SCOPE OF WORK

Card Reader, Doors and Elevator Lobby Renovation

Motor Vehicle Commission Office Building
225 East State Street
Trenton, New Jersey

Project No. A1387-00

STATE OF NEW JERSEY

Honorable Mikie Sherrill, Governor
Honorable Dr. Dale G. Caldwell, Lt. Governor

DEPARTMENT OF THE TREASURY

Aaron Binder, Acting State Treasurer

DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

Thomas A. Edenbaum, Director

Date: January 29, 2026

Document Format Revision 8-1-2022

TABLE OF CONTENTS

SECTION **PAGE**

I. OBJECTIVE

The objective of this project is to upgrade the antiquated card reader system and renovate doors and elevator lobbies to comply with fire codes at the Motor Vehicle Commission Office Building in Trenton, New Jersey. On the east side of the building, suite doors need to be repositioned to allow access to the staircase and freight elevator.

II. CONSULTANT QUALIFICATIONS

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**

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

- **P010 Fire Protection Engineering**
- **P025 Estimating/Cost Analysis**
- **P037 Asbestos Design**
- **P038 Asbestos Safety Control Monitoring**
- **P048 Security Systems**
- **P065 Lead Paint Evaluation**

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

A. CONSTRUCTION COST ESTIMATE (CCE)

The initial Construction Cost Estimate (CCE) for this project is $1,500,000.

The Consultant shall review this Scope of Work and provide a narrative evaluation and analysis of the accuracy of the proposed project CCE in its technical proposal based on its professional experience and opinion.

B. CURRENT WORKING ESTIMATE (CWE)

The Current Working Estimate (CWE) for this project is $2,165,000.

The CWE includes the construction cost estimate and all consulting, permitting and administrative fees.

The CWE is the client agency's financial budget based on this project Scope of Work and shall not be exceeded during the design and construction phases of the project unless DPMC approves the change after notification from the consultant during the design process and in a revised CWE deliverable.

C. CONSULTANT'S FEES

The construction cost estimate for this project ***shall not*** be used as a basis for the Consultant's design and construction administration 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.

IV. PROJECT SCHEDULE

A. SCOPE OF WORK DESIGN & CONSTRUCTION SCHEDULE

The following schedule identifies the estimated design and construction phases for this project and the estimated durations. The Consultant's proposed design and construction schedule shall be in Gantt chart format and calendar day durations with start and finish dates for each task.

PROJECT PHASE	ESTIMATED DURATION (Calendar Days)
1. Site Access Approvals & Schedule Design Kick-off Meeting	**14**
2. Schematic Design Phase	**42**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	14
3. Design Development Phase	**42**
• *Project Team & DPMC Plan/Code Unit Review & Comment*	14
4. Final Design Phase	**42**
• *Project Team & DPMC Plan/Code Unit Review & Approval*	14
5. Final Design Re-Submission to Address Comments	**7 (See Note)**
• *Project Team & DPMC Plan/Code Unit Review & Approval*	14

6. DCA Submission Plan Review	**30**
7. Permit Application Phase	**7**
• *Issue Plan Release*	
8. Bid Phase	**42**
9. Award Phase	**28**
10. Construction Phase	**120**
11. Project Close Out Phase	**30**

Note: The Final Design Phase is considered complete upon the release of Construction Documents by the DPMC Code Group and/or the Department of Community Affairs (DCA).

B. CONSULTANT'S PROPOSED DESIGN & CONSTRUCTION SCHEDULE

The Consultant shall submit a project design and construction schedule with its technical proposal that is similar in format and detail to the schedule depicted in **Exhibit 'A.'** The schedule developed by the Consultant shall reflect its recommended project phases, phase activities, and 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.

V. PROJECT SITE LOCATION & TEAM MEMBERS

A. PROJECT SITE ADDRESS

The location of the project site is:

Mote Vehicle Commission Office Building
225 East State Street
Trenton, NJ

See **Exhibit 'B'** for the project site location map.

B. PROJECT TEAM MEMBER DIRECTORY

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

1. DPMC Representative

Name:	Andrew Boden, Project Manager
Address:	Division of Property Management & Construction 33 West State Street, 9th Floor Trenton, NJ 08625-0034
Phone No:	(609) 306-0315
E-Mail:	Andrew.Boden@treas.nj.gov

2. Client Agency Representative

Name:	Mark Dae, Chief, Property Management
Address:	Division Property Management & Construction 20 West State Street, 3rd Floor Trenton, NJ 08608-1206
Phone No:	(609) 984-9711
E-Mail:	Mark.Dae@treas.nj.gov

VI. PROJECT DEFINITION

A. BACKGROUND

The Motor Vehicle Commission Office Building, sometimes referred to as the Trenton Office Complex, is a nine-story structure located at the southeast corner of East State Street and South Montgomery in Trenton, NJ. The building was designed by Rothe-Johnson Associates in 1990.

B. FUNCTIONAL DESCRIPTION OF THE BUILDING

The State of New Jersey is seeking to upgrade the access control card reader system, doors and elevator lobbies within the Motor Vehicle Commission Office Building. The current card reader system is antiquated.

The State procured the services of Lammey + Giorgio Architects (L+G) to study the building and advise the State on options and costs for improving security and bringing the building into compliance with the fire code. Significant fire code violations with respect to egress, areas of refuge and door requirements were noted. Doors are not in compliance with current fire codes.

During the study it was noted that elevator lobbies are not properly configured to create areas of refuge, and it was suggested that elevator lobby walls be extended up to the decking to provide proper smoke barriers. Doors will need to be repositioned to allow access to stairs in the event of an emergency. Ductwork penetrations would need fire dampers, and all penetrations would be equipped with firestopping to create the areas of refuge.

It is understood that, under the rehabilitation code, areas of refuge are not required. However, access to the service elevator on the east side of the building is desirable since it would eliminate the need to coordinate with tenants for service elevator use, as is the case under current conditions. Creating this access would also allow access to one set of fire stairs from the elevator lobby. This access can be created by removing the card readers from the doors currently blocking access to the service elevator on all floors. This will require installation of new card reader access on doors previously unsecured within current tenant spaces on the east side of the building.

A determination to replace or recertify the existing doors was not made. While full replacement is the safest option, a third-party door consultant may be hired by the Consultant to review the doors and approve if acceptable or tag them for replacement before putting the construction package out to bid.

Evacuation chairs will be procured separately by the State. The study by Lammey + Giorgio is shown in **Exhibit 'C'**.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. DESIGN REQUIREMENTS

The Consultant shall review the study by Lammey+Giorgio shown in **Exhibit 'C'** and provide design, bid/award, permitting and construction administration services to upgrade the card reader system, doors and elevator lobbies to correct fire code deficiencies and create access to the service elevator at the Motor Vehicle Commission Office Building in Trenton, New Jersey.

Items to address in the design include the following:

1. Provide access control devices as listed on the opening schedule drawings provided in the appendix portion of the study. Review the schedule and confirm or update new access control device requirements within tenant spaces. Ensure that new equipment is compatible with the existing system, upgrade any riser diagrams or control matrixes so that the agency has a complete and accurate set of documents regarding the control systems at the completion of the project.

2. Replace or have existing fire stair doors, frames and hardware inspected by a third-party agency who will create a list of repairs required in order to meet the code. If repaired, the openings would be reinspected by the third party agency for compliance. If approved, the third-party agency shall issue certification labels for installation. Please refer to Code Review paragraph 2a in the study.

3. Install access controls within emergency exit stairs on floors 2 through 9 to limit access to other floors to those having security clearance. Note that egress at floors that lead to exit discharge must allow unrestricted egress.

4. Create an exit access corridor on each floor from the elevator lobby to the east side fire exit stairs and service elevator. Update or modify emergency and exit light systems as necessary.

5. Provide two-way emergency communications at the landing serving each bank of elevators or confirm the systems are in place. Provide if not in place per paragraph 5a in the study.

B. HAZARDOUS BUILDING MATERIALS

Consultant shall survey the building and related components and, if deemed necessary, collect samples of materials that will be impacted by the construction/demolition activities and analyze them for the presence of hazardous materials including:

1. Asbestos in accordance with N.J.A.C. 5:23-8, Asbestos Hazard Abatement Sub-code.

2. Lead in accordance with N.J.A.C. 5:17, Lead Hazard Evaluation and Abatement Code.

3. PCB's in accordance with 40 CFR 761, Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions. Consultant shall engage a firm certified in the testing and analysis of materials containing PCB's.

4. Mold.

Consultant shall document the procedure, process and findings and prepare a "Hazardous Materials Survey Report" identifying building components impacted by construction activities requiring hazardous materials abatement. Consultant shall provide three copies of the "Hazardous Materials Survey Report" to the Project Manager.

Consultant shall estimate the cost of hazardous materials sample collection, testing, analysis and preparation of the Hazardous Materials Survey Report and include that amount in the fee proposal line item entitled **"Hazardous Materials Testing and Report Allowance,"** refer to paragraph **X.B**.

Based on the Hazardous Materials Survey Report, Consultant shall provide construction documents for abatement of the hazardous materials impacted by the work in accordance with the applicable code, sub-code and Federal regulations.

Consultant shall estimate the cost to prepare construction documents for hazardous materials abatement and include that amount in the fee proposal line item entitled **"Hazardous Materials Abatement Design Allowance,"** refer to paragraph **X.C**.

Consultant shall estimate the cost to provide "Construction Monitoring and Administration Services" for hazardous materials abatement activities and include that amount in the fee proposal line item entitled **"Hazardous Materials Construction Administration Allowance,"** refer to paragraph **X.D**.

There shall be no "mark-up" of sub-consultant or subcontractor fees if sub-consultants or subcontractors are engaged to perform any of the work defined in paragraph **VII.B** "**Hazardous Building Materials."** All costs associated with managing, coordinating, observing and administrating sub-consultants and subcontractors performing hazardous materials sampling, testing, analysis, report preparation, hazardous materials construction administration services shall be included in the consultant's lump sum fee proposal.

C. DESIGN MEETINGS & PRESENTATIONS

1. Design Meetings

Conduct the appropriate number of review meetings with the Project Team members during each design phase of the project so they may determine if the project meets their requirements, question any aspect of the contract deliverables, and make changes where appropriate. The Consultant shall describe the philosophy and process used in the development of the design criteria and the various alternatives considered to meet the project objectives. Selected studies, sketches, cost estimates, schedules, and other relevant information shall be presented to support the design solutions proposed. Special considerations shall also be addressed such as: contractor site access limitations, utility shutdowns and switchover coordination, phased construction and schedule requirements, security restrictions, available swing space, material and equipment delivery dates, etc.

It shall also be the responsibility of the Consultant to arrange and require all critical Sub-Consultants to be in attendance at the design review meetings.

Record the minutes of each design meeting and distribute within three (3) calendar days to all attendees and those persons specified to be on the distribution list by the Project Manager.

2. Design Presentations

The minimum number of design presentations required for each phase of this project is identified below for reference:

Schematic Phase: One (1) oral presentation at phase completion.

Design Development Phase: One (1) oral presentation at phase completion.

Final Design Phase: One (1) oral presentation at phase completion.

D. 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.

- Trenton Office Complex, July 16, 1990, Rothe-Johnson Associates
- DPMC Project A1261-00: Motor Vehicle Commission Turnstiles, As-Builts 5/28/2019, Lammey+Giorgio Architecture + Design

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.

VIII. PERMITS & APPROVALS

A. NJ UNIFORM CONSTRUCTION CODE PLAN REVIEW AND PERMIT

The project construction documents must comply with the latest adopted edition of the NJ Uniform Construction Code (NJUCC).

The latest NJUCC Adopted Codes and Standards can be found at:

https://www.nj.gov/dca/codes/codreg/ucc.shtml

1. NJUCC Plan Review

Consultant shall estimate the cost of the NJUCC Plan Review by DCA and include that amount in their fee proposal line item entitled **"Plan Review and Permit Fee Allowance,"** refer to paragraph XIII.A.

Upon approval of the Final Design Phase Submission by DPMC, the Consultant shall submit the construction documents to the DCA, Bureau of Construction Project Review to secure a complete plan release.

As of July 25, 2022, the DCA is only accepting digital signatures and seals issued from a third party certificate authority.

Procedures for submission to the DCA Plan Review Unit can be found at:

https://www.nj.gov/dca/codes/forms/pdf_bcpr/pr_app_guide.pdf

Consultant shall complete the "Project Review Application" and include the following on Block 5 as the "Owner's Designated Agent Name":

Trevor M. Dittmar, DPMC
PO Box 235
Trenton, NJ 08625-0235
Trevor.Dittmar@treas.nj.gov 609-984-5529

The Consultant shall complete the NJUCC "Plan Review Fee Schedule", determine the fee due and pay the NJUCC Plan Review fees, refer to Paragraph XIII.A.

The NJUCC "Plan Review Fee Schedule" can be found at:

https://www.nj.gov/dca/codes/forms/pdf_bcpr/pr_fees.pdf

2. NJUCC Permit

Upon receipt of a complete plan release from the DCA Bureau of Construction Project Review, the Consultant shall complete the NJUCC permit application and all applicable technical sub-code sections. The "Agent Section" of the application and certification section of the building sub-code section shall be signed. These documents, with **six (6) sets of DCA or DPMC released drawings and specifications, with raised seals and wet signatures** shall be forwarded to the DPMC Project Manager.

The Consultant may obtain copies of all NJUCC permit applications at the following website:

https://www.nj.gov/dca/codes/resources/constructionpermitforms.shtml

All other required project permits shall be obtained and paid for by the Consultant in accordance with the procedures described in Paragraph VIII.B.

3. Prior Approval Certification Letters

The issuance of a construction permit for this project may be contingent upon acquiring various "prior approvals" as defined by N.J.A.C. 5:23-1.4. It is the Consultant's responsibility to determine which prior approvals, if any, are required. The Consultant shall submit a general certification letter to the DPMC Plan & Code Review Unit Manager during the Permit Phase of this project that certifies all required prior approvals have been obtained.

In addition to the general certification letter discussed above, the following specific prior approval certification letters, where applicable, shall be submitted by the Consultant to the DPMC Plan & Code Review Unit Manager: Soil Erosion & Sediment Control; Water & Sewer Treatment Works Approval; Coastal Areas Facilities Review; Compliance of Underground

Storage Tank Systems with N.J.A.C. 7:14B; Pinelands Commission; Highlands Council; Well Construction and Maintenance; Sealing of Abandoned Wells with N.J.A.C. 7:9D; Certification that all utilities have been disconnected from structures to be demolished; Board of Health Approval for Potable Water Wells; Health Department Approval for Septic Systems; and Notification to Adjoining Property Owners with N.J.A.C. 5:23-2.17(c). It shall be noted that in accordance with N.J.A.C. 5:23-2.15(a)5, a permit cannot be issued until the letter(s) of certification is received.

4. Multi-building or Multi-site Permits

A project that involves many buildings and/or sites requires that a separate permit shall be issued for each building or site. The Consultant must determine the construction cost estimate for *each* building and/or site location and submit that amount where indicated on the permit application.

5. Special Inspections

In accordance with the requirements of the NJUCC N.J.A.C. 5:23-2.20(b), Bulletin 03-5 and Chapter 17 of the International Building Code, the Consultant shall be responsible for the coordination of all special inspections during the construction phase of the project.

Bulletin 03-5 can be found at:

https://www.nj.gov/dca/codes/publications/pdf_bulletins/b_03_5.pdf

a. Definition

Special inspections are defined as an independent verification by a certified special inspector for **Class I buildings and smoke control systems in any class building**. The special inspector is to be independent from the contractor and responsible to the Consultant so that there is no possible conflict of interest.

Special inspectors shall be certified in accordance with the requirements in the NJUCC.

b. Responsibilities

The Consultant shall submit with the permit application, a list of special inspections and the agencies or special inspectors that will be responsible to carry out the inspections required for the project. The list shall be a separate document, on letter head, signed and sealed.

B. OTHER REGULATORY AGENCY PERMITS, CERTIFICATES AND APPROVALS

The Consultant shall identify and obtain all other State Regulatory Agency permits, certificates, and approvals that will govern and affect the work described in this Scope of Work. An itemized list of these permits, certificates, and approvals shall be included with the Consultant's Technical Proposal and the total amount of the application fees should be entered in the Fee Proposal line item entitled, **"Plan Review and Permit Fee Allowance."**

The Consultant may refer to the DPMC "Procedures for Architects and Engineers Manual," Paragraph "**9. REGULATORY AGENCY APPROVALS"** which presents a compendium of State permits, certificates, and approvals that may be required for this project.

The Consultant shall determine the appropriate phase of the project to submit the permit application(s) in order to meet the approved project milestone dates.

Where reference to an established industry standard is made, it shall be understood to mean the most recent edition of the standard unless otherwise noted. If an industry standard is found to be revoked, or should the standard have undergone substantial change or revision from the time that the Scope of Work was developed, the Consultant shall comply with the most recent edition of the standard.

IX. BIDDING AND CONTRACT AWARD RESPONSIBILITIES

The Bidding and Contract Award Phase commences with receipt of the required permits, UCC plan release and verification that funding is in place for construction. The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "17. BIDDING AND CONTRACT AWARD" for all requirements for this phase available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf.

X. CONSTRUCTION ADMINISTRATION RESPONSIBILITIES

The A/E and their sub-consultants shall, unless otherwise specified in the project specific Scope of Work, provide site administration during the construction of the project. The services required of such site administration shall include, but shall not be limited to, attend and chair the pre-construction meeting, conduct weekly field observations, attend and chair regularly scheduled bi-weekly job meetings, review/approve shop drawings, submittals, and respond to RFI's.

The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "18. CONSTRUCTION PHASE" for all construction administration requirements available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf.

XI. PROJECT CLOSE-OUT PHASE

The DPMC Project Manager has the full responsibility for the planning, scheduling, and execution of project close-out activities. The A/E is responsible to cooperate with the DPMC Project Manager in the planning, scheduling, and execution of project close-out activities. The Consultant shall refer to the DPMC "Procedures for Architects and Engineers Manual", Paragraph "19. PROJECT CLOSE-OUT PHASE" for all requirements available at https://www.nj.gov/treasury/dpmc/Assets/Files/ProceduresforArchitectsandEngineers.pdf.

XII. ENERGY REBATE AND INCENTIVE PROGRAMS

The Consultant shall review any and all programs on the State and Federal level to determine if any proposed upgrades to the mechanical and/or electrical equipment and systems for this project qualify for approved rebates and incentives.

The Consultant shall review the programs available on the "New Jersey's Clean Energy Program" website at: http://www.njcleanenergy.com as well as federal websites and New Jersey electric and gas utility websites to determine if and how they can be applied to this project.

The Consultant shall identify all applicable rebates and incentives in their technical proposal and throughout the design phase.

The Consultant shall be responsible to complete the appropriate registration forms and applications, provide any applicable worksheets, manufacturer's specification sheets, calculations, attend meetings, and participate in all activities with designated representatives of the programs and utility companies to obtain the entitled financial incentives and rebates for this project.

All costs associated with this work shall be estimated by the Consultant and the amount included in the base bid of its fee proposal.

XIII. ALLOWANCES

A. PLAN REVIEW AND PERMIT FEE ALLOWANCE

The Consultant shall obtain and pay for all of the project permits in accordance with the guidelines identified below.

1. Permits

The Consultant shall determine the various permits, certificates, and approvals required to complete this project.

2. Permit Costs

The Consultant shall estimate the application fee costs for all of the required project permits, certificates, and approvals (excluding the NJUCC permit) and include that amount in its fee proposal line item entitled **"Plan Review and Permit Fee Allowance."** A breakdown of each permit and application fee shall be attached to the fee proposal for reference.

NOTE: The NJUCC permit is excluded since it will be paid for by the State.

3. Applications

The Consultant shall complete and submit all permit applications to the appropriate permitting authorities and the costs shall be paid from the Consultant's permit fee allowance. A copy of the application(s) and the original permit(s) obtained by the Consultant shall be given to the DPMC Project Manager for distribution during construction.

4. Consultant Fee

The Consultant shall determine what is required to complete and submit the permit applications, obtain supporting documentation, attend meetings, etc., and include the total cost in the base bid of its fee proposal.

Any funds remaining in the permit allowance will be returned to the State at the close of the project.

B. HAZARDOUS MATERIALS TESTING AND REPORT ALLOWANCE

The Consultant shall estimate the costs to complete the hazardous materials survey, sample collection, testing and analysis and preparation of a "Hazardous Materials Survey Report" noted in paragraph **VII.B** and enter that amount on the fee proposal line item entitled **"Hazardous**

Materials Testing and Report Allowance," Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include, but not be limited to, the following information:

- Description of tasks and estimated cost for the following:
    - Sample collection;
    - Sample testing; and,
    - Preparation of a Hazardous Materials Survey Report.

Any funds remaining in the Hazardous Materials Testing and Report Allowance will be returned to the State at the close of the project.

C. HAZARDOUS MATERIALS ABATEMENT DESIGN ALLOWANCE

The Consultant shall estimate the costs to prepare construction documents for hazardous materials abatement noted in paragraph **VII.B** and enter that amount on the fee proposal line item entitled **"Hazardous Materials Abatement Design Allowance."** Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include a description of the tasks to be performed and the estimated cost of each task.

Any funds remaining in the Hazardous Materials Abatement Design Allowance will be returned to the State at the close of the project.

D. HAZARDOUS MATERIALS CONSTRUCTION ADMINISTRATION ALLOWANCE

The Consultant shall estimate the cost to provide Construction Monitoring and Administration Services for hazardous materials abatement as noted in paragraph **VII.B** and enter that amount on the fee proposal line item entitled "**Hazardous Materials Construction Administration Allowance.**" Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include a description of the tasks to be performed and the estimated cost of each task.

Any funds remaining in the Hazardous Materials Construction Administration Allowance will be returned to the State at the close of the project.

XIV. SOW SIGNATURE APPROVAL SHEET

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 1/29/2026
JAMES WRIGHT, MANAGER DATE
DPMC PROJECT PLANNING & INITIATION

SOW APPROVED BY: Mark M. Dae 02/06/26
MARK DAE, CHIEF. PROPERTY MANAGEMENT DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: Andrew Boden 02/06/2026
ANDREW BODEN, PROJECT MANAGER DATE
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY: for 2/10/26
JEANETTE M. BARNARD, DEPUTY DIRECTOR DATE
DIV PROPERTY MGT & CONSTRUCTION

XV. CONTRACT DELIVERABLES

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:

SCHEMATIC DESIGN PHASE;

DESIGN DEVELOPMENT PHASE;

FINAL DESIGN PHASE;

PERMIT APPLICATION PHASE;

BIDDING AND CONTRACT AWARD;

CONSTRUCTION PHASE; and

PROJECT CLOSE-OUT PHASE

XVI. EXHIBITS

A. SAMPLE PROJECT SCHEDULE FORMAT
B. PROJECT SITE LOCATION MAP
C. FINAL REPORT

END OF SCOPE OF WORK

DPMC Project No.: A1387-00

Deliverables Checklist
Schematic Design Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
13.4.1.	A/E Statement of Site Visit						
13.4.2.	Narrative Description of Project						
13.4.3.	Building Code Information Questionnaire						
13.4.4.	Space Analysis						
13.4.5.	Special Features						
13.4.6.	Catalog Cuts						
13.4.7.	Site Evaluation						
13.4.8.	Subsurface Investigation						
13.4.9.	Surveys						
13.4.10.	Arts Inclusion						
13.4.11.	Design Rendering						
13.4.12.	Regulatory Approvals						
13.4.13.	Utility Availability						
13.4.14.	Drawings (6 Sets)						
13.4.15.	Specifications (6 Sets)						
13.4.16.	Current Working Estimate/Cost Analysis in CSI Format						
13.4.17.	Project Schedule						
13.4.18.	Formal Presentation						
13.4.19.	Scope of Work Compliance Statement						
13.4.20.	Schematic Design Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: A1387-00

Deliverables Checklist
Design Development Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
14.4.1.	A/E Statement of Site Visit						
14.4.2.	Narrative Description of Project						
14.4.3.	Building Code Information Questionnaire						
14.4.4.	Space Analysis						
14.4.5.	Special Features						
14.4.6.	Catalog Cuts						
14.4.7.	Site Evaluation						
14.4.8.	Subsurface Investigation						
14.4.9.	Surveys						
14.4.10.	Arts Inclusion						
14.4.11.	Design Rendering						
14.4.12.	Regulatory Approvals						
14.4.13.	Utility Availability						
14.4.14.	Drawings (6 Sets)						
14.4.15.	Specifications (6 Sets)						
14.4.16.	Current Working Estimate/Cost Analysis in CSI Format						
14.4.17.	Project Schedule						
14.4.18.	Formal Presentation						
14.4.19.	Plan Review/Scope of Work Compliance Statement						
14.4.20.	Design development Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: A1387-00

Deliverables Checklist
Final Design Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
15.4.1.	A/E Statement of Site Visit						
15.4.2.	Narrative Description of Project						
15.4.3.	Building Code Information Questionnaire						
15.4.4.	Space Analysis						
15.4.5.	Special Features						
15.4.6.	Catalog Cuts						
15.4.7.	Site Evaluation						
15.4.8.	Subsurface Investigation						
15.4.9.	Surveys						
15.4.10.	Arts Inclusion						
15.4.11.	Design Rendering						
15.4.12.	Regulatory Approvals						
15.4.13.	Utility Availability						
15.4.14.	Drawings (6 Sets)						
15.4.15.	Specifications (6 Sets)						
15.4.16.	Current Working Estimate/Cost Analysis in CSI Format						
15.4.17.	Project Schedule						
15.4.18.	Formal Presentation						
15.4.19.	Plan Review/Scope of Work Compliance Statement						
15.4.20.	Final Design Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: A1387-00

Deliverables Checklist
Permit Application Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
16.1.	N.J. UCC Permit Application						
16.4.	Drawings, Signed and Sealed (6 Sets)						
16.5.	Specifications, Signed and Sealed (6 Sets)						
16.6.	Current Working Estimate/Cost Analysis in CI Format						
16.7.	Project Schedule						
16.8.	Plan Review/Scope of Work Compliance Statement						
16.9.	Permit Application Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC Project Manager the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: A1387-00

Deliverables Checklist
Bidding and Contract Award Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
17.1.1.	Notice of Advertising						
17.1.2.	Bid Proposal Form						
17.1.3.	Bid Clearance Form						
17.1.4.	Drawings (6 Sets)						
17.1.5.	Specifications (6 Sets)						
17.1.6.	Construction Schedule						
17.3	Pre-Bid Conference/Mandatory Site Visit						
17.3.1.	Meeting Minutes						
17.4	Bulletins						
17.5	Post Bid Meeting						
17.6.	Contract Award "Letter of Recommendation"						
17.8.	Bid Protests - Hearings						
17.9.	Bidding and Contract Award Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: A1387-00

Deliverables Checklist
Construction Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
18.2.	Pre-Construction Meeting						
18.3.	Submittal Log						
18.4.	Construction Schedule						
18.5.	Project Progress Meetings						
18.7.	Contractor's Invoicing and Payment Process						
18.8.	Contractor Submittals						
18.10.	Testing						
18.11.	Shop Drawings (6 Sets)						
18.12.	As-Built & Record Set Drawings (6 Sets)						
18.13.	Change Orders						
18.14.	Construction Photographs						
18.15.	Field Observations						
18.17.	Construction Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

DPMC Project No.: A1387-00

Deliverables Checklist
Project Close-Out Phase

A/E Name: _____

A/E Manual Reference	Submission Item	Required by S.O.W.		Previously Submitted		Enclosed	
		Yes	No	Yes	No	Yes	No
19.3.	Development of Punch List and Inspection Reports						
19.5.	Determination of Substantial Completion						
19.6.	Correction/Completion of Punch List						
19.7.	Submission of Close-Out Documentation						
19.7.1.	As-Built and Record Sets of Drawing (6 Sets)						
19.8.	Final Payment						
19.9.1.	Contractors Final Payment						
19.9.2.	A/E's Final Payment						
19.10.	Project Close-Out Phase Deliverables Checklist						
S.O.W. Reference	**S.O.W. Specific Requirements**						

This checklist shall be completed by the Design Consultant and included as the cover sheet of this submission to document to the DPMC the status of all the deliverables required by the project specific Scope of Work.

_____ _____

Consultant Signature Date

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration
0	**Typical Project Model**	**Mon 5/19/...**	**Fri 4/9/27**	**691 days**
1	**Project Initiation Phase**	**Mon 5/19/25**	**Mon 7/14/25**	**57 days**
2	Project Funding Received	Mon 5/19/25	Mon 5/19/25	1 day
3	Schedule Site Visit	Thu 5/22/25	Thu 5/22/25	1 day
4	Site Visit	Fri 5/30/25	Fri 5/30/25	1 day
5	Prepare Draft SOW	Mon 6/2/25	Fri 6/6/25	5 days
6	Distribute Draft SOW for Review	Mon 6/9/25	Mon 6/9/25	1 day
7	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days
8	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days
9	Review SOW	Tue 6/10/25	Mon 6/23/25	10 days
10	Receive Comments Revise SOW	Tue 6/24/25	Mon 6/30/25	5 days
11	Distribute Final SOW for Review & Signature	Tue 7/1/25	Tue 7/1/25	1 day
12	Review & Sign SOW	Wed 7/2/25	Wed 7/2/25	1 day
13	Review & Sign SOW	Mon 7/7/25	Mon 7/7/25	1 day
14	Review & Sign SOW	Thu 7/10/25	Thu 7/10/25	1 day
15	Forward SOW to Procurement	Mon 7/14/25	Mon 7/14/25	1 day
16	**Consultant Selection Phase**	**Tue 7/15/25**	**Mon 9/1/25**	**49 days**
17	Prepare Solicitation, Advertise Proj	Tue 7/15/25	Wed 7/16/25	2 days
18	Select Firms - Random Selection	Thu 7/17/25	Thu 7/17/25	1 day
19	Conduct Preproposal Meeting	Mon 7/28/25	Mon 7/28/25	1 day
20	Consultant Questions Due - Prepare and Issue Addenda	Tue 7/29/25	Tue 7/29/25	1 day
21	Receive Proposals - Distribute for Review	Tue 8/12/25	Tue 8/12/25	1 day
22	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days
23	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days
24	Review & Rank Proposals	Wed 8/13/25	Tue 8/19/25	5 days
25	Determine Rankings, Open Fee Proposals and Distribute to Committee	Wed 8/20/25	Wed 8/20/25	1 day
26	Negotiate Fee	Thu 8/21/25	Wed 8/27/25	5 days
27	Provide Funding for Consultant Contract	Thu 8/28/25	Thu 8/28/25	1 day
28	Complete Recommendation to Awa	Thu 8/28/25	Fri 8/29/25	2 days
29	Consultant Contract Award	Sat 8/30/25	Mon 9/1/25	2 days
30	**Design Phase**	**Sun 9/7/25**	**Fri 5/8/26**	**244 days**
31	Design Contract "Kick-Off" Meeting	Sun 9/7/25	Mon 9/8/25	2 days
32	Program Design Phase	Tue 9/9/25	Mon 10/6/25	28 days
33	Receive Program Submittal & Distribute for Review	Tue 10/7/25	Thu 10/9/25	3 days

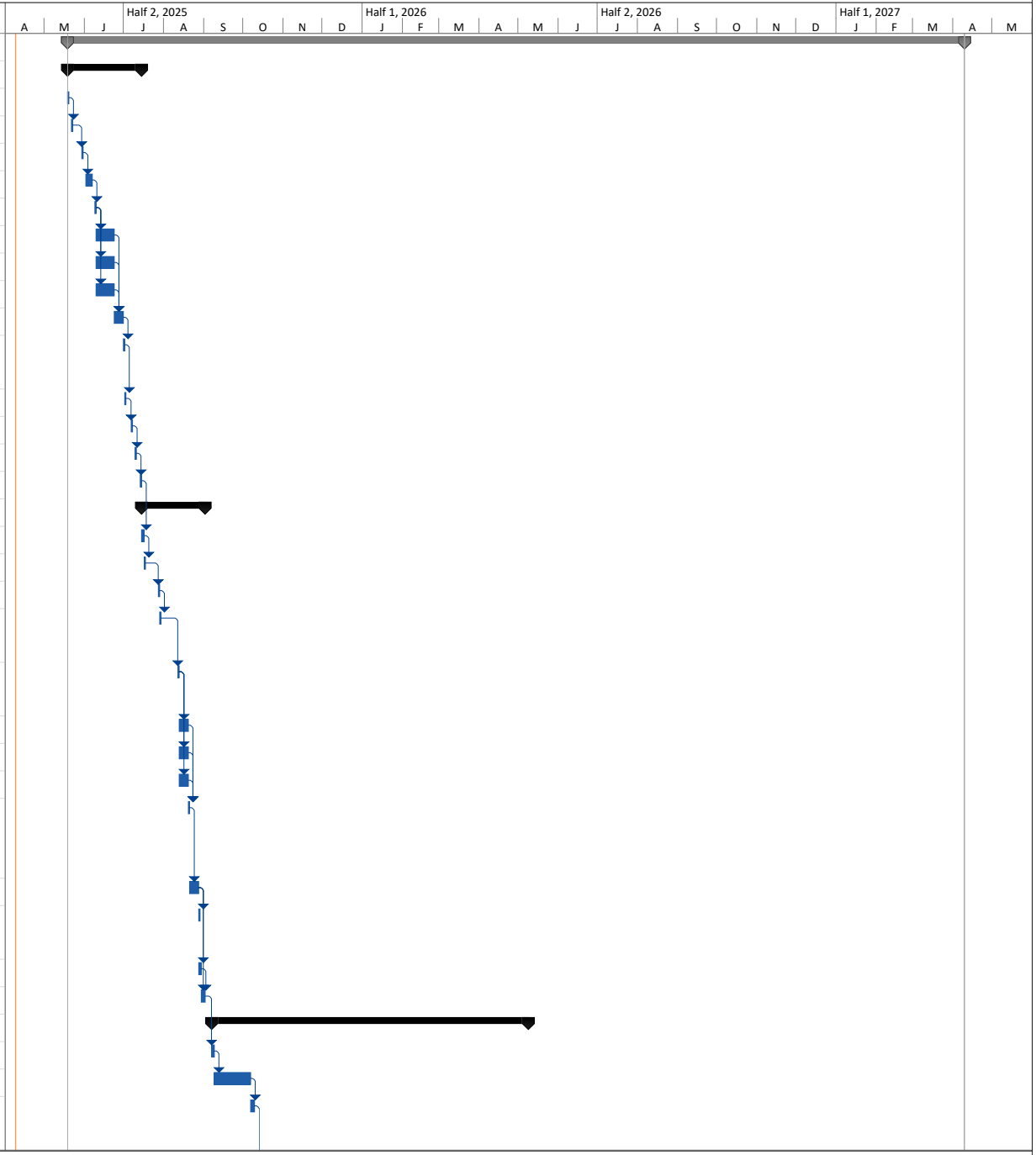


EXHIBIT 'A'

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration
34	Program Phase Presentation/Submittal	Fri 10/10/25	Fri 10/10/25	1 day
35	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days
36	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days
37	Review Program Phase	Mon 10/13/25	Fri 10/24/25	10 days
38	Receive Program Phase Comments, Review & Consolidate and Forward to Consultant	Mon 10/27/25	Wed 10/29/25	3 days
39	Schematic Design Phase	Thu 10/30/25	Wed 11/26/25	28 days
40	Receive Schematic Submittal & Distribute for Review	Thu 11/27/25	Mon 12/1/25	3 days
41	Schematic Phase Presentation/Submittal	Tue 12/2/25	Tue 12/2/25	1 day
42	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days
43	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days
44	Review Schematic Phase	Wed 12/3/25	Tue 12/16/25	10 days
45	Receive Schematic Phase Comments, Review & Consolidate and Forward to Consultant	Wed 12/17/25	Fri 12/19/25	3 days
46	Design Development (DD) Design Phase	Sat 12/20/25	Fri 1/16/26	28 days
47	Receive DD Submittal & Distribute for Review	Mon 1/19/26	Wed 1/21/26	3 days
48	DD Phase Presentation/Submittal	Thu 1/22/26	Thu 1/22/26	1 day
49	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days
50	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days
51	Review DD Phase	Fri 1/23/26	Thu 2/5/26	10 days
52	Receive DD Phase Comments, Review & Consolidate and Forward to Consultant	Fri 2/6/26	Tue 2/10/26	3 days
53	Final Design Phase	Wed 2/11/26	Tue 3/10/26	28 days
54	Final Submittal & Distribute for Rev	Wed 3/11/26	Fri 3/13/26	3 days
55	Final Phase Presentation/Submittal	Sat 3/14/26	Mon 3/16/26	2 days
56	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
57	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
58	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
59	Review Final Phase	Tue 3/17/26	Mon 3/30/26	10 days
60	Receive Final Phase Comments, Review & Consolidate and Forward to Consultant	Tue 3/31/26	Thu 4/2/26	3 days
61	Final/Permit Design Phase	Fri 4/3/26	Thu 4/16/26	14 days

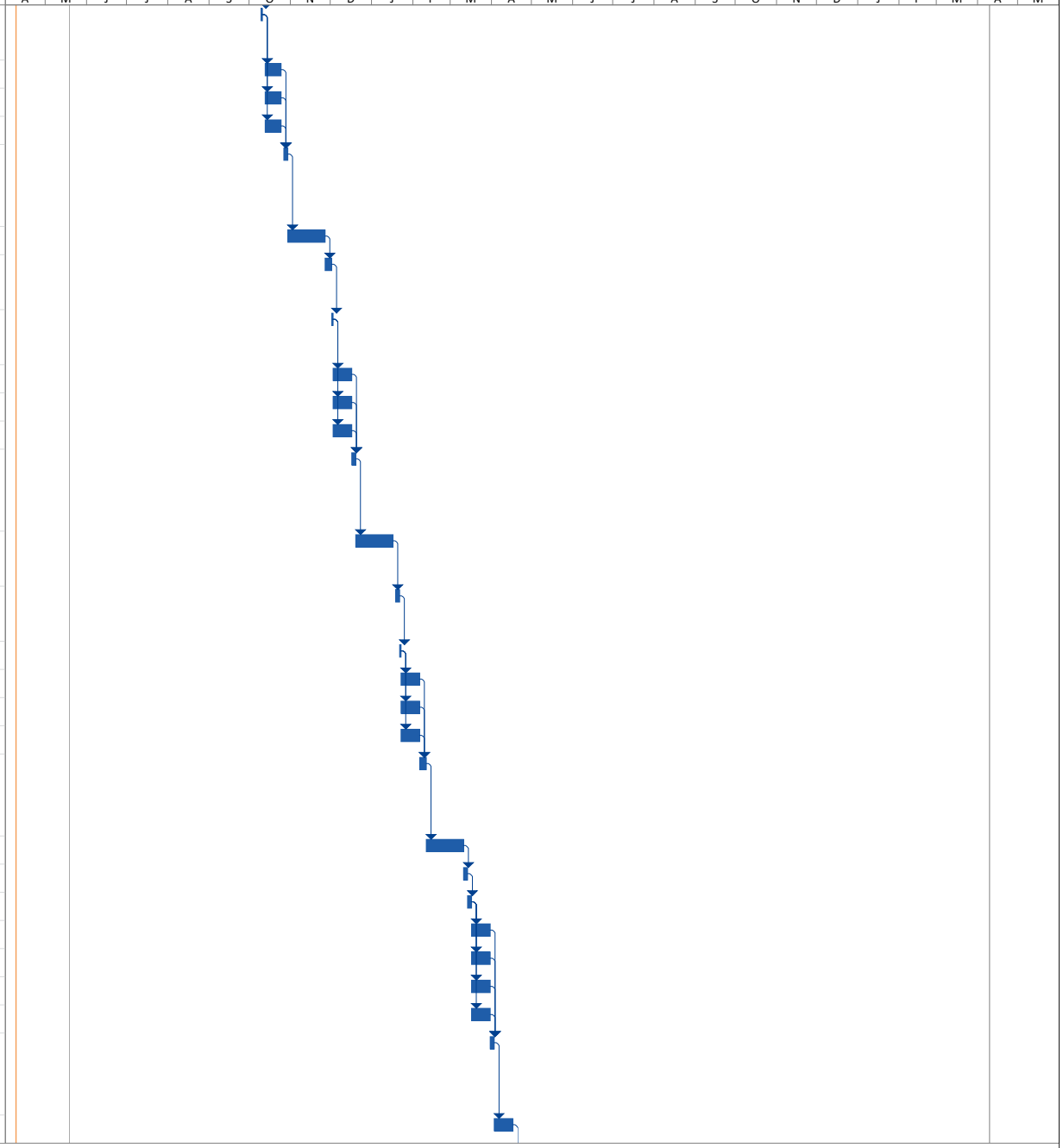


EXHIBIT 'A'

Typical DPMC Project - Random Selection of Design Consultant

ID	Task Name	Start	Finish	Duration
62	Final/Permit Submittal & Distribute for Review	Fri 4/17/26	Tue 4/21/26	3 days
63	Review Final/Permit Phase	Wed 4/22/26	Tue 5/5/26	10 days
64	Receive Final/Permit Phase Approval and Forward to	Wed 5/6/26	Fri 5/8/26	3 days
65	**Permit Acquisition Phase**	**Wed 4/22/26**	**Fri 5/22/26**	**31 days**
66	Prepare UCC Application, Bid Clearance & Submit Bid Package	Sat 5/9/26	Fri 5/15/26	7 days
67	Provide Funding for Construction	Wed 4/22/26	Wed 4/22/26	1 day
68	Secure Bid Clearance Including Funding Verification	Mon 5/18/26	Fri 5/22/26	5 days
69	**Advertise-Bid-Award Phase**	**Mon 5/25/26**	**Thu 7/23/26**	**60 days**
70	Advertise Project for Construction	Mon 5/25/26	Mon 5/25/26	1 day
71	Conduct Pre-Bid Meeting	Tue 6/9/26	Tue 6/9/26	1 day
72	Contractor Questions Due - Prepare and Issue Bulletin	Mon 6/15/26	Wed 6/17/26	3 days
73	Construction Bids Due - Open Bids	Tue 6/23/26	Tue 6/23/26	1 day
74	Conduct Post Bid Review Meeting	Mon 6/29/26	Mon 6/29/26	1 day
75	Prepare and Submit Recommendation for Award	Tue 6/30/26	Wed 7/1/26	2 days
76	Prepare and Submit Recommendation for Award	Thu 7/2/26	Fri 7/3/26	2 days
77	Prepare Contract and Schedule Award Meeting	Mon 7/6/26	Fri 7/10/26	5 days
78	Conduct Contract Award Meeting/Issue NTP	Thu 7/16/26	Thu 7/16/26	1 day
79	Sign/Seal UCC Permit Applications	Thu 7/16/26	Thu 7/16/26	1 day
80	Secure UCC Permit from DCA	Fri 7/17/26	Thu 7/23/26	5 days
81	**Construction Phase**	**Fri 7/24/26**	**Wed 1/20/27**	**181 days**
82	Conduct Construction "Kick-Off Meeting"	Fri 7/24/26	Fri 7/24/26	1 day
83	Complete Construction - Achieve Substantial Completion	Sat 7/25/26	Wed 1/20/27	180 days
84	**Project Close-Out Phase**	**Thu 1/21/27**	**Fri 4/9/27**	**79 days**
85	Complete Punch List	Thu 1/21/27	Fri 2/19/27	30 days
86	Close Out Construction Contract	Mon 2/22/27	Fri 2/26/27	5 days
87	Close Out Consultant Contract	Mon 3/1/27	Fri 4/9/27	30 days

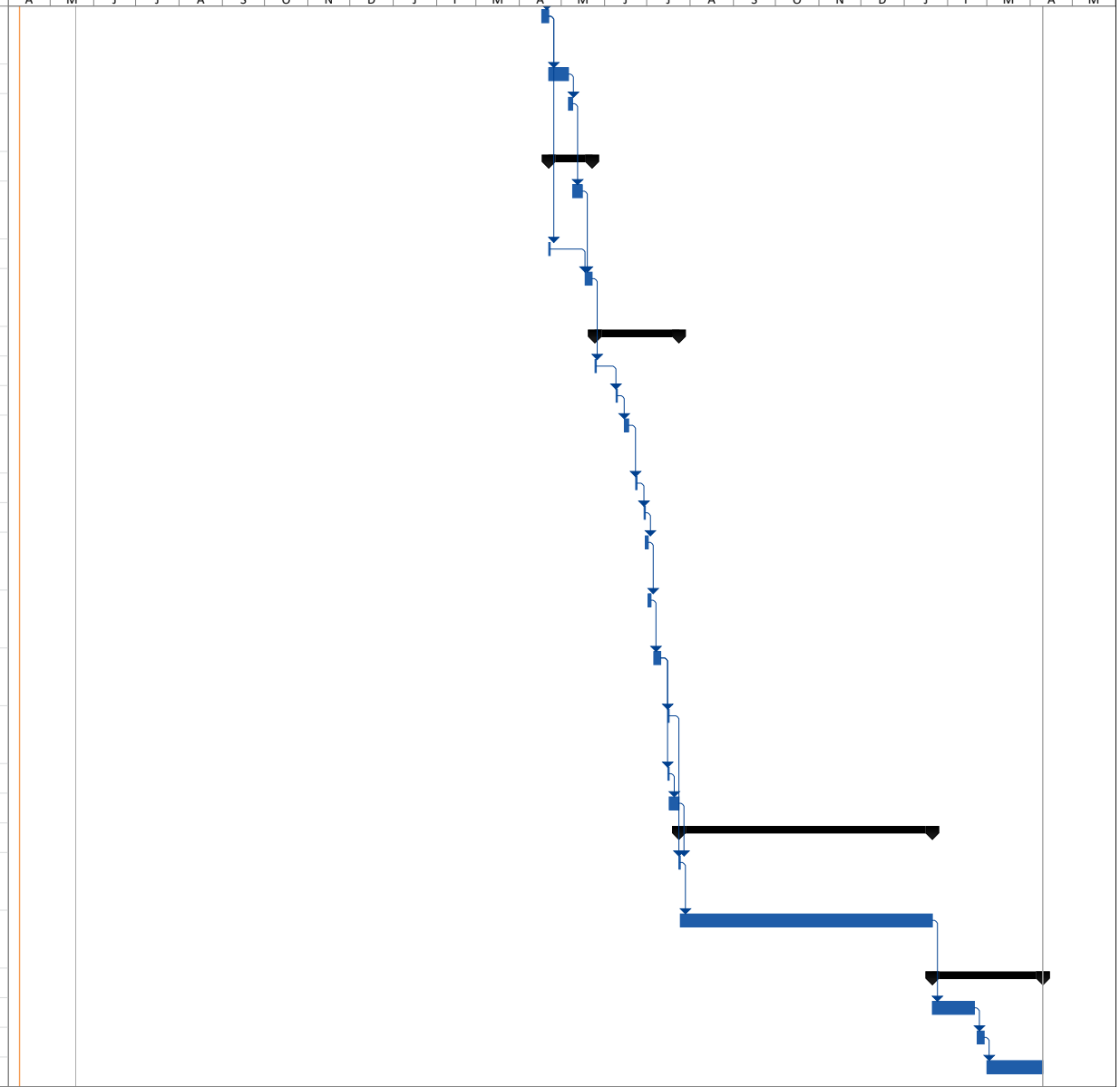


EXHIBIT 'A'

Typical DPMC Project - Random Selection of Design Consultant

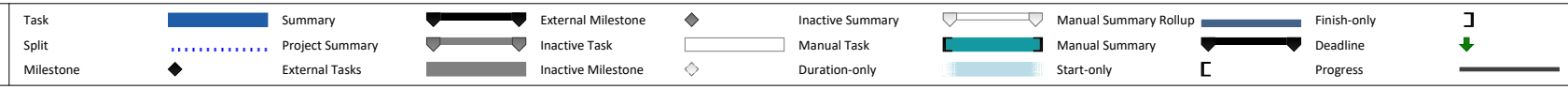


EXHIBIT 'A'

Project Site Location Map

Motor Vehicle Commission Office Building

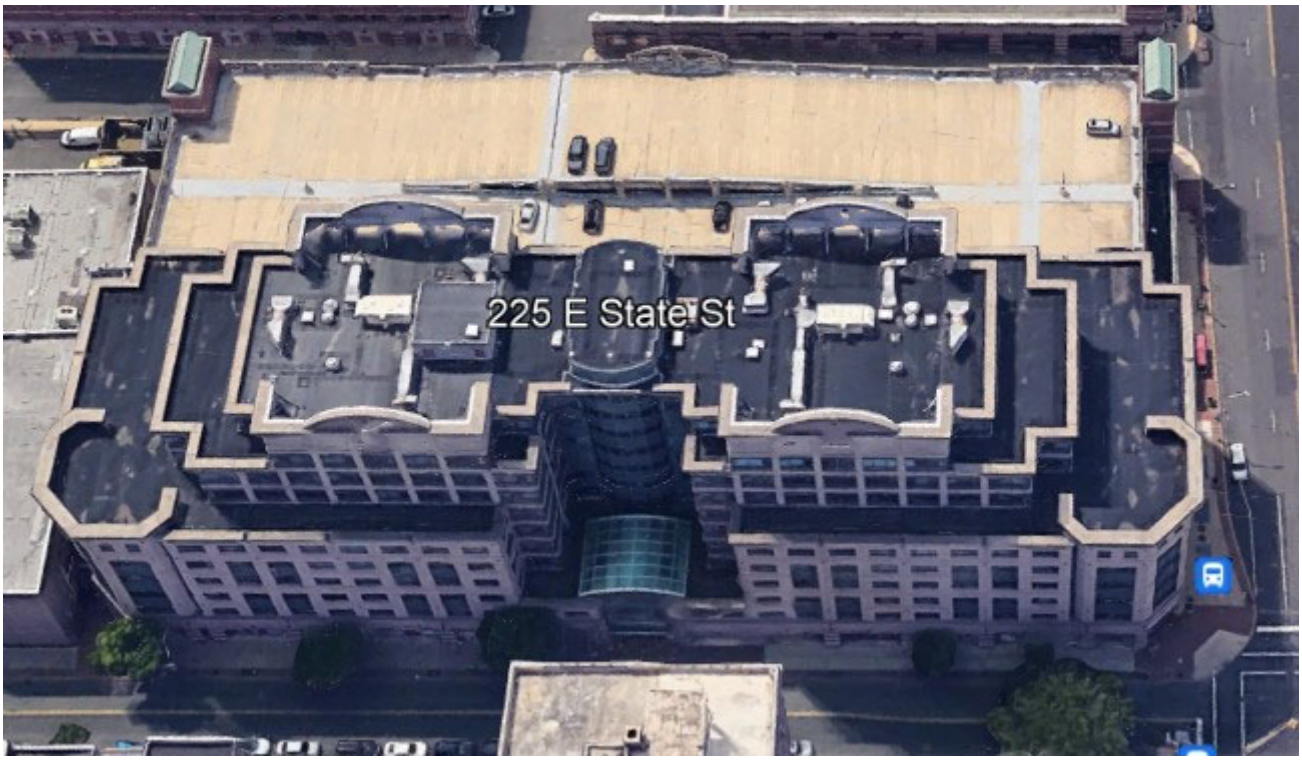
EXHIBIT ‘B’

FINAL REPORT

Study - Access Control System
Motor Vehicle Commission
Office Building

Trenton, Mercer County, NJ

DPMC: J0398-00 Work Order 07



STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION

LAMMEY + GIORGIO

ARCHITECTS
215 HIGHLAND AVENUE, SUITE B
HADDON TOWNSHIP, NJ 08108

January 16, 2025

EXHIBIT 'C'

lgarch.com

Lammey + Giorgio Architects
215 Highland Avenue, # B
Haddon Township, NJ 08108

January 16, 2025

Mr. Christophe Geary, Assistant Deputy Director
State of New Jersey
Division of Property Management & Construction
33 West State Street
PO Box 235
Trenton, NJ 08625-0235

Re:	Final Report Study - Access Control System Motor Vehicle Commission Office Building
DPMC No.	J0398-00 / Work Order 07
L+G:	22591.07

Dear Mr. Geary:

Enclosed please find our FINAL REPORT for the above referenced Project which includes the following:

- Executive Summary
- Purpose, Background and Process
- Code Research
- Summary and Recommendations
- Appendix:
    1. Photographs of Existing Conditions
    2. Existing Floor Plans (11)
    3. Proposed Floor Plans and Opening Schedules (17)
    4. Construction Cost Estimate (1) and Construction Working Estimate/DPMC 38 (1)

This Report incorporates revisions requested at our review meetings with DPMC and the Motor Vehicle Commission on June 26, 2024.

L + G

EXHIBIT 'C'

Kindly review this information and advise if you have any questions or require clarifications.

Sincerely,

LAMMEY + GIORGIO ARCHITECTS

William P. Lammey, AIA

Encl

cc: M. Dae w/Encl
D. Blake w/Encl
R. Jeneske w/Encl
R. Finneran w/Encl
J. Watson w/Encl

L + G

EXHIBIT 'C'

Executive Summary

The main purpose of this study is to advise the State on the options and costs associated with improving security by supplementing and updating the existing access control system. The specific areas targeted are:

- Control access between elevator lobbies and tenant spaces.
- Control access from fire stairs to floors other than those at the level of exit discharge.
- Control access into telephone closets.
- Control access into the garage entrances, gates and storage rooms accessed from the exterior of the building.

At DPMC's request, Lammey + Giorgio Architects (L+G) made several site visits with staff to spot check conditions at the above locations. We also investigated the above ceiling conditions, met with DPMC Plan Review and DPMC staff, and agreed on a course of action to remediate deficiencies. DPMC then requested a proposal to prepare this study.

L+G also investigated the ability to circulate from elevator lobbies to the closest fire stairs without having to enter tenant spaces.

Once retained to prepare the study we viewed existing visible conditions at each opening location where access control was requested, including above ceilings. We also investigated other deficiencies with respect to emergency communications, stretcher chairs within stairwells, and areas of refuge.

A total of 278 openings require action:

- Forty-nine (49) require complete replacement of doors, frames and hardware due to their condition, missing, concealed or painted over UL labels. These doors were scheduled by DPMC to have access control features added or replaced.
- One Hundred and Twenty-three (123) require the addition or replacement of card readers, electric strikes, etc. as requested by DPMC.
- Thirty-three (33) existing stair doors, frames and hardware are scheduled for replacement as we could not determine if they meet the

requirements of the code. An option to replacement could be to retain a third-party inspection agency to inspect and certify if the doors comply with the code.

- Thirty-Seven (37) new doors, frames and hardware are scheduled to account for required openings to satisfy access to stairs from elevator lobbies. One (1) door is on the West Wing of the Building, and Thirty-Six (36) doors are on the East side of the Building.

At an interim meeting we advised DPMC on the results of our site visits, shared preliminary diagrams that indicate the scope of work, and resolution of access to fire stairs.

A presentation meeting to DPMC weas held on February 7, 2024. At that meeting we recommended arranging for a meeting with DPMC Plan Review, which was held on March 5, 2024. This meeting with Plan Review allowed for discussions that will ultimately resolve the existing code deficiencies and make the building safer. The discussion comments have been incorporated into our Final Report. On June 26, 2024 a meeting was held with DPMC and Motor Vehicle Commission to get their input on the Final Report.

International Consultants, Inc. updated the April 03, 2024 estimates to incorporate the discussions with the Motor Vehicle Commission. The total construction cost for the work now is $2,672,966, broken down as follows:

A.	General Door Repairs & Upgrades	$1,784,063
B.	West Wing Exit Access Corridor Upgrades	$ 32,529
C.	East Wing Exit Access Corridor Upgrades	$856,374
Total Construction Cost Estimate		**$2,672,966**

A DPMC-38 was also prepared for the Total Project Cost, which includes placeholder amounts for A/E fees

EXHIBIT 'C'

associated with design, permits (Building, electric, fire, and elevator), bid and award, and construction services, DPMC fees, permit costs, etc. The Total Project Costs are estimated at $3,827,315.

Purpose, Background and Process

Purpose

DPMC is seeking to improve security within the building while also making needed improvements to ensure that life/safety deficiencies are addressed. Over the years, security measures have been added to the original building design, consisting primarily of access controlled doors, and turnstiles located in the main lobby off of East State Street.

Approximately 150 openings (doors or gates) were initially identified by DPMC to receive access controls, which will limit access to those occupants who have appropriate security clearance. In addition to access controls, those openings which are not code compliant will be replaced or repaired, and receive appropriate fire ratings. Options to allow occupants to reach emergency fire stairs and order of magnitude cost estimates were also part of the work.

Above ceiling code deficiencies with respect to missing smoke and fire dampers in ductwork, missing through-penetration firestopping, and addressing transfer grilles at smoke and/or fire barriers are noted to be addressed.

Background

The Motor Vehicle Commission Office Building (MVC) is located at 225 East State Street. It extends along East State Street from South Montgomery Street eastwardly towards the intersection of South Stockton Street, and from East State Street southerly to Ernie Kovacs Place. The building was constructed in 1961, has nine (9) stories of offices and six (6) stories of parking garage. The building area includes approximately 72,000

EXHIBIT 'C'

square feet of office space, and approximately 32,000 square feet of garage space. The building was listed to the National Register of Historic Places in March of 2023.

The main pedestrian entrance to the building is located in the center of the East State Street façade. There is a side entrance located along South Montgomery Street, which we understand allowed access to a former day care center and now has access that is limited. The vehicular entrance to the garage is located along Ernie Kovas Place.

The office portion of the building is organized in East and West wings, with central elevator lobbies. The emergency exit stairs are not directly accessible from the elevator lobbies, and are located within tenant spaces approximately 36 feet from the North elevator lobby single doors. Note that at the East wing of the building there is a freight elevator that requires access through tenant spaces rather than common areas. DPMC requested that we consider separating access to the freight elevator from tenant spaces.

L+G identified opening assemblies (door, frame, hardware, wall, and above ceiling) conditions that are non-compliant. These are primarily at openings between elevator lobbies and tenant spaces, but also at emergency exit stairs. These and other deficiencies are described further under the Code Review section of the report.

DPMC and L+G met with Plan Review to discuss our initial findings prior to being retained. We recommended that a study be conducted to examine each opening assembly, better identify the problems, investigate diagrammatic options to solve the problem of access to emergency exit stairs, and prepare an order of magnitude cost estimate for the improvements.

Process

L+G received the Notice to Proceed (NTP) from DPMC on April 26, 2023. Subsequently, DPMC provided drawings that indicated openings that require access control, plus other information to communicate their need. L+G made site visits to investigate the visible conditions between July 25, 2023, and August 1, 2023. Building Management assisted by providing us with access control cards, ladder, and access to the garage for parking.

Each opening was visited, and we noted physical conditions, and measured door and frame sizes. We verified if fire labels were in place, viewed conditions above ceilings, and photographs were taken of typical and atypical conditions. The emergency fire stair landings closest to the elevator lobbies were also measured at both East and West locations. Dimensions were taken to verify if the stairs could be used as areas of refuge, and we also identified the presence or absence of emergency communications equipment and evacuation stretchers. Corridors located between elevator lobbies and the nearest stairs at the East and West wings were investigated for condition, size, door and frame fire ratings, and above ceiling conditions.

Options were explored to resolve the problem of circulation to emergency fire stairs without entering tenant spaces. Per DPMC's request we investigated both East and West wings of the building to possibly include access to and from the freight elevator (East wing) with minimal disruption to tenant spaces. A virtual meeting using Teams was conducted by Michael Baker and Bill Lammey of L+G, on October 6, 2023, with Mark Dae, David Blake, Ross Jeneske, Richard Finneran, and Joshua Watson attending. An update on progress and presentation of options was presented.

L+G moved forward with diagrammatic drawings that indicate the scope of work. The drawings were sent to International Consultants, Inc., our cost estimators, and their report on costs was included in a DRAFT report.

EXHIBIT 'C'

A meeting to review questions and comments was held.

As a result of the Draft Report meeting, we recommended that we meet with DPMC Plan Review to further discuss options to resolve the lack of areas of refuge. That meeting was held on February 5, 2024; attended by Joyce Spitale and Peter Buckley of Plan Review, Ross Jeneske of DPMC, and Michael Baker and Bill Lammey of L+G. On June 26, 2024, a meeting with DPMC and the Motor Vehicle Commission. Their requested changes are reflected in the drawings and cost estimates.

Code Research

Code references below are taken from the 2021 International Building Code, NJ Edition (IBC). Based on the scope of work and desired security improvements requested by DPMC we observed the following code deficiencies:

1. Elevator Lobby Openings to Tenant Spaces
   a. Elevator lobbies are required to be separated from other parts of the building with smoke barriers and 1 hour fire-resistance rated construction assemblies that extend from the floor to the underside of floor or roof deck above.

      The existing walls that separate the elevator lobbies from tenant spaces appear to be 1-hour fire-resistance rated, however they are not continuous and have doors and frames that are not rated. During our site visits we observed that these walls had openings, ductwork without fire dampers, and missing through-penetration firestopping at conduit and other penetrations. Additionally, return air in the elevator lobbies appeared to be through a plenum ceiling and transfer grilles located above ceilings. These conditions do

not comply with the requirements for the assemblies to be considered smoke barriers.

These items should be addressed in the future design for the project. If not, the conditions will be observed during code inspections and could lead to costly change orders and extended schedule.

2. Fire Stairs
   a. The majority of stair door frames were either missing labels, or could not be verified because they had been painted over. At doors, continuous hinges have been installed and we could not verify if appropriate door labels were in place.

      In order to ensure that the assembly (door, frame and hardware) meet the requirement of the code, they should be replaced. The option would be to engage a third-party inspection agency during the design process to inspect and provide a list of needed repairs. Once repairs are completed they would be reinspected by the third party agency and if satisfactorily repaired, they could be certified and new labels provided for installation.

   b. Door Locks: The doors on floors 2 through 9 allowed free access into the stairs without special knowledge or the use of a key. Entrance from the stairs to tenant spaces (other than at the first floor level of exit discharge) required the use of a key in most instances. This appears to have been a security measure to lock-out tenants from one floor who did not have clearance to access other floors.

      The security plan provided to us by DPMC indicates limiting access from stairs at floors 2 through 9 by using access control. This is not

a problem as long as the system allows an occupant to enter the stair without needing access control credentials, or other special knowledge, keys, etc.

3. Exit Access Corridors
   a. Access to the stairs from the elevator lobbies presently requires an occupant to utilize an access control card to enter a tenant space that in turn leads to the stairs.

      Circulation to the stairs must be available without access control or entering a tenant space. The existing access controls on those doors at the North end of the lobbies (East side single doors) should be eliminated. The access controls at the South doors (double doors) and West side North (single door) can be retained. L+G recommends that access
   b. A new corridor created between the elevator lobbies and the fire stairs would typically be considered exit access corridors, requiring a 1-hour fire rating (0-hour rating when equipped with fire sprinklers designed and installed in accordance with NFPA 13). We assume that the existing fire sprinkler system was designed, installed and approved as a NFPA 13 system. Please refer to the below Area of Refuge topic.

4. Area of Refuge
   a. The existing stair landings are not large enough to accommodate the required 30 inch by 52 inch space for an area of refuge, while maintaining the minimum required exit width and occupant capacity.

      The code requires that areas of refuge have direct access to fire stairs. One area of refuge is required for each 200 0occupants per floor. Using 150 square feet per occupant to determine total occupancy, the largest

floor area of 45,200 square feet could have slightly more than 300 occupants, which would require a total of two (2) 30 inch x 52 inch spaces for refuge.

In our discussions with Plan Review it was overwhelmingly agreed that an area of refuge should be provided. The logical location is next to the east stair by the service elevator:

- Separate the elevator lobby from the north side circulation corridor with 2-hour wall construction and 90-minute doors.
- Create a horizontal exit from this area to the one (1) existing stair tower located closest to the elevator lobby. The horizontal exit (corridor) must lead to the fire stairs as well as to the entrance to tenant spaces. It must be 2-hour rated, with 90-minute doors that lead into adjoining spaces.

This solution provides an occupant a clear path to the fire stairs without requiring access controls, and provides the areas of refuge needed on each floor. This does mean that walls that do not extend to the underside of decks above must be extended, ductwork penetrations will need fire dampers, and all penetrations must be equipped with through-penetration firestopping. Doors into tenant spaces may be access controlled.

5. Two-way communications and Emergency Evacuation Chairs
   a. The ability to communicate during an emergency condition is critical. The communication system appears to have existed in the stairs, but the devices have been removed. Our review of the code indicates that two-way emergency communication systems are required at the landing serving each bank of elevators, or

within areas of refuge on each floor. DPMC should confirm that the systems are in place and operational.

b. Emergency evacuation chairs were in place only at the West wing of the building, on the fourth and fifth floors. Note that we found no references or requirements for evacuation chairs in either the building code or barrier-free subcode. The Americans with Disabilities Act (ADA) recommends that building owners should plan for evacuation devices at each floor where an occupant would be physically disabled. Our assumption is that the evacuation chairs are located where they are due to locations where occupants may have physical disabilities.

Summary and Recommendations

Based on the request made by DPMC and our observation of the visible conditions at the Motor Vehicle Office Building we recommend the following be completed as part of a future design and construction project:

1. Provide access control devices as listed on the opening schedule drawings provided in the appendix portion of this report.
2. Correct code deficiencies associated with elevator lobby opening assemblies into existing tenant spaces as recommended under Code Research, item 1a.
3. Replace or have existing fire stair doors, frames and hardware inspected by a third party agency who will create a list of repairs required in order to meet the code. If repaired, the openings would be reinspected by the third party agency for compliance. If approved, the third party agency issue certification labels for installation. Please refer to Code Review paragraph 2a.
4. Install access controls within emergency exit stairs on floors 2 through 9 to limit access to other floors to those having security clearance.

Note that egress at floors that lead to exit discharge must allow unrestricted egress.

5. Create an area of refuge on each floor next to the East Side stair. This refuge area will then lead to the fire stair through a horizontal exit that will be 2-hour rated. Please refer to Enlarged Floor Plans EN23, EN45, EN67, and EN89.
6. Provide two-way emergency communications and provide if not in place per paragraph 4a. This should be located within the area of refuge.
7. Verify the location of evacuation chairs based on occupants requiring assistance to exit per paragraph 4b.
8. We recommend that investigations and action to create areas of refuge be completed per paragraph 5.

Construction Costs and Total Project Costs

A Budget Construction Cost Estimate (CCE) and Construction Working Estimate (CWE) are summarized below, with attachments in the Appendix that provide details. Note that the CWE includes costs for construction, fees, contingencies, and permits.

1. The Total Construction Cost Estimate (CCE) is $2,672,966.
2. The Total Construction Working Estimate (CWE/DPMC38) is $3,827,315.

Appendix

Please refer to the following Appendix items:

Appendix 1 – Photos of Existing Conditions
1.1 Elevator Lobby
1.2 Fire Stairs, Emergency Communication & Evacuation Chairs
1.3 Exit Access Corridors
1.4 Garage
1.5 Miscellaneous

Appendix 2 – Existing Floor Plans
EG Existing Garage Ground Floor Plan
E1 Existing Overall First Floor Plan (Garage & Office)
EM Existing Overall Mezzanine Floor Plan (Garage & Office)
E2 Existing Overall Second Floor Plan (Office)
E3 Existing Overall Third Floor Plan (Office)
E4 Existing Overall Fourth Floor Plan (Office)
E5 Existing Overall Fifth Floor Plan (Office)
E6 Existing Overall Sixth Floor Plan (Office)
E7 Existing Overall Seventh Floor Plan (Office)
E8 Existing Overall Eighth Floor Plan (Office)
E9 Existing Overall Ninth Floor Plan (Office)

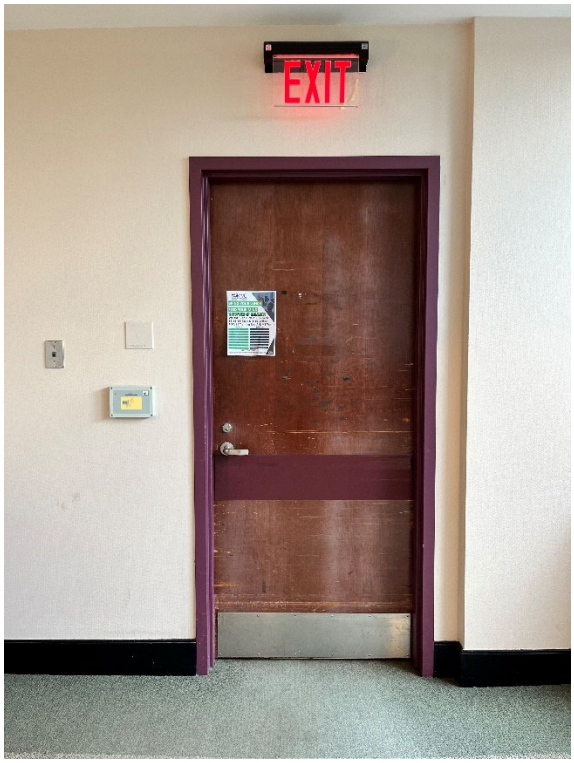
Appendix 3 – Proposed Floor Plans & Opening Schedules
D1 Existing Opening Schedule
D2 Existing Interior Stair Door Replacement Schedule & New Door Schedule
G Overall Garage Ground Floor Plan
1 Overall First Floor Plan (Garage & Office)
M Overall Mezzanine Floor Plan (Garage & Office)
2 Second Floor Plan (Office)
3 Overall Third Floor Plan (Office)
4 Overall Fourth Floor Plan (Office)
5 Overall Fifth Floor Plan (Office)
6 Overall Sixth Floor Plan (Office)
7 Overall Seventh Floor Plan (Office)
8 Overall Eighth Floor Plan (Office)
9 Overall Ninth Floor Plan (Office)

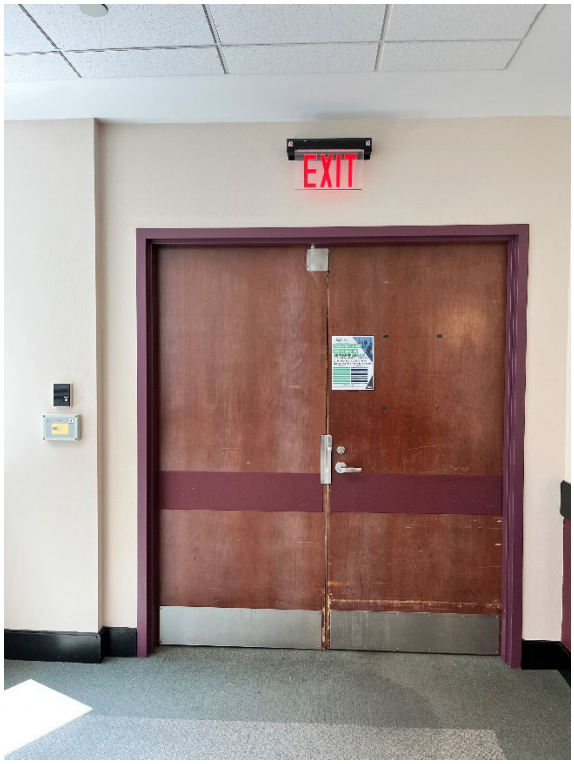
EXHIBIT 'C'

L + G

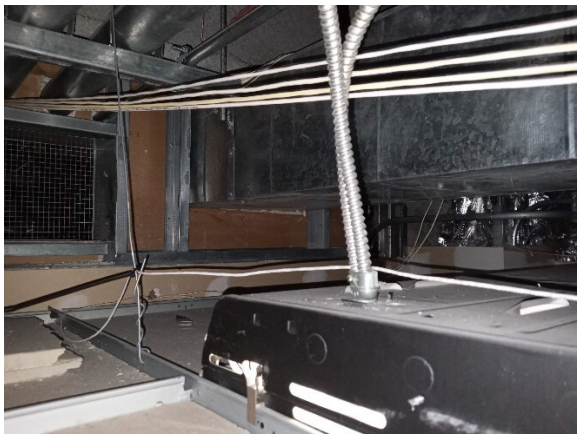
EXHIBIT 'C'

Appendix 1.1 - Photos of Existing Conditions
Elevator Lobby





Typical Doors from Elevator Lobby to Tenant Spaces



Typical Above Ceiling Conditions

Openings in Fire Barrier, No Fire Dampers or Through Penetration Firestopping

EXHIBIT 'C'

Appendix 1.2 – Photos of Existing Conditions
Fire Stairs, Emergency Communication & Evacuation Chairs

Stair Door from Tenant Corridor

Emergency Communication Panel

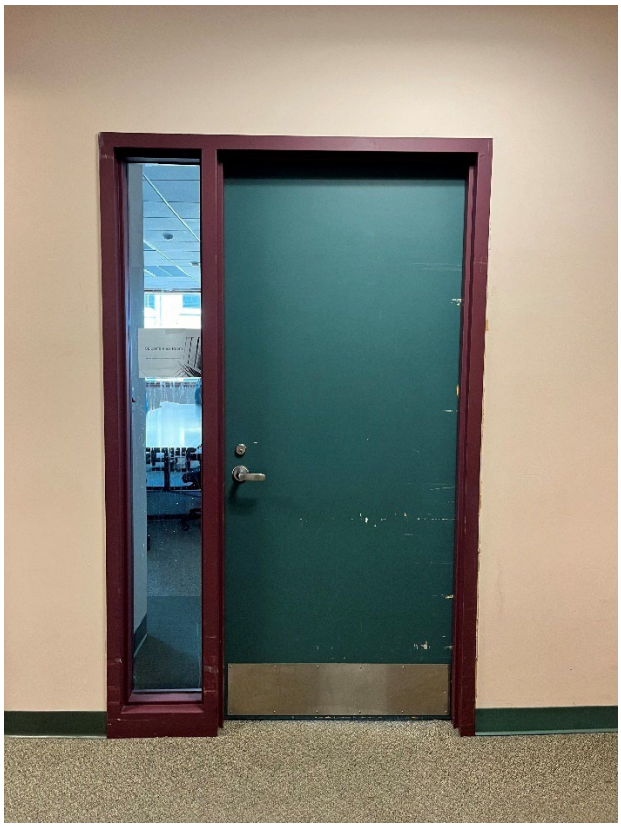
Abandoned Emergency Communication Panel

Evacuation Chair

EXHIBIT 'C'

Appendix 1.3 – Photos of Existing Conditions
Exit Access Corridors

Corridor Looking East



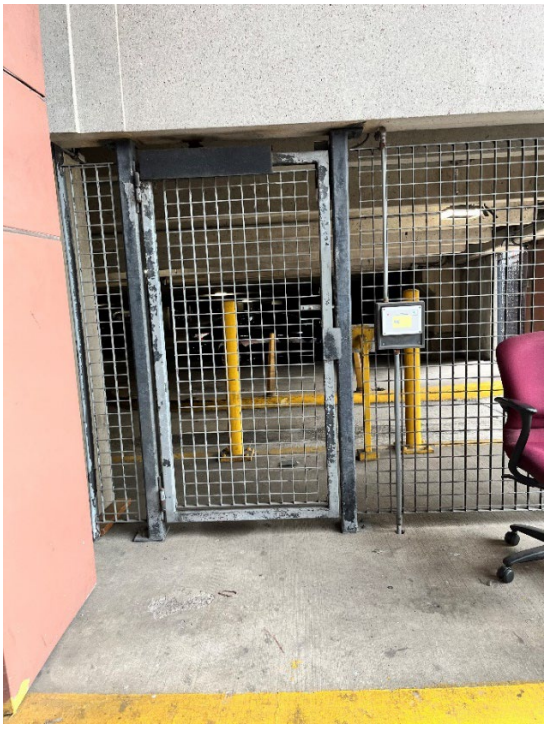
Typical Conference Room Door

Above Ceiling Ductwork Penetration

EXHIBIT 'C'

Appendix 1.4 – Photos of Existing Conditions
Garage

Exterior Door From Garage



Gate

Door at South Mongomery Street

Vehicle Barrier Gate

EXHIBIT 'C'

Appendix 1.5 – Photos of Existing Conditions
Miscellaneous

Transfer Grille Above Ceiling

Firestopping Gaps

Firestopping Gaps

Transfer Grille at Smoke Barrier Wall

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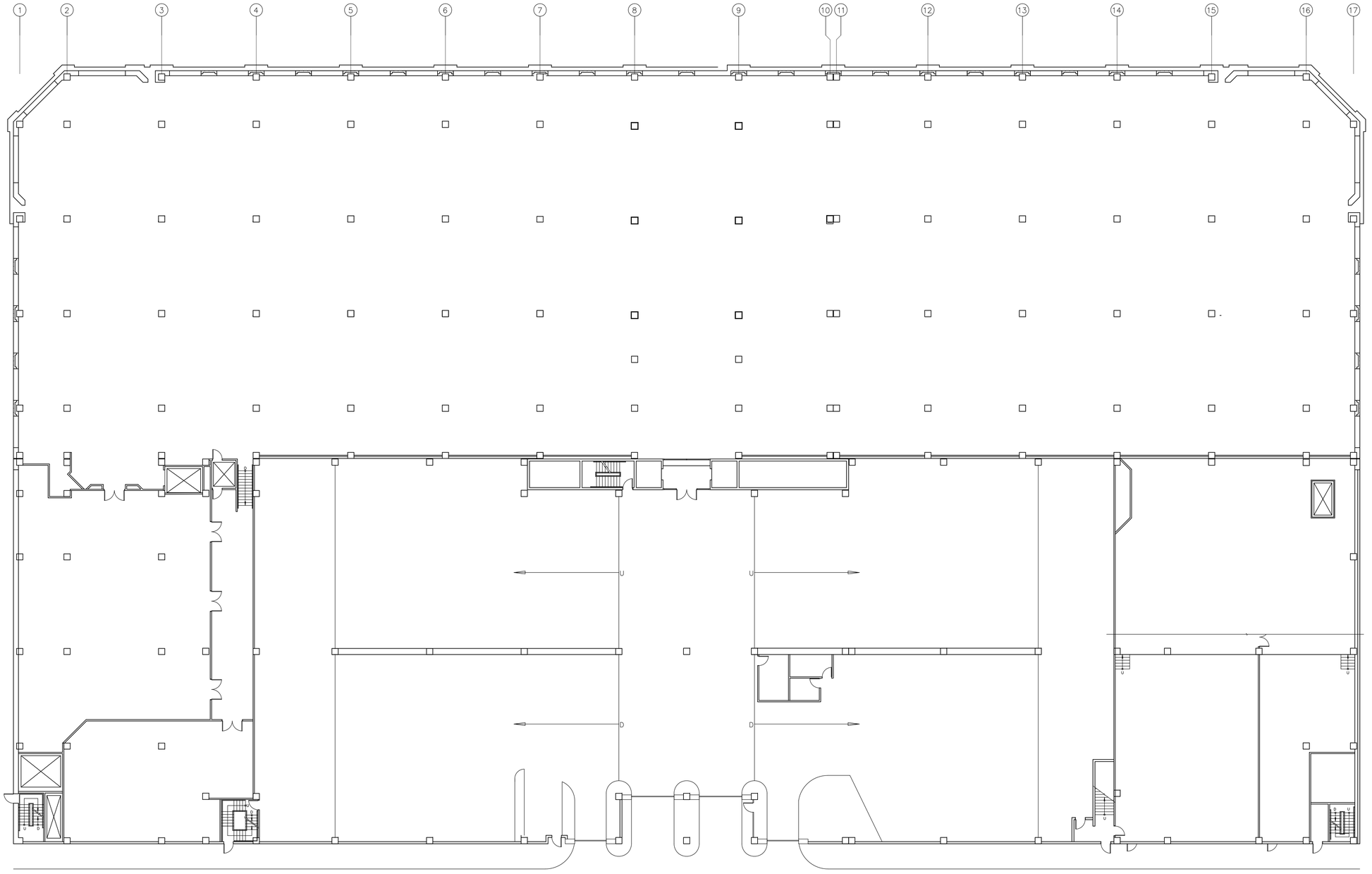

1 / EG EXISTING GROUND FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

Location

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LAMMEY + GIORGIO
Architecture + Design
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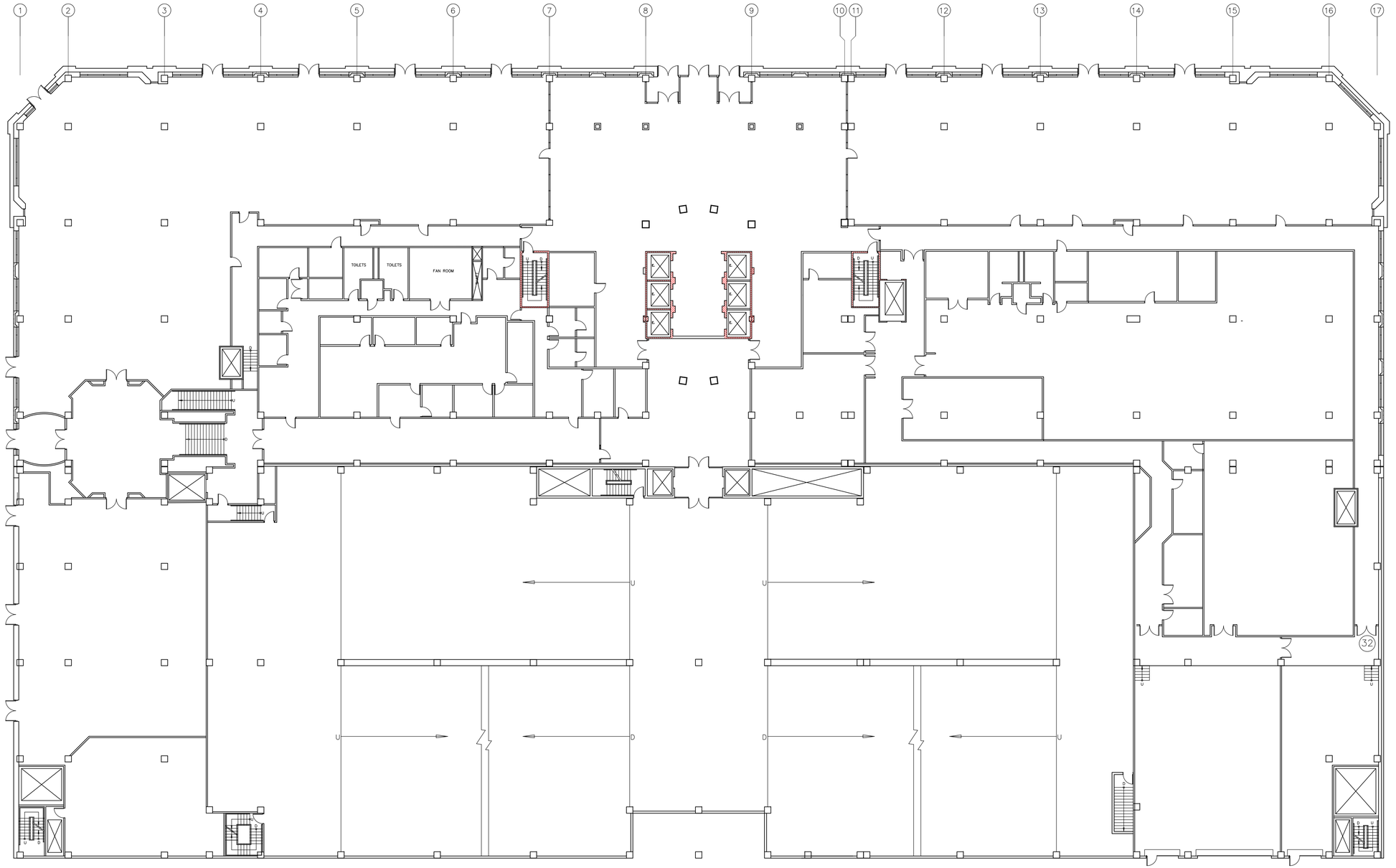

1 / E1 EXISTING OVERALL 1ST FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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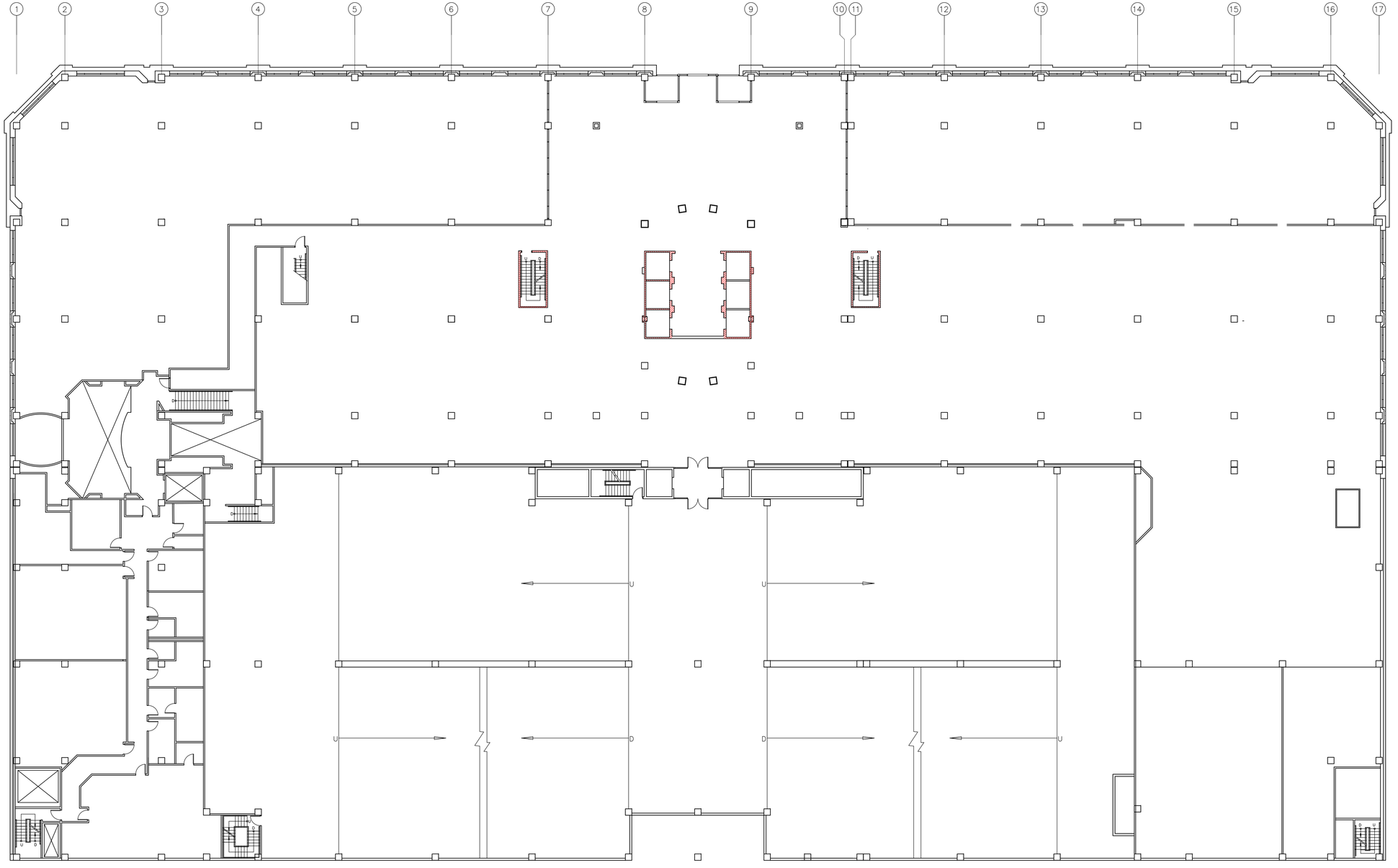

1 EM EXISTING MEZZANINE FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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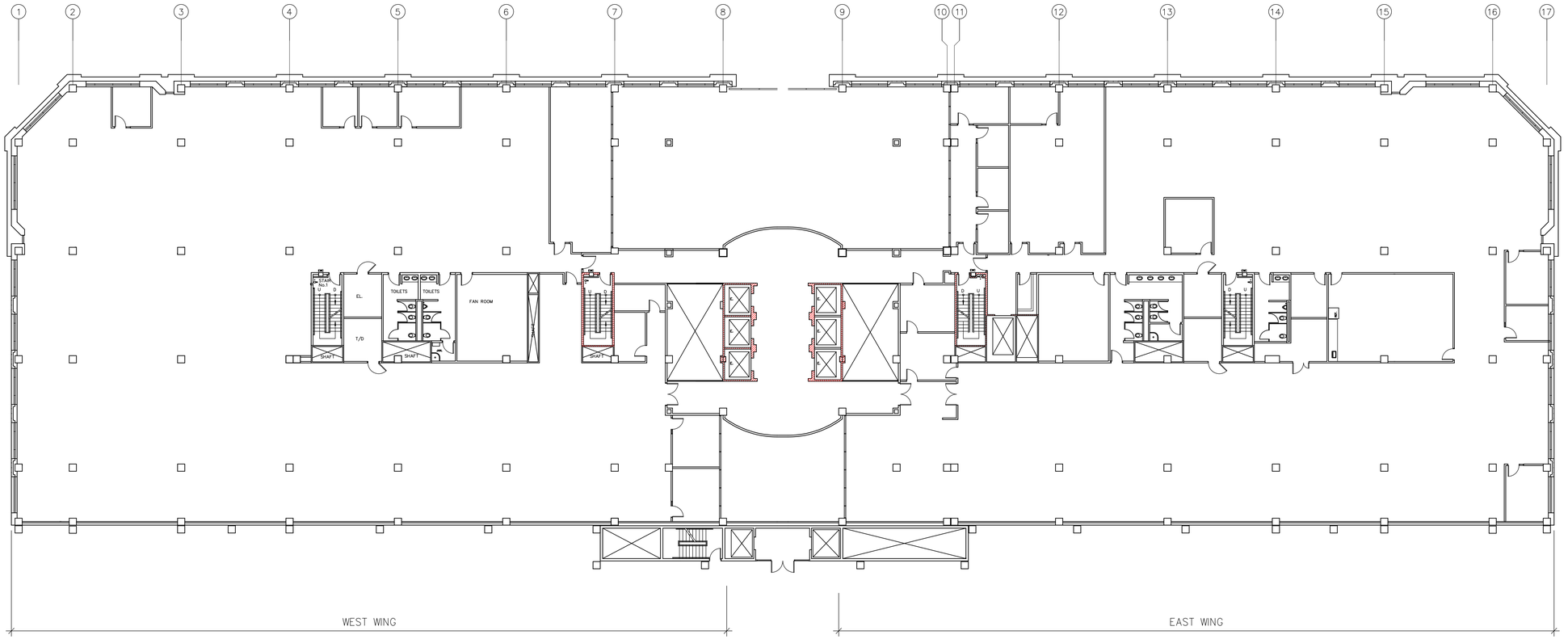

1 / E2 EXISTING OVERALL 2ND FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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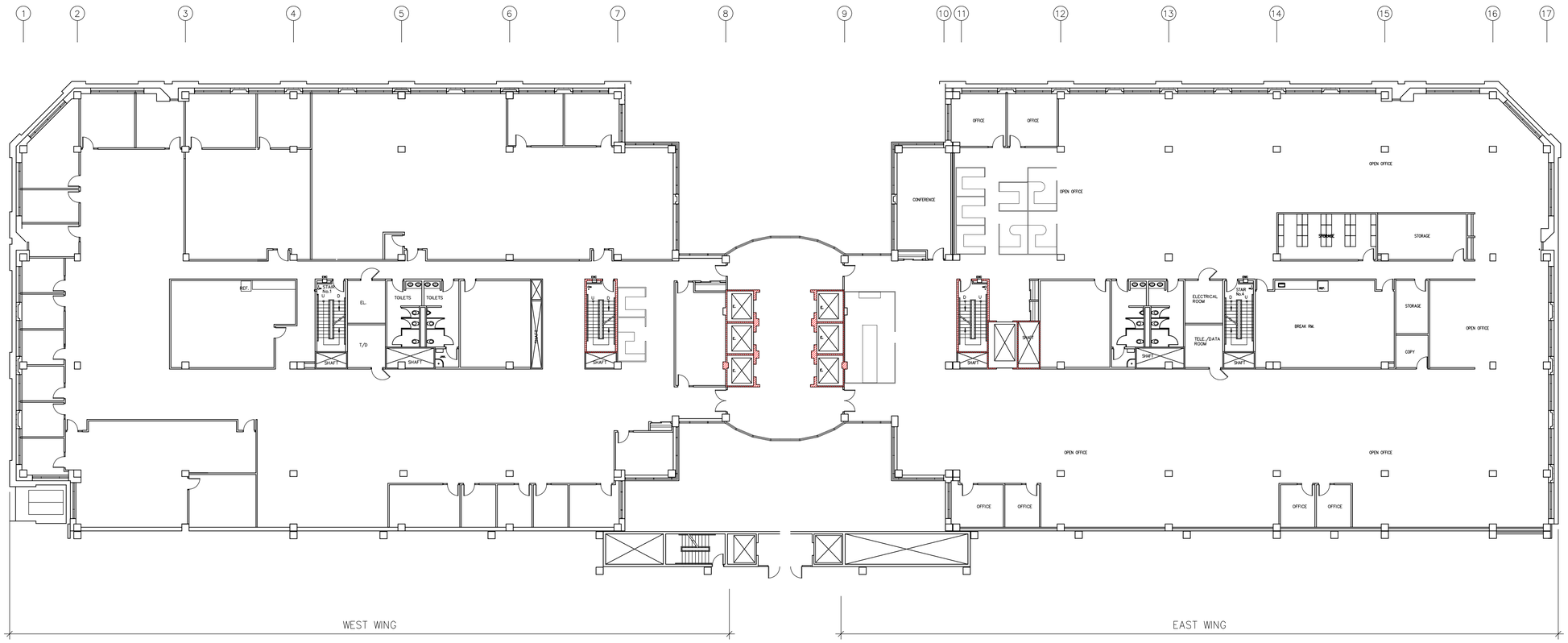

1 / E3 EXISTING OVERALL 3RD FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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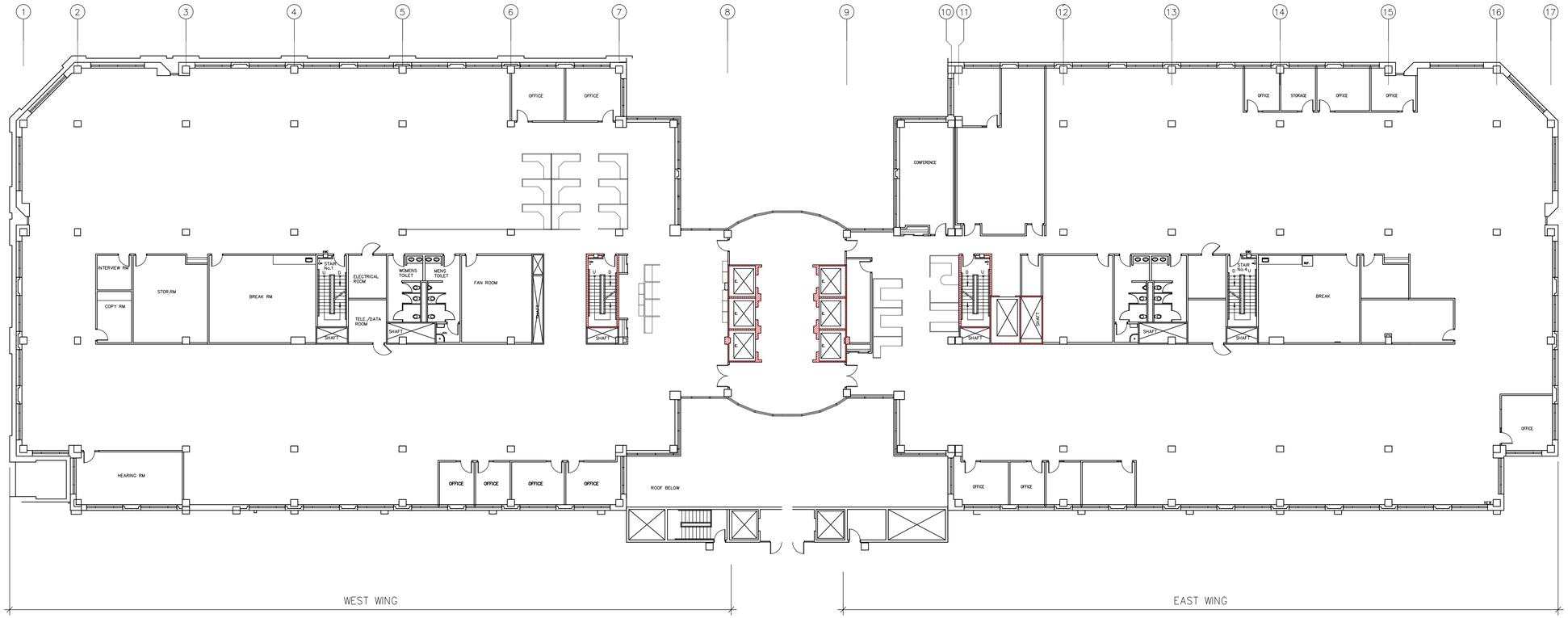

1 / E4 EXISTING OVERALL 4TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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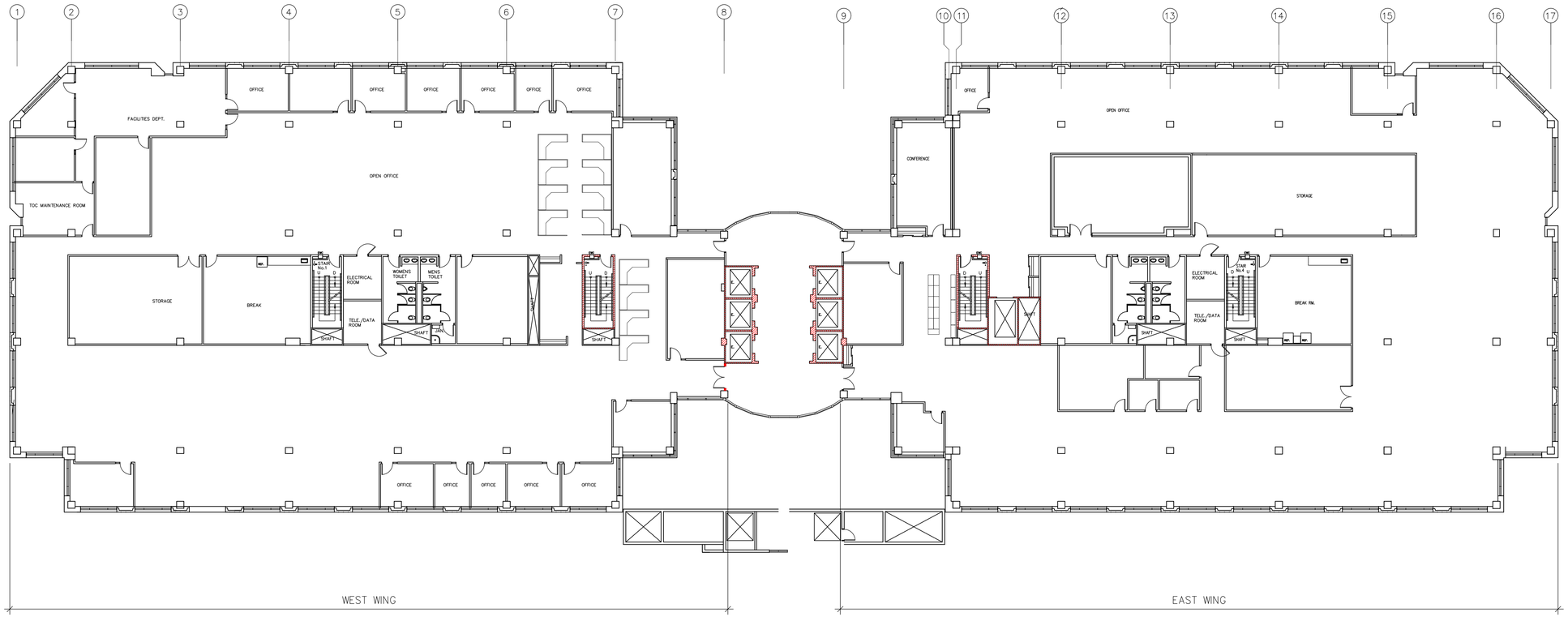

1 / E5 EXISTING OVERALL 5TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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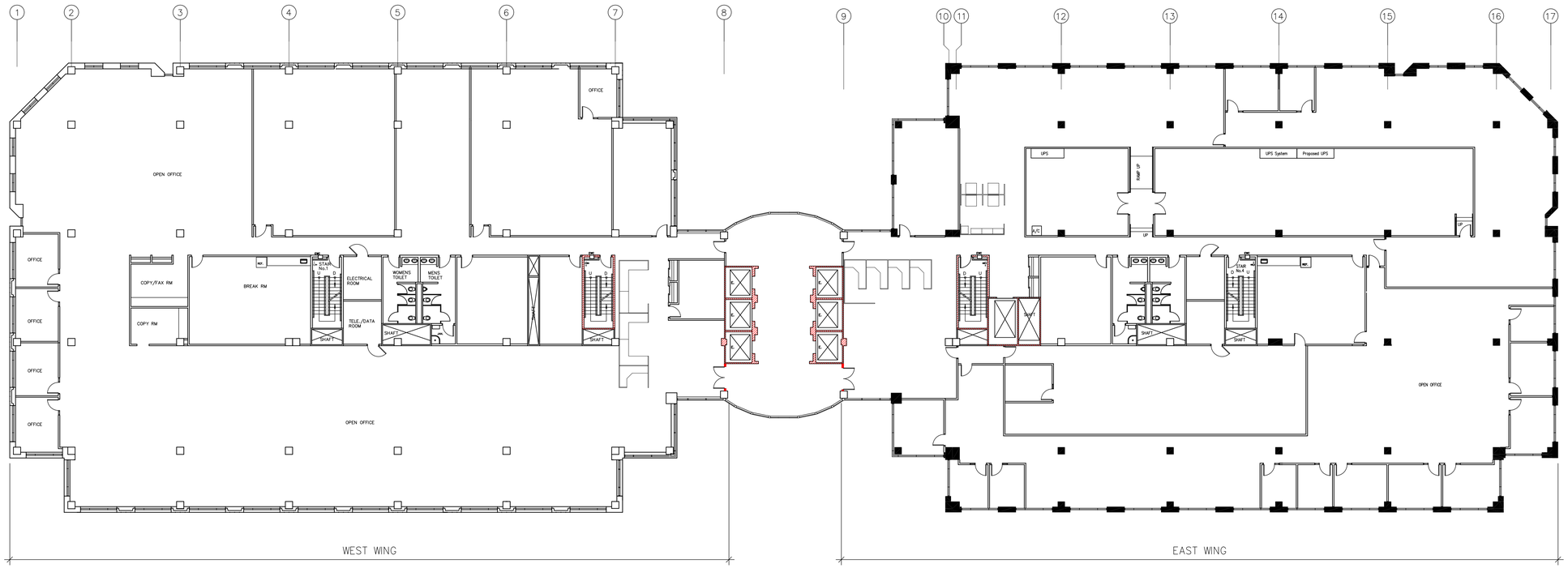
EXHIBIT 'C'

LEGEND



1 / E6 EXISTING OVERALL 6TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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E6

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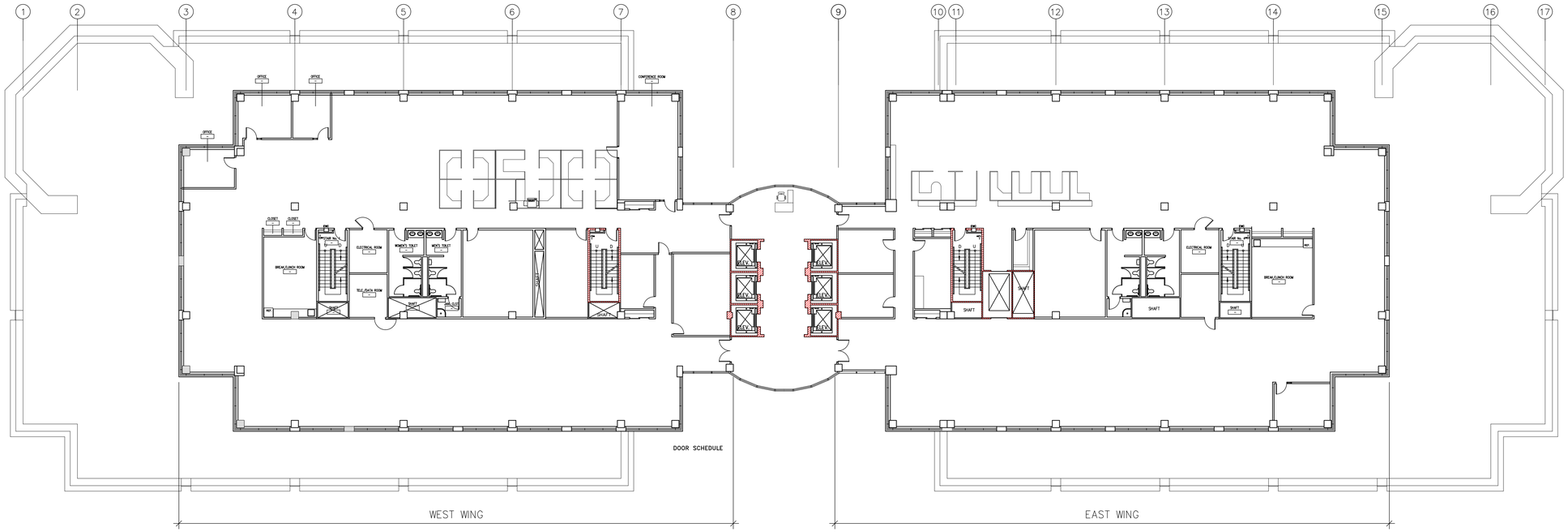

1 / E7 EXISTING OVERALL 7TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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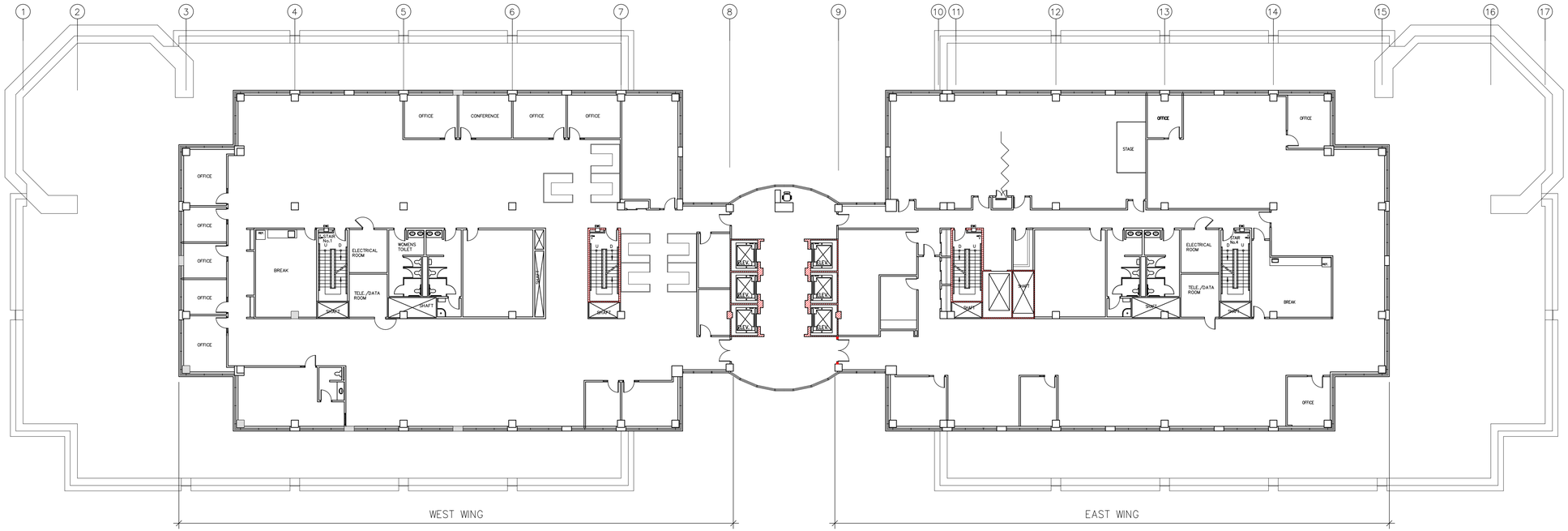
E7

EXHIBIT 'C'



1
E8 EXISTING OVERALL 8TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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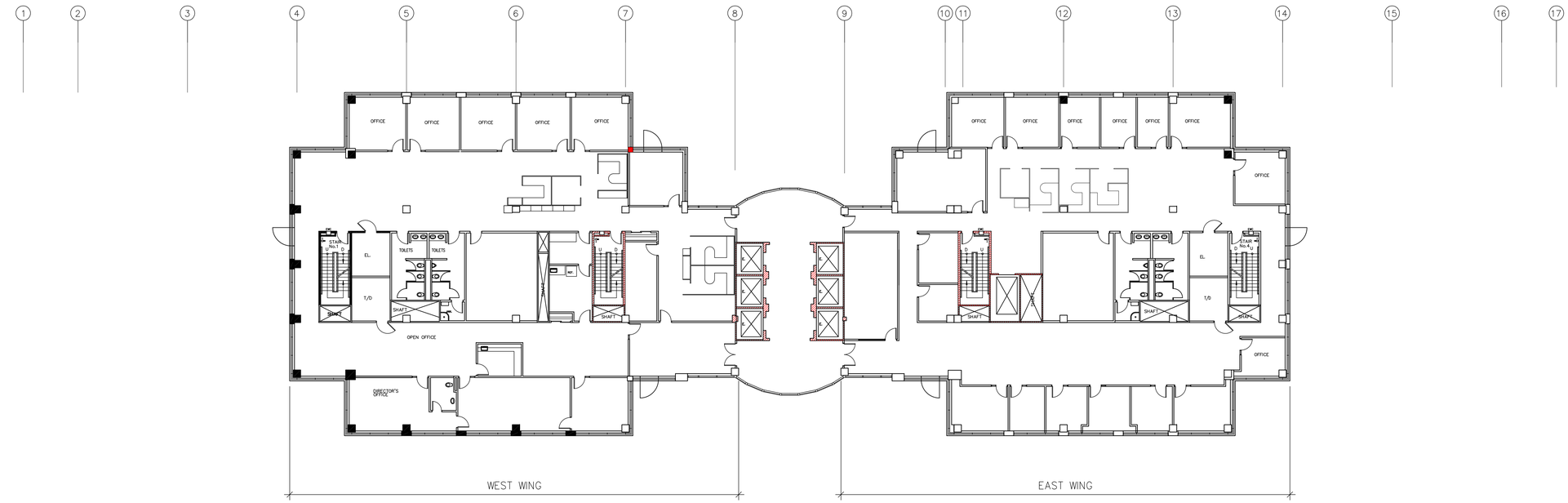
E8

EXHIBIT 'C'



1 / E9 EXISTING OVERALL 9TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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EXISTING OPENING SCHEDULE

LOCATION	NO.	EXISTING OPENINGS/DOORS							EXISTING FRAMES			EX. CARD READER	NEW WORK/REMARKS																
		width	height	thickness	material	ex fire rating	leaves	glass	material	depth	ex fire rating	EX. MAG/ELEC STRIKE	REPLACE DOOR	REPLACE FRAME	REPLACE HARDWARE	REPLACE CARD READER	NEW CARD READER	NEW CARD READER WITH ELEC. STRIKE	NEW ELEC. STRIKE	FIRE RATING (MINUTES)	REPLACE GATE ARM	INSTALL NEW DOOR SWITCH	REPLACE MAG LOCK	INSTALL NEW MOTION DETECTOR	INSTALL NEW REX DETECTOR	INSTALL NEW DOOR CONTACT	INSTALL NEW DOOR SOUNDER	INSTALL NEW EXIT BUTTON	INSTALL NEW EMERGENCY PULL STATION	REMARKS
GARAGE	1	3'-0"	6'-8"	1 3/4"	HM	NONE	1	–	HM	6-INCH	90		X	X	X		X		X	90										REMOVE MAG LOCK
GARAGE	2	3'-0"	6'-8"	1 3/4"	HM	NONE	1	–	HM	6-INCH	90	MAG LOCK	X	X	X	X			X	90										REMOVE MAG LOCK
GARAGE	3	GARAGE CAR EXIT GATE 10'-6" X 7'-3"							ALUM	6-INCH	–					X					X								
GARAGE	4	GARAGE CAR EXIT GATE 10'-6" X 7'-3"							ALUM	6-INCH	–											X							
GARAGE	5	GARAGE CAR EXIT GATE 10'-6" X 7'-3"							ALUM	6-INCH	–					X					X								
GARAGE	6	GARAGE CAR EXIT GATE 10'-6" X 7'-3"							ALUM	6-INCH	–											X							
	7	NOT SCHEDULED																											
GARAGE	8	GARAGE CAR ENTRY GATE 10'-6" X 7'-3"							ALUM	6-INCH	–					X					X								
GARAGE	9	GARAGE CAR ENTRY GATE 10'-6" X 7'-3"							ALUM	6-INCH	–											X							
GARAGE	10	GARAGE CAR ENTRY GATE 10'-6" X 7'-3"							ALUM	6-INCH	–					X					X								
GARAGE	11	GARAGE CAR ENTRY GATE 10'-6" X 7'-3"							ALUM	6-INCH	–											X							
GARAGE	12	PEDESTRIAN GATE 3'-0" X 5'-10"							ALUM	3-INCH	–	MAG LOCK				X							X							REMOVE MAG LOCK
GARAGE	13	3'-0"	6'-8"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	MAG LOCK	X	X	X	X			X	45										REMOVE MAG LOCK
GARAGE	14	3'-0"	6'-8"	1 3/4"	HM	NONE	1	–	HM	6-INCH	90	MAG LOCK	X	X	X	X			X	90										REMOVE MAG LOCK
1st	15	6'-0"	7'-0"	1 3/4"	ALUM	NONE	2	DR/TR	ALUM	6 1/2-INCH	–					X														
	16	NOT SCHEDULED																											
	17	NOT SCHEDULED																											
GARAGE	18	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	GAR. DR		–													X						
GARAGE	19	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	GAR. DR		–													X						
4th	20	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–					X			X											
GARAGE	21	3'-0"	6'-8"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	MAG LOCK				X			X					X						REMOVE MAG LOCK
1st	22	3'-0"	7'-0"	1 3/4"	WOOD	NONE	1	DR	WOOD	9-INCH	–	MAG LOCK	X	X	X	X			X	45										REMOVE MAG LOCK
1st	23	6'-0"	7'-0"	1 3/4"	WOOD	NONE	2	DR/SL/TR	WOOD	6-INCH	–	MAG LOCK				X			X											REMOVE MAG LOCK
1st	24	3'-0"	7'-0"	1 3/4"	WOOD	NONE	1	DR	WOOD	7-INCH	–	MAG LOCK				X			X											REMOVE MAG LOCK
1st	25	FREIGHT ELEVATOR 4'-0" X 8'-0"							HM							X		X											
GARAGE	26	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	MAG LOCK				X			X											REMOVE MAG LOCK
1st	27	FREIGHT ELEVATOR 4'-0" X 8'-0"							HM							X		X											
1st	28	3'-0"	7'-0"	1 3/4"	HM	NONE	1	DR	HM	7-INCH	90		X	X	X	X			X	90					X					
1st	29	6'-0"	7'-0"	1 3/4"	HM	NONE	2	DR/SL/TR	ALUM	7-INCH	–					X			X						X					
1st	29A	6'-0"	7'-0"	1 3/4"	HM	NONE	2	DR/SL/TR	ALUM	7-INCH	–					X			X						X					
1st	30	6'-0"	7'-0"	1 3/4"	WOOD	NONE	2	DR/TR	WOOD	8-INCH	–														X	X	X			
1st	31	6'-0"	7'-0"	1 3/4"	HM	NONE	2	DR/SL/TR	ALUM	7-INCH	–										X						X			
1st	32	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6-INCH	90		X	X	X	X			X	90	X				X		X			
GARAGE	33	ELEVATOR 3'-6" X 7'-0"															X	X												
1st	34	ELEVATOR 3'-6" X 7'-0"															X	X												
1st	35	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	90		X	X	X	X			X	90										
MEZZ	36	ELEVATOR 3'-6" X 7'-0"															X	X												
	37	NOT SCHEDULED																												
1st	38	3'-0"	7'-0"	1 3/4"	WOOD	NONE	1	DR	WOOD	9 1/2-INCH	–	MAG LOCK	X	X	X	X			X											REMOVE MAG LOCK
1st	39	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6-INCH	–	MAG LOCK	X	X	X		X		X						X					REMOVE MAG LOCK
1st	40	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6-INCH	–	MAG LOCK/HC OPENER			X		X		X									X		REMOVE MAG LOCK
1st	41	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6-INCH	–	MAG LOCK/HC OPENER			X		X		X									X		REMOVE MAG LOCK
1st	42	6'-0"	7'-0"	1 3/4"	HM	NONE	2	DR	HM	6-INCH	–	MAG LOCK/HC OPENER			X		X		X									X		REMOVE MAG LOCK
1st	43	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	7-INCH	90		X	X	X	X			X	90										
2nd	44	6'-0"	7'-0"	1 3/4"	WOOD	NONE	2	DR	HM	6-INCH	–	ELEC STRIKE				X			X											
GARAGE	45	6'-0"	6'-8"	1 3/4"	HM	NONE	2	–	HM	6-INCH	90		X	X	X	X			X	90	X						X			
1st	46	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–		X	X	X		X		X	45										
2nd	47	3'-0"	7'-0"	1 3/4"	WOOD	NONE	1	DR	HM	6-INCH	–		X	X	X		X		X	45										
2nd	48	6'-0"	7'-0"	1 3/4"	WOOD	NONE	2	DR	HM	6-INCH	–				X		X		X	45										
2nd	49	6'-0"	7'-0"	1 3/4"	WOOD	NONE	2	DR	HM	6-INCH	–	ELEC STRIKE				X				45										
2nd	50	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–		X	X	X		X		X	90										
1st	51	6'-0"	7'-0"	1 3/4"	WOOD	NONE	2	DR/TR	WOOD	8-INCH	–	MAG LOCK	X	X	X		X		X	45										REMOVE MAG LOCK
1st	52	6'-0"	7'-0"	1 3/4"	HM	NONE	2	DR	HM	4 1/2-INCH	–	MAG LOCK	X	X	X		X		X	45										REMOVE MAG LOCK
MEZZ	53	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE				X														
2nd	54	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
2nd	55	3'-0"	7'-0"	1 3/4"	WOOD	NONE	1	–	HM	6-INCH	–				X		X		X											
MEZZ	56	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
2nd	57	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–		X	X	X		X		X	45										
3rd	58	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	
3rd	59	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
3rd	60	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	
3rd	61	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
3rd	62	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
2nd	63	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
3rd	64	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
3rd	65	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
3rd	66	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
3rd	67	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–										X						X			
4th	68	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
4th	69	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	
4th	70	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
4th	71	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–		X	X	X		X		X	45									X	
4th	72	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
1st	73	MAIN LOBBY ELEVATORS DOOR SIZES 3'-6" X 7'-0"										ELEC STRIKE					X													
1st	74	MAIN LOBBY ELEVATORS DOOR SIZES 3'-6" X 7'-0"										ELEC STRIKE					X													
4th	75	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 INCH	–				X		X		X											
5th	76	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45									X	DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
5th	77	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45									X	
5th	78	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45									X	DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
5th	79	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45									X	
5th	80	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	90					X	X		X		
	81	NOT SCHEDULED																												
5th	82	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
5th	83	FREIGHT ELEVATOR 4'-0" X 8'-0"															X	X												
5th	84	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 INCH	–				X		X		X											
6th	85	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
6th	86	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
6th	87	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
6th	88	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
6th	89	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
6th	90	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
6th	91	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
6th	92	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	93	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	94	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	95	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	96	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	97	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	98	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
6th	99	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE			X		X		X											
	100	NOT SCHEDULE																												
7th	101	3'-0"	7'-0"	1 3/4"	HM	NONE	1		HM	6 1/2-INCH		ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
7th	102	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
7th	103	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
7th	104	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
7th	105	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
7th	106	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
7th	107	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
8th	108	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
8th	109	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
8th	110	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
8th	111	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
8th	112	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											
8th	113	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
8th	114	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–		X	X	X		X		X	90										
8th	115	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
8th	116	3'-0"	7'-0"	1 3/4"	HM	NONE	1	DR/SL	HM	6-INCH	–				X		X		X											
8th	117	3'-0"	7'-0"	1 3/4"	HM	NONE	1	DR/SL	HM	6-INCH	–				X		X		X											
9th	118	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST WING CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
9th	119	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
9th	120	3'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										DOOR AND FRAME TO BE REMOVED IF WEST EAST CORRIDOR EXIT TO AREAS OF REFUGE OPTION IS CHOSEN
9th	121	6'-0"	7'-0"	1 3/4"	HM	NONE	2	–	HM	6 1/2-INCH	–	ELEC STRIKE	X	X	X		X		X	45										
9th	122	6'-0"	7'-0"	1 3/4"	HM	NONE	1	–	HM	6-INCH	–				X		X		X											
9th	123	FREIGHT ELEVATOR 4'-0" X 8'-0"															X		X											

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

Location
225 EAST STATE STREET, TRENTON, NJ 08608

LAMMEY + GIORGIO
Architecture + Design
215 Highland Ave, Suite B
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DPMC No: J0398-00/WO 07
L+G No: 22591.07

Sheet No.
D1

EXHIBIT 'C'

EXISTING INTERIOR STAIR TOWER DOOR REPLACEMENT SCHEDULE

LOCATION	NO.	DOORS							FRAMES		SADDLE	EX. CARD READER	FIRE RATING	ELECTRIC STRIKE/ MAG LOCK	REMARKS
		width	height	thickness	material	fire rating	leaves	glass	material	depth					
MEZZ	S1	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
2nd	S2	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
2nd	S3	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
2nd	S4	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
2nd	S5	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
3rd	S6	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
3rd	S7	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
3rd	S8	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
3rd	S9	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
4th	S10	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
4th	S11	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
4th	S12	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
4th	S13	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
5th	S14	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
5th	S15	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
5th	S16	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
5th	S17	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
6th	S18	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
6th	S19	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
6th	S20	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
6th	S21	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
7th	S22	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
7th	S23	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
7th	S24	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
7th	S25	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
8th	S26	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
8th	S27	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
8th	S28	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
8th	S29	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
9th	S30	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
9th	S31	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
9th	S32	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR
9th	S33	3'-0"	7'-0"	1 3/4"	HM	90 MIN.	1	DR	HM	6-INCH	–	–	90 MIN.	–	REPLACE DOOR, FRAME AND HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER TO STAIR INTERIOR

NEW DOOR SCHEDULE

LOCATION	NO.	DOORS							FRAMES		SADDLE	NEW CARD READER	NEW FIRE RATING	ELECTRIC STRIKE/ MAG LOCK	REMARKS
		width	height	thickness	material	new fire rating	leaves	glass	material	depth					
2nd	N1	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
2nd	N2	3'-0"	7'-0"	1 3/4"	HM	20 MIN	1	–	HM	6-INCH	–	YES	20 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
2nd	N3	3'-0"	7'-0"	1 3/4"	HM	20 MIN	1	–	HM	6-INCH	–	YES	20 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
3rd	N4	3'-0"	7'-0"	1 3/4"	HM	20 MIN	1	–	HM	6-INCH	–	YES	20 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
3rd	N5	3'-0"	7'-0"	1 3/4"	HM	20 MIN	1	–	HM	6-INCH	–	YES	20 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
3rd	N6	3'-0"	7'-0"	1 3/4"	HM	20 MIN	1	–	HM	6-INCH	–	YES	20 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
3rd	N7	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
3rd	N8	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
3rd	N9	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
3rd	N10	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
4th	N11	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
4th	N12	3'-0"	7'-0"	1 3/4"	HM	20 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
4th	N13	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
4th	N14	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
4th	N15	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
4th	N16	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
4th	N17	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
5th	N18	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
5th	N19	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
5th	N20	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
5th	N21	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
5th	N22	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
5th	N23	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
5th	N24	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
5th	N25	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
6th	N26	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
6th	N27	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
6th	N28	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
6th	N29	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
6th	N30	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
6th	N31	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
6th	N32	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
7th	N33	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
7th	N34	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
7th	N35	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
7th	N36	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
7th	N37	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
8th	N38	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
8th	N39	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
8th	N40	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
8th	N41	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
8th	N42	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
8th	N43	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
8th	N44	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
8th	N45	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
9th	N46	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
9th	N47	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1		HM	6-INCH		YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
9th	N48	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
9th	N49	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
9th	N50	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	REMOVE AND REPLACE EXISTING DOOR FRAME & HARDWARE – ADD ELECTRIC STRIKE AND CARDREADER
9th	N51	3'-0"	7'-0"	1 3/4"	HM	90 MIN	1	–	HM	6-INCH	–	YES	90 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
2nd	N52	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER
2nd	N53	3'-0"	7'-0"	1 3/4"	HM	45 MIN	1	–	HM	6-INCH	–	YES	45 MIN	NEW ELECTRIC STRIKE	ADD ELECTRIC STRIKE AND CARDREADER

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

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p.856.833.0010

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Sheet No.
D2

EXHIBIT 'C'

LEGEND

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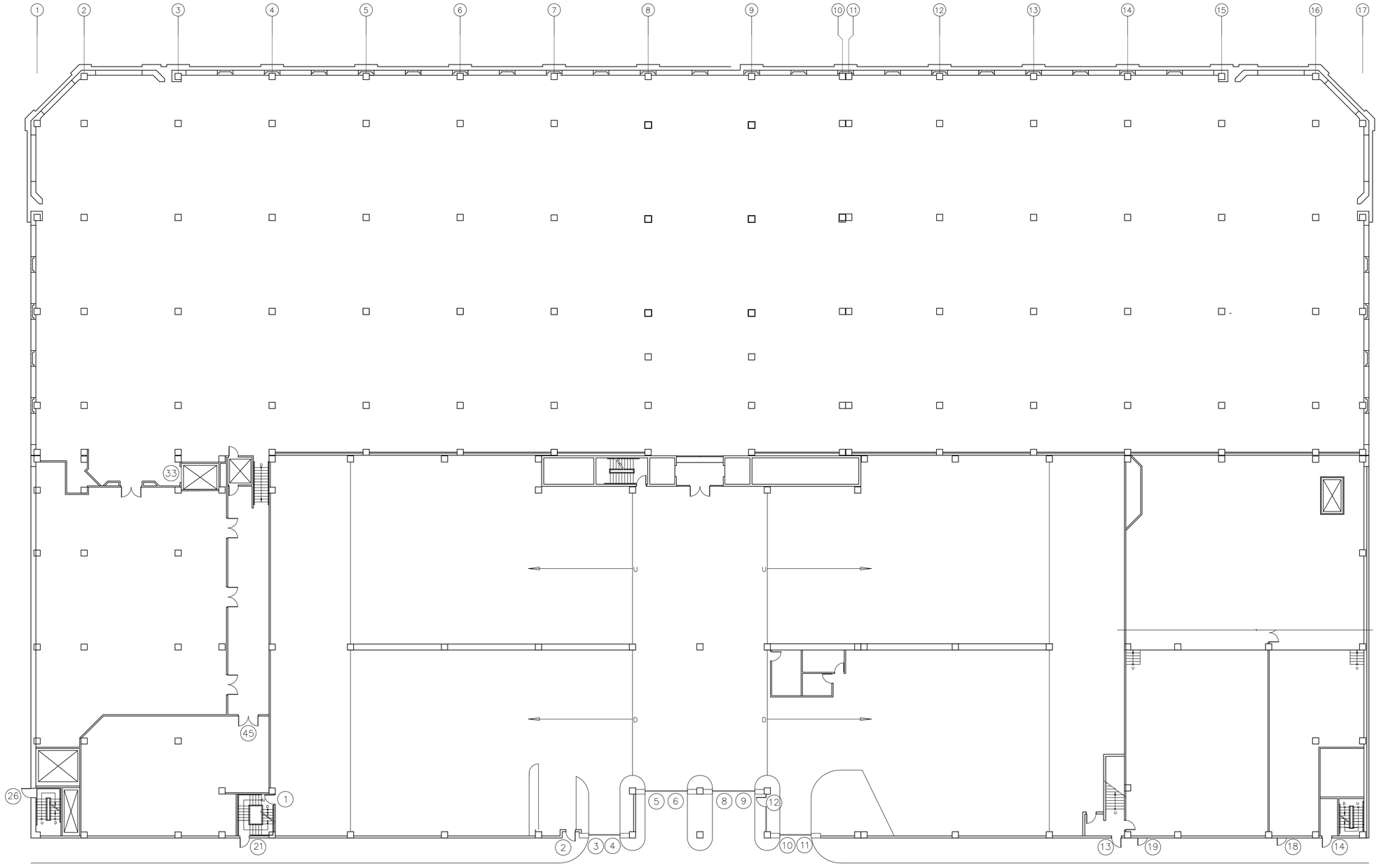

1/G GROUND FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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EXHIBIT 'C'

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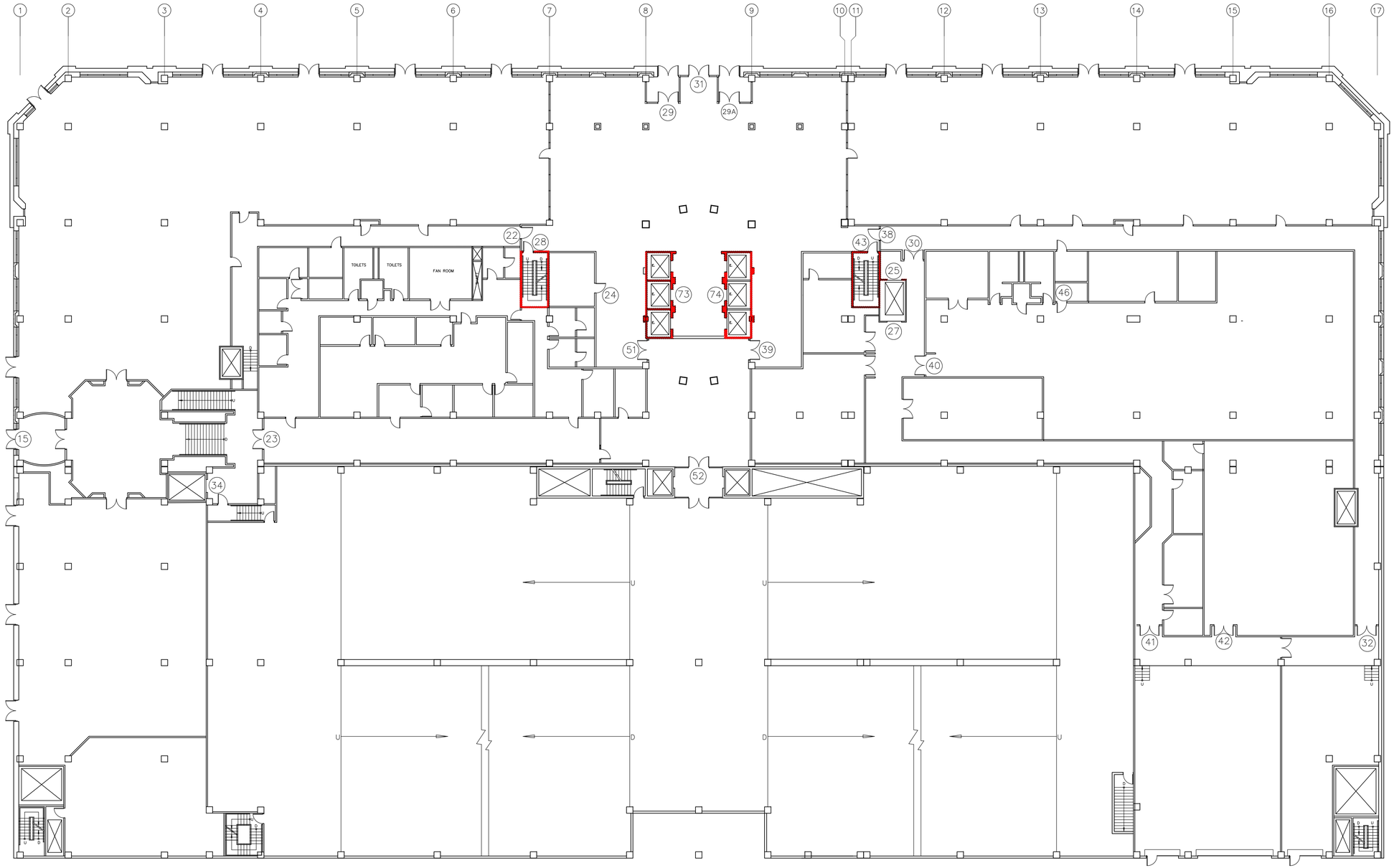

1/1 OVERALL 1ST FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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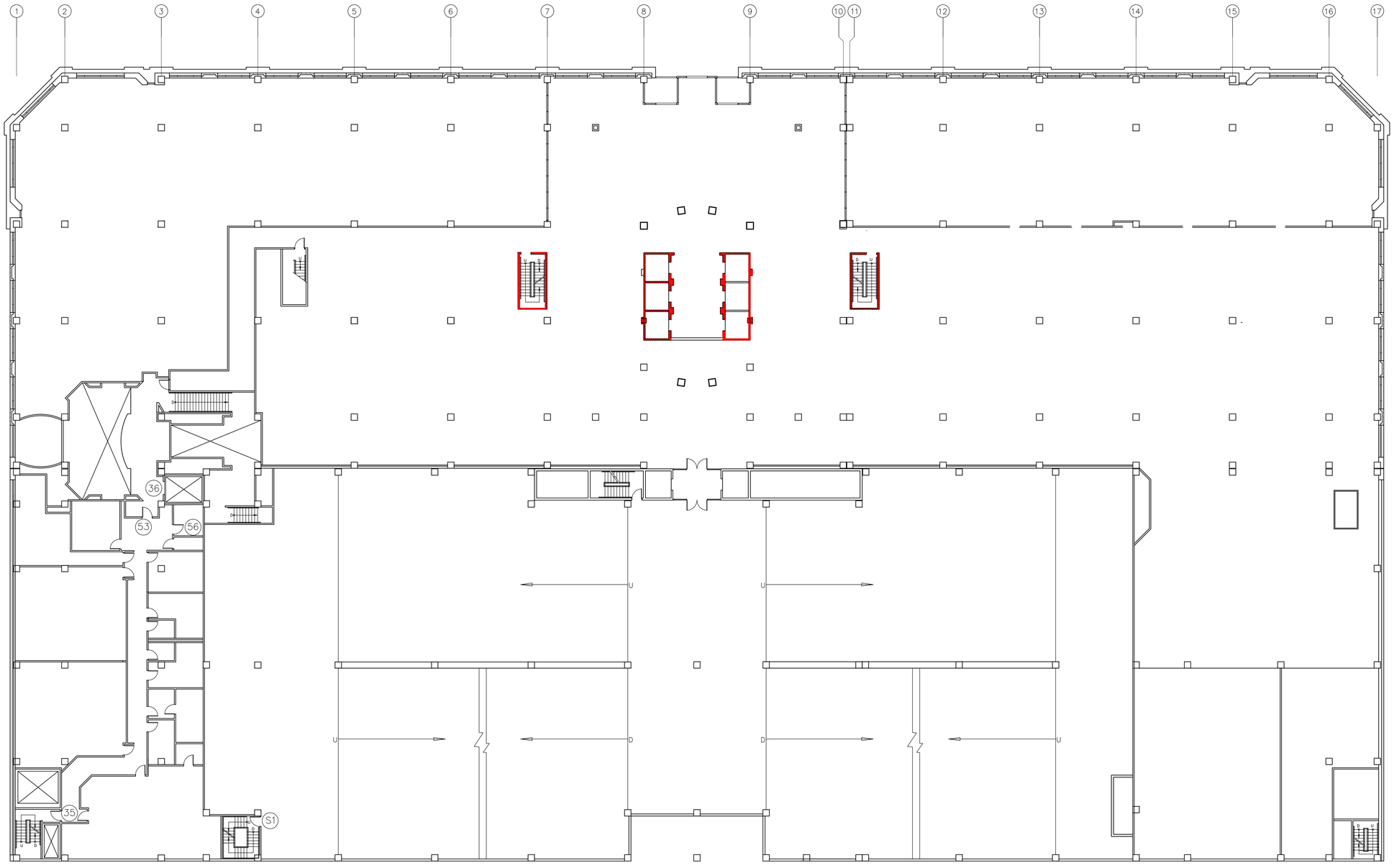

1/M MEZZANINE FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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M

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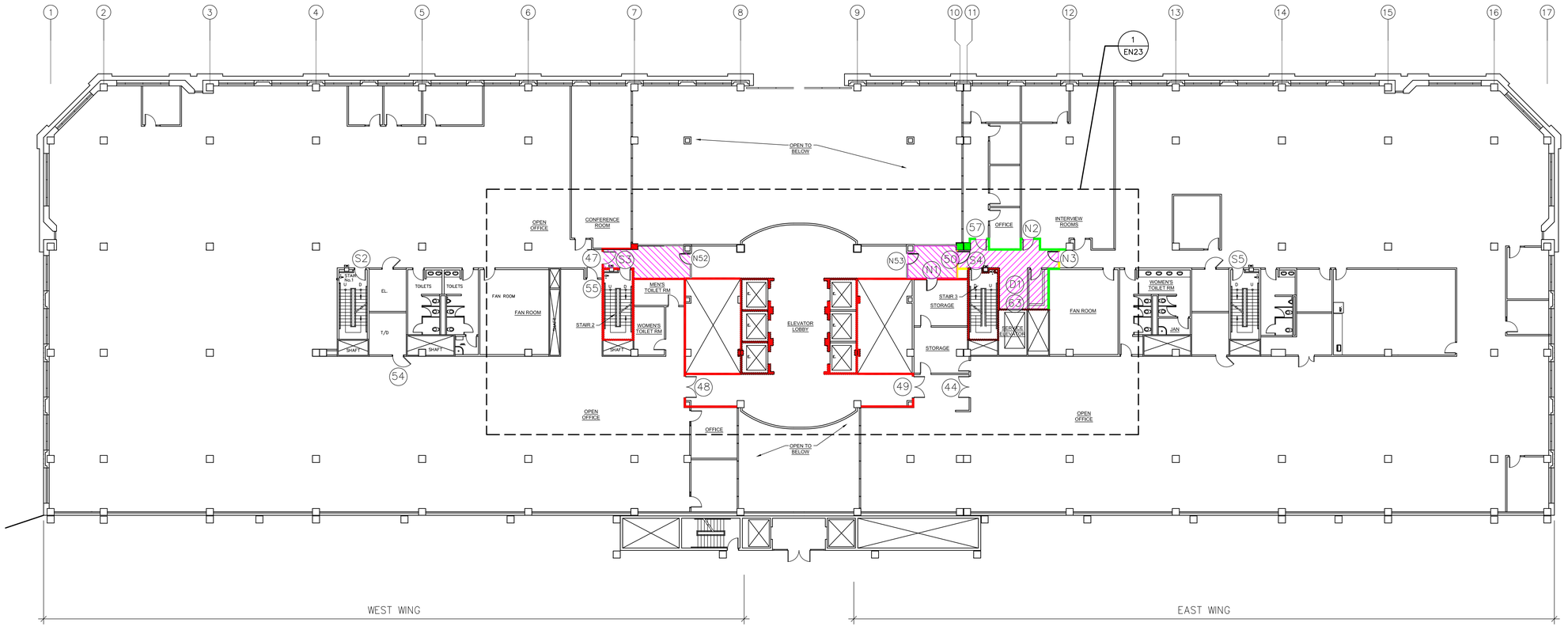

1/2 OVERALL 2ND FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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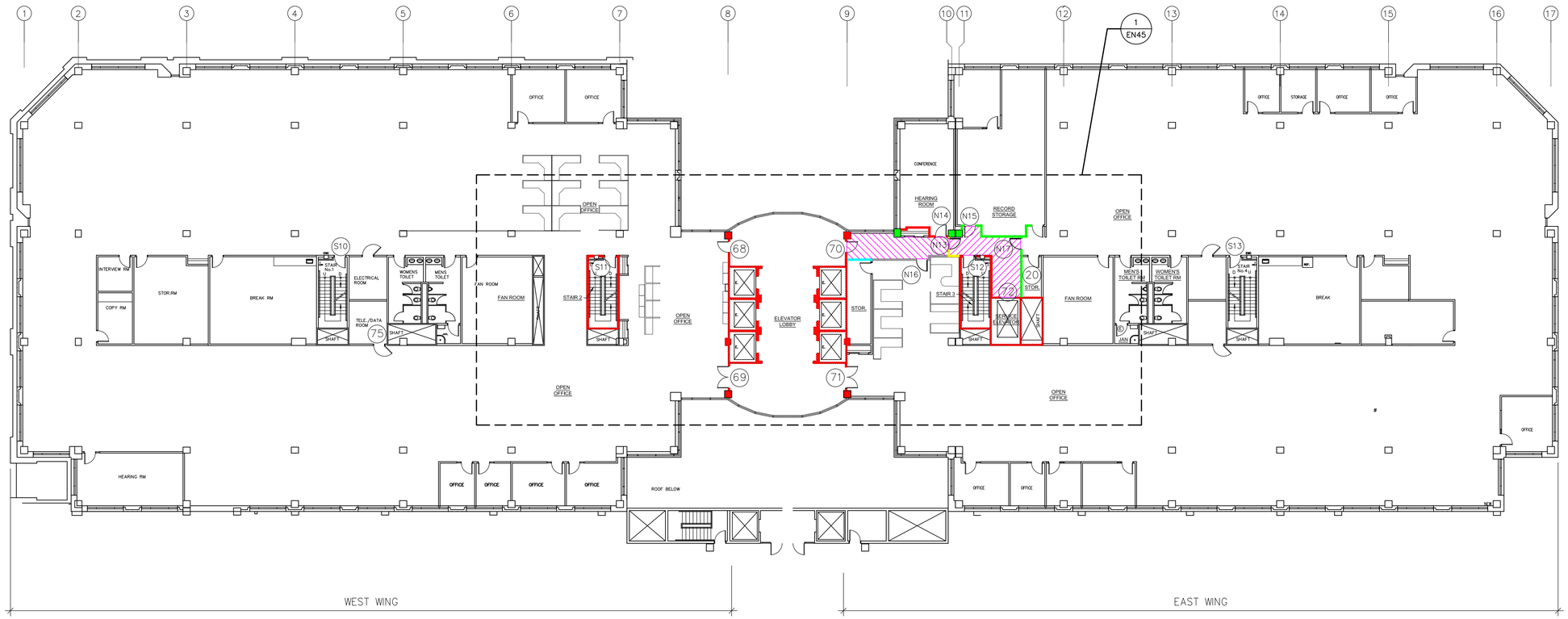

1/4 OVERALL 4TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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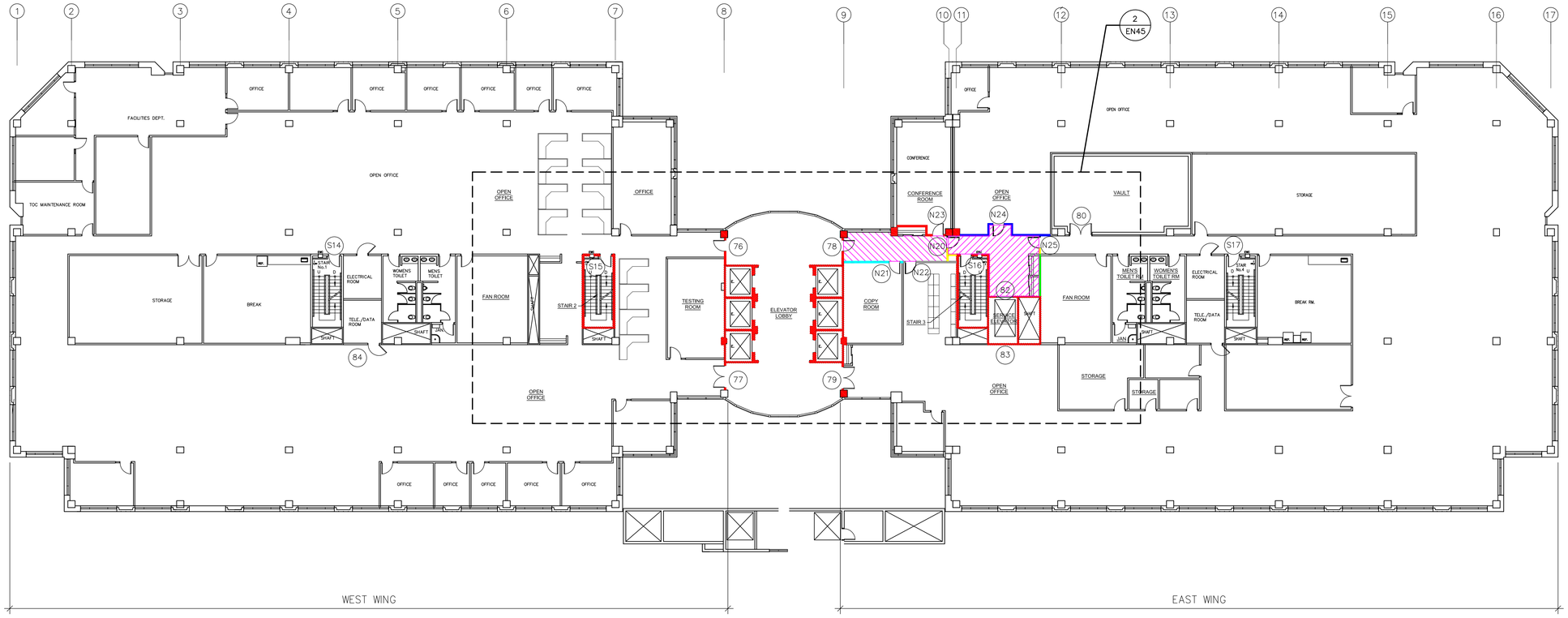

1/5 OVERALL 5TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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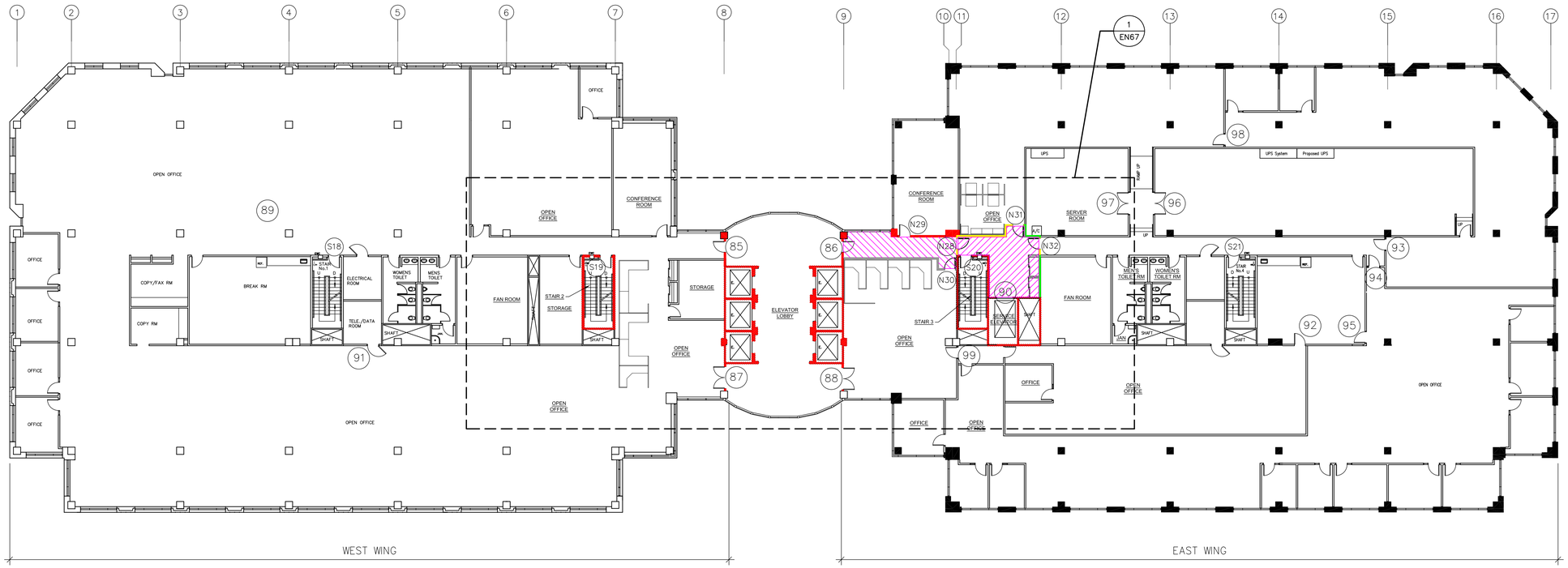

1/6 OVERALL 6TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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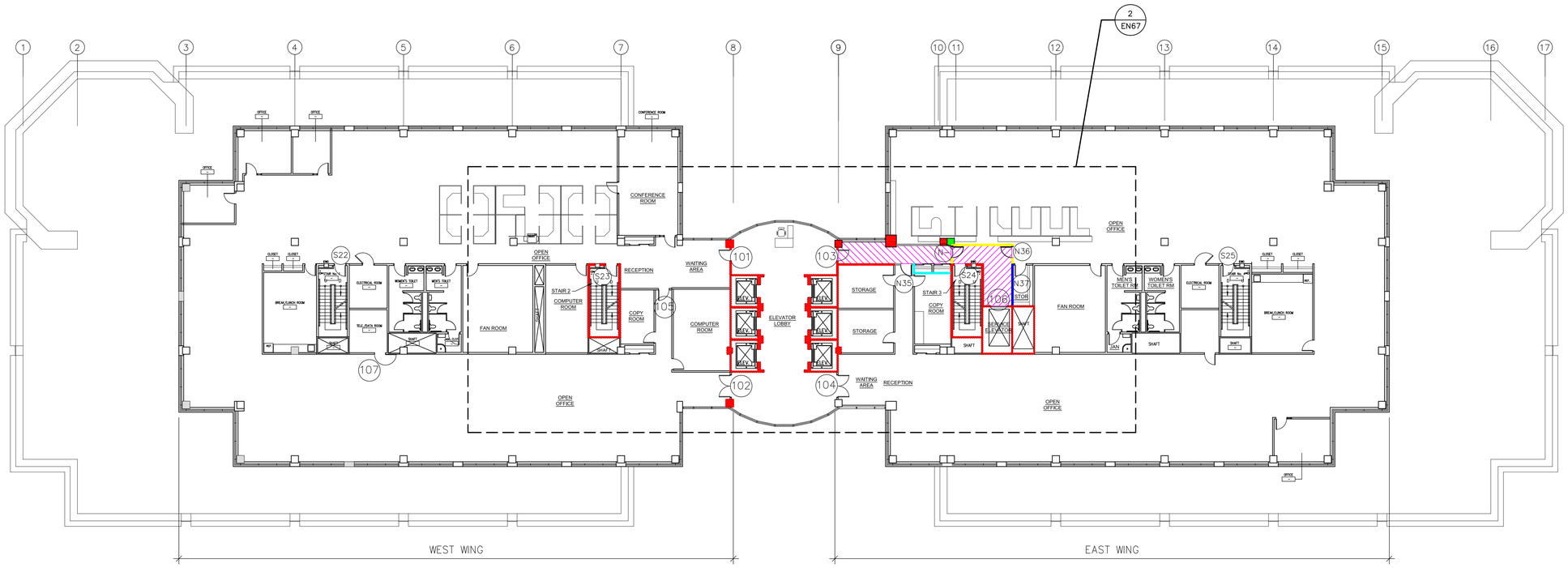

1/7 OVERALL 7TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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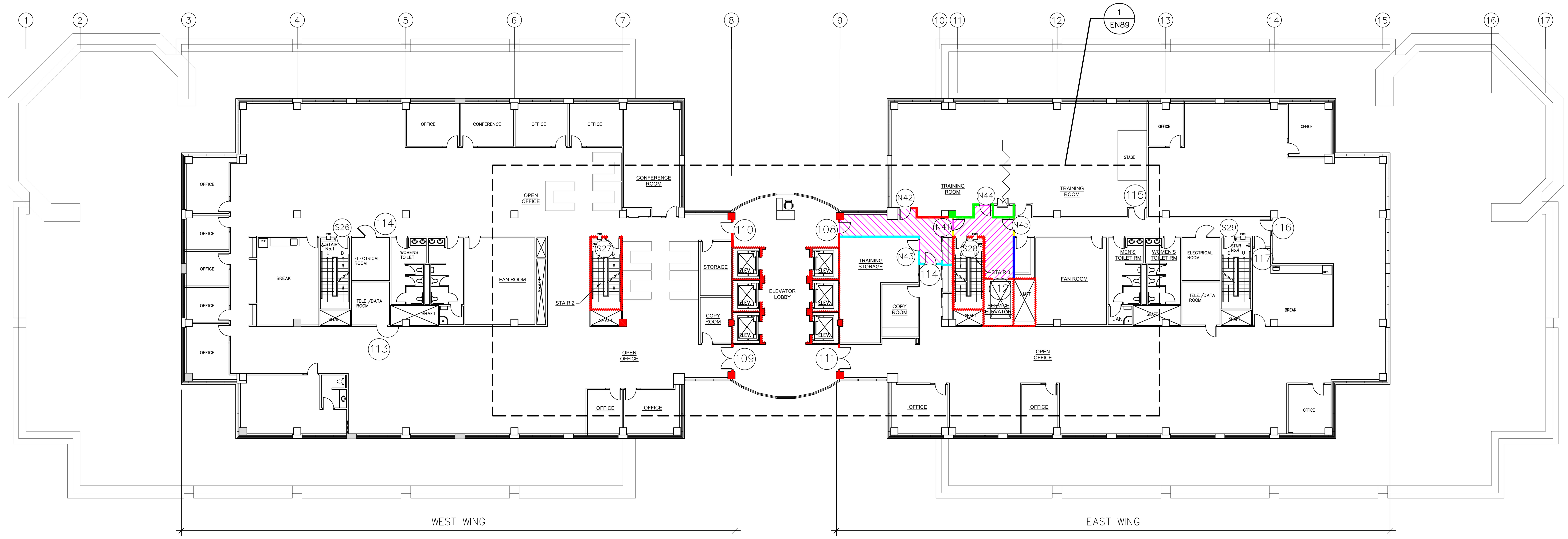

1/8 OVERALL 8TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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8

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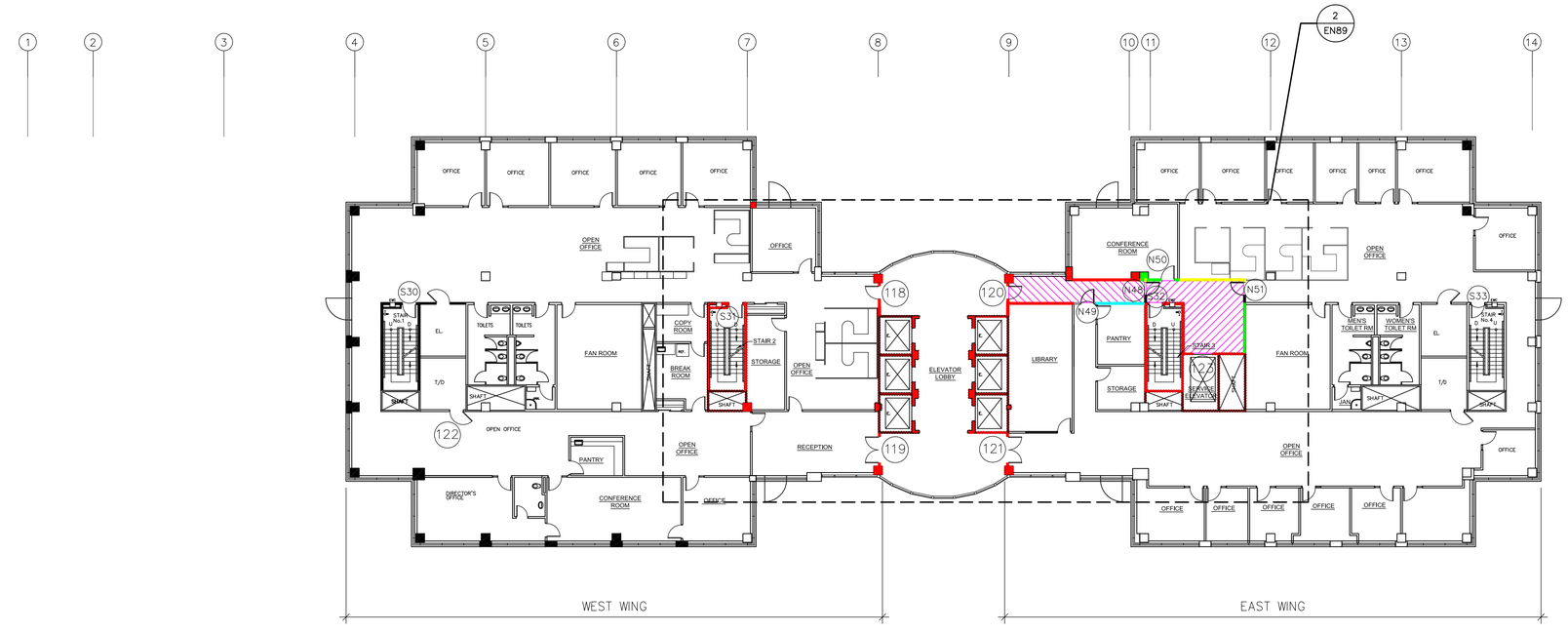

1/9 OVERALL 9TH FLOOR PLAN

SCALE: 0 2 4 8 16 32

N

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9

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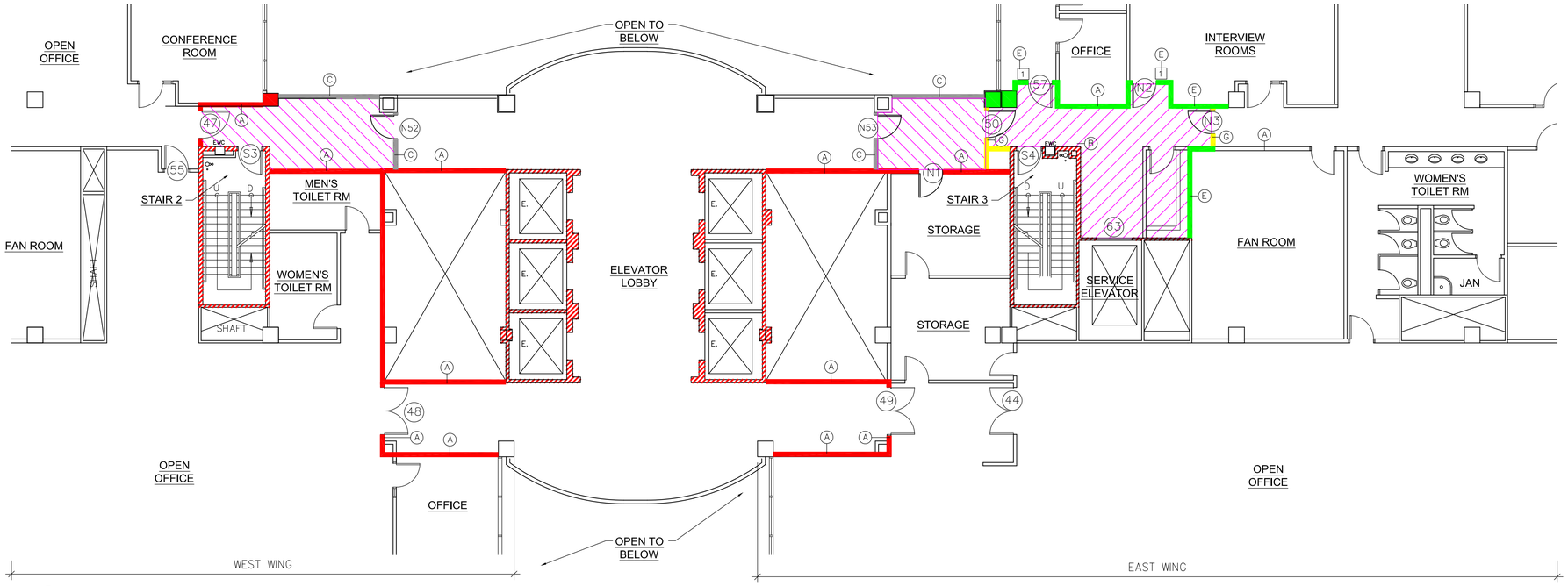
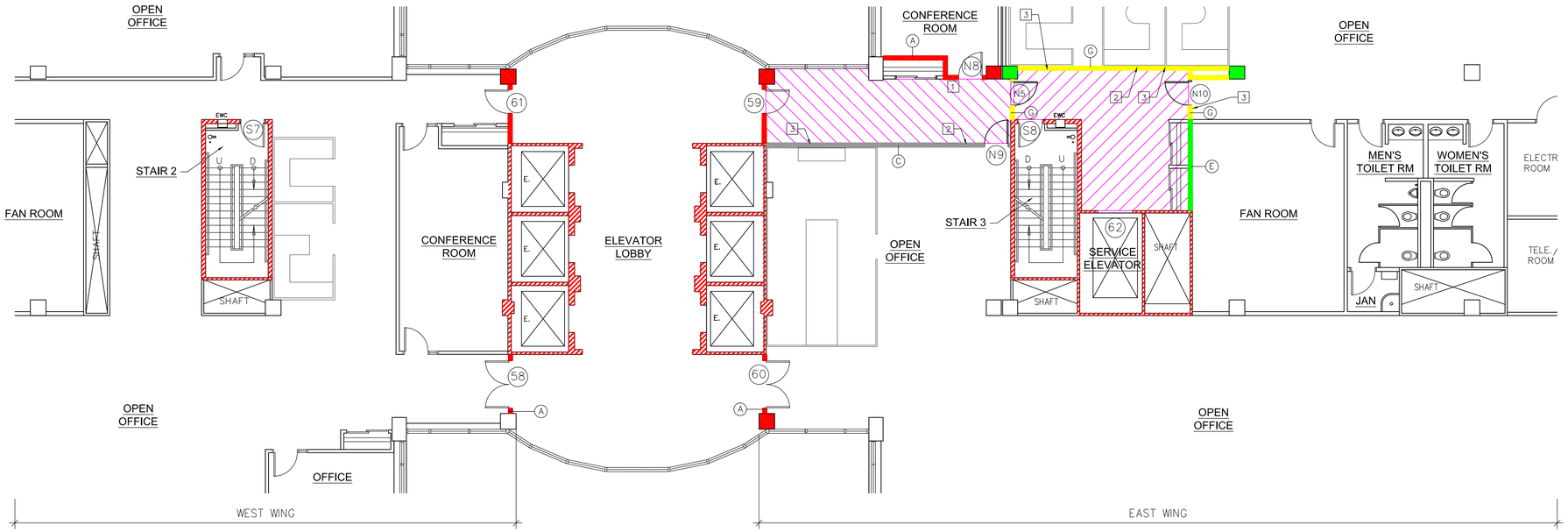


1 EN23 PARTIAL 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 EN23 PARTIAL 3RD FLOOR PLAN

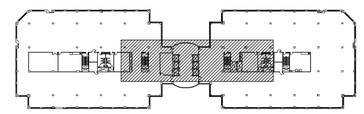
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- EXISTING SHAFT
- TYPE A (A): EXISTING 1 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. CLOSE ALL OPENINGS ABOVE CEILING
  3. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  4. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE B (B): EXISTING 1 HR PARTITION TO BE EXTENDED TO THE UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE C (C): NEW 1 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE D (D): NEW 3 5/8" METAL STUDS @ 16" O.C. PARTITION W/ 3 1/2" SOUND BATT INSULATION AND 1/2" GWB ON BOTH SIDES TO UNDERSIDE OF CEILING
- TYPE E (E): EXISTING 2 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. CLOSE ALL OPENINGS ABOVE CEILING
  3. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  4. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE F (F): EXISTING 2 HR PARTITION TO BE EXTENDED TO THE UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE G (G): NEW 2 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- AREA OF NEW 1-HOUR RATED EXIT ACCESS CORRIDOR
- AREA OF NEW 2-HOUR RATED EXIT ACCESS CORRIDOR
- (#) DOOR/OPENING TAG
- N PROJECT NORTH ARROW

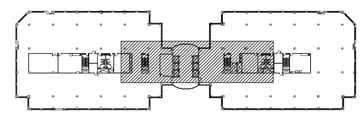
GENERAL NOTES

1. DOOR SIDELIGHT TO BE REMOVED AND INFILLED
2. DUCTWORK RUNS ABOVE WALL
3. SPRINKLER PIPING RUNS ABOVE WALL
4. WATER PIPING RUNS ABOVE WALL
5. CONDUIT RUNS ABOVE WALL



2ND FLOOR KEYPLAN

NO SCALE



3RD FLOOR KEYPLAN

NO SCALE

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

Location

225 EAST STATE STREET, TRENTON, NJ 08608

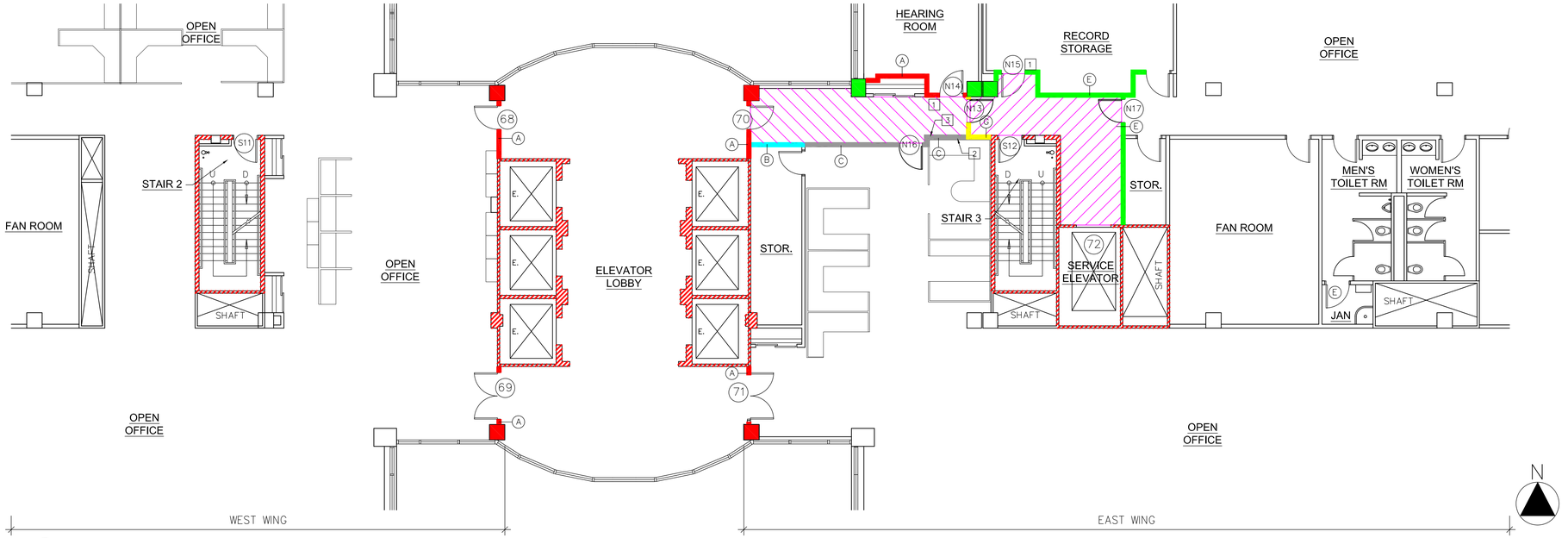
LAMMEY + GIORGIO
Architecture + Design
215 Highland Ave, Suite B
Haddon Twp, NJ, 08108
p.856.833.0010

DPMC No: J0398-00/WO 07
L+G No: 22591.07

Sheet No.

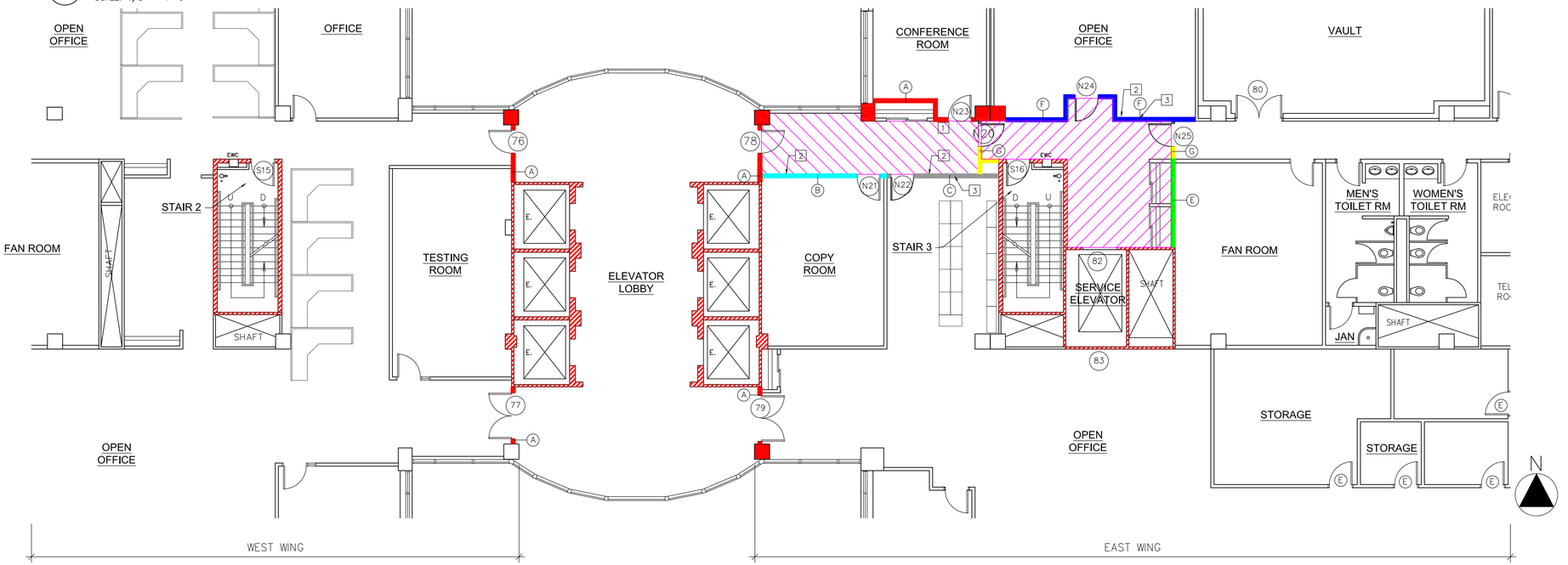
EN23

EXHIBIT 'C'



1 EN45 PARTIAL 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 EN45 PARTIAL 5TH FLOOR PLAN

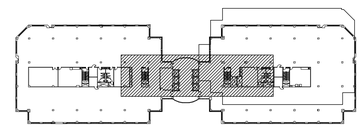
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- EXISTING SHAFT
- TYPE A (A): EXISTING 1 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. CLOSE ALL OPENINGS ABOVE CEILING
  3. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  4. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE B (B): EXISTING 1 HR PARTITION TO BE EXTENDED TO THE UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE C (C): NEW 1 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE D (D): NEW 3 5/8" METAL STUDS @ 16" O.C. PARTITION W/ 3 1/2" SOUND BATT INSULATION AND 1/2" GWB ON BOTH SIDES TO UNDERSIDE OF CEILING
- TYPE E (E): EXISTING 2 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. CLOSE ALL OPENINGS ABOVE CEILING
  3. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  4. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE F (F): EXISTING 2 HR PARTITION TO BE EXTENDED TO THE UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- TYPE G (G): NEW 2 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
  3. INSTALL FIRE STOPPING AT ALL DUCTWORK, CONDUIT, SPRINKLER PIPING AND OTHER PENETRATIONS.
- AREA OF NEW 1-HOUR RATED EXIT ACCESS CORRIDOR
- AREA OF NEW 2-HOUR RATED EXIT ACCESS CORRIDOR
- (#) DOOR/OPENING TAG
- N PROJECT NORTH ARROW

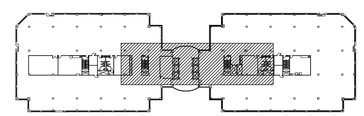
GENERAL NOTES

1. DOOR SIDELIGHT TO BE REMOVED AND INFILLED
2. DUCTWORK RUNS ABOVE WALL
3. SPRINKLER PIPING RUNS ABOVE WALL
4. WATER PIPING RUNS ABOVE WALL
5. CONDUIT RUNS ABOVE WALL



4TH FLOOR KEYPLAN

NO SCALE



5TH FLOOR KEYPLAN

NO SCALE

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

Location

225 EAST STATE STREET, TRENTON, NJ 08608

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L+G No: 22591.07

Sheet No. **EN45**

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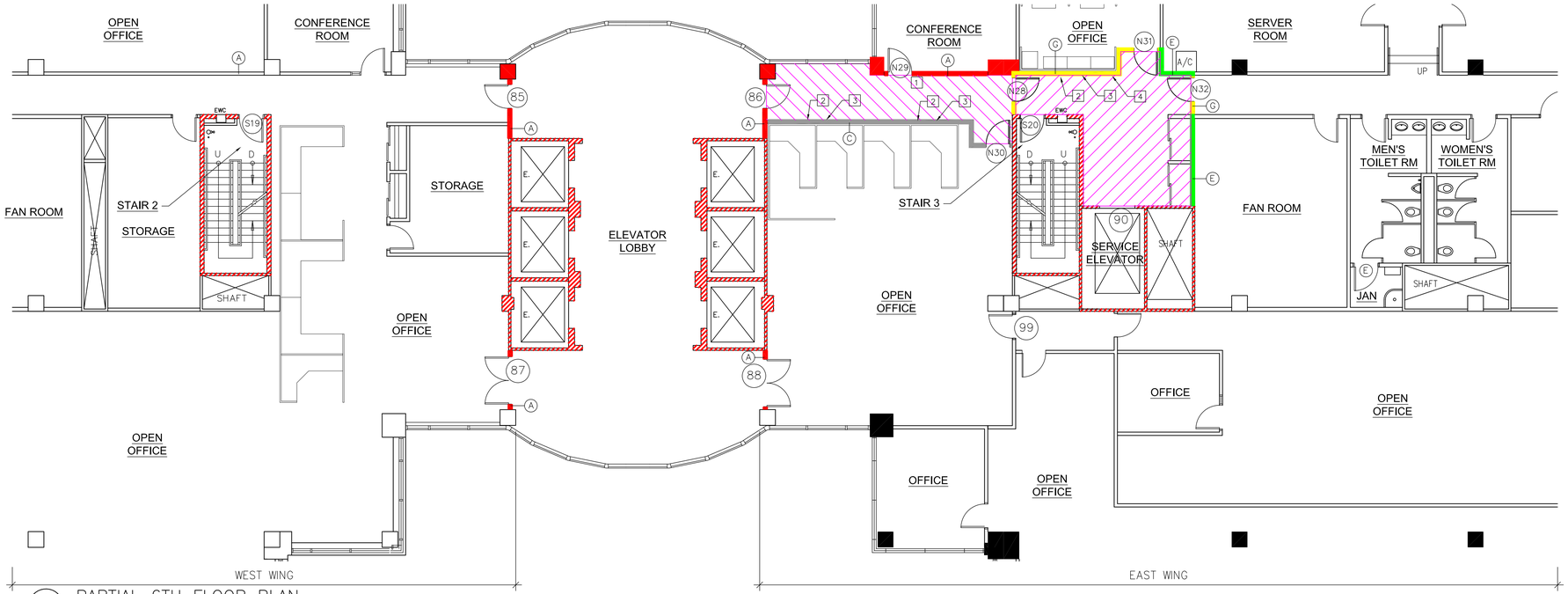
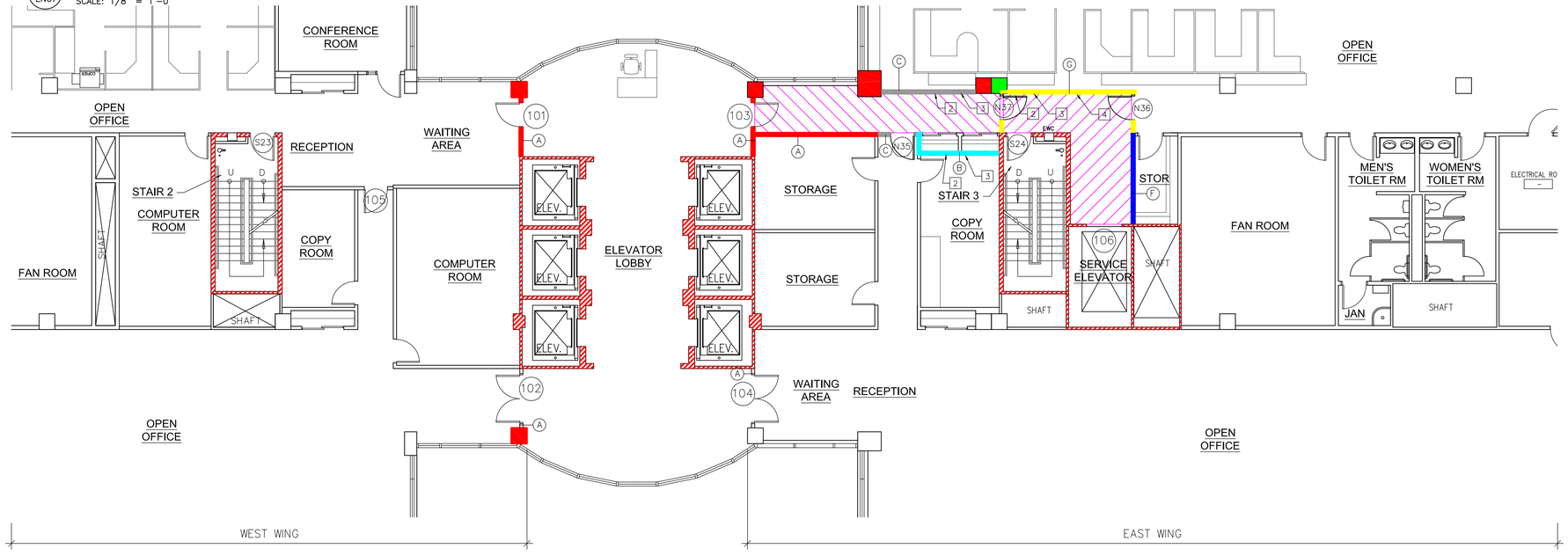


1 EN67 PARTIAL 6TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 EN67 PARTIAL 7TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- EXISTING SHAFT
- TYPE A (A): EXISTING 1 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
  1. NEW RATED DOOR AND FRAME
  2. CLOSE ALL OPENINGS ABOVE CEILING
  3. INSTALL FIRE DAMPERS AT ALL DUCT PENETRATION
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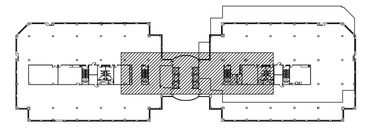
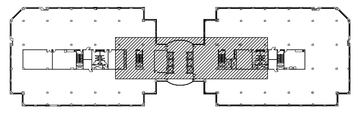


6TH FLOOR KEYPLAN

NO SCALE



7TH FLOOR KEYPLAN

NO SCALE

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

Location

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LAMMEY + GIORGIO
Architecture + Design
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DPMC No: J0398-00/WO 07
L+G No: 22591.07

Sheet No.

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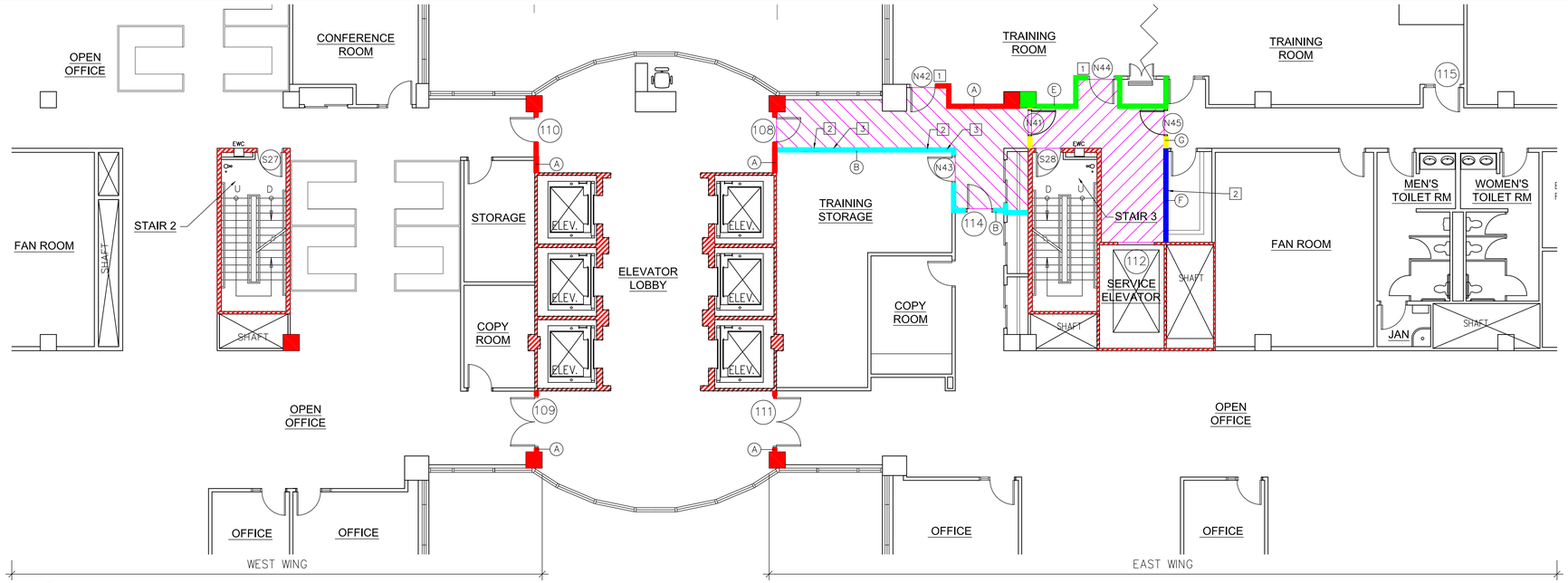
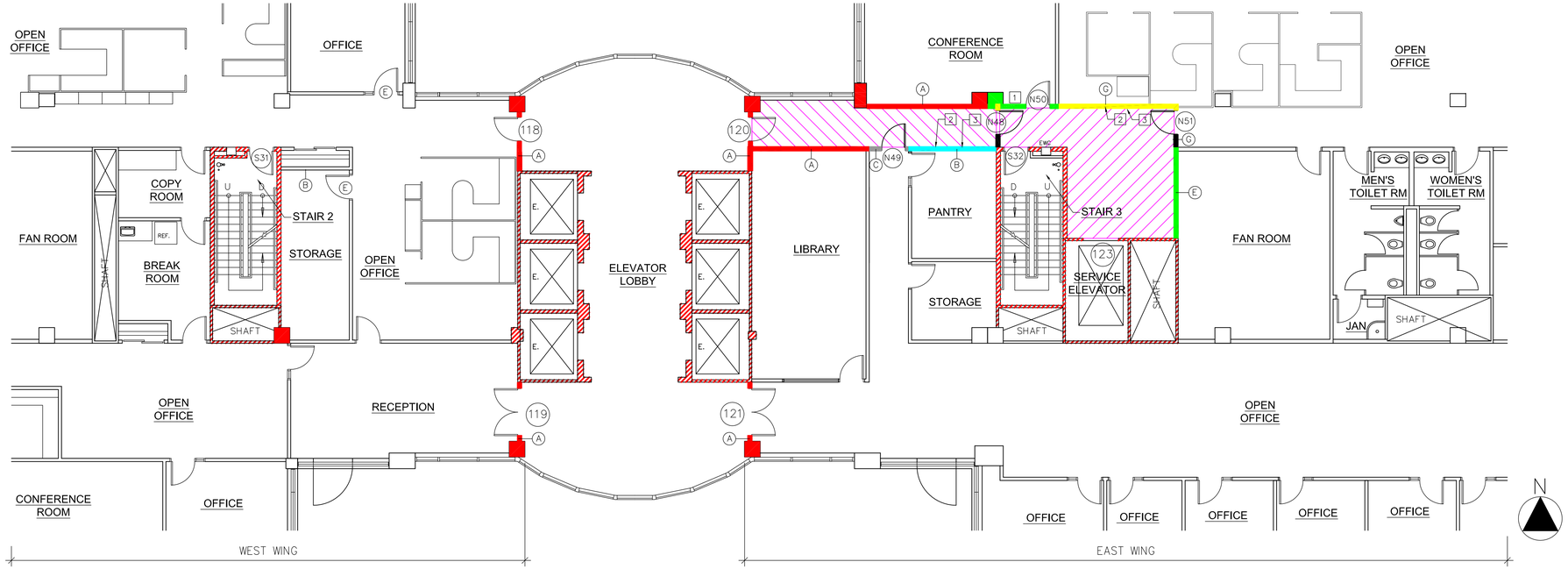
EXHIBIT 'C'



1 EN89 PARTIAL 8TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 EN89 PARTIAL 9TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL
- EXISTING SHAFT
- TYPE A (A): EXISTING 1 HR PARTITION TO UNDERSIDE OF DECK; REQUIRES:
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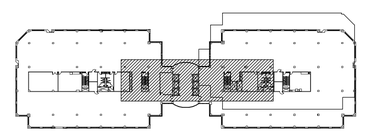
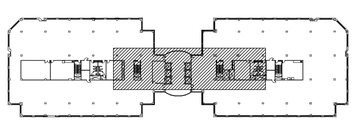
5. CONDUIT RUNS ABOVE WALL



8TH FLOOR KEYPLAN

NO SCALE



9TH FLOOR KEYPLAN

NO SCALE

STUDY - ACCESS CONTROL SYSTEM
MOTOR VEHICLE COMMISSION

Location

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Architecture + Design
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DPMC No: J0398-00/WO 07
L+G No: 22591.07

Sheet No.

EN89

EXHIBIT 'C'

PROJECT COST ANALYSIS

DPMC NUMBER: J0398-00/WO #07

Date: 1/16/2025

Project Phase: **Scope of Work**

Project Name: **Motor Vehicle Commission Access Control Study**

Location: **Trenton, Mercer County, NJ**

Cost Phase "C" - Construction				
1	General Construction		2,672,966	
2	Structural Steel		0	
3	Plumbing			
4	HVAC		0	
5	Electrical			
6.a	Other Trades (specify):		0	
6.b	Other Trades (specify):		0	
7	**TOTAL CONSTRUCTION COST ESTIMATE (CCE) (Lines 1 thru 6)**			**2,672,966**
Cost Phase "D" - Design				
8	Consultant Design Fee		282,000	
9	Consultant Construction Administration Fee		195,000	
10	Asbestos Remediation Design Fee		0	
11	Asbestos Monitoring Fees		0	
12	Survey Services		0	
13	Testing Services		0	
14	Roofing Inspection		0	
15	Other (specify):	permit fee allowance	45,000	
16	**TOTAL DESIGN SERVICES (Lines 8 thru 15)**			**522,000**
Cost Phase "K" - Affirmative Action				
17	Affirmative Action	(1/2 % of Line 7)		**13,365**
Cost Phase "M " - Management Fees				
18	DPMC Management Fee	(8% of Line 7)		**213,837**
Cost Phase "N" - Construction Management				
19	Construction Management Services (CM/CPM)			**0**
Cost Phase "O" - Contingency				
20	Construction	(10% of Line 7)	267,297	
21	Design	(10% of Line 16)	52,200	
22	**TOTAL PROJECT CONTINGENCY (Lines 20 & 21)**			**319,497**
Cost Phase "P" - Permits				
23	U.C.C. (DCA or DPMC) Plan Review Fee		33,650	
24	U.C.C. Permit/Field Inspection/C.O. Fee		52,000	
25	Soil Conservation		0	
26	Other (specify):		0	
27	**TOTAL PERMIT FEES (Lines 23 thru 26)**			**85,650**
Cost Phase "R" - Arts Inclusion				
28	Arts Inclusion Allowance			**0**
Cost Phase "B" - Other Costs				
29	Other (specify):		0	
30	Other (specify):		0	
31	**TOTAL OTHER COSTS (Lines 29 & 30)**			**0**
32	**CURRENT WORKING ESTIMATE (CWE) (Lines 7+16+17+18+19+22+27+28+31)**			**$3,827,315**

DPMC-38 Revised 6/4/18

EXHIBIT 'C'

LAMMEY & GIORGIO
NEW JERSEY MOTOR VEHICLE COMMISSION
ACCESS CONTROL SYSTEM STUDY
TRENTON, NEW JERSEY

ICI #: 223127
Prep: mcf
Date: 01.24.2024
Revised: 01.16.2025

ORDER OF MAGNITUDE COST ESTIMATE **APPENDIX 4.1**

Accou	Description	Quantity	Unit	Unit Cost	Amount
	PROJECT A - GENERAL DOOR REPAIRS, UPGRADES				
	(Includes Remove Existing Items, New Components, Cutting/Patching, Repair Finishes, Paint as Req'd)				
	Remove & Replace Door, Frame, Hardware				
	- Single, HM, 90 Min.	24	EA	$ 3,500.00	$ 84,000
	- Single, HM, 90 Min Stair Doors	33	EA	$ 3,500.00	$ 115,500
	- Single, HM	6	EA	2,800.00	16,800
	- Double HM, 90 Min.	2	PR	6,200.00	12,400
	- Double HM	14	PR	5,400.00	75,600
	- Single WD	2	EA	3,000.00	6,000
	- Double WD	1	PR	5,200.00	5,200
	Remove & Replace Hardware - Single	20	EA	1,200.00	24,000
	- Double	7	PR	1,100.00	7,700
	Remove & Replace Card Reader - Single	25	EA	3,200.00	80,000
	- Double	5	EA	3,400.00	17,000
	- Garage Gate	4	EA	4,500.00	18,000
	- Elevator Interface	14	EA	2,800.00	39,200
	- Reconnect/Modify Electrical	34	EA	1,000.00	34,000
	New Card Readers	90	EA	2,850.00	256,500
	- Modify Existing Door/Frame as Required	34	EA	800.00	27,200
	- New Electrical	90	EA	1,700.00	153,000
	New Electric Strike	85	EA	600.00	51,000
	- Modify Existing Door/Frame as Required	50	EA	800.00	40,000
	Replace Garage Gate Arms	4	EA	3,800.00	15,200
	Remove Maglock	16	EA	500.00	8,000
	Replace Maglock	1	EA	2,300.00	2,300
	New Door Switch	8	EA	850.00	6,800
	New Motion Detector, Connect to Existing System	3	EA	2,500.00	7,500
	New REX Detector, Connect to Existing System	8	EA	2,300.00	18,400
	New Door Contacts	2	EA	600.00	1,200
	New Door Sounder	5	EA	800.00	4,000
	New Exit Push Button	4	EA	1,000.00	4,000
	New Emergency Pull Station, Connect to Existing System	12	EA	2,000.00	24,000
	Subtotal	63			$ 1,154,500
	General Requirements/General Conditions/Temporary Protection	25%			288,625
	Subtotal				1,443,125
	Contractors Overhead & Profit	7.5%			108,234
	Subtotal				1,551,359
	Estimating/Design Contingency	15%			232,704
	TOTAL PROJECT A				**$ 1,784,063**

EXHIBIT 'C'

LAMMEY & GIORGIO
NEW JERSEY MOTOR VEHICLE COMMISSION
ACCESS CONTROL SYSTEM STUDY
TRENTON, NEW JERSEY

ICI #: 223127
Prep: mcf
Date: 01.24.2024
Revised: 01.16.2025

ORDER OF MAGNITUDE COST ESTIMATE **APPENDIX 4.1**

Accou	Description	Quantity	Unit	Unit Cost	Amount
	PROJECT B - WEST WING EXIT ACCESS CORRIDOR UPGRADES				
	(Includes Remove Existing Items, New Components, Cutting/Patching, Repair Finishes, Paint as Req'd)				
	New 2 Hour Gyp. Bd. Partition, Patch Floor, Ceiling	50	LF	349.00	17,450
	Install Fire Dampers in Existing Ducts	1	EA	2,600.00	2,600
	Patch Finishes, Paint Walls as Required	1	LS	1,000.00	1,000
	Subtotal				$ 21,050
	General Requirements/General Conditions/Temporary Protection	25%			5,263
	Subtotal				26,313
	Contractors Overhead & Profit	7.5%			1,973
	Subtotal				28,286
	Estimating/Design Contingency	15%			4,243
	TOTAL PROJECT B				**$ 32,529**
	PROJECT C - EAST WING EXIT ACCESS CORRIDOR UPGRADES				
	(Includes Remove Existing Items, New Components, Cutting/Patching, Repair Finishes, Paint as Req'd)				
	Cut, Reframe New Openings for Doors	12	EA	$ 1,500.00	$ 18,000
	New Door, Frame, Hardware, Single, 90 Min.	35	EA	2,500.00	87,500
	Replace Door, Frame, Hardware, Single HM, 90Min	12	EA	3,500.00	42,000
	New 2 Hour Gyp. Bd. Partition, Patch Floor, Ceiling	365	LF	349.00	127,385
	Modify Exist. 2 Hr Partition, Close Openings, Firestop Penetrations	753	LF	180.00	135,540
	Modify Exist. 2 Hr Partition, Firestop Penetrations	155	LF	170.00	26,350
	Install Fire Dampers in Existing Ducts	24	EA	2,600.00	62,400
	Patch Finishes, Paint Walls as Required	1	LS	55,000.00	55,000
	Subtotal				$ 554,175
	General Requirements/General Conditions/Temporary Protection	25%			138,544
	Subtotal				692,719
	Contractors Overhead & Profit	7.5%			51,954
	Subtotal				744,673
	Estimating/Design Contingency	15%			111,701
	TOTAL PROJECT C				**$ 856,374**
	TOTAL PROJECT A, B & C				**$ 2,672,966**

EXHIBIT 'C'