

*Proposal for
MEP, Structural, or
Civil Engineer(s) for
County College of Morris
RFP 2425-56DD*



*Proposal No. 7046-13135
30 May 2025*

**Required
Documents**



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

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ARCHITECTURE
ENGINEERING
CONSTRUCTION

8 RIDGEDALE AVENUE
CEDAR KNOLLS, NJ 07927
www.eiassociates.com

TELEPHONE (973) 775-7777
FACSIMILE (973) 775-7770
E-MAIL: info@eiassociates.com

30 May 2025
7046-13135

Ms. Doreen DeMarco
Director of Purchasing
County College of Morris
214 Center Grove Road
Randolph, NJ 07869

RE: **Request for Proposal (RFP2425-56DD) for
MEP, Structural or Civil Engineer(s) for County College of Morris**

Dear Ms. DeMarco:

Thank you for inviting EI Associates to submit this Proposal covering Professional MEP, Structural or Civil Engineering Services to the County College of Morris. For over eighty-one years EI has been providing professional mechanical, electrical, plumbing, fire protection, structural and civil engineering services as well as architecture and construction services to many New Jersey colleges, universities and institutions, utilizing our in-house staff of one hundred professionals.

Our higher-education facility planning and design experience covers a wide range of projects involving building conversions, renovations, additions and new construction for clients including Rutgers University, Kean University, Sussex County Community College, Union County College, Brookdale Community College, Warren County Community College, Montclair State University, Stevens Institute of Technology and Drew University to mention a few. We have also designed significant mechanical, electrical, plumbing and fire protection system infrastructure upgrades, structural repairs, site improvements involving athletic fields, parking facilities and stormwater systems, EH&S renovations and maintenance-type improvements for these and other higher education clients including the County College of Morris.

Thank you for considering EI Associates as a resource to provide professional engineering services. We welcome this opportunity to be of service and we look forward to continuing our professional relationship with the County College of Morris. If you have any questions, please contact us and we will respond promptly.

Respectfully submitted,

EI ASSOCIATES
Designers & Builders

A handwritten signature in blue ink, appearing to read 'Thomas J. Andrasz', written in a cursive style.

Thomas J. Andrasz, RA, CID
Executive Vice President

TJA/asp



MEP, Structural or Civil Engineer(s)
County College of Morris
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SECTION 1

EXECUTIVE SUMMARY

Section 1

EXECUTIVE SUMMARY

Overview

The County College of Morris is committed to serving Morris County by “providing rare opportunities for people of all ages to discover their talents and to realize their potential”. The College is committed to a quality and affordable education through effective teaching, liaisons with the community’s businesses and state-of-the-art technology.

The College is requesting proposals for the provision of MEP, Structural or Civil Engineering Services. As the College continues to grow, facilities needs will grow, including the possibility of renovations, additions and new construction within the campus. The College is looking for firms and/or persons with whom the College can work to make this happen, while providing the greatest value to the taxpayers.

EI Associates, Architects & Engineers, PA, is a New Jersey firm of design and construction professionals, providing complete architecture and engineering services to our higher education, institutional, and corporate clients for over eighty-one years. We have been under the same senior management for over 30 years, and many of our staff have been with us for at least 15 years.

Relationship with the County College of Morris

As your Morris County neighbor, EI Associates has had the privilege of supporting the County College of Morris (CCM) with Architectural and Engineering services on a variety of projects for over 10 years. Our recent CCM experience comprises the following architectural and engineering assignments:

- LRC Media Center Renovations
- DeMare Hall Photography Studio Renovations
- Sheffield Hall Engineering Laboratory Renovations
- Cohen Hall and LRC HVAC System Upgrades
- Sheffield and DeMare Hall Fan Coil Replacements
- HPE Building Fan Coil Replacements
- Aquatic Center HVAC System Upgrades
- Score Board Replacement Structural Evaluation
- Campus-wide Exterior Security Camera System
- New Emergency Generator and Fiber Optic Wiring
- Student Center HVAC System Evaluation and Upgrade

Section 1

Firm Longevity and Diverse Experience

The longevity of our firm has allowed us the fortune to have developed diverse higher educational architectural design experience. This includes classroom renovations, science lab renovations, lecture area upgrades, building additions and renovations, ADA upgrades, new student wellness centers, athletic facilities and fields, roadways, parking and site improvements; the types of projects we may expect that County College of Morris will undertake. We also have extensive experience in Facilities Master Planning.

Our other recent higher-education assignments include a new laboratory chemical waste storage facility, HVAC system improvements and campus electrical upgrades for **Stevens Institute of Technology**; School of Public Health laboratory renovations, a new fire alarm system for Clinical Administration Buildings and the Cancer Institute of NJ mechanical system upgrades for **Rutgers University**; roof replacement and new Drone Laboratory and Technology Suite at **Warren County Community College's** Philipsburg campus; NJ Smart Start Energy Rebate assistance for **Sussex County Community College**; comprehensive site drainage improvements, electrical service upgrades and renovations to Brothers College for **Drew University**; the New Amenities Building and Dormitory Renovations for **Kean University**; the adaptive conversion of a former warehouse as the new Northern Monmouth Higher Education Center for **Brookdale Community College**; and on-going mechanical and electrical system upgrades at the Elizabeth and Cranford campuses for **Union County College**.

Staffing and Expertise

We have the full range of staff required to deliver architectural and engineering services, all in-house. Having been in business for many years, EI has developed project management and control procedures that are implemented on all our project work. The use of these procedures has delivered cost-effective and timely projects for our clients. EI Associates' scope of work will be specifically defined for each assignment and incorporated into a Project Execution Plan. This Project Execution Plan covers, in detail, how we will plan and execute our design projects from Kick-off meeting, through Final Punch List and turnover packages.

The key to the success of any capital project is the skill set of the staff who executes the design and/or construction of that project. We propose a staff of very experienced, well-qualified architects and engineers who have worked closely with our higher education clients on similar projects as those which the College might envision. The lessons learned that this team will bring to the table will be invaluable to the success of your projects. Highlights of their experience can be found in Section 2.

Executive Summary



MEP, Structural or Civil Engineer(s)
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Section 1

Summary

The EI team is looking forward to the opportunity to meet with the members of the College's team to further discuss how we might work together to continue the growth envisioned by the College. We are confident that we are the right firm to work with you and offer the following benefits:

- Full service New Jersey design firm;
- Same senior management for over 30 years;
- Many of our staff have been with EI for 15 years or more;
- Long-standing successful professional relationship with the County College of Morris;
- Extensive experience designing improvements to College facilities;
- A well-defined, tried and true process centered around project specific Project Execution Plans that provide the road to success;
- An engineering staff that will bring lessons learned from other unique higher educational assignments – no “learning curve”;
- A strong commitment to be your partner to help you achieve your operational, educational and business goals and objectives.
- Located in nearby Cedar Knolls, NJ, our staff is readily available to respond to any and all emergent project needs promptly, without delay.



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SECTION 2

PROJECT TEAM INFORMATION

Project
Team
Information



MEP, Structural or Civil Engineer(s)
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Section 2

PROJECT TEAM INFORMATION

Firm Overview

El Associates is a natural choice to provide the Engineering services the County College of Morris desires. Our in-house design team has extensive experience in design as well as a history of success with obtaining expedited local building department as well as DCA project approvals.

Your project will be staffed from our office in Cedar Knolls. We are intimately familiar with the design requirements and construction aspects for higher-education projects of all types.

The following is a list of the advantages El Associates offers to the County College of Morris (CCM) for future engineering projects:

- Long standing professional relationship with CCM
- LEED accredited professionals
- Long, successful history with DCA
- Experience with Higher-Education projects
- Commitment to success
- All required architectural and engineering services in-house
- Full range of design expertise necessary
- Experience in NJ construction
- Experience in public work
- Nearby location and local knowledge
- Highly experienced personnel available for this work
- Written project procedures and processes
- Involve the users in our projects
- Reputation for on-time and on-budget

El Associates, Architects and Engineers, PA has been providing quality professional design, construction management, and project related services to clients for over seventy-eight years. Our firm is ranked among the top twenty A/E firms in the Northeast by the Business Journal of NJ. The firm has two locations: our headquarters office in nearby Cedar Knolls, NJ, from where all CCM services will be provided, as well as an office in Harrisburg, PA. Our current Cedar Knolls office staffing is approximately 95 experienced professionals. We are licensed to provide professional architectural and engineering services by the State of New Jersey and our staff also holds numerous professional licenses in New Jersey and other states for their specific discipline expertise. El Associates also maintains an in-house staff of experienced construction management personnel to provide multiple construction services to our clients. As a result of our ongoing construction work, our estimating team is very knowledgeable of current construction costs and practices in NJ/NY. We regularly develop detailed accurate cost estimates and studies on the many complex construction projects that we execute.

Project Team Information



MEP, Structural or Civil Engineer(s)
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Section 2

Our team has all major architectural and engineering discipline expertise in-house to meet the needs we foresee for CCM projects. These professionals are supported by a modern computer infrastructure which provides the up-to-date tools that our design and consulting practice requires.

Primary EI Representative Assigned to CCM

All future CCM projects will be managed by Russell A. Meyer. Russell has completed many projects on your behalf including several HVAC and Electrical system upgrade projects. Russell will manage the day-to-day activities of your projects and will be your main point of contact.

Key Personnel for Your Project

From the scope of services you have identified in your RFP, we have selected key staff resources with the specific experience required to handle your work. They will be available to you for the duration of our contract, as needed to provide the design and construction oversight you desire for your project.

Principal-in-Charge – James P. Hunter, AIA

James Hunter has led EI's architectural and engineering practice for the last decade. With 30 years of experience in higher education and institutional facility design, Mr. Hunter brings a holistic approach to our team's projects. He has served as principal-in-charge on prior County College of Morris assignments as well as assignments for Rutgers University, Kean University, Drew University, Stevens Institute of Technology, Brookdale Community College, Union County College and Warren County Community College to name a few. Mr. Hunter will personally oversee the development of your projects and assure quality services on schedule and a project designed within budget.

Project Manager – Russell A. Meyer

Russ brings over 30 years of project management experience and will serve as the day-to-day point of contact and project manager for all future CCM assignments. As a project manager, Russ has over thirty years of experience managing the design and construction of higher education, institutional and public agency projects. He has successfully completed projects for the County College of Morris (campus-wide mechanical system upgrades), Rutgers University, Union County College, Stevens Institute of Technology, the County of Morris and the State of NJ to name a few. He has extensive knowledge of mechanical, electrical, HVAC, fire suppression systems and building codes. His ability to coordinate the efforts of multiple design disciplines while ensuring that your needs are served is unparalleled.

**Project
Team
Information**

Section 2



MEP, Structural or Civil Engineer(s)
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Manager, Mechanical/Vice President, Engineering – Adam R. Caravaglia, P.E.

Adam is EI's Vice President of Engineering and will coordinate the design of the building related Mechanical, Plumbing and Electrical systems. He was also the lead engineer for CCM's fan coil replacement project at Sheffield, Cohen and DeMare Hall and has a strong knowledge of your campus infrastructure. Adam brings over 20 years of engineering experience and has also completed projects for Rutgers University, Union County College, Kean University and the State of NJ.

Vice President, Mechanical Engineering – Robert W. Paine, P.E., LEEDAP

Robert brings more than 40 years experience in heating, ventilating and air conditioning systems design and project management to all of his assignments. As Vice President, Mechanical Engineering he is responsible and in charge for conceptual design through detailed engineering and construction of all heating, ventilating, plumbing, fire protection and compressed air systems. Robert has completed significant engineering assignments for the County College of Morris, Rutgers University, Princeton University, Stevens Institute, Middlesex County College and Kean University.

Sr. Mechanical Engineer – Rebecca Seitzmeyer, P.E., CEM, LEEDAP

Rebecca brings over 26 years of experience in HVAC design, sustainable design and energy audits. Rebecca is responsible for developing rebate applications for educational clients through New Jersey's School and Small Business Ventilation and Energy Efficiency Verification and Repair Program (SSB-VEEVR) and is a Certified Energy Manager.

Mechanical Designer – Connor Kennedy

Connor has extensive experience in heating, ventilation, and air conditioning design, plumbing design and sprinkler systems design for educational, institutional and commercial facility projects. As a mechanical designer, Mr. Kennedy is responsible for performing field surveys, verifying existing conditions, coordinating with project team members, and executing design criteria established by EI's Mechanical Engineering Department Manager.

Manager, Electrical Engineering – Brian C. Hartzel, P.E.

Brian Hartzel brings over 26 years of experience in engineering, design and the installation of electrical systems. He is responsible for the electrical (power and lighting), fire alarm, low-voltage, instrumentation and controls systems associated with EI design assignments. Brian has completed significant projects for Rutgers University, Stevens Institute, Seton Hall University, Maritime College and the State of NJ.

**Project
Team
Information**



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Section 2

Manager, Structural Engineering – Syed A. Hussain, P.E.

Syed Hussain brings over 35 years of expertise in structural engineering. He is familiar with application codes such as IBC, BOCA, UBC, ANSI, ACI and AISC. Syed has completed numerous engineering assignments for the County College of Morris, Rutgers University, Stevens Institute of Technology, Kean University, the State of NJ and many public school districts.

Manager, Civil Engineering – Robert E. Walsh, P.E., P.P., LEEDAP

Rob Walsh brings over 40 years experience in municipal planning and civil engineering design and construction. He is responsible for the engineering, design and completion of contract documents and specifications. In addition, he is responsible for construction administration for civil and environmental assignments. Rob has prepared site master plans for Montclair State University, provided the design of stormwater system repairs for Union County College, site development improvements for Rutgers University and Brookdale Community College and athletic field improvements for Drew University.

Manager, Estimating – Kyle R. Hanson

Kyle brings over 30 years of experience in cost estimating, project management and engineering. Kyle has prepared hundreds of detailed construction cost estimates for clients including Rutgers University, Kean University, Drew University, Union County College, Warren County Community College, the State of NJ and many public school districts. His vast experience in estimating allows cost tracking during the execution of the project.

These engineering project lead roles will be supported on an as-needed basis by the following team experts:

**Manager, Architectural Group/Code Specialist –
Ruben J. Garrido, AIA^{Assoc.}**

RESUMES

We have attached resumes of the key project personnel for your reference.

**Project
Team
Information**

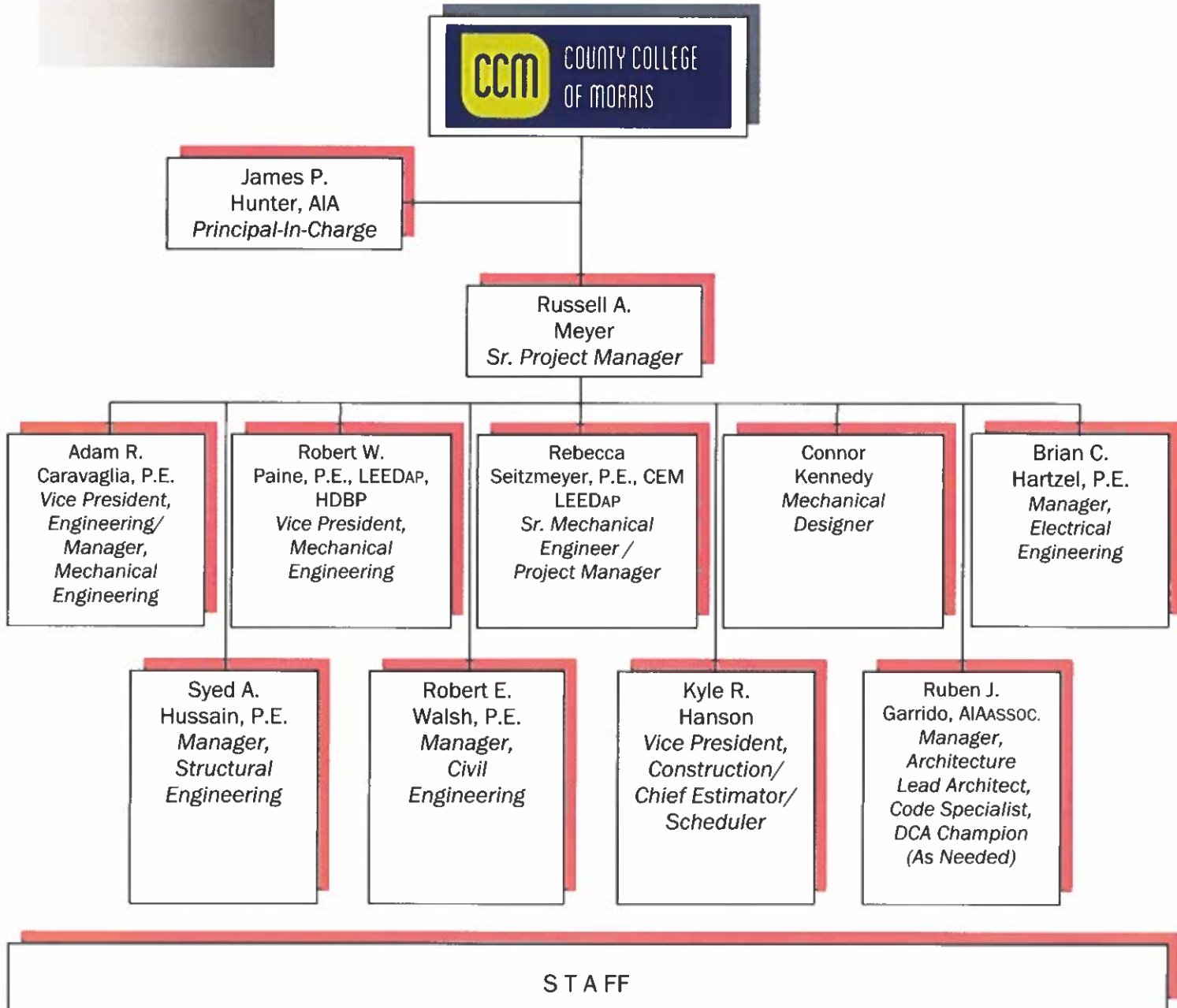


MEP, Structural or Civil Engineer(s)
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ORGANIZATIONAL CHART

We propose the following Project Organization Chart for your project.

Section 2



James P.
Hunter, AIA

Sr. Vice
President

EXPERIENCE

Mr. Hunter brings over 30 years of expertise in architectural design, field investigations, and project management. As Sr. Vice President of Design he has full responsibility for the development of architectural and engineering projects from planning through construction administration, as well as coordination of EI's in-house engineering disciplines for all projects. He has been responsible for the preparation of construction documents, project coordination and project management. Representative Project Experience Includes:

EDUCATION

Washington University
School of Architecture -
Bachelor of Arts
Master of Architecture

PROFESSIONAL REGISTRATIONS AND SOCIETIES

Registered Architect -
IL, NJ, PA
Member
NCARB

- **Rutgers University – New Jersey**
 - Replacement of slate and built-up roof systems, restoration and replacement of built-in copper gutters and historic wood cornices at:
 - Lipman Hall
 - Martin Hall
 - Thompson Hall
 - Regina Best Heldrich Science Building
 - BioScience Building
 - Preliminary, schematic, design development, contract documents, construction administration, roof inspection and estimating services.
- **Newark Regional Day School (DPMC) – Newark, NJ**
 - New sprinkler system within existing 20,000 sq.ft. facility
- **Morris Regional Day School (DPMC) – Morristown, NJ**
 - Retrofit design of new sprinkler system within existing 25,000 sq.ft. Facility
- **NJDPMC/NJDOT – Bridgewater, NJ**
 - Bridgewater Salt Storage structure, lighting and emergency generator
- **NJDPMC/NJDOT – Paterson, NJ**
 - Roof replacement, exterior wall repair and drainage improvements at the DOT Maintenance Facility
- **NJDPMC/NJDEP – Trenton, NJ**
 - HVAC and lighting controls upgrade
- **City of Hoboken – Hoboken, NJ**
 - Generator installations at 6 critical locations
- **Middlesex County Utility Authority – Sayreville, NJ**
 - Renovations and improvements of operation and laboratory facilities.
- **PSEG – Linden, NJ**
 - Roof replacement of Linden Administration Building
- **Bergen Regional Medical Center - Paramus, NJ**
 - 100,000 sq.ft. Fire alarm system upgrades
 - 100,000 sq.ft. Sprinkler system upgrades
- **Hoboken Housing Authority – Hoboken, NJ**
 - Forensic and feasibility study to multi story residential buildings.
- **Newark Housing Authority – Newark, NJ**
 - Renovations to existing low rise apartment buildings.

**James P.
Hunter, AIA**

**Sr. Vice
President**

- **Newark Schools Stadium – Newark, NJ**
 - Planned Demolition and reconstruction of High School multi use stadium.
- **Township of Old Bridge – Old Bridge, NJ**
 - Miscellaneous Municipal Facility Upgrades.

Russell A.
Meyer

Project
Manager

PROFESSIONAL EDUCATION
Panasonic Career
Development
Project Management Institute
Unilever Corporate
Management & Engineering
Group
Construction Certification
Program

EXPERIENCE

Mr. Meyer has over 30 years of project management experience, 15 years as a Facilities Manager with Fortune 500 companies. His expertise is in operations, estimating, cost reduction, scheduling, strategic planning, layout and design and contract management. He has extensive knowledge of mechanical, electrical, HVAC, fire suppression systems and building codes.

Representative project experience includes:

- **County College of Morris – Randolph, NJ**
 - Student Community Center HVAC Replacement
 - Electrical Engineering Services for the Installation of a New Emergency Generator and Fiber Optic Cabling
 - Electrical Engineering Services for the Installation of a New Security Camera System
 - Photography Lab Renovation
 - Campus Security Wiring
 - Cohen Hall & Sheffield Hall HVAC Replacement
- **Stevens Institute of Technology – Hoboken, NJ**
 - Burchard Lab Exhaust
 - Kidde HVAC Upgrades
 - Chemical Waste Storage Facility
 - New Campus Electrical Upgrade
 - Davidson Laboratory Electrical Upgrade
 - Howe Domestic Hot Water Upgrade
- **Union County College – Cranford, NJ**
 - Eight HVAC Unit Replacements
 - On-Call A/E Services at Cranford and Elizabeth Campuses
 - Kitchen HVAC Replacement
 - Controls Upgrade at Lessner Hall
 - Lab Area Energy Reduction
 - Observatory HVAC Improvements
- **Becton-Dickinson – Franklin Lakes, NJ**
 - Cogen, Solar, Boiler, Lighting and Controls Energy Model
- **Fragrance Resources – Keyport, NJ**
 - Comprehensive Energy Audit
 - Chiller Replacement
- **NJDPMC – Jersey City, NJ**
 - Project Manager for the Jersey City Regional Day School Fire Suppression System Installation
- **NJDPMC - Newark, NJ**
 - Project Manager for the Newark Regional Day School Fire Suppression System Installation.
 - Replacement of Critical Infrastructure at the Newark Medical Examiner's Office

Russell A.
Meyer

Project
Manager

- **NJDPMC – Morristown, NJ**
 - Project Manager for the Morris Regional Day School Fire Suppression System Installation
- **NJDPMC – Trenton, NJ**
 - Replacement of Cooling Tower Systems and 800 Heat Pumps plus Installation of a Rooftop Photovoltaic System at the NJDEP Headquarters
- **NJDPMC – Mt. Arlington, NJ**
 - Roof Replacement at the Department of Transportation Facility
- **Merck – Rahway, NJ**
 - Project Manager for Small Capital Projects

**Adam R.
Caravaglia, P.E.**

**Vice President,
Engineering**

EDUCATION

New Jersey Institute of
Technology -
Bachelor of Science
Mechanical Engineering
County College of Morris
CAD Certificate

**PROFESSIONAL
REGISTRATIONS AND
SOCIETIES**

Licensed Professional
Engineer - NJ
American Society of
Heating, Refrigeration
And Air-Conditioning
Engineers (ASHRAE) -
Member
American Society of
Plumbing Engineers
(ASPE) - Member

EXPERIENCE

Mr. Caravaglia has over 20 years of engineering, design and construction administration experience. He worked as a Senior Mechanical Engineer here at EI Associates, responsible for the lead engineering and design of HVAC, plumbing, and fire protection systems for higher educational and institutional projects. He has extensive field experience, conducting surveys and investigations to produce accurate, functional mechanical calculations, designs and drawings.

As Vice President, Engineering, he is responsible for managing and overseeing the Mechanical Engineering Department and work. He performs various sales related duties and provides technical leadership to the design team. He assigns and oversees all work for the Mechanical Department's technical personnel and regularly monitors quality and progress of work. He prepares and executes action plans to keep projects on schedule, within budget and in accordance with company standards. In addition to management roles, he continues to serve as a Sr. Mechanical Engineer performing all associated engineering and design tasks on projects from conceptual design, through preparation of Contract Documents to Construction Administration services.

Representative Project Experience Includes:

- **County College of Morris – Randolph, NJ**
 - Replacement of Fan Coil Units
 - Student Center HVAC Replacement
 - Media Center Renovation
 - Sheffield Hall Engineering Labs Renovation
 - Cohen Hall and the Learning Research Center HVAC Upgrades
 - Student Center HVAC Replacement
- **NJOIT – Trenton, NJ**
 - HVAC Replacement at the State House Data Center
- **Summit School District – Summit, NJ**
 - New Media Literacy Center with Green Room, TV Studio, Control Room and Editing Room
- **BMW – Woodcliff Lake, NJ**
 - Headquarters Mechanical System Upgrades and Replacements
 - Compressor Room Over Heating Study
 - Compressor Room Cooling
- **Celgene Corporation – Summit, NJ**
 - Laboratory to Office Conversions (3 Buildings).
- **Criticom International Mission Critical Sites – California**
 - 15,000 sq.ft office building renovation to mission critical and support space
- **Ethicon – Somerville, NJ**
 - Research Labs
 - Office Renovation
 - Exhaust Fan Upgrade

**Adam R.
Caravaglia, P.E.**

**Vice President,
Engineering**

- **Becton Dickinson & Co. – Franklin Lakes, NJ**
 - Replacement of Boiler Plants, Controls, Chillers, Domestic Hot Water Boilers and VFDs within Headquarters Campus

**Robert W.
Paine, Jr., P.E.,
LEED_{AP}**

**Vice President,
Mechanical
Engineering**

EXPERIENCE

Mr. Paine brings more than 40 years experience in heating, ventilating and air conditioning systems design and project management to all of his assignments. As Vice President, Mechanical Engineering, he is in responsible charge for conceptual design through detailed engineering and construction of all heating, ventilating, plumbing, fire protection and compressed air systems. Representative project experience includes:

EDUCATION

Stevens Institute of
Technology -
B.S. Mechanical
Engineering

PROFESSIONAL REGISTRATIONS AND SOCIETIES

Licensed Professional
Engineer - NJ, CT, PA, IL
ISO 9001 Quality Certified
International Society of
Pharmaceutical
Engineers
American Society of
Heating, Refrigeration &
Air Conditioning
Engineers
American Society of
Plumbing Engineers
Association of Energy
Engineers
American Society of
Professional Engineers

- **Stevens Institute of Technology – Hoboken, NJ**
 - Kidde Hall – HVAC Upgrade
 - North Campus – 26.4KV Electrical Upgrade
 - McLean Hall – Chemical Waste Storage Facility
 - Rocco Building – HVAC Evaluation
- **Rutgers University**
 - New Fire Alarm Systems - Newark and New Brunswick
 - Lab Renovation – Piscataway
 - Office Renovation – Newark
 - Vivarium Humidification System in R.W. Johnson Medical School - Piscataway
- **County College of Morris – Randolph, NJ**
 - New Photography Studio and Classroom
 - Media Center Renovation
 - HVAC System Upgrade at Cohen Hall and The Learning Resource Center
 - Laboratory Renovations in Sheffield Hall
- **Union County College – Cranford, NJ**
 - \$2.5M Mechanical Upgrades:
 - Science Building HVAC Upgrade
 - Chemistry Labs HVAC Upgrades
 - MacDonald Hall HVAC Upgrades
 - Data Center HVAC Upgrades
 - Campus Center HVAC Upgrades
 - Theater Air Handling System Replacement
 - Ejector Pit Ventilation & Chilled Water HX Replacement
- **Kean University – Union, NJ**
 - Student Life Dormitory Sanitary System Replacement
 - New Amenities Building
- **William Paterson University – Wayne, NJ**
 - Energy Audit of Towers Complex Chillers
- **Brookdale Community College – Hazlet, NJ**
 - New 25,000 sq.ft. Branch Campus
- **Middlesex Community College – Edison, NJ**
 - Main Hall Renovations
 - Raritan Hall Renovations
- **Roman Catholic Diocese of Metuchen – Piscataway, NJ**
 - HVAC Renovations

**Robert W.
Paine, Jr., P.E.,
LEED_{AP}**

**Vice President,
Mechanical
Engineering**

- **Metuchen High School – Metuchen, NJ**
 - Additions & Alterations of High School
- **Neptune School District – Neptune, NJ**
 - Gold Certified LEED Pre-K-6 School
- **Union Board of Education – Union, NJ**
 - 11 School mechanical upgrades including new unit ventilators, boiler, air conditioned classrooms. Included the addition of air conditioning to 5 existing auditoriums.
- **Carlstadt Board of Education – Carlstadt, NJ**
 - New 118,000 sq.ft. school facility – LEED Silver certified.
 - High efficiency condensing boilers & air cooled chillers
- **Meadowlands Sports & Exposition Authority – East Rutherford, NJ**
 - Modernization and upgrades to the Equine Testing Lab, including all HVAC, exhaust, & energy management system
- **NJ Department of Property Management & Construction – Trenton, NJ**
 - Greenbrook Regional Center Accessibility Improvements
 - Newark Medical Examiners Renovations
 - Morris Regional Day School Fire Suppression Installation
 - New HVAC System at Skylands Manor, Ringwood State Park
 - Hopatcong State Park Sewer Improvements

**Rebecca L.
Seitzmeyer, P.E.,
CEM, LEED^{AP}**

**Sr. Mechanical
Engineer/Project
Manager**

EXPERIENCE

Ms. Seitzmeyer brings over 26 years of experience in HVAC design, sustainable design and energy audits. Rebecca is responsible for developing rebate applications for school districts through New Jersey's School and Small Business Ventilation and Energy Efficiency Verification and Repair Program (SSB-VEEVR).

Representative project experience includes:

EDUCATION

University of South Carolina
M.S. Mechanical Engineering
Stevens Institute of Technology
B.E., Mechanical Engineering

PROFESSIONAL REGISTRATIONS AND SOCIETIES

Professional Engineer – NJ, NY
Certified Energy Manager
LEED Accredited Professional
Member – ASHRAE
NJ Certified Benchmark

- **Allamuchy School District – Allamuchy, NJ**
 - Submitted grant application for Allamuchy Township School and Mountain Villa School through NJ Clean Energy SSB-VEEVR Program.
 - Performed preliminary design and analysis for new natural gas service at Allamuchy Township School.
- **Benchmarking**
 - Project Manager responsible for team to benchmark commercial buildings as required by New Jersey's Clean Energy Act of 2018.
- **FDA – Silver Spring, MD**
 - Designed mechanical systems for Center for Devices and Radiological Health Laboratory.
- **Hasbrouck Heights School District – Hasbrouck Heights, NJ**
 - Provided HVAC assessment and design for Hasbrouck Heights Middle School/High School through the NJ Clean Energy SSB-VEEVR Program.
- **High Point Regional High School District – High Point, NJ**
 - Mechanical system evaluation.
 - Developed rebate applications through the NJ Clean Energy SSB-VEEVR Program.
- **JFK Airport– New York, NY**
 - Performed Mechanical system condition assessment of Air Train Stations with selected improvements.
- **Long Island Railroad – Queens, NY**
 - Designed HVAC systems for LIRR Jamaica Station Platform.
- **NYCSCA– New York, NY**
 - Field survey/report for COVID Ventilation Upgrades and post flood remediation at Fort Hamilton High School.
- **NY Metropolitan Transportation Authority – New York, NY**
 - Design of HVAC, Plumbing and Fire Protection Systems for train maintenance shop.
 - Developed performance and design criteria, schematic design, energy model/analysis, load calculations, sustainability analysis code analysis and specifications.
- **Pilgrim Psychiatric Center– Brentwood, NY**
 - Performed ASHRAE Level 2 & 3 energy and lighting audits.
 - Identified \$1 million+ annual utility savings.

Rebecca L.
Seitzmeyer, P.E.,
CEM, LEED_{AP}

Sr. Mechanical
Engineer/Project
Manager

- **Southern Lehigh School District – Center Valley, PA**
 - Designed replacement of air handling equipment at Southern Lehigh High School.
 - Performed Ventilation Rate Procedure Calculations.
- **Township of Union School District – Union, NJ**
 - Mechanical system evaluation at Hannah Caldwell Elementary School.
 - Developed grant application and provided assessment through the NJ Clean Energy SSB-VEEVR Program.
- **United Premium Foods – Woodbridge, NJ**
 - Energy Engineer responsible for energy audit/report through NJMEP.

Connor
Kennedy

Mechanical
Designer

EXPERIENCE

Mr. Kennedy has extensive experience in heating, ventilation, and air conditioning design, plumbing design and sprinkler systems design for higher educational and institutional facility projects. As a mechanical designer, Mr. Kennedy is responsible for performing field surveys, verifying existing conditions, coordinating with project team members, and executing design criteria established by EI's Mechanical Engineering Department Manager.

EDUCATION

Lafayette College
B.S., Mechanical Engineering

Representative project experience includes:

- **NJDPMC – Trenton, NJ**
 - Expansion of refrigerated storage warehouse and distribution center for the State of NJ.
- **County of Sussex – Sussex, NJ**
 - HVAC design for vehicular maintenance shop.
- **Paul Miller Rolls Royce-Bentley Service Center – Paramus, NJ**
 - Design of HVAC systems.
 - Design of plumbing systems including interceptors and separators for service garage.
- **Paul Miller Toyota Showroom – Montville, NJ**
 - Design of HVAC systems.
 - Design of plumbing systems.
- **Gilead – Morris Plains, NJ**
 - Design of new compressed air system.
 - Design of new lab exhaust system.
- **Denville School District – Denville, NJ**
 - Design of three packaged RTU with built in ERVs for energy savings.
- **Union Township School District – Union, NJ**
 - Connecticut Farms School – design of split system VRF units.
- **Summit School District – Summit, NJ**
 - Replacement of VAV RTUs and VAV boxes.
- **Tenafly School District – Tenafly, NJ**
 - Middle School replacement of Airdale HVAC units.

**Brian C.
Hartzel, P.E.**

**Manager,
Electrical
Engineering**

EXPERIENCE

Mr. Hartzel brings over 26 years experience focused on higher educational and institutional clients. Mr. Hartzel excels in performing challenging tasks which involve precision, attention to details, exceptional organizational skills and analytical capabilities. He is resourceful, self-directed and motivated with the ability to meet challenging schedules and budgets.

Representative project experience includes:

EDUCATION

University of Missouri
Kansas City
B.S. Electrical Engineering
Butler Community College
AAS Metrology

PROFESSIONAL REGISTRATIONS AND SOCIETIES

Professional Engineer – NJ, LA
Member – IEEE
LEED Green Certification
(In Progress)

- **Seton Hall University – South Orange, NJ**
 - Upgrade of existing HVAC system at the Arts and Science Building.
- **Maritime College – Bronx, NY**
 - Two 1000kW, 5kV diesel generators, 5kV paralleling switchgear and source-transition gear for closed transition
 - Developed fire alarm program report for replacing antiquated S&E building's fire alarm system with an Emergency Voice Alarm Communication system.
- **Air Products – Geismar, LA**
 - Chemical plant design.
- **AKER KVAERNER – Bridgewater, NJ**
 - Design of power systems, instrumentation systems and control loops for industrial plants in the Bulk Pharmaceutical, Bio Pharmaceutical and Chemical Manufacturing industry.
- **ASCO Power Technologies – Florham Park, NJ**
 - Coordinated OSHA safety training.
 - Conducted safety audits.
- **AstraZeneca Pharmaceutical Company – Philadelphia, PA**
 - Lab upgrade.
- **BES – Kansas City, MO**
 - Electrical design of power systems for projects in the industrial, commercial, educational and municipal areas.
- **B. Braun Expansion – Allentown, PA**
 - Design of incoming medium voltage switchgear, internal distribution system for the 26,000 sq.ft. expansion along with lighting, convenience power and expanding the fire alarm system.
- **Bucher, Willis & Ratliff – Salina, KS**
 - Design of power systems for projects in the industrial, commercial, municipal, institutional, educational and military areas.
- **CH2MHill – Somerset, NJ**
 - Design of power systems, instrumentation systems and control loops for industrial plants in the Bulk Pharmaceutical, Bio Pharmaceutical, and Chemical Manufacturing industry. Also experienced in providing engineering solutions for Academic Institutions and Automotive industry.

Brian C.
Hartzel, P.E.

Manager,
Electrical
Engineering

- **Confidential Indoor Vertical Farm Client – NJ**
 - Design of electrical service upgrade (1,000 kVA)
 - Design of power distribution and lighting systems.
- **Enercon Services, Inc. – Parsippany, NJ**
 - Coordination of engineering design modification
 - Lead Electrical Engineer.
- **Generic Pharmaceutical Client - PA**
 - 100,000 sq.ft, laboratory upgrade for a generic pharmaceutical company in the southeast Pennsylvania area.
- **GeoSyntec – Rhode Island**
 - Pump House electric utility design.
- **Givaudan – East Hanover, NJ**
 - Building 6 Sensory Lab*
 - Electrical lead for the renovation of the East Hanover building 6 Sensory Lab.
 - Designed the lab and office area lighting and power requirements as well as powering new HVAC design.
 - Testing booths – Designed the lighting system as well as room notification system.
 - Building 6 Kitchen*
 - Electrical lead for the renovation of the East Hanover building 6 Kitchen renovation.
 - Redesigned the lighting and power for the Kitchen renovation.
 - Provided power, data to the new three new Weisstechnik mixing station.
 - Sanitary Ejector Pump*
 - Electrical lead for powering the ejector pump.
 - Specified new power panel for providing circuits for powering ejector pump as well as designing plans showing conduit runs to ejector pump station.
- **Givaudan – Towaco, NJ**
 - DROM Plant – Plant Renovation*
 - Electrical lead for the renovation of the office, laboratory, and manufacturing area. Evaluated existing electrical system to confirm electrical capacity for project.
 - Developed layout for new IT room located on 2nd floor.
 - HVAC Upgrade*
 - Electrical lead for evaluating the power system to confirm that two new RTU could be powered.
- **Givaudan – Lincoln Park, NJ**
 - East Coast Innovation Center*
 - Electrical lead for the development of the Center of Excellence (COE). Complete a electrical evaluation of Lincoln Park Building 2 to confirm if the existing electrical infrastructure could support the future lab expansion on the first floor and possible renovation of the second floor in future.

Brian C.
Hartzel, P.E.

Manager,
Electrical
Engineering

- **Givaudan – Naturex – South Hackensack, NJ**
 - IT Room - Electrical lead for the development of the new IT room. Performed walkdowns to complete layouts of the lighting and power for the IT room as well as specifying new power panels for powering data racks in room.
 - Sample HUB - Electrical lead for the development of the lighting and convenience power layouts for the Sample HUB area this include reclaiming existing circuit to help eliminate the need to install new power panels.
 - WFI Antenna Project - Electrical lead for the WIFI Antenna location project. Walked down the Naturex facility and Phillips warehouse with the help of the IT department to location general class as well as explosion proof WIFI Antennas throughout the plant and warehouse.
 - Comitrol Wet Mill Project - Electrical lead for the Control Wet Mill project. This required the walkdown of the current Cranberry processing area to develop high shear batch mixers location plans and to find a location of a large NEMA 4X housing 5 VFDs for controlling the cranberry grinding process. The NEMA 4X enclosure was designed by EI electrical group.
- **Immunix/AmGen Plant – Greenwich, RI**
 - Administration Building, Bulk Biopharmaceutical.
- **Johnson & Johnson Pharmaceutical Company – Horsham, PA**
 - Arc flash study.
- **Merck – Singapore**
 - Senior Instrument Engineer – Intermediate and small steroid buildings.
- **Merck – Rahway, NJ**
 - Tank level indication and remote communication panels.
- **Merck – Danville, PA**
 - Xanthan Gum (Design 24VDC power for instruments).
- **Metrology Laboratories, Inc. – Rockaway, NJ**
 - Set up of calibration programs
 - SOP preparation and equipment validation.
- **Rhone-Poulenc Chemical – MI**
 - Discipline leader for the project. Developed the design guide which covers the power, lighting and instrumentation design.
- **United States Postal Service – Various Locations**
 - Replacement of existing boilers, upgrade electrical power panels and fire alarm systems at the following locations:
NJ: Long Branch, Madison, Milburn
NY: Haverstraw, Millburn, Morrisania, Nanuet, Rego Park

**Syed A.
Hussain, P.E.**

**Manager,
Structural
Engineering**

EDUCATION

California State University –
M.S., Civil Engineering
University of Karachi, Pakistan
-
B.S., Civil Engineering

**PROFESSIONAL
REGISTRATIONS AND
SOCIETIES**

Professional Engineer – NY

EXPERIENCE

Mr. Hussain brings over 35 years of expertise in structural engineering. He has worked on many major higher educational and institutional projects. Supervised and checked the design of major steel and concrete structures and concrete foundations for seismic, wind and other loads. He is familiar with application codes such as IBC, BOCA, UBC, ANSI, ACI and AISC.

Mr. Hussain has extensive experience in reviewing contract documents and cost analysis and in building code review and coordination with state officials for approvals.

Representative project experience includes:

- **The County College of Morris – Rockaway, NJ**
 - Roof steel improvements for HVAC system replacements at Cohen Hall and the Learning Resource Center
- **Township of Denville – Denville, NJ**
 - Police Station Addition and Renovation
- **Amgen Corporation – West Greenwich, RI**
 - \$550 Million BioNext Project
- **Alcatel-Lucent Technologies – Murray Hill, NJ**
 - 150,000 sq.ft. Office and IT Lab Master Plan and Consolidation
- **GlaxoSmith Kline – Parsippany & Clifton, NJ**
 - Structural Reinforcement to Support Office Area Renovations
- **Hilton Hotel – Salt Lake City, UT**
 - \$20 Million Ten-Story Reinforced Concrete & Brick Building in a Major Earthquake Zone
- **Zion National High School – Salt Lake City, UT**
 - \$25 Million Three-Story Building
- **Mountain Bell Telephone – Provo, UT**
 - \$15 Million Multi-story Office Building
- **Salt Lake City - UT**
 - \$10 Million Major Regional Post Office
- **Imclone Corporation – Branchburg, NJ**
 - Chemical Containment Room & Other Facilities

**Robert E.
Walsh, P.E., P.P.**

**Manager,
Civil
Engineering**

EDUCATION

New Jersey Institute of
Technology – Bachelor in
Civil Engineering
New Jersey Institute of
Technology – Master in
Environmental
Engineering

**PROFESSIONAL
REGISTRATIONS AND
SOCIETIES**

Licensed Professional
Engineer – NJ, NY & PA
Professional Planner - NJ
Member AWWA
Member ASCE
Member ASHE

EXPERIENCE

Mr. Walsh brings over 40 years experience in municipal planning, land surveying and civil engineering design and construction to all of his assignments. He is responsible for the engineering, design and completion of contract documents and specifications and construction administration for civil and environmental engineering assignments at EI. He also handles projects involving property condemnations and associated engineering work related to valuations and appraisals.

His experience ranges from conceptual planning and layout of industrial, commercial, residential, recreational, and public park facilities to the design and construction of wastewater collection and treatment facilities, roads, municipal potable water supply systems and stormwater management facilities. Mr. Walsh's clients include the Federal Government, NJDPMC, and the New Jersey Communities of Riverdale, Franklin Borough, City of Orange and Mt. Olive.

Representative project experience includes:

- **Brookdale Community College – Lincroft, NJ**
 - Complete site development and jurisdictional agency approvals for new branch campus.
 - Northern Monmouth Higher Education Center Bid/OR Phase
- **Union County College – Cranford, NJ**
 - Storm Water System Repairs
- **Harrison School District/NJSCC – Harrison, NJ**
 - Water Main Corrections
- **West Point Military Academy – West Point, NY**
 - Replace and Upgrade the Synthetic Turf at Michie Stadium, West Point.
- **NJDPMC – (6) NJDOT Maintenance Facilities, Branchville, Deptford, Manahawkin, Netcong, Summit & Toms River, NJ**
 - Modifications to fuel dispensing systems to bring into code compliance and to create 24-hour fueling access for State vehicles. Upgrades includes new fuel dispensing islands, ASTs to replace USTs, overfill protection, leak detection, fencing, signage, above ground piping & pipe rack structures, canopy structures and card reader system. Project was reviewed and approved by NJDCA.
- **Union County Courthouse – Elizabeth, NJ**
 - Modifications to fuel dispensing systems and heating fuel oil supply tanks to bring into code compliance. Upgrades includes new fuel dispensing islands, ASTs to replace USTs, overfill protection, leak detection, fencing, signage, above ground piping & pipe rack structures and card reader system.

Robert E.
Walsh, P.E., P.P.

Manager,
Civil
Engineering

- **Metuchen Board of Education – Metuchen, NJ**
 - Total field feasibility study including long range usage master plan, renovations to natural turf baseball, field hockey softball, and soccer fields and a new multi-use synthetic turf field and stadium complex
- **Harrison Board of Education- Harrison, NJ**
 - New high school, bleacher building, multi-use synthetic turf field, track and lights and water main renovations
- **Burlington City Board of Education – Burlington, NJ**
 - New Synthetic Surface 8-Lane Running Track
- **West Morris Regional High School – Chester, NJ**
 - Athletic Fields Master Plan
 - Wetlands Transition Waiver for New Lacrosse, Soccer and Football Fields
 - New Tennis Court
- **City of Orange – Orange, NJ**
 - New Running Track and Synthetic Turf at Bell Stadium
 - Stadium Lighting, PA and Telecom System for Press box and Scoreboard Upgrade
 - New Tennis Courts at Central Park
- **Bloomfield Parks Department - Bloomfield, NJ**
 - New Concession Stand and Press box Building
 - Baseball Field and Grandstand Seating
- **U.S. Army Corps of Engineers – Picatinny Arsenal, NJ**
 - New Irrigation System for 18-Hole Golf Course
 - Picatinny Arsenal Sewer System Survey and Hydraulic Analysis.
- **Bell Stadium Lighting Design – City of Orange NJ**
 - Designed stadium lighting within a residential zone of Orange, NJ with NJDEP Green Acres funding.
- **U.S. Coast Guard – Governors Island, NY**
 - North Craig Road Waterfront Park lighting design. Design street and promenade lighting for 3/4 mile pedestrian park and streetscape fronting on New York Bay.
 - Masterplan for Governors Island. The project involves the detailed survey of all existing conditions on the island. All existing infrastructure components (transportation, parking, building use and utilities) were documented and studies for the horizon year 2020.
- **Firmenich – Plainsboro, NJ**
 - Bulk Tank Farm Project

Kyle R.
Hanson

Chief Estimator/
Scheduler

EXPERIENCE

Mr. Hanson brings over 30 years of experience in Proposal Management, Cost Estimating, and Project Management & Engineering. As Construction Manager, he has responsibility for managing all engineering disciplines for the project, to insure project completion as per the customer's requirements, under budget and on schedule. His vast experience in estimating allows cost tracking during execution of the project. Management experience allows overseeing design team during engineering and subcontractors during the construction phase to final turn-over to customer.

Representative project experience includes:

EDUCATION

New Jersey Institute of
Technology
Morris County College – A.S.

- **County College of Morris – Randolph, NJ**
 - Student Center HVAC Replacement
 - Media Center Renovation
 - Cohen Hall and Learning Resource Center HVAC Upgrades
 - Emergency Generator and Fiber Optic Wiring at 675 Route 10
 - Exterior Security Camera Wiring
- **Union County College – Cranford, NJ**
 - Kitchen Served HVAC Unit Replacement
 - HVAC Replacements at Eight Locations
- **Kean University - Union, NJ**
 - Nancy Thompson Library Addition, Programming through Schematic Design
 - New Amenities Building
- **West Morris Regional High Schools - Mendham and Chester, NJ**
 - Technology Center at Mendham Advanced & Central High Schools
 - Auditorium, Building & Site Renovations
- **Metuchen High School – Metuchen, NJ**
 - High School & Auditorium Renovations
- **Dormitory Authority of the State of New York**
 - Hunter College Structural and Building Envelope Rehabilitation Projects/4 Manhattan Campuses
- **Montclair State University, NJ**
 - \$2 Million Building Addition
 - Wide Variety of Renovation Projects
- **New York City School Construction Authority, NY**
 - PS235, IS136, IS263, PS33, PS55, PS112, IS53 Capital Improvement Projects
- **Paterson Public Schools - Paterson, NJ**
 - \$5 Million Emergency Mechanical Renovation at 9 School Buildings

Kyle R.
Hanson

Chief Estimator/
Scheduler

- **Glen Ridge Board of Education - Glen Ridge, NJ**
 - Historic Window Restoration for Forest Avenue & Linden Avenue Schools
 - Roof Replacement for Middle/High School
 - Science Classroom Renovation for High School
- **Red Hook Central School District - Red Hook, NY**
 - \$28 Million District-wide Alterations, Renovations & Additions

W1

**Ruben J.
Garrido, AIA^{ASSOC}**

**Manager,
Architecture**

EDUCATION

Frankfurt, Germany
University of Applied
Sciences
Bachelor of Architecture

**PROFESSIONAL
REGISTRATIONS AND
SOCIETIES**

AIA
NCARB

EXPERIENCE

Mr. Garrido joined EI Associates as a Project Architect. As EI's Manager of Architecture he has worked on various new school and office buildings and interior renovations. With a strong background in design and construction, Mr. Garrido is particularly skilled in synthesizing complex data from numerous sources and from field investigation to create a clear, concise design solution that can be realistically translated into the built environment. Having served as a Project Architect on many fast track and design/build projects, he is well versed in the field investigation required to determine the impact of existing conditions on the development of a successful design solution.

His abilities include the detailed conceptualizing and writing of studies and reports, the preparation of design and layout work, the analysis of codes and zoning requirements, and the development of contract documents/specifications. Mr. Garrido has a proven record of satisfied, repeat clients because of his ability to listen, accurately document findings, successfully translate the information to the A/E team and coordinate the information into buildable contract documents.

Representative project experience includes:

- **County College of Morris – Randolph, NJ**
 - Media Center Renovation
 - Renovations of Engineering Labs in Sheffield Hall
 - Cohen Hall and the Learning Resource Center HVAC Upgrades
- **Kean University – Union, NJ**
 - New Concession/Restroom/Fitness Center
 - Bartlett, Sozio, Burch & Rogens Dormitory Renovations
- **Stepan – Maywood, NJ**
 - QC Laboratory Renovations
- **Middlesex County College – Edison, NJ**
 - Raritan & Main Hall Renovations
- **Ingredion Inc. – Bridgewater, NJ**
 - Laboratory & Manufacturing Relocation
- **PAR Pharmaceuticals – Spring Valley, NY**
 - Process Suite Expansion
 - Corporate Office Renovation
- **Township of Denville – Denville, NJ**
 - Police Headquarters Renovation & Expansion
- **Jefferson School District – Jefferson, NJ**
 - Family & Consumer Life Science Lab Renovation
 - Gym ADA Access Improvements
 - Briggs Elementary School Boiler Replacement
 - Briggs Elementary School Roof Replacement
- **Summit School District – Summit, NJ**
 - High School Media Literacy Lab Renovation
 - Jefferson Elementary School Window Replacement
 - Washington Elementary School Window Replacement

**Ruben J.
Garrido, AIA_{ASSOC.}**

**Manager,
Architecture**

- Lincoln Elementary School Window Replacement
- Brayton Elementary School Window Replacement
- Franklin Elementary School Window Replacement
- Middle School Window Replacement
- Boiler Replacement at Six Schools
- Roof Replacement at Four Schools
- High School Auditorium Renovations
- Two Early Childhood Centers
- District-wide Facility Assessment
- Lincoln Elementary Site Safety Improvements
- **The Leaguers – Newark, NJ**
 - New Corporate Headquarters & Pre-School
- **St. Vincent Academy – Newark, NJ**
 - 30,000 SF Media Center, Classroom, and Gymnasium Addition
- **St. Vincent Martyr School – Madison, NJ**
 - 8,000 SF Classroom Addition
- **Corpus Christi Parish – Chatham, NJ**
 - 5,000 SF Community Center
- **Our Lady of the Lake Church – Verona, NJ**
 - Complete Interior Renovation
- **Sts. Peter and Paul Church – Hoboken, NJ**
 - Complete Interior Renovation and Restoration
- **Our Lady of the Magnificat – Kinnelon, NJ**
 - Complete Interior Renovation - Entry/MeetingArea Addition
- **Good Shepherd Church – Irvington, NJ**
 - Complete Interior Renovation - Entry/MeetingArea Addition
- **GlaxoSmithKline – Parsippany, NJ**
 - Headquarters Master Plan
 - 40 Person Conference Room
 - Lobby & Entranceway
 - Behavioral Science Hub
 - Leadership Hub

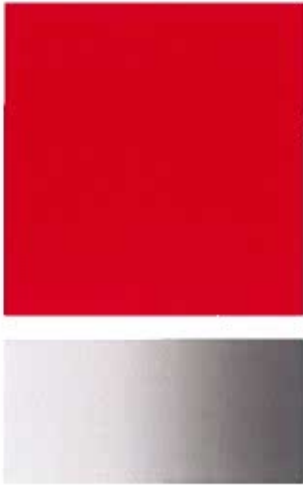
EI ASSOCIATES
Cedar Knolls Headquarters – Professional Licenses

Name	Registered Architects (RA)	Professional Engineers (PE)	Professional Planners (PP)	Registered Landscape Architects (RLA)	LEED Accredited	Female	Minorities
Thomas J. Andrasz	NJ-21AI01257800 NJ Interior Designer 21ID00007900 NY-033457-1						
Adam R. Caravaglia		NJ-24GE05285900 AZ-77111 CA-M41520					
Guy P. Cipriano		NJ-24GE03217500 NY-064215-01 PA-032325-E and others					
David R. Damon	NJ-21AI02174200 NY-024441-1 CO-C-4728						
Walter K. Fedick	NJ-24GE03993800						
Luke D. Gong	NJ-21AI01434200 NY-016244-1						
Brian C. Hartzel		NJ-24GE05899500 LA-PE.0047674					
Stephen F. Hodgson, Jr.	NJ-21AI01095400				X		
Syed A. Hussain		NJ-24GE04941800 NY-058716-1					X
James P. Hunter	NJ-21AI01350800 IL-001.025795 IN-AR12200116 PA-013586-X WV-5466 AZ-76896						
Brian A. Lambariello		NJ-24GE05904500 NY-099635-01					
Robert E. Marshall		NJ-24GE03896100					
Juan Mosquera	PA-RA410518 NJ-21AI02329500						
Edward M. Norin		NJ-24GE04078300 OH-PE35327					
Robert W. Paine		NJ-24GE04135900 PA-PE-62810 CT-PEN023705			X		

EI ASSOCIATES

Cedar Knolls Headquarters – Professional Licenses

Carolina Quintero	PA-410535 NJ-21AI02329400					X	
Rebecca L. Seitzmeyer		NJ-24GE05016300 NY-090716-01			X	X	
Simone K. Short					X	X	
Robert E. Walsh		NJ-24GE03580900 NY-080247-1 PA-PE051098E	NJ-33LI00514000		X		
Michael J. Wozny	NJ-21AI01292600 NJ Interior Designer 211D00030400 NY-022553-1 CA-C-19951 CO-202033				X		



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 3

OUTSIDE CONSULTANTS

Section 3

OUTSIDE CONSULTANTS

With the exception of the following specialty consultants, all project required architectural and engineering services will be provided by our in-house (full-time, direct employee) professional staff located at our headquarters office in Cedar Knolls, NJ. Our team will be enhanced by services from the following outside consultants on an as needed basis:

- Site Surveyor Services – Bowman Consulting Group (Morris Plains)
- Geotechnical Services – Matrix New World Engineering (Florham Park)
- Hazardous Material Identification, Testing & Remediation Design – Matrix New Word Engineering (Florham Park)
- Acoustical Design Services - Ostergaard Acoustical Associates
- Kitchen Design Services - Raymond and Raymond
- Technology (IT, Data, Communication, Audio-Visual) Services - Cerami and Associates
- Traffic Engineering Services - TBD

EI Associates will obtain quotations and manage any of these specialty consultant services at your request.



COUNTY COLLEGE
OF MORRIS

MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 4

SIMILAR INSTITUTIONAL EXPERIENCE

Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

RECENT AND SIMILAR INSTITUTIONAL EXPERIENCE

Section 4

Rutgers University

1. CAB Cooling Tower Replacement, Fire Alarm, Smoke Control & HVAC Upgrades

EI Associates recently assisted Rutgers University with the design of the replacement of an aged cooling tower at the Clinical Academic Building (CAB) located in New Brunswick, NJ. The existing 2-cell, 700-ton cooling tower had exceeded its life expectancy. The new tower design included a 700-ton, 2-cell induced draft, counter flow (IDCF) cooling tower. The new tower comprises two independent cells with an equalizer line.

The new tower design incorporates the following enhancements:

- New smoke control system and addressable fire alarm system
- New 2-cell 1DCF cooling tower.
- Towers to be 2 independent cells with equalizer line.
- Firefighter control panel for smoke control
- Emergency voice and alarm communication
- Fire department communications
- Status indicators and controls for air distribution systems
- Emergency and standby power status indicators
- Telephone for fire department use with control access to public address system

The new tower is located on top of the existing tower foundations. The existing steel was scraped and repainted. The project was designed as one bid package.

EI performed an evaluation of the existing tower system, developed replacement recommendations and budgetary costs, and then provided detailed engineering services.

- a) Client Contact: N. Ann Walker, AIA – Project Manager
Address: 33 Knightsbridge Road
Piscataway, NJ 08854
Phone: 848-445-2241

Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4

- b) The project was constructed for the established \$2,500,000 budget. This project illustrates our experience with the design and engineering of complex HVAC, electrical and fire alarm system projects, on budget and on schedule, while ensuring building safety during execution of the work. All renovation work was designed to minimize impact on ongoing occupancy.

2. Cancer Institute of NJ Chiller Study and Replacement



The Cancer Institute of New Jersey (CINJ) is a five-story, 225,000 sq.ft. cancer treatment and research institution that is a part of Rutgers University located on its New Brunswick, New Jersey campus. The building contains critical laboratories, offices and support spaces. It is served by a series of four large air handling units located in the roof mechanical penthouse, and associated condenser equipment which provide DX cooling to the building. To address ongoing condenser problems and a continuous 18-month cycle of compressor failures EI performed a comprehensive analysis of the system and identified significant deficiencies with the existing system's design.

EI's analysis led to our design of two new 360-ton air-cooled packaged glycol chillers. The chillers are hardened against failure and provide Rutgers with redundancy to prevent interruption of critical building operations. The high-efficiency chillers will also provide a significant economic and energy conservation benefit to Rutgers. The chillers provide an estimated \$40,000/year reduction of electrical utilities and EI was instrumental in obtaining \$200,000 of Smart Start rebates on behalf of CINJ.

- a) Client Contact: N. Ann Walker, AIA – Project Manager
Address: 33 Knightsbridge Road
Piscataway, NJ 08854
Phone: 848-445-2241
- b) This project illustrates our experience with the evaluation, design and engineering of complex HVAC system projects while ensuring building safety during execution of the work. All renovation work was designed to minimize impact on ongoing occupancy.

Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4



3. Cook and Douglass Campus Upgrades at 8 Buildings

Our work with Rutgers University's Cook and Douglass campus covered planning and programming, building analysis, schematic, design development, construction documents and construction administration phase services associated with seven campus building renovation projects extending over a period of three years. Improvements to Douglass College's Admission Offices at College Hall, Thompson Hall Science Building, Lipman Hall, Douglass' Chemistry and BioSciences Buildings, Ruth Adams Building and Martin Hall were covered in our scope of work. Renovations in the buildings covered classroom, office and laboratory renovations to meet educational program requirements. The renovation work ranged from historic interior restorations at College Hall, window replacements, flat roof and slate roof replacements, exterior facade restoration, the installation of new mechanical systems, major classroom and laboratory renovations, ADA toilet room and building access upgrades, electrical upgrades, and sprinkler installations.

As Architect/Engineer for the Rutgers University projects, EI Associates, with Rutgers staff, developed the scope and budget for each of the seven subject building projects. Beginning with the Programming Phase, EI interviewed key personnel, inspected each of the project buildings to develop a prioritized list of program requirements and improvements and with budgetary cost estimates for each of the proposed work scope items.

After numerous work sessions with Rutgers, a final scope of work and budget was established for each building. During the subsequent Schematic, Design Development and Construction Document phases, each of the established budgets and scopes were validated through the preparation of further detailed estimates. Some of the key programmed renovations for Rutgers buildings consisted of the following:

Similar Institutional Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4



College Hall

- A. Reconfiguration of office areas to meet revised program requirements.
- B. Installation of an ADA compliant toilet room and renovations to existing toilet room areas.
- C. Complete replacement and upgrade of electrical systems.
- D. Restoration of original historic windows.
- E. Removal of original steam heating system and window air conditioning units and design of new, forced air central cooling and heating system.
- F. Removal and relocation of exposed piping and conduit.
- G. Installation of a new fire sprinkler system.
- H. Interior restoration consisting of plaster repairs, new ceilings, new lighting, new finishes and new trim moldings.

Chemistry Building

- A. Complete renovation of basement main chemistry laboratory to meet current laboratory practice standards and curriculum requirements. Design of new laboratory furniture with (32) new "low flow" fume hoods, new mechanical make-up air system, new lighting and electrical services and new interior finishes.
- B. ADA toilet room renovations.
- C. Slate roof and built-in copper gutter replacements and flat roof replacements.
- D. Replacement of double hung windows with new double hung, insulated wood windows.
- E. Replacement of main entrance stairs and plaza, restoration of existing historic entrance canopy and design of new landscaping.

Similar Institutional Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4



Lipman Hall

- A. Complete renovation of all lab areas to meet current curriculum requirements and current laboratory practice standards. Design of new laboratory furniture, new fume hoods, new mechanical and electrical systems and new interior finishes.
- B. Installation of a new passenger elevator.
- C. Renovation of existing toilet rooms.
- D. Masonry repairs.
- E. Slate roof and built-in copper gutter replacements and flat roof replacements.
- F. Design of a new ADA entrance.

BioSciences Building

- A. Renovation of unoccupied third floor "attic" space to meet curriculum requirements in the Anthropology Department. The third floor was completely renovated including a new rooftop HVAC system, reconfiguration of interior layout, specification of new interior finishes and furniture arrangements, installation of rooftop skylights and new lighting and electrical system upgrades.
- B. ADA toilet room renovations.
- C. Slate roof and built-in copper gutter replacements and flat roof replacements.
- D. Restoration of perimeter wood cornice and exterior wood trim.
- E. Restoration of exterior facade. Removal and rerouting of facade mounted ductwork, conduit and piping to the interior of the building within new vertical chases.

c) Client Contact: N. Ann Walker, AIA – Project Manager
Address: 33 Knightsbridge Road
Piscataway, NJ 08854
Phone: 848-445-2241

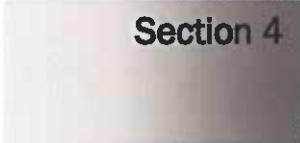
- d) The project was constructed for the established \$11,000,000 budget. This project illustrates our experience in design and engineering complex, multi-phase projects on budget and on schedule. All renovation work was designed to minimize impact on ongoing occupancy. This project also illustrates EI Associates experience in the renovation of landmark buildings.

Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4



County College of Morris

For over 10 years, EI Associates has provided continuous architectural and engineering services to the County College of Morris covering a variety of facility renovation and infrastructure upgrade projects including:

1. **Sheffield Hall Engineering Laboratory Renovations**

EI designed the renovation of seven engineering labs, totaling 7,111sf, located on the lower level of Sheffield Hall. The subject labs are used to support a variety of educational programs covering mechanical, electrical, fabrication, aviation and other engineering curricula and required the design of new MEP systems.

2. **Media Center Renovations**

The project covered interior renovations, new interior finishes, selected space reconfigurations, acoustic separation, modifications to the existing HVAC, lighting and electrical systems and the installation of new IT equipment within 7,100 sq.ft. of the existing second floor Media Center.

3. **Photography Studio Renovations**

EI designed the reconfiguration and renovation of the existing photography studio located within DeMare Hall. The 3,600 sq.ft. studio was completely reconfigured to support the College's new program areas and required the design of new HVAC and electrical systems.

a) Client Contact: Karen VanDerhoof, CPA
Vice President, Business & Finance
Address: 214 Center Grove Road
Randolph, NJ 07869
Phone: 973-328-5012

b) The above identified projects represent the depth and breadth of EI's architectural assignments. Our continuous ten-year professional relationship with the County College of Morris is a testament to our commitment to deliver "Client Delight" on all of our assignments.

Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4



Stevens Institute of Technology

In an effort to improve campus facilities, infrastructure and systems, EI Associates is providing ongoing architectural and engineering services to Stevens Institute of Technology. Our services have involved architectural design and code review as well as structural, civil, mechanical, electrical, plumbing and fire protection system engineering. A representative summary of our experience includes:

1. McLean Hall – Chemical Waste Storage Facility

The Department of Environmental Health and Safety (EH&S) at Stevens requested a new 180-Day Chemical Waste Storage and a New Chemical Storage facility to be constructed within the basement level of McLean Hall. EI Associates provided architectural and engineering services related to the fit-out of an approximately 500 square foot storage facility, within a portion of the existing basement Physics Laboratory for new and waste chemicals. A new 1-hr fire rated partition was required to separate the new storage facility from adjoining functions. A new walk-in vent hood, for transferring chemicals (open dispensing) from small containers to 55-gallon waste drums, was also required.

The project also required the installation of a new, standalone H&V system, exhaust system, safety eyewash station, and dry chemical fire suppression system within the new storage room. The new storage room was designed as an intrinsically-safe facility. Existing lighting and receptacles within the project area were replaced with XP-rated devices. Existing ductwork and piping which interfered with the new construction required relocation. An existing exterior areaway, located adjacent to the new storage room foundation wall, was used to provide code required exhaust and ventilation of the space.

- a) Client Contact: Matthew Blog, FMP
Senior Manager of MEP Operations
Address: Stevens Institute of Technology
Division of Facilities & Campus Operations
Castle Point on Hudson, Hoboken, NJ
Phone: 201-216-3974
- b) The above project represent EI's experience with addressing complex code issues and coordinating multi-discipline design projects.

Similar Institutional Experience



COUNTY COLLEGE
OF MORRIS

MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4



2. North Campus Electrical Service Upgrade

EI Associates recently provided engineering services covering the design of a new 26.4KV electrical service to support the construction of new dormitory facilities on the North campus of Stevens Institute. The service is also intended to migrate to multiple North campus buildings in the future to free capacity of the existing South campus substation. The project covered the installation of two new 26.4KV switches and metering section located near the existing 8th Street parking lot. From this point, a pair of 26.4KV cables were run underground, in a concrete duct bank, along 8th Street to a new 8MVA transformer and 5KV distribution enclosure located next to the Howe Center.

The work covered the following:

- Dual 26.4KV service with automatic transfer between the two PSE&G feeders
- Metering for the campus at the 26.4KV switchgear with two interlocked 26.4KV breaker type service rated breakers in accordance with PSE&G requirements
- Site distribution included new 26.4KV duct bank from this location to new 8MVA pad mounted transformer with 26.4KV primary – 4160 volt secondary. Distribution included appropriate pull boxes/vaults along path
- 4160 volt secondary was terminated in a 5KV lineup consisting of draw out breakers for use by the facility under a separate project
- Each breaker has a 4" conduit stubbed out into a vault for future extension by the facility to the existing and new duct banks to back feed the campus
- EI prepared a pull-ahead pre-purchase package for Stevens to advance the procurement of the following:
 - ✓ 26.4KV switchgear
 - ✓ 8MVA transformer (and automatic load tap changer)
 - ✓ 5KV distribution switchgear & enclosure

a) Client Contact: Matthew Blog, FMP

Senior Manager of MEP Operations
Address: Stevens Institute of Technology
Division of Facilities & Campus Operations
Castle Point on Hudson, Hoboken, NJ
Phone: 201-216-3974

- b) The above project represents experience with addressing large scale, schedule driven campus utility improvements. The total cost of the construction was \$5M.

Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 4

Kean University

1. New Athletic Amenities Facility

As part of their development of new athletic fields, Kean University identified the need for a new Concession, Restroom and Fitness Center Building to be located between new baseball and softball fields.

Kean University retained EI Associates to design the new Concession, Restroom and Fitness Center, which was constructed as part of Phase III of the University's athletic field master plan. The new athletic facility is two stories with a footprint of approximately 5,000 sq. ft. per floor. The first floor includes a central lobby area with elevator, concession area and public restrooms for use by spectators during athletic events.

A fitness center is located on the second floor area which includes an equipment exercise area accommodating treadmills, step climbers, bicycles and other cardio equipment plus Men's and Women's toilets, lockers and shower facilities. In addition, a second floor viewing balcony is provided for spectator use during athletic events.

- a) Client Contact: Adam Varava – Associate Director
1000 Morris Avenue
Address: Union, NJ 07083
Phone: 908-956-5158

- b) The Concession, Restroom and Fitness Center project represent EI's ability to meet aggressive client budget and schedule requirements. The contract documents for this project were completed and submitted to DCA within a two-month schedule from commencement. In addition, the two-story facility comprising over (70) toilet room plumbing fixtures, concession area, elevator and showers was designed respectful of the client's \$2,000,000 budget. Durable, attractive, low cost materials were specified to provide the University with a facility capable of withstanding the high-traffic use anticipated while keeping with the University's campus aesthetics.



Similar
Institutional
Experience



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Warren County Community College

Section 4



1. **Phillipsburg Education Center Roof Replacement**
Warren County Community College (WCCC) recently selected EI Associates as their Architect/Engineer of Record to address emergent architectural and engineering related needs at the Phillipsburg and Washington, NJ campuses.

To address ongoing leaks and maintenance issues, WCCC recently identified the need for a partial roof replacement at the Phillipsburg Education Center building located at 445 Marshall Street, Phillipsburg, NJ. WCCC purchased the former Journal of Commerce building in 2011. The one-story building measures approximately 47,000 sq.ft. and houses not only the WCCC Continuing Education Division, but also the Warren County Small Business Growth Center as well as a NJ Department of Labor satellite office.

The subject area roof measures approximately 13,000 and comprised a ballasted, low-slope roof membrane system which had exceeded its warranty and was the subject of ongoing issues. To support WCCC's project needs, EI surveyed the roof and prepared several roof replacement system options to suit the College's functional and budgetary requirements. The new roof system will consist of a fully adhered, non-ballasted roof system which will provide for a 20-year warranty.

- a) Client Contact: Dennis Florentine
Dean of Administration
Address: Warren County Community College
475 Route 57 West
Washington, NJ 07882
Phone: 908-835-2626
- b) This project represents EI's ability to meet aggressive client budget and schedule requirements. The contract documents for this project were completed within a four-week schedule from commencement and the work will be constructed during the Summer of 2020.

Baruch College - New York, NY

- Administration Building and Student Center renovations
- Miscellaneous M/E, HVAC, plumbing, fire protection and electrical projects

Brookdale Community College – Hazlet, NJ

- Northern Monmouth Higher Education Center \$4.6M adaptive reuse conversion of former flex/warehouse building
- Timber retaining wall repair at ATEC
- SLC sewer ejector pump replacement

Cornell University – Ithaca, NY

- Clark Hall of Science renovations

County College of Morris – Randolph, NJ

- Systemic HVAC renovation for Cohen Hall and the Learning Resource Center
- Sheffield Hall Engineering Laboratory renovations
- Media Center renovations
- Photography Studio renovations
- Security camera wiring
- Scoreboard structural evaluation
- Aquatic Center HVAC system upgrades

CUNY Law School – Queens, NY

- Miscellaneous M/E, HVAC, plumbing, fire protection and electrical projects

Drew University – Madison, NJ

- Renovations to Brothers College
 - Complete MEP system replacements
 - ADA renovations to existing toilet rooms
 - Renovations of computer lab, classrooms, faculty rooms and conference areas
 - Waterproofing and site drainage improvements
 - Upgrades of campus 4.16KV electrical distribution system
 - Fire alarm and fire sprinkler system upgrades
- Athletic field fencing

D'Youville College – Buffalo, NY

- Window replacement
- New Library

Essex County College – Newark, NJ

- Instructional computer center
- Miscellaneous M/E projects
- Hybrid chiller replacements (electric/gas chillers)
- Energy audit and feasibility study

Franklin & Marshall College – Lancaster, PA

- Squash Sports Complex feasibility study

Hunter College – New York, NY

- Campus School renovations
- Brookdale (3 buildings), Main campus (2 buildings) renovations
- Roosevelt House code compliance study and miscellaneous repairs of Landmark building
- Miscellaneous architectural improvements
- Miscellaneous M/E, HVAC, plumbing, fire protection and electrical projects

John Jay College of Criminal Justice – New York, NY

- Classroom Building renovations
- Miscellaneous HVAC, plumbing, fire protection and electrical projects
- Reroofing and miscellaneous architectural improvements

Kean University – Union, NJ

- Addition to Nancy Thompson Library design
- Break room renovation
- New toilet/shower/concession and fitness center Athletic Building
- Maintenance Building Life Safety improvements
- Campus-wide waterless urinal water consumption study
- Residence Life Dormitory Complex sanitary system replacement

Lock Haven University – Lock Haven, PA

- Women's dormitory concept

Mansfield University – Mansfield, PA

- Dormitory design
- Fraternity/Sorority House design

Middlesex County College – Edison, NJ

- HVAC upgrades for Main and Raritan Hall

Millersville University – Millersville, PA

- Student Memorial Center 3-phase additions and renovations
- Dormitory design
- Addition to Maintenance Building
- Major entrance addition and interior renovations to Wickersham Hall

Montclair State University – Upper Montclair, NJ

- On-call architectural and engineering services
- Pedestrian bridge repair
- Master plan and site selection for New Master of Fine Arts Building
- Security building structural floor repairs
- Exterior/interior renovations
- Carlisle Road repaving
- SPCC Plan update
- Partridge Hall HVAC upgrade
- Music Building reroofing
- Richardson Hall interior renovation
- Blanton Hall HVAC retrofit
- Blanton Hall hot water system
- Finley Hall reroofing
- Finley Hall HVAC consulting
- Finley Hall concept cost estimate
- College Hall telephone room air conditioning
- Transformer spill containment berm
- Calcia Hall HVAC study, air quality and analysis
- The Children's Center
- Campus aerial and ground survey

New Jersey Institute of Technology – Newark, NJ

- Fire alarm upgrades

New York University – New York, NY

- Chemical storage room renovations
- Laboratories renovations
- Brown Building upgrades
- Chemical waste storage room renovations
- 40 Coopers Square 1st, 2nd, and 3rd floor renovations

- 38-50 Coopers Square sprinkler system
 - 14 & 16 Waverly Place, 2nd floor HVAC and sprinkler renovation
 - 48 Cooper Square, 3rd floor engineering renovation
- Onondaga Community College – Syracuse, NY
- 12 Building master plan
 - Library renovations
 - Day Care Center renovations
 - Student Center renovations
 - Science Building renovations
- Pace University – New York, NY
- Dormitory conversions (4 floors)
 - Sprinkler systems study and design
- Penn State University – Scranton, PA
- Student Study Learning Center renovations
- Princeton University – Princeton, NJ
- Frick Chemical laboratory renovations
 - Data center upgrades
- Queens College – Queens, NY
- Margaret Kiely Hall renovations
 - Gertz Speech Clinic renovations
 - Fitzgrand Gymnasium renovations
 - Rathaus Hall renovations
 - Ceuval Shops Building renovations
 - Jefferson Hall renovations
 - Dining Hall addition
 - Queens College Theater renovations
 - Colden Auditorium renovations
 - Building L-1 (Administration) renovations
 - Building L-2 (Locker Room) renovations
 - Building L-3 (Garage) upgrades
 - New science facility (Raznan Hall)
 - Remser Hall renovations
 - New Science Building renovations
 - Miscellaneous M/E, HVAC, plumbing, fire protection and electrical projects
- Rowan State College – Glassboro, NJ
- Cogeneration facility
- Rutgers University – New Brunswick, NJ Campus
- CAB Building fire alarm system replacement
 - CAB Building cooling tower replacement
 - Cancer Institute of New Jersey (CINJ) chiller, controls and piping replacement
 - Hickman Hall fan coil unit replacement
 - RW Johnson Medical School mechanical system evaluation and recommendations
 - RW Johnson Medical School vivarium humidification system
 - Facility of Arts and Science preliminary design
 - Center for Study of Jewish Life preliminary design, architectural and mechanical projects
 - Comprehensive assessments, budget estimating and major renovations to 7 buildings for buildings covering architectural, structural, mechanical, electrical, plumbing and fire protection at the Cook Douglass campuses.

- Laboratory renovations at Lipman Hall, Thompson Hall, Biosciences Building and the Regina Best Heldrich Chemistry Building
- Historic restoration of College Hall
- Electrical service upgrades to College Hall, Lipman Hall, Thompson Hall, Regina Best Heldrich Chemistry Building at the Cook Douglass campuses
- Livingston Hall feasibility study, preliminary design, site access/barrier free dormitory design/build
- Beemersville 4H Campus feasibility study
- Cooper Dining Hall Building Demolition and Site Restoration
Piscataway, NJ Campus
- School of Public Health – Laboratory 154 Renovations
- School of Public Health – Laboratory 156 Renovations
- Environmental & Occupational Health Sciences Institute (EOHSI) – BSL Level 2 Lab Upgrade
Newark, NJ Campus
- Lecture Hall renovations
- Aidekman Hall window replacement study and contract documents
- Blumenthal Hall domestic water press system
- SSB Building Suite 511 renovations
Bordentown, NJ
- Ecoplex Complex laboratory fume hood upgrades
Saint Peter's University – Jersey City, NJ
- HVAC study
- Yanitelli Hall chiller replacement
- Dineen and McDermott Halls HVAC modifications
Seton Hall University – South Orange, NJ
- Walsh Gym pool renovation
- Mooney Hall mail lift addition
- Mooney Hall mail room renovation
Shippensburg University of Pennsylvania – Shippensburg, PA
- Research Learning Center concept
- Dormitory design
- Computer addition to Dauphin Humanities Center
- Horton Hall elevator and ADA parking log
- Horton Hall soil borings and analysis
- National Historic Register review
- Mowery Hall reroofing
- Heigis Field House coping repair and pool restoration
- Heigis Field House 6,300 sq.ft. Fitness Center and Weight Room
- Dauphin Humanities Center reroofing
State University of New York – Buffalo State College – Buffalo, NY
- National Science Foundation study
- Water line replacement (3 buildings)
- Secondary water supply (3 buildings)
- Replace underground steam lines
- Perry Hall heating and plumbing
State University of New York – Amherst Campus, Buffalo, NY
- School of Management renovations
- School of Social Studies renovations
- Chilled water plant, Phase 2

- Study of future air conditioning needs
- Utility Cable and Load Center V
- Improvements to chiller water supply
- Penthouse on Industrial Engineering Building
- Primary cable and load centers
- Change walkway lighting

Main Street Campus, Buffalo, NY

- Renovations and additions to Squire Hall
- Nuclear Research Center renovations

Cortland, NY Campus

- Three dormitory renovations
- Dining Hall renovations
- Recreation Center renovations

Fredonia, NY Campus

- Alterations to computer room
- Rehabilitation of mechanical systems energy conservation
- Replacement of air conditioning unit in Computer Center
- Rehabilitation of mechanical systems, Phase II, Building 2
- Replace supply and return piping in Maytum Hall

Oneonta, NY Campus

- Dormitory renovations

Stevens Institute of Technology – Hoboken, NJ

- Jonas Hall HVAC upgrade
- McLean Hall chemical waste storage facility
- Kidde Hall HVAC upgrades
- North Campus 26.4 KV electrical service upgrade
- Rocco Building HVAC evaluation

Sussex County Community College – Newton, NJ

- Student Center Smart Start Rebate assistance

The College of New Jersey – Ewing, NJ

- Cogeneration facility

U.S. Military Academy – West Point, NY

- Exterior/interior renovations
- Arvin Gym HVAC upgrade study
- Officers' Club chiller replacement
- Building 603 ballroom HVAC retrofit
- Mahan Hall water infiltration
- Mahan Hall parking deck repair
- Holleder Center (Arena) upgrades
- Building 318 renovations
- Doughboy Inn rehabilitation/renovation
- Building 685 Band Building renovations
- Michie Stadium turf replacement
- Patrick's Trail upgrade
- Building 1801 ADAL repair
- Retaining wall rehabilitation

Union County College – Cranford, NJ Campus

- On-call architectural/engineering services
- Storm water system repairs and environmental permitting

Elizabeth, NJ Campus

- HVAC system replacements at 8 campus buildings
- Green House improvements
- Theater Building HVAC replacement
- Air handling replacement in gymnasium
- Performing Arts Building site feasibility study
- Mechanical system controls replacement at Lessner Hall
- Storm water system repairs
- Planetarium site analysis and zoning
- Four lab area energy reduction
- Kitchen and Server rooftop HVAC unit replacement
- Lessner Hall building code review
- Ejector pit venting in Lessner Building
- Explosion-proof exhaust system for sanitary sewer ejector pit room in Lessner Building
- Observatory HVAC improvements
- Application for Smart Start rebates
- Code review and revisions to six bid packages and Science Building construction services

Plainfield, NJ Campus

- Parking lot design

University of Medicine and Dentistry – Newark, NJ

- Incinerator study and design
- Portable water study
- Water damage repair
- Diesel generator exhaust modification

Warren County Community College – Phillipsburg, NJ

- Roof Replacement
- New Drone Lab Suite

William Paterson University – Wayne, NJ

- Chiller replacement study for the Towers Dormitory Complex
- Ben Shahn Fine Arts Center renovations
- Programming and concept design
- Industrial building conversion for Fine Arts School programming and concept design

York College – Queens, NY

- Academic Core Building renovations
- Physical Education Building renovations
- Auditorium renovations
- Science Building renovations
- Classroom Building renovations
- Miscellaneous M/E, HVAC, plumbing, fire protection and electrical projects

**HVAC Renovations to Aquatic Center**

The existing Hot Water Boiler and Rooftop Pool Unit had reached the end of their useful life and the cost of repairs and ongoing maintenance warranted their replacement along with the replacement of the associated piping, hangers, insulation, valves breeching and controls.

Client

*The County College of Morris
Randolph, New Jersey*

The work consisted of demolition of existing hot water boiler and rooftop pool unit as well as selective demolition of piping, hangers, valves, breeching and controls. A new gas fired boiler system consisting of new boiler, hot water pumps (secondary), were installed. New piping and valves were installed with new the equipment as well as new breeching for the boiler.

Program

*Replacement of deficient
mechanical plant systems
serving the Campus Aquatic
Center.*

New DDC controls were integrated with the BMS (Hot Water/Air systems) and new electrical service was installed for the new equipment as well as an extension of an existing gas line to the new boilers.

A new Rooftop Pool Unit along with new interior and exterior ductwork, refrigerant, drain piping and valves were also installed.

EI also assisted CCM in applying for Smart Start Rebates to help offset project costs.

Special Features

*High-efficiency gas fired
condensing boilers; Modular
energy efficiency air
handling unit; DDC controls*



***Mechanical System Replacement at the
Learning Resource Center
and Cohen Hall*****Client**

*The County College of Morris
Randolph, New Jersey*

Program

*Replacement of deficient
mechanical plant systems
serving Cohen Hall and the
Learning Resource Center*

Special Features

*Electric, modular centrifugal
chillers; High-efficiency gas
fired condensing boilers;
Modular energy efficiency air
handling unit; DDC controls*

Project Area

*Cohen Hall: 200,000sf (est)
Learning Resource Center:
60,000sf (est)*

Total Project Cost

\$2.4M

The three existing direct fired absorbers serving Cohen Hall had reached the end of their useful life and the cost of repairs and ongoing maintenance warranted their replacement along with the replacement of the associated cooling tower system and pumps. The Learning Resource Center (LRC) air handler had also reached the end of its useful life and could no longer be maintained and repaired by the College. Accordingly, the County College of Morris, CCM, retained EI Associates to provide a feasibility study to determine the available mechanical system replacement options and provide detailed design and construction administration services for the Cohen Hall mechanical plant and the LRC Penthouse Air Handler replacements.

The Cohen Hall work covered the replacement of existing gas fired absorption chillers with (7) seven electrical modular screw chillers (each chiller rated at 90 tons of cooling). Existing HW/DTW piping mains were removed and new branch piping (CHW/CW) from existing headers to new Inlet/Outlet connections on chillers were provided. The existing cooling tower was replaced, new DDC controls serving the chillers were installed and the existing electric boiler was replaced with (3) three high efficiency gas fired condensing boilers.

The LRC work comprised the replacement of the existing Air Handling Unit with a new Modular Energy Efficiency Air Handling Unit. A new dual deck variable air volume system with new dual duct VAV boxes was installed as part of this project. New DDC controls (airflow controls and CO2 monitoring) was also provided.

EI also assisted CCM in obtaining approximately \$20,000 in Smart Start Rebates.



Media Center Renovations**Client**

County College of Morris
Randolph, NJ

Program

*Renovations to existing LRC
Media Center*

Special Features

*New interior finishes:
linoleum, VCT and carpet
flooring, new ACT ceilings,
new acoustic panels and
wall paint finishes; new
lighting; new "green room";
new HVAC systems and
controls; new IT systems and
equipment*

Project Area
7,100 sq.ft.

Total Project Cost
Confidential



EI Associates recently completed the design of renovations to the Media Center located in the Learning Resource Center Addition (Sherman Masten Library) at the County College of Morris Randolph, NJ campus. The Media Center renovations cover functional changes to the space, technology upgrades and provide CCM students, faculty and the community high-tech and modern production studio and related academic facilities.

The project covered minor renovations, new interior finishes, selected space reconfigurations, acoustic separation, modifications to the existing HVAC, lighting and electrical systems and the installation of new IT equipment within 7,100 sq.ft. of the existing second floor Media Center. The renovations affected existing office and reception areas, two studios including a Professional Production Studio and Instructional Studio, a new "green" room, control rooms, editing rooms, specialized spaces, and other support areas. The renovations were complete in the Fall of 2015.



New Photography Studio

EI Associates recently assisted the County College of Morris with the design of reconfiguration and renovation of the existing photography studio located within DeMare Hall. The 3,600 sq.ft. studio was completely reconfigured to support the College's new program areas: Developing Lab including wet developing, enlargers and dark lighting; Equipment Storage; Flexible Classroom to accommodate formal lecture instruction as well as small group configurations; Photography Studio to support studio quality photography; Computer Lab with 12 work stations, scanners and printers; Cutting Room to be shared with adjacent art studios; Changing Rooms for changing film in cameras and other dark work ("dark" lighting); and a Multifunctional Corridor to accommodate circulation as well as storage and work surfaces.

Client*County College of Morris***Program***New Photography Studio***Special Features***Chemical Developing Lab
(wet developing, enlargers
and dark lighting);
photography studio***Project Area***3,600 sq.ft.***Total Project Cost***Confidential*

**Engineering Laboratory Renovations at
Sheffield Hall**

EI Associates recently assisted the County College of Morris (CCM) with the renovation of seven engineering labs, totaling 7,111sf, located on the lower level of Sheffield Hall. The subject labs are used to support a variety of educational programs covering mechanical, electrical, fabrication, aviation and other engineering curricula. The design and configuration of each lab was dependent on the type of engineering program being supported. The engineering labs renovated under this assignment consist of the following:

Client

The County College of Morris
Randolph, New Jersey

Program

Renovations to Sheffield Hall
Engineering Laboratories

Special Features

Flexible lab design features including movable, modular furniture systems; ceiling mounted utilities with quick-disconnects for flexible use; ceiling mounted acoustical panels; point exhaust pick-up; poured epoxy flooring at equipment labs; new LED lighting; new lab demonstration areas

Project Area

Sheffield Hall Engineering
Labs: 7,111sf

Total Project Cost

\$2.5M

SH 158: Materials Fabrication Lab and Support Areas. 2,265sf
SG 162: Fabrication Instructional Lab. 392sf
SH 105: Material/Testing Lab. 683sf
SH 153: Electronics Lab. 1,158sf
SH 153A: Aviation Lab. 287sf
SH 159: Electronics Lab. 1,157sf
SH 163: Electronics Lab. 1,169sf

The lab renovations were designed to be easy to maintain, flexible where possible, use sustainable materials and allow efficient use of resources. Noise concerns were also addressed, especially for Lab SH-158. Ceiling mounted acoustical panels were installed to mitigate noise generated by drill press, lathe and CNC machines. Mechanical exhaust was provided for the welding booth, fume hood and paint hood, along with new lab sinks and wash basins, the extension of gas, electric, CW, HW and compressed air lab utilities and provisions for new flat screen monitors.



Master Plan for Bergen Catholic High School

EI Associates is assisting Bergen Catholic with Master Planning and the subsequent design and engineering of a completely refurbished athletic stadium complex as well as renovations to existing educational spaces including the design of state-of-the-art STEAM wing including new Science Labs. The proposed Science Labs will be flexible spaces to accommodate changes to curricula. The proposed athletic complex, located on the site of the existing High School, will replace existing aged facility with a new multi-use athletic field, polyurethane track, all-weather training areas, new team rooms, grandstands, concessions and restroom facilities.

Client

Bergen Catholic High School
Oradell, NJ

Program

Master Planning and
Design of new STEAM wing
with new Science Labs and
Renovation and expansion
to existing athletic field
complex;

Special Features

New flexible laboratories;
Expanded all-weather
practice multi-sport
facilities;
New team rooms, trainer's
area; grandstands;
official's room; press box;
President's box for alumni
receptions

Project Area

20,000 sq.ft.

Total Project Cost

TBD – Project in Schematic
Design at this time

**Overall Campus Plan****BERGEN CATHOLIC**

El Associates

Architecture
Engineering
Planning

www.eiassociates.com

Client

Brookdale Community College
Hazlet, NJ

Program

Adaptive reuse/conversion
of former warehouse to new
classroom and student
support facility.

Special Features

New stone entrance;
New exterior facade;
Double-height
entrance/lobby area

Project Area

29,000 sq.ft.

Total Project Cost

\$4.5M

BROOKDALE COMMUNITY COLLEGE



Before

Brookdale Community College

Hazlet, NJ

Northern Monmouth Higher Education Center

El Associates was retained by Brookdale Community College to design site and building improvements as part of the development of the Northern Monmouth Higher Education Center.

A 4.1-acre site located at the corner of Union Avenue and Crown Plaza in Hazlet, NJ, was purchased by the College. As part of the development of this site, El designed adaptive re-use of an existing 29,000 sq. ft. flex building located on this site. El redesigned the exterior façade with stone and stucco, designed new window openings and designed a new covered student entrance to fit with Brookdale's aesthetic requirements. The interior of the former warehouse/office building was completely gutted and redesigned to provide space for sixteen academic classrooms, including a science classroom, computer laboratory and multipurpose student center. The renovations also included the design of new ADA compliant bathrooms and facilities, a new roof and new HVAC systems.

The existing site was also renovated to provide parking for 200 vehicles as well as barrier free access to the building. A new driveway entrance was erected on Crown Plaza allowing the former driveway to be eliminated and improving the site traffic flow.



After



8 Ridgedale Avenue

Cedar Knolls, New Jersey 07927

(973)775-7777

El Associates

Architecture
Engineering
Planning

www.eiassociates.com

Client

Drew University
Madison Avenue
Madison, New Jersey

Program

Renovate unused basement level for Faculty Computer Lab, Large Group Instruction, Small Group Instruction and Faculty Offices;
Renovate all toilet rooms and provide ADA accommodations; upgrade of Campus 4.16KV electrical distribution system; replace building steam heating, plumbing and electrical systems, and provide building-wide A/C; upgrade fire alarm system and provide building-wide fire sprinkler system; remediate water infiltration and mold problem and provide site drainage and waterproofing systems.

Special Features

Rubberized waterproofing membrane; new emergency generator; new central HVAC systems; technology infrastructure; historic interior finishes comprising custom paneled wood doors, subway tile and moldings.

Project Area
32,150 sq.ft.

Total Project Cost
\$2.5M



8 Ridgedale Avenue

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Drew University

Madison, NJ

Brother's College Interior Upgrades



One of Drew University's signature buildings required significant interior renovations and upgrades. Brother's College is a stone and brick building constructed in 1928. Its primary use is for classrooms and offices and it has approximately 32,150 sq.ft. on three levels. It is connected to the main Hall of Science building on campus.

The interior renovation work encompassed the mitigation of basement water infiltration, mold remediation and the renovation of all basement areas to house new classrooms, a computer teaching lab, seminar rooms, and office spaces. All renovated spaces were made ADA compliant and received new finishes throughout including flooring, wall treatment, and furniture selection. The majority of spaces also needed new acoustic tile ceilings and lighting. Appropriate soffits and pipe chases, were designed for new HVAC units and heating. Major upgrades to the electrical and HVAC systems were also designed.

The HVAC work included routing chilled water from the Hall of Science chilled water system to Brother's College as well as providing an upgraded heating system. The electrical work included assessing the existing building electrical service, upgrading of the Campus 4.16KV distribution system with new transformers and switches, and designing a new service to the building.



Basement Level - "Before"



Basement Level - "Before"



Basement Level - "After"



Basement Level - "After"

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Client
Kean University
Union, NJ

Program
New building to provide
services associated with
football stadium, baseball
& softball fields

Special Features
Aluminum & glass curtain
wall at main entrance &
second floor viewing balcony;
insulated
split-face CMU

Project Area
10,000 sq.ft.

Total Project Cost
\$2.4M

Kean University

Union, NJ



Concession, Restroom & Fitness Center Building

As part of their development of new athletic fields, Kean University has identified the need for a new Concession, Restroom and Fitness Center Building to be located between the existing football stadium and new baseball and softball fields. This building was constructed as part of Phase III of the University's athletic field master plan. The University's master plan consolidated all athletic facilities in one area of the campus.

As Architect/Engineer for this project, El developed a highly efficient layout in response to the University's budget requirements. The new 2-story athletic facility measures 5,000 sq. ft. per floor. The first floor includes a central lobby with elevator, a non-cooking Concession area and public restrooms for use by spectators during athletic events. The second floor comprises a Fitness Center with treadmills, step climbers and bicycles, Men's and Women's Toilet, Locker and Shower Facilities, and a spectator viewing balcony.

Although the structural systems, finishes and materials were designed for economy and durability, the final design is cohesive and respectful of the existing campus architecture. The building comprises a steel frame structure with a poured concrete second floor and EPDM roof system. Insulated, single-wythe, split face CMU is used as the predominant exterior building material thereby eliminating the need for cavity wall construction and a separate interior finish layer. An aluminum and glass curtain wall system is used at the main entrance and second floor viewing balcony to provide interest and natural light.



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Kean University

Union, NJ

Nancy Thompson Library

Client

Kean University
Union, NJ

Program

Expansion consisting of
two additions to three-
story building

Special Features

Human Rights Center will be
able to operate
independently from the
Library

Project Area
20,000 sq.ft.

Total Project Cost
\$6.5M

El Associates was selected to expand the Nancy Thompson Library on the campus of Kean University. The expansion will consist of two additions to the existing three-story Library building. One addition will expand the single-story portion of the Library's east wing, and the other addition will be constructed over the single-story west wing of the building. The east wing addition will house the University's Human Rights Center and will add one-story. This facility will be able to operate independently from the Library proper and will have a distinctive, non-integral appearance from the existing Library.

The two-story addition over the west wing will expand the second and third floor of the existing Library. All systems will work integrally with the existing Library. The appearance of this addition will maintain the character of the existing three-story main body of the Library.

For these additional structures particular attention will be given to the existing building's ability to structurally support the additional loads, evaluating the existing infra-structure and services for future extension or integration.

The total addition will be 20,000 sq.ft. with a construction cost of \$6.5 million.



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Millersville University

Student Memorial Center

The Student Memorial Center is the heart of the campus at Millersville University. Students and faculty can access a wide range of services and facilities at this one location.

Client
Millersville University

Program
*Renovation & Expansion of
Existing Student Center*

Special Features
*Student Lounge, University
Store, Multipurpose Areas;
Game Room, Study Area,
Offices*

Project Area
71,050 sq.ft.
Addition
84,800 sq.ft.
Alterations

Total Project Cost
\$28.7M

In May 2009, a three phase renovation and addition project started. Phase 1 included moving the parking lot and completing site work. This phase was completed at the end of August 2009. Phase 2 included laying the building foundation and structural steel of the addition. This phase was completed March 2010 with bidding occurring October 2009.

The final phase was the most extensive comprising the main building and addition. EI Associates provided quality control, reviewed documents to ensure that codes have been met, and provided construction observation services which included job conferences, answering questions, and overseeing project close-out. This phase was completed in August 2011.



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Client

Millersville University

Program

Reorganize functional uses,
enhance aesthetics & improve
building systems

Special Features

Major new entrance
addressing student flow,
and a large parking area

Project Area

25,000 sq.ft.
Alteration

Total Project Cost

\$3M

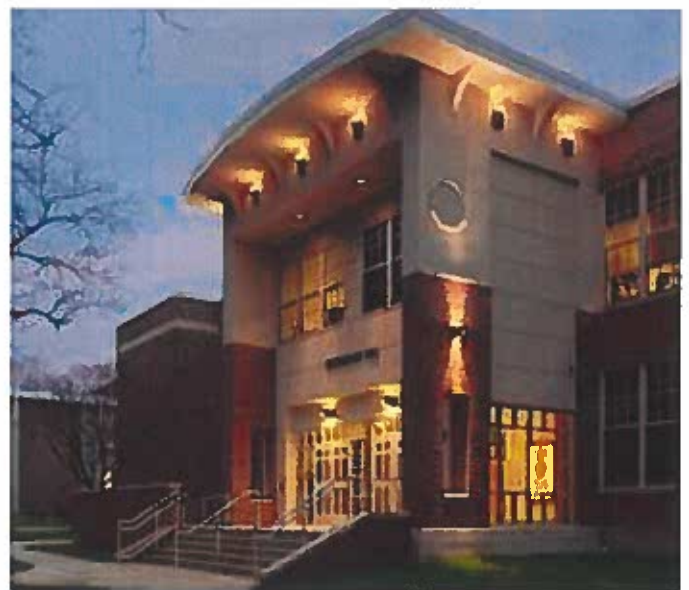


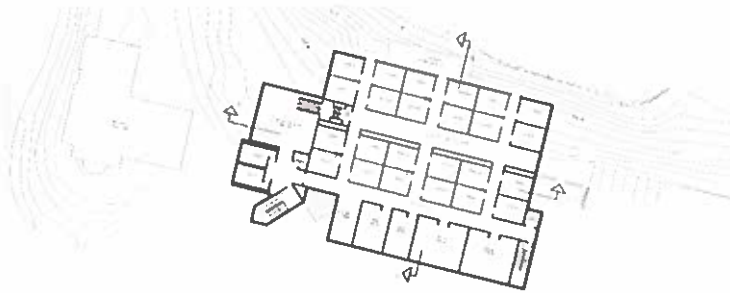
Wickersham Hall was built in 1938 and has housed the Departments of Science, Foreign Language, Geography, Mathematics and Computer Science. The Hall has also served as the University's computer center. Since 2001, Wickersham has been occupied solely by the Department of Mathematics.



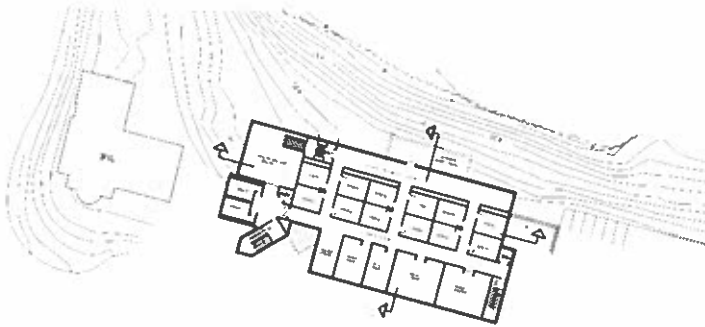
The two-story 25,000 sq.ft. building has a partial lower level where the mechanical and elevator equipment are located. The design includes a major new entrance on the north side addressing student flow from the expanding campus and a large parking area. The department office area occupies the second floor of this addition, adding to the scale and importance of this facade.

The completed renovations reorganize the functional uses and enhance the aesthetics and building systems to a level equal to its prominent location on campus.





Third Floor Plan - MFA Phase 2 Expansion



Third Floor Plan - MFA Phase 1



Second Floor Plan - MFA

Montclair State University Upper Montclair, NJ

Master of Fine Arts Building

EI Associates was retained to develop a program and design concept for the University's new Master of Fine Arts Building. The building was to serve a dual function, as the new home for the growing fine arts graduate program, as well as providing much-needed general classroom space.

The 3-story design concept is organized into 2 distinct and separate facilities, with the MFA program occupying the top 2 floors with independent egress and mechanical system. The design anticipates that both facilities are likely to operate on different time schedules.

Implementation can be accomplished in 1 or 2 phases depending on available funds. Scheme 1 creates a 48,100 sq.ft. building providing 5 general classrooms and an MFA program having 32 student studios, 6 faculty studios and 4 commercial studios, along with facilities for photography, media arts, computers and exhibition gallery. Scheme 2 eliminates 12 student studios which can be easily added at a later date.



Phase 1



Phase 2 - Expansion

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Client

Montclair State University
Upper Montclair, NJ

Program

Rehabilitate deteriorated
pedestrian bridge
structure

Special Features

Reinforced concrete
Bridge structure

Project Area

N/A

Total Project Cost

\$300,000



MONTCLAIR STATE UNIVERSITY

Montclair State University

Upper Montclair, NJ

College Hall Pedestrian Bridge Structural Improvements



El Associates was retained by Montclair State University to provide a structural assessment of the existing steel reinforced concrete pedestrian bridge which provides significant pedestrian and vehicular access to College Hall. The bridge structure has deteriorated to an unsafe condition and required extensive rehabilitation.



The bridge is constructed of four (4) precast double tees which span about 35 feet. These tees sit on the existing masonry wall at the south end and on concrete abutment at the north end. Architectural balustrades are supported by structural steel members installed adjacent to the double tees at the east and west of the bridge and the approach slab.

Pursuant to our assessment, El designed structural improvements to the bridge structure covering the replacement of deteriorated steel sections and concrete. The repair salvaged the existing balustrades and sought to preserve the historic quality of the bridge structure.



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Neptune Township School District

Neptune Township, NJ



LEED
LEED GREENING IN ENERGY & ENVIRONMENTAL DESIGN



NJ's 1st LEED Gold Certified Public School Project

Summerfield Elementary School

El Associates and its partner Patock Construction were selected by the NJ SCC and Neptune Township to construct the first design build school project in the State. The new Summerfield Elementary School incorporates the latest in efficient building design to ensure it will be cost effective for the district to operate. USGBC LEED principles are used in the design and construction of the school which recently received a LEED "Gold" certification from the USGBC, the first public school in New Jersey to achieve this distinction.

The design of the project maximizes the efficiency of operation, ease of maintenance, water conservation, indoor air quality, fuel cost savings, recycling, and use of renewable resources. Innovative features include under-floor air distribution, energy recovery, onsite geothermal wells, a high performance building envelope, bio-retention swales, subsurface infiltration tanks, a storm water holding tank for irrigation, and a solarium corridor have been included in the design.

Working in conjunction with Patock, El's LEED accredited professionals have also engineered ways to ensure the construction of the new school will be environmentally friendly. The construction utilized materials with high recycled content, were locally manufactured and are low in VOCs. It will also reduce waste to landfills, and no HCFC's or Halons are used in the HVAC systems designed for the project.

The project is a first for New Jersey in two ways: the first design/build school project and one of the first to target LEED Gold Standard Certification.

Client

Neptune Township
School District
Neptune Township, NJ

Program

New Grades K-5
Elementary School

Special Features

Fuel cost savings;
Recycling; Under-floor air
distribution; Energy recovery;
Bio-retention swales; Water
conservation;
Subsurface infiltration tank for
irrigation; solarium corridor;
Indoor air quality; Ease of
maintenance

Project Area

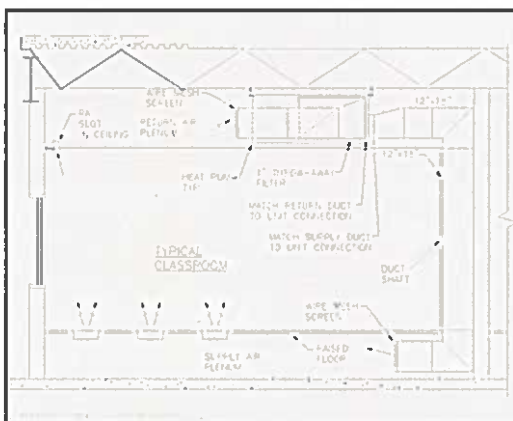
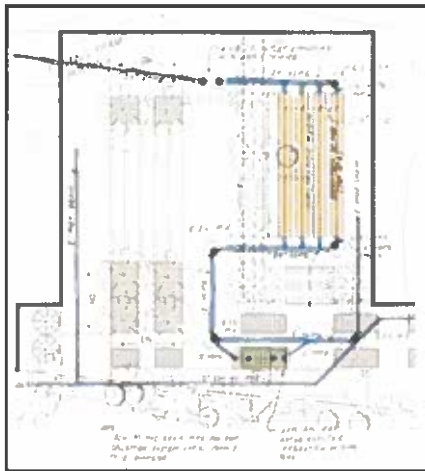
96,800 sq.ft.

Total Project Cost

\$22M

Recognition & Awards

NJ's 1st LEED Gold Certified
Public School
NJ's 1st Design/Build School
2006 Architectural Portfolio
AS&U
2007 Educational Interiors
Showcase - AS&U
2007 & 2009 Learning By
Design - American School
Board Journal
2008 Education Design
Showcase - School Planning &
Management
2006 Managing Excellence-
Delivering Success - School
Planning & Management
2006 Design/Build Institute of
America - Legacy Award
2006 - Thomas & William
Gilbane Award



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Client

Rutgers Cancer Institute
of New Jersey
New Brunswick, NJ

Program

Chiller Study & Replacement

Special Features

Two new 360-ton air-cooled
packaged glycol chillers.

Project Area

225,000 sq.ft.

Total Project Cost

Confidential

Rutgers Cancer Institute of New Jersey

New Brunswick, New Jersey

Chiller Study & Replacement

The Cancer Institute of New Jersey (CINJ) is a five-story, 225,000 sq.ft. cancer treatment and research institution that is a part of Rutgers University located on its New Brunswick, New Jersey campus. The building contains critical laboratories, offices and support spaces and is served by a series of four large air handling units located in the roof mechanical penthouse, and associated condenser equipment which provide DX cooling to the building. To address ongoing condenser problems and a continuous 18-month cycle of compressor failures El performed a comprehensive analysis of the system and identified significant deficiencies with the existing system's design.

El's analysis led to our design of two new 360-ton air-cooled packaged glycol chillers. The chillers are hardened against failure and provide Rutgers with redundancy to prevent interruption of critical building operations. The high-efficiency chillers will also provide a significant economic and energy conservation benefit to Rutgers. The chillers provide an estimated \$40,000/year reduction of electrical utilities and El was instrumental in obtaining \$200,000 of Smart Start rebates on behalf of CINJ.



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CAB Cooling Tower Replacement

EI Associates recently assisted Rutgers University with the design of the replacement of an aged cooling tower at the Clinical Academic Building (CAB) located in New Brunswick, NJ. The existing 2-cell, 700-ton cooling tower had exceeded its life expectancy. The new tower design included a 700-ton, 2-cell induced draft, counter flow (IDCF) cooling tower. The new tower comprises two independent cells with an equalizer line. As part of this assignment EI performed an evaluation of the existing tower system, developed replacement recommendations and budgetary costs, and then provided detailed engineering services.

Client

Rutgers University
New Brunswick, NJ

Program

Replacement of aged
cooling tower

Project Area

225,000 sq.ft.

Total Project Cost

\$1,411,916



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Rutgers University

New Brunswick, New Jersey

Clinical Academic Building Fire Alarm, Smoke Control & HVAC Upgrades

El Associates is currently assisting Rutgers University with the replacement of an existing cooling tower serving the Clinical Academic Building (CAB) at the New Brunswick campus. The Clinical Academic Building is part of Robert Wood Johnson University Hospital in New Brunswick. Rutgers plans to replace the existing 2-cell, 700-ton chiller cooling tower with a new similar cooling tower. The existing tower has exceeded its life expectancy. The new tower design will include the following enhancements:

Client

Rutgers University
New Brunswick, NJ

Program

New Smoke Control System;
Cooling Tower Replacement

Special Features

New Addressable Fire Alarm
& Smoke Control System;
Two-cell, 700-ton
Cooling Tower

- New smoke control system and addressable fire alarm system
- New 2-cell 1DCF cooling tower.
- Towers to be 2 independent cells with equalizer line.
- Firefighter control panel for smoke control
- Emergency voice and alarm communication
- Fire department communications
- Status indicators and controls for air distribution systems
- Emergency and standby power status indicators
- Telephone for fire department use with control access to public address system

The new tower will be located on top of the existing tower foundations. The existing steel will be scraped and repainted. The project will be designed as one bid package.

Project Area

7-Story Building

Total Project Cost

\$1,100,000



Existing 2-cell cooling tower (to be replaced)



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Rutgers, The State University of New Jersey New Brunswick, New Jersey

Renovations to 8 Buildings Cook & Douglass Campuses

El was awarded a contract to provide design and construction administration services for a campus-wide capital improvement project at the Cook & Douglass Campuses in central New Jersey. Construction costs are estimated to be \$11,000,000.

The scope of work includes facade restoration, window and roof replacement, ADA access, laboratory renovations, HVAC upgrades, new toilet rooms, the design of new electric service and distribution, fire protection, fire alarms, landscaping, and site improvements for eight buildings, including the Graduate Music Building, Chemistry Building, BioScience, Ruth Adams, College Hall, Thompson Hall, Lipman Hall, and Martin Hall.

One building is listed in the National Register of Historic Places and all of the buildings are of historical value. El is utilizing its considerable historic restoration experience to preserve the architectural character and enhance utilization.



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Client

Rutgers, The State University of
New Jersey

Program

Second floor lab conversion;
select lab area renovations;
new central air handling
system; new central electrical
system; ADA upgrades of
bathrooms, entrance and
vertical circulation;
Exterior building restoration
comprising replacement of
historic wood windows, brick
masonry restoration and
repainting and replacement of
slate roof, flat built-up roof
areas, restoration of built-in
gutters wood cornice.

Special Features

New lab casework, resin
benchtops and benchtop
utilities comprising vacuum,
water and electricity; new
vacuum pump system;
Strobic exhaust fans;
Biosafety hoods and Chemical
fume hoods;
Simulated, divided-lite wood
windows; ADA compliant
elevator installation and
entrance ramp; Welsh Black
slate roofing (sloped roof
areas), APP Modified BUR
roofing (flat roof areas).

Project Area

New second floor lab area:
1,800 sq.ft.
Other renovated lab areas:
7,000 sq.ft.
Roof Area: 8,300 sq.ft.

Total Project Cost

Total Building Renovation:
\$2.6M

Rutgers, The State University of New Jersey

New Brunswick, NJ

Lipman Hall

Cook Campus



El Associates was retained to renovate Lipman Hall, a laboratory science building located on Rutgers' Cook Campus.

The building, constructed in the early 1900's, is home to sophisticated biological laboratories whose activities generate substantial funding for the university. As part of this work scope, a new laboratory suite was added to the second floor, replacing previous administrative functions. This suite consists of a teaching lab, lecture room, equipment room and prep area.

The building was modified to meet current ADA guidelines and includes the replacement of the former freight elevator with a new ADA compliant passenger elevator. A new exterior ramp was installed and bathrooms renovated for accessibility.



A new central mechanical system was connected to the building with new interior ductwork coordinated with the tight existing conditions. The electrical service, panels and wiring was also upgraded to meet current codes and needs.



Renovation also includes the restoration of the complete building exterior covering the replacement of all windows with new wood windows, the installation of a new slate roof and new built-in copper gutters, restoration of the exterior woodwork and cornice trim and masonry restoration.



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Rutgers, The State University of New Jersey

New Brunswick, NJ

Martin Hall
Cook Campus

Client

Rutgers, The State University
of New Jersey

Program

Replace flat EPDM and
sloped slate roof areas due
to age, deterioration and
failures

Special Features

Welsh Black slate (sloped
areas); 4-ply coal tar BUR
roof (flat area); copper
flashings

Project Area

Flat roof area: 5,300 sq.ft.
Slate roof area: 7,400 sq.ft.

Total Project Cost

\$340,000

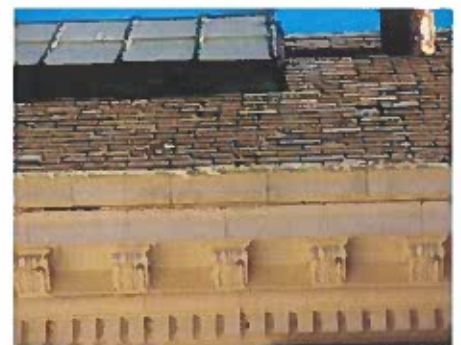


El Associates was retained to design replacement roof systems and restore exterior trim work for Martin Hall, a three story 1920's structure located on the Cook Campus.

Renovation included the replacement of the entire slate roof area, replacement of the entire rear EPDM flat roof area, restoration of precast stone gutters and cornice work, restoration of rooftop skylights as well as the restoration of the exterior dormer woodwork and trim.

Existing slate was found to be brittle, an inherent problem with the origin of the existing slate material. Harder slate, matching the color of the existing, was specified from those quarry regions yielding stronger, more durable material, and has served as a standard of replacement for all Rutgers' Cook/ Douglass slate roofs.

The rear flat roof, above the existing one-story open office area, experienced areas of substantial ponding due to lack of proper roof slope. El designed a new EPDM roof system for this area, incorporating new tapered insulation, sloped to existing drains.



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Rutgers, The State University of New Jersey

New Brunswick, NJ

Ruth Adams Building

Douglass Campus

Client

Rutgers, The State University
of New Jersey

Program

Replace slate and built-up
roof areas due to age,
deterioration and failures;
restore built-in
gutters/cornice; replace
windows

Special Features

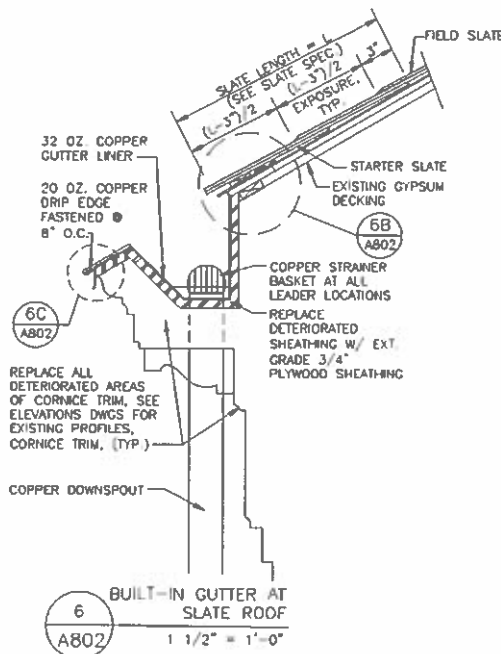
Simulated divided-lite wood
windows; Welsh Black slate
(sloped areas); APP Modified
BUR (flat areas); Copper
flashing

Project Area

Roof area: 12,100 sq.ft.

Total Project Cost

\$800,000



El Associates was retained to renovate Ruth Adams, a three story 1920's structure located on Douglass Campus.

Renovation included the replacement of the slate roof area, new built-in copper gutters, restoration of rooftop skylights as well as the restoration of the exterior woodwork and cornice trim.

Several metal sided "mechanical dormers" were redesigned to match the traditional slated dormers, including new dormer moldings, found elsewhere on the building.

Since the existing roof was inaccessible and created problems for scheduled maintenance, a new roof hatch and ladder was designed to access the flat section of the roof.

In addition, this renovation included a complete window replacement. New double glazed, double hung wood windows were designed to match the existing profiles, style, and muntin patterns to preserve the building aesthetic.



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Client

Rutgers, The State University
of New Jersey

Program

Upgrade/renovate existing
labs, replace HVAC systems;
provide ADA accessibility;
replace slate and built-up
roof areas due to age,
deterioration and failures;
replace aluminum windows

Special Features

New lab benchwork and
resin benchtops; new
chemical fume hoods; new
rooftop make-up air units
with provisions for preheat
and reheat; new Welsh Black
slate roofing (sloped areas),
4-ply coal tar BUR roof (flat
area); copper flashings

Project Area

Total building area:
27,000 sq.ft.
Roof area: 9,300 sq.ft.

Total Project Cost

\$1.65M



Rutgers, The State University of New Jersey

New Brunswick, NJ

Thompson Hall

Cook Campus

El Associates was retained to renovate Thompson Hall, one of several food science buildings located on Cook Campus.

Renovation consisted of the replacement of interior doors with new, installation of new floor finishes throughout the stairs and corridors, complete window replacement for the older (original) building section, as well as the complete upgrade of two first floor laboratories. All toilet rooms were also renovated with new fixtures to meet barrier-free accessibility. A new ADA compliant exterior ramp was designed at the rear entrance to meet current accessibility requirements.

El's mechanical engineers designed new rooftop mechanical units to replace the existing inadequate units.

Renovation also included the replacement of the slate roof area, new copper gutters, entire replacement of the flat roof over the lab section of the building as well as the restoration of the exterior woodwork and cornice trim.



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Cooper Dining Hall Demolition Project

Client

Rutgers University
New Brunswick, NJ

Program

Demolition of Cooper Dining
Hall Facility and
Restoration of Site as a
Green Space

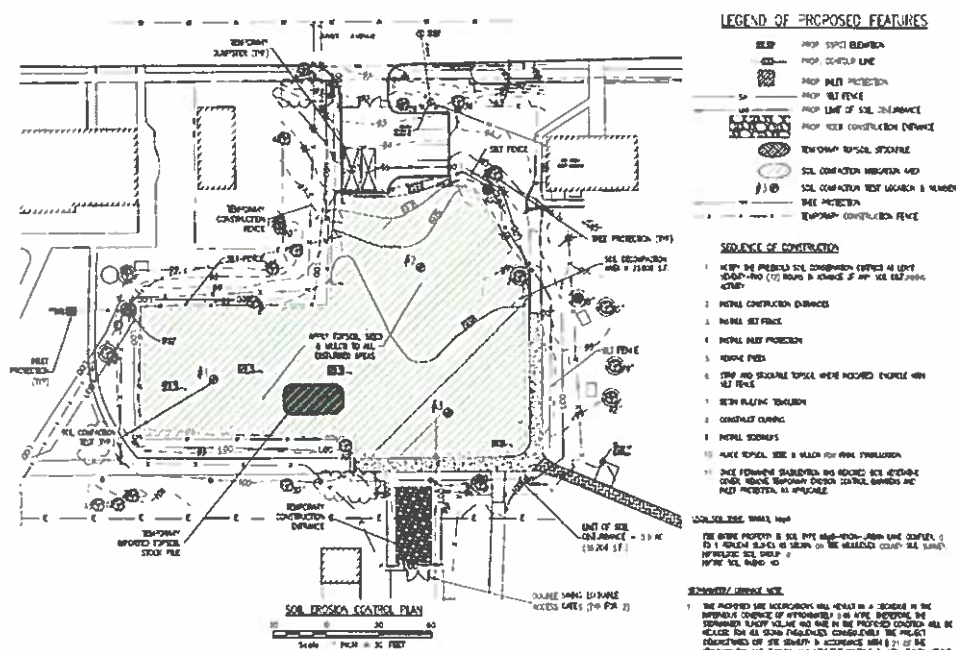
Special Features

Freehold Soil Conservation
District approval;
Utility disconnection and
decommissioning; Salvage of
select building components
including
boiler equipment;
Temporary protection of
adjoining properties;
Hazardous material
investigation, abatement
and recovery of HVAC
refrigerants; and disposal
of lighting ballasts, bulbs
and batteries

Project Area
20,000 sq.ft.

Total Project Cost
\$250,000

EI Associates assisted Rutgers University with the design services covering the demolition of Cooper Dining Hall facility in New Brunswick, NJ. The one-story facility was constructed circa 1972 and consists of a brick masonry exterior with gabled standing seam metal roofing. The total building area measures approximately 20,000 sq.ft. and houses cafeteria/food prep, server, student dining, facility dining, private dining, locker rooms, toilet rooms and mechanical equipment support areas. A small paved parking lot and service drive from Jones Avenue provides access to the rear dining hall loading dock area. This lot is presently used as parking for an adjoining Rutgers building. A concrete walkway adjoins the dining hall and provides student access to separate, neighboring Rutgers facilities. A drainage swale is located between the walkway and the dining hall. A private residence is located near the rear of the dining hall, along Jones Avenue. The demolition included the 20,000 sq.ft. dining hall, building structure, interior and exterior walls, roofs, floor slab, foundations and MEP infrastructure. The site was restored as a grass lawn area. The work also required soil erosion and sediment control design and related approval by the Freehold Soil Conservation District.



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Client

Rutgers, The State University
of New Jersey

Program

3rd Floor "attic" conversion to
instructional space; upgrade
building lab exhaust, replace
roof system

Special Features

Motorized skylight sun
control system; new rooftop;
Strobic fans; Kalwall
skylights; APP Modified BUR
roof system (flat area); Welsh
Black slate roof (sloped
area); copper flashing

Project Area

3rd Floor Attic renovation:
10,000 sq.ft.
Roof area: 11,000 sq.ft.

Total Project Cost

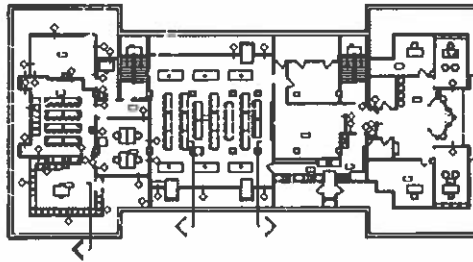
\$1.3M

Rutgers, The State University of New Jersey

New Brunswick, NJ

BioScience Building

Douglass Campus



THIRD FLOOR PLAN



El Associates was retained to renovate Douglass College's BioScience Building, a three story early 1900's structure.

Renovation consisted of the conversion of the third floor "attic" space for use as a large lecture area, with smaller, adjacent instructional spaces and TA offices. A new mechanical system was designed to condition the third floor areas. New skylights, with light control devices, were designed to supplement the interior lighting of this space.

Rooftop exhaust fans serving the existing fume hoods were replaced with new strobic fans to satisfy environmental requirements.

Renovation also included the replacement of the slate roof with new built-in copper gutters as well as the restoration of the exterior woodwork and cornice trim.



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Client

Rutgers, The State University
of New Jersey

Program

Historic interior renovation
and replacement of HVAC
and electrical systems;
Design coordination with
SHPO and Rutgers
preservationist.

Special Features

Custom ceiling/soffit detail
to preserve crown molding
while allowing installation of
sprinkler system; custom
etched glass doors; period
brass chandeliers; historic
restoration of original wood
windows; reconstruction of
historic retaining wall; multi-
zone HVAC system

Project Area

10,500 sq. ft.

Total Project Cost

\$1.01M



8 Ridgedale Avenue

Rutgers, The State University of New Jersey

New Brunswick, NJ

College Hall

Douglass Campus



El Associates was retained to renovate College Hall, a national historic landmark building serving as the main admissions office for Douglass College.



Constructed in 1855 as a private residence, College Hall now houses the college's administrative and admission functions. As part of our interior restoration work scope, years of surface mounted utilities, piping and conduit were systematically removed and rerouted to a concealed condition. Exposed steam piping and radiators were removed throughout and replaced with a central forced air system for heating and cooling. New ductwork is concealed in new vertical chases as well as existing closets. Existing window air conditioners were removed to allow for the restoration of the wood windows.



Existing plaster ceilings were furred to accommodate and conceal existing sprinkler piping throughout. A custom ceiling edge/soffit detail was developed to retain the existing crown moldings.



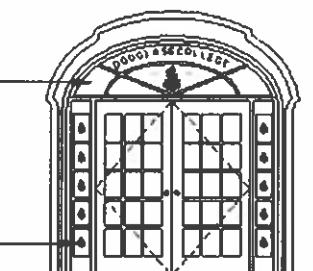
The first floor Fellows Room was restored and included custom French doors designed to fit an existing arch opening separating this conference room from an adjoining office area as well as the restoration of an abandoned fireplace. Existing wood paneling, plaster and monumental stair were also restored. New finishes consisted of period carpeting, wallpaper, paint and period lighting.



Overall design was coordinated and reviewed with SHPO and Rutgers preservationists.

NEW ELLIPTICAL TRANSOM
DIVIDED LIGHT WOOD
WINDOW

ETCHED GLASS PANELS
(DOUGLASS "TREE" SYMBOL)
IN NEW FRENCH DOOR
SIDELIGHT PANELS



Cedar Knolls, New Jersey 07927

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The total estimated construction cost associated with the glazing replacement is \$350,000.



El Associates

Architecture
Engineering
Planning

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Client

Rutgers, The State University of
New Jersey

Program

Complete renovation of
Basement Chemistry Lab
including replacement and
upgrade of entire mechanical
and electrical systems,
replacement of canopy hood
system and all benchwork and
utilities; Exterior building
restoration comprising
replacement of historic wood
windows, brick masonry
restoration and repointing,
restoration of main entrance
portico, columns and steps,
new entry plaza and
landscaping and replacement
of slate roof, built-in gutters
and flat, built-up roof areas.

Special Features

(32) 6'w low-flow chemical
fume hoods; New benchtop
utilities comprising vacuum,
water and electricity; Strobic
exhaust fans; New lab make-
up air system; Epoxy lab
flooring; Simulated, divided-
lite wood windows; historic
roof guardrail; Welsh Black
slate (sloped roof areas), APP
Modified BUR (flat roof areas);
copper flashings

Project Area

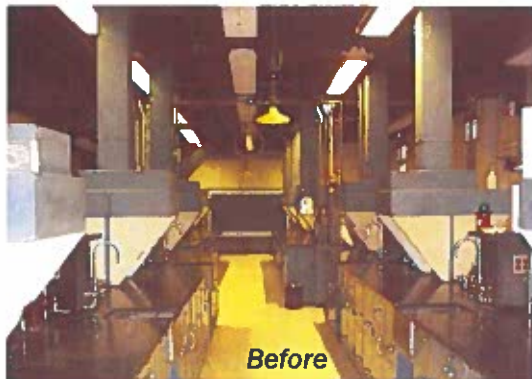
Basement Chemistry Lab:
4,000 sq.ft.
Roof area: 12,800 sq.ft.

Total Project Cost

Basement Lab Renovation:
\$1.2M
Total Building Renovation:
\$2.6M

Rutgers, The State University of New Jersey

New Brunswick, NJ



Before



After

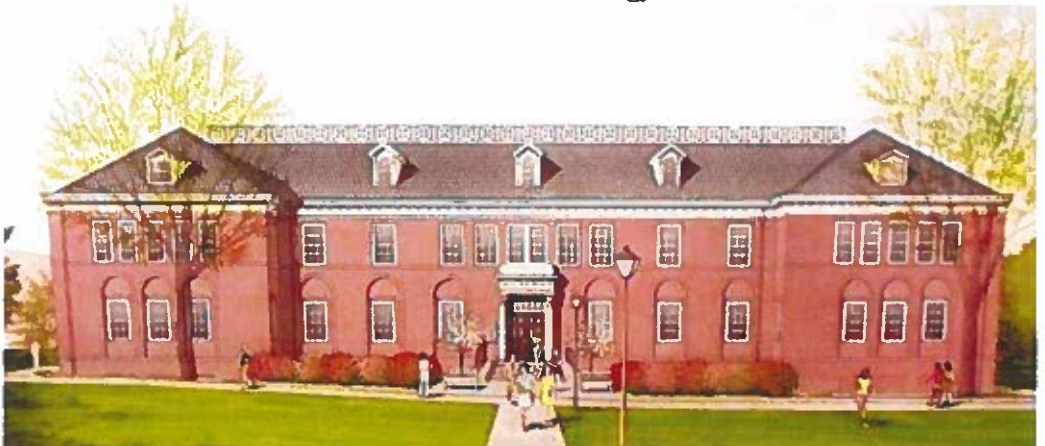


After

Regina Best Heldrich Science Building Douglass Campus

El Associates was retained to renovate the Regina Best Heldrich Science Building (Douglass Campus) as part of Rutgers' HECIP (Higher Education Capital Improvement Program) project. Our design work covered a complete exterior building restoration as well as interior upgrades consisting of a gut renovation of the main basement chemistry lab.

For the 4,000 SF Chemistry Lab, our renovation included the replacement of 50 makeshift canopy hoods with 32 six foot wide hoods, each capable of handling 2 students to serve a total of 60 students. The Rutgers Environmental Health and Safety (REHS) group's initial requirement for testing air flow for any hood was 100 Feet per Minute at a full open position. With the number of hoods requested for this space, this standard would have created a number of problems, including air turbulence, which would have impacted the safety of the space. Through several meetings with Rutgers, El was able to successfully recommend "low-flow" hoods which meet strict ASHRAE requirements, utilizing only 50FPM, half the level originally required by REHS. Utilizing low-flow hoods reduced the amount of make-up air required for this lab, thus reducing the initial mechanical equipment costs as well as future energy costs.



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El Associates

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Client

Shippensburg University
Shippensburg, PA

Program

Fitness Center &
Weight Room

Special Features

New wall, ceiling & floor
finishes; ADA upgrades;
wireless internet access

Project Area

6,300 sq.ft.
Alteration

Total Project Cost

\$579,000

Shippensburg University

Shippensburg, PA

Heiges Field House



The project included renovation to an existing 6,300 sq.ft. fitness center and weight room at the Heiges Field House Complex. The renovations included a new wall, ceiling, and floor finishes as well as alterations to the toilet facilities to make them meet ADA requirements.



Minor interior alterations were completed by adding partition walls to create office and conference areas. A new heating, ventilation, and air conditioning system was integrated into the space. Wireless internet access as well as new electrical outlets and wiring were provided.



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El Associates

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Client

Shippensburg University

Program

Instructional research &
administrative areas

Special Features

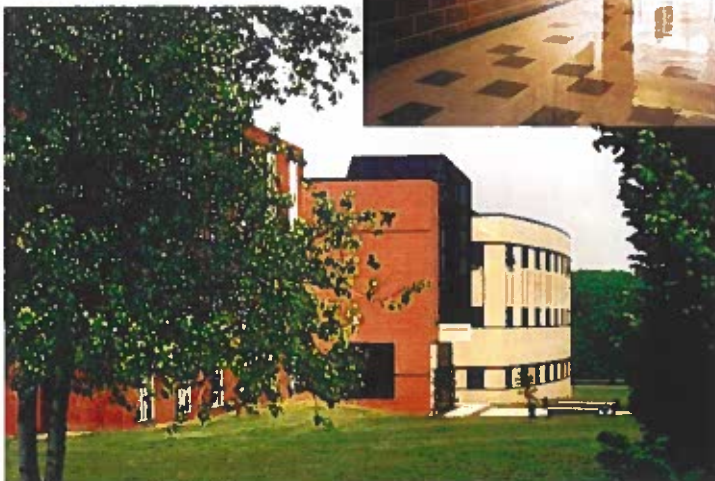
Multi-media technology
including telecommunications
& CATV infrastructure

Project Area

28,000 sq.ft.
Addition

Total Project Cost

\$5MM



Shippensburg University

Math & Computer Technology Building

The Mathematics and Computer Science Department was previously housed in an inadequate "make-do" facility, resulting from the conversion of general classroom spaces. A unified Computer Center to support all instructional programs was virtually non-existent.

The Mathematics/Computer Science academic function required 28,000 sq.ft. of instructional research and administrative areas. Included are 2 laboratories, 2 preparation rooms, 4 research rooms, department administrative offices with 2 seminar rooms, lecture facilities for larger classes (200-300 persons) and 24 faculty offices. The addition contained multi-media technology including telecommunications and CATV infrastructure.

The Computing Technologies Center (CTC) provides support for academic and administrative computing activities campus-wide. The center is located on the first floor of this addition. It is the center for telecommunications, voice, data, and video networking to all buildings, information and user support services, and technical aspects of instructional technology and distance education on and off campus. CTC exists to service the student body and administration.

El Associates

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Planning

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Client

Shippensburg University

Program

Expand & upgrade existing
recreational facility

Special Features

Work with student body in
developing improvements,
lighting for night use, storm
water detention pond

Total Project Cost

\$980,000

Shippensburg University

Student Recreation Facilities



Shippensburg University had a need to upgrade and expand their recreational facilities for the student body. The University asked El Associates for planning and design services and to work with the student body in developing new facilities. A section of the campus near the student parking was selected for these improvements. El Associates worked with key student representatives as well as University staff in developing a program for the new facilities.

The program included a softball and baseball field, two multi-purpose playfields, two basketball courts, two sand volleyball courts, public restrooms and picnic pavilion, jogging path, and covered skating pavilion for roller blade hockey. In addition, the storm water detention pond was designed for flooding during the spring and summer months and also for ice skating during the winter season. The facilities were also lighted for night use. The project was designed and built with funding coming from the students.



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Client

The School District of South
Orange & Maplewood
Maplewood, NJ

Program

Conceptual Design and
Feasibility Study for new
shared-use Aquatic Center

Special Features

Historically sensitive design
elements reminiscent of
original American Gothic
architecture:
Brick masonry exterior,
Steep pitch gable dormers,
Architectural stone details,
Community accessible
design (promote use by
YMCA and community
recreation centers),
6 lane competition pool,
Spectator seating area,
Adjoining Student
Fitness/Wellness Center

Project Area
16,000 sq. ft.

Total Project Cost
Confidential

The School District of South Orange & Maplewood

Maplewood, NJ



Columbia HS Aquatic Center Addition

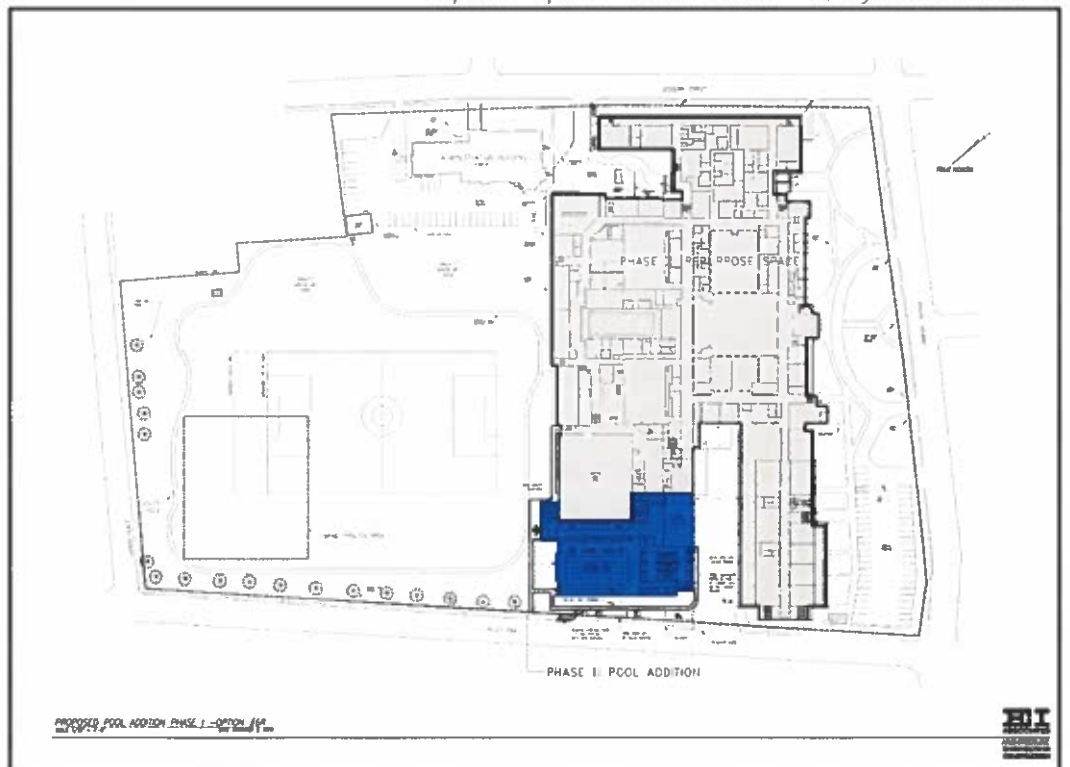
Constructed in 1928, the existing Columbia HS pool facility no longer adequately supports current school needs. In addition to normal maintenance issues as a result of age, the pool lacks current depth requirements, proper spectator viewing areas and has become "land-locked" as a result of past building additions. Shared community use is now cumbersome due to the current pool location and configuration.

As part of a Feasibility Study to evaluate options for a new HS pool facility, EI provided the Conceptual Design for a new, historically sensitive Aquatic Center addition. The proposed addition takes American Gothic design cues from the original 1928 high school and provides a new façade along Valley Street.

The proposed building addition measures approximately 16,000 sq.ft. and incorporates a 6 lane competition pool, men's and women's locker/shower/toilet facilities, a new Student Fitness/Wellness Center and support areas. The proposed addition is designed to promote community use and provide a source of revenue for the District.



Proposed Aquatic Center Addition – Valley Street Elevation



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El Associates

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Client

Stevens Institute of Technology

Program

Kidde Building HVAC System
Upgrade – Lower Level Math
Department

Special Features

New VAV Boxes including
Reheat Coils; System Re-
balancing

Project Area

Lower Level Math Department

Total Project Cost

Confidential

Stevens Institute of Technology

Hoboken, NJ

Kidde Building HVAC System Upgrade



Stevens recently completed the renovation of the Morton Pierce Kidde Building's lower level to accommodate a satellite police station and offices for the math department. The satellite police station was provided with a stand-alone VRF system. The math department rooms on the lower level were designated to be served from an old fan coil units. During the renovation it was discovered that the piping serving these fan coils had deteriorated to such an extent that its reuse was no longer feasible.



Stevens retained El Associates to provide a new design which allows the math department to be served from the existing AHU and VAV system and permits demolition of the old fan coils. Our work covered the following:

- Prepared new load calculations for the building served from the existing AHU to determine available capacity. Calculations performed using Trane Trace 700.
- Performed a field survey of the spaces and HVAC equipment in question.
- Prepared construction drawings and specifications to fix and illustrate the following new work:
 - ✓ New VAV boxes, including HW reheat coils, to serve the Math offices.
 - ✓ Connection of existing VAV box reheat coils (not connected with the past renovation) to the new hot water system in the building.
 - ✓ New VAV work included new control valve, valve control, and connection to the BMS system.
 - ✓ Re-balance plan for the building HVAC system connected to the AHU.



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Client

Stevens Institute of Technology

Program

New Chemical Storage Facility
for McLean Hall

Special Features

1-hr fire rated partition;
new walk-in vent hood;
intrinsically-safe design;
XP-rated devices

Project Area

500 sq.ft.

Total Project Cost

Confidential



Stevens Institute of Technology

Hoboken, NJ

McLean Hall Chemical Storage Facility

The Department of Environmental Health and Safety (EH&S) at Stevens has requested a new 180-Day Chemical Waste Storage and a New Chemical Storage facility to be constructed within the basement level of McLean Hall. Waste and new chemicals were previously stored in detached, ancillary structures located within an existing parking lot adjacent to the McLean Hall basement loading dock. These existing exterior structures were identified to be removed to allow the construction of a new road in this area.

Stevens retained El Associates to provide architectural and engineering services related to the fit-out of an approximately 500 square foot storage facility, within a portion of the existing Physics Laboratory located in the basement of McLean Hall (Room B-7) for new and waste chemicals. A new fire rated partition, minimum 1-hr rating, was required to separate the new storage facility from adjoining functions. A new walk-in vent hood, for transferring chemicals (open dispensing) from small containers to 55-gallon waste drums, was also required.

The project also required the installation of a new, standalone H&V system, new exhaust system, safety eyewash station, and dry chemical fire suppression system within the new storage room. The new storage room was designed as an intrinsically-safe facility. Existing lighting and receptacles within the project area were replaced with XP-rated devices. Existing ductwork and piping which interfered with the new construction required relocation. An existing exterior areaway, located adjacent to the new storage room foundation wall, was used to provide code required exhaust and ventilation of the space.



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Client

Stevens Institute of Technology

Program

New 26.4KV Electrical Service
at North Campus

Special Features

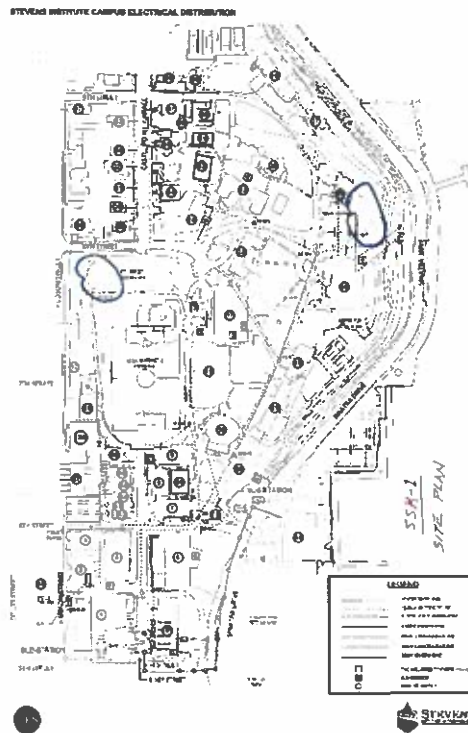
Dual 26.4KV Service with
automatic transfer between
two PSEG feeders;
Two interlocked 26.4KV breaker
type service rated breakers;
New 26.4KV duct bank;
New 8MVA transformer;
5KV Distribution Switchgear

Project Area

North Campus

Total Project Cost

Confidential



Stevens Institute of Technology

Hoboken, NJ

North Campus Electrical Service Upgrade

Stevens Institute of Technology recently retained El Associates to provide engineering services covering the design of a new 26.4KV electrical service to support the construction of new dormitory facilities on the North campus of Stevens. The service is also intended to migrate to multiple North campus buildings in the future to free capacity of the existing South campus substation. The project covers the installation of two new 26.4KV switches and metering section to be located near the existing 8th Street parking lot (corner of Hudson Street and 8th Street). From this point, a pair of 26.4KV cables will be run underground, in a concrete duct bank, along 8th Street to a new 8MVA transformer and 5KV distribution enclosure to be located next to the Howe Center.

The work covers the following:

- Dual 26.4KV service with automatic transfer between the two PSE&G feeders
- Metering for the campus will be at the 26.4KV switchgear with two interlocked 26.4KV breaker type service rated breakers in accordance with PSE&G requirements
- Site distribution will include a new 26.4KV duct bank from this location to a new 8MVA pad mounted transformer with 26.4KV primary - 4160 volt secondary. Distribution to have appropriate pull boxes or vaults along its path
- 4160 volt secondary shall be terminated in a 5KV lineup consisting of draw out breakers for use by the facility under a separate project
- Each breaker shall have a 4" conduit stubbed out into a vault for future extension by the facility to the existing and new duct banks to back feed the campus
- Prepare a pull-ahead pre-purchase package for Stevens to advance the procurement of the following equipment:
 - ✓ 26.4KV switchgear
 - ✓ 8MVA transformer (and automatic load tap changer if required by PSE&G)
 - ✓ 5KV distribution switchgear and enclosure



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El Associates

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Planning

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Client

Stevens Institute of Technology

Program

Rocco Building 3rd Floor HVAC
System Evaluation

Special Features

Evaluation of
recommendations for RTUs,
Exhaust Fans, VAVs, Electric
Reheat Coils, Controls

Project Area

3rd Floor

Total Project Cost

Confidential



Stevens Institute of Technology

Hoboken, NJ

Rocco Building 3rd Floor HVAC Evaluation

The Rocco Technology Building accommodates both undergraduate and graduate technology labs and office space. El Associates recently assisted Stevens with a study of the building third floor HVAC systems for the following reasons:

- Major mechanical equipment has reached, or has exceeded, its normal life expectancy including two failed compressors.
- The equipment was not properly sized for the actual HVAC loads of the building. A late value engineering change eliminated more than 20% of the connected load without a change to HVAC equipment size.

The study established a plan to improve the building's mechanical systems for an additional twenty years of occupancy by Stevens and to support both existing and future lab growth and technology changes. The conclusions and content of the study included a menu of options for various equipment replacements and improved efficiency levels based on the following building systems:

- Roof top HVAC unit (RTU)
- Exhaust fans
- VAV boxes and electric reheat coils
- Controls
- HVAC (or lack there of) for the glass enclosed stairwell

The study covered:

- Comprehensive review of existing HVAC equipment and supporting infrastructure.
- Complete airside study to determine existing and new exhaust and supply side requirements to maintain proper levels for air exchange rate, hood exhaust, and supply air amounts. This, along with a new load calculation for the 3rd floor, were used to determine the adequacy and required amounts of cooling and heating for the building.
- Sizing and selection for a new replacement RTU serving the 3rd floor.
- Sizing and selection of a new HVAC system for the stairwell.
- Other items identified for improvement including exhaust systems, VAV boxes, controls, etc.



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Client

Warren County
Community College
Washington, NJ

Program

New Drone
Technology Suite

Special Features

Acoustically Treated Pod
Casting Room, Large Group
Virtual Meeting Area

Project Area
6,500 sq.ft.

Total Project Cost
\$600,000

Warren County Community College

Washington, NJ

New Drone Technology Suite

El Associates recently completed the architectural/engineering design of a new drone technology suite within the Phillipsburg Education Center building at Warren County Community College. This project involved the renovation and conversion of an estimated 6,500 sq.ft. space previously serving as offices for the Phillipsburg Board of Education, to accommodate the drone suite program.

The new suite includes Flight Simulation, GIS, Soldering, Assembly/Maintenance, UAS, UGV and Sea-Based Drone Labs. A Library/Resource Room, Virtual Meeting and Instruction Area, Pod Casting/Interview Room, Server Room, Offices, and Support areas are also accommodated. The project was funded and executed under the "Securing Our Children's Bond Act". El also assisted the College with the funding application requirements.



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El Associates

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Client

Warren County
Community College
Washington, NJ

Program

Replacement of Failed
Low-Slope Roof System

Special Features

New Fully-adhered
Single-Ply Roof System

Project Area

13,000 sq.ft.

Total Project Cost

\$500,000

Warren County Community College

Washington, NJ

Roof Replacement



El Associates recently assisted Warren County Community College with a roof replacement project at the Phillipsburg Education Center. The project covered the replacement of a failing 13,000 sq.ft. section of low-slope ballasted EPDM roof system with a fully adhered single-ply roof system. The prior roof system was the subject of on-going leaks and was no longer under warranty.



El provided detailed design, estimating, bidding and construction administration services to support this project.



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U.S. Military Academy

West Point, NY

Band Building Renovation

Client

U.S. Military Academy
West Point, NY

Program

Music Building Renovations:
Rehearsal Hall Renovations,
New Practice Rooms

Special Features

New interior finishes; new
acoustic wall treatment; new
ceiling design; new ambient
and decorative lighting;
splayed sidewalls; lighting
controls; new HVAC system

Project Area
7,000 sq.ft.

Total Project Cost
\$2.2M

El Associates was retained to design major renovations in the U.S. Military Academy's main Band & Orchestra Building. The project involved creating new individualized practice rooms, small group instructional spaces, as well as complete renovations to the main Band practice facility.

Completely new acoustical treatments were provided in association with Ostergaard Associates, Acoustical Consultants. Major renovations to the HVAC system were provided including special provisions for noise reduction and the use of oversized ductwork to reduce air velocity. New lighting was provided throughout spaces, as well as new windows, roof repairs and upgrades to the fire and smoke alarm systems. The total project cost was \$2.2M.



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U.S. Military Academy West Point, NY

Holleder Sports Center

The United States Military Academy at West Point, with its long tradition of excellence, strives to provide its staff and cadets with the finest facilities possible, within the constraints of its historical setting. El Associates has been a partner in facility improvement with the Academy for many years, and has completed numerous projects designed to upgrade and modernize the academic, student life, and athletic environments.



Among the many projects for which El has been commissioned to provide architectural and engineering services was the alteration and system upgrade project for the Holleder Sports Center. El designed a new ticket lobby and completed major renovations to the hockey arena and Christl Basketball Arena. The work included modifications to the mechanical system, and replacement of the gym floor, lighting and sound systems, and the ice rink perimeter boards. Exterior work included replacement of windows and deteriorated metal soffits.



U.S. Military Academy
West Point, NY

Michie Stadium

West Point gridders and lacrosse players are playing their home games at Michie Stadium on the latest in synthetic turf sports surfaces. El Associates prepared the preliminary design and the Request for Proposal for the New York District Army Corps of Engineers to be used to retain a contractor for the installation of a new, vertically-drained system which represents the latest in synthetic turf technology.

El developed the technical specifications and preliminary design documents to ensure the use of the highest quality synthetic turf and underpad materials. The criteria required replacement of the existing crowned, cross-flow draining field with a porous, vertically-draining system with subsurface collection pipes.

Along with the strict engineering criteria, El incorporated a demanding construction schedule, allowing only 11 weeks for the installation of the new playing surface. The entire project was completed within budget and on schedule for the Cadets to take the field for the football season. Michie Stadium's field is now virtually identical to the Giants Stadium playing surface.





MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 5

ENGINEERING FIRM INFORMATION

**Engineering
Firm
Information**



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 5

Name of Organization: EI Associates, Architects & Engineers, PA

Address: 8 Ridgedale Avenue
Cedar Knolls, NJ 07927

**Contact
Information**

Phone Number: Office: 973-775-7777 ext. 181
Cell: 973-477-9781

Fax Number: 973-775-7770

E-Mail: tom_andrasz@eiassociates.com

Key Contact: Thomas J. Andrasz, RA, CID
Executive Vice President

**Business
Organization**

EI Associates, Architects & Engineers, PA is a New Jersey Professional Corporation. Guy P. Cipriano, P.E., President, owns 98.969% of the organization.

**Number of
Years in
Business**

EI Associates has been in business since 1944; EI Associates, Architects & Engineers, PA was incorporated in the State of New Jersey in 1982.

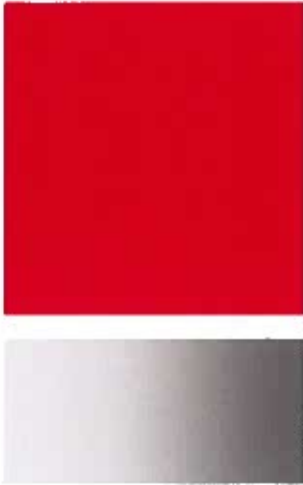
A copy of our State of New Jersey certificate is included in this section.

Judgments

In the last three years, there have been no judgments in which EI Associates has been adjudicated liable for professional malpractice.

**Bankruptcy /
Reorganization**

EI Associates, Architects & Engineers, PA has never filed for bankruptcy or reorganization.



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 6

STATE OF ASSURANCE

State
of
Assurance



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

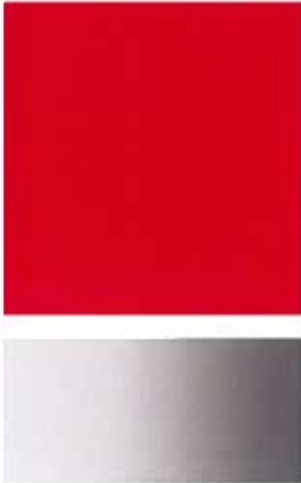
Section 6

STATEMENT OF ASSURANCE

EI Associates is not currently in violation of any regulatory rules and regulations which may have an impact on our firm's operations.

There have been no outstanding judgments, claims or suits by a client against EI Associates. Neither the firm nor any individual assigned are suspended, or otherwise prohibited from professional practice by any federal, state or local agency.

EI Associates currently has no action filed against it, either by way of complaint, cross-claim or counterclaim, in connection with our rendering of engineering and architectural services.



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 7

CURRENT ACTIVE PROJECTS

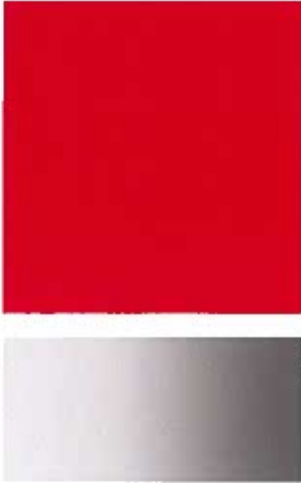
Section 7

CURRENT ACTIVE PROJECTS

As we maintain a dedicated educational/institutional design studio, we have the proper resources covering architectural and all engineering disciplines to execute your projects as they are identified. We recently completed renovations to the Photography Studio, Media Center and Sheffield Hall Engineering Labs, scoreboard support structural analysis and Student Center HVAC upgrades for the **County College of Morris**; SmartStart Rebate Assistance for **Sussex County Community College**; a new Laboratory Chemical Waste Storage Facility, Engineering Lab renovations as well as campus-wide MEP upgrades for **Stevens Institute of Technology**; Cancer Institute of NJ mechanical system improvements for **Rutgers University**; several projects for **Union County College** including new HVAC systems at eight locations; new Drone Fabrication and Testing Suite for **Warren County Community College**; and several K-12 educational facility expansions including new STEAM Lab additions for Summit Public Schools and Middle School gymnasium addition for Demarest Public Schools. We propose to utilize this same Higher-Ed team as the County College of Morris design team.

In addition, we have separate teams in various stages of design and construction involving the demolition and site restoration of the former Cooper Dining Hall facility in New Brunswick and several infrastructure upgrade projects for Rutgers University. Current projects which would not impact the proposed CCM project team include:

- Rutgers University – Cooper Dining Hall building Demolition and Site Restoration, New Brunswick
- Rutgers University – New Biosafety Level 2 (BSL-2) Lab at the Environmental & Occupational Health Sciences Institute (EOHSI), Piscataway
- NJDPMC – Curtain Wall Replacement at the Marie Katzenbach School for the Deaf, Trenton
- NJDPMC – Roof Reinforcement Study at the NJ State Police Technology Complex
- NJDPMC – HVAC System Upgrades at the Asbury Park Administration Building
- Township of Old Bridge – Municipal Complex Expansion Study
- Summit Public Schools – District-Wide Roof Replacement
- Irvington Public Schools – High School Auditorium Renovation
- Newark Public Schools – Water Infiltration Mitigation



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 8

IN-HOUSE PROFESSIONAL SERVICES

In-House
Professional
Services/
Consulting
Services



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 8

EI PROFILE

Services and Expertise

EI Associates has a dedicated Educational Design Studio staff of professionals with lengthy and important experience in school facilities projects. Because our team focuses exclusively on schools they have the background to deliver efficient design work as well as sound guidance for our clients. We have the experience to make our higher-ed client projects run smoothly, without surprises that may result from inexperience.

Our office in Cedar Knolls offers all key architectural services, engineering disciplines, construction management services as well as the services of our educational specialists to ensure that all facility projects serve the College for many years.

Architectural Services

Our Educational Design Studio provides comprehensive services for all types of projects from renovations to new construction and for all stages of a project from planning to conceptual design to final occupancy. The project planning services include program and design concept development, consensus building and agency approvals. The following is a listing of the main services provided during the planning phase of a project:

- Feasibility Studies
- Master Planning
- Facility Assessment
- Programming
- Conceptual Design
- State Approval Process
- Site Evaluation & Planning
- Environmental Assessment
- Cost Estimating
- Code Analysis

The design phases of a project require architectural expertise of various types to bring a project to fruition. We have the necessary discipline expertise to provide:

- Architecture
- Interior Design
- Site Master Planning
- Health & Safety Upgrades
- Alterations and Additions
- New Building Design
- Sustainable "Green" Design
- Landscape Architecture
- Construction Administration
- Athletic Facilities

Our firm has experts in all of these areas and also has **LEED accredited professionals** who can direct the design process to ensure energy efficient and cost effective projects, consistent with the USGBC's programs. To date, our firm has completed over 25 LEED projects for our educational clients.

In-House
Professional
Services/
Consulting
Services



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 8

Engineering Services

We provide the full range of engineering services with the skills required to support the challenging technical issues of today's educational facilities projects. Our **LEED accredited engineers** manage an in-house staff with expertise in the following engineering disciplines:

- Electrical
- Plumbing and Fire Protection
- Energy Management
- Mechanical (HVAC)
- Civil & Site
- Environmental
- Structural

Construction Services

Our firm is also an experienced construction manager that has directed the construction of many projects in New Jersey. We therefore have the complete range of services that support all construction phases of a project including:

- Construction Management
- Cost Controls
- Scheduling
- Cost Estimating
- Bidding and Bid Evaluation
- Invoice Review
- Field Supervision
- Systems Commissioning
- Project Record Keeping

Complete In-House Professional Services Listing

A complete listing of all professional services provided by EI's Cedar Knolls, NJ in-house staff of professionals is attached for your review. All CCM projects will be managed and executed by EI's Cedar Knolls, NJ staff.

Section 8

Building Relationships That Work

EI Associates' goal is to ensure that a positive relationship exists between all parties and we consider this a fundamental part of our project performance. Through continuous and honest communications, maintaining credibility, and being consistent through our words and actions we develop and foster good relations with our clients. Our commitment to our clients for partnering makes work more enjoyable, productive, and profitable for everyone involved. By creating working relationships based on mutual respect, trust, and integrity, participants in the partnering process concentrate on critical project cost, schedule, and quality goals, rather than on differences. By communicating quickly and effectively, providing rapid response to all inquiries on a real time basis, and providing dedicated and highly qualified team members to deliver technically superior work, we do more than simply satisfy the minimum requirements of each assignment.

A successful project demands the full commitment of our project team to achieve Client satisfaction. Our systematic approach includes:

- Detailed needs assessment to fully define all aspects of the scope, exploring all available options, formulating recommendations, and implementing decisions made by our client.
- Communicating promptly and effectively with all team members and recording oral instructions in writing.
- Engaging in Quality Assurance Procedures throughout each task, including checking all designs in accordance with EI's formal written quality process.

Outside Consultant Services

Services not covered by EI Associates in-house staff, which would require the assistance of specialty consultants, include:

- Geotechnical Services
- Site Surveyor Services
- Hazardous Material Identification, Testing & Remediation Design
- Acoustical Design Services
- Kitchen Design Services
- Technology (IT, Data, Communication, Audio-Visual) Services
- Traffic Engineering Services

EI Associates will obtain quotations and manage any of these specialty consultant services at your request.

Professional Services

Section 8

Outside Consultants

- Acoustics
- Food Services
- Topographical Surveys
- Asbestos
- BMS Systems
- IT
- Audio/Visual
- Traffic

EI Associates is a full service educational design firm offering architecture, engineering and construction services.

Educational Planning:

- Classroom Technology
- Programming
- Educational Specifications
- Feasibility Studies
- Long Range Facilities Plan
- Master Planning
- Referendum Documentation
- Site Planning
- NJDOE Assistance
- Structural Certification

Planning:

- Environmental Analysis
- Site Master Planning
- Feasibility Studies
- Site Selection Studies
- Land Use Studies, Zoning
- Urban Planning
- Master Planning

Architectural Design:

- Feasibility Studies
- Building Design
- Site Master Planning
- Space Planning
- Programming Space Analysis
- Laboratory Planning
- Diagnostic Building Analysis
- Construction Documents
- Renovation & Remodeling
- Code Evaluation & Construction Observation Retrofit

Interior Architecture:

- Facilities Programming
- Space Planning
- Interior Design
- Color and Material Coordination
- Engineering Retrofit Coordination
- Furniture, Fixtures and Equipment Selection and Installation

Landscape Architecture:

- Land Use Planning
- Site Design and Landscape
- Site Planning
- Site Analysis and Implementation
- Site Evaluation Studies and Selection

Civil Engineering:

- Utilities Analysis
- Drainage Planning
- Easements
- Environmental Concerns
- Land Preservation
- Site Plans Considerations

Structural Engineering:

- Structural Steel
- Prestressed Concrete
- Seismic Analysis
- Reinforced Concrete
- Foundations and Support
- Containment Facilities

Electrical Engineering:

- Power Distribution
- Rate Analysis
- Emergency Power
- Communications
- Lighting
- Short Circuit Analysis
- Motor Control

Mechanical Engineering:

- Heating
- Plumbing
- Ventilating
- Fire Protection
- Air Conditioning
- Energy Management

Construction Services:

- Construction Administration
- Estimating / Procurement
- Value Engineering/Constructability
- Scheduling



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 9

SCHEDULES A, B AND C

Schedules
A, B and C



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 9

SCHEDULES A, B AND C

Attached in this section are the following required documents:

- a. Schedule A – Fee Proposal for Basic Services
- b. Schedule B – Hourly Rates by Position for Additional Services
- c. Schedule C – Vendor Contract Requirements and Exceptions

COMPENSATION/FEE PROPOSAL

Schedule A/Attachment 2

As per your Request for Proposal, we are providing *general* cost information for your review.

1. New construction – see table below.
2. Renovations – see table below.
3. Combination New Construction and Renovations.
 - Calculated proportionately based on table below.

For any project where the scope of work is defined, we can provide a lump sum fee. This applies to new construction, additions to existing facilities, renovations/ alterations of existing facilities, feasibility studies and energy conservation measures. For projects where our services are required on an “as needed” basis, see the attached Billing Rate Schedule dated 20 January 2025 for the period of 2025-2026.

EI proposes to offer CCM a 3% reduction in the billing rates after fees exceed \$200,000 during 2025-2026.

The fee schedule below, for larger projects is based on a percentage of construction costs as defined in the Request For Proposal. For projects with an estimated construction cost below 2 million dollars, we will provide a lump sum proposal based on the scope of work involved and the attached Billing Rate Schedule. EI will also review the option of discounted fee rates based upon the aggregate value of projects assigned to our firm within the 2-year contract term.

Schedules
A, B and C



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 9

Cost Per Building

New Construction

Alterations/Additions

Under \$2,000,000	To be Negotiated	To be Negotiated
\$2,000,000-\$4,000,000	8.25%	9.25%
\$4,000,000-\$5,000,000	8.00%	9%
\$5,000,000-\$6,000,000	7.75%	8.75%
\$6,000,000-\$7,000,000	7.50%	8.50%
\$7,000,000-\$8,000,000	7.25%	8.25%
\$8,000,000-\$9,000,000	7.00%	8%
\$9,000,000-\$10,000,000	6.75%	7.75%
\$10,000,000 & Over	6.50%	7.50%

The services included in the above fees are based on the terms and conditions of the Standard AIA B141 – 1997 Edition of the Owner Architect Agreement and do not include job-related reimbursable costs or professional fees for services such as environmental engineering, land and soil surveys, or other specialty consulting which may be required. EI Associates will obtain quotations and manage any of these specialty consultant services at your request. EI Associates will assist the Owner in obtaining quotations and managing any of the above services. Fees for project related reimbursable expenses and services requiring specialty subconsultants will be in accordance with our attached “EI Associates Business Terms for Design Projects”. Invoices will be submitted monthly based on the progress of the design work and/or manhour expenditure plus reimbursables.

EI Associates takes no exception to the terms and conditions outlined in the Request For Proposal.

EI ASSOCIATES
BILLING RATE SCHEDULE

<u>Grade</u>	<u>Title</u>	<u>Hourly Rate</u>
1	CAD Drafter Administrative Assistant	86.00
2	Technical Support	103.00
3	Engineering/Architectural Designer	123.00
4	Sr. Engineering/Architectural Designer	138.00
5	Architect/Engineer/Lead Designer	142.00
6	Project Architect/Engineer Estimator/Scheduler	163.00
7	Project Manager Manager, Estimating Sr. Project Engineer/Architect	188.00
8	Section Chief Senior Project Manager	198.00
9	Principal	230.00

Effective 22 January 2025

EI ASSOCIATES
CHARGES FOR REIMBURSABLE EXPENSES

Expenses incurred in the interest of the project are charged at the following rates, or if not shown, at cost plus 15%.

1. Reproduction expenses as follows:

Digital Bond First Copy – 30 x 42	\$8.98 each
Digital Bond Print – 30 x 42	\$4.50 each
Digital Bond First Copy – 24 x 36	\$5.35 each
Digital Bond Print – 24 x 36	\$3.25 each
Photocopy or Laser Print – 8.5 x 11	\$0.20 per sheet
Photocopy or Laser Print – 11 x 17	\$0.40 per sheet
Color Copy – 8.5 x 11	\$2.00 each
Color Copy – 11 x 17	\$3.00 each
CAD Color Plot – 30 x 42	\$27.00 each
CAD Color Plot – 24 x 36	\$18.00 each
CAD Check Plot – 8.5 x 11	\$2.50 per plot
CAD Check Plot – 11 x 17	\$2.75 per plot
CAD Check Plot – 18 x 24	\$3.00 per plot
Staple or Bind Prints	\$1.50 per set
Wire or GBC Punch & Bind	\$11.55 set
Acco Punch & Bind	\$8.60 per set
Acetate 8.5 x 11	\$0.75 each
Scan to Disc	\$18.00 per dwg.

2. Downward conversion of latest version of AutoCAD to earlier version @ \$75 per drawing. Retrieval of archived information: base fee \$250.
3. Bind, purge, audit and publish AutoCAD files @ \$25 per drawing.
4. Fax at \$.50 per Page.
5. Automobile travel at \$0.70 per mile. Travel involving airplanes, rental cars, hotels, etc. at cost + 15%.
6. Messenger and overnight delivery charges at cost + 15%.
7. Subconsultants such as geotechnical, surveying, asbestos remediation, and specialty consultants at cost + 25%.



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

SECTION 10

REQUIRED DOCUMENTS

Required Documents



MEP, Structural or Civil Engineer(s)
County College of Morris
RFP 2425-56DD

Section 10

REQUIRED DOCUMENTS

Included in this section are the following required documents:

1. Attachment 1 – Response to Request For Proposal
2. Attachment 2 – See Section 9 of our Proposal
3. Schedule A to Attachment 2 – See Section 9 of our Proposal
4. Schedule B to Attachment 2 – See Section 9 of our Proposal
5. Schedule C to Attachment 2 – See Section 9 of our Proposal
6. Attachment 3 – NJ Business Registration Certificate
7. Attachment 4 – Non-Collusion Affidavit
8. Attachment 5 – Statement of Ownership Disclosure
9. Attachment 6 – Employee/Relative Disclosure
10. Attachment 7 – EEO Response Sheet
 - a. Certificate of Employee Information Report
11. Exhibit A – Mandatory Equal Employment Opportunity Language
12. Attachment 8 – Disclosure of Investment Activities In Iran
13. Attachment 9 – Certification of Non-Involvement in Prohibited Activities in Russia or Belarus
14. Attachment 10 – List of References
15. Attachment 11 – Suspension and Debarment Certification

ATTACHMENT 1

RESPONSE TO REQUEST FOR PROPOSAL: MEP, STRUCTURAL, OR CIVIL ENGINEER FOR COUNTY COLLEGE OF MORRIS #RFP2425-56DD

DATE: 29 May 2025

Director of Purchasing
County College of Morris
214 Center Grove Road
Randolph, NJ 07869

Sir/Madam:

Submitted herewith is the proposal of the undersigned to provide MEP, STRUCTURAL, OR CIVIL ENGINEERING SERVICES to the County College of Morris as described in the Request for Proposal dated May 12, 2025, and the General Proposal Requirements and Specifications pages 1 through 10. Transmitted herewith are the following enclosures:

1. Original three copies and a CD or Flash drive (USB Drive) of Proposal including Schedules A, B, and C.
2. N.J. Business Registration Certificate
3. Notarized Non-Collusion Affidavit
4. Notarized Statement of Ownership (Ownership Disclosure)
5. Notarized Employee/Relative Disclosure Form
5. EEO Response Sheet
6. Disclosure of Investment Activities in Iran
7. Certification of Non-Involvement in Prohibited Activities in Russia or Belarus Pursuant to P.L.2022, C.3
8. Engineering Firm Qualification References.
9. Suspension and Debarment Certification.

The Engineering Firm certifies that all of the figures, computations, and additions set forth in this proposal herein have been carefully checked and are accurate in all respects and no claim shall be made as a basis for withdrawal or cancellation of its proposal. This proposal shall remain in effect and will not be withdrawn for any reason for a period of sixty (60) days after receipt and official opening date.

By signing this proposal, the Engineering Firm acknowledges that it has read and agreed to be bound by Exhibit A, (Equal Employment Opportunities) with reference to N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27.

Dated this 29th day of May, 2025

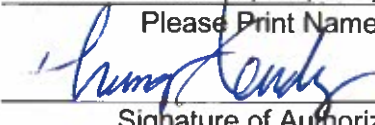
EI Associates, Architects & Engineers, PA Thomas J. Andrasz, RA, CID, Executive Vice President

Name of Firm

Please Print Name and Title

8 Ridgedale Avenue

Street Address of Firm


Signature of Authorized Officer

Cedar Knolls, NJ 07927

State, Zip Code

(973-775-7777 ext.181)

Telephone Number

(973-477-9781)

Fax Number

(tom_andrasz@eiassociates.com)

Email Address

This form must be completed, signed, and returned with your proposal.

ATTACHMENT 2

Title: MEP, Structural, or Civil Engineer for County College of Morris
Request for Proposal #RFP2425-56DD

Insert original and three (3) copies of your proposal and a CD or Flash drive (USB Drive) which must include the following schedules:

Schedule A – Fee Proposal for Basic Services

Schedule B – Hourly Rates by Position for Additional Services

Schedule C – Vendor Contract Requirements and Exceptions

SCHEDULE A TO ATTACHMENT 2

Fee Proposal for Basic Services

Set forth and adequately explain your fee proposal for Basic Services. The Basic Fee proposal may be either a percentage of Construction Costs (as hereafter defined), a fixed dollar amount based upon the range of Construction Costs of projects assigned within the two year contract term, or both. The College invites the offer of discounted fee rates based upon the aggregate value of projects assigned within the two year contract term.

Payment Schedule

Set forth a payment schedule breaking down the percentage or amount of fees allocated to each phase of the work.

Reimbursable Expenses

Set forth a schedule of the categories and rates for reimbursable expenses.

Definition of Construction Costs

For purposes of computing the above fees, the following definition of Construction Cost shall be utilized:

The Construction Cost shall be the total actual cost of construction as reflected in the construction contracts entered into by the College, including the cost for procurement and installation of fixed furniture, fixtures and equipment. Construction Cost shall not include the following:

- a. The cost of labor and materials furnished by the College
- b. Compensation of MEP, Structural, or Civil Engineer and the Engineer's consultants
- c. Financing costs
- d. Legal and other professional fees
- e. Insurance and bonding costs
- f. Hazardous material abatement costs
- g. Construction management fees
- h. Costs of movable furniture, fixtures and equipment

The construction contingency shall only be included in the Construction Cost to the extent actually expended by the College. Where the fees payable to the Engineer are based upon the project construction cost, during the schematic design phase, design development phase, the Construction Cost shall be the preliminary estimate of the Construction Cost prepared by the Engineer and approved by the College. At the conclusion of the bidding phase, the parties shall adjust the fees of the Engineer based upon the actual contracted Construction Cost.

SCHEDULE B TO ATTACHMENT 2

Hourly Rates by Position for Additional Services

Attach a schedule(s) of hourly rates by position for additional services beyond the scope of the Basic Services. The schedule(s) shall be labeled as applicable to year one, year two, or both. If the schedule is not labeled, the College will accept the single hourly rate schedule as applicable to both years with no cost change for the second optional year.

All projects contracted for under this RFP will utilize the rates stated in this attachment.

SCHEDULE C TO ATTACHMENT 2

Vendor Contract Requirements and Exceptions

If the responding Engineering Firm requires specific contract terms or rider, or if the responding Engineering Firm takes exception to any of the contract terms set forth in this RFP, the proposed contract rider or exceptions must be set forth on or attached to this Schedule C.

ATTACHMENT 3

Title: Engineer for County College of Morris
Request for Proposal #RFP2425-56DD

Insert N.J. Business Registration Certificate

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE
FOR STATE AGENCY AND CASINO SERVICE CONTRACTORS

DEPARTMENT OF TREASURY
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:

E I ASSOCIATES, ARCHITECTS AND ENGINEERS

TRADE NAME:

TAXPAYER IDENTIFICATION#:

222-427-724/000

SEQUENCE NUMBER:

0098283

ADDRESS:

**8 RIDGEDALE AVENUE
CEDAR KNOLLS NJ 07927**

ISSUANCE DATE:

02/19/03

EFFECTIVE DATE:

12/21/82

FORM-BRC(08-01)

J.P. S. Tully
Acting Director

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

ATTACHMENT 4

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF _____ ss:

I, Guy P. Cipriano, P.E. of the City of Cedar Knolls,
(Name of Authorized Officer)

in the County of Morris and the State of New Jersey, of full age,
being duly sworn according to law on my oath depose and say that:

I am President of EI Associates, Architects & Engineers, PA,
(Title or Position) (Name of Firm)

the Engineering Firm making the proposal for **Request for Proposal #RFP2425-56DD** and that I executed the said proposal with full authority so to do; that said Engineering Firm has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above proposal; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the Board of Trustees of County College of Morris relies upon the truth of the statements contained in said proposal and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure the award of this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee.

EI Associates, Architects & Engineers, PA
Name of Firm


Signature of Authorized Officer

Subscribed and sworn to before me
this 29th day of May, 2025 Affix Notary Seal:


(Notary Public's Signature)

ANNA PONTORIERO
NOTARY PUBLIC OF NEW JERSEY
COMM. NO. 2225628
~~My Commission Expires May 19, 2029~~

My commission expires: _____

This form must be completed, signed, and returned with your proposal.

ATTACHMENT 5

STATEMENT OF OWNERSHIP DISCLOSURE

PURSUANT TO N.J.S.A. 52:25-24.2, ALL PARTIES ENTERING INTO A CONTRACT WITH COUNTY COLLEGE OF MORRIS ARE REQUIRED TO PROVIDE A STATEMENT OF OWNERSHIP.

El Associates, Architects & Engineers, PA

VENDOR NAME

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Vendor is a Non-Profit Entity ; and therefore, no disclosure is necessary. | ☐ | ☒ |
| 2. Vendor is a Sole Proprietor ; and therefore, no other disclosure is necessary. A Sole Proprietor is a person who owns an unincorporated business by an individual. A single member LLC is <u>not</u> Sole Proprietor. | ☐ | ☒ |
| 3. Vendor is a corporation, partnership, or LLC with individuals, partners, members, stockholders, corporations, partnerships, or LLCs owning a 10% or greater interest; and therefore, disclosure is necessary. | ☒ | ☐ |

*If you answered YES to Question 3, you must disclose the information requested in the space below:

(a) the names and addresses of all stockholders in the corporation who own 10% or more of its stock, of any class;

(b) all individual partners in the partnership who own a 10% or greater interest therein; or,

(c) all members in the limited liability company who own a 10% or greater interest therein. The disclosure(s) shall be continued until the names and addresses of every non-corporate stockholder, individual partner, and/or member who own a 10% or greater interest has been identified.

Attach additional sheets as necessary.

Entity Name (if applicable)	Individual Name and Title (if applicable)	Home / Business Address

PUBLICLY TRADED ENTITIES

In lieu of completing this form, a Vendor with any direct or indirect parent entity which is publicly traded, may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10% or greater beneficial interest in the publicly traded entity as of the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10% or greater beneficial interest, also shall submit links to the websites containing the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10% or greater beneficial interest. **Attach additional sheets as necessary.**

CERTIFICATION

I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge that the Board of Trustees of County College of Morris is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the College to notify the College in writing of any changes to the answers and information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with County College of Morris and that the College at its option may declare any contract(s) resulting from this certification void and unenforceable.

Guy P. Cipriano, P.E.

AUTHORIZED AGENT – PRINT NAME



SIGNATURE

President

TITLE

29 May 2025

DATE

El Associates, Architects & Engineers, PA

VENDOR NAME

8 Ridgedale Avenue, Cedar Knolls, NJ 07927

VENDOR ADDRESS

4/3/23 (DPP REV 9.21.22)

ATTACHMENT 6

EMPLOYEE/RELATIVE DISCLOSURE FORM

This form is to be completed by all bidders seeking the award of any Contract. No bidder shall be awarded any Contract, nor shall any agreement be entered into for the performance of any work or the furnishing of any materials or supplies, the cost of which is to be paid with or out of any public funds by the County College of Morris, unless with delivery of the bid, the bidder has completed and submitted the statements below.

The undersigned affiant, being duly sworn, states under oath that the answers completed below are truthful.

1. State if bidder or any officer or employee of bidder is employed by the County College of Morris? Yes _____ No X
If so, please indicate name and position held at the County College of Morris:

2. State if any shareholder who owns ten percent or more of your stock (if a corporation) or partner who holds ten percent or more of an interest (if a partnership) is employed by the County College of Morris. Yes _____ No X
If so, please indicate name and position held at the County College of Morris:

3. State, if you, or any shareholder, who owns ten percent or more of your stock (if a corporation) or any partner who owns ten percent or more of an interest (if a partnership) has any immediate relative employed by the County College of Morris.
Yes _____ No X
If so, please indicate their names and the nature of the relationship (e.g., spouse, sibling, parent, grandparent child, grandchild, in-law)

BY: El Associates, Architects & Engineers, PA

Name of Contractor

8 Ridgedale Avenue

Address

Cedar Knolls

City

NJ

State

07927

Zip

BIDDER/AFFIANT:


Signature

Guy P. Cipriano, P.E., President

Print name and title below signature

Sworn and subscribed to me on
this 29th day
of May, 2025


Notary Public of New Jersey

ANNA PONTORIERO
NOTARY PUBLIC OF NEW JERSEY
COMM. NO. 2225628
My Commission Expires May 19, 2029

8 Ridgedale Avenue, Cedar Knolls, NJ 07927
Address

ATTACHMENT 7

EEO RESPONSE SHEET

If awarded a contract, the successful Vendor will be required to comply with the requirements of P.L. 1975, C.127, (N.J.A.C. 17:27). Within seven (7) days after receipt of the notification of intent to award the contract or receipt of the contract, whichever is sooner, Vendor shall present one of the following to the Purchasing Agent:

1. A photocopy of a valid letter from the U.S. Department of Labor that the contractor has an existing federally-approved or sanctioned Affirmative Action Plan (good for one year from the date of the letter).
2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4; or
3. If Vendor has neither of the above, CCM will provide the successful Vendor with an A.A.302 Employee Information Report Form which is to be completed in accordance with N.J.A.C. 17:27.

NO FIRM MAY BE ISSUED A CONTRACT UNLESS IT COMPLIES WITH THE AFFIRMATIVE ACTION REGULATIONS OF P.L. 1975, C.127.

The following questions must be answered by all Vendors:

1. Do you have a federally-approved or sanctioned Affirmative Action Program?
Yes _____ No X If yes, please submit a copy of such approval.
2. Do you have a Certificate of Employee Information Report Approval?
Yes X No _____ If yes, please submit a copy of such certificate.

The undersigned contractor certifies that he is aware of the commitment to comply with the requirements of P.L. 1975, C.127 (N.J.S.A. 17:27) and agrees to furnish the required documentation pursuant to the law.

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND AUTHORIZED BY THE FOLLOWING SIGNATURE FOR COMPLIANCE AS SPECIFIED IF AWARDED THIS CONTRACT.

FIRM NAME: EI Associates, Architects & Engineers, PA

SIGNATURE: 
Guy P. Cipriano, P.E.

TITLE: President

DATE: 29 May 2025

Certification **2523**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-Mar-2025** to **15-Mar-2028**

**E. I. ASSOCIATES
8 RIDGEDALE AVENUE
CEDAR KNOLLS**

NJ 07927




ELIZABETH MAHER MUOIO
State Treasurer

If awarded a contract, Vendor shall be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 as set forth below.

(Revised April 2010)

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE N.J.S.A. 10:5-31 et seq. (P.L.1975, C. 127) N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to **N.J.S.A. 10:5-31 et seq.**, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with **N.J.A.C. 17:27-5.2**.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or

sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms to the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance)

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contract Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.

ATTACHMENT 8
COUNTY COLLEGE OF MORRIS
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

RFP SOLICITATION # AND TITLE: 2425-56DD - MEP, Structural, or Civil Engineer(s) for County College of Morris

VENDOR NAME: EI Associates, Architects & Engineers, PA

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders must review this list prior to completing the below certification. If the Department of Treasury finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☒ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities
Relationship to Vendor/ Bidder
Description of Activities

Duration of Engagement
Anticipated Cessation Date

**Attach Additional Sheets If Necessary*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.


Signature

29 May 2025
Date

Guy P. Cipriano, P.E., President
Print Name and Title

ATTACHMENT 9
CERTIFICATION OF NON-INVOLVEMENT IN
PROHIBITED ACTIVITIES IN RUSSIA OR BELARUS

Pursuant to N.J.S.A. 52:32-60.1, et seq. and N.J.S.A. 40A:11-2.2 (L. 2022, c. 3) any person or entity (hereinafter "Vendor") that seeks to enter into or renew a contract with a local contracting unit subject to the Local Public Contracts Law for the provision of goods or services, or the purchase of bonds or other obligations, must complete the certification below indicating whether or not the Vendor is identified on the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, available here: <https://sanctionssearch.ofac.treas.gov/>. If the Department of the Treasury finds that a Vendor has made a certification in violation of the law, it shall take any action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, certify that I have read the definition of "Vendor" below, and have reviewed the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, and having done so certify

(Check the Appropriate Box)

☒ A. That the Vendor is not identified on the [OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.](#)

OR

☐ B. That I am unable to certify as to "A" above, because the Vendor is identified on the [OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.](#)

OR

☐ C. That I am unable to certify as to "A" above, because the Vendor is identified on the [OFAC Specially Designated Nationals and Blocked Persons list](#). However, the Vendor is engaged in activity related to Russia and/or Belarus consistent with federal law, regulation, license or exemption. A detailed description of how the Vendor's activity related to Russia and/or Belarus is consistent with federal law is set forth below.

(Attach Additional Sheets If Necessary.)



Signature of Vendor's Authorized Representative

Guy P. Cipriano, P.E., President

Print Name and Title of Vendor's Authorized Representative
EI Associates, Architects & Engineers, PA

Vendor's Name
8 Ridgedale Avenue

Vendor's Address (Street Address)
Cedar Knolls, NJ 07927

Vendor's Address (City/State/Zip Code)

29 May 2025

Date

22-2427724

Vendor's FEIN
973-775-7777 ext. 378

Vendor's Phone Number
973-775-7770

Vendor's Fax Number
guy_cipriano@eiassociates.com

Vendor's Email Address

ⁱ Vendor means: (1) A natural person, corporation, company, limited partnership, limited liability partnership, limited liability company, business association, sole proprietorship, joint venture, partnership, society, trust, or any other nongovernmental entity, organization, or group; (2) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in Section 1701(c)(3) of the International Financial Institutions Act, 22 U.S.C. 262r(c)(3); or (3) Any parent, successor, subunit, direct or indirect subsidiary, or any entity under common ownership or control with, any entity described in paragraph (1) or (2).

ATTACHMENT 10

**COUNTY COLLEGE OF MORRIS, RANDOLPH, NJ
BID B1920-57DD**

**RFP TITLE: Engineer for County College of Morris
LIST OF REFERENCES**

For purposes of verifying the experience and qualifications of the firm to perform the contract work, the firm certifies the accuracy of this list of **at least three** contracts completed by the firm **within the last two (2) years** which included the delivery/installation of units similar to the work proposed to be performed for the County College of Morris.

NAME OF ENGINEERING FIRM: El Associates, Architects & Engineers, PA

By: 

(Print Name and Title below Signature)

Thomas J. Andrasz, RA, CID, Executive Vice President

1. Name and Address : See Section 4 of our Proposal

Telephone No.: _____

2. Name and Address of Owner: _____

Telephone No.: _____

3. Name and Address of Owner: _____

Telephone No.: _____

ATTACHMENT 11

COUNTY COLLEGE OF MORRIS

SUSPENSION AND DEBARMENT CERTIFICATION

Vendor/Bidder/Contractor certifies that neither it nor its principals are debarred, suspended, proposed for debarment or declared ineligible by any Federal, or state agency.

Company Name El Associates, Architects & Engineers, PA

Address 8 Ridgedale Avenue

City Cedar Knolls State NJ

Telephone 973-775-7777 Fax 973-775-7770

Email Address guy_cipriano@eiassociates.com

Authorized Signature 

Printed Name Guy P. Cipriano, P.E., President

Date 29 May 2025

This form must be returned with your bid/proposal



**ARCHITECTURE
ENGINEERING
CONSTRUCTION**

8 Ridgedale Avenue, Cedar Knolls, NJ 07927 – 973-775-7777 – Fax 973-775-7770