

# **SCOPE OF WORK**

## **New Jersey State Police Training Academy Programming and Feasibility Study**

New Jersey State Police Headquarters  
Ewing, Mercer County, NJ

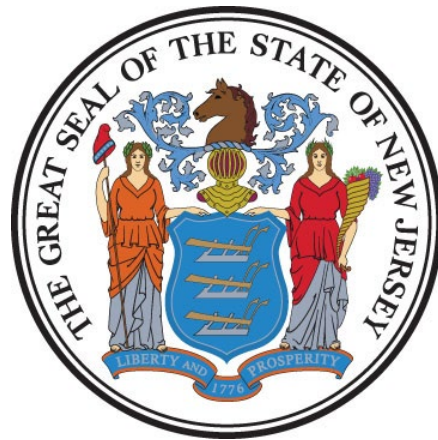
**Project No. S0663-00**

### **STATE OF NEW JERSEY**

Honorable Philip D. Murphy, Governor  
Honorable Tahesha L. Way, Lt. Governor

### **DEPARTMENT OF THE TREASURY**

Elizabeth Maher Muoio, Treasurer



### **DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION**

Christopher Chianese, Director

**Date: February 9, 2024**

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## **I. OBJECTIVE**

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The objective of this project is to perform a programming and feasibility study for a New Jersey State Police Training Academy that will be the central facility for State Police Basic and Advanced Training located at the State Police Division Headquarters in West Trenton, New Jersey.

## **II. CONSULTANT QUALIFICATIONS**

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### **A. CONSULTANT & SUB-CONSULTANT PRE-QUALIFICATIONS**

The Consultant shall be a firm pre-qualified with the Division of Property Management & Construction (DPMC) in the following discipline(s):

- **P001 Architecture**
- **P042 Feasibility/Master Planning**

The Consultant shall also have in-house capabilities or Sub-Consultants pre-qualified with DPMC in:

- **P005 Civil Engineering**
- **P011 Environmental Engineering**
- **P025 Estimating/Cost Analysis**

As well as, **any and all** other Architectural, Engineering and Specialty Disciplines necessary to complete the project as described in this Scope of Work (SOW).

## **III. PROJECT BUDGET**

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### **A. PROJECT COSTS**

The Consultant shall determine the construction cost estimate (CCE) and current working estimate (CWE) for each recommended facility improvement. Project cost items shall include, but not be limited to: construction costs, Consultant design and construction administration fees, Construction Management Firm (CMF) fees (if recommended), testing costs, affirmative action, DPMC management fees, contingencies, permits, allowances, and escalation factors anticipated through the mid-point of construction of the recommended facility improvement.



## **B. PROFESSIONAL COST ESTIMATOR**

The Consultant or Sub-Consultant developing the cost estimates must be pre-qualified with DPMC in the P025 Estimating/Cost Analysis Professional Discipline and demonstrate that they have experience in the preparation of cost estimates for projects that are similar in size and scope to that described in this document. A description of at least three (3) similar projects completed by their firm shall accompany the technical proposal for evaluation by the Consultant Selection Committee.

All cost estimates shall be adjusted for regional location, site factors, construction phasing, and building use group, location of work within the building, temporary swing space, security issues, and inflation factors based on the year in which the work is to be performed.

All summary of cost estimates must be submitted on a DPMC-38 Project Cost Analysis form for each recommended facility improvement along with a detailed construction cost analysis in CSI format for all appropriate divisions and sub-divisions.

## **C. CONSULTANT’S FEES**

The construction cost estimate for this project *shall not* be used as a basis for the Consultant’s fees. The Consultant’s fees shall be based on the information contained in this Scope of Work document and the observations made and/or the additional information received during the pre-proposal meeting.

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## **IV. PROJECT SCHEDULE**

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### **A. SCOPE OF WORK SCHEDULE**

The following schedule identifies the estimated design and construction phases for this project and the estimated durations.

<b><u>PROJECT PHASE</u></b>	<b><u>ESTIMATED DURATION (Calendar Days)</u></b>
<b>1. Site Access Approvals &amp; Schedule Kick-off Meeting</b>	<b>14</b>
<b>2. Preliminary Programming and Feasibility Study Phase</b>	<b>42</b>
• <i>Project Team &amp; DPMC Plan/Code Unit Review &amp; Comment</i>	14
<b>3. Final Programming and Feasibility Study Phase</b>	<b>42</b>
• <i>Project Team &amp; DPMC Plan/Code Unit Review &amp; Comment</i>	14
<b>4. Project Close Out Phase</b>	<b>30</b>

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**B. CONSULTANT’S PROPOSED SCHEDULE**

The Consultant shall submit a schedule with its technical proposal that is similar in format and detail to the schedule depicted in **Exhibit A at pp. 27-30**. The schedule developed by the Consultant shall reflect its recommended project phases, phase activities, activity durations.

A written narrative shall also be included with the technical proposal explaining the schedule submitted and the reasons why and how it can be completed in the time frame proposed by the Consultant.

This schedule and narrative will be reviewed by the Consultant Selection Committee as part of the evaluation process and will be assigned a score commensurate with clarity and comprehensiveness of the submission.

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**V. PROJECT SITE LOCATION & TEAM MEMBERS**

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**A. PROJECT SITE ADDRESS**

The location of the project site is:

New Jersey State Police Headquarters  
1040 River Road  
West Trenton, NJ 08628  
(or surrounding state-owned property)

See **Exhibit B.1 and C at pp. 31-33** for the project site location map and directions.

**B. PROJECT TEAM MEMBER DIRECTORY**

The following are the names, addresses, and phone numbers of the Project Team members.

**1. New Jersey Building Authority Representative:**

Name: Vincent Campanella, Chief of Construction  
Address: New Jersey Building Authority  
50 West State Street, 2nd Floor  
P.O. Box 292  
Trenton, NJ 08625  
Phone No: (609) 943-4831, Cell (609) 273-1281  
Email: vincent.campanella@treas.nj.gov

**2. New Jersey State Police Representative:**

Name: Lt. Anthony Nocito, Assistant Bureau Chief  
Address: New Jersey State Police  
Facility and Asset Control Bureau  
Phone No: (609) 882-2000 ext. 2217, cell (856) 207-4414  
E-Mail: Anthony.Nocito@njsp.gov

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**VI. PROJECT DEFINITION**

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**A. BACKGROUND**

In 2002 under DPMC Project A0920-00, the State Police procured the services of a consulting team led by STV Architects to perform an advisability study to create a Professional Training Center at the police headquarters in West Trenton. The study resulted in a detailed six-volume report but the project did not advance at the time.

The New Jersey State Police (NJSP) are now revisiting the idea of creating a Training Academy at the Division Headquarters in West Trenton to replace the existing facility at Sea Girt. There have been some changes to the West Trenton site since 2002. Notably, the Public Health Environmental and Agriculture Laboratory (PHEAL) has been constructed onsite and a current project to expand the PHEAL is underway. The PHEAL is identified as the DOH Building in **Exhibit ‘B.1’ through ‘B.2’ at pp. 31-32.**

**B. FUNCTIONAL DESCRIPTION OF THE SITE**

The project site is located on a large lot of approximately 225+ acres containing multiple state buildings including the New Jersey State Police Headquarters, New Jersey State Police Museum, Regional Operations Intelligence Center (ROIC), the PHEAL and the NJ Enterprise Data Center (formerly known as the OTIS HUB).

The current State Police Headquarters complex consists of approximately 60 acres of land and about 20 buildings. Some of these buildings were constructed in the mid 1930’s and have gone through numerous uses since that time. Some buildings were previously used as horse stables, dorms and storage and are now currently used for office space and facilities that house technology operations.

The following facilities are desired for the new Training Academy.

1. Recruiting Welcome Center
2. Academy and Office of Emergency Management Training Facility
3. Physical Training Multi-Purpose Center

4. Academy Practical Training Areas (Outdoor)
5. Academy Storage Building
6. Outdoor Gun Range (Indoor Gun Range if outdoor is not possible)
7. Multi-Bay Vehicle and Radio/Communications Garage
8. Office of Emergency Management Warehouse and Training Facility
9. New Multilevel Parking Garage
10. Indoor De-Escalation/Scenario Village – Tactical Village/City Scape
11. Any other building that is needed to support the new NJSP and Office of Emergency Management Training Facility

Some buildings can be demolished to make room for new construction.

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## **VII. CONSULTANT RESPONSIBILITIES**

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### **A. PROJECT COMMENCEMENT**

A pre-study or kick-off meeting shall be scheduled with the Consultant and the Project Team members at the commencement of the project to obtain and/or coordinate the following information:

#### **1. Project Directory:**

Develop a project directory that identifies the name and phone number of key designated representatives who may be contacted during this project.

#### **2. Site Access:**

Develop procedures to access the project site and provide the names and phone numbers of approved escorts when needed.

#### **3. Project Coordination:**

Review and become familiar with any current and/or future projects at the site that may impact the scheduling requirements of this project.

#### **4. Administrative Responsibilities:**

Review the administrative responsibilities and the submission requirements identified in this Scope of Work with the Project Team members. Items such as: special hours for the study based on Using Agency programs or building occupancy and security needs at the site shall be addressed.

## **5. Programming and Feasibility Project Schedule:**

Review and update the programming and feasibility study schedule with the Project Team members.

## **B. STUDY REQUIREMENTS**

The Consultant shall provide a Programming and Feasibility Study for a State Police Training Academy to be located at the New Jersey State Police Division Headquarters in West Trenton. As part of the Study, the Consultant shall provide concept plans, renderings, cost estimates, utility analysis, environmental considerations, a list of required permits and approvals, and identification of constraints and other challenges. The Consultant shall meet with facility staff to develop a plan based on the following requirements.

The New Jersey State Police Academy will be the central facility for State Police Basic and Advanced Training to include:

- 1.** A Recruiting Welcome Center for potential applicants (possibly use Wilburtha Bldg.) – *additional square footage needed:*
  - a.** Community Outreach Bureau:
    - Bureau Chief Office
    - Assistant Bureau Chief Office
    - Support Staff area
  - b.** Recruiting Unit:
    - Unit Head Office
    - Assistant Unit Head Office
    - 6 Unit Workstations
    - Support Staff Space
  - c.** Outreach Unit:
    - Unit Head Office
    - Assistant Unit Head Office
    - 10 Unit Workstations
    - Support Staff Space
  - d.** 3 10-person conference rooms for applicant selection process interviews (i.e. Candidate Review Boards, Promotional Board Interviews, etc.)
  - e.** Lobby Waiting Area
    - Recruiting Display Area
  - f.** Restrooms
  - g.** Lactation Room

**2. New Proposed Academy and Office of Emergency Management Training Facility**

**a. Outside**

- Muster area that can accommodate 250 recruits in formation and accommodate military drill.

**b. Academy/Basic Training**

- All interior hallways to be extra-wide to accommodate rapid movement of a large number of recruits.
  - Classrooms for recruit training:
    - Five 60-person classrooms, with wall dividers to create smaller classrooms
      - Connected storage room/area
    - Dedicated computer/training lab room
  - Interactive Learning Center (attached to a classroom):
    - Mock court classroom:
    - Judge's bench
    - Witness stand
    - Counsel tables
  - Mock Police Station (attached to a classroom):
    - Outside and Inside Entrance (Sally Port)
    - Holding cell
    - Processing room with associated equipment (i.e. Alcotest machine, fingerprint machine, etc.)
    - Evidence processing area
    - Gun locker area
    - Computer work area(s)
    - Hard deck/Dispatch room
    - Secure storage area for recruit equipment (i.e. blue handle training weapons, handcuffs, AEDs, etc.)
  - Indoor driving simulator room (location TBD)
    - Classroom seating (attached to one of the 60-person classrooms)
  - Indoor de-escalation/scenario simulator room – “Tactical Village/Cityscape”. **See Exhibit D.1 through D.4 at pp. 34-37**
  - Equipment and technology storage
  - A sick bay area and nurse's office for recruits
    - Attached isolation/evaluation rooms
  - Kitchen break area for recruits
  - Restrooms
  - Lactation rooms
  - 3 2-person Guest Lecturer offices for OEM and invited lecturers

- Academy Instructor Offices:
  - Law Enforcement Science Unit (*Location must be adjacent to recruit classrooms/dormitories*):
  - Unit Head Office
  - Assistant Unit Head Office
  - 2 Zone Supervisor Offices
  - Support Staff Space
  - One 12-person conference room
  - Five 10-person squad rooms for Recruit Training, Crim Science, Police Science, Pre-service Traffic, In-service Traffic
  - 5 Supervisory Squad Leader Offices
- In-Service Training Unit:
  - Unit Head Office
  - Assistant Unit Head Office
  - Support Staff space
  - 2 8-person Squad Room Offices for PT Squad (Location TBD) and Academic In-Service Squad
- Managerial Development Unit (Location TBD):
  - Unit Head Office
  - Assistant Unit Head Office
  - Support Staff space
  - 2 4-person Squad Room Offices for Civilian and Advances Training and Executive Development Training Squads
- Training Support Unit (Location TBD):
  - Unit Head Office
  - Assistant Unit Head Office
  - 2 8-person Squad Room Offices for Technical Support and Training Cycle Coordination Squads
  - Support Staff space
  - 12-person conference room
  - Secure storage area for recruit equipment (i.e. laptops, etc.)
- Academy Instructor Locker Room (male and female) – separate from the Enlisted locker rooms – approximately 100 total lockers (3’x3’x7’)
- Recruit firearms vault with separated ammunition holding area
- Large main floor multi-purpose room/study area
- Kitchen break area for enlisted personnel
- In-wall water bottle dispensers
- Loading dock for deliveries

- A dormitory for a minimum of 264 recruits featuring:
  - Quad-style accommodations for 4 people consisting of 132 two-person rooms and a shared attached bathroom OR dormitory for a minimum of 272 recruits consisting of 68 four-person rooms and a shared bathroom
  - Laundry facilities
  - A common/study area
  - In-wall water bottle dispensers
  - Multipurpose Office with single restroom/shower on every dormitory floor
  - Administrative office for the Enlisted Duty Officers (NODs) with 4 separate sleeping accommodations and bathroom
  
- c. Mess Hall/Advanced Training/Office of Emergency Management
  - Office of Emergency Management Welcome/Lobby Area
  - Restrooms
  - A full-service cafeteria with separate dining areas for recruits and enlisted personnel/employees
    - All full-service cafeteria needs (i.e. kitchen, walk-in refrigeration and freezers, etc.)
  - Office for food service personnel
  - Restrooms
  - Lactation room
  - Two 250-person multi-use auditoriums (attached with a divided wall for the ability of a 500-person multi-use auditorium – **See Exhibit E at p. 38**):
    - Note that seating must be large enough to accommodate enlisted personnel in full uniform
    - Raised, multilevel seating with installed work table space and armless chairs
    - Raised stage area to accommodate for graduation seating
    - Sound system
    - Multiple video screens for presentations
    - Data room
  - Classrooms for advance training and hosted OEM State-wide trainings:
    - 2 100-person classrooms (25/50/75/100) and 2 50-person classroom (25/50) with sound-proof wall dividers to create smaller or larger classrooms
  - Offices for Office of Emergency Management
  - Office(s) for Managerial Development and Training Support Units (See above breakdown on page 11)



- Kitchen break room
- Additional multi-use dormitory rooms for a minimum of 64 (Office of Emergency Management):
  - Quad-style accommodations for 4 people consisting of 32 two-person rooms and a shared attached bath OR dormitory for a minimum of 40 recruits consisting of 10 four-person rooms and a shared bathroom
  - laundry facilities on every floor,
  - A common/study area on every floor,
  - In-wall water bottle dispensers on every floor,
  - Multipurpose Office with single restroom/shower on every floor,
  - Administrative sleeping accommodations for Enlisted Instructors, Enlisted Duty Officers, and/or out-of town contracted instructors
    - Six separate sleeping accommodations with private bathroom

**d. Administrative Offices/Space**

- Division Staff Section Command
  - Section Command Offices
    - Major's Office
    - Executive Officer Office
    - Administrative Officer Office
    - Support Staff Area
  - Personnel Bureau
    - Bureau Command Offices
      - Bureau Chief Office
      - Assistant Bureau Chief Office
      - Military Liaison Officer Office
      - Support Staff Area
      - One 6-person conference room
    - Selection Process Unit
      - Unit Head Office
      - Assistant Unit Head Office
      - Zone Supervisor Office
      - Two 8-person Squad Rooms
      - Support Staff Area
      - One 10-person conference rooms
    - Promotional Systems Unit
      - Unit Head Office

- Assistant Unit Head Office
- Three 10-person Squad Rooms
- Support Staff Area
- One 10-person conference rooms
- Compliance Unit
  - Unit Head Office
  - Assistant Unit Head Office
  - Support Staff Area
  - One 6-person Squad Room
  - One 8-person conference room
  - Dedicated Restroom(s) for Random Drug Testing
- Kitchen break room
- Training Bureau Command
  - Bureau Chief Office
  - Assistant Bureau Chief Office
  - Administrative Officer Office
  - Integrity Officer Office
  - Support Staff Area
  - 1 6-person conference room
  - 2 12-person conference rooms
- One 40-person multi-use conference/training room (Similar in Building 17)
- Kitchen break room
- Lactation Room
- Two Union Offices
  - Union Support Staff area
- Administration Section
  - Section Command Offices
    - Major’s Office
    - Executive Officer Office
    - Administrative Officer Office
    - Support Staff Area
    - One 12-person conference room
  - Fiscal Control Bureau Offices
    - Accounting & Revenue Unit
    - Budget & Allocations Unit
    - Central Purchasing Unit
    - Fiscal Analysis Unit
    - OEM Coordination Unit

- Office of Labor Relations
    - Office Supervisor Office
    - Assistant Office Supervisor Office
    - Bureau Administrative Officer Office
    - One 6-person Squad Room
    - Support Staff Area
    - Kitchen break room
  - Employee Relations & Community Outreach Section Command
    - Major’s Office
    - Executive Officer Office
    - Administrative Officer Office
    - Support Staff Area
  - Office of Human Resources
    - Director’s Office
    - HR Managers’ Offices - 3
    - Support Staff Area
    - Personnel Management & Information Unit
      - Unit Head Office
      - Support Staff Area - 4
    - Payroll & Time Management Unit
      - Unit Head
      - Assistant Unit Head
      - Support Staff Area - 4
    - Classification & Compensation Unit
      - Unit Head
      - Assistant Unit Head
      - Support Staff Area - 4
    - Pension & Benefits Unit
      - Two to four personnel
- 3. New Proposed Physical Training Multi-Purpose Center:**
- a. Gymnasium**
    - Welcome/Lobby Area with restrooms
    - Multi-Purpose training area (approximately three basketball courts in size)
      - Multi-purpose athletic training floor
      - Ability to subdivide training area into multiple training areas (i.e. OceanFirst Bank Center – Monmouth University – **See Exhibit F at p. 39**)
      - Integrated collapsible bleacher seating
        - Host State Police Graduations
-

- Separate Male and Female Locker Rooms with shower facilities for Enlisted Members and Recruits to be placed in between the pool and the gymnasium
  - 3 swim suit water extractors in each locker room (i.e., Suitmate brand)
- Dedicated cardiovascular training room
- Dedicated strength training room
- Dedicated physical therapy/rehabilitation/recovery room
- Dedicated C-20/Bike Test training room
- Multi-purpose 50 person classroom
- Dedicated self-defense/de-escalation training room
  - To include an additional attached assessment area
- Storage Area for physical training equipment
- Storage Area for self-defense equipment
- Additional general storage area (seats, stage, equipment, etc.)
- Area for four head gear decontamination units
- Office of Health & Wellness
  - Medical Director Office
  - Physician(s) Offices
  - Two examination rooms
  - Medical Records Storage
  - Seven work stations for nurses
- Athletic Trainer Offices
- Additional Training Bureau Personnel
  - Self-Defense Unit
    - Unit Head Office
    - Assistant Unit Head Office
    - Two 8-person Squad Offices for the Pre-Service Self-Defense and In-Service Self-Defense Squads
  - In-Service Training Unit
    - Unit Head Office
    - Assistant Unit Head Office
    - Support Staff Area
    - Two 8-person Squad Offices for the Academic In-Service Training and Physical Training Squads
- Health and Wellness Bureau Command
  - Bureau Chief Office
  - Assistant Bureau Chief Office
  - Support Staff Area
    - Diversity & Inclusion Unit

- Unit Head Office
  - Assistant Unit Head Office
  - Support Staff Area
  - Employee Assistance Unit
    - 15 work stations
    - One 6-person conference room
  - Peer Assistance Unit
    - Unit Head Office
    - Assistant Unit Head Office
    - Four work stations
  - 200 meter running track (perimeter of Gymnasium) – possibly elevated
  - Integrated collapsible bleacher seating to assist with lower bleacher seating capacity
  - Restrooms
  - Additional Office(s) for Academy Nurse/ Athletic Trainer/Nutritionist
  - Storage Area for physical training equipment
- b. Aquatic Center (Same as Neptune Aquatic Center – See Exhibit G at p. 40)**
- One 25-yard eight-lane swimming pool with large pool deck around perimeter of pool
    - Must have a deep end (12')
    - Must have a therapy/rehabilitation pool (shallow) attached with a moveable bulk head and zero-entry
    - Life guard office and storage
    - Could be used to assist Recruit Water Safety Program
  - Retractable seating/bleachers (See Exhibit H at p. 41)
  - Life guard office
  - Storage area for pool equipment (lane lines, training aids, etc.)
  - Instructor offices with glass window to view the pool area
- 4. New Proposed Academy and OEM Practical Training Areas (Outdoor)**
- a. Emergency Vehicle Defensive Driving Pad (EVOC)**
- Asphalt driving course (TBD) – minimum of 1 mile in length
  - Elevated observation tower
  - Classroom
  - Garage and storage
    - EVOC cars
    - Traffic cones
    - Any other required training equipment
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- b. Physical Training Area – separate/isolated
    - Large grass field
    - Large sandpit area – incorporate into landscape design
    - 400 meter running track
    - Obstacle/OEM Course
      - Pull-up bars
      - Dip bars
      - Tire obstacles
      - Five-foot climbing wall
    - 5 Rope climbing towers
    - Any additional physical training needs
  - c. Practical Scenario Training Area (See Exhibit I.1 through I.4 at pp. 42-45)
    - Simunitions & Scenarios Dedicated Area
      - Set of brick and mortar/Row Home style shells with interior walls (should be multiple floors to train stairwells. Some of the doors should be practice breaching doors. Should have a four way intersection and a 3 way intersection in the hallways. Should have surveillance cameras with audio to film scenarios for training debriefs. Should have speaker system to introduce various types of noise into scenarios. Should have ability to control lighting. There should be a central control room to control these functions, view scenarios in progress, and orchestrate the scenario.
      - Storage room for scenario supplies. Props, drag dummies, targets, stanchions, cleaning supplies, etc.
      - Two separate classrooms. One for staging and briefing (safe area prior to Simunitions) and one more for debriefs after a scenario.
      - Should have a catwalk over the training floor for instructor/dignitary observation
      - Male and female bathroom facilities
        - Multi-purpose
        - Ability to change interior layout
      - Intersection for motor vehicle stop training
5. New Proposed Academy Storage Building
- a. Garage-bay style conditioned storage space for equipment and UTV and ASAP (Offroad Ambulance – See Exhibit J at p. 46) vehicle storage
6. New Proposed Outdoor Gun Range (Indoor if Outdoor is not feasible)
- a. 100-yard, 25-lane range
  - b. Range Classroom - 60 person

- c. Dedicated gun cleaning room
  - d. Dedicated storage area (targets, training equipment, etc.)
  - e. Armor's Unit:
    - Unit Head Office
    - Assistant Unit Head Office
    - 6 work stations
  - f. Weapons and Ammunition Vault – climate controlled
7. New Multi-Bay Vehicle and Radio/Communications Garage
- a. Four garage bays for upfitting/breakdown of vehicles
  - b. Eight Garage Bays for radio/communications installation and repair and MDC installation and repair
    - Additional workbench bays for six radio/communications programming and repair work spaces
  - c. Sixteen garage bays for Division vehicle repairs/maintenance
  - d. Fleet tire storage room
  - e. Radio Storage room
  - f. DIVR storage room
  - g. Fleet auto parts storage room
  - h. EVOG storage room
  - i. Garage Level Office space for 4 Supervisors - Crew Supervisor of Garage Operations, Asst Crew Supervisor of Mechanics, 2 Radio Shop supervisors
  - j. Kitchen break room for mechanics
  - k. Locker rooms
  - l. Supply inventory storage area for vehicle and radio/communications garages
  - m. Communications Bureau Command:
    - Operational Technology & Interoperability Bureau
      - Bureau Chief Office
      - Assistant Bureau Chief
      - Support Staff Area
    - Communication Infrastructure Unit
      - Unit Head Office
      - Assistant Unit Head Office
      - Sergeant's Office
      - 6 cubicles
      - 6 workstations
    - Vehicle Operations & Deployment Unit
      - Unit Head Office
      - Assistant Unit Head Office
      - Two Sergeant's Offices

- 6 cubicles
  - 6 workstations
- n. Evidence Management Warehouse Space
- CDS storage vault
  - Warehouse shelving
8. Office of Emergency Management Warehouse and Training Facility
- a. Compartmentalized, climate-controlled storage for dry goods, personal protective equipment (PPE), medical supplies such as folding beds, privacy screens, and ventilators, and refrigerated/freezer storage and morgue. Minimum of 150,000 SF.
  - b. Multi-purpose, scenario-based training center for emergency management, search and rescue, special operations, and emergency responder personnel.
9. New Multilevel Parking Garage to accommodate necessary personnel and visitors. (Should be in close proximity to the new access road listed below)
10. New Access Road (from Bear Tavern Road to the rear of the Regional Intelligence Operations Center building and/or 295 access) **See Exhibit B.1 through B.2 at pp. 31-32.**
11. Any other Division building that is needed to support the New NJSP and Office of Emergency Management Training Facility.

The following existing buildings on the property, which have reached their end of life, and other facilities will need to be relocated or demolished to construct the new buildings:

- Building 4: a multilevel building built in 1957 housing offices and the Medical Unit
- Building 14: a multi-level building built in 1947 housing offices and the enlisted female locker room
- Building 13: a communications and radio repair garage and storage facility
- Building 2: Fiscal/Grants/Office of Quality Assurance Offices (based on PFS)
- Building 5: mechanics garage and storage facility (based on PFS)
- Building 6: Electronic Surveillance Office (based on PFS)
- Building 11: Technical Response Bureau Offices (based on PFS)
- Building 12: indoor pool and gym built in 1930 (based on PFS)
- Trailer One: a double wide trailer housing the evidence management unit
- Trailer Two: a double wide trailer housing the EEO Office
- Trailer Three: two connected double wide trailers housing the Recruiting Unit's interview rooms
- Relocation of the fuel farm and pumping area
- Relocation of the bunker for the Bomb Unit



- Relocation of the horse and canine enclosures and run in sheds
- Relocation of helipad

### **C. EXISTING DOCUMENTATION**

Copies of the following documents will be provided to each Consulting firm at the pre-proposal meeting to assist in the bidding process.

- DPMC Project S0192-00: **Final Site Plans for New Jersey State police Headquarters Parking Lot**, 11/17/1986, Thomas Tyler Moore Associates, Inc.
- DPMC Project S0220-00: **Headquarters Warehouse/Administration Complex**, 1/10/1992, Vaughn Organization, P.C.
- DPMC Project S0473-00: **New Jersey State Police Fire Alarm Upgrades**, 10/22/2007, Affordable Fire Solutions
- DPMC Project S0547-00: **New Fiber Path Bldg. 1 to Bldg. 15**, 11/05/2012, Arose Incorporated
- DPMC Project S0571-00: **Replacement of Four Standby Generators New Jersey State Police Headquarters Building 15**, 12/31/2014, Gillan & Hartmann, Inc.
- DBC S0159: **Master Plan New Jersey State Police, Division Headquarters, West Trenton**, 1984, Vaughn Organization
- DPMC Project A0920-00: **Advisability Study for the New Jersey State Police Professional Training Center and Division of State Police Headquarters Complex**, August 2002, STV Architects in Association with Michael Graves & Associates
- **The State of New Jersey Department of Law and Public Safety Division of State Police Headquarters Energy Audit Report**, June 25, 2012, Gabel Associates

Review these documents and any additional information that may be provided at a later date such as reports, studies, surveys, equipment manuals, as-built drawings, etc. The State does not attest to the accuracy of the information provided and accepts no responsibility for the consequences of errors by the use of any information and material contained in the documentation provided. It shall be the responsibility of the Consultant to verify the contents and assume full responsibility for any determination or conclusion drawn from the material used. If the information provided is insufficient, the Consultant shall take the appropriate actions necessary to obtain the additional information required.

All original documentation shall be returned to the provider at the completion of the project.

PROJECT NAME: New Jersey State Police Training Academy Programming and Feasibility Study  
PROJECT LOCATION: New Jersey State Police Division Headquarters  
PROJECT NO: S0663-00  
DATE: February 9, 2024

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### VIII. SOW SIGNATURE APPROVAL SHEET

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This Scope of Work shall not be considered a valid document unless all signatures appear in each designated area below.

The client agency approval signature on this page indicates that they have reviewed the design criteria and construction schedule described in this project Scope of Work (including the subsequent contract deliverables and exhibits) and verifies that the work will not conflict with the existing or future construction activities of other projects at the site.

SOW APPROVED BY: James Wright 2/9/2024  
JAMES WRIGHT, MANAGER DATE  
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Anthony Nocito 2/29/24  
ANTHONY NOCITO, ASST. BUREAU CHIEF DATE  
NEW JERSEY STATE POLICE

SOW APPROVED BY: Vincent Campanella 3/1/2024  
VINCENT CAMPANELLA, CHIEF OF CONSTRUCTION, DATE  
NJ BUILDING AUTHORITY

SOW APPROVED BY: Christopher Geary 3/15/24  
CHRISTOPHER GEARY, ASST. DEPUTY DIRECTOR DATE  
DIV PROPERTY MGT & CONSTRUCTION

## **IX. CONTRACT DELIVERABLES**

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The following are checklists listing the Contract Deliverables that are required at the completion of each phase of this project. The Consultant shall refer to the DPMC publication entitled “Procedures for Architects and Engineers,” 3.0 Edition, dated September 2022 available at <https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf> for a detailed description of the deliverables required for each submission item listed. References to the applicable paragraphs of the “Procedures for Architects and Engineers” are provided.

Note that the Deliverables Checklist may include submission items that are “S.O.W. Specific Requirements”. These requirements will be defined in the project specific scope of work and included on the deliverables checklist.

This project includes the following phases with the deliverables noted as “Required by S.O.W” on the Deliverables Checklist:

- **PRELIMINARY PROGRAMMING AND FEASIBILITY STUDY PHASE**
- **FINAL PROGRAMMING AND FEASIBILITY STUDY PHASE**
- **PROJECT CLOSE-OUT PHASE**

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## **X. EXHIBITS**

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- A. SAMPLE PROJECT SCHEDULE FORMAT
- B. PROJECT SITE LOCATION MAP
- C. DIRECTIONS TO NEW JERSEY STATE POLICE HEADQUARTERS
- D. INDOOR DE-ESCALATION/SCENARIO SIMULATOR ROOM – “TACTICAL VILLAGE/CITY SCAPE”
- E. TWO 250 OR ONE 500 PERSON MULTI-USE AUDITORIUM(S)
- F. MULTI-PURPOSE TRAINING AREA (OCEANFIRST BANK CENTER-MONMOUTH UNIVERSITY)
- G. AQUATIC CENTER (NEPTUNE AQUATIC CENTER)
- H. RETRACTABLE SEATING/BLEACHERS
- I. PRACTICAL SCENARIO TRAINING AREA
- J. ASAP VEHICLE (OFFROAD AMBULANCE)

**END OF SCOPE OF WORK**







February 7, 1997  
Rev.: January 29, 2002

### Responsible Group Code Table

The codes below are used in the schedule field "GRP" that identifies the group responsible for the activity. The table consists of groups in the Division of Property Management & Construction (DPMC), as well as groups outside of the DPMC that have responsibility for specific activities on a project that could delay the project if not completed in the time specified. For reporting purposes, the groups within the DPMC have been defined to the supervisory level of management (i.e., third level of management, the level below the Associate Director) to identify the "functional group" responsible for the activity.

<u>CODE</u>	<u>DESCRIPTION</u>	<u>REPORTS TO ASSOCIATE DIRECTOR OF:</u>
CM	Contract Management Group	Contract Management
CA	Client Agency	N/A
CSP	Consultant Selection and Prequalification Group	Technical Services
A/E	Architect/Engineer	N/A
PR	Plan Review Group	Technical Services
CP	Construction Procurement	Planning & Administration
CON	Construction Contractor	N/A
FM	Financial Management Group	Planning & Administration
OEU	Office of Energy and Utility Management	N/A
PD	Project Development Group	Planning & Administration

## EXHIBIT A

Activity ID	Description	Report	Weeks
<b>&lt;PROJ&gt;</b>			
<i>Design</i>			
CV3001	Schedule/Conduct Pre-Design/Project Kick-Off Mtg.	CM	
CV3020	Prepare Program Phase Submittal	AE	
CV3021	Distribute Program Submittal for Review	CM	
CV3027	Prepare & Submit Project Cost Analysis (DPMC-38)	CM	
CV3022	Review & Approve Program Submittal	CA	
CV3023	Review & Approve Program Submittal	PR	
CV3024	Review & Approve Program Submittal	CM	
CV3025	Consolidate & Return Program Submittal Comments	CM	
CV3030	Prepare Schematic Phase Submittal	AE	
CV3031	Distribute Schematic Submittal for Review	CM	
CV3037	Prepare & Submit Project Cost Analysis (DPMC-38)	CM	
CV3032	Review & Approve Schematic Submittal	CA	
CV3033	Review & Approve Schematic Submittal	PR	
CV3034	Review & Approve Schematic Submittal	CM	
CV3035	Consolidate & Return Schematic Submittal Comment	CM	
CV3040	Prepare Design Development Phase Submittal	AE	
CV3041	Distribute D. Submittal for Review	CM	
CV3047	Prepare & Submit Project Cost Analysis (DPMC-38)	CM	
CV3042	Review & Approve Design Development Submittal	CA	
CV3043	Review & Approve Design Development Submittal	PR	
CV3044	Review & Approve Design Development Submittal	CM	
CV3045	Consolidate & Return D.D. Submittal Comments	CM	
CV3050	Prepare Final Design Phase Submittal	AE	
CV3051	Distribute Final Design Submittal for Review	CM	
CV3052	Review & Approve Final Design Submittal	CA	
CV3053	Review & Approve Final Design Submittal	PR	
CV3054	Review Final Design Submit for Constructability	OCS	

Sheet 1 of 3

**Bureau of Design & Construction Services**

**EXHIBIT A**

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**NOTE:**  
Refer to section "IV Project Schedule" of the  
Scope of Work for contract phase durations.  
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Activity ID	Description	Resp	Weeks
CV3055	Review & Approve Final Design Submittal	CM	
CV3056	Consolidate & Return Final Design Comments	CM	
CV3060	Prepare & Submit Permit Application Documents	AE	
CV3068	Prepare & Submit Bidding Cost Analysis (DFMC-38)	CM	
<b>Plan, Review-Permit Acquisition</b>			
CV4001	Review Constr. Documents & Secure UCC Permit	PR	
CV4010	Provide Funding for Construction Contracts	CA	
CV4020	Secure Bid Clearance	CM	
<b>Advertise-Bid-Award</b>			
CV5001	Advertise Project & Bid Construction Contracts	CP	
CV5010	Open Construction Bids	CP	
CV5011	Evaluate Bids & Prep. Recommendation for Award	CM	
CV5012	Evaluate Bids & Prep. Recommendation for Award	AE	
CV5014	Complete Recommendation for Award	CP	
CV5020	Award Construction Contracts/Issue NTP	CP	
<b>Construction</b>			
CV6000	Project Construction Start/Issue NTP	CM	
CV6001	Contract Start/Contract Work (25%) Complete	CON	
CV6002	Preconstruction Meeting	CM	
CV6003	Begin Preconstruction Submittals	CON	
CV6004	Longest Lead Procurement Item Ordered	CON	
CV6005	Lead Time for Longest Lead Procurement Item	CON	
CV6006	Prepare & Submit Shop Drawings	CON	
CV6007	Complete Construction Submittals	CON	
CV6011	Roughing Work Start	CON	
CV6012	Perform Roughing Work	CON	
CV6010	Contract Work (50%-) Complete	CON	
CV6013	Longest Lead Procurement Item Delivered	CON	
CV6020	Contract Work (75%) Complete	CON	

NOTE:  
Refer to section "IV Project Schedule" of the  
Scope of Work for contract phase durations.  
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Bureau of Design & Construction Services

Sheet 2 of 3

# EXHIBIT A

Activity ID	Description	Rsyn	Weeks
CV6014	Roughing Work Complete	CON	
CV6021	Interior Finishes Start	CON	
CV6022	Install Interior Finishes	CON	
CV6030	Contract Work to Substantial Completion	CON	
CV6031	Substantial Completion Declared	CM	
CV6075	Complete Deferred Punch List/Seasonal Activities	CON	
CV6079	Project Construction Complete	CM	
CV6080	Close Out Construction Contracts	CM	
CV6089	Construction Contracts Complete	CM	
CV6090	Close Out A/E Contract	CM	
CV6092	Project Completion Declared	CM	

**NOTE:**  
Refer to section "TV Project Schedule" of the  
Scope of Work for contract phase durations.

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DBCA - TEST

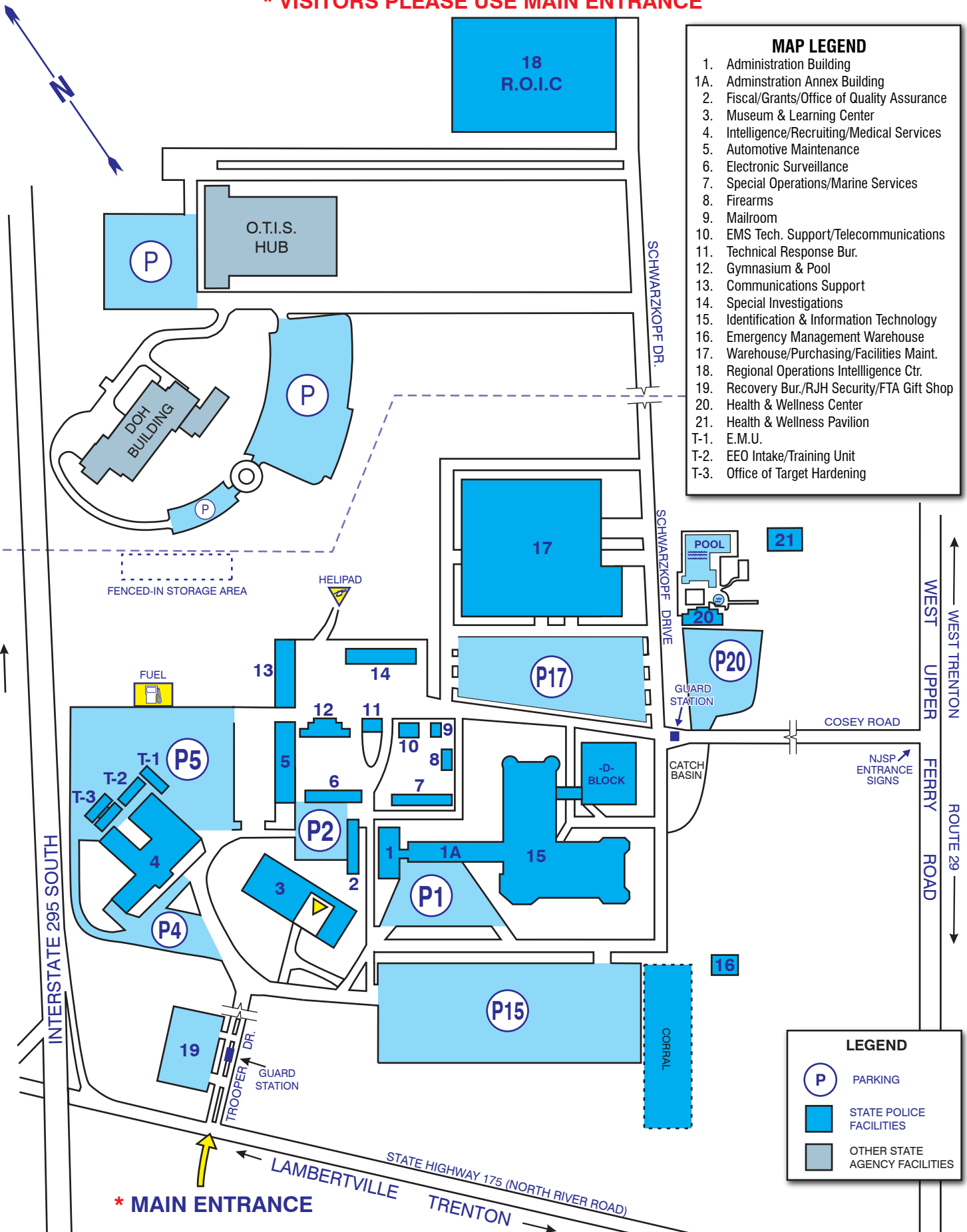
Bureau of Design & Construction Services

Sheet 3 of 3

# EXHIBIT A

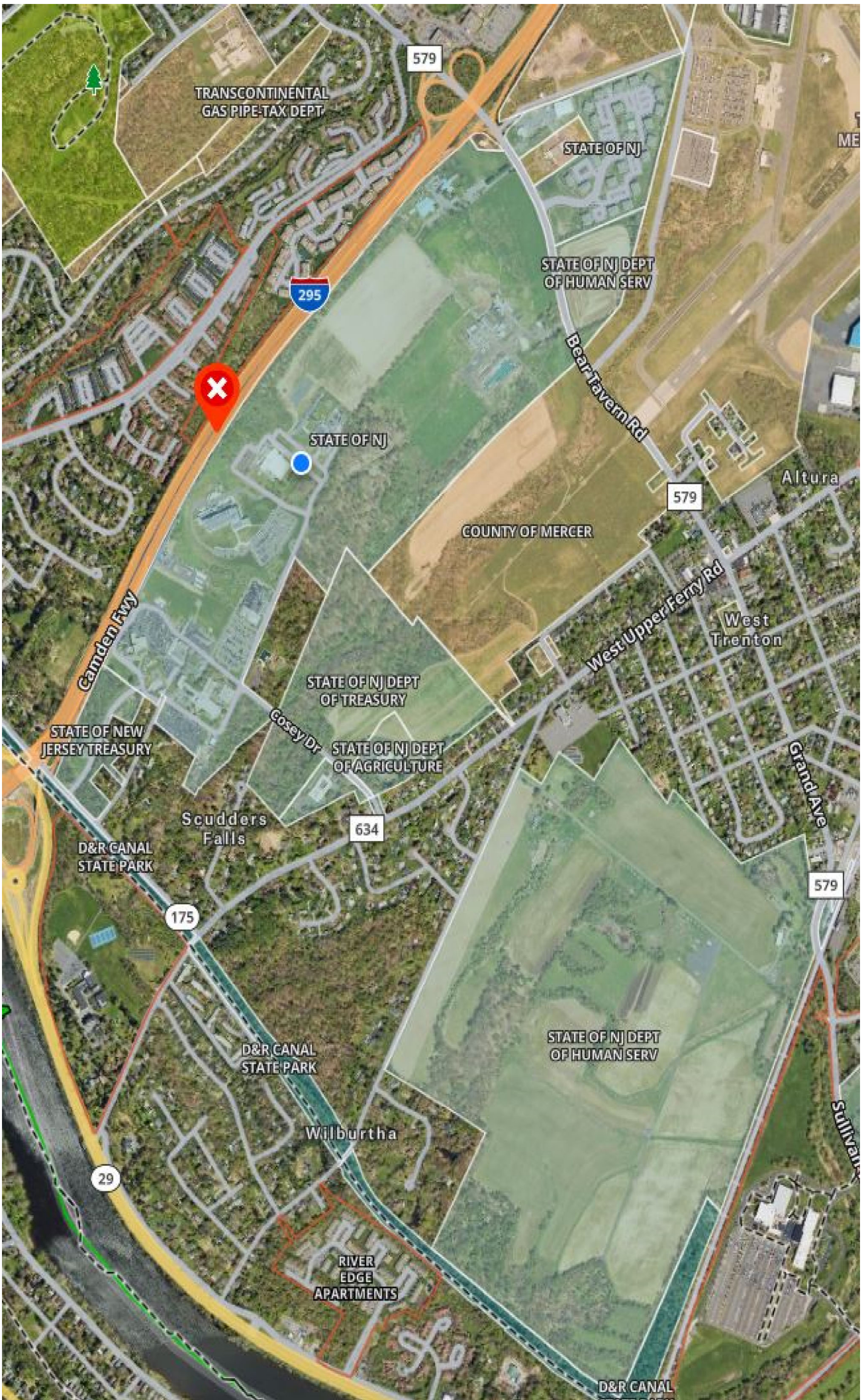
# NJSP Division Headquarters - West Trenton

**\* VISITORS PLEASE USE MAIN ENTRANCE**



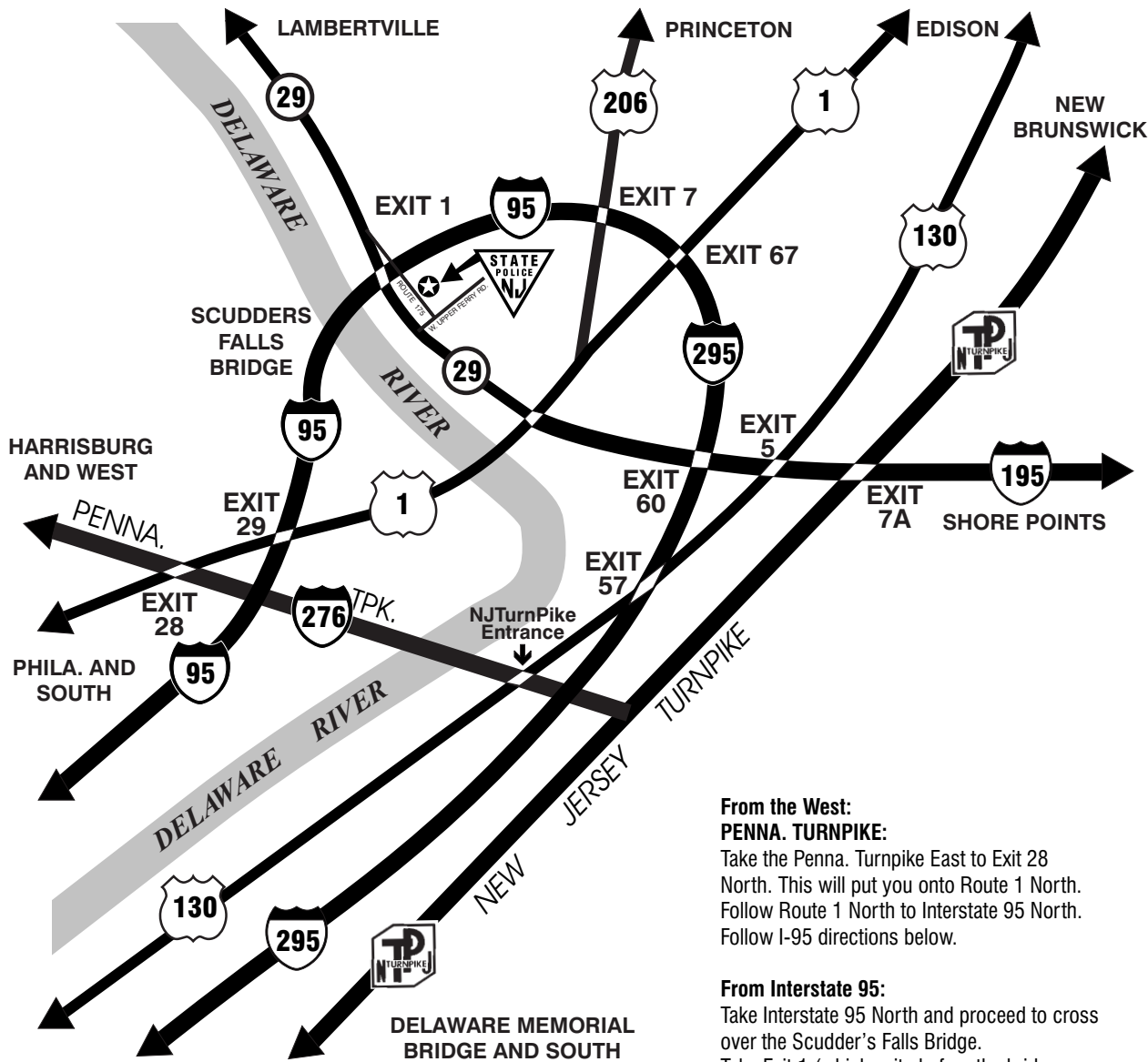
**\* MAIN ENTRANCE**





## EXHIBIT B.2





**DIRECTIONS TO  
NEW JERSEY  
STATE POLICE  
HEADQUARTERS  
WEST TRENTON, NJ  
(609) 882-2000**

The New Jersey State Police Headquarters is located on River Road (Route 175) between Interstate 95 & West Upper Ferry Road.

**From the North:**  
**TURNPIKE:**  
Take the New Jersey Turnpike South to Exit 7A West. Follow signs to I-195 West. Follow the directions for I-195 below.

**ROUTE 130:**  
Follow Route 130 South to I-195 West and follow the directions below.

**I-195:**  
Take I-195 West to I-295 North. I-295 North then becomes I-95 South (one contiguous road). Follow I-95 South to Exit 1, it is marked "Exit only Route 29 Trenton / Lambertville." (This is the last exit in New Jersey before crossing the Delaware River into Pennsylvania). Follow the yellow signs to NJSP Division Headquarters.

**From the West:**  
**PENNA. TURNPIKE:**  
Take the Penna. Turnpike East to Exit 28 North. This will put you onto Route 1 North. Follow Route 1 North to Interstate 95 North. Follow I-95 directions below.

**From Interstate 95:**  
Take Interstate 95 North and proceed to cross over the Scudder's Falls Bridge. Take Exit 1 (which exits before the bridge ends) and get onto Route 29 South. Make a left turn at the first traffic light. Follow the yellow signs to NJSP Headquarters.

**From the South:**  
**TURNPIKE:**  
Take the Turnpike North to Exit 7A West. This will put you onto I-195 West. Follow the directions for I-195 above.

# EXHIBIT C



# EXHIBIT D.1



**EXHIBIT D.2**





## EXHIBIT D.3

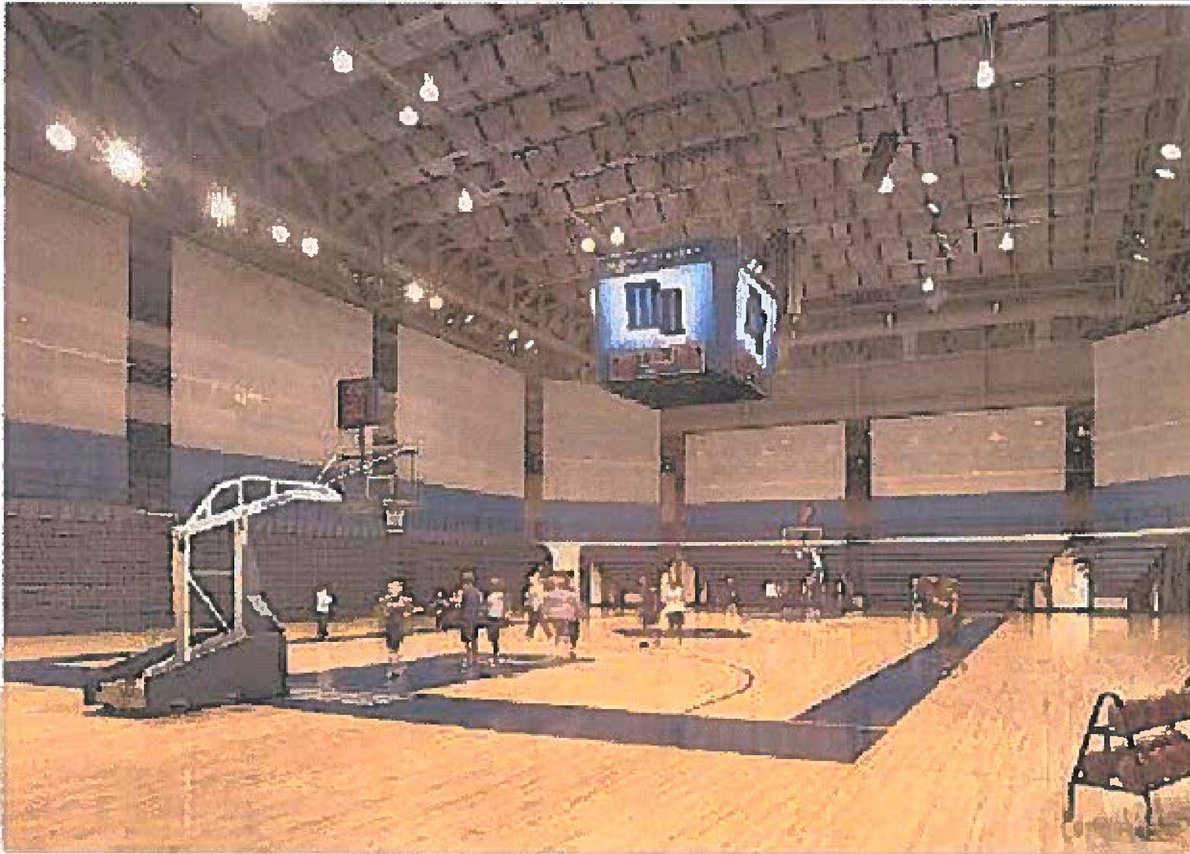






# EXHIBIT E





## **EXHIBIT F**

For Gymnasium and seating illustration purposes only. Please disregard the jumbo screen/TV's





# EXHIBIT G





## **EXHIBIT H**

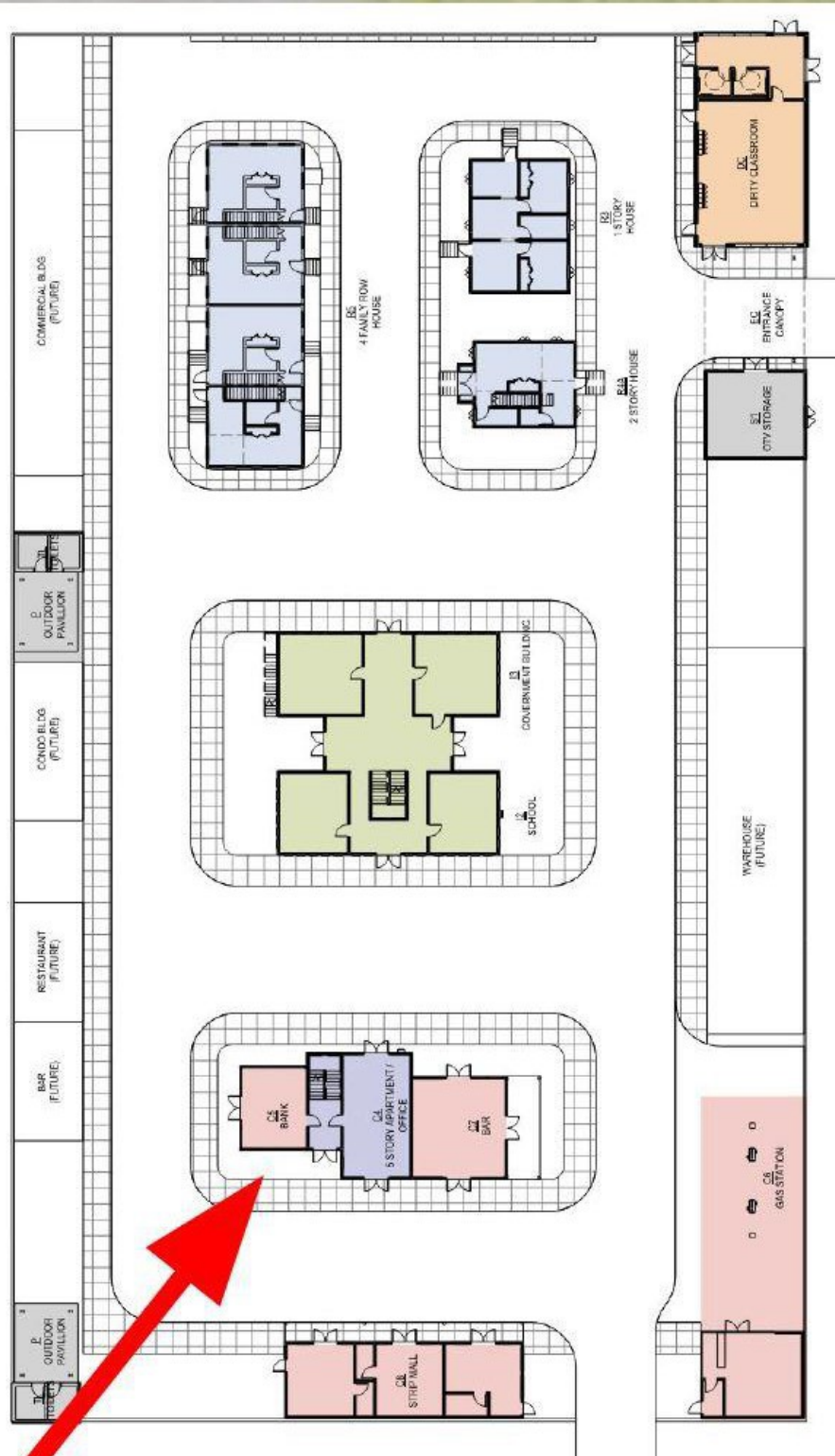


# EXHIBIT I.1





# EXHIBIT I.2

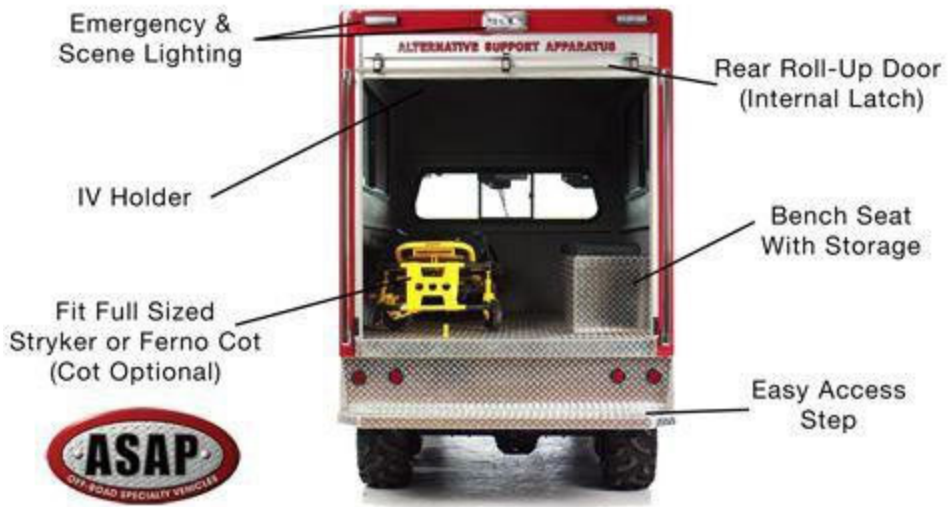
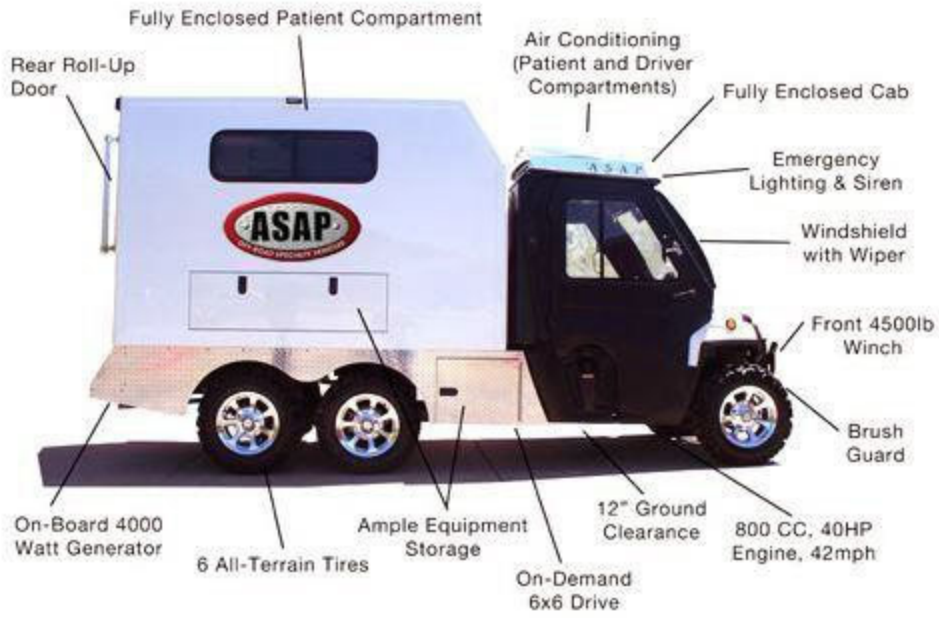


# EXHIBIT I.3





# EXHIBIT I.4



# EXHIBIT J