECT summary

Settembrino Architects was hired by the Borough of Milltown to complete architectural, structural, mechanical, electrical, plumbing and fire protection drawings for the new public works complex, firehouse and salt shed project of the Borough of Milltown.

client  
**BOROUGH OF MILLTOWN**  
Milltown, New Jersey

contact  
**MIKE MCCLELLAND**  
CME Engineering  
732-727-8000

completion date  
**JULY 2019**

construction value  
**\$10M**



**SETTEMBRINO ARCHITECTS**

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services | PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

BOROUGH OF EATONTOWN

New

# Wolcott Park Comfort Station

PROJECT BACKGROUND +  
**SCOPE** of  
work

## PROJECT summary

The Borough of Eatontown had received a Municipal Open Space Grant to complete this project. The existing facilities were contained in three buildings, the smallest of which housed an existing electrical room serving the buildings and sections of the park lighting and sprinkler system. It also contained some unused toilets. The second largest building contained the existing bathrooms together with a mechanical space housing electrical and water heating equipment. The third and largest building was primarily used to store park recreation and maintenance equipment.

Settembrino Architects was hired to combine the functions of the existing buildings into one new building on the same site, containing barrier free toilet rooms in addition to recreation and park storage. The design arranged these functions in a simple linear building measuring 17' wide by 63' long, covered with a steep pitched roof. The storage spaces occur at both ends of the building with access from gable end entrances. The bathrooms are located between these two spaces and are accessed off of a covered porch overlooking an existing pathway which leads into the main body of the park. Being that security is typically an issue with these types of facilities, natural lighting of the spaces is limited to a narrow strip of glazing just under the eaves of the roof. In the bathroom this system is supplemented with skylights. The intention was to construct a building using the familiar wood stud system clad in lap siding on the long sides and a metal panel system on the gable ends. The change in materials is an expression of the more utilitarian nature of the two ends of the building. The roof is composed of fiberglass shingles over simple trusses. Construction began in the Spring of 2015 and has since been completed.

client  
**BOROUGH OF  
EATONTOWN**  
Eatontown, New Jersey

contact  
**GEORGE JACKSON**  
Borough Administrator  
732.389.7608

completion date  
**2015**

construction value  
**\$399,800**

project area  
**904 SF**



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ARCHITECTS**

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services

PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

# COUNTY + MUNICIPAL capital improvement *projects*



## ATLANTIC COUNTY

COUNTY OF ATLANTIC

### **Atlantic County Civil Courts Building**

- Renovations

## BERGEN COUNTY

CARLSTADT PUBLIC LIBRARY

- Interior Renovations

GLEN ROCK PUBLIC LIBRARY

- Interior Renovations

## BURLINGTON COUNTY

TOWNSHIP OF EVESHAM

### **The Gibson House**

- Renovations + Rehabilitation

## CAMDEN COUNTY

COUNTY OF CAMDEN

### **M. Allan Vogelson Camden County Library**

- Renovations

### **BOROUGH OF MERCHANTVILLE + CCIA Merchantville Community + Senior Center**

- Alterations and Renovations

### **BOROUGH OF MERCHANTVILLE + CCIA Merchantville Municipal Building**

- Public Safety Improvements



## CAPE MAY COUNTY

COUNTY OF CAPE MAY

### **Cape May Main Library**

- Renovations + Addition



## CUMBERLAND COUNTY

CITY OF BRIDGETON

### **City Hall Annex**

- Renovations

## ESSEX COUNTY

TOWNSHIP OF CEDAR GROVE

### **Cedar Grove Public Library**

- Renovations



BOROUGH OF ROSELAND

### **Roseland Public Library**

- ADA Renovations [*Essex County Community Development Block Grant CDBG*]

### **Municipal Building**

- New Barrier-Free Ramp + Entry Modification [*CDBG*]

## MIDDLESEX COUNTY



TOWNSHIP OF WOODBRIDGE

### **Cypress Recreation Center**

- Building Use Conversion to Recreation Center

### **Hickory Senior Center**

- Building Conversion, Feasibility Study + Renovations

BOROUGH OF MILLTOWN

### **Department of Public Works Complex and Firehouse**

- New Building, Renovations + Flood Mitigation



**SETTEMBRINO**  
ARCHITECTS



**ARCHITECT**  
*of* RECORD



**PRE-**  
QUALIFIED

*\*Denotes Conceptual Design*

# COUNTY + MUNICIPAL capital improvement *projects*

## BOROUGH OF UNION BEACH

### **Municipal Building**

- Court Renovations + Expansion Schematic Design



## TOWNSHIP OF WALL

### **Municipal Building**

- Interior + Courtroom Renovations

### **Municipal Building + Library**

- Roof Replacement

### **Camp Evans**

- Roof Replacement

## OCEAN COUNTY



## TOWNSHIP OF JACKSON

### **Senior Center**

- Roof Replacement + Renovations

### **Jackson DPW Office Building**

- Renovations

## PASSAIC COUNTY

## TOWNSHIP OF FAIRFIELD

### **Fairfield Free Public Library**

- Interior Renovations\*

## STATE OF NEW JERSEY

## DIVISION OF PROPERTY MANAGEMENT + CONSTRUCTION

### **Trenton Psychiatric Hospital**

- Structural Repairs
- Sally Port Door Replacement



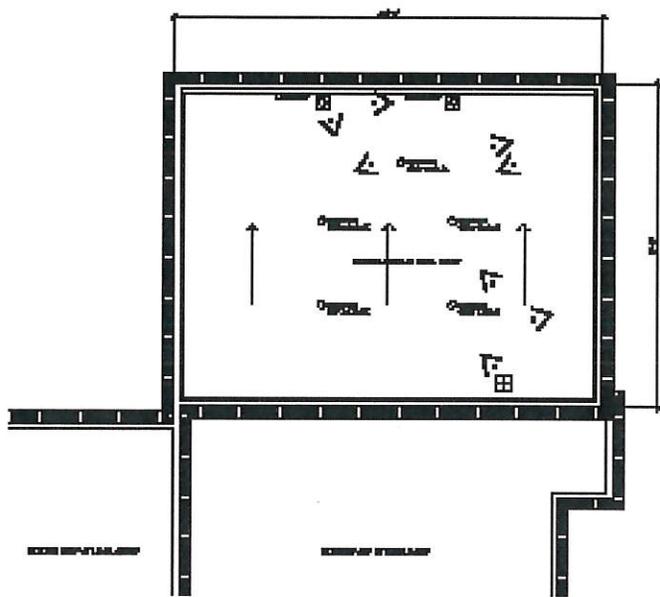
SETTEMBRINO  
ARCHITECTS



ARCHITECT  
of RECORD



PRE-  
QUALIFIED



EXISTING FOOTING

EXISTING FOOTING

**SYMBOLS**

- ARROW → ROOF SLOPE
- ⊙ ROOF DRAIN
- VENT STACK
- ⊞ STRUCTURAL SYSTEM

**NOTES**  
 1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.  
 2. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ROOFING CONTRACTORS ASSOCIATION (IRCA) SPECIFICATIONS FOR BURIED ROOFING SYSTEMS.



1



2



3



4



5



6



7



8

**SETTEMBRINO  
ARCHITECTS**  
 2000 W. ...  
 ...  
 ...

**THIS IS A PRELIMINARY DRAWING**  
 IT IS NOT TO BE USED FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION

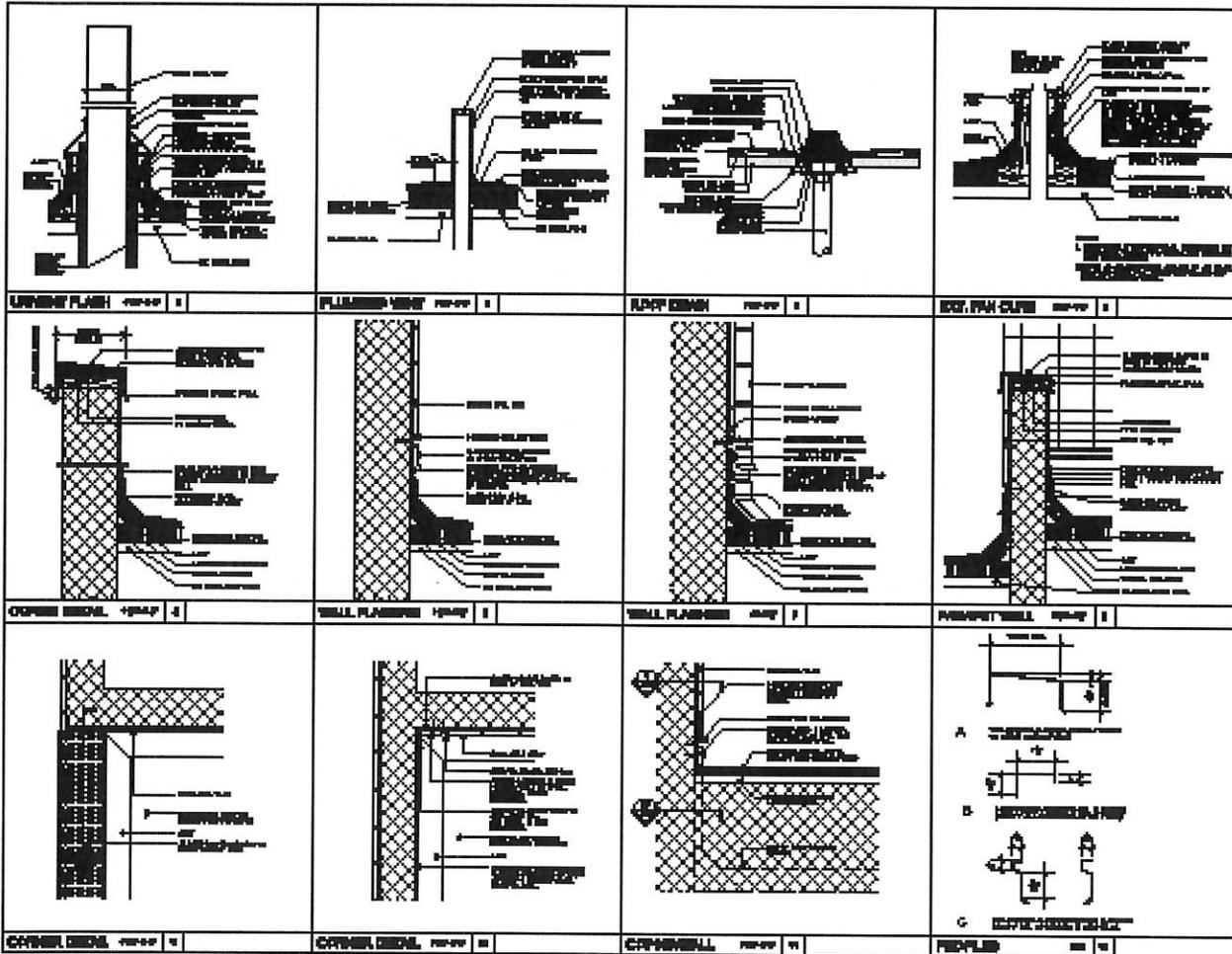
**PROJECT INFORMATION**  
 PROJECT NO. ...  
 CLIENT ...  
 DESIGNER ...  
 DATE ...

**EXHIBIT CONDITIONS**









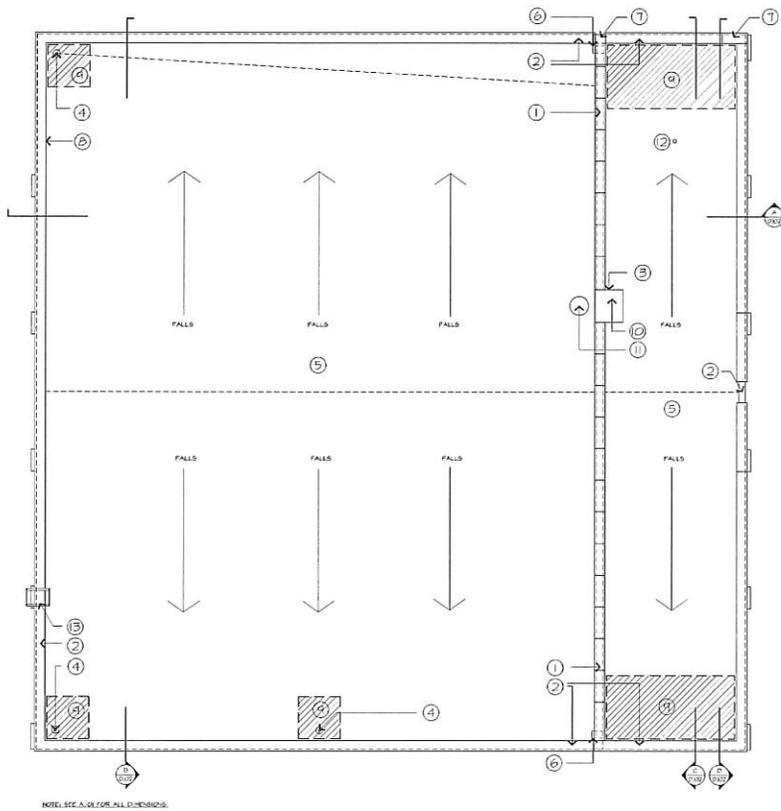
FOR THE RECORD WORKSHEET  
 DRAWING NO. **A.101**  
 DATE **10/1/00**

NO.	DATE	DESCRIPTION

BY **SETTEMBRINO ARCHITECTS**  
 FOR THE RECORD WORKSHEET  
**FLOOR REPLACEMENT**  
 2000 BROADWAY, SUITE 2000  
 NEW YORK, NY 10014  
**10/1/00**

**A.101**





**DEMOLITION NOTES**

WORK TO BE REMOVED PRIOR TO THE INSTALLATION OF THE NEW ROOFING SYSTEM:

- ① REMOVE AND DISPOSE OF EXISTING TERAZZO/FLOORING CORING TO PARAPET WALL BETWEEN HIGH AND LOW ROOF.
- ② REMOVE AND DISPOSE OF EXISTING ALUMINUM CORING TO PERIMETER PARAPET WALLS.
- ③ REMOVE AND DISPOSE OF EXISTING ALUMINUM FLASHING TO MAINTAIN GUTTER - 8 SIDES.
- ④ DISCONNECT AND REMOVE EXISTING ROOF DRAIN - 2NO.
- ⑤ REMOVE AND DISPOSE OF EXISTING ROOF COVERING - DOWN TO EXISTING WOOD DECK IN THE CASE OF THE FIELDS AND DOWN TO SOLID SURFACE IN THE CASE OF ALL INTERNAL FACES OF PARAPETS.
- ⑥ REMOVE AND DISPOSE OF SHEDDING SHEET METAL SLUICERS FROM HIGH ROOF DISCHARGING TO LOWER ROOF.
- ⑦ REMOVE AND DISPOSE OF EXISTING CONCRETE WALL PROJECTING ABOVE LEVEL OF ADJACENT PARAPETS.
- ⑧ REMOVE AND DISPOSE OF EXISTING CORNER WALL FLASHING FROM PARAPET WALLS.
- ⑨ REMOVE AND DISPOSE OF STRUCTURALLY DEFECTIVE ROOF DECKING ONCE THE EXISTING ROOF COVERING IS REMOVED. THE CONTRACTOR IS TO VERIFY THE HEALTH OF THE EXISTING WOOD FLOOR ABOVE AND REMOVE AND REPAIR AS NECESSARY TO THE ARCHITECT'S SATISFACTION THE EXTENT OF THE DEFECTIVE DECKING.

IN ADDITION TO THE SPECIFIED DEMOLITION TO BE REMOVED, CONTRACTOR TO REMOVE SYSTEM FROM TOP OF THE REMAINING ROOF DECK TO BE REMOVED/REPLACED IN THE SAME BID.

- ⑩ HATCHED AREAS TO BE REMOVED
- ⑪ EXISTING MASONRY GUTTER
- ⑫ EXISTING STEEL VENT
- ⑬ EXISTING VENT
- ⑭ EXISTING STEEL LADDER TO BE RETAINED.

ADD NEW: 1. REMOVE EXISTING STEEL LADDER AND REPLACE WITH NEW CODE COMPLIANT LADDER - SEE DETAIL D-01. DRAWING ALSO INCLUDES REPAIR OF WALL AT EXTS. FINISH AND FINISH FLOOR TO MATCH ETC.



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 Red Bank, NJ 07701  
 732.741.4900 (o) | 732.741.4977 (f)

Kevin M Settembrino, AIA, LEED AP  
 License No. AI 15163

OWNER  
 Borough of Eatontown  
 Department of Public Works  
 200 Pine Brook Road  
 Eatontown, NJ 07724  
 732.389.1521

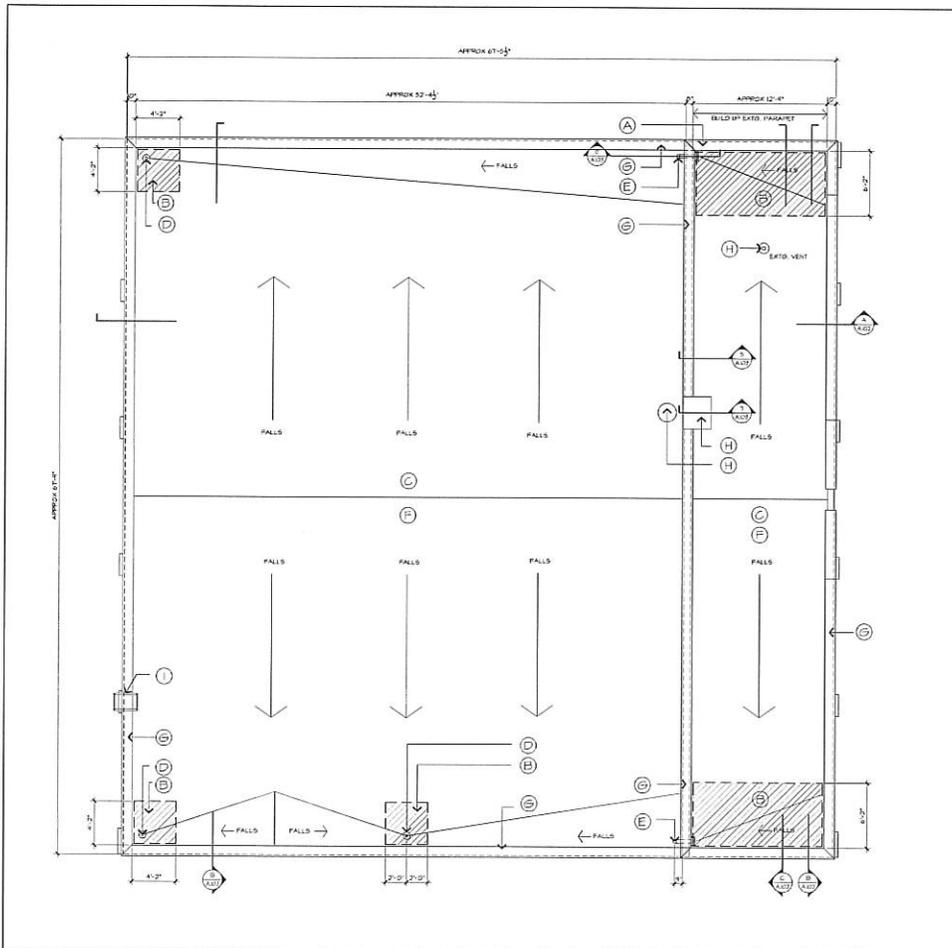
No.	Description	Date
1	OWNER REVIEW	12/18/13

JOB NO. 13.187  
 DRAWN BY: JLS CHECKED BY: KMS  
 DATE: 01/13/14  
 CAD FILE:

EATONTOWN DPW  
 PARKS BUILDING  
 ROOF REPLACEMENT  
 137 LEWIS AVENUE,  
 EATONTOWN,  
 NEW JERSEY.

DEMOLITION  
 ROOF PLAN

D.101



ROOF PLAN

SCALE: 1/4" = 1'-0" 1 WORK TO BE DONE 2

- MEMORANDUM NOTES**
- WORK TO BE DONE FOR INSTALLATION OF NEW ROOF COVERING:
- 1. BUILD UP EXISTING HANDYMET PARAPET TO MATCH LEVEL OF ADJACENT PARAPETS.
  - 2. RETAIL NEW HOOD ROOF OVER EXIST. LANTIS PLUMBING AND WALKERS FOR THE PROPER EXECUTION OF THE NEW ROOF AND PARAPET SYSTEM TO THE AREA OF HOOD DISK REPLACEMENT SPECIFIED ON THIS DRAWING.
- IN ADDITION TO THE SPECIFIED NEW DISKING THE CONTRACTOR IS TO ALLOW FOR DISKING FOR THE REINSTALLATION OF NEW DISKS TO FIT THE (50%) OF THE REMAINING ROOF AREA.
- AREA OF NEW DISKING**
- 3. INSTALL NEW TAPERED INSULATION (IF PROVIDED) - 18" IF NOT, SLURRY TO THE UPPER AND LOWER ROOF THE FOOTING DISKETS AS SHOWN IN THESE TAPERED INSULATION AND DRAINAGE FOR REVIEW BY ARCHITECT.
  - 4. RETAIL NEW HOOD DRAINAGE AS PER DETAIL 3 ON THIS ALSO AND CONNECT UP TO EXISTING LEADERS.
  - 5. INSTALL NEW PARAPET SCUPPERS TO UPPER ROOF - SEE DWG. ALSO DETAIL 8.
  - 6. RETAIL 2 PLY NOT APPLIED UNIFORM BUILT UP ROOFING SYSTEM ALL AS PER THE SPECIFICATION INCLUDE.
- TAKING UP ALL PARAPET WALLS AND FINISH TO HOOD WALLERS - SEE DETAILS ON DRAWING A-03 DRESSING INTO NEW ROOF DRAIN.
- 7. DRESSING INTO NEW PARAPET SCUPPERS.
  - 8. RETAIL NEW 2 PART ALUMINUM CORINGS TO TOP OF ALL PARAPET WALLS - PROFILE TO MATCH EXISTING.
  - 9. RETAIL NEW FLASHING TO NEW METAL EXCHANGE AND HANDYMET CHIMNEY - SEE DETAILS L-2 AND 3 ON DRAWING A-03.
  - 10. RE-ASSESS/REPAIR EXISTING STEEL LADDERS TO PARAPET AND EXTERNAL FACE OF WALL. SCRUB AND REPAINT.
- ADD A-1, NO. 1
- REMOVE EXISTING STEEL LADDER AND REPLACE WITH HANDYMET EXTERNAL LADDERS - SEE DETAIL 7 IN DWG. A-03. INCLUDE FOR BRIMS OF WALL AT EXD. FINISH AND PAINT W/ACE PER TO MATCH EXD.



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 732.741.4900 (o) | 732.741.4977 (f)

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 License No. AI 15163

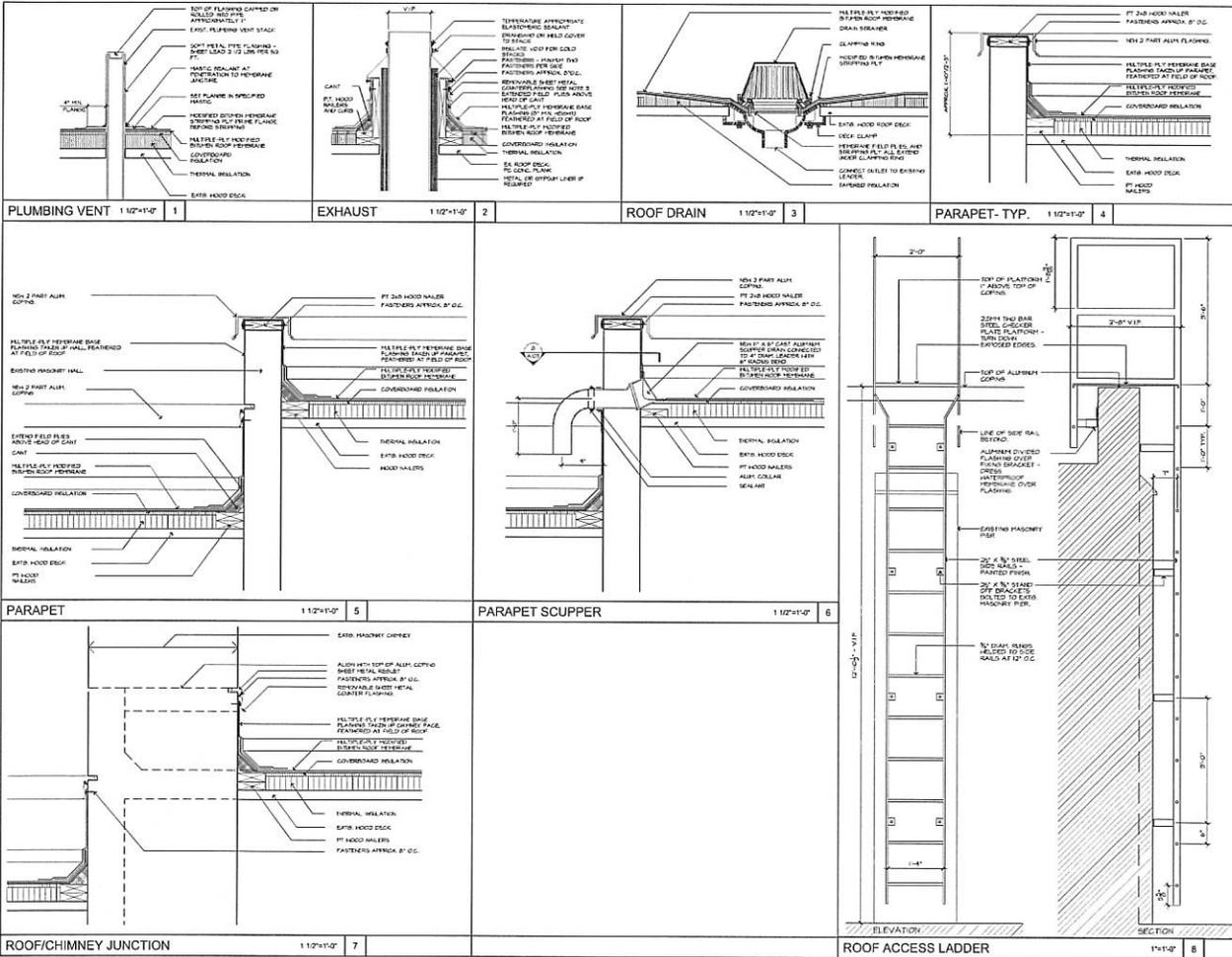
OWNER  
 Borough of Eatontown  
 Department of Public Works  
 250 Pine Brook Road  
 Eatontown, NJ 07724  
 732.343-7621

No.	Description	Date
1	OWNER REVIEW	12.18.13

JOB NO. 13.107  
 DRAWN BY: J.S. CHECKED BY: KMS  
 DATE: 01/13/14  
 CAD FILE:

**EATONTOWN DPW PARKS BUILDING ROOF REPLACEMENT**  
 137 LEWIS AVENUE, EATONTOWN, NEW JERSEY.

ROOF PLAN  
**A.101**



**SETTEMBRINO**  
ARCHITECTS

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Red Bank, NJ 07701  
732.741.4900 (o) | 732.741.4977 (f)

Kevin M Settembrino, AIA, LEED AP  
License No. AI 15163

OWNER  
Borough of Eatontown  
Department of Public Works  
200 Pine Brook Road  
Eatontown, NJ 07724  
732.383-7651

No.	Description	Date
1	OWNER REVIEW	12-18-13

JOB NO. 13-107  
DRAWN BY: A.S. CHECKED BY: KMS  
DATE: 01/13/14  
CAD FILE:

EATONTOWN DPW  
PARKS BUILDING  
ROOF REPLACEMENT  
137 LEWIS AVENUE,  
EATONTOWN,  
NEW JERSEY.

DETAILS

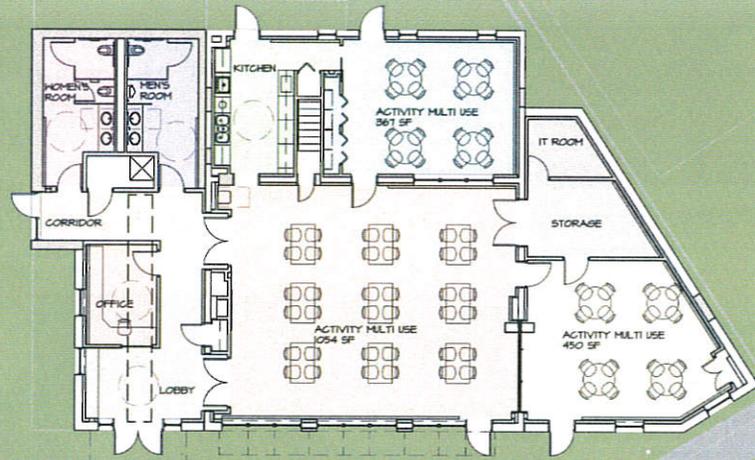
A.103

**TOWNSHIP OF WOODBRIDGE**

*Hickory Senior Center*  
 Conversion + Feasibility Study + Renovations

PROJECT BACKGROUND +  
**SCOPE OF work**

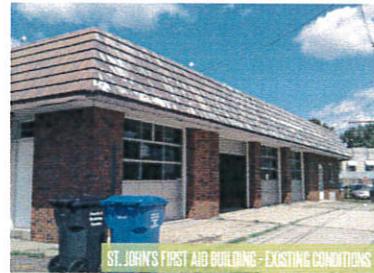
**PROPOSED site plan**



SITE WORK  
 BY OTHERS  
 U.N.O.



ST. JOHN'S FIRST AID BUILDING - EXISTING CONDITIONS



ST. JOHN'S FIRST AID BUILDING - EXISTING CONDITIONS



WOMEN'S CLUB BUILDING - EXISTING CONDITIONS

client  
**TOWNSHIP OF WOODBRIDGE**  
 Woodbridge, New Jersey

contact  
**CHRISTOPHER KOSTY**  
 Projects Coordinator  
 732.634-4600 EX. 8494

completion date  
**OCTOBER 2019**

construction value  
**\$1.6M**



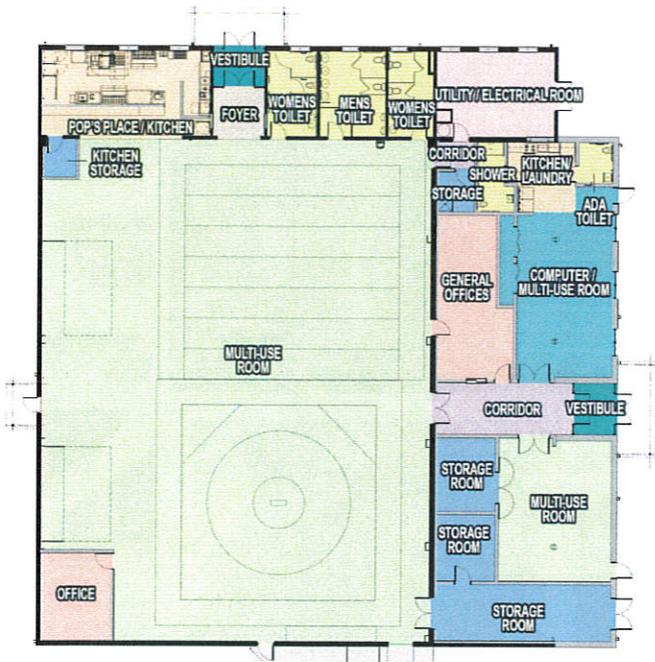
**SETTEMBRINO ARCHITECTS**

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 Red Bank, New Jersey  
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 732.741.4977 (f)  
 www.settembrino.com

FORMER HESS TRAINING CENTER  
 BUILDING FACILITY ASSESSMENT  
 + USE CONVERSION

# Cypress Recreation Center

PROJECT BACKGROUND +  
 SCOPE of work



client  
 TOWNSHIP OF  
 WOODBRIDGE  
 Woodbridge, New Jersey

contact  
 ROBERT LANDOLFI  
 Township Administrator  
 732.834.4500

completion date  
 OCTOBER 2017

construction value  
 \$2.6M

project area  
 12,300 SF



SETTEMBRINO  
 ARCHITECTS

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services - PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

BOROUGH OF EATONTOWN | Community Center Annex *historic* renovation

PROJECT BACKGROUND +  
**SCOPE of work**

**PROJECT** *summary*

As the Architect of Record for the Borough of Eatontown, Settembrino Architects has completed the historic renovation of the Eatontown Community Center Annex. Built in the 1920's, this former residential building is now utilized as a day care center. With a project budget of \$200,000 from the Monmouth County Community Development Block Grant program, Settembrino Architects worked with the Borough Administration to complete interior and exterior renovations on the building, including the rebuilding of the front porch and entrance. Additionally, environmental engineers and abatement contractors were coordinated to remove any asbestos and lead-based paint from the affected project areas before the start of any construction work. The project was completed on time and on budget in August 2010.

The I. Hathaway House, currently used as the Eatontown Community Center Annex, was renovated as part of a Monmouth County Community Development Block Grant. An application was filed with NJ DEP Historic Preservation Office (SHPO) for the modifications to the building exterior. The existing exterior cladding was removed and was replaced with maintenance free cementitious siding. The floor and stair of the covered front porch was rebuilt with maintenance free composite deck flooring and cementitious siding at walls. Additionally, all decorative trim was scraped/repaired and painted.



client  
**BOROUGH OF EATONTOWN**  
Eatontown, New Jersey

contact  
**GEORGE JACKSON**  
Borough Administrator  
732.389.7621

completion date  
**AUGUST 2010**

construction value  
**\$200K**

construction value  
**5,000 SF**

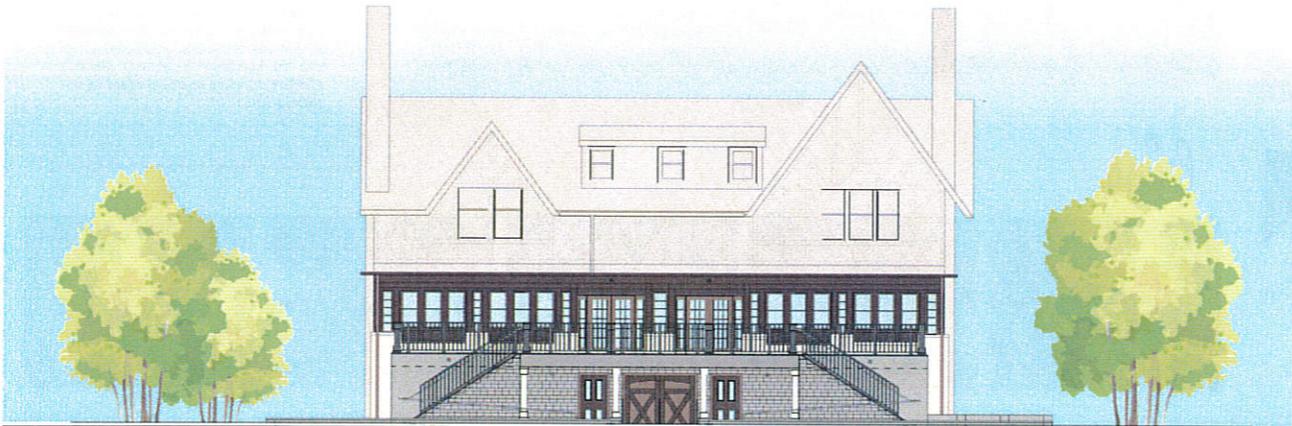
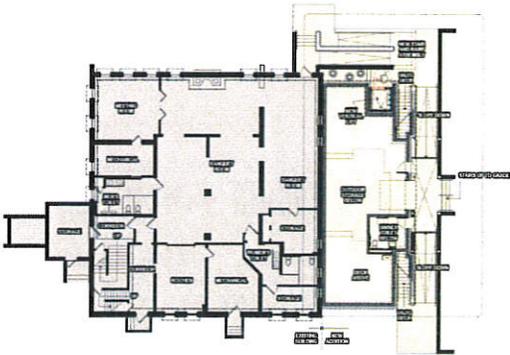


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SERVICES | PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

BOROUGH OF MERCHANTVILLE +  
CAMDEN COUNTY IMPROVEMENT AUTHORITY

# Senior + Community Center Renovations + Additions



## PROJECT BACKGROUND + SCOPE of work

client  
BOROUGH OF  
MERCHANTVILLE  
Merchantville, New Jersey

contact  
HARRY G. COLLINS  
Deputy Director Of  
Project Management  
732.534.4500

completion date  
JUNE 2019

construction value  
\$1M

project area  
1 ACRE



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ARCHITECTS

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services

PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

# TOWNSHIP OF OCEAN COURT + COUNCIL CHAMBERS RENOVATIONS



## PROJECT *summary*

The renovation and expansion of the Ocean Township Municipal Building was a 10,000 square foot project which included renovations to multiple areas of the building. The Licensing and Inspections Department, the Council Chamber and Courtroom Area, as well as the Administrative Offices in the West Wing were all renovated. The Council Chamber and Courtroom area was relocated to the first floor and the second floor was turned into administrative offices. The project was completed on-time and on-budget in 2007.

PROJECT BACKGROUND +  
**SCOPE of work**

client type  
**MUNICIPAL**

client  
**TOWNSHIP OF OCEAN**  
Ocean, New Jersey

contact  
**ANDREW BRANNEN**  
Township Manager  
908.737.7023

completion date  
**2007**

construction value  
**\$1.4M**



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Suite 201  
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services

PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION | DOCUMENTS | BID + AWARD | CONSTRUCTION | ADMINISTRATION

# SCOPE of work

client type

MUNICIPAL  
county  
OCEAN

Following the receipt of an Ocean County Community Development Block Grant (CDBG), the Township of Jackson hired Settembrino Architects to design an addition to their existing Senior Center. The addition will add approximately 840 square feet of space in the form of a new Multi-Purpose room for residents of the Township.

## TOWNSHIP OF JACKSON Senior Center Addition



SETTEMBRINO  
ARCHITECTS

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732.741.4977 (f)  
www.settembrino.com

client  
**TOWNSHIP OF JACKSON**  
Jackson, New Jersey

contact  
**DAN BURKE**  
Municipal Engineer  
732.928.1200 ext 229

completion date  
TBD

construction value  
**\$250,000**

project area  
**840 SF**

services + project phasing  
PROGRAMMING  
SCHEMATIC DESIGN  
DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS  
BID + AWARD  
CONSTRUCTION ADMINISTRATION

*fact*

SETTEMBRINO ARCHITECTS has been the  
ARCHITECT OF RECORD for the TOWNSHIP  
OF JACKSON since 2009.

ARCHITECTURE | INTERIOR DESIGN | LEED SUSTAINABILITY | ENERGY + ESIP | SOLAR | PRESENTATION + GRAPHIC DESIGN | FEASIBILITY STUDIES | BUDGET + COST ANALYSIS | FACILITY ASSESSMENTS | LRFP + REFERENDUM SUPPORT

# NYC SCHOOL CONSTRUCTION AUTHORITY

## PS 126M

*exterior modernization*

PROJECT BACKGROUND +  
**SCOPE of work**

client  
**NEW YORK CITY  
SCHOOL CONSTRUCTION  
AUTHORITY**  
New York, New York

contact  
**CLEVELAND MORRISON**  
Senior Construction  
Assessment Specialist  
718.472.8524

services provided  
**EXTERIOR MASONRY +  
ROOF REPAIRS**

completion date  
**OCTOBER 2009**

construction value  
**\$5.6M**



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ARCHITECTS**  
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www.settembrino.com



After continued evidence of dangerous concrete spalling on site cast concrete, the NYCSCA hired Settembrino Architects to investigate and solve the issue. It was believed the spalling was coming from cast concrete columns and beams over the public sidewalk as well as the adjacent park property. PS 126M in Manhattan, a four-story cast concrete school building had exposed columns and beams which had begun to spall pieces of concrete which then continued down the sidewalk and into the park below. After immediate sidewalk bridges were erected to protect the public, the team at Settembrino Architects began a detailed forensic identification. First the problem area needed to be located, then the systemic damage would need to be repaired and the exterior building would need to be returned to its original design aesthetic.

With a combination of carefully selected masonry probe locations, and a thorough Water Ingress Assessment complete with spray and infrared testing, the location of the water infiltration was determined. Settembrino Architects discovered this infiltration had led to the expansion of the steel rebar within the concrete columns and beams. Systemic solutions included the removal and replacement of site cast concrete over all of the building's exterior. This included exposed portions of columns and beams, parapet brick veneer rebuilding and waterproofing and the addition of weep hole above all spandrel beam locations. Select roof areas needed replacement and an application of an elastomeric coating was applied to all areas of exposed concrete to protect the new site cast concrete. The project was completed in October 2009.

# NYC SCHOOL CONSTRUCTION AUTHORITY

PS 183Q  
*exterior modernization*

PROJECT BACKGROUND +  
**SCOPE** of  
*work*

client  
**NEW YORK CITY  
SCHOOL CONSTRUCTION  
AUTHORITY**  
New York, New York

contact  
**CLEVELAND MORRISON**  
Senior Construction  
Assessment Specialist  
718.472.8524

services provided  
**EXTERIOR  
MODERNIZATION**

completion date  
**SEPTEMBER 2012**

construction value  
**\$8.5M**



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ARCHITECTS**  
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www.settembrino.com



NYCSCA once again hired Settembrino Architects to investigate and solve the problems of a 40 year old school building with concrete spalling problems. The school had systemic exterior roof and veneer issues, concrete spalling and settlement problems and water infiltration concerns. Settembrino Architects, after careful investigation, began the management of the design for a complete Exterior Building Modernization. This modernization included a new roof, HVAC equipment, windows, window guards, select masonry veneer replacement, exterior concrete walk replacement and a new barrier free exterior entrance ramp. Additional interior upgrades included a media center renovation. This project was completed on-time and on-budget in September 2012.



# roof REPLACEMENT EXPERIENCE

COUNTY	PROJECT NAME	PROJECT AREA	CONSTRUCTION VALUE	COMPLETION DATE	ROOF TYPE	DESCRIPTION OF PROJECT
<b>EDUCATIONAL</b>						
Atlantic County	<u>ABSECON BOARD OF EDUCATION</u> Attales + Marsh Elementary Schools	100,000 SF	\$2.4M	2015	<ul style="list-style-type: none"> <li>• Cold Applied Multi-Ply</li> <li>• SBS Modified Bitumen</li> <li>• Roof Membrane</li> </ul>	#6 on Roof Replacement Experience Description Page
Bergen County	<u>ALLEDALE BOARD OF EDUCATION</u> Brookside Middle School	28,000 SF	\$800k	TBD	<ul style="list-style-type: none"> <li>• Cold Applied Multi-Ply</li> <li>• SBS Modified Bitumen</li> <li>• Roof Membrane</li> </ul>	#6 on Roof Replacement Experience Description Page
Hunterdon County	<u>CLINTON TOWNSHIP BOARD OF EDUCATION</u> Spruce Run Elementary School	43,000 SF	\$500k	2012	<ul style="list-style-type: none"> <li>• Cold Applied Multi-Ply</li> <li>• SBS Modified Bitumen</li> <li>• Roof Membrane</li> </ul>	#1 on Roof Replacement Experience Description Page
Hunterdon County	<u>HIGH BRIDGE BOARD OF EDUCATION</u> High Bridge Middle School	2,000 SF	\$50k	2012	<ul style="list-style-type: none"> <li>• EPDM</li> <li>• Roof Membrane</li> </ul>	#2 on Roof Replacement Experience Description Page
Hunterdon County	<u>STEPPING STONE SCHOOL</u> Stepping Stone School	15,000 SF	\$350k	2007	<ul style="list-style-type: none"> <li>• Cold Applied Multi-Ply</li> <li>• SBS Modified Bitumen</li> <li>• Roof Membrane</li> </ul>	#4 on Roof Replacement Experience Description Page
Hunterdon County	<u>LEBANON TOWNSHIP BOARD OF EDUCATION</u> Valley View School	61,000 SF	\$610k	2018	<ul style="list-style-type: none"> <li>• Dimensional Fiberglass Shingles</li> </ul>	#3 on Roof Replacement Experience Description Page



# roof REPLACEMENT EXPERIENCE

COUNTY	PROJECT NAME	PROJECT AREA	CONSTRUCTION VALUE	COMPLETION DATE	ROOF TYPE	DESCRIPTION OF PROJECT
<b>EDUCATIONAL</b>						
Passaic County	<u>WEST MILFORD BOARD OF EDUCATION</u> <i>Westbrook Elementary School</i>	33,000 SF	\$750k	2015	<ul style="list-style-type: none"> <li>• Cold Applied Multi-ply</li> <li>• SBS Modified</li> <li>• Bituminous RF Membrane</li> </ul>	#6 on Roof Replacement Experience Description Page
Passaic County	<u>WEST MILFORD BOARD OF EDUCATION</u> <i>West Milford High School</i>	160,000 SF	\$4M	2016	<ul style="list-style-type: none"> <li>• Cold Applied Multi-ply</li> <li>• SBS Modified</li> <li>• Bituminous RF Membrane</li> </ul>	#6 on Roof Replacement Experience Description Page
Passaic County	<u>WEST MILFORD BOARD OF EDUCATION</u> <i>Macopin Middle School</i>	130,000 SF	\$3M	2016	<ul style="list-style-type: none"> <li>• Cold Applied Multi-ply</li> <li>• SBS Modified</li> <li>• Bituminous RF Membrane</li> </ul>	#6 on Roof Replacement Experience Description Page
Union County	<u>NEW PROVIDENCE BOARD OF EDUCATION</u> <i>Salt Brook Elementary School</i>	54,000 SF	\$1M	2018	<ul style="list-style-type: none"> <li>• Cold Applied Multi-ply</li> <li>• SBS Modified</li> <li>• Bituminous RF Membrane</li> </ul>	#6 on Roof Replacement Experience Description Page
Union County	 <u>NEW PROVIDENCE BOARD OF EDUCATION</u> <i>New Providence Middle/High School</i>	102,000 SF	\$2.2M	2018	<ul style="list-style-type: none"> <li>• Gravel surfaced</li> <li>• Cold Applied Multi-ply</li> <li>• Modified Bituminous RD Membrane</li> </ul>	#7 on Roof Replacement Experience Description Page



# roof REPLACEMENT EXPERIENCE

COUNTY	PROJECT NAME	PROJECT AREA	CONSTRUCTION VALUE	COMPLETION DATE	ROOF TYPE	DESCRIPTION OF PROJECT
<b>MUNICIPAL</b>						
Monmouth County	<u>BOROUGH OF EATONTOWN</u> DPW Building	5,000 SF	\$80k	2016	• Built Up Roofing	#4 on Roof Replacement Experience Description Page
Monmouth County	<u>BOROUGH OF EATONTOWN</u> DPW Building	10,000 SF	\$250k	2015	• Built Up Roofing	#6 on Roof Replacement Experience Description Page
Monmouth County	<u>TOWNSHIP OF OCEAN</u> Senior Center	9,300 SF	\$135k	2015	• Asphalt • Shingle • Standing Seam Metal	#3 on Roof Replacement Experience Description Page
Monmouth County	<u>TOWNSHIP OF WALL</u> Camp Evans	28,000 SF	\$280k	2017	• Dimensional Fiberglass Shingles	#3 on Roof Replacement Experience Description Page
Ocean County	<u>TOWNSHIP OF JACKSON</u> Senior Center	8,500 SF	\$197k	2012	• Asphalt • Shingle	#3 on Roof Replacement Experience Description Page
<b>INSTITUTIONAL</b>						
Monmouth County	<u>KEANSBURG HOUSING AUTHORITY</u> McGrath Towers	16,000 SF	\$350k	2013	• Gravel surfaced • Cold Applied Multi-ply • Modified Bituminous RD Membrane	#8 on Roof Replacement Experience Description Page



section vi.  
solar projects



# EDUCATION

# ABSECON BOARD OF EDUCATION solar *power* purchase agreement [PPA]

PROJECT BACKGROUND +  
**SCOPE of  
work**

## client

**ABSECON BOARD  
OF EDUCATION**  
Absecon, New Jersey

## contact

**TINA MARUKA**  
Business Administrator  
609.641.5375

## completion date

**SEPTEMBER 2013**

## construction value

**\$2.5M**



**SETTEMBRINO  
ARCHITECTS**

25 Bridge Avenue  
Suite 201  
Red Bank, New Jersey  
07701  
732.741.4900 (o)  
732.741.4977 (f)  
www.settembrino.com



The Absecon Board of Education hired Settembrino Architects to prepare an RFP and execute complete Construction Administration for a Solar Power Purchase Agreement (PPA) project for an 860kW Ground Mount Solar Array. The completed project is now generating approximately 90% of annual energy needed in the district and will save taxpayers over \$1 million during the fifteen

(15) year lease period. The project was executed by NJR, a division of New Jersey Natural Gas Company, with no capital outlay from the Absecon Board of Education and is providing cash savings every year. An educational kiosk at each school was included in the project as well as an online webpage to track real time energy savings.

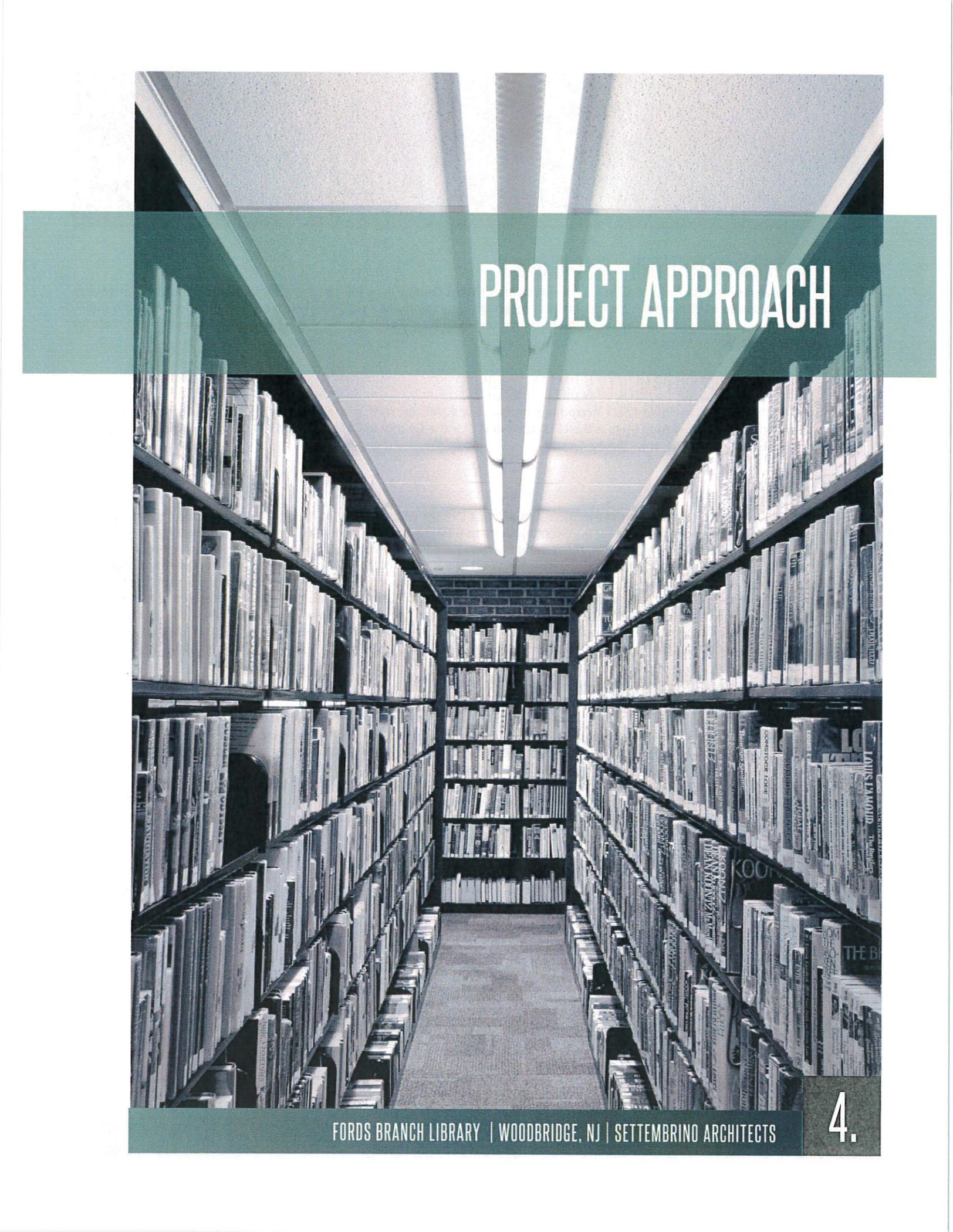


*Atlantic  
County*



services + project phasing

PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT CONSTRUCTION  
DOCUMENTS | BID+ AWARD | CONSTRUCTION ADMINISTRATION



# PROJECT APPROACH

FORDS BRANCH LIBRARY | WOODBRIDGE, NJ | SETTEMBRINO ARCHITECTS

4.

# PROJECT *approach*

expedite the final code review process at 100% construction document completion. These careful documentation, estimating and planning methods shall minimize change orders during construction.

## ADD + DEDUCT ALTERNATES

Our team, together with the **Township of West Orange** administration, will recommend both add & deduct alternates to be placed in the bid documents. This shall provide the **Township of West Orange** with the flexibility to award some additional desired project components based on the proximity of the base bid to the prescribed estimate.

## BID PACKAGING, BID+ AWARD

Settembrino Architects will recommend bid packaging and bid procedures to provide the most competitive pricing for the **Township of West Orange**. Projects shall either be bundled single lump sum or on a “per discipline” delivery process based on the bidding climate at the time. Additionally, Settembrino Architects will solicit quality contractors and conduct a pre-bid meeting. We will analyze bid results and provide recommendations for project award in coordination with the **Township**.

## CONSTRUCTION ADMINISTRATION & BUDGET TRACKING

Kevin Settembrino, AIA, LEED AP, will be on site at least once a week, or more if required, to verify the construction progress, scope and quality match all of the contract documents. We shall review and approve shop drawings as well as all contractor application for payment. All budgets shall be tracked and reported with each application for payment submittal. This budget tracking will provide a monthly review of funds encumbered, remaining, and available contingencies. Biweekly construction meetings will be held on-site with the contractor and owner present. Meeting minutes will be recorded and distributed.

## SUBSTANTIAL COMPLETION, CLOSEOUT + OCCUPANCY

Settembrino Architects will provide an intense effort to reach substantial completion as scheduled. We will prepare punch lists and review their completion as well. Settembrino Architects shall assist the contractor to achieve temporary Certificate of Occupancy as well as a Final Certificate of Occupancy. We shall ensure that all operations manuals and personnel training is completed prior to releasing the contractor from the project.



section i.  
fixed fee proposal



section ii.  
settembrino architects 2020 hourly rates



# REFERENCES



NEW WALCOTT COMFORT STATION | EATONTOWN, NJ | SETTEMBRINO ARCHITECTS

6.

# new jersey COUNTY + MUNICIPAL *references*

## ATLANTIC COUNTY

**Robert Reynolds**  
*Senior Architect/Atlantic County  
Facilities Management*  
1227 Drexel Ave, P.O. Box 1107  
Atlantic City, NJ 08401  
P. 609.344.3654

## CAMDEN COUNTY

**Michael Hagarty**  
*Camden County Improvement Authority  
Director of Project Management*  
520 Market Street, 8th Floor  
Camden, New Jersey 08102  
P. 856.374.6093

## CAPE MAY COUNTY

**Deborah Poillon**  
*Library Director*  
4 Moore Road  
DN-149  
Cape May Courthouse, NJ 08210  
P. 609.463.6350

## CARLSTADT BOROUGH

**Joe Crifasi**  
*Director of Facilities*  
500 Madison Street  
Carlstadt, NJ 07072  
P. 201.939.2850

## EAST RUTHERFORD BOROUGH

**James L. Cassella**  
*Former Mayor*  
1 Everett Place  
East Rutherford, NJ 07073  
P. 201.933.3444

## EATONTOWN BOROUGH

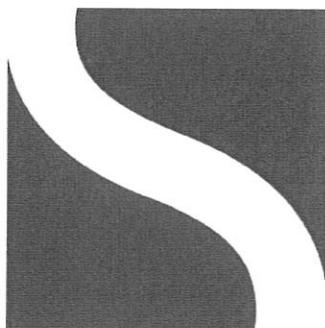
**George Jackson**  
*Business Administrator*  
344 Broadway  
Long Branch, NJ, 07740  
P. 732-571-5645

## HOLMDEL TOWNSHIP

**Honorable Patrick Impeveduto**  
*Freeholder*  
1 East Main Street  
Freehold, NJ 07728  
p. 732.431.7387

## NEW BRUNSWICK

**Daniel Burke**  
*Municipal Engineer*  
Civic Square, 25 Kirkpatrick Street  
New Brunswick, NJ 08901-0269  
p. 732.745.5056



**SETTEMBRINO**  
ARCHITECTS

# ADDITIONAL DOCUMENTATION



COLES ELEMENTARY SCHOOL | SCOTCH PLAINS, NJ | SETTEMBRINO ARCHITECTS

7.



# NJ BUSINESS REGISTRATION

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: <b>HUBBARD ASSOCIATES LLC</b>	TRADE NAME: <b>SETTEMBRINO ARCHITECTS</b>	
ADDRESS: <b>25 BRIDGE AVENUE RED BANK NJ 07701</b>	SEQUENCE NUMBER: <b>1509521</b>	
EFFECTIVE DATE: <b>08/31/09</b>	ISSUANCE DATE: <b>07/09/15</b>	
	 Director New Jersey Division of Revenue	
FORM-BRC (04-08), D205846V	This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.	

# NJ BUSINESS REGISTRATION

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: <b>EDEN ENGINEERING LLC</b>	TRADE NAME:	
ADDRESS: <b>14 QUAKER DRIVE EAST BRUNSWICK NJ 08816-3240</b>	SEQUENCE NUMBER: <b>1441306</b>	
EFFECTIVE DATE: <b>10/06/08</b>	ISSUANCE DATE: <b>10/06/08</b>	
	 Director New Jersey Division of Revenue	
FORM BRC	This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.	

section ii.  
employee information report certificate

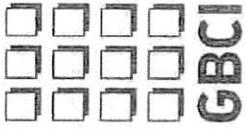


section iii.  
certificate of insurance



section iv.  
license | qualifications





# GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

# Kevin Settembrino

HAS ACHIEVED THE DESIGNATION OF

## LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE  
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY  
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.



Chairman

March 30, 2009

Date Issued

Peter Templeton, President



# Letter of Transmittal

Transmittal No: 5610

**NETTAARCHITECTS**

1084 Route 22 West  
Mountainside, NJ 07092

Phone: 973 379-0006 Fax: 973 379-1061

**Date:** 3/20/2020

**Attention:** Township of West Orange  
Mr. Leonard R. Lepore  
Municipal Engineer  
Director of Public Works  
Township of West Orange

**Netta Project No:**

**Job No:** Business Development / RFP

**Project Address/Description:**

**Prepared by:** NJN/mm

*I acknowledge receipt of the following:*

Sheets per set	No of Sets	Total Sheets	Description/Explanation of Item Delivered
	2		(2) Original Requests for Proposal for Architectural Design Services, New Roof for the West Orange Fire Headquarters including Fire Station No. 1, Fire Station No. , and the West Orange Municipal Building
Delivery method: Netta Arch			Current Contract Phase:
Delivery Co. Tracking No.:			

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Witness: \_\_\_\_\_