December 17, 2025

Deanna Stockton
Municipal Engineer / Deputy Administrator
Department of Infrastructure & Operations
Municipality of Princeton
400 Witherspoon Street | Princeton, NJ 08540

Re: Request for Proposals for Facilities Programming and Conceptual Plan for Various Facilities
Amendment to USA Architects Proposal dated July 18, 2025

Deanna,

This amendment revised our proposal for fees and scope of work based on the project review meetings with you and the Princeton team on October 22 and October 27, 2025, and notes you issued on October 22, 2025 (included as an attachment). The amendment is further revised in response to emails dated December 11 and 12 refining the property list and prioritizing the property relocations. This was reviewed in a meeting on December 11, 2025.

The following items are now included in our proposal and follow the numbering of the Princeton Comments:

1. Our fees have been adjusted to reduce the hours of senior staff. The fee breakdown is included as an attachment.
2. Lot 3 will be included in the Wetland Delineation and survey effort. This has been identified as a separate task/line item under Phase 2. Note that lot 3 is Green Acres encumbered and cannot be a candidate for future development.
3. Regulatory Agency list- The PEC is removed, and Stony Brook Regional Sewerage Authority (SBRSA), Green Acres, and Sold Waste are now included.
4. Stakeholder List- NJR Clean Energy Ventures is now included.
5. Phase 2 services have been updated to include a new LOI for the wetlands delineation. This is shown as a line item in Phase 2.
6. Ground Penetrating Radar (GRP) is included as an allowance near existing structures on the River Road site. This is shown under Task No. 9.
7. NJ Department of Environmental Protection Pemit list- TWA permit and Air Quality are now added to this list. Salt storage facilities might require an MS4 permit.
8. We have added a vehicle washing facility to the programming, permitting and site design tasks.
9. We have added an updated Preliminary Assessment Report (PAR) to this project. This is shown as a line item under Phase 2.
10. We have added a new Phase (Task) 3 for the project. This phase includes design and documentation for new utilities to serve the site (see item 15 below). This phase will include a yard hydrant for the Sewer Department and sewer services via a pump station and force main. We note that this deliverable is not included in the 90-day calendar of phases 1 and 2.
11. We have added the Fleet Garage and Salt Storage to the programming and cost estimating tasks for a first phase of construction. We understand that these sites are on a priority list for affordable housing and need to be relocated within 2 years.

12. These items are secondary priority:

    a. Fleet fueling at 27 North Harrison St
    b. Future Stormwater Utility
    c. Electric vehicle Charging Facility

13. These items are the lowest priority to be relocated and do not need to if space is not available at the River Road site:

    a. Parking Meter maintenance Shop at 45 Stockton Street
    b. Princeton Recreation Department Maintenance & Operations at 380 Witherspoon St and Community Park South.
    c. Princeton Police Indoor Multi-Purpose Training facility at 27 North Harrison Street (hook and ladder second floor).
    d. Office of Emergency management climate-controlled vehicle and supplies storage at 237 North Harrison Street (old FARS building).
    e. Climate controlled file storage.
    f. Animal Control storage and materials Management Area.

14. These items have been removed from the project:

    a. Princeton Public Schools Transportation Fleet and Facilities Maintenance are currently located at 1 Valley Road.
    b. Fire Department Storage, Laydown Area, and SBCA / Smoke House.

15. We understand that the 303 John Street site may need to be vacated sooner than the 27 North Harrison site. This may require the installation of temporary offices at the River Road location for relocated DPW staff. The utilities (temporary or permanent) will be considered in our services.

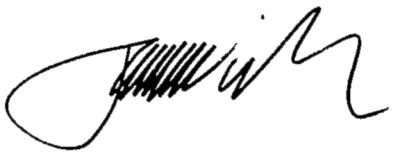
Regarding the Landfill Closure, we understand As of December 16, 2024, Princeton has NJDEP approval for a modified Closure and Post Closure Plan for the landfill.

As mentioned above, we revisited the senior staff hours for Phase 1 and 2 and made reductions on the attached fee sheets. However, the overall fee has increased with the added scope requested in several of the comments.

CME note: If the permits need to move forward, we suggest having a kickoff meeting once the council votes on the proposal. Wetlands need to be delineated immediately.

Thank you again for this opportunity. We are very excited about this project and are looking forward to collaborating with you and the stakeholders in the Municipality of Princeton.

Sincerely,



Jim McAuliffe, AIA

Associate | Senior Project Manager

Attach: Princeton Priority List Email-12.10.25
Princeton Comments-10.22.25
Concept Site Diagram & Lot 3 TMP-10.22.25
CME Scope of Work Understanding-12.17.25
CME Scope of Work Narrative-10.31.25
USA Architects Revised Fee Proposal-12.17.25

Jim McAuliffe

From: Deanna Stockton <dstockton@princetonnj.gov>
Sent: Wednesday, December 10, 2025 4:39 PM
To: Jim McAuliffe
Cc: James Purcell; Susan DeHart
Subject: RE: Princeton Proposal Comments

Hi Jim,

Yesterday, we concluded meetings with 3 councilmembers and the mayor to refine the list of facilities to consider for the River Road site. The priority focus is to accommodate Public Works at River Road. Below is a revised list of facilities for your use in updating your proposal. These items are not considered essentials to the 4 electeds so programming and consideration should be secondary; the one caveat on the fueling is whether emergency operations deems it advantageous to have for redundancy in case our sole fuel facility is not available. These items are at the lowest priority so even less consideration to investigate should be given. These items should be removed altogether from the scope. We can discuss tomorrow morning.

We will be bringing it to the December 22nd council meeting so we'd appreciate finalizing the proposal by December 17th.

1. Princeton Department of Public Works
    a. 303 John Street – Main Facility including materials and salt storage
    b. 27 North Harrison Street – Fleet Maintenance and Fueling
    c. 298 River Road – Sewer Department and materials storage
    d. 500 Snowden Lane – Sign Shop and materials storage
    e. 45 Stockton Street – Parking Meter Maintenance Shop
2. Princeton Recreation Department Maintenance & Operations currently located at 380 Witherspoon Street and at Community Park South
3. Princeton Public Schools Transportation Fleet and Facilities Maintenance currently located at 1 Valley Road
4. Princeton Police Indoor Multi-Purpose Training Facility currently located on the second floor of the Hook and Ladder building at 27 North Harrison Street
5. Office of Emergency Management climate-controlled vehicle and supplies storage currently located at the old PFARS building located at 237 North Harrison Street
6. Other Municipal
    a. Future Stormwater Utility
    b. Electric Vehicle Charging Facility
    c. Climate-controlled Vehicle Storage
    d. Climate-controlled File Storage
    e. Fire Department Storage, Laydown Area, and SBCA / Smoke House
    f. Animal Control Storage and Materials Management Area

Deanna Stockton
Municipal Engineer / Deputy Administrator

Jim McAuliffe

From: Deanna Stockton <dstockton@princetonnj.gov>
Sent: Thursday, December 11, 2025 7:54 AM
To: Jim McAuliffe
Cc: James Purcell; Susan DeHart
Subject: RE: Princeton Proposal Comments

Hi Jim,

One more thing – it looks like the 303 John Street site may need to be vacated sooner than the 27 N. Harrison site. Let's discuss the impact of this on the proposal.

Best regards,

Deanna Stockton
Municipal Engineer / Deputy Administrator
Department of Infrastructure & Operations
Municipality of Princeton
400 Witherspoon Street | Princeton, NJ 08540
dstockton@princetonnj.gov
p: (609) 921-7077 x1138 c: (609) 731-2625

From: Jim McAuliffe <jmcauliffe@usaarchitects.com>
Sent: Wednesday, December 10, 2025 3:44 PM
To: Deanna Stockton <dstockton@princetonnj.gov>
Cc: James Purcell <jpurcell@princetonnj.gov>; Susan DeHart <sdehart@usaarchitects.com>
Subject: RE: Princeton Proposal Comments

Deanna,

I am just seeing this email. Let me ask the team their thoughts on the overall budget. Yes, I am free tomorrow up to 10.

Jim

Jim McAuliffe, AIA
Associate | Senior Project Manager
215.710.3835 x300 m-267.684.9610
jmcauliffe@usaarchitects.com

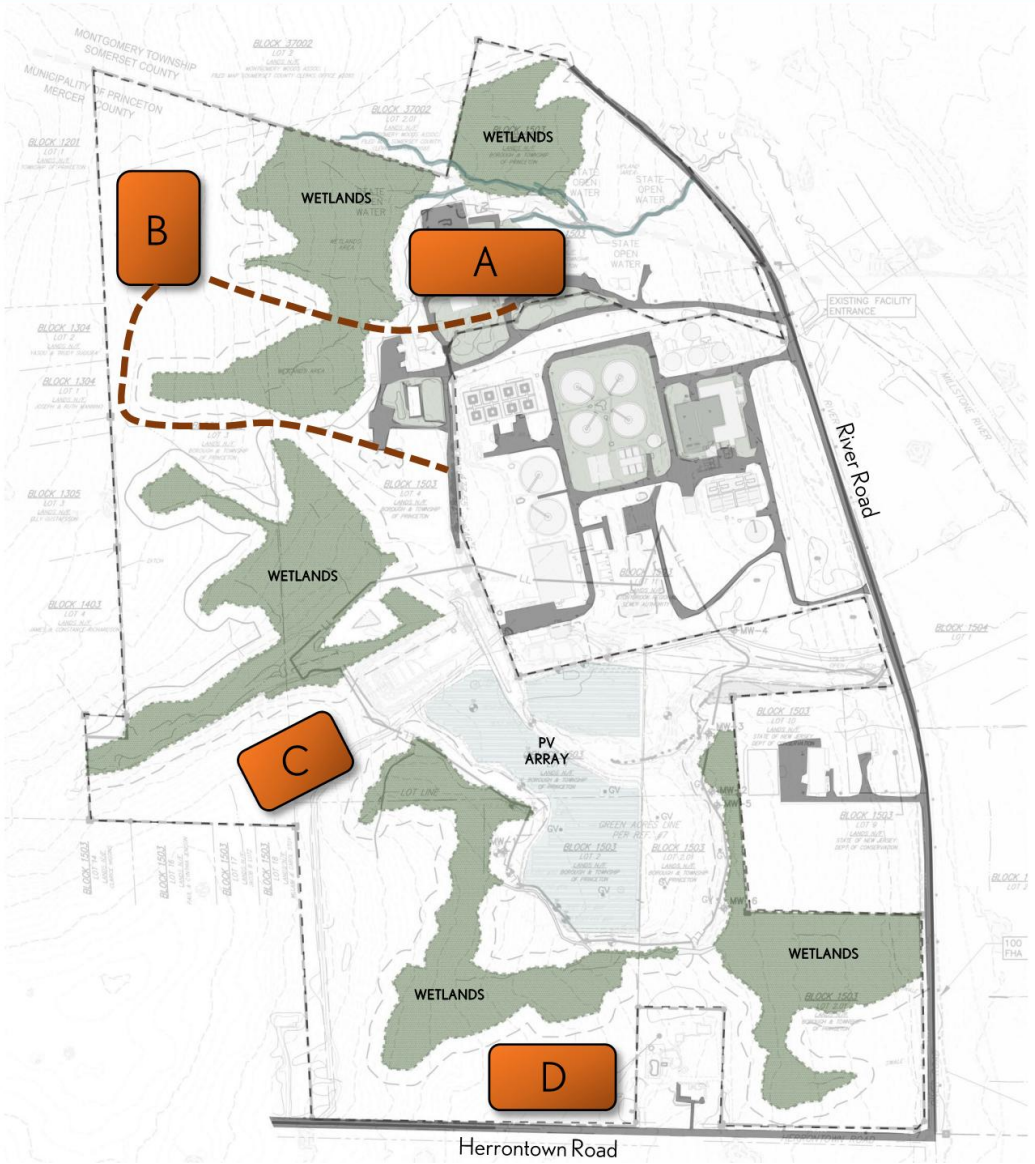
USA Architects Planners + Interior Designers

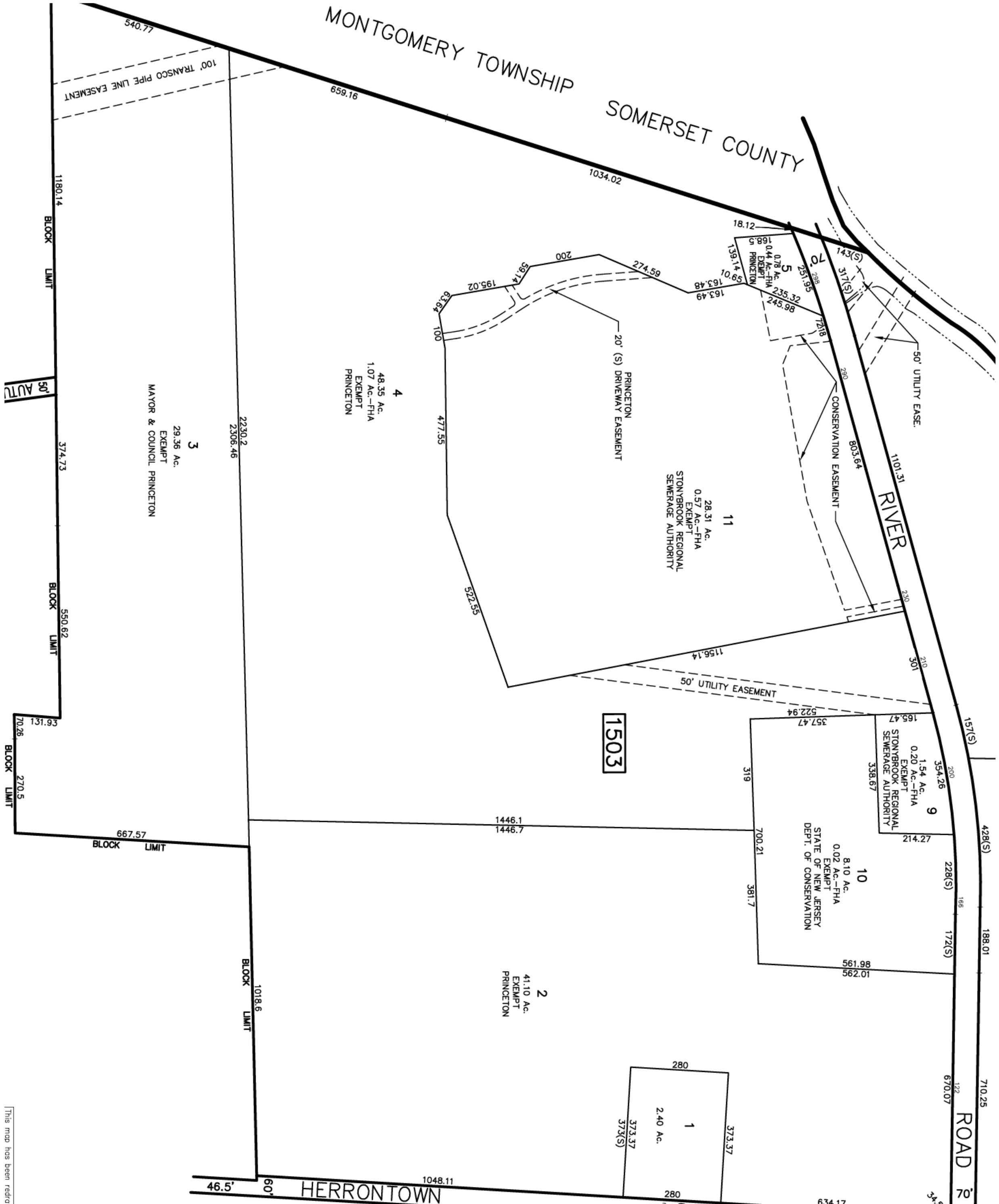
Princeton Comments:

1. The proposal top heavy with a significant number of hours allocated to Senior staff. Please review if the hours can be distributed differently.
2. CME Lot 3 is not included in wetland delineation (and survey?). Princeton requests that it be included, as there may be developable area on Lot 3 and / or the wetland buffers may have impacts on Lots 2 and 4. Per the map on the first page, there may be pockets available for development on Lot 3.
3. Remove PEC from Regulatory Agencies; add Stony Brook Regional Sewerage Authority (SBRSA), Green Acres, and Solid Waste.
4. Add Solar Panel Company - NJR Clean Energy Ventures - as a stakeholder.
5. In Phase 2 services:
    a. Will CME use the existing LOIs as a basis for wetland delineation?
    b. Princeton has existing photogrammetry that can be considered for use to offset survey needs; Jim Purcell will provide it in a OneDrive folder for your review. Please update proposal as appropriate.
6. Include GPR as appropriate near structures to give Princeton a complete picture of the potential site issues. GPR is not needed throughout the site; use professional judgement to set the GPR boundaries.
7. NJDEP Permits to include: TWA permit and Air Quality. Are there specific permits associated with siting a Salt Storage facility?
8. A vehicle wash facility and a fueling facility shall be added for permitting and siting on the property.
9. Include an updated PAR – Preliminary Assessment Report – in this proposal.
10. Princeton requests a Phase 3 to this proposal which is the sizing of utility connections to serve the property. We have an immediate need to install a yard hydrant for the Sewer Department, and the service should be sized and coordinated with the site needs. For sewer service, we anticipate that a pump station and force main will be needed as we cannot do a direct connect to SBRSA. Electricity may be the only utility that is currently adequate on site, but you will confirm this.
11. The Fleet Garage (vehicle maintenance facility) and salt storage should be anticipated in the planning and cost estimating as the first phase of construction. The 27 North Harrison site and the 303 John Street site are on the list of 4th round affordable housing locations so we need to leave these premises in a timely manner, which I understand to mean within 2 years.
12. It seems unlikely that Recreation and the Princeton Public Schools facilities will be sited at this location and it may be an outcome of the programming that there is not available space for them.

13. The Princeton Steering Committee is proposed to include the following members:
    - Deanna Stockton, Deputy Administrator / Municipal Engineer
    - Jim Purcell, Assistant Municipal Engineer
    - Brian McDonald, Councilperson
    - Dan Van Mater, Public Works Director
    - Chris Torres, Assistant Public Works Director
    - Dominick Itzi, Sewer Operations Manager

OUR CONSIDERATIONS




MONTGOMERY TOWNSHIP
SOMERSET COUNTY
100' TRANSCO PIPE LINE EASEMENT
3
29.36 Ac.
EXEMPT
MAYOR & COUNCIL PRINCETON
4
48.35 Ac.
1.07 Ac.–FHA
EXEMPT
PRINCETON
20' (S) DRIVEWAY EASEMENT
PRINCETON
11
28.31 Ac.
0.57 Ac.–FHA
EXEMPT
STONYBROOK REGIONAL
SEWERAGE AUTHORITY
CONSERVATION EASEMENT
50' UTILITY EASE.
50' UTILITY EASEMENT
1503
9
1.54 Ac.
0.20 Ac.–FHA
EXEMPT
STONYBROOK REGIONAL
SEWERAGE AUTHORITY
10
8.10 Ac.
0.02 Ac.–FHA
EXEMPT
STATE OF NEW JERSEY
DEPT. OF CONSERVATION
2
41.10 Ac.
EXEMPT
PRINCETON
1
2.40 Ac.
BLOCK LIMIT
RIVER
ROAD
HERRONTOWN
1446.1
1446.7
1048.11
667.57

Jim McAuliffe

From: Patel, Tejal <Tejal.Patel@cmeusa1.com>
Sent: Monday, December 15, 2025 4:26 PM
To: Jim McAuliffe; Taylor, Trevor; Susan DeHart; gary.warren
Cc: Zwingraf, Matthew; Verna, Carmela; Kathleen Rooney; Andrew Saada; Beth Sherby
Subject: RE: Princeton Proposal Comments PROPOSAL REVISION

Jim –
Thank you for sharing the revised direction following the discussions with Council and the Mayor. We understand and respect the desire to narrow the programmatic focus and prioritize Public Works functions at the River Road site in advance of the December 22nd Council meeting. That said, after reviewing the revised facility list and the request to reduce overall project cost, we need to be clear that CME's scope and associated fee cannot be meaningfully reduced without compromising the technical integrity of the study and the Municipality's ability to advance the River Road site in a defensible, implementable manner.

The key reasons are outlined below:

1. First, CME's scope is overwhelmingly site-driven, not program-driven. The majority of CME's effort is concentrated on the 298 River Road property itself, independent of how many departments ultimately occupy the site. Core tasks such as environmental permitting, wetlands delineation and NJDEP LOI, flood hazard analysis, geotechnical exploration, stormwater BMP feasibility, cultural and historic resource assessment, survey, and conceptual site civil planning are required regardless of whether the site serves two departments or ten. These efforts are fundamentally tied to regulatory compliance and physical site constraints, not the breadth of municipal programming. Reducing or eliminating lower-priority facilities does not proportionally reduce these baseline requirements

2. Second, regulatory and environmental obligations remain unchanged. The River Road site triggers extensive NJDEP, DRCC, flood hazard, wetlands, Green Acres, and potentially historic preservation review. These reviews are driven by site conditions, access, wetlands, floodplain encroachment, and demolition impacts, not by which municipal department occupies the buildings. CME's scope was deliberately structured to address these risks early so the Municipality is not exposed to delays, redesign, or cost escalation later. Reducing this work would shift risk back to Princeton rather than eliminate cost.

3. Third, the accelerated timeline and Council deliverables increase effort rather than reduce it. Finalizing a defensible proposal by December 17th for Council action on December 22nd, while also addressing a potential change in vacancy timing for the 303 John Street facility, requires focused analysis, scenario testing, and coordination. If 303 John Street must be vacated sooner than 27 North Harrison, that sequencing has direct implications on site access, phasing, interim operations, demolition timing, and permitting strategy at River Road. Addressing this responsibly requires additional coordination and analysis, not a reduction in effort.

4. Fourth, CME's scope already reflects a disciplined, right-sized approach. The submitted scope excludes detailed design, advanced subsurface testing, GPR, mitigation design, off-site

improvements, and multiple optional investigations that could otherwise be triggered on a site of this complexity. The work proposed represents the minimum technical foundation needed to support informed municipal decision-making and future capital funding requests. Further reductions would materially weaken the feasibility assessment and limit Princeton's ability to move forward with confidence.

In summary, while we fully support refining the programmatic priorities and reducing architectural programming where appropriate, the CME portion of the work is largely fixed due to regulatory, environmental, and site-driven requirements at 298 River Road. Any significant reduction in CME's scope would increase risk, reduce clarity for Council, and likely result in higher downstream costs.

We are happy to walk through this in detail and to collaborate with USA Architects and the Municipality on identifying efficiencies that do not undermine the study's purpose or schedule.
Thanks,
Tejal

**** We have moved. Please note our new office address below.**

TEJAL PATEL, PE, CME, LEED-AP
Senior VP, Business Development

Consulting & Municipal ENGINEERS

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From: Patel, Tejal <Tejal.Patel@cmeusa1.com>
Sent: Monday, December 15, 2025 12:07 PM
To: Jim McAuliffe <jmcauliffe@usaarchitects.com>; Taylor, Trevor <trevort@cmeusa1.com>; Susan DeHart <sdehart@usaarchitects.com>; gary.warren <Gary.Warren@skanska.com>
Cc: Zwingraf, Matthew <mzwingraf@cmeusa1.com>; Verna, Carmela <cverna@cmeusa1.com>; krooney <krooney@usaarchitects.com>; asaada <asaada@usaarchitects.com>; bsherby <bsherby@usaarchitects.com>
Subject: Re: Princeton Proposal Comments PROPOSAL REVISION

I will be working with the team today to assess our proposal. We don't think our cost is majorly affected with revised scope. Majority of CME's work is at 298 River road and scoped accordingly. We will get back to you later today.

Thanks,
Tejal

From: Jim McAuliffe <jmcauliffe@usaarchitects.com>
Sent: Monday, December 15, 2025 12:02:52 PM
To: Patel, Tejal <Tejal.Patel@cmeusa1.com>; Taylor, Trevor <trevort@cmeusa1.com>; Susan DeHart <sdehart@usaarchitects.com>; gary.warren <Gary.Warren@skanska.com>
Cc: Zwingraf, Matthew <mzwingraf@cmeusa1.com>; Verna, Carmela <cverna@cmeusa1.com>; krooney

PROJECT UNDERSTANDING

The Municipality of Princeton is soliciting professional architectural and engineering services to conduct a comprehensive evaluation of all facilities currently occupied by municipal staff and operations. This effort aims to assess the functionality, condition, and spatial efficiency of existing buildings, with the goal of developing a strategic plan to optimize municipal space utilization. The selected consultant will be tasked with identifying opportunities for departmental consolidation, especially where co-location could enhance collaboration and operational effectiveness. In addition to current space usage, the study will include projections for future staffing and service needs, incorporating anticipated growth and expansion over the next ten (10) years. The project will be divided into two phases noted as below:

1. Phase 1 shall be a programmatic effort to determine the facility requirements for municipal operations as noted in the Request for Proposal (RFP).
2. Phase 2 will include development of a concept plan to co-locate the proposed facilities on the municipally-owned 298 River Road site and prepare a budgetary cost estimate of the design, permitting, site demolition, and site construction.
3. Phase 3 will include the evaluation of existing utility infrastructure and our recommendations for upgrades required to support the expanded Complex. This evaluation will include sanitary, potable water, gas and electricity.

CME Associates (CME) will provide multidisciplinary support to the lead architect throughout both phases of the facilities planning project. CME's responsibilities will focus on the following key technical and coordination tasks:

- Stakeholder Engagement & Coordination
- Geotechnical and Stormwater BMP Feasibility Assessment
- Environmental Assessment and Permitting
- Outbound And Topographic Survey
- Conceptual Site Plan Development
- Cost Estimates, Schedule and Funding
- Feasibility Assessment Report

PHASE 1 SERVICES

STAKEHOLDER ENGAGEMENT AND COORDINATION

CME will support and collaborate with the architectural team to coordinate and implement a focused engagement process to gather input from key municipal departments and operational leaders. This collaborative effort will be essential to accurately assess facility needs, identify functional requirements, and align long-term goals across departments. The insights gathered through these meetings will directly inform the development of a cohesive, well-integrated concept plan for the proposed consolidated "municipal campus" at 298 River Road ensuring that the final plan supports operational efficiency, interdepartmental coordination, and future growth over next ten (10) years.

We understand that Princeton will appoint a Steering Committee that will review and evaluate the progress and findings of the program. We will work in collaboration with the Steering Committee to shape a solution/concept plan that is functional and aligned with operational needs, regulatory constraints, environmental sensitivities, and interdepartmental expectations.

We anticipate receiving feedback from the following key stakeholders:

1. *Business Administration*
2. *Mayor and Council*
3. *Princeton Municipal Departments*
    - Department of Infrastructure & Operations (I&O) inclusive of Engineering Department, Public Works, Sanitary Sewer, and Parking Operations
    - Office of Historic Preservation
    - Office of Emergency Management (OEM)
    - Recreation Department
    - Fire Department
    - Open Space
4. *Princeton Public Schools*
    - Facilities Maintenance
    - Transportation
5. *Regulatory Agencies*
    - New Jersey Department of Environmental Protection (NJDEP)
    - NJDEP Green Acres
    - NJDEP Bureau of Solid Waste

- Delaware and Raritan Canal Commission (DRCC)
- Mercer County Soil Conservation District (MCSCD)
- Stony Brook Regional Sewerage Authority (SBRSA)

6. *Community Stakeholders*
    - Residents near 298 River Road
    - Residents impacted by flooding and emergency access routes
7. *Utility and Infrastructure Partners (as needed)*
    - Public utility providers (PSE&G (electric and gas), NJAW, Comcast, Verizon, Crown Castle)
    - NJR Clean Energy Ventures (Solar Company)

Meeting Requirements

For each scheduled meeting listed in the RFP, CME will assist the Project Architect in preparation of customized digital materials including agendas, presentation slide decks, and follow-up meeting summaries. If requested by the Municipality, CME will assist the Architect in preparation of up to twelve (12) digital updates tailored for publication on the municipal website and/or inclusion in outreach email distribution link (Constant Connect).

The following meetings are anticipated:

1. ***Project Kick-Off Meeting (In-Person)***
    - Participate in an in-person kick-off meeting with the Steering Committee.
    - Join site visits to all existing municipal facility locations.
    - Capture early perspectives to inform outreach messaging and community context.
2. ***Individual Stakeholder Meetings (Up to 6 – Virtual and/or In-Person)***
    - Plan and facilitate up to six tailored meetings with operational departments including Engineering, DPW, Sewer, Fleet Maintenance, Recreation, OEM, and Princeton Public Schools
    - Document facility needs, operational constraints, and growth projections.
    - Ensure input is reflected in the analysis and program development.
3. ***Bi-Weekly Steering Committee Meetings (Up to 12)***
    - Attend and provide updates during recurring virtual Steering Committee meetings.
    - Present summaries of community and stakeholder feedback.
    - Adjust outreach activities based on input and evolving project direction.
4. ***Virtual Presentation to Princeton's Infrastructure & Operations Committee***

- Develop and present findings and outreach progress to the Infrastructure & Operations Committee during Phase I.
- Ensure committee members are informed of stakeholder feedback influencing programming decisions.

5. ***Public Presentation at Council Meeting (Up to 1 meeting - In-Person)***
    - Present the Phase 2 Concept Plan at a regularly scheduled Princeton Council Meeting.
    - Prepare power point presentation and handouts for the public.
    - Facilitate public Q&A and record community feedback for consideration in final deliverables.

PHASE 2 SERVICES

Based on the assessment of the facilities and planning work conducted as part of Phase 1, Phase 2 work will consist of an in-depth analysis of the 298 River Road site to determine physical, environmental, regulatory, and geotechnical constraints that will drive the development of the site into a cohesive shared municipal services complex. To accomplish the Municipality's goals and prepare the required plan and report deliverables, CME will utilize in-house survey, geotechnical, permitting, environmental, and site/civil design teams as outlined below to gain a complete understanding of the subject property:

GEOTECHNICAL AND STORMWATER BMP FEASIBILITY ASSESSMENT

CME will provide geotechnical services in support of Phase 2 activities related to the development of a Concept Plan and Site Assessment Report. These services are intended to evaluate general subsurface conditions and inform the design, placement, and permitting of proposed site improvements.

As part of our preliminary investigation, CME will perform a subsurface exploration program to assess soil and groundwater conditions in areas identified for potential building construction and access roadway development. The purpose of this exploration is to characterize the site's geotechnical properties and provide recommendations for site preparation, reuse of on-site soils, earthwork, dewatering considerations, and other relevant geotechnical factors.

Based on regional geological mapping and existing site context, we anticipate shallow soils within the municipal property to consist of non-homogenous urban fill associated with past excavation and backfilling activities for building foundations, slabs, and utility installations. These fill materials are likely underlain by naturally occurring loamy sands and sandy loams of the Northern Atlantic Coastal Plain. Bedrock may be encountered at shallow depths, possibly less than 10 feet below grade, and is expected to include formations such as sandstone, siltstone, conglomerate,

or shale-clast colluvium. The Kingston Quarry, located immediately east of the site, is known for quarrying diabase (trap rock), a very hard igneous rock. These subsurface conditions suggest limited groundwater recharge capacity and the potential for perched groundwater conditions.

CME's geotechnical investigation will include the following:

- **Drilling and Borings:** Two (2) days of subsurface drilling will be conducted to depths ranging between approximately 12 and 27 feet below ground surface, or to refusal (rock), whichever is encountered first. Borings will be performed by a licensed drilling contractor under the supervision of CME's Geotechnical Engineer, a licensed Professional Engineer in the State of New Jersey.
- **Logging and Monitoring:** All borings will be logged and monitored by CME's Geotechnical Engineer.
- **Reporting:** Findings will be summarized in a geotechnical memorandum, which will be appended to the Phase 2 Report. The memo will include engineering recommendations on soil reuse, excavation, dewatering, and other geotechnical aspects of site development.

In addition to soil borings, CME will perform the following:

- **Soil Profile Pits:** Approximately eight (8) test pits will be excavated to depths of 10–12 feet or until the water table is encountered. These investigations will be conducted in accordance with the NJDEP Stormwater Best Management Practices (BMP) Manual, Chapter 12: Soil Testing Criteria.
- **Permeability Testing:** In each test pit, a minimum of one (1) soil sample will be collected from the most hydraulically restrictive soil layer above the seasonal high-water table and below the bottom of the proposed basin. Permeability testing will be performed using the tube permeameter method.

Results of the profile pit assessments and permeability testing will inform the selection and placement of appropriate stormwater BMPs in the Concept Site Plan.

Rock coring and advanced laboratory testing are not included in this preliminary phase but can be proposed in subsequent design phases if warranted by field conditions. A Ground Penetrating Radar (GPR) survey extending 50 feet from the perimeter of each structure to locate underground utilities and objects is proposed. After the site assessment and receipt of existing survey files from Princeton, we will evaluate the on-site utilities to determine where the GPR survey is necessary for building demolition and future building siting. We have budgeted a total of 5 days of GPR work to be performed by a subconsultant.

ENVIRONMENTAL ASSESSMENT

Freshwater Wetlands Delineation and Letter of Interpretation (LOI)

Based on review of the Existing Conditions Exhibit provided in the subject RFP, the NJDEP's NJ-GeoWeb online GIS resource, and USGS Web Soil Survey, Freshwater Wetlands are mapped on site. As such, CME Associates will delineate the freshwater wetlands, utilizing the methodologies outlined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), as required by the NJDEP under the Freshwater Wetlands Protection Act Rules. The delineation of the wetlands on Block 1503, Lot 3 is provided as a separate fee. The wetland/upland boundaries will be determined based upon field examination of topography, hydrology, soils, and vegetation characteristics at the site.

A Freshwater Wetlands Letter of Interpretation (LOI): Line Verification (as found at N.J.A.C. 7:7A-4.5) will be submitted to the NJDEP for Block 1503, Lots 2, 4 & 5 in Princeton and Block 37002, Lot 2.02 in Montgomery as a part of CME's scope of work for conceptual planning phase of the project and efforts related to the application are included in our fees. In accordance with the Checklist provided by the NJDEP, this submission will include public notices to government entities and property owners within 200 feet of the site, site photographs, soil logs and a description of vegetation, and a Freshwater Wetlands Location Map identifying the boundary of the freshwater wetlands and transition area on site. As part of the LOI, the NJDEP will also verify the wetland resource classification and associated transition area buffer.

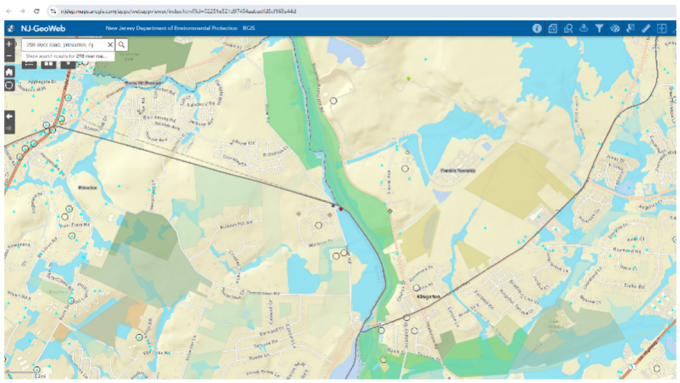
Based on our recent experience, the Municipality should anticipate an NJDEP review timeframe of approximately six to eight months following administrative completeness.

Special Flood Hazard Areas

We understand that the primary access driveway to the site from River Road is periodically subject to flooding which hinders critical access to the existing and proposed improvements. Review of the latest available FEMA Flood Insurance Rate Map (FIRM) Panels 34035C0263F and 34021C0044F identifies Zone A (1% chance) and Zone X (0.2% chance) flood hazard areas along the eastern boundary of the site, paralleling River Road and impacting the current access drive. These flood extents will be illustrated on the Concept Plan and discussed in the report.

ADDITIONAL PERMITTING REQUIREMENTS

CME will develop a permitting outline based on the concept plan that is prepared. The outline will identify permitting requirements and environmental constraints relevant to the project. According to the NJDEP Green Acres database, Block 1503, Lots 2, 3, and 4 are listed on the Municipality's Recreation and Open Space Inventory. CME will coordinate with the Municipality's Open Space



Manager and Green Acres Program to confirm the accuracy of the listings and ensure that any site improvements are consistent with Green Acres rules under N.J.A.C.7:36., as applicable.

CME will schedule and attend a Pre-Application Conference with NJDEP staff to present the concept plan and clarify permitting pathways. These meetings are typically held virtually and are a critical step in streamlining the permitting process.

Based on current site knowledge, the following permits and approvals, in addition to the LOI, are anticipated for the development of the project:

New Jersey Department of Environmental Protection

- Flood Hazard Area Individual Permit
- Flood Hazard Area Verification
- Freshwater Wetlands Transition Area Waiver
- Freshwater Wetlands General Permits
- Treatment Works Application (TWA)
- Stormwater Management Review
- NJPDES 5G3 Stormwater General Permit
- Air Quality Permit
- De-icing Material and Sand Storage Compliance (MS4)
- Vehicle Wash Facility and Fueling Compliance (MS4)

Delaware and Raritan Canal Commission

- Zone A and B Major Project Review

Mercer County Soil Conservation District

- Soil Erosion and Sediment Control Plan Certification

Mercer County & Somerset County Planning Board

- Preliminary & Final Site Plan Review

Municipality of Princeton

- Planning Board Site Plan Capital Review

Montgomery Township

- Planning Board Site Plan Capital Review

This list will be finalized following the Pre-Application Conference and preparation of the concept plan. Anticipated permit fees and efforts required for permit applications will be included in the feasibility assessment once confirmed.

CULTURAL AND HISTORIC RESOURCES ASSESSMENT

While not specifically requested in the RFP, we anticipate that a Cultural and Historic Resources Phase IA Archeological Assessment will be required for this site as existing buildings are estimated to be at least 50 years old and the site is directly adjacent to the Eligible Historic Property known as the Amelia Gulick House (315 River Road) and the Listed Kingston Mill Historic District. Given it is anticipated that this project will result in disturbance to freshwater wetlands, it must be demonstrated that the proposed activities will not result in adverse impacts to any property that is listed or eligible for listing on the New Jersey or National Register of Historic Places.

It is acknowledged that a Phase I Preliminary Assessment Report was prepared by French & Parrello Associates in September 2009; however, this assessment did not address the historic or cultural resources as required by the NJDEP. Additionally, we anticipate this survey will be necessary to satisfy the review of the Princeton Historic Preservation Committee (HPC) and local historical advocates, should the proposed concept plan propose the demolition of any historic structures. Therefore, CME's proposal includes a Phase IA Archeological Assessment. This assessment will be $8,100.00 and has been included in our proposal. Our subconsultant Richard Grub & Associates, Inc., will perform these services.

An Intensive Level Historic Architectural Survey is not included in this proposal. If recommended during the feasibility assessment, it can be provided separately at an additional cost of $10,150.00

Environmental Site Remediation Due Diligence

Princeton has provided a Phase I Preliminary Assessment Report (PAR) prepared by French & Parrello Associates, dated September 2009. The objective of a PAR is to evaluate the property for the presence potentially contaminated Areas of Concern (N.J.A.C. 7:26E-1.8) on the site. Given that this report is more than 15 years old, CME recommends that the PAR be updated to reflect current site conditions and more recent cases of known dumping on the property. We have included in this scope the preparation of the Phase I Preliminary Assessment Report.

The scope of work will be completed in accordance with the NJDEP Technical Requirements for Site Remediation (NJAC 7:26E) and the NJDEP Preliminary Assessment Technical Guidance document (March 2018). This task will include a review of available environmental records and past site assessments, historical sources such as aerial photographs and maps, interviews with current site occupants (if available), and a chain-of-title review including environmental lien searches. It also involves an evaluation of the site's physical setting, a site reconnaissance to identify potential environmental concerns on the property and adjacent areas, and preparation of a report summarizing findings, areas of concern, and recommendations for further investigation if necessary.

The services under the preparation of the Preliminary Assessment will also include the following:

- A review of historical information including historical aerial photography, USGS topographic maps, Sanborn Fire Insurance Maps, and other sources where reasonably available after diligent inquiry;
- Interview(s) with the current landowner/operator/occupants (if available) with regard to site operations and environmental conditions on the site;
- A review of chain-of-title property owner information to identify previous owners/occupants of the property in question, and an environmental lien search;
- A review of reasonably available physical setting sources and information related to site conditions; and,
- Report preparation documenting the methods and findings of the assessment, including an evaluation of potentially contaminated areas of concern on the site; the report will present findings and recommendations with regard to additional investigation where required, and will include appropriate maps and plans as required.

The following information is requested from the Municipality, if available:

- Previous Preliminary Assessment Reports and/or Phase I Environmental Site Assessments, as well as any correspondence with the NJDEP Green Acres Program.
- An abstract of title or list of previous owners of the properties;
- A copy of a survey map that delineates the property boundaries;
- A list of past and present tenants/occupants, if appropriate;
- Any proposed future changes to the property use;

- Municipality records which include (but are not limited to), permit records, property utility drawings, emergency response and contingency plans, spill reporting plans and records, inventories of chemicals and their usage, waste management records, inventory of underground and aboveground tanks (USTs and ASTs), and/or any environmental audit reports; and
- Any other information that you may have regarding the properties that may be pertinent to this environmental site assessment, such as (but not limited to) previous Phase I ESA reports, environmental documentation, and environmental monitoring or sampling data.

The above-captioned scope does not include additional investigation/remediation services beyond the Scope of Services presented herein. The work is limited to a due diligence assessment of site environmental conditions. Based on the findings of the proposed PAR, further investigation and/or remediation may be required pursuant to N.J.A.C. 7:26C and N.J.A.C. 7:26E, which is beyond the scope of the additional work. No follow-up investigation of any identified areas of concern is proposed at this time. This proposal does not include Licensed Site Remediation Professional (LSRP) services or the issuance of a Response Action Outcome (RAO). If additional tasks are required to complete this project in accordance with applicable regulations, CME will prepare separate proposals to further assist the Municipality.

ENVIRONMENTAL BUILDING ASSESSMENTS

CME's subconsultant Environmental Connection Inc., (EC) will identify Asbestos Containing Materials (ACMs), suspected Lead Based Paint (LPB) and Universal Waste at the properties located at 298 River Road in Princeton. CME recommends that this study be completed during conceptual phase to analyze the existing buildings estimated cost for demolition.

Asbestos Containing Materials (ACMs)

EC's United States Environmental Protection Agency accredited Asbestos Building Inspector(s) will inspect the interior and exterior of each building, and utilize USEPA, 40 CFR, Part 763, sampling protocols to refute or verify the presence of Asbestos Containing Materials (ACM). Where directed, EC will collect the necessary number of bulk samples required by 40 CFR, Part 763. All asbestos samples will be given a homogeneous area identification number. Each sample number will be unique to the material and area sampled. All asbestos samples extracted from the building shall be logged and tracked utilizing appropriate Chain of Custody/bulk sampling forms.

Asbestos bulk samples collected shall be analyzed in accordance with the USEPA's 40 CFR, Part 763, Polarized Light Microscopy (PLM) analytical protocol. Non-friable Organically Bound (NOB) materials identified during the course of the assessment, such as floor tile, vinyl sheet flooring, mastic, caulk, glazing, roofing, etc which reveal a negative result, or a result of less than one percent (<1%) of asbestos by weight, by Polarized Light Microscopy (PLM) methodology must be analyzed by Transmission Electron Microscopy (TEM) NOB methodology, as mandated by the State of New Jersey and as recommended by the USEPA. All samples will be submitted to EC's contracted laboratory, which participates in the National Voluntary Laboratory Accreditation Program (NVLAP).

Lead Based Paint (LPB) Inspection

EC will provide a licensed, State of New Jersey, Department of Health, Lead Inspector/Risk Assessor (LI/RA) to perform the inspection of painted surfaces throughout the referenced building, if warranted. Where directed, the inspections shall include the use of an X-Ray Fluorescence Instrument to identify lead content in paint coatings. A summary of the positive, negative and inconclusive readings will be provided in the Field Inspection Data Sheets, which shall be appended to the Report.

EC's inspection will consist of a screening of all suspect painted surfaces to determine if lead-based paint exists within any of the referenced structures, and to what extent. The inventory would serve as a basis for the potential inclusion of language into the project Specifications, if required, with respect to the requirements of "Lead in Construction" as outlined in 29 CFR, Part 1926.62.

Universal Waste Inventory

EC will perform an inventory of the control buildings and associated cat walks for other hazardous materials which may include Polychlorinated Biphenyls (PCBs). PCBs are regulated pursuant to the United States Environmental Protection Agency Code of Federal Regulations (40 CFR, Part 761) and the Toxic Substances Control Act (TSCA – 15 U.S.C. 2605). Universal Wastes such as batteries, thermostats, lamps, mercury-containing equipment, and pesticide(s) are also regulated pursuant to the USEPA Universal Waste Requirements (40 CFR, Part 273).

The Universal Waste Inventory shall include, but not be limited to, the identification of potential hazardous materials, such as those that may contain heavy metals (electronic components), fluorescent light bulbs that contain mercury vapors, and light bulb ballasts, oils/fluids, refrigerants, and batteries.

Deliverables:

A report documenting all the findings of the visual investigation will be prepared at the completion of the assessment. The report shall include a discussion of the means and methods of testing and analysis performed, as well as a review of the relevant standards associated with the results received. Analytical data, Chains of Custody and site plans, including sample locations, shall be appended to the reports.

OUTBOUND AND TOPOGRAPHIC SURVEY

To depict the right-of-way, existing easements, and property lines within the project limits, CME will prepare an outbound and topographic survey to support the development of the Concept Site Plan. We recommend that the limits of the survey include Lots 2, 4, and 5 in Block 1503 within Princeton, and Lot 2.02 in Block 37002 within Montgomery. Based on our previous discussions, we have provided a separate fee to include Lot 3 within the survey.

Physical improvements within the project limits will be located including improvements within 10 feet of the project area. The survey will be based upon record documents provided by the title search company, included in this proposal, and any supporting documentation that may be

available from the Municipality. The property and topographic surveys will be depicted on a single plan sheet at a scale of a 1" = 100' or other suitable scale to fit on a standard sheet size and to support the proposed conceptual improvements.

We anticipate the topographic survey will be prepared from existing topographic AutoCAD file(s) provided by the Municipality. Field edits will be collected to update the topographic survey in the areas of the proposed conceptual design improvements only. Underground utility information shall be based on documents provided by the Municipality, miscellaneous utility company markups, utility mark-outs, where available, and those utilities visible at grade. We request that the Municipality provide all survey, design and as-built of construction drawings for the project area for use in developing the survey.

As required by NJDEP, wetland flag locations throughout the project limits, as delineated by CME, will be added to the topographic mapping, depicting the wetland line and the point identification tag. Descriptions to support the LOI process will be prepared as required. Additionally, State Open Waters, riparian zones, and Special Flood Hazard Areas will be identified by CME and included on the topographic survey. One (1) revision to satisfy NJDEP comments during the LOI submission process has been included in our scope of work.

Deliverables:

Two (2) signed and sealed copies of the outbound and topographic survey will be provided to the Municipality for its records, including electronic copies of the files in AutoCAD, PDF, and DXF formats, and a copy of the Title Report obtained for the subject property. Easement maps and metes and bounds descriptions or post-construction as-builts are excluded from this proposal.

CONCEPTUAL SITE PLAN DEVELOPMENT

Based upon the findings of CME's subject matter experts and facility needs identified in Phase 1 of the project, our site civil design team will work to develop a comprehensive plan that meets the Municipality's operational and infrastructure needs within the buildable envelope of the property.

Design recommendations depicted on the Concept Plans will be supported in the written project report. Considerations for future build-out of the site will guide the layout, function, and operation of the site will include the following:

- Existing features and physical infrastructure on the site anticipated to remain.
- Primary and secondary site ingress and egress and access control, including the development of a new driveway from Herrontown Road.
- Recommendations for either the maintenance or realignment of existing easements across the Stony Brook Regional Sewerage Authority property.
- Building siting to ensure functionality across related municipal departments, shared use areas, equipment and material storage, and internal security and access control.

- Internal site circulation to ensure safe and efficient movement of required design vehicles and pedestrians, including emergency access, rapid egress, and staging areas as necessary.
- Parking requirements for staff, fleet storage, and visitors.
- Preliminary placement of stormwater management BMPs to satisfy NJDEP requirements contained at N.J.A.C. 7:8, considering site topography, drainage patterns, soil conditions, and earthwork balance. Recommendations for specific types of BMPs that may be particularly suited to the site will be detailed within the written project report.
- Preliminary utility infrastructure layout (water, sanitary sewer, electric, and telecommunications) with considerations for future expansion.

Deliverables:

As outlined in the RFP, the Conceptual Plans will include the following:

- Title Sheet and Key Map
- Existing Conditions Plan, depicting:
    - Property boundary
    - Easements and rights-of-way
    - Existing features
    - Environmental constraints
- Conceptual Site Plan, depicting:
    - Available construction envelope
    - Primary and secondary access routes
    - Conceptual facilities layout
    - Existing features to remain

Plans will be presented on either 24”x36” or 30”x42” sheets as suitable to present the improvements at an appropriate scale.

COST ESTIMATES, SCHEDULE AND FUNDING

CME will support the Project Architect in the preparation of budgetary estimates and tentative schedules for the future development. This will include estimates related to preliminary and final design of the project, preparation of construction plans, specifications, and bid documents, bid phase, and construction phase services. The schedule will prioritize capital improvements based on urgency, code compliance, safety, and impact, with recommendations for implementation and phasing.

Based on the Concept Plan developed, we will prepare a preliminary construction cost estimate for site-related improvements, including, but not limited to demolition, clearing, earthwork, stormwater and utility improvements, site access, lighting, landscaping, and related construction work.

Construction costs will be separated by each of the facilities to permit transparent allocation of costs to each entity:

- Department of Public Works

    - Fleet Garage
    - Salt Storage Facility
    - Vehicle Wash Facility
    - Fueling Facility
- Sanitary Sewer Department
- Recreation Department O&M
- Princeton Public Schools Transportation and Facilities
- Police Indoor Multi-Purpose Training Facility
- Emergency Operations
- Stormwater Utility
- Fire Department
- Animal Control

We anticipate that the Fleet Garage and the Salt Storage Facility will be prioritized in the overall phasing and planning of the project. Any common use or shared access areas required for the development of the site will be captioned accordingly and distributed to respective entities as directed by the Municipality. To support the Municipality's planned site improvements, CME will review and make recommendations for potential State and Federal sources that may have grant or loan programs available to fund the future design and construction of the project.

Deliverables:

- Estimate itemized and as noted above
- Schedule with recommendations for implementation and phasing
- A list of potential State and Federal sources that may have grant or loan programs available

FEASIBILITY ASSESSMENT REPORT

Based on the facilities assessment and planning work conducted as part of Phase 1 and Phase 2, CME will support the Project Architect in preparation of the Feasibility Assessment Report documenting the findings necessary to advance the design and construction of the project and to meet the Municipality's current and future operational needs. The report will include the following:

- An introduction of the project goals and assessments completed to support the development.
- Discussion on the physical and environmental site constraints (wetlands, soils, existing structures, topography).
- Review of a proposed phasing plan based on input from the Sterring Committee.
- Anticipated permitting requirements from Local, State, and Federal agencies.
- Discussion of design considerations and recommendations made in development of the Concept Plan.
- Recommendations for types of funds and funding programs that can be utilized for future design and construction phases of the project.

- Budgetary estimates of preliminary and final design, construction documents, outside agency approvals, and preparation of bid documents.
- Preliminary construction cost estimates, including commissioning, broken down for each of the respective facilities.
- Development of a tentative schedule for preliminary and final design and project bidding.

Deliverables:

A digital copy of the Feasibility Assessment Report, inclusive of all information outlined in the scope of work.

PHASE 3 SERVICES

As requested by the Municipality, Phase 3 work will include the evaluation of existing utility infrastructure and our recommendations for upgrades required to support the expanded Complex. Working from as-built information obtained in Phase 2 and in coordination with utility providers, the intent of this phase is to assess existing utility capacities, identify deficiencies, and provide recommendations for adequately sized utility extensions and services to meet the anticipated demands of the expansion. This Phase will include the following:

UTILITY ASSESSMENT AND RECOMMENDATIONS

Water

- Review available record information, coordinate with New Jersey American Water (NJAW), identify the locations and sizes of existing water mains on-site and adjacent to the property, and obtain flow and pressure information from NJAW.
- Estimate future domestic and fire protection demands based on preliminary building and site use information.
- Provide recommendations for the extension of existing mains or sizing of new water services to serve the site and opportunities to provide a looped system if not already existing.
- Provide recommendations for the immediate installation of a yard hydrant to serve the Sewer Department.
- Coordinate proposed main extensions with site layout plans and in consideration for the significant variation in site topography to ensure compatibility with future development phases.

Sanitary Sewer

- Evaluate existing sewer infrastructure and available information regarding the downstream connection to Stony Brook Regional Sewerage Authority (SBRSA).

- Confirm whether a gravity connection is feasible; if not, provide conceptual recommendations for a pump station and force main sized to handle the site's projected wastewater flows.
- Identify potential connection points, routing constraints, and design considerations related to utility coordination, topography, and separation from other utilities.

Gas

- Contact PSEG to obtain existing system data, confirm available capacity, and identify potential service connection points or extensions of existing infrastructure. Final sizing of mains and services are anticipated to be by PSEG.

Electric

- Review existing electrical service at the facility to determine its adequacy relative to the combined operational requirements of all municipal functions.
- Coordinate with PSEG to confirm available service capacity, transformer locations, and options for service upgrades if required.
- Provide recommendations for any modifications or upgrades necessary to support the full build-out of the consolidated municipal complex.

Deliverables:

A concise technical memorandum will be prepared summarizing existing utility conditions, design assumptions, coordination with utility providers, and recommended service sizes for water, sanitary sewer (including pump station and force main concept), natural gas, and electric utilities. Will serve letters will be obtained from utility providers where necessary. A discussion of anticipated permitting requirements will be included in Phase 2 and expanded upon in Phase 3 with respect to water and sanitary sewer permitting.

Exclusions

Considerations for storm sewer infrastructure will also be reviewed in Phase 2, with recommendations for BMP locations. A detailed hydrologic and hydraulic design for stormwater, including inlet locations, pipe sizing, and hydrographs are excluded from this analysis.

Detailed sanitary pump station design calculations and details, development of detailed plans and profiles for water and sanitary, and specifications for final design and bidding purposes are excluded.

EXCLUSIONS AND LIMITATIONS

This proposal does not include the following services:

1. Design of off-site improvements. It is assumed that the existing utility and roadway infrastructure are suitable to support the proposed development.
2. Design of earth retaining structure.
3. Preparation of plans and documents for agencies and permit approvals other than NJDEP Freshwater Wetlands LOI.
4. Traffic counts are excluded from this proposal. CME will use the existing traffic data from available sources or reports provided.
5. Wetland or riparian mitigation design, coordination, and approval.
6. Geotechnical and Structural Engineering Design Services for the building demolitions, as well as the proposed building footing and foundation designs.
7. Phase IB archaeological survey or additional intensive-level historic architectural survey.
8. Any/all permit fees and newspaper fees.
9. LSRP services if requested will be provided under a separate proposal.
10. Efforts associated with Green Acres approvals or diversions inclusive of surveying for or to NJDEP Green Acres standards.
11. Essential fish habitat survey.