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LACEY TOWNSHIP P3 MUNICIPAL COMPLEX

Prepared for

Lacey Township
Selection Committee

Prepared by

Johnson Controls, Inc.
Mark Fennell | Account Executive
xxxx.x.xxxxxxx@xxx.xxx

UNSOLICITED
PROPOSAL

2021



Dear Lacey Township Committee,

Johnson Controls is excited to offer this Unsolicited Proposal to Lacey Township for the development, finance, construction, and operations of a new Municipal Complex through a Public Private Partnership (P3). The P3 delivery approach was legislatively enabled by the State of New Jersey on August 14, 2018 and offers a powerful tool for Lacey Township to optimize services to your growing community while maximizing revenue opportunities in a cost-efficient manner.

Johnson Controls, in collaboration with our consortium partners Gilbane Building Company and DMR Architects, are thrilled to bring our unmatched experience and expertise in P3 delivery to Lacey Township. Throughout this proposal, we will highlight our experience as well as the value of the P3 approach in helping you achieve the following goals:

- A modern and consolidated Municipal Complex to serve the growing population of Lacey Township.
- An accelerated timeline to allow for revenue from the sale of commercially attractive property occupied by current municipal buildings.
- Economic development and tax revenue increases through optimized use of the current municipal property.
- A long term approach to sustainable and efficient building operations in the Lacey Township Municipal Complex guaranteeing “best in class” operating costs.
- A private partner accountable to facility refresh cycles that will ensure deferred maintenance items will not accrue over time allowing a nearly new facility hand back at the end of partnership term.

Our submission meets the NJ 17:49(b) requirements for an unsolicited proposal which requires the following:

1. A description of the proposed public-private project, including the identified local government unit need to be fulfilled by the proposed project.
2. The estimated construction and lifecycle costs.
3. A timeline for development.
4. The proposed plan of financing, including projected revenues, public or private debt and a description of how the project meets the identified existing plans.
5. Identification of permits, approvals, and/or variances, and a statement of risk, liabilities, and responsibilities to be assumed by the private entity.

Through this response, we are confident that the Lacey Township Committee will determine this proposal meets NJ 17:49-6.4(d) State Requirements for a Public-Private Partnership (P3) project.

- There is a public need for the project and the project is consistent with existing long-term plans
- The project will cost less than a public sector option, or if it costs more, there are factors that warrant the additional expense.
- There are specific significant benefits to the project.
- There are specific significant benefits to using a P3 instead of other options, including no-build.
- The private development will result in timely and efficient development and operations.
- The risks, liabilities, and responsibilities transferred to the private entity provide sufficient benefits to warrant not using other means of procurement.

This proposal provides greater detail for the above areas, and is a starting point for our team to collaborate with the Township to develop the most comprehensive Municipal Complex project possible. We look forward to working together in furthering the development of this exciting project.

Sincerely,

Mark Fennell, Lacey Township Account
Manager, Johnson Controls, Inc.

Jenn Abbott, LEED- AP, P3 Business
Development, Johnson Controls, Inc.

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Overall P3 Effort

Consideration of an innovative Performance-Based Public-Private Partnership (P3) to achieve your goals is a significant undertaking. The Johnson Controls team applauds Lacey Township for leading the charge as one of the first local municipalities in New Jersey to implement - and reap the benefits of - the P3 approach. Your decision to move forward provides a cost-effective means to achieve the Township's vision while obtaining a well-maintained, valuable asset that will become a model for other municipalities across the State.

To capitalize on addressing your infrastructure needs in a cost effective, timely manner, the Township needs a partner that combines global expertise in the P3 delivery method and local experience delivering projects in the State of New Jersey. Comprised of Johnson Controls - a leading partner in the development of performance-based public infrastructure and the design-build expertise of Gilbane and DMR Architects, this team brings the proven expertise on similar projects, financial capacity and commitment to excellence to ensure the success of the Lacey Township Municipal Complex (the project). Benefits to the Township include:

- A proven partner with the ability to commit to a long-term P3 solution
- Predictable and guaranteed performance of the completed facility
- Continuity of Design Team members to ensure consistent design themes in civic infrastructure
- Valuable and well-maintained assets turned over at the end of the contract term

All members of the team - from the development level through design and construction, and into facilities management - understand how to collaborate in a P3 delivery method to provide the lowest overall cost of ownership to the Township.

Not all P3s are created equal. Performance-Based Infrastructure and alternative payment structures require specialized expertise in order to properly allocate and manage risks to deliver a valuable long-term facility solution. All members of this team bring local and national expertise in design, building, and operating projects for public institutions that lower the overall cost of ownership through integrated project delivery, and private sector risk transfer.

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Team Description

Johnson Controls has assembled a world-class team to help guide Lacey Township through this new P3 process. Our team consists of industry experts in every facet of P3, performance infrastructure, energy, architecture, planning, construction management and financing to help Lacey make the decisions necessary to best meet the needs of the community and address the requirements of a New Jersey P3 procurement. Individually, each team member has experience in comparable work and proven ability to drive a project to successful completion.



Enhancing the Intelligence of Buildings. Buildings have a purpose - they are places for people to live or work, facilities for learning and healing, and so much more. Lacey Township's facilities have a variety of functions central to its mission.

This is where Johnson Controls comes in - we help drive the outcomes that matter most. Through a full range of systems, services and digital solutions, we make your buildings smarter. Smarter buildings are more comfortable, safe, efficient, and ultimately, more sustainable. Most important, smarter buildings let you focus on what matters most - the people of Lacey.

Johnson Controls has been making buildings smarter since 1885, and our capabilities, depth

of innovative experience, and global reach have been growing ever since. Today, we offer the world's largest portfolio of building products, technologies, software, and services. We put that portfolio to work to transform the environments where our clients live, work, learn and play.

[Johnson Controls is the power behind your mission.](#)

Since 2004, Johnson Controls has become a North American P3 leader, with 40 projects in various asset classes, including civic buildings, universities, hospitals, data centers, courthouses, and more. In fact, we implemented the very first U.S. P3 Social Infrastructure project at the Long Beach Civic Center, as well as the first full-risk transfer P3 project at a U.S. higher education institution - the University of Kansas. We've provided financial surety packages to support over \$4.5 billion of social infrastructure for our P3 clients - and these projects require us to provide performance guarantees of future O&M / Lifecycle management, and over \$850 million in energy consumption.



Gilbane is a family-owned, global, comprehensive construction and facilities-related solutions firm. Building upon the success and proven track record of more than 150 years of experience, Gilbane is recognized as an industry leader that delivers innovative building solutions - from state-of-the-art sustainable buildings to the latest applications in construction methods and technology.

The Company is one of the largest construction managers in the Northeast with a direct working knowledge of design and construction in the New Jersey, New York, and Pennsylvania area.

Their established relationships with contractors and vendors, local and state authorities, and top professionals in the region's construction industry have resulted in 34 successful projects over the last five years alone. Currently, Gilbane is active on a variety of projects in the tri-state area with a total construction value of more than \$6.7 billion.

Gilbane brings the ability to engage premier project partners for seamless integration. The future for Lacey is not a simple scope, and the successful team will need to bring expertise in a range of disciplines and experience to ensure project success. As the design-builder, the Company accepts full responsibility for the safety and regulatory compliant performance of the work, and uses proven Lean construction processes and tools to ensure the project is completed cost effectively, on-schedule, and at the highest level of quality.



DMR Architects' success is built on the commitments they keep. It's the dedication from their team, the trust nurtured with their clients, and the challenges met with passion and intelligence. For 30 years, DMR has built its reputation as a premiere full-service architectural, planning, and urban design firm dedicated to progressive, innovative and sustainable design. The firm specializes in a diverse range of project types and services, including architecture, urban planning, landscape architecture, sustainable design, interiors, and construction administration for all market sectors.

In the public sector, DMR is committed to designing cost-effective, highly functional and aesthetically pleasing facilities. The firm understands the needs of public clients to maintain, upgrade, and enhance municipal facilities to meet the needs of diverse populations. They design public facilities that are representative of the entire community and establish a sense of pride and excitement, while maintaining conservative construction and efficient operating budgets.

Located in Hasbrouck Heights, New Jersey, DMR provides services across local, regional, and international borders, however a large majority of the firm's work has been concentrated within New Jersey. They have previously worked with the County of Ocean and surrounding municipalities, including both public and private sector projects, and brings a regional understanding to this project.

Subcontractors

MEP / Structural

French & Parrello Associates

Headquartered in Wall, NJ, French & Parrello Associates (FPA) is a multi-discipline engineering firm employing over 160 professionals across eight offices. The firm has established a reputation of technical excellence and responsiveness on diverse and complex projects. Backed by technical expertise and a wide range of services, their commitment to client satisfaction makes FPA a leader in engineering design.

Their Building Design Services division is an integrated group of professional engineers, LEED accredited professionals, and staff experienced in structural, mechanical, electrical, plumbing (MEP), fire protection engineering, and construction administration. The group is experienced in single, multi-story, and high-rise buildings for a variety of markets. In addition, the group is skilled in historic renovation and preservation, condition surveys, adaptive reuse studies, code analysis, expert testimony, and construction problem resolution.

FPA's structural engineering group is known for its solid reputation and experience in analysis and design of all types of buildings and structures, using various materials including steel, concrete, masonry, aluminum, lightgage steel and timber. Other specialties include hardened structures, blast design, high-rise design, complex structures, private provider structural and architectural precast design, lightgage shop drawings, seismic design, lattice and monopole towers, sanitary structures, underpinning design, pile foundations, specifications, peer review and forensic investigations.

FPA's professionals are complemented by talented support staff as well as extensive computer-aided drafting and design (CADD) resources, online

capabilities, and cutting-edge equipment. The firm has a full-service internal geotechnical lab, a mobile lab, and full-time survey crews.

Civil Engineering

Bowman

A trusted, multi-faceted consulting firm, Bowman offers a broad range of infrastructure environmental management, energy and real estate solutions to both public and private clients across the country. From large commercial developments, to master planned communities, to local transportation projects, Bowman delivers outstanding project results, builds long-lasting relationships, and leverages the growth of their organization to serve the constantly changing needs of their clients.

Reliable government facilities and infrastructure are imperative for a functional society - the team relies on them to operate from day-to-day. From designing local roadways to improving intersections and drainage facilities to designing sites for municipal complexes, parks and military bases, Bowman has a proven track record.

As a multi-disciplinary engineering firm, Bowman understands the complexities and challenges states, cities, and local governments face and offers solutions that help balance otherwise limited resources to address the needs of today while being mindful of future development. From funding knowledge to permitting and community engagement, the professionals at Bowman are experts in their fields. Their in-house engineers, planners, surveyors, right-of-way professionals, landscape architects and environmental scientists are strategic thinkers and problem-solvers with the experience to examine complex issues and bring best-in-class solutions to their projects.

IT / Security

ENK Solutions

ENK was founded by Efstathios N. Kanterakis, PE, RCDD in order to address clients' needs and turn them into viable solutions.

ENK is a full-service professional engineering

and consulting firm specializing in the electrical vertical market including, but not limited to, electrical power, fire / life safety systems, building controls, security systems, audiovisual systems, and telecommunications design services. ENK is a company that prides itself on its commitment to forging lasting business relationships - essentially becoming an integral part of their client's project team. ENK offers customized project plans, specifications, documentation, and project construction stage oversight in accordance with the project's specific needs.

The company has performed special system design services on numerous government project design teams for various jurisdictions within New Jersey - including courts, municipal centers, police departments, emergency operation centers and other government facilities - many of which were completed alongside DMR Architects. This teaming experience includes the Montgomery Municipal Center, Ridgefield Municipal Complex, Monmouth County Courthouse, Garfield Police Department, Wayne Police Department, and many others.

Acoustics

Lewis S. Goodfriend & Associates

Since 1953, LSG&A has been a diversified acoustical engineering consulting firm offering professional services in architectural acoustics, sound and impact isolation, environmental, industrial, and transportation noise, HVAC noise and vibration, and expert witness testimony.

The firm's clients include educational facilities, major corporations, industrial organizations, architectural and engineering firms, houses of worship, attorneys, local municipalities, private residents, and commercial enterprises. The firm has a wide breadth of experience, from working with historical buildings undergoing renovations to designing the latest advanced "green" buildings with LEED certification. Services include development of acoustical design criteria, acoustical measurements, evaluation with respect to applicable standards and regulations, and preparation of recommendations for reducing noise and vibration.

Personnel maintain technical knowledge through professional societies including the Acoustical Society of America, Institute of Noise Control Engineering, Audio Engineering Society, American Consulting Engineers Council and many more.

Landscape Architecture

Moss Gilday Group

Drawing on more than 25 years of design experience, Moss Gilday Group has worked on projects of all types and sizes, including urban plazas, recreation spaces, rooftops and green roofs, luxury waterfront residential developments, institutional and educational campuses, streetscapes, and more.

Gaining an understanding of the scope of the various design disciplines within a project is vital and there must be an inherent and successful cross over of ideas while maintaining the main aspects of the design concept with attention to carefully designed detailing.

The firm provides a full array of professional landscape architectural design services including site planning, zoning analysis, space planning, urban design, rooftop and green roofs, parks and recreation design, swimming pool and water park design, planting design and horticultural consulting, construction contract document preparation, construction administration, and playground design and safety inspections.

Moss Gilday Group, LLC is dedicated to providing program specific contextual designs. From site analysis, feasibility studies, and schematic design sketches to large scale construction bid documents and specifications, Moss Gilday Group blends excellence in design with an in-depth knowledge of construction and technical expertise that enables us to provide a wide range of services to a diverse and ever-growing client base.

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Resumes of Key Personnel

MARK FENNELL

JCI - Lacey Account Manager



AREAS OF EXPERTISE

As the Lacey Township Account Manager, Mark will serve as a guide to the Township and lead the team from concept through project completion. He has over 22 years of industry experience helping his clients solve infrastructure and energy challenges.

EDUCATION

BACHELOR OF SCIENCE, MECHANICAL ENGINEERING

University of Notre Dame

ADDITIONAL CREDENTIALS

2018-2019 Member and Industry
Liaison Committee Co-Chair -
NASFA

PROJECT EXPERIENCE

NEWARK BOARD OF EDUCATION

NEWARK, NJ

2020

Mark created the key strategies to demonstrate best value and assisted in writing a proposal for a \$120 million energy savings project to support infrastructure improvements at more than 60 Newark schools. Johnson Controls was selected out of four ESCOs. The project is currently in development.

U.S. MILITARY INSTALLATIONS

MULTIPLE LOCATIONS

2019- Pres

Mark led the development of a \$100 million energy savings project across six U.S. Army bases spanning five states that impacted 17,000 homes working with a private military house provider. The bases in scope include Fort Bragg, Fort Meade, Aberdeen Proving Ground, Fort Sill, Fort Riley, and Fort Ruckers. The energy conservation measures involve LED lighting upgrades, HVAC replacements, water conservation measures, and thermostat upgrades. The project development was successful and led to expansion for \$10 million worth of water meter and AML system installations across three of the bases in scope.

MESSIAH COLLEGE

Mechanicsburg, PA

2014

This \$7.5 million 1 MW CCHP project allowed the College to bring a two-mile natural gas line extension to the campus. Mark led the development team and subcontractors on a tour of previously installed CHP technologies to ensure all stakeholders were comfortable with the project scope. He helped evaluate various technologies, and ultimately selected microturbines, heat exchangers, and an 288-ton chiller. The newly installed piping provides hot water to three campus buildings and chilled water to five buildings. Annual project savings are projected to exceed \$800,000.

JENN ABBOTT

LEED-AP

JCI - P3 Business Development



AREAS OF EXPERTISE

Jenn's experience includes operations, sales, and business development for P3 and performance infrastructure projects. Her areas of expertise also include teaming, construction procurement and construction delivery. For the Lacey Township project, Jenn will serve as the P3 business Development Manager and guide the Township through the P3 project development process.

EDUCATION

Bachelor of Science, Mechanical Engineering

Purdue University

ADDITIONAL CREDENTIALS

LEED Accredited Professional

PROFESSIONAL BIOGRAPHY

Jenn's primary goals are to understand her clients' preferred project delivery, funding means, business cases for projects, and trends in procurement which impact the ability to complete desired projects. Her main goal is to always help deliver value and insight to her clients and teams and bolster confidence for construction-related decisions. Jenn is part of the specialized business unit within Johnson Controls which provides performance-based infrastructure solutions in P3 markets - focusing specifically on buildings and Infrastructure as a Service. Her client-centered approach connect JCI resources to find the right solutions for the unique needs of her clients. She has worked on a variety of P3 and social infrastructure projects including a the revolutionary P3 project at the University of North Dakota.

DAVE EVERS

PE, PMP, CEM, LEED-GA

JCI - P3 Director of Engineering



AREAS OF EXPERTISE

Dave has more than 32 years of experience in the building and performance infrastructure industry. He is responsible for collaborating with contractors and subcontractors, financial partners and suppliers to develop P3 engineering and facility management scopes. Dave has served both technical and managerial roles in the engineering, construction and energy sectors, and is experienced in leading engineering teams, serving in a field capacity during construction, and performing an array of energy and engineering studies.

EDUCATION

Master of Science, Engineering & Public Policy

Master of Business Administration

Washington University

Bachelor of Science, Mechanical Engineering

Washington University

ADDITIONAL CREDENTIALS

Professional Engineer

Project Management Professional

Certified Energy Manager

LEED Green Associate

PROJECT EXPERIENCE

UNIVERSITY OF KANSAS

LAWRENCE, KS

2018

Dave helped lead the development of a \$350 million revitalization at the University of Kansas' Central District. JCI provided the building operations and lifecycle costs under a guaranteed structure, including KPIs and deductions for under-performance post-construction. The project scope included the operation of the 285,000 SF academic science facility, with more than 200 lab hoods, a 25,500 SF student union annex, and student housing with 1,250 beds and a dining center, as well as the District's central utility plant.

LONG BEACH CIVIC CENTER

LONG BEACH, CA

2019

For this 40-year \$186 million P3 project, Dave served in a P3 operations development role as JCI provides the building operations and lifecycle costs under a guaranteed price structure that includes KPIs and deductions for any post-construction under-performance. The scope of work includes operations for the new City Hall, main library, revitalized Lincoln Park, new Port Authority headquarters, three new parking garages, and related infrastructure and landscaping.

STEVE WILLIAMS

PE, PMP

JCI - Principal Engineer,
Performance Infrastructure



AREAS OF EXPERTISE

Steve leads the technical development of performance infrastructure and P3 projects in a variety of markets including local governments, higher education, healthcare, and manufacturing facilities. Steve's expertise also extends to central utility plants, and he has worked in the industry for more than nine years. For this project, he will help develop the project scope, lifecycle costing, and risk analysis to ensure the project meets all of Lacey's goals and deliverables.

EDUCATION

BACHELOR OF SCIENCE, MECHANICAL ENGINEERING

University of Missouri - Rolla

ADDITIONAL CREDENTIALS

Professional Engineer

Project Management Professional

PROJECT EXPERIENCE

UNIVERSITY OF NORTH DAKOTA

GRAND FORKS, NORTH DAKOTA

2017 - 2019

As principal engineer, Steve led the interdisciplinary design team, developing the strategy and scope for replacing an aging, coal-fired steam plant with a new 240,000 lb/hour natural gas and fuel oil plant, and 5,000 feet of distribution piping upgrades .

GENERAL MOTORS

OSHAWA, ONTARIO

2012

Lead engineer for this \$50 million design-build central utility plant project. The scope of work included chilled water, hot water, waste water, and purified water system upgrades.

ST. CHARLES MEDICAL CENTER

BEND, OREGON

2012

Steve helped develop this \$12.8 million central utility plant, which serves a 261-bed, Level II trauma center.

COMMUNITY HEALTH SYSTEMS

MULTIPLE LOCATIONS

2010 - 2014

As development engineer, Steve worked with a multidisciplinary team on this design-build project worth \$18 million across multiple project sites. The scope of work included mechanical and electrical system upgrades at a number of hospitals in the health system

RICHARD WARD

CEM

JCI - Installation Manager



AREAS OF EXPERTISE

Richard leverages more than 25 years of experience in the construction industry to build strong relationships with JCI clients and industry partners. He is responsible for the safety, quality, and customer satisfaction on all projects, and delivers constant improvements and profitability to his projects. Richard is also responsible for project development, estimating, scheduling, financial forecasting, risk mitigation, and change order management (as required by the client).

ADDITIONAL CREDENTIALS

Certified Energy Manager

PROJECT EXPERIENCE

PHILADELPHIA MUSEUM OF ART

PHILADELPHIA, PA

2020

Richard oversaw the implementation tasks for the energy conservation measures of this \$10.6 million for the City of Philadelphia's Master Energy Plan. The Museum project created 329 green jobs and exceeded diversity goals with nearly 45% of all contracts awarded to minority and women-owned businesses. The project will generate \$19 million in savings and cut water consumption by 8%.

PA STATE POLICE HEADQUARTERS

HARRISBURG, PA

2018

Richard served as the Operations Manager for this \$5 million project to reduce energy and operational costs. JCI held multiple design meetings with key stakeholders to address the failing and end-of-life systems. We also provided enhanced training to empower existing facilities staff to maintain new systems and equipment to eliminate costly service contracts.

GALLUDET UNIVERSITY

WASHINGTON, DC

2014

Richard led the implementation tasks for the energy conservation measures for this \$11 million project. The scope of work included steam trap replacements, building automation system installation and upgrades, lighting upgrades and occupancy sensors, a new central steam plant, building envelop improvements across campus, water conservation measures, steam insulation and fume hood controls.

NICOLAS KIRSCHBAUM

JCI - P3 Solutions Development
Leader



AREAS OF EXPERTISE

Nicolas is responsible for managing technical efforts during the procurement stage of JCI P3 projects. He leads the development of the O&M and lifecycle solutions, including hiring of staff and coordinating with the transition team to ensure facility management considerations are kept top of mind at all phases of the project. He works with the Consortium to ensure our solutions address Lacey's business and financial requirements. Nicolas guides the decision-making on system selection and lifecycle schedule.

EDUCATION

MASTER OF BUSINESS ADMINISTRATION

McGill University

MECHANICAL ENGINEERING

Concordia University

ADDITIONAL CREDENTIALS

Certified Energy Manager (CEM)

Certified Measurement and Verification Professional (CMVP)

Building Recommissioning (RCx)

PROJECT EXPERIENCE

CORNER BROOK ACUTE CARE HOSPITAL

CORNER BROOK, NEWFOUNDLAND

Pres

Solutions development manager responsible for the complete facility management offering including O&M, lifecycle and transition of this \$200 million P3 project to serve the entire West region of Newfoundland.

CENTRE FOR ADDICTION & MENTAL HEALTH*

TORONTO, ONTARIO

2021

P3 operations specialist leading the development of O&M and lifecycle solutions for a 600,000 SF new tower. The project provides a modern facility which will enable CAMH to provide state-of-the-art care to their patients. **Nicolas completed this project while at a different firm.*

YOUTH CENTERS OF QUEBEC

QUEBEC, CANADA

2015

Project development engineer overseeing the development of the energy conservation solutions for this \$10 million project involving three youth centers. The project helped modernize the mechanical installations across all buildings while generating energy savings.

CSSS LUCILLE TEASDALE

MONTREAL, QUEBEC

2014

Nicolas was project development engineer for this \$15 million project. Oversaw development of energy conservation solutions for two hospitals and three long-term care units. The project helped modernize the mechanical installations across buildings, while generating energy savings for the healthcare customer.

DANIEL SHEA

Gilbane - VP, Principal in Charge



AREAS OF EXPERTISE

Mr. Shea is an accomplished construction executive with more than 35 years of professional experience in all aspects of construction management including Field Engineer; Project Superintendent; Cost Engineer; Estimator; Purchasing Agent; Senior Project Executive; Vice President, General Manager of an Interiors Division; and currently as Vice President, Business Unit Leader of Gilbane's New Jersey office. Of Mr. Shea's 35-year career, 22 years have been in the New Jersey market where he has established relationships with contractors and vendors. His extensive public sector portfolio entails more than \$1 billion of work in the region for clients, including Bergen County on the New Agency Building and Parking Deck and the Phase I and II renovations to the Justice Center; the New Jersey Schools Development Authority on multiple school projects; and the State of New Jersey on the Superstorm Sandy's Management of Reconstruction, Rehabilitation, Elevation and Mitigation (RREM) Program and Landlord Rental Repair Program (LRRP) that were primarily along the New Jersey coastline. Dan will be able to leverage his experience working with municipal/county/state clients in New Jersey for the successful delivery of the Lacey Township project.

EDUCATION

BE/ MECHANICAL ENGINEERING

Manhattan College

ADDITIONAL CREDENTIALS

OSHA 30 Hour Trained

PROJECT EXPERIENCE

BERGEN COUNTY NEW AGENCY BUILDING AND PARKING DECK AND JUSTICE CENTER RENOVATIONS

2017/2020/2023

HACKENSACK, NJ

To address the County's need for more adequate space, an improved operational configuration and better security, Gilbane was selected by the County of Bergen to provide design and construction management services for a new agency building, parking deck and renovations to the existing Justice Center complex. Completed in three phases, the scope included a new, six-story, 130,000 SF building, a 750-space parking structure and 128,000 SF of renovations to the existing Justice Center facility. The agency building houses the Bergen County Sheriff, Prosecutor, County Municipal Court and other county agencies. The building was designed to complement the existing historic Justice Center using a Federalist-inspired facade. A secure pedestrian bridge for staff and judges was also constructed to connect the parking garage to the new building and Justice Center. The multi-phased renovated Justice Center will provide courtrooms, offices and support spaces for the program needs of the Courts with special attention given to preserving and maintaining historical areas.

NJSDA, PASSAIC BOARD OF EDUCATION DAYTON AVENUE EDUCATIONAL CAMPUS

2018

PASSAIC, NJ

The new design-build Dayton Avenue Educational Campus consists of a new four-story, 448,000 SF school complex. The 12.32 acre site will include outdoor recreational areas, an athletic field of artificial turf, sidewalks and parking areas as well as the rehabilitation and reconstruction of the pedestrian and vehicular bridges spanning the Weasel Brook Channel. The layout of the complex will provide separate entrances for each unique school, there will be centralized food service, custodial and mechanical systems.

GEORGIAN COURT UNIVERSITY WELLNESS CENTER

2008

LAKEWOOD, NJ

A new 66,000 SF, sports/wellness facility that includes sports administration offices, training rooms, locker rooms, dance studio/exercise lab, two-court basketball/volleyball arena, softball soccer and lacrosse fields, eight-lane track and multiple tennis courts. The project also included site improvements and extensive storm water management. Achieved LEED Gold certification.

MICHAEL TRUMINO

Gilbane - Senior Project Executive



AREAS OF EXPERTISE

Mr. Trumino is an execution driven construction professional with 35 years of extensive experience working on campus. He is an expert in managing high profile projects with a track record of delivering results of the highest quality on-time and on-budget. Mr. Trumino successfully engages with clients, owner representatives and design teams to ensure ongoing effective and open communication. He recently worked with DMR in a design/build arranged on the sales office space for Landmark Properties as part of The Standard at New Brunswick project. Michael has been in the construction industry since 1986. He is a veteran with extensive experience serving as project executive during preconstruction, procurement, GMP development, and construction phase activities. As senior project executive, Mike will provide the leadership to ensure a collaborative team approach and the design team to ensure that all parties are working toward common goals and objectives. Mike is accountable for overall management and administration of the project from contract award through final acceptance and occupancy. He is responsible to direct and implement activities necessary to achieve the goals on the project. Mike will provide continuity between the preconstruction and construction phases of this project, ensuring that the project is properly staffed and will serve as the client advocate among the project team, the design team, and subcontractors.

EDUCATION

BE/ MECHANICAL ENGINEERING

Manhattan College

ADDITIONAL CREDENTIALS

OSHA 10 Hour Certified

NYC Dept. of Building Support

Scaffold User Certification

Site Safety Manager Certification

Zurich Accident Investigation

Technique Certification

PROJECT EXPERIENCE

LANDMARK PROPERTIES THE STANDARD AT NEW BRUNSWICK

2020

NEW BRUNSWICK, NJ

Construction management services for the new 303,758 SF, 21-story mixed-use housing facility, with three levels of above-grade parking, and inclusive of landscape amenities and site improvements. The new 21-story high rise includes 186 student apartments with 682 bedrooms and a three level parking garage accommodating 111 spaces. The main level includes commercial, office and retail spaces. Enclosed amenity space will be located on the top floor along with two roof decks. Gilbane and DMR provided design-build services for the sales office space.

THE ROCKEFELLER GROUP SUMMIT MEDICAL GROUP AND MD ANDERSON CANCER CENTER

2018

FLORHAM PARK, NJ

Gilbane provided management services for the 160,000 SF core and shell build-out at 150 Park Ave on the Green at Florham Park campus. The medical office and cancer care building consists of four stories over one level of below grade parking. It is a structural steel frame with concrete on metal deck wrapped granite and vision glass panels. Gilbane completed the tenant improvements to the 130,000 SF cancer center. The project is a joint venture between Summit Medical Group and MD Anderson Cancer Center.

ST. FRANCIS COLLEGE, GYMNASIUM/ BASKETBALL CENTER

2003

BROOKLYN, NY

Addition of a new NCAA Division I basketball gymnasium on top of the existing roof of the current basketball gymnasium with all new athletic offices, training facilities and locker rooms.

JAMES HANCIK

Gilbane - VP, Pre-Construction Executive



AREAS OF EXPERTISE

A seasoned construction professional, Mr. Hancik started with Gilbane in 2013 as an experienced construction professional who has managed all phases of construction projects from design oversight through construction closeout. Mr. Hancik has over 20 years of professional experience in the construction industry, all of which have been spent in the New Jersey and New York markets. He has extensive experience in the preconstruction role working on large, complex projects in the region and brings lessons learned and best practices gained from overseeing these projects. He worked with numerous design teams, engineers and local agencies to complete these projects on time and on budget. With his vast knowledge, Mr. Hancik brings a broad-based knowledge of building types for a wide variety of state and municipal facilities.

EDUCATION

MBA - FINANCE

DeSales University

BS - CIVIL ENGINEERING

Lafayette College

PROJECT EXPERIENCE

BERGEN COUNTY NEW AGENCY BUILDING AND PARKING DECK AND JUSTICE CENTER RENOVATIONS

2017/2020/2023

HACKENSACK, NJ

To address the County's need for more adequate space, an improved operational configuration and better security, Gilbane was selected by the County of Bergen to provide design and construction management services for a new agency building, parking deck and renovations to the existing Justice Center complex. Completed in three phases, the scope included a new, six-story, 130,000 SF building, a 750-space parking structure and 128,000 SF of renovations to the existing Justice Center facility. The agency building houses the Bergen County Sheriff, Prosecutor, County Municipal Court and other county agencies. The building was designed to complement the existing historic Justice Center using a Federalist-inspired facade. A secure pedestrian bridge for staff and judges was also constructed to connect the parking garage to the new building and Justice Center. The multi-phased renovated Justice Center will provide courtrooms, offices and support spaces for the program needs of the Courts with special attention given to preserving and maintaining historical areas.

JERSEY CITY ANNEX

2009

JERSEY CITY, NJ

Preconstruction services under a design-build contract with DMR for the proposed Annex to the City Hall adjacent to Jersey City Medical Center in Jersey City. The project, developed as a public-private partnership between Garfield Traub Development and Jersey City, included 125,000 SF of Class A office space, a 1,200 car parking garage, and 50,000 SF of retail space. The proposed project site required the design of a soil surcharge plan and complex deep foundation system due to the unsuitable soil conditions on-site.

GEORGIAN COURT UNIVERSITY WELLNESS CENTER

2008

LAKEWOOD, NJ

A new 66,000 SF, sports/wellness facility that includes sports administration offices, training rooms, locker rooms, dance studio/exercise lab, two-court basketball/volleyball arena, softball soccer and lacrosse fields, eight-lane track and multiple tennis courts. The project also included site improvements and extensive storm water management. Achieved LEED Gold certification.

JESSICA JADUE

Gilbane - Design-Build Manager



AREAS OF EXPERTISE

With 15 years of industry experience, Ms. Jadue has provided an array of general contracting, construction management and estimating services for numerous projects throughout the region. Since joining Gilbane in 2018, Ms. Jadue has provided estimating services on more than \$212 million for public clients, including Bergen County, Newark Parking Authority, Rutgers University. Her experience as a Design-Build Professional Associate means Jessica has mastered the design-build delivery method – her leadership utilizing this experience will help the team implement best practices along the way and keep all on course for a smooth project delivery.

EDUCATION

BACHELOR OF SCIENCE - MECHANICAL ENGINEERING

The College of New Jersey

ADDITIONAL CREDENTIALS

Design-Build Professional
(Associate) (Assoc. DBIA™)

PROJECT EXPERIENCE

BERGEN COUNTY JUSTICE CENTER RENOVATIONS

2020/2023

HACKENSACK, NJ

To address the County's need for more adequate space, an improved operational configuration and better security, Gilbane was selected by the County of Bergen to provide design and construction management services for the renovations to the existing Justice Center complex totaling 128,000 SF. The multi-phased renovated Justice Center will provide courtrooms, offices and support spaces for the program needs of the Courts with special attention given to preserving and maintaining historical areas.

RUTGERS UNIVERSITY - B.E.S.T. STUDENT RESIDENCE HALL

2009

PISCATAWAY, NJ

Provided general contractor services for the new Busch Engineering, Science, and Technology Student Residence Hall. This 501-bed dormitory consists of three, four-story plus attic buildings totaling 150,000 SF and a new 2,000 SF central plant for heating and cooling the dormitories. In addition to student rooms, the facility includes common area spaces, a multipurpose room, computer room, study rooms, kitchenettes, central laundry facilities and lounges. Site development was also included on this five-acre site.

PRINCETON UNIVERSITY LEWIS CENTER FOR THE ARTS

2017

PRINCETON, NJ

The Lewis Center for the Arts includes three buildings: the Wallace Dance Building and Theater, the New Music Building and the Arts Tower. The Wallace Dance Building and Theater houses programs in dance, theater, and music theater, with multiple, flexible performance spaces, all supported by LED performance lighting. The New Music Building enables the Department of Music to expand its instructional, practice, and research facilities. It includes rehearsal space for the orchestra and chorus, a jazz studies studio, and practice rooms. The complex also includes the CoLab, a flexible "white box" space for artistic and cross-disciplinary collaborations, and the Arts Tower, which includes gallery space, administrative offices, and additional studios. The three buildings are connected at ground level by the Forum, an 8,000 SF open indoor gathering space that will serve as a lobby for the multiple venues complex and as an additional informal performance space. Above the Forum is an outdoor plaza with a reflecting pool.

CHARLES H. SARLO, ESQ.

DMR - Partner in Charge / Project
Executive



AREAS OF EXPERTISE

With a unique set of qualifications that includes an education in engineering, finance and law, Charles brings 40 years of engineering, legal, corporate affairs and management experience to his role as General Counsel and Partner of DMR Architects. He is particularly skilled in matters concerning real estate development and redevelopment, environmental assessment and remediation, engineering and construction. Mr. Sarlo is an advocate of alternate, public delivery methods, including P3 and the use of the Local Redevelopment and Housing Law. He has been a longtime advocate, and a frequent lecturer, on the P3 model.

EDUCATION

JURIS DOCTORATE

Pace University School of Law

MBA, CORPORATE FINANCE

Fairleigh Dickinson University

BACHELOR OF SCIENCE, ENGINEERING

New Jersey Institute of Technology

P3 ADVOCACY

SPEAKING ENGAGEMENTS

- *P3 and Municipal Projects, Perfect Together? - New Jersey League of Municipalities Annual Conference (Nov 2019)*
- *P3 Potential: The New Law and Your Municipality - New Jersey League of Municipalities (Dec 2018)*
- *Infrastructure Public-Private Partnerships, its Role in the Future of New Jersey and its Benefit to Municipalities - New Jersey League of Municipalities Annual Conference (Nov 2016)*

PUBLICATIONS

- Public Infrastructure Procurement: A Whole New Ball Game? - NJAC County Biz (Byline) (April 2019)
- New state law for public-private projects is an opportunity for design, construction firms - Real Estate New Jersey (Feature) (April 2019)
- Municipalities and P3 - New Jersey Municipalities (Byline) (March 2019)

PROFESSIONAL BIOGRAPHY

Charles offers an unparalleled skill set in the corporate environment and in real estate development and construction, as a practicing, attorney-at-law, engineer and finance executive. With 6 years on the board of directors of the New Jersey Economic Development Authority (NJEDA), which has a total of \$0.5 billion, he is also skilled in the arena of corporate governance.

In his current role as General Counsel and a Partner of DMR Architects, he provides advice on managing legal risk, governance, and improving and developing business processes. He provides a constant awareness of both the external and internal competitive landscape, opportunities for expansion, customer base, markets, new industry developments and standards.

He has been a thought leader and ambassador in alternate delivery methods for public projects, including public-private-partnerships. He has advocated this topic through various speaking engagements and publications, and as Chairman of the Real Estate Committee of the New Jersey Economic Development Authority (NJEDA). In his NJEDA role, his committee vetted EDA staff recommendations on twelve PPP projects having a combined, cumulative private investment of just under \$1 billion, which were put forth under the Economic Stimulus Act of 2009. More recently, Charles fashioned a competitive, selective solicitation process using the Local Redevelopment and Housing Law for the development and construction of a \$22 million municipal complex for the Borough of Ridgely. The project, which is currently under construction, is a 27,000 SF building comprised of administrative offices, a municipal/court chamber, building department and police department. He continues to support DMR's internal design and construction administration team through the construction process.

Charles has successfully secured and overseen the land use entitlement process for numerous, complex real estate development projects for diverse uses including industrial, manufacturing and warehousing, mixed use, multi-family, retail, office, banking, healthcare and public facilities.

He was also the land use attorney appearing before the Meadowlands Commission for the \$150 million, design-build Frank J. Gargiulo Campus, completed in 2018. Charles has argued numerous land use cases in the Superior and Appellate Courts. In 2019, Charles authored a legal brief and argued before the New Jersey Supreme Court in the matter of Piscatelli v. Bd of Adjustment, City of Garfield, et al. (Conflicts of interest matter involving a municipal land use matter). Argued Nov. 2018 / Decided March 2019.

KURT VIERHEILIG

AIA, LEED-AP

DMR - Director of Design



AREAS OF EXPERTISE

Joining DMR as a graduate architect in 1999, Kurt rose through the ranks of the firm, and now serves as a Partner and the Director of Design. Kurt leads the design studio, consulting on all new construction and addition projects. He also continues to serve as the lead designer on high-profile projects, including many notable municipal, community and recreation buildings.

EDUCATION

BACHELOR OF ARCHITECTURE

New Jersey Institute of Technology

ADDITIONAL CREDENTIALS

Registered Architect
NJ # 21AI01780900

LEED AP BD+C
#30648

PROJECT EXPERIENCE

MONTGOMERY MUNICIPAL CENTER MONTGOMERY, NEW JERSEY

2017 - Pres

Director of Design for the new, \$25 million, 62,500 SF municipal center, the township's new home for municipal offices, police department, library and council chambers. The design of the new facility included a collaborative approach which included input from more than 200 residents, ensuring the architectural character of the project reflects the identity of the community.

RIDGEFIELD MUNICIPAL COMPLEX RIDGEFIELD, NEW JERSEY

2018 - pres

Director of Design for the new, \$22 million, new Ridgefield Municipal Complex. The 27,000 SF building program is comprised of administrative offices, a municipal/court chamber, building department and police department. The design uses sustainable design principles, contains a pocket gathering spot and anchors a nearby commercial zone.

FRANK J. GARGIULO CAMPUS SECAUCUS, NEW JERSEY

2016 - 2018

Director of Design for the new, \$150 million, 350,000 SF educational facility set on 20 acres. The LEED Gold certified facility supports the career-prep curriculum of the Hudson County Schools of Technology in advanced educational spaces. The project was a tremendous construction feat and was completed in an aggressive 27-month schedule following a design-build approach.

WAYNE POLICE HEADQUARTERS WAYNE, NEW JERSEY

2017-2020

Director of Design for the new, \$10.5 million, 12,600 SF addition and 12,700 SF renovation to the police headquarters, which is a portion of the municipal complex. DMR originally presented four options for renovation or new construction as options. The facility is a specialized, 24/7/365 operation.

FRANCIS REINER

LEED-AP

DMR - Redevelopment Consultant



AREAS OF EXPERTISE

Francis is an accomplished professional planner, urban designer and landscape architect with more than 20 years of experience working for both the public and private sector. He leads DMR's thriving professional planning and redevelopment consulting division, and is a partner with the firm.

EDUCATION

MASTER OF LANDSCAPE ARCHITECTURE

Harvard University

BACHELOR OF SCIENCE OF LANDSCAPE ARCHITECTURE

Cornell University

ADDITIONAL CREDENTIALS

Landscape Architect
NJ # AS001034

Professional Planner
NJ # 33LI00616700

PROFESSIONAL BIOGRAPHY

With a background in landscape architecture, Francis is a design-oriented planner, a natural addition to DMR's in-house team. Francis leads all DMR projects with a commitment to aesthetic, density and location, an invaluable perspective for our municipal clients since their visions for redevelopment can be presented in a clear, realistic manner to which the community can respond. Through his experience, DMR is able to provide both architectural and professional planning services, offering a cohesive and streamlined approach to municipal redevelopment projects. Francis has collaborated with our architects on numerous municipal projects in his capacity as redevelopment consultant for the City of Hackensack, including:

M&M RECREATION CENTER (INCLUDING SENIOR CENTER) (2016-2018)
Redevelopment Consultant who collaborated with DMR's in-house architects on the \$6.5 million, 22,000 SF Mellone - Mariniello (M&M) Recreation Center. The project scope included an 8,000 SF renovation and a 14,000 SF addition to a well-known community and recreation facility. The building also includes a new senior center, a new lobby and three multipurpose rooms.

ATLANTIC STREET PARK (2013-2015)
Redevelopment Consultant/Landscape Designer for a major catalyst project for the revitalization of downtown Hackensack, which transformed an under-utilized, municipal surface parking lot to a park that provides performance areas for spring and summer concerts, shaded outdoor space for lunch hour, an intimate garden and outdoor chess tables. The construction cost of the project was \$750,000.

HACKENSACK CULTURAL AND PERFORMING ARTS CENTER (2013-2018)
Redevelopment Consultant for the \$5.5 million Hackensack Cultural and Performing Arts Center which transformed a 140+ year old, former Masonic temple during a multi-phase project on the site adjacent to Atlantic Street Park. The City first completed ADA renovations to the first floor; another phase of the project transformed the second floor of the facility to the Performing Arts Center, which includes seating for 200 people; and a final phase again renovated the first floor to provide updated gallery space for art displays.

JANET PINI

AIA

DMR - Project Manager



AREAS OF EXPERTISE

After joining the DMR production department in 2002, Janet established herself as an asset to the staff, serving as a Project Architect on some of DMR's largest and most complex projects. Ultimately, she was promoted to Project Manager, but continues to serve DMR's clients with the same level of detail and commitment to quality construction documents.

EDUCATION

BACHELOR OF ARCHITECTURE

New Jersey Institute of Technology

ADDITIONAL CREDENTIALS

Registered Architect
NJ # 21A102102900

PROJECT EXPERIENCE

RIDGEFIELD MUNICIPAL COMPLEX

RIDGEFIELD, NEW JERSEY

2018 - Pres

Project Manager for the new, \$22 million, new Ridgefield Municipal Complex. The 27,000 SF building program is comprised of administrative offices, a municipal/court chamber, building department and police department. The design uses sustainable design principles, contains a pocket gathering spot and anchors a nearby commercial zone.

FRANK J. GARGIULO CAMPUS

SECAUCUS, NEW JERSEY

2016 - 2018

Project Architect for the new, \$150 million, 350,000 SF educational facility set on 20 acres. The LEED Gold certified facility supports the career-prep curriculum of the Hudson County Schools of Technology in advanced educational spaces. The project was a tremendous construction feat and was completed in an aggressive 27-month schedule following a design-build approach.

PATERSON MIDDLE SCHOOL

PATERSON, NEW JERSEY

2018 - 2020

Project Architect for the new, \$58 million, 163,000 SF middle school, currently under construction under a design-build approach for the New Jersey Schools Development Authority. The design addressed a variety of concerns such as site logistics, a new foundation type, site related regulatory submissions and approvals, the coordination with utilities that transverse the site, and utility will-serve confirmations.

GARFIELD POLICE HEADQUARTERS

GARFIELD, NEW JERSEY

2017 - 2020

Project Architect for the new, \$7.6 million, 20,000 SF police headquarters for the City of Garfield. The design of the new building, which is almost triple the size of their previous facility, incorporated security mandates outlined by the New Jersey Department of Corrections, while balancing aesthetic concerns that allow the facility to maintain a warm community presence. The new facility provides the City with a modern and updated space, equipped with the latest technologies and in compliance with all applicable codes.

JOSEPH CRYSTAL

DMR - Project Architect



AREAS OF EXPERTISE

While relatively new to the DMR production team, Joseph brings with him detailed experience across many sectors, bolstering DMR's qualifications. He has already been assigned to several of DMR's high-profile, new construction jobs in the public sector. In the role of project architect, Joe is involved in all phases of a project, from conception to construction, including code reviews, regulatory approvals processes, developing design documents, coordinating the work of the design team, interfacing with vendors and pulling together the construction documents. He also brings the unique experience of overseeing construction administration tasks at times, further expanding his ability to produce constructable, accurate and detailed construction documents.

EDUCATION

New Jersey Institute of Technology

PROJECT EXPERIENCE

RIDGEFIELD MUNICIPAL COMPLEX

RIDGEFIELD, NEW JERSEY

2020 - Pres

Project Architect for the new, \$22 million, new Ridgefield Municipal Complex. The 27,000 SF building program is comprised of administrative offices, a municipal/court chamber, building department and police department. The design uses sustainable design principles, contains a pocket gathering spot and anchors a nearby commercial zone.

JERSEY AVE. SCHOOL

NEW BRUNSWICK, NEW JERSEY

2020 - Pres

Project Architect for the new, \$55 million, 127,000 SF school. The new school will have a multi-purpose assembly room and a 14,000 SF playground, neither of which the current facility offers, as well as an expanded cafeteria, science demonstration rooms, media center and computer/technology labs, among other spaces.

MONTGOMERY MUNICIPAL CENTER

MONTGOMERY, NEW JERSEY

2020 - Pres

Project Architect/Construction Administration for the new, \$25 million, 62,500 SF municipal center, the township's new home for municipal offices, police department, library and council chambers, which is currently under construction.

BERGEN COUNTY JUVENILE COMPLEX*

TETERBORO, NEW JERSEY

2009 - 2011

Project Personnel/Construction Administration for the new, \$18 million, 50,000 SF complex housing a juvenile detention center, at-risk youth shelter, and trade school.

*Completed prior to joining DMR Architects

REDACTED COPY

Project References

Long Beach Civic Center

The \$250M P3 revitalizes the City Hall & provides efficient new facilities with a 40-year concession period. By using a JCI P3, the project cost less than it previously paid to use and maintain the original facilities.



Wayne Police Headquarters

DMR designed a two-story, 12,600 SF addition, plus approx. 12,700 SF renovation of the existing Police Department building. This specialized building is a 24/7/365 secure operation.



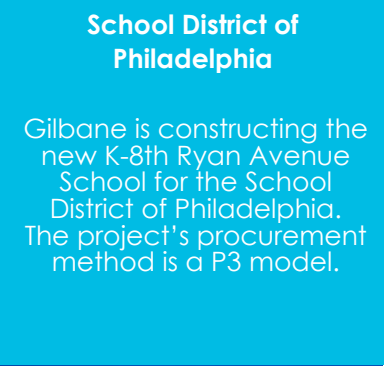
Miami-Dade Courthouse

Under a JCI P3, the new courthouse will provide more than 600,000 SF of space and services related to Civil & Probate Divisions of the Eleventh Judicial Circuit of Florida, the Clerk of Courts and other related court partners and agencies.



School District of Philadelphia

Gilbane is constructing the new K-8th Ryan Avenue School for the School District of Philadelphia. The project's procurement method is a P3 model.



Durham Region Courthouse

JCI's team designed a new \$233M 457,000 square foot Courthouse via a Canadian P3 model to deliver Ontario's first LEED Gold certified courthouse.



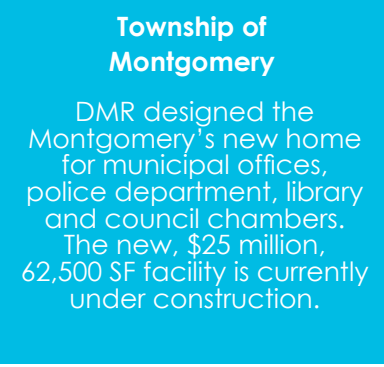
Amtrak 30th Street Station

Gilbane worked with Amtrak to redevelop the 30th street station in Philadelphia via P3 procurement as part of the \$10 billion 30th Street Station Master Plan.



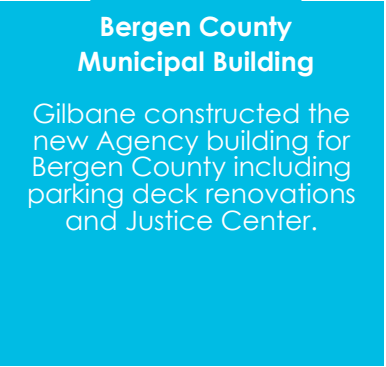
Township of Montgomery

DMR designed the Montgomery's new home for municipal offices, police department, library and council chambers. The new, \$25 million, 62,500 SF facility is currently under construction.



Bergen County Municipal Building

Gilbane constructed the new Agency building for Bergen County including parking deck renovations and Justice Center.





Long Beach Civic Center

LONG BEACH, CALIFORNIA

CLIENT City of Long Beach	SIZE 545,000 square feet	SERVICES/CONTRACT TYPE Design, Build, Finance, Operate and Maintain
	COST \$250 million	COMPLETION DATE Substantial Completion June 2019

The City of Long Beach reviewed their existing operating costs and the potential seismic issues which could pose a danger to employees and visiting public should they collapse. The City evaluated various options to address these issues and decide to construct a new consolidated civic facility through a P3 under a design, build, finance, operate and maintain model. Through this P3 model, the City is able to produce the redeveloped Civic Center for less than it currently pays to use and maintain the existing facilities.

Long Beach Civic Center was the first hybrid DBFOM deal in North America, combining both public infrastructure and private development components within a single project. This approach enabled the City to achieve its affordability targets and also allowed the Plenary Group-led consortium to deliver a vibrant master plan combining, civil, commercial, and residential elements in a cohesive manner to revitalize the entire downtown area.

The project includes a new City Hall, Main Library and Port of Long Beach Headquarters, as well as a revitalized Lincoln Park and parking facilities. The scope of work includes a complementary private development in downtown Long Beach. Long Beach Civic Center meets LEED Gold for New Construction Standards and holds a 40-year concession term.

Johnson Controls is working with Plenary Properties Long Beach to provide O&M services including guaranteeing the cost of O&M, future lifecycle of the facilities and energy performance. JCI was integrated into the design and construction of the project to ensure the building and its systems operate as expected to meet the financial guarantees. JCI leveraged its manufactured building systems, services and technologies to benefit the project and further ensure we most effectively guarantee long-term operational outcomes.



Durham Region Courthouse

OSHAWA, ONTARIO, CA



Miami-Dade Courthouse

MIAMI, FLORIDA

CLIENT Ontario, Canada	SIZE 457,000 square feet	SERVICES/CONTRACT TYPE Alternative Financing and Procurement Model	CLIENT Miami-Dade County	SIZE 600,000 square feet	SERVICES/CONTRACT TYPE Design, Build, Finance, Operate and Maintain
	COST \$233 million	COMPLETION DATE January 2010		COST \$333 million	COMPLETION DATE In Progress

When Ontario residents needed a new courthouse to meet their growing needs, public administrators leverages an Alternative Financing and Procurement (AFP) - a Canadian P3 model - to achieve their goal. As a result, the Durham Region Courthouse is the first courthouse in Ontario to achieve LEED Gold certification.

At approximately 457,000 square feet, this modern facility consolidates the Superior Court and Ontario Court of Justice services with 33 courtrooms and three conference / settlement rooms. A jury assembly room has the capacity for 300 people, and state-of-the-art security technologies include enhanced video surveillance systems and a main entrance security checkpoint.

The future-ready, consolidated courthouse opened January 2010 and more than doubles the space previously delivered from eight locations throughout the Durham Region.

Through the AFP model, the Johnson Controls' private sector consortium team designed, built, financed, and maintains the facility to defined standards. Design and construction services were provided by PCL Constructors, while JCI is responsible for the facility O&M for a 30-year term.

To ensure the building operates at optimum levels throughout the contract term, JCI worked closely with its consortium partners and occupants throughout all stages of the project. Not only do government leaders and taxpayers benefit from an efficient, productive and comfortable facility.

Each year, the Canadian Council for Public-Private Partnerships (CCPPP) recognizes successful government entities and private sector partners who demonstrate excellence and innovation in their projects. In 2010, the Durham Region Courthouse received the Silver Award for Infrastructure.

Johnson Controls' consortium named Plenary Justice Miami was selected to perform design, construction, financing, operations and maintenance of the new Miami-Dade County Civil and Probate courthouse - the first social infrastructure P3 in the State of Florida.

The courthouse will be 23 stories with 46 finished courtrooms and four additional shelled courtrooms available to be converted to meet future needs. Growth was kept front of mind during the design process with flexible office spaces that can be converted as desired by the County. The efficient floor plan incorporates a safe and secure circulation that allows judges and staff to traverse the entire building without crossing into the public spaces or interrupting the natural flow throughout the facility.

The project will satisfies the County's significant need to replace the functionally obsolete existing courthouse, built in 1924 - which is more than 40 years beyond its useful life. It also paves the

way for the use of the P3 model for other critical public infrastructure demands across County and throughout Florida.

Overall design of the facility emphasizes natural light, with each courtroom having multiple external windows. Users enter the building through a grand staircase into a three-story atrium lobby flooded with natural light.

Designed to achieve LEED Silver certification, Miami-Dade Courthouse incorporates environmental resiliency by including mechanical functions on higher floors and the placement of pumps in the garage to mitigate any potential flood impacts. Additionally, the 58-spot parking garage was designed to only include one level of half below-grade parking, which elevates the main lobby above street level mitigating the risk of flooding impacts cause by the proximity to the Atlantic Ocean.



CLIENT	SIZE	SERVICES/CONTRACT TYPE
Howard County	237,000 square feet	Design, Build, Finance, Operate and Maintain
	COST	COMPLETION DATE
	\$328 million	Summer 2021

CLIENT	SIZE	SERVICES/CONTRACT TYPE
Ministry of Citizen's Services	180,000 square feet	Design, Build, Finance, Operate and Maintain
	COST	COMPLETION DATE
	\$130 million CAD	September 2020

The new Howard County Courthouse will replace the existing courthouse built in 1843. This new courthouse is a 237,000 square foot high-rise, LEED Silver facility, with a 600-space parking garage.

Howard County's new modern courthouse facility includes administration offices for County staff, County Office of State's Attorney, the local Bar Association and several other affiliated services. The project also incorporates a staff fitness center as well as a 6,000 square foot cafeteria. The scope of work included the demolition of the existing courthouse.

Anticipated completion is set for the summer of 2021, and the project is being delivered under a P3 model, using a design, build, finance, operate and maintain contract with a performance-based availability payment structure to meet the County's requirements.

Johnson Controls was integrated into the design team to maximize the use of JCI technologies to mitigate the risk of operations. JCI will guarantee the cost of O&M and lifecycle over a 30-year contract term. The rest of the project team includes Edgemoor / Star America, Clark Construction, and HOK leading the architectural design efforts.

As the first U.S. east coast P3 DBFOM courthouse, the Howard County project won the Best Social Infrastructure Project and Best Financial Structure at the P3 Awards - one of the largest events recognizing and rewarding the best in P3s. Entries are judged by a panel of over 80 industry experts, and is hosted by P3 Bulletin magazine.

Located in Abbotsford's civic precinct, the 14-courtroom facility includes three Supreme Court courtrooms, eight Provincial Court courtrooms, and three judicial conference rooms. The facility plans also incorporates ancillary programs that support the provision of justice, including a Justice Access Center, Sheriff Services, Crown Counsel, Community Coorections, and public services.

The 180,000 square foot facility rises four stories, with one below-grade level, and also includes a three-level cast-in-place parking structure. The facility includes state-of-the-art technology systems to support the delivery of justice services now and well into the future, and leverages best-practice building design to respond to the evolving approach to justice services.

Abbotsford Law Courts is designed to maximize environmental sustainability and achieves LEED Gold certification. Passive design strategies, including building orientation and envelop design were incorporated in order to establish the most

energy efficient facility to align with sustainability initiatives of British Columbia.

Johnson Controls delivers all services for O&M, lifecycle, and energy management over the course of the 32-year contract term. Other project partners include Plenary Group (equity investor and financial advisor), PCL Constructors (builder), and WZHM Architects (designer). The 28-month period from financial close to the mandated construction completion deadline was aggressive given the scope of the project. The project team worked together to establish an efficient schedule. The project's At-Risk approach demonstrated the project team's commitment to drive towards a successful outcome even before any agreement was signed with the Province.

In addition to developing a modern facility to deliver necessary services for the Durham Region, the project has a positive economic impact by providing opportunities for more than 1,000 local workers.



Susquehanna County

SUSQUEHANNA COUNTY, PENNSYLVANIA

Township of Montgomery

MONTGOMERY, NEW JERSEY

CLIENT	SIZE	SERVICES/CONTRACT TYPE
Susquehanna County	County-Wide	Energy Savings Performance Contract
	COST	COMPLETION DATE
	\$1.5 million	2015

CLIENT	SIZE	SERVICES/CONTRACT TYPE
Township of Montgomery	62,500 square feet	Design Build
	COST	
	\$25 million	

In 2014, the County Commissioner calculated the County would need to spend more than \$1.5 million in simple repairs over the next 20 years to maintain outdated and inefficient systems. JCI met with County officials to better understand the challenges they faced and work with them to develop a business case to address County needs.

The project included the installation of new natural gas boilers, HVAC and controls in the courthouse complex, and a new rooftop air handling unit and HVAC system in the county jail. Both buildings now meet indoor air quality standards. Beyond creating a comfortable environment for

County employees and visitors, the project resulted in enough energy savings to fund 17.4% of the project costs, reduced utility costs by 15%, reduced CO2 emissions equivalent to removing 1,209 passenger cars from the road, and had a simple payback of under seven years.

The project is projected to save the County more than \$1.5 million, which the County can use to meet other taxpayer priorities. Not only do the improvement measures stabilize the County's overall budget, but they ensure Susquehanna County employees have a healthy, safe place to work for years to come.

The Somerset County Improvement Authority retained DMR to design the Montgomery Municipal Center, the township's new home for municipal offices, police department, library and council chambers. The new, \$25 million, 62,500 square foot facility is currently under construction.

The design of the new facility included a collaborative approach which included input from more than 200 residents, ensuring the architectural character of the project reflects the identity of the community. This input is seen in many ways, including through the contemporary exterior and space for community artwork and items of historical and cultural importance inside the building.

The nearly 20,000 square foot library, almost double the library's current programming space, will include small study rooms, a conference room, a children's section, a lounge area for parents and casual readers, a sound proof studio for podcasting and recordings and lockers outside for after-hours pick-up of books via a code sent to mobile phone or device.

The project also includes green space around the building, an events plaza and rain garden, and will be built LEED standards.



Ridgefield Municipal Complex

RIDGEFIELD, NEW JERSEY

CLIENT	SIZE	SERVICES/CONTRACT TYPE
Borough of Ridgefield	27,000 square feet	Design Build
	COST	
	\$22 million	

The Borough of Ridgefield first retained DMR to complete a feasibility study to determine on which of two identified pieces the Borough could construct a new Borough Hall. The Borough was in need of a new facility, as the current facility is undersized, aging, and deteriorating at a pace that often closes the facility, forces meetings to relocate and is difficult to maintain.

Once the borough selected a site, DMR designed the building program for the 27,000 square foot municipal complex comprised of administrative offices, a municipal/court chamber, building department and police department.

The design uses sustainable design principles, takes advantage of a topographic change in grade, contains a pocket gathering spot and anchors a nearby commercial zone.



Mellone-Mariniello Recreation Center

HACKENSACK, NEW JERSEY

CLIENT	SIZE	SERVICES/CONTRACT TYPE
Mellone - Mariniello Recreation Center	22,000 square feet	Design Build
	COST	
	\$6 million	

DMR developed a conceptual site plan, building floor plans and cost estimates for the design of a renovation and expansion to a well-known community and recreation facility, the Mellone - Mariniello (M&M) Recreation Center, in Hackensack. Following multiple design iterations, the City ultimately settled on a renovation to the building's existing 8,000 SF and a 14,000 square foot addition.

The design included converting an existing small basketball court to a state-of-the-art basketball arena with 400 seats and flexibility for basketball, volleyball, baseball hitting cages and indoor soccer. The building also includes a new senior center, a new lobby and three multipurpose rooms.



Garfield Police Headquarters

GARFIELD, NEW JERSEY

CLIENT	SIZE	SERVICES/CONTRACT TYPE:
City of Garfield	20,000 square feet	Design Build
	COST	
	\$7.6 million	

DMR completed the new Garfield Police Headquarters, a \$7.6 million, 20,000 square foot facility to replace an outdated and inadequate facility that was built in the 1960s.

The design of the new building, which is almost triple the size of their previous facility, incorporated security mandates outlined by the New Jersey Department of Corrections, while balancing aesthetic concerns that allow the facility to maintain a warm community presence.

Layout and circulation were of paramount concern, as the previous facility lacked a sally port and booking and cells were located on the top floor, meaning detainees were transported through the building, sometimes past the public, and through a series of stairs. The new facility provides the City with a modern and updated space, equipped with the latest technologies and in compliance with all applicable codes.



STATE OF WISCONSIN HILL FARMS STATE OFFICE BUILDING

MADISON, WI

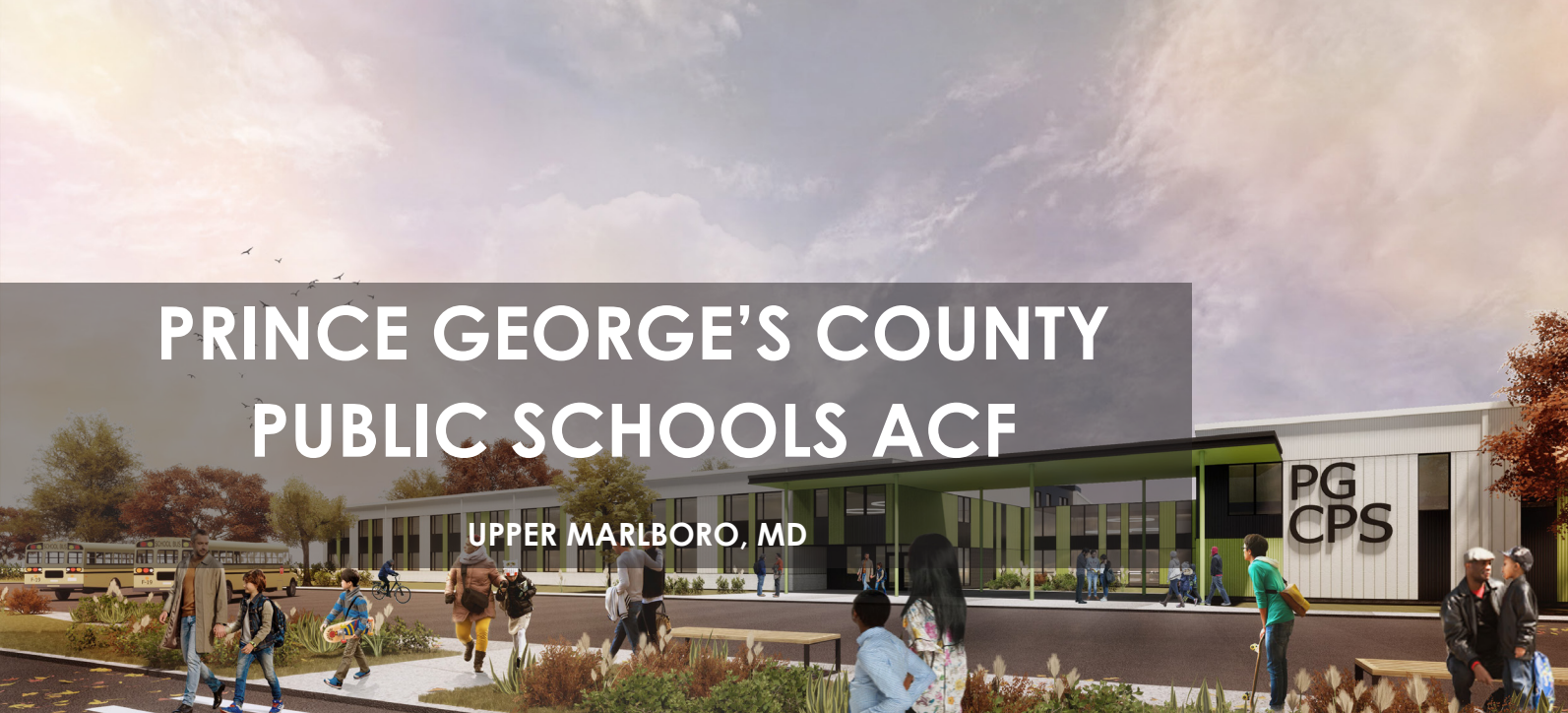
CLIENT	SIZE	SERVICES/CONTRACT TYPE
SG Hill Farms LLC	608,770 square feet	Construction Management at-Risk
	COST	COMPLETION DATE
	Confidential	May 2018

Gilbane, in a joint venture, provided construction management at-risk services for the new 608,000 SF mixed-use office building to house the Wisconsin Department of Transportation and Administration. The goal for this re-development project was to generate additional jobs for the state of Wisconsin and allow for the state to operate more cost-effectively and space-efficiently. At completion, the project was the largest state-owned office building and the largest Public Private Partnership in the State of Wisconsin's history.

The new building houses approximately 1,200 DOT employees and 800 employees from other state agencies.

Developing the project through an innovative P3 delivery model, Gilbane and its team first delivered the state's office building on budget and four months ahead of schedule.

The project involved replacing the existing 400,000 SF Hill Farms State Office Building, which was built in the early 1960s, and the acquisition of the remaining 21 acres. Our team designed and constructed the new state office building and 1,700-car parking garage and purchased the residual land and buildings.



CLIENT	SIZE	SERVICES/CONTRACT TYPE	CLIENT	SIZE	SERVICES/CONTRACT TYPE
Prince George's County Public Schools	varies	Design-build	Amtrak	585,000 square feet	Design-build
COST	COMPLETION DATE		COST	COMPLETION DATE	
Confidential	December 2023		\$Confidential	June 2025	

Following a competitive procurement process, Prince George's County Public Schools (PGCPS) has selected Prince George's County Education and Community Partners (Gilbane Development Company and Fengate as Developer, Gilbane Building Company as Design-Build Contractor, Stantec and Designer and Architect of Record, and Honeywell as Services Provider) to design, build, finance, operate and maintain six public schools in Prince George's County, Maryland, as part of an alternative delivery approach.

PGCPS is among the 20 largest school districts in the United States and located minutes outside of Washington, D.C. PGCPS has the second oldest school facilities in Maryland and a large percentage of its buildings need replacement or complete renovation. Through the PGCPS Department of Capital Programs, this partnership will help address these critical needs by constructing six new schools and bringing them online for the 2023-2024 school year.

This innovative delivery approach is the first of its kind for a U.S. public school system and designed to accelerate the delivery of critical school facilities, while advancing economic inclusion goals through diverse and local business utilization. Construction is targeting 30% minority business enterprise participation with 20% directed to community-based businesses, creating 3,000 jobs.

The development includes five new middle schools and one K-8 school which will result in upgraded learning environments for approximately 8,000 students. Under the normal process, it would take at least 12 years to build the new facilities. All schools are scheduled to be ready for occupancy July 2024.

Amtrak selected the redevelopment team lead by Plenary Infrastructure in partnership with Gilbane Building Company and Johnson Controls Inc. As a Public Private Partnership, the team will oversee design, construction, financing, operation and maintenance at the station over the next 50 years.

The multi-phased project will address both interior and exterior improvements to the historic facility. The project entails adding new amenities, retail, offices and public wayfinding.

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5 PERMITS & APPROVALS

Required
Federal, State &
Local Approvals

Lacey Township's proposed P3 project involves the development of a municipal-owned site, which has previously been undeveloped. Accordingly, the proposed development of the site will require certain local and state permits and approvals. At this time, we have not identified any required federal approvals.

The estimated timeframes and application fees are estimated and subject to change. The estimated timeframe for approvals and permits required to be issued by departments, agencies, authorities and/or commissions of the Township is based upon anticipated mutual cooperation and expeditious review times. The following pages details the identified permits and approvals necessary to move this project forward.

New Jersey Department of Treasury

Pursuant to N.J.S.A 17:27(a), the Township is required to submit a P3 application to the State Treasurer for review and approval in consultation with the Economic Development Authority and the Department of Community Affairs.

Review Fee:	\$50,000.000
Estimated Approval Time:	90 days

Township Environmental Commission

Chapter 37 of the Township Code establishes an Environmental Commission, which is advisory in nature to the Township Council and the Planning Board. As a Tree Removal Permit is required and the site is heavily treed, it is presumed that the Environmental Commission will review the site clearing either as a direct request from the Zoning Officer during his/her

review of the Tree Removal Permit, or indirectly - given the number of trees - which will require clearance for the proposed development.

Application Fee:	None
Estimated Approval Time:	30-60 days (volunteer members)

Shade Tree Advisory Committee

Chapter 113 of the Township Code establishes a Shade Tree Advisory Committee. While the site is not per se a "public space" or "park" (see, §113-1.A), it is anticipated that the Shade Tree Advisory Committee will review the proposed site clearing and offer recommendations to the Township Administrator and/or local land use board, as applicable (see, §113-1.E). Based on

the Code, it is anticipated that the Shade Tree Advisory Committee will collaborate with the Township Environmental Commission as the site involves undeveloped tract of land.

Application Fee:	None
Estimated Approval Time:	30-60 days (volunteer members)

Township Planning Board

The site is located within the Township's C 300 Limited Business Zone District. Pursuant to the Townships Zoning Code at Chapter 335-62, principal permitted uses in the C300 Limited Business Zone are those which are permitted in the C-150 Highway Business Zone. Pursuant to §335-60.A.(3) and (14), principal permitted uses include: (i) municipal buildings and other governmental and/or public uses, and (ii) public recreational and community center buildings and grounds. Accordingly, the proposed use of the site is a permitted use. While the general prevailing theory is that planning board or zoning board approval is not required for a municipal project, which involves a permitted use, in dicta, the New Jersey Supreme Court in Paruszewski v. Tp. of Elsinboro, 145 N.J.45,55

(1998) noted that the Municipal Land Use Law "does authorize a township to appear before [a local land use] board...when the application involves development of municipal property...." Id. If required, any formal approval by the Township Planning Board would most likely be limited to bulk variances and site plan approval.

Application Fee:	TBD
Estimated Approval Time:	60 days without 45-day appeal period

Codes / Approvals

Ocean County Planning Board

As the site is not located on a County road and the development of the site would not impact any County facilities, County Planning Board approval is not required. A letter of no jurisdiction should be obtained.

Application Fee:	Not Applicable
Estimated Approval Time:	30 - 60 days

Township Tree Removal Permit

Chapter 313 of the Township Code, Trees, is applicable as the site is unimproved and vacant. An application for tree removal is required along with a site plan showing which trees on the site are to be removed, together with the species and condition of such trees shown on the plan, and shall also provide the same information for the trees which are to remain on the land. Issuance of permits. The Zoning Officer, after consultation with the

Township Engineer, shall determine which trees may be removed and the permit for such removal shall be issued by the Zoning Officer.

Application Fee:	\$25.00
Estimated Approval Time:	30 days

Federal, Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act, which prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests except when authorized by the U.S. Fish and Wildlife Service. As permitting for protected nest removal is time consuming, the general approach to the cutting and removal of trees restrict tree clearing/removal from

April 1 - April 31 to avoid injuring or killing nesting birds or their eggs or perform an assessment on an ongoing basis during tree removal.

Application Fee:	Not Applicable
Estimated Approval Time:	Not Applicable

NJDEP Treatment Works Approval

Pursuant to N.J.A.C. 7: 14A-22.1 et seq, a NJDEP TWA Permit is required. Prior review/ approval from the Lacey Township Municipal Utility Authority is required.

Application Fee:	\$850.00
Estimated Approval Time:	6 months

NJDEP Water Extension Permit

Pursuant to N.J.A.C. 7:10-11.10, the proposed development will require a water main extension permit from the NJDEP. Prior review/ approval from the Lacey Township Municipal Utility Authority is required.	Application Fee:	\$250.00
	Estimated Approval Time:	6 months

NJDEP CAFRA Permit

Pursuant to the Coastal Area Facility Review Act (CAFRA), N.J.S.A. 13:19-1 et seq., a CAFRA permit will be required from the New Jersey Department of Environmental Protection's Division of Land Use in connection with the development of the project.	Application Fee:	\$36,000.00
	Estimated Approval Time:	8-12 months

Ocean County Soil Conservation Permit

Pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39, et seq., any "Project," which disturbs more than 5,000 square feet of the surface area of land requires a County Soil Conservation Permit, prior to the issuance of a UCC Construction Permit.	Application Fee:	Approx. \$6,500
	Estimated Approval Time:	60 - 90 days

Construction (Building Permit)

Chapter 159 of the Township Code codifies the Regulations for the New Jersey Uniform Construction Code as promulgated by the Commissioner of the New Jersey Department of Community Affairs, pursuant to the authority of the State Uniform Construction Code Act (P.L. 1975, c. 217, as amended). The Lacey Township Building Department via its Construction Official and Subcode Officials administer building, electrical and plumbing subcodes. Under the Uniform Construction	Code (UCC), Chapter 23 of Title 5 of the NJ Administrative Code), local enforcing agencies are required to act (i.e., release permit or deny permit) on construction permit applications, including building plans and specifications, not later than 20 business days after the submission of a complete application.	
	Application Fee:	as per Township Code
	Estimated Approval Time:	30 - 45 days

Township Sewer Service Connection Permit

Chapter 404 of the Township Code requires a permit be issued by the Township Municipal Utilities Authority for sewer service connection to the Township's sewer system.	Application Fee:	as per Township Code
	Estimated Approval Time:	30 - 45 days

Township Water Supply & Sewerage Facility Approval

Chapter 412 of the Township Code requires a certification be issued by the Township Board of Health for proposed water supply system and sewerage facilities to ensure compliance with the requirements of N.J.S.A. 58:11-24 et seq. and the standards for construction of such water supply and sewerage facilities promulgated by the State Department of Health and those established by the Township Code. No building permit can be issued until	such certification is issued. The Township Engineer must certify to the Board that the application and accompanying engineering data are in compliance with N.J.S.A. 58:11-24 et seq. and the standards established by that act and Chapter 412 of the Township Code.	
	Application Fee:	as per Township Code
	Estimated Approval Time:	15 days to act per Code, subject to Twp. Engineer Certification

New Jersey Office of State Comptroller

Pursuant to N.J.S.A. 52:15C-10, all government units are required to provide notice to the Office of State Comptroller (OSC) no later than 30 days before advertisement, of any negotiation or solicitation of a contract that may exceed \$12.5 million and within 20 days after the award of a contract of \$12.5 million or more. The OSC reviews for compliance with applicable laws seeks to validate that: (i) Proper statutory processes are being followed; (ii) Bidder instructions are clear; (iii) Legal requirements are accurate; (iv) Proprietary items contained in the specifications are justified; (v) The scope of the work is clear	and concise; (vi) The scope of work does not show favoritism toward one bidder over another; (vii) Evaluation criteria (if applicable) are fair and reasonable. OSC to work with contracting entity to resolve any issues of non-compliance and provide approval as to whether contracting entity may proceed with advertisement or contract.	
	Application Fee:	TBD
	Estimated Approval Time:	Advertisement: 30-45 days Contract Award: 60-90 days

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Lacey Township Proposal

2021