TOWNSHIP OF BYRAM
COUNCIL MEETING AGENDA, TUESDAY, JULY 21, 2026
EXECUTIVE SESSION – 6:30 P.M.
REGULAR SESSION – 7:30 P.M.

PLEASE TAKE NOTICE that the regular session part of the meeting starting at 7:30 p.m. will be held in person at 10 Mansfield Drive and via Zoom Webinar. The public may connect using a computer or smart device by clicking on the following link: https://us02web.zoom.us/j/82117363001, or by calling any of the following number's US: +1 646 518 9805 or +1 267 831 0333 to participate. When prompted, enter the Meeting ID Number: 821 1736 3001. The public will have the opportunity to comment at appropriate times during the meeting. Formal action will be taken.

1. **CALL MEETING TO ORDER**
2. **OPEN PUBLIC MEETING STATEMENT**
   This meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of the meeting has been provided, specifying the time, place. In addition, a copy of this notice is available to the public and is on file in the office of the Municipal Clerk, posted on the main door, the bulletin board of the Municipal Building, on the Township website at: https://www.byramtwp.org/index.php/town_hall/township_council, and has been forwarded to those persons requesting notice.
3. **ROLL CALL**
4. **RESOLUTION FOR EXECUTIVE SESSION**
   a. Attorney Client Privilege Communication
      - CO Field 8
      - 10 Johnson Blvd.
   b. Shared Services – Code Enforcement
5. **RETURN TO OPEN SESSION**
6. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT REFLECTION**
7. **APPROVAL OF AGENDA**
8. **PRESENTATION – CO JOHNSON FIELD 8 – Cory Stoner**
9. **REPORTS**
   A. Township Manager
   B. Mayor and Council Members
   C. Township Attorney
10. **PUBLIC PARTICIPATION I –** Meeting open to the public for comments on matters not on the agenda or items on the agenda for which no public discussion is provided.
11. **APPROVAL OF MINUTES**
    - July 7, 2026 Regular & Closed Session Meeting Minutes
12. **ORDINANCE – 2nd Reading / Public Hearing**
    ORDINANCE NO. 007-2026 - AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR THE INITIAL COSTS ASSOCIATED WITH THE RENOVATION OF THE BYRAM TOWNSHIP POLICE DEPARTMENT IN AND BY THE TOWNSHIP OF BYRAM TO PROVIDE FUNDING IN THE AMOUNT NOT TO EXCEED $250,000.00
    Purpose Statement: Initial costs associated with the renovation of the Byram Township Police Department.
13. **CONSENT AGENDA:** These items are considered to be routine by the Members of the Township Council and will be enacted on by one motion. There will be no separate discussion of these items unless a citizen or Council member so requests in which event the item may be removed from the general order of business and considered in its normal sequence on the agenda.
    A. Resolution No. 140-2026 – 2026 Miss Byram Winner – Kiera Graham
    B. Resolution No. 141-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of block 344 Lot 32 for Tax Year 2026 and the Cancellation of Taxes for the Second Half of 2026 and a Partial Refund of Taxes Paid for 2nd Quarter and 3rd Quarter in 2026
    C. Resolution No. 142-2026 – Resolution of the Township of Byram, County of Sussex, State of New Jersey "Authorizing a Refund for Duplicate Payment for 2nd Quarter 2026"
    D. Resolution No. 143-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 27 Lot 378 for Tax Year 2026 and the Partial Cancellation of 3rd Quarter Taxes as well as the Remaining Second Half of 2026
    E. Resolution No. 144-2026 – Resolution Accepting a Scope of Work with Harold E. Pellow & Associates, Inc. for Engineering Services Associated with the Byram Township Police Station Project – Not to Exceed $35,000
    F. Resolution No. 145-2026 – Resolution Accepting a Scope of Work with Fox Architectural Design P.C. for Architectural Services Associated with the Byram Township Police Station Project – Not to Exceed $169,350.00
14. **APPROVAL OF JULY 21, 2026 BILL LIST**
15. **ITEMS FOR DISCUSSION**
16. **FUTURE AGENDA DISCUSSION ITEMS**
17. **PUBLIC PARTICIPATION II**
18. **EXECUTIVE SESSION – Session II (if necessary)**
19. **ANY OTHER BUSINESS THE COUNCIL DEEMS NECESSARY**
20. **ADJOURNMENT**

TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY
ORDINANCE NO. 007 - 2026

AN ORDINANCE TO AUTHORIZE A CAPITAL EXPENDITURE FOR THE INITIAL COSTS ASSOCIATED WITH THE RENOVATION OF THE BYRAM TOWNSHIP POLICE DEPARTMENT IN AND BY THE TOWNSHIP OF BYRAM TO PROVIDE FUNDING IN THE AMOUNT NOT TO EXCEED $250,000.00

Purpose Statement: Initial costs associated with the renovation of the Byram Township Police Department.

WHEREAS, the Township of Byram has been awarded a grant in the amount of $1,237,500 for the complete renovation of the Byram Township Police Department; and

WHEREAS, the Township of Byram is planning to complete the proposed renovations to the Police Department; and

WHEREAS, during the planning phases, initial costs arise that are in relation to the renovation of the police department including design development, site planning, construction & bid documentation, project supervision, construction management, engineering costs and other preliminary costs relating thereto; and

WHEREAS, the Township of Byram has money available in the amount of $250,000.00 from Capital Improvement Fund.

NOW, THEREFORE BE IT ORDAINED and enacted by the Council of the Township of Byram, County of Sussex, and State of New Jersey, as follows:

Section 1 – The Manager and Municipal Clerk are authorized to execute contracts as set forth in plans. All actions shall be taken in accordance with the Local Public Contracts Law and other applicable regulations.

Section 2 – This ordinance shall be funded as follows:

$250,000.00 Capital Improvement Fund

Section 3 – This Ordinance shall take effect upon final passage in publication in accordance with the law.

Introduced: July 7, 2026 Adopted: July 21, 2026

____
Cynthia Church, RMC
Township Clerk

____
Alexander Rubenstein
Mayor

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

NOTICE OF ADOPTION

NOTICE is hereby given that Ordinance 007-2026 was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 7th day of July 2026. The said ordinance was further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 21st day of July at 7:30 p.m. at which time all persons were given the opportunity to be heard. It was finally passed and adopted and will be in full force in the Township according to law.

____
Cynthia Church, RMC
Township Clerk

Township of Byram
Resolution No. 140-2026

2026 Miss Byram Winner – Keira Graham

WHEREAS, Keira Graham is the 2026 Miss Byram winner and will be awarded a check for $500.00.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council recognizes Keira Graham as the 2026 Miss Byram winner and authorizes the release of the $500.00 award.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 21, 2026.

____
Cynthia Church, Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 141– 2026

RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS TO OWNER OF BLOCK 344 LOT 32 FOR TAX YEAR 2026 AND THE CANCELLATION OF TAXES FOR THE SECOND HALF OF 2026 AND A PARTIAL REFUND OF TAXES PAID FOR 2nd QUARTER AND 3RD QUARTER IN 2026

WHEREAS, Shaun Thomas, the lawful owner of Block 344, Lot 32, also known as 273 Lackawanna Trail has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, Shaun Thomas, has applied to the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which will be granted for the year 2026; and

WHEREAS, the Tax Assessor has recommended that this exemption be retroactive to June 3, 2026; and

WHEREAS, the Tax Collector has determined that the property taxes are paid through the 3rd quarter of 2026. Therefore, a refund is due in the amount of $4,787.68 which represents a partial refund of 2nd quarter full amount of 3rd quarter of 2026; and

WHEREAS, the Tax Collector is to cancel the taxes for the remainder of the second half of 2026 taxes.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey, that the property be classified as 100% exempt effective June 3, 2026, and the Tax Collector be authorized to issue a refund in the amount of $4,787.68 to Shaun Thomas, 273 Lackawanna Drive, Byram Township, NJ 07821.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 21, 2026.

Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 142– 2026

RESOLUTION OF THE TOWNSHIP OF BYRAM, COUNTY OF SUSSEX, STATE OF NEW JERSEY "AUTHORIZING A REFUND FOR DUPLICATE PAYMENT FOR 2ND QUARTER 2026"

WHEREAS, on June 1, 2026, PHH Mortgage Services, mortgage company, had paid 2nd quarter 2026 real estate taxes in the amount of $2,437.57 and on June 10, 2026, Patricia Balser, property owner, paid 2nd quarter for block 253 Lot 17 also known as 2 Brown Drive; and

WHEREAS, on July 14, 2026, PHH Mortgage Services contacted the Byram Township Finance Office to inform us that 2nd quarter 2026 real estate payment was made twice in error for Block 253 Lot 17 also known as2 Brown Drive; and

WHEREAS on July 14, 2026, PHH Mortgage Services requested their payment which was paid twice in error to block 253 Lot 17 also known as 2 Brown Drive; and

WHEREAS, a refund of this duplicate payment in the amount of $2,437.57 which was made in error to block 253 lot 17 by PHH Mortgage Services, must be returned.

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be authorized to execute the documents necessary to refund PHH Mortgage Services, Attn: Reverse Tax Department, 1661 Worthington Road, Suite 100, West Palm Beach, 33409 in the amount of $2,437.57 which represents said payment; and

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 21, 2026.

____
Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
RESOLUTION NO. 143 – 2026

RESOLUTION AUTHORIZING 100% DISABLED VETERAN EXEMPT STATUS TO OWNER OF BLOCK 27 LOT 378 FOR TAX YEAR 2026 AND THE PARTIAL CANCELLATION OF 3RD QUARTER TAXES AS WELL AS THE REMAINING SECOND HALF OF 2026

WHEREAS, Luis A. Perez, the lawful owner of Block 27, Lot 378, also known as 3 Chestnut Street has been deemed 100% disabled by the Department of Veteran's Affairs; and

WHEREAS, Luis A. Perez, has applied to the Byram Township Tax Assessor for a 100% Disabled Veteran exemption in accordance with 54:4-3:30, which will be granted for the year 2026; and

WHEREAS, the Tax Assessor has recommended that this exemption be retroactive to July 14, 2026; and

WHEREAS, the Tax Collector has determined that the property taxes are paid through the 2nd quarter of 2026; and
and

WHEREAS, the Tax Collector is to cancel partial taxes for 3rd quarter 2026 taxes.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Byram in the County of Sussex and the State of New Jersey, that the property be classified as 100% exempt effective July 14, 2026, and the Tax Collector be authorized to issue cancellation for a portion of 3rd quarter taxes and the remainder of taxes in 2026.

.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 21, 2026.

____
Cynthia Church, RMC
Township Clerk

TOWNSHIP OF BYRAM
COUNTY OF SUSSEX
STATE OF NEW JERSEY

RESOLUTION NO. 144-2026

RESOLUTION ACCEPTING A SCOPE OF WORK WITH HAROLD E. PELLOW & ASSOCIATES, INC. FOR ENGINEERING SERVICES ASSOCIATED WITH THE BYRAM TOWNSHIP POLICE STATION PROJECT

WHEREAS, the Township of Byram is pursuing grant funding through the United States Department of Agriculture (USDA) for improvements to the Byram Township Police Station located at 10 Mansfield Drive, Byram Township, New Jersey; and

WHEREAS, in support of the USDA grant application and future project implementation, the Township requires professional engineering services to prepare an Environmental Report for Categorical Exclusion, a Preliminary Architectural Feasibility Report, and Site Improvement Bid Plans; and

WHEREAS, the Township Engineer, Harold E. Pellow & Associates, Inc., submitted a memorandum dated July 15, 2026 outlining the proposed scope of work and associated engineering costs; and

WHEREAS, the proposed scope of work includes:

- Environmental Report for Categorical Exclusion - $10,000.00
- Preliminary Architectural Feasibility Report - $5,000.00
- Preparation of Site Improvement Bid Plans and NJDEP Permit by Registration Documents - $20,000.00

for a total amount not to exceed Thirty-Five Thousand Dollars ($35,000.00); and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to accept the scope of work; and

WHEREAS, funds for this purpose have been certified by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Byram, County of Sussex, State of New Jersey hereby authorized the Scope of Work with Harold E. Pellow & Associates, Inc. for engineering services associated with the Byram Township Police Station Project for an amount not to exceed $35,000.00.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:
I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 21, 2026.

Cynthia Church, RMC
Township Clerk

HAROLD E. PELLOW & ASSOCIATES, INC.
CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS
ESTABLISHED 1969

HAROLD E. PELLOW, *PRESIDENT*
2022 Distinguished Engineering Service Award
from the NJ Society of Professional Engineers
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.

CORY L. STONER, *EXEC. VICE PRESIDENT*
NJ – P.E., NJ –P.P., NJ – C.M.E.

ANN PELLOW WAGNER
NJ – C.L.A., VA – C.L.A., PA – C.L.A.
(5/26/84 – 7/27/89)

MATTHEW J. MORRIS
NJ – L.L.A., NJ –P.P.

DAVID B. SIMMONS, JR., *VICE PRESIDENT*
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.
NY – P.E. & L.S., PA – P.E. & L.S.

THOMAS G. KNUTELSKY, ASSOCIATE
NJ – P.E., NJ –P.P.

July 15, 2026

Via Email (jsabatini@byramtwp.org)

MEMORANDUM TO: Mr. Joseph Sabatini, Byram Township Manager

FROM: Cory L. Stoner, P.E., C.M.E., Byram Township Engineer

SUBJECT: **Byram Township Police Station**
Located at 10 Mansfield Drive
Byram Township, Sussex County

Dear Joe:

As requested, I have reviewed the scope of work required to prepare the Environmental Report and Architectural Feasibility Report that is required in support of the USDA grant being sought by the Township. Based on this review and the various discussions we have had regarding the Byram Township Police Station project, I estimate that the following engineering activities will be incurred related to the preparation of these reports. Below is a review of the activities. Also below is a review of the activities that will be needed for the full site plan design and preparation of bid documents for this project.

1. **Environmental Report for Categorical Exclusion**: This report will include the following:

   A. Project description and location of the project.
   B. Ownership of the property and review of the uses of the building and property.
   C. Known historic preservation aspects of the property.
   D. Threatened and endangered species/biological resources.
   E. Freshwater wetlands and associated transition areas.
   F. Floodplains and adjustments due to climate change conditions.
   G. Review of environmental risks that could be associated with the proposed project.

   The work on this activity has already begun to determine the impact of flood hazard areas on the proposed project. It is estimated that the total cost's for Harold E. Pellow & Associates, Inc. (HPA) to perform the work needed for this Environmental Report would be **$10,000**. This estimate does not include an environmental review of the building itself. Per our discussion with USDA representatives, a Phase 1 Environmental Site Assessment review of the building is needed to outline any environmental concerns related to the building before renovation. HPA does not perform this work but we can assist the Township in procuring and environmental firm to handle this work. The price for this work is estimated to be $5,000 to $10,000.

2. **Preliminary Architectural Feasibility Report:** The following engineering activities are anticipated:

   A. Provide description of project site.
   B. Prepare a Flood Plain Report and include any flood-proofing improvements to the exterior site of the proposed Police Department Building.
   C. Review of environmentally sensitive areas (wetlands, flood plain & flood hazard areas).
   D. Prepare a Schematic Site Plan.
   E. Outline any construction problems.
   F. Preliminary cost estimate for site improvements.

   Based on a review of FEMA flood plain information, the adjusted limits of the 100-year flood plain associated with Lubbers Run will find that the entire Municipal Building will be located within a 100-year flood plain. Being in such a flood plain will increase the building construction elements that will need to be design to account for building flood proofing requirements. It is estimated that the cost for HPA to perform the work required for the Preliminary Architectural Feasibility Report is **$5,000**. Note that we have not included any costs related to geotechnical borings that may be needed for the design of the exterior building walls. It is assumed that the Architect will include those costs in the costs that will be incurred by their structural engineer.

3. **Prepare Site Improvement Bid Plans**: Once authorized to proceed to design, HPA will proceed with the preparation of the site plan drawing and the NJDEP permit plans for the project. It is anticipated that the work related to the building exterior improvements, sallyport access and minor exterior lawn and sidewalks repairs will qualify for an NJDEP Permit by Registration submission to the NJDEP. It is anticipated that the preparation of the site plan drawings for bidding and the documents needed for submission to the NJDEP as a Permit by Registration will cost **$20,000**.

As shown above, I estimate that the cost for HPA to assist with the preparation of the Environmental Report, Preliminary Architectural Feasibility Report and prepare the final site plan bid documents will be **$35,000**.

I hope the above estimate and discussion of engineering activities will be found helpful. If you have any questions regarding any of the information provided, please do not hesitate to contact me.

Very truly yours,

Cory L. Stoner, P.E., P.P., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Byram Township Engineer

CLS:cls
K:\PROJECTS\MUNICIPAL\BYRAM\COUNCIL\03-257 - COUNCIL BUSINESS\SABATINI - BYRAM PD BUILDING ENGINEERING COSTS.DOC

TOWNSHIP OF BYRAM
COUNTY OF SUSSEX
STATE OF NEW JERSEY

RESOLUTION NO. 145-2026

RESOLUTION ACCEPTING A SCOPE OF WORK WITH FOX ARCHITECTURAL DESIGN P.C. FOR ARCHITECTURAL SERVICES ASSOCIATED WITH THE BYRAM TOWNSHIP POLICE STATION PROJECT

WHEREAS, the Township of Byram is pursuing grant funding through the United States Department of Agriculture (USDA) for improvements to the Byram Township Police Station located at 10 Mansfield Drive, Byram Township, New Jersey; and

WHEREAS, in support of the USDA grant application and future project implementation, the Township requires professional architectural services to prepare Feasibility Report, Bid Documents, Cost Estimate, Bidding Process, and the Construction Administration for the proposed renovations; and

WHEREAS, the Fox Architectural Design P.C., submitted a memorandum dated July 17, 2026 outlining the proposed scope of work and associated costs; and

WHEREAS, the proposed scope of work includes:

Phase I – Architectural Feasibility Report……………….. $ 9,500.00
Phase II – Bid Documents
Architectural… ……………………………….. $ 70,000.00
Structural Engineering………………………… $ 25,000.00
MEP Engineering……………..………………. $ 40,000.00
Soils Analysis and Report…………………….. $ 10,000.00
Phase III – Cost Estimate………………………………… $ 9,000.00
Phase IV – Bidding Process…………………….………$ 4,000.00
Postage, Printing and Reproduction Costs………………...$ 1,850.00

for a total amount not to exceed One Hundred Sixty-Nine Thousand, Three Hundred and Fifty dollars ($169,350); and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to accept the scope of work; and

WHEREAS, funds for this purpose have been certified by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Byram, County of Sussex, State of New Jersey hereby authorized the Scope of Work with Fox Architectural Design P.C. for architectural services associated with the Byram Township Police Station Project for an amount not to exceed $169,350.00.

BYRAM TOWNSHIP COUNCIL

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:
I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on July 21, 2026.

____
Cynthia Church, RMC
Township Clerk

546 State Route 10 West, Ledgewood, NJ 07852 Office: 973-970-9355 Fax: 973-970-9356 www.foxarch.com

July 17, 2026

Township of Byram
10 Mansfield Drive
Stanhope, NJ 07874
Attn.: Joseph Sabatini

E-mail: jsabatini@byramtwp.org

RE: Police Department relocation
10 Mansfield Drive
Township of Byram
Architectural File No. 24124

Dear Joe:

We look forward to assisting the Township with the relocation of the Police Department to the front area of the existing municipal building. This letter is to outline our understanding of the scope of this project, and shall serve as our Agreement for Architectural Services required for the Feasibility Report, Bid Documents, Cost Estimate, Bidding Process, and the Construction Administration for the proposed renovations.

The design that will be used for the creation of the Bid Documents will be the previously approved space layout dated February 5, 2025. This document also includes an itemized scope of work to be provided for each space. This will be the basis of the project requirements shown on the final Bid Documents. A copy of this layout is included with this proposal. If there are any changes required to this previously approved layout, those will be completed and invoiced hourly as an Additional Service. However, it is our understanding that there currently are no desired changes.

Please note that our proposal does not include any survey or site plan related analysis, engineering design, submittals, or other related work outside of the building envelope. These items will all be completed and provided separately by your Township Engineer.

Phase I – Architectural Feasibility Report

The first step to be completed will be the preparation of a report that is part of the USDA requirement for the "Preliminary Architectural Feasibility Report". We will put together and collate this report with information from the Municipality and from the Township Engineer as described in the attached letter. This letter breaks down who will be responsible for supplying the information for each line item specified in the report outline.

Please note that for Item #8 in the report, the Preliminary Cost Estimate has already been completed and has been sent to your attention for the proposed preliminary construction, the finalized A&E soft costs (not including any site engineering), and other building construction related items. Other administrative items may still need to be addressed by the Township as outlined in the USDA requirements.

Phase II – Bid Document Phase

Using the space design layout that was previously approved, we will develop the Architectural Construction Documents for bidding, permitting, and construction. These documents will include the required plans, details, notes, and the associated written specifications. The documents will also contain the necessary performance and quality assurance information to allow for competitive public bidding.

Separate from these architectural documents, the proposed construction will also require that additional documents be prepared by a mechanical, electrical and plumbing (MEP) engineer. This work will include, but is not limited to, evaluation of the existing building services, design of the new HVAC systems, design of the electrical layout and circuiting, design of the proposed plumbing layout, and performance specifications for the fire alarm system integration. We will coordinate with the MEP engineer during their development of these systems designs.

These plans will also include various "dry flood proofing" measures to address the issues created by the flood elevation height that has been established by your Township Engineer. This will affect the new construction detailing, as well as the structure of the existing building components. Due to these requirements, a structural engineer will also be required to address the designs for the new structural components, and the designs for the reinforcing of existing structures, or their removal and replacement, as required.

For the structural engineer to complete their work for the building, a Soils Analysis and Report will need to be provided. Based upon the assumption that the previous soils report for the site will not be able to be utilized for this specific project, we will coordinate with a Soils Engineer to develop a new report. Their work will include sample collection, lab analysis, and the creation of a written document that will be used by the structural engineer for their design.

We will also coordinate as necessary with the Township to develop the "boilerplate" / front-end of the specifications book for the public bid. This proposal is based upon the Township separately hiring a QPA to produce this portion of the bid specs complying with the Township's requirements and the public bidding statutes. This front-end document will accompany our written material specifications and the final drawings to create the full bidding package.

Once all documents are complete, we recommend that your Municipal Construction Code Official review the drawings and comment as required. At the same time, we will submit these final drawings to the NJDOC for review and comment. Any adjustments that are necessary due to these reviews should be made before proceeding with putting the project out to public bid.

Phase III – Cost Estimate

Once the Bid Documents are completed, we will provide a full set of the Architectural, Structural Engineering, and MEP Engineering drawings and specifications to the Cost Estimator. We will also provide them with the Civil Engineering drawings separately produced by the Township Engineer. The estimator will then coordinate and produce a new Cost Estimate based upon the final Bid Document package. The format of this new estimate will be similar to the previously completed and provided Preliminary Cost Estimate. Once finalized, we will forward you a copy for your review and records.

Phase IV – Bidding Phase

We will provide the Township's QPA with electronic PDF copies of the final bid drawings and our written specifications which will be added to their front-end documents to create the final bid package. All prospective bidders will obtain these bid documents from the Township. The Township will maintain the official plan holders list.

We will conduct a pre-bid conference at the building. We will answer bidder's technical questions during the bidding process, and will forward any administrative related questions received to you to be answered. We will then prepare an official Addendum that your QPA will distribute to the official plan holders. We will also attend the bid opening.

After the bids are received, we will assist the Township in reviewing the bid results, and will make a recommendation for a project award based upon this initial review. Then the recommended bidder's paperwork will need to be fully reviewed by the Township to verify the bid submission's conformance with the front-end requirements. Then the Township can coordinate the necessary contracts, and then can issue the official Notice to Proceed.

If for any reason all the bids are rejected, after all work performed to date is paid, any additional work following that first bid will be invoiced hourly as per our enclosed hourly Fee Schedule, or by means of a second separate proposal. This includes, but is not limited to, changes to the scope of work, the design, the bid documents, or to the specifications.

Phase V – Contract Administration Phase

We will conduct a pre-construction meeting on-site with the selected contractor and the Township representatives where the scheduling, payment application process, preliminary submittals, and other applicable issues will be discussed. At this meeting, we will provide the contractor with two copies of printed, signed and sealed architectural, structural, and MEP drawings for their permit submittal to the Building Department.

During the construction, we will review shop drawings and samples submitted by the contractor to verify conformance with the bid documents and the overall design intent. All MEP related submittals will be forwarded to the MEP engineer for their review and approval. All structural related submittals will be forwarded to the structural engineer for their review and approval. We will forward all items requiring finish selections to the Township to make those selections.

We propose to visit the job site approximately once every other week, or as necessary, during the construction progress to review the work, to review payment applications from the contractor, review potential change orders, and to answer questions that may arise.

At, or near, the conclusion of the construction, at the point of Substantial Completion, we and our engineers will prepare a punch list of items that are either incomplete, or not in conformance with the bid documents. After the necessary corrections have been made, we will then perform a final walk-thru to verify that the deficient items were addressed. We anticipate, and this proposal assumes, that the construction will take six months from the issuance of the Notice to Proceed. If the construction extends beyond the anticipated six months, then additional services would be required for the extension, and will be invoiced hourly as per our enclosed Fee Schedule, or a separate proposal will be provided.

The end of the Contract Administration Phase will conclude all phases of the project.

<u>Professional Fees</u>

Phase I – Architectural Feasibility Report…………………	$ 9,500.00
Phase II – Bid Documents	
Architectural………………………………………………	$ 70,000.00
Structural Engineering…………………………………	$ 25,000.00
MEP Engineering…………………………………………	$ 40,000.00
Soils Analysis and Report……………………………	$ 10,000.00
Phase III – Cost Estimate………………………………………	$ 9,000.00
Phase IV – Bidding Process……………………………………	$ 4,000.00
Phase V – Contract Administration	
Architectural………………………………………………	$ 36,000.00
Structural Engineering…………………………………	$ 13,000.00
MEP Engineering…………………………………………	$ 12,000.00
Postage, Printing and Reproduction Costs…………………	$ 1,850.00

If this proposal meets with your approval, please sign one copy, initial each page, and return it to me with a Purchase Order in the amount of $230,350.00 for all the noted phases of the project. We will then prepare a preliminary project schedule for review and comment.

We are very pleased to be able to provide this proposal to you for these professional design services. If you have any questions regarding any aspect of this proposal, please feel free to give me a call to discuss.

Very truly yours,

Kenneth J. Fox, AIA PP

Enclosure(s)

I authorize Fox Architectural Design, PC to proceed with the project as outlined herein, and I agree to all of the stipulations in the proposal, the Fee Schedule, and the Standard Terms and Conditions.

____

Name of Municipality

____

Municipality Address

__________________________ __________________

Signature *Date*

__________________________ __________________

Printed Name *Title*

2025—2026 FEE SCHEDULE
(Subject to Change Annually)

PERSONNEL HOURLY BILLING

Please note that the following fees are not attributed to 'Fixed Fee" proposals unless there is a change in the Scope of a Project, at which time you will be notified requesting authorization prior to the

Principal Architect	$225.00 per hour
Project Architect	$190.00 per hour
Engineer	$170.00 per hour
Designer/Draftsman	$160.00 per hour
Technician / Clerical	$ 75.00 per hour

POSTAGE, PRINTING and REPRODUCTION COSTS

All postage & delivery fees billed @ Cost & 20%
All letter or legal size copies billed @ Cost & 20%

12 x 18	$1.25 per sheet
18 x 24	$3.00 per sheet
24 x 36	$6.00 per sheet
30 x 42	$9.00 per sheet

REIMBURSIBLES

All reimbursable expenses are billed @ Cost & 20%

OPTIONAL ADDITIONAL SERVICES

All tasks listed below are to be billed hourly as per the rates above – unless otherwise specified within the proposal. The greater of the calculated total hourly cost or the minimum fee noted below will apply. All additional costs noted are added after fee is calculated. Other tasks not listed below will be billed hourly as per the rates above with no minimum fees.

SPECIFIC TASK TO BE PERFORMED	MINIMUM	ADDITIONAL COSTS / NOTES
Preparation of displays for Board Hearings and Municipal Meetings	$375.00	
Filling out and Coordinating Application Forms and Checklists for Municipal Boards	$250.00	**Plus submission & printing costs**
Preparation and Sending of Notices to Property Owners and Noticing to Newspaper	$275.00	**Plus postage, advertisement costs, etc.**
Professional Attendance at Municipal Board Hearing	$775.00	**Regardless of application being heard by the Board**
Professional Attendance at Municipal Board Hearing	$900.00	**If hearing goes past 9:15 p.m.**
Coordination and acquisition of Building Permit Denial from Municipal Building Department	$350.00	
Coordination and Meeting with Municipal Officials from any Municipal Department	$375.00	**Unless otherwise provided in proposal**
On-site Structural Observation and Certified Report for submission to Municipal Building Department	$775.00	**No drawings included in price**
Site Visits 50 miles or less from office with report	$700.00	
Site Visits greater than 50 miles from office with report	$750.00	

Payments made by debit / charge card will be assessed a 3.5% Convenience Fee.

Revised 11/20/25

Fox Architectural Design, PC
Standard Terms and Conditions
2025 - 2026

For the purposes of these Terms and Conditions, Fox Architectural Design, PC shall be hereafter referred to as the ARCHITECT. The individual or entity entering into this Contract with the ARCHITECT shall be hereafter referred to as the CLIENT.

INVOICING AND PAYMENTS

ADDITIONAL COSTS. Anticipated additional costs beyond the proposed project price in the contract may include, but are not limited to, agreed upon specific additional services, all prints of drawings (progress, preliminary or final), copies of drawings (progress, preliminary or final), postage fees, delivery fees, mileage reimbursements, insurance surcharge fees, late payment fees, and any other reasonable fees or costs associated with the development and progress of this project.

INVOICES. Full payment of all invoices is due immediately upon receipt. No signed and sealed documents will be issued until all project payments to the issuance date are current. After thirty (30) days, an outstanding invoice will be subject to an interest charge of 1.5% per month. The CLIENT shall have fifteen (15) days from the invoice date to contact the ARCHITECT concerning any questions on the amount of billings. Failure to contact the ARCHITECT within this period shall be considered as acceptance of the submitted billing. The CLIENT expressly acknowledges that the payment of the ARCHITECT's invoices is not contingent upon receipt by the CLIENT of funds from outside sources. The CLIENT shall pay all attorney's fees, out-of-pocket expenses, and other reasonable costs incurred by the ARCHITECT in collecting on delinquent accounts.

SUSPENSION. The ARCHITECT reserves the right to cease providing services due to any delinquency of payment beyond thirty-five (35) days of any invoice for any services performed for the CLIENT. The ARCHITECT shall have no obligation to provide notice prior to such a suspension. During the period of suspension, the CLIENT may not use, distribute, or in any way receive benefit from any deliverable for which payment is overdue. The ARCHITECT assumes no responsibility or liability for difficulties, damages or delays caused by nonpayment for services. This is not a termination of the original contract – it is a temporary suspension during the contract.

LIENS. The New Jersey Construction Lien Law allows liens to be placed upon properties due to the nonpayment of professional service bills. Acceptance of this agreement will also constitute agreement by the parties to the voluntary placement of a lien pursuant to said act on any invoice outstanding more than fifteen (15) days regardless of any other requirements of said act or any other act.

PROJECT PROGRESS. The fees quoted in this proposal are contingent upon the timely progression of phases outlined herein. If the CLIENT holds up the project at any time for a period of more than three calendar months, the ARCHITECT will perform a reexamination of the original contract. If it is found that the original fees need to be renegotiated, then an updated proposal will be sent to the CLIENT for approval.

RETAINERS. Retainers received at the commencement of projects will be credited to the final invoice.

REIMBURSIBLES. All expenses incurred by the ARCHITECT related to the CLIENT's project will be billed Cost plus 20%, in addition to the professional services fees outlined in this Contract.

GENERAL CONDITIONS

CONTRACT. Where a separate Agreement is not executed, the written Proposal and these Terms and Conditions will serve as a Contract for the professional services outlined herein. Initialing of the Terms and Conditions shall indicate acceptance.

SCOPE. The CLIENT acknowledges that the ARCHITECT's contractual obligations, and/or professional liabilities, are understood to be limited to those services expressly included in the scope of work outlined in this Contract or Proposal. If there is a change in the scope agreed to in the original Contract, then the ARCHITECT shall provide written notice to the CLIENT outlining the necessary modifications to the original Contract.

PROPOSAL ACCEPTANCE. This proposal is valid for a period of fourteen (14) days from the date on the proposal, after which the ARCHITECT has the right to review and revise the fees, timeframe, and other terms and conditions specified herein.

CLIENT. The individual(s) executing this Contract, hereafter referred to as the CLIENT, represent that they have the authority to enter into this Agreement. If the CLIENT is acting on behalf of a partnership, corporation, or funding agency, then they represent that they have the authority to bind that entity to this Agreement, or they accept personal liability for all claims.

ASSIGNMENT. Neither the CLIENT nor ARCHITECT shall assign or transfer any rights or interest in this Agreement to any other party except with the prior written permission of the other.

PRIME PROFESSIONAL. The ARCHITECT can serve as the CLIENT's prime design professional and representative for the project providing professional consultation and advice. With the CLIENT's consent, the ARCHITECT may employ other consultants for the CLIENT as deemed necessary to assist in the performance or furnishing of the professional services outlined herein.

CONSULTANTS. The ARCHITECT is not authorized to bind any other consultants to any agreements and/or obligations to the CLIENT except as specifically outlined herein. The ARCHITECT will not be held accountable or responsible for the performance of other consultants, nor shall the ARCHITECT be accountable for CLIENT obligations to others.

ACTS BY OTHERS. The ARCHITECT shall be considered indemnified by the CLIENT from any acts performed by anyone other than the ARCHITECT's own employees or agents. The ARCHITECT shall not be responsible for the acts or omissions of the CLIENT, any contractor, sub-contractor, or supplier, or any of the agents or employees thereof.

STANDARD OF CARE. The standard of care for all professional architectural and related services performed or provided by the ARCHITECT under this Contract will be the care and skill ordinarily used by members of the ARCHITECT's profession, practicing under similar conditions at the same time and in the same locality. The ARCHITECT makes no warranties, express or implied, under this Agreement or otherwise, in connection with the ARCHITECT's services.

CLIENT HELD HARMLESS. The ARCHITECT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors and employees (collectively, CLIENT) against damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the ARCHITECT's negligent performance of professional services under this Agreement and that of its sub-consultants or anyone for whom the ARCHITECT is legally liable.

ARCHITECT HELD HARMLESS. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the ARCHITECT, its officers, directors and employees (collectively, ARCHITECT) against damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the CLIENT's negligent acts in connection with the Project and the acts of its contractors, sub-contractors, consultants or anyone for whom the CLIENT is legally liable.

LIABILITY BETWEEN PARTIES. The CLIENT and the ARCHITECT shall not be liable to each other for consequential damages, including, without limitation, loss of use or loss of profits, incurred by either party or their affiliations, regardless of whether such claim is based upon alleged breach of contract, willful misconduct, omission, or negligent act.

LIMITATION AND EXTENT OF LIABILITY. To the maximum extent permitted by law, the CLIENT agrees to limit the ARCHITECT's liability to the total dollar value of the contract for all proven injuries, damages, claims, losses, costs, expenses, or claim expenses (including attorney's fees) arising out of this Agreement from any cause or causes. This limitation shall apply regardless of the cause of action or legal theory pled or asserted. Any claims that are to be held in court against the ARCHITECT shall have their proceedings in the Morris County, New Jersey court system.

SEVERABILITY. If any term, condition or provision of this Contract is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms, conditions and provisions of this Agreement shall remain in full force and effect.

TERMINATION OF CONTRACT. Either party may terminate this Agreement with seven (7) days written notice if there is a breach by the other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. If this Agreement is terminated, the ARCHITECT will be paid for all services performed up to and including the termination date as per the Standard Fee Schedule, and for all reimbursable expenses.

Client's initials _______

CODES AND ORDINANCES

CODES. The work performed by the ARCHITECT will be in accordance with the applicable building codes adopted by the State at the time of the project. If during the course of the project, the codes change or new codes are adopted that may affect the project, then the ARCHITECT will notify the CLIENT regarding the code change. It will be necessary to review and/or change portions of the completed work to conform to the new codes. If changes are needed, then the ARCHITECT will notify the CLIENT and estimate the fee required to make said changes. The ARCHITECT accepts no responsibility for changes in codes, ordinances, administrative procedures, construction costs, or market conditions as they may affect the project.

RESIDENTIAL ENERGY CODES. Unless otherwise stated in the Contract, demonstration of energy code conformance for residential projects will be performed utilizing energy code design analysis software. This analysis, and the creation of the resulting design conformance certificate required for permit submittal, will be addressed as a separate line item on the schedule of fees. Depending on the complexity of the building, it may be necessary to create multiple analyses, and/or to modify the design or construction drawings to achieve conformance. Additional analyses and/or exploration of design modifications will be billed additional as an hourly fee in accordance with the Standard Fee Schedule.

COMMERCIAL ENERGY CODES. Unless otherwise stated in the Contract, demonstration of energy code conformance for commercial projects will not be provided as part of the basic architectural services. The CLIENT may request that the ARCHITECT demonstrate energy code conformance using design software, for an additional hourly fee in accordance with the Standard Fee Schedule.

BEFORE, DURING AND AFTER CONSTRUCTION

PROJECT ACCESS. The CLIENT shall provide the ARCHITECT, its employees, directors, officers, agents, and sub-consultants, unobstructed access to the project site owned by the CLIENT and/or others in order for the ARCHITECT to fulfill its scope of services outlined in the Contract. Non-destructive methods are normally utilized; however, if destructive methods are required to ascertain information, the ARCHITECT will notify the CLIENT and await written approval from the CLIENT to perform the investigation. The ARCHITECT will not be responsible for clean up after destructive investigation or for the restoration of affected areas to the original condition.

CONSTRUCTION ADMINISTRATION. The CLIENT acknowledges that it is customary for the ARCHITECT, who is responsible for the construction documents, to be retained to provide services during the bidding and construction phases of the project minimally at the times specified in the proposal. If the ARCHITECT is not retained to provide such professional services, then the CLIENT agrees and acknowledges that the ARCHITECT will not be responsible for, and the CLIENT shall indemnify and hold the ARCHITECT harmless from all claims, damages, losses, and expenses (including attorney's fees) arising out of, or resulting from, any interpretation, clarification, substitution, acceptance, shop drawing, or sample approval or modification of such documentation issues or carried out by the CLIENT or contractor.

SHOP DRAWINGS. The CLIENT or contractor acknowledges that the act of forwarding any shop drawings to the ARCHITECT constitutes the pre-approval and acceptance of those shop drawings by the CLIENT or contractor. This includes, but is not limited to, checking the shop drawing's general conformance with the construction documents, and the verification on-site of any potential conflicts, performance issues, or measurements that may affect the work, or other related or adjacent work.

AS-BUILT DRAWINGS. If, as part of the contract, the ARCHITECT is retained to provide As-Built or Record of Construction Drawings, the CLIENT acknowledges that it is the CLIENT or their contractor who is in the position to control the accuracy and completeness of the information that may be needed to prepare said documents. The ARCHITECT can only be responsible for completeness and accuracy of measurements directly made by the ARCHITECT. The CLIENT or the contractor shall provide the ARCHITECT with a marked up set of plans and specifications showing any significant changes in the work made by the contractor or sub-contractors during the construction of the project. These changes shall be measured and/or recorded with an appropriate level of accuracy.

PERMITS AND ENGINEERING. The CLIENT or contractor will pay for all permit fees and for any special engineering work deemed necessary during the duration of the project.

SITE SAFETY. The ARCHITECT in no instance is to be responsible for means and methods of performance of the work, supervision, sequencing of construction, or safety in, on, or about the project site, nor shall the ARCHITECT have the authority to direct or stop the work of the CLIENT, its contractors, agents, or employees. The CLIENT represents that they have specifically assigned the responsibility for site safety to others.

PHOTOGRAPHS. The ARCHITECT shall have the right to include photographic or artistic representations of the design of the project among the ARCHITECT's promotional and professional materials. The ARCHITECT shall be given reasonable access to the completed project to make such representations. However, the ARCHITECT's materials shall not include the CLIENT's confidential or proprietary information if the CLIENT has previously advised the ARCHITECT in writing of the specific information considered by the CLIENT to be confidential or proprietary. The CLIENT shall provide professional credit for the ARCHITECT in the CLIENT's promotional materials for the project.

DOCUMENTS

INFORMATION. The CLIENT shall provide the ARCHITECT with the relevant information possessed by the CLIENT, or the CLIENT's consultants or contractors, required to perform the professional services outlined herein. The ARCHITECT will rely on that provided information to be accurate and complete. The CLIENT acknowledges that the ARCHITECT will not be responsible to certify the accuracy, completeness, or sufficiency of the information provided by others. The ARCHITECT will be held harmless for any claim, liability, or cost (including attorney's fees and costs of defense) for injury or loss arising, or allegedly arising, from errors, omissions, or inaccuracies in documents or other information provided by the CLIENT to the ARCHITECT.

RELEASE AND USAGE. Documents will be released to the CLIENT upon receipt of all payments due. The documents being provided are for the sole use of the CLIENT at the designated project site and may not be reused for other individuals or locations. The ARCHITECT shall not be held responsible for misuse, misinterpretation, or misapplication of documents.

CERTIFICATION. Drawings from the ARCHITECT are not valid unless both the signature and the embossed seal of the ARCHITECT appear on the prints. Alterations, erasures, revisions, or additions made to the ARCHITECT's drawings by any other party will invalidate those documents.

INSTRUMENTS OF SERVICE. All design and construction documents, including but not limited to, drawings and specifications prepared by the ARCHITECT are considered instruments of service and are the ARCHITECT's property and are protected by Copyright Law. Prints or copies of documents requested by the CLIENT will be furnished upon receipt of payment for all billed services and reimbursable fees.

DELIVERABLES. For building construction drawings, the ARCHITECT will provide the CLIENT with three (3) sets of final documents at the completion of the project, of which two (2) will be signed and sealed for permit submission to the municipality – ALL sets will be billed on the construction documents invoice. For site or zoning drawings, the ARCHITECT will provide the CLIENT with the municipality's required number of final drawing sets at the completion of the project phase, all of which will be signed and sealed for submission, plus one (1) copy for the CLIENT's records – all sets will be billed on the site/zoning documents invoice. The client can request, in writing (email acceptable), additional copies of drawings beyond what is noted above. All progress prints, all design prints, all interim prints, all final prints, all site prints, all zoning prints, and all additional prints will be billed in accordance with the printing and reproduction rates listed on the Standard Fee Schedule. All postage and delivery fees associated with the project will be billed as a reimbursable.

ELECTRONIC INFORMATION

ELECTRONIC DOCUMENTS. Computer files of documents can be provided, for a fee, subject to certain conditions and fees provided, unless otherwise stated in this Contract.

USAGE. The computer files that may be provided are Instruments of Service and are not products. They shall not be utilized for additions or modifications to the project, or for any other project, without the express written consent of the ARCHITECT. The delivery of these computer files is not to be construed as a warranty or guarantee to any party that all dimensions and details are exact. Nor does the delivery of these computer files imply the review and approval by the ARCHITECT for use by others without the express written consent of the ARCHITECT. The information provided may be partial, therefore it is the sole responsibility of the CLIENT to verify and correspond it with the full scope of the project.

RISK OF USAGE. The use of the computer files, or any portion thereof, without the participation of the ARCHITECT will be at the sole risk of the user and without any liability or legal exposure to the ARCHITECT. The user of the computer files shall be solely liable to verify the accuracy of the computer files and shall indemnify and hold harmless the ARCHITECT from and against claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of the unauthorized reuse of drawings, specifications, data, or other Instruments of Service.

HARD COPIES. The CLIENT acknowledges that the hard copies of the computer files that are signed and sealed by the ARCHITECT will supercede the computer files regarding any differences or discrepancies between the two. The CLIENT will immediately compare the hard copies and the computer files, and any damage, differences or discrepancies shall be brought to the attention of the ARCHITECT within thirty (30) days of receipt for a replacement at no additional charge. The ARCHITECT will not be responsible for any replacing of lost, damaged, or erroneous computer files beyond said date.

COPYRIGHT. The computer files and hard copies including, but not limited to, design concepts, construction drawings, and details are proprietary and confidential copyrighted material which has been prepared for the CLIENT for a specific purpose. This data shall not be copied, distributed, or altered in any way without the express written consent of the ARCHITECT.

546 State Route 10 West, Ledgewood, NJ 07852 Office: 973-970-9355 Fax: 973-970-9356 www.foxarch.com

April 29, 2026
Revised July 17, 2026

RE: Architectural Feasibility Report
Byram Police Alteration
Fox Architectural File No. 24124

E-mail: jsabatini@byramtwp.org

Dear Joe:

With regard to the USDA Requirement for a "Preliminary Architectural Feasibility Report", we will put together and collate this Report with information from the Municipality and from the Township Engineer, Cory Stoner, as described below. The numbers below coordinate with the Form you provided to complete this Report.

Byram Township (BT)
Fox Architectural Design (FAD)
Cory Stoner (CS)

ITEM	NAME	
1	BT	Municipality to provide "need".
2	BT	Township will provide all information, including any previous Structural Evaluation Reports or Hazardous Material Reports.
3	FAD	Fox will provide.
3a	FAD	Fox will provide plans and statement.
3b	BT	Byram Township to provide.
3c	BT	Byram Township to provide.
3d	FAD	Fox will provide plans and finish schedule.
3e	FAD	Fox to provide descriptions.
3f	FAD	Fox to provide.
3g	FAD	Fox to provide.
3h	FAD	Fox to provide description of Sally Port.
3i	BT	Byram Township to provide.
4	CS	Cory Stoner to provide.
		Continued next page

4a	BT	Byram Township to provide.
4b-k	CS	Cory Stoner to provide.
5a-d	CS	Cory Stoner to provide.
6a-b	FAD	Fox to provide.
7	FAD	Fox to provide description.
8a-b	FAD	Fox to provide.
8c	BT	Byram Township to provide.
8d	FAD	Fox to provide.
8e	FAD	Fox to provide Building Specifications.
8f-g	CS	Cory Stoner to provide.
8h-l	BT	Byram Township to provide.
8m	BT	Byram Township – contingencies to be included in Cost Estimator Report.
8n	BT	Byram Township to provide any additional expenditures needed.
8o	FAD	Fox to provide total.
9a-d	BT	Byram Township to provide.
10a	FAD	Fox to provide Construction Contract Method.
10b	FAD	Fox to provide Schedule.
10c	BT	Byram Township to provide monitoring inspection services.
11a-c	BT	Byram Township to provide.
12a	CS	Cory Stoner to provide photographs.
12b	FAD	Fox to provide Existing and Design Floor Plan.
13	BT	Byram Township to provide Conclusions and Recommendations paragraphs with anticipated no "alternatives to the proposed plan."

I look forward to working with you in an attempt to acquire this grant.

Very truly yours,

Kenneth J. Fox, AIA PP

June 16, 2026

Byram Township
Police Department
10 Mansfield Drive
Morris County, New Jersey
Construction Estimate Summary

BID RECAP		
DESCRIPTION	**TOTAL PRICE**	**COST/ SF**
GENERAL REQUIREMENTS SUBGROUP WORK		
GENERAL REQUIREMENTS	$ 1,440,863	**$ 339**
FACILITY CONSTRUCTION SUBGROUP WORK		
DEMOLITION	$ 174,079	**$ 41**
CONCRETE	$ 406,015	**$ 95**
MASONRY	$ 8,796	**$ 2**
FLOOD PROTECTION	$ 150,153	**$ 35**
EXTERIOR	$ 25,851	**$ 6**
ROOFING AND ACCESSORIES	$ 50,100	**$ 12**
SITE	$ 21,368	**$ 5**
DRY WALL	$ 110,159	**$ 26**
EXTERIOR FENCED SALLY PORT	$ 12,895	**$ 3**
PROCESSING ROOM AND HALL	$ 51,109	**$ 12**
PRISONER BATHROOM	$ 17,701	**$ 4**
INTERVIEW ROOM 1	$ 24,491	**$ 6**
INTERVIEW ROOM 2	$ 26,149	**$ 6**
ARMORY	$ 31,975	**$ 8**

121 Maple Avenue – Hackettstown, NJ 07840 | t: 908.835.1364 | f: 908.835.1108 | w: evolutionconstruction.com

PATROL ROOM	$ 25,448	**$ 6**
CHIEFS OFFICE AND PATROL ENTRY	$ 20,784	**$ 5**
LIEUTENANT & DETECTIVE OFFICE	$ 19,714	**$ 5**
SERGEANTS OFFICE	$ 23,534	**$ 6**
MENS LOCKER VESTIBULE	$ 8,754	**$ 2**
MENS LOCKER ROOM	$ 74,076	**$ 17**
MEN'S BATHROOM	$ 39,992	**$ 9**
WOMEN'S BATHROOM & LOCKERS	$ 38,973	**$ 9**
CENTRAL HALLWAY & CLOSETS	$ 81,249	**$ 19**
CRIME LAB	$ 37,812	**$ 9**
EVIDENCE	$ 23,795	**$ 6**
PUBLIC ENTRY & WAITING ROOM	$ 38,029	**$ 9**
PUBLIC BATHROOM	$ 11,546	**$ 3**
RECEPTION	$ 21,757	**$ 20**
MEETING / CONSULT ROOM	$ 18,229	**$ 16**
RECORDS ROOM	$ 30,548	**$ 27**
BREAK ROOM	$ 33,674	**$ 30**
MUSTER ROOM	$ 35,812	**$ 32**
STORAGE & IT CLOSET	$ 24,180	**$ 22**
TOTALS	**$ 3,159,610**	**$ 851**

BID SUMMARY		
TOTAL MATERIAL COST		**$ 820,247**
MATERIAL SALES TAX	**0%**	$ -
JOB EXPENSE		
TOTAL LABOR COST		**$ 685,394**
LABOR TAX	**0%**	$ -
TOTAL COST		**$ 1,505,640**
OVERHEADS @	**10%**	$ 150,564
PROFIT @	**5%**	$ 75,282
TOTAL COST W/ OVERHEADS + PROFIT		**$ 1,731,486**
INSURANCE	**1%**	$ 17,315
PROJECT SUPERVISION & PROJECT MANAGEMENT		$ 116,900
SUBMITTALS, SAMPLES, SHOP DRAWINGS, SITE SAFETY PLAN, ETC.		$ 12,320
TEMPORARY FACILITIES & CONTROLS		$ 26,745
PROJECT SCHEDULE (Primavera P3 or P6)		$ 3,960
OFFICE OVERHEADS		$ 22,000
CLOSEOUT PROCEDURES		$ 6,500
CONTINGENCY	**20%**	$ 391,971
ALLOWANCES - A&E SOFT COSTS. DESIGN/BID DOCS, SITE ENGINEERING, SOILS REPORT, CONSTRUCTION ADMINISTRATION, COST ESTIMATES		$ 273,000
MOBILIZATION / DEMOBILIZATION		$ 10,000
FURNITURE, EQUIPMENT AND SPECIALTIES		$ 250,000
SUB-CONTRACTS		$ 12,000
BOND PREMIUM	**2%**	$ 34,630
ESCALATION	6%	$ 250,783
BASE BID PRICE		**$ 3,159,610**

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				GENERAL REQUIREMENTS SUBGROUP WORK													
		DIVISION	01 00 00	GENERAL REQUIREMENTS							$ 90.00						
1				Scaffolding (Means & Method)	2684	SF	10%	2952	$0.00	$0.00	$90.00	0.03	88.57	$7,971.48	$2.70	$7,971.48	
2				Final Cleanup	4255	SF	10%	4681	$0.00	$0.00	$90.00	0.01	23.40	$2,106.23	$0.45	$2,106.23	
3				Contractor to coordinate with police's security vendor for access control,monitoring,intercoms,emergency call buttons, and other communications and IT related Installations	1	LS	0%	1	$1,000.00	$1,000.00	$90.00	0.00	0.00	$0.00	$1,000.00	$1,000.00	
							SUBTOTAL MATERIAL		$ 1,000	SUBTOTAL LABOR		$ 10,078	SUBTOTAL HOURS		111.97	SUBTOTAL	$ 11,078
				FACILITY CONSTRUCTION SUBGROUP WORK													
				DEMOLITION							$ 90.00						
				SELECTIVE DEMOLITION													
4	A1			Remove Existing Concrete Slab	3898	SF	0%	3898	$0.00	$0.00	$90.00	0.05	175.39	$15,785.16	$4.05	$15,785.16	
5	A1			Remove Flooring	3817	SF	0%	3817	$0.00	$0.00	$90.00	0.03	114.50	$10,305.09	$2.70	$10,305.09	
6	A1			Remove existing electrical, lighting and circuits	3817	SF	0%	3817	$0.00	$0.00	$90.00	0.04	152.67	$13,740.12	$3.60	$13,740.12	
7	A1			Remove existing HVAC systems, ductwork and controls	3817	SF	0%	3817	$0.00	$0.00	$90.00	0.05	190.84	$17,175.15	$4.50	$17,175.15	
8	A1			Remove Dropped Ceiling	3817	SF	0%	3817	$0.00	$0.00	$90.00	0.02	76.33	$6,870.06	$1.80	$6,870.06	
9	A1			Remove Interior Wall	2201	SF	0%	2201	$0.00	$0.00	$90.00	0.04	88.02	$7,922.12	$3.60	$7,922.12	
10	A1			Remove Interior Finishes	12443	SF	0%	12443	$0.00	$0.00	$90.00	0.03	373.30	$33,597.18	$2.70	$33,597.18	
11	A1			Remove Gypsum Board	8334	SF	0%	8334	$0.00	$0.00	$90.00	0.02	166.68	$15,001.36	$1.80	$15,001.36	
12	A1			Remove Double Leaf Door	2	EA	0%	2	$0.00	$0.00	$90.00	1.60	3.20	$288.00	$144.00	$288.00	
13	A1			Remove Exterior Wall	48	SF	0%	48	$0.00	$0.00	$90.00	0.04	1.90	$171.07	$3.60	$171.07	
14	A1			Remove Countertop	4	LF	0%	4	$0.00	$0.00	$90.00	0.20	0.84	$75.60	$18.00	$75.60	
15	A1			Sawcut & Remove Existing CMU Wall	557	SF	0%	557	$0.00	$0.00	$90.00	0.04	23.95	$2,155.79	$3.87	$2,155.79	
16	A1			Remove Toilet Partition With Door	17	LF	0%	17	$0.00	$0.00	$90.00	0.40	6.96	$626.04	$36.00	$626.04	
17	A1			Remove Water Closet	4	EA	0%	4	$0.00	$0.00	$90.00	2.00	8.00	$720.00	$180.00	$720.00	
18	A1			Remove Lavatory	6	EA	0%	6	$0.00	$0.00	$90.00	2.00	12.00	$1,080.00	$180.00	$1,080.00	
19	A1			Remove Urinal	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
20	A1			Remove Roofing	3610	SF	0%	3610	$0.00	$0.00	$90.00	0.02	72.20	$6,498.20	$1.80	$6,498.20	
21	A1			Remove Fascia	298	LF	0%	298	$0.00	$0.00	$90.00	0.03	8.95	$805.09	$2.70	$805.09	
22	A1			Remove Soffit	298	LF	0%	298	$0.00	$0.00	$90.00	0.04	11.93	$1,073.45	$3.60	$1,073.45	
23	A1			Remove Trim	298	LF	0%	298	$0.00	$0.00	$90.00	0.02	5.96	$536.72	$1.80	$536.72	
24	A1			Remove Single Leaf Door	21	EA	0%	21	$0.00	$0.00	$90.00	1.20	25.20	$2,268.00	$108.00	$2,268.00	
25	A1			Sidewalks Demo (Alternate)	526	SF	0%	526	$0.00	$0.00	$90.00	0.04	21.03	$1,892.66	$3.60	$1,892.66	
26	A1			Exterior Lighting to be remove and replaced	1	LS	0%	1	$0.00	$0.00	$90.00	16.00	16.00	$1,440.00	$1,440.00	$1,440.00	
27	A1			Remove Unused electrical switch gear	1	LS	0%	1	$0.00	$0.00	$90.00	8.00	8.00	$720.00	$720.00	$720.00	
28	A1			Remove Storefront 16' Wide	1	EA	0%	1	$0.00	$0.00	$90.00	4.00	4.00	$360.00	$360.00	$360.00	
29	A2			Remove Masonry Wall	210	SF	0%	210	$0.00	$0.00	$90.00	0.05	9.44	$849.65	$4.05	$849.65	
30	A2			Remove Furring	4105	SF	0%	4105	$0.00	$0.00	$90.00	0.03	102.62	$9,236.23	$2.25	$9,236.23	
							SUBTOTAL MATERIAL		$ -	SUBTOTAL LABOR		$ 151,373	SUBTOTAL HOURS		1681.92	SUBTOTAL	$ 151,373
				CONCRETE							$ 90.00						
				CAST-IN-PLACE CONCRETE													
31	A2			10" Thick 4000 PSI Concrete Slab on Grade w/ - #4 @ 12" o.c. Top & Bottom Each Way	3897	SF	10%	4286	$9.17	$39,293.79	$90.00	0.08	343.26	$30,893.46	$16.37	$70,187.24	
32	A2			Waterproofing Membrane	3897	SF	10%	4286	$0.20	$857.30	$90.00	0.002	8.57	$771.57	$0.38	$1,628.87	
33	A2			Compacted Granular Fill	3897	SF	10%	4286	$0.33	$1,395.49	$90.00	0.001	3.81	$342.92	$0.41	$1,738.41	
34	A2			Helical Piles (Tension 8000 Pounds Per Pile)	120	EA	0%	120	$1,250.00	$150,000.00	$90.00	8.00	960.00	$86,400.00	$1,970.00	$236,400.00	
35	A2			(2'x1') Concrete Footing	1	CY	10%	1	$298.20	$388.76	$90.00	2.61	3.40	$305.65	$532.65	$694.42	
				Earthwork													
36	A2			Soil To Be Exported	169	CY	10%	186	$0.00	$0.00	$90.00	0.60	111.72	$10,055.21	$54.00	$10,055.21	
37	A2			Excavation @ Slab	167	CY	10%	184	$0.00	$0.00	$90.00	0.60	110.50	$9,944.66	$54.00	$9,944.66	
38	A2			Excavation	9	CY	10%	10	$0.00	$0.00	$90.00	0.54	5.19	$467.28	$48.60	$467.28	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
39	A2			Backfill	7	CY	10%	8	$0.00	$0.00	$90.00	0.50	3.78	$340.54	$45.00	$340.54	
40	A2			Allowances For Excavation @ Helical Piles	120	LOC	0%	120	$0.00	$0.00	$90.00	2.00	240.00	$21,600.00	$180.00	$21,600.00	
							SUBTOTAL MATERIAL		$ 191,935	SUBTOTAL LABOR		$ 161,121	SUBTOTAL HOURS		1790.24	SUBTOTAL	$ 353,057
				MASONRY							$ 90.00						
				GROUTING													
41	A2			Grouting	7	CY	10%	7	$182.70	$1,361.48	$90.00	1.60	11.92	$1,073.09	$326.70	$2,434.56	
				UNIT MASONRY													
42	A2			8" CMU Wall	316	SF	10%	347	$3.62	$1,257.32	$90.00	0.10	34.73	$3,125.93	$12.62	$4,383.24	
				MASONRY REINFORCEING													
43	A2			#5 Bars	385	LBS	10%	424	$0.97	$411.23	$90.00	0.01	4.66	$419.71	$1.96	$830.94	
							SUBTOTAL MATERIAL		$ 3,030.03	SUBTOTAL LABOR		$ 4,618.72	SUBTOTAL HOURS		51.32	SUBTOTAL	$ 7,648.75
				FLOOD PROTECTION							$ 90.00						
44	A2			Polypropylene and bentonite membrane	3897	SF	10%	4286	$3.50	$15,002.72	$90.00	0.04	150.03	$13,502.45	$6.65	$28,505.17	
45	A2			Epoxy Flooring	4032	SF	10%	4435	$8.75	$38,805.88	$90.00	0.07	314.88	$28,339.38	$15.14	$67,145.26	
46	A2			Wrap @ Slab	3897	SF	10%	4286	$0.20	$857.30	$90.00	0.002	8.57	$771.57	$0.38	$1,628.87	
47	A2			Water Stop @ Slab	280	LF	10%	308	$3.50	$1,078.19	$90.00	0.04	10.78	$970.37	$6.65	$2,048.57	
48	A2			Cement Based Waterproofing @ Walls	1868	SF	10%	2055	$1.25	$2,568.28	$90.00	0.04	82.18	$7,396.65	$4.85	$9,964.93	
49	A2			(3'-3" x4'-0") Flood Panels @ Door -Aluminum Guides at door jambs -Garrison Flood Control Hammerhead Aluminum Flood Plank System.	2	EA	0%	2	$2,800.00	$5,600.00	$90.00	5.00	10.00	$900.00	$3,250.00	$6,500.00	
50	A2			(3'-0" x4'-0") Flood Panels @ Door -Aluminum Guides at door jambs -Garrison Flood Control Hammerhead Aluminum Flood Plank System.	2	EA	0%	2	$2,700.00	$5,400.00	$90.00	5.00	10.00	$900.00	$3,150.00	$6,300.00	
51	A2			(9'-8" x4'-0") Flood Panels @ Storefront -Aluminum Guides at door jambs -Garrison Flood Control Hammerhead Aluminum Flood Plank System.	1	EA	0%	1	$7,800.00	$7,800.00	$90.00	7.50	7.50	$675.00	$8,475.00	$8,475.00	
							SUBTOTAL MATERIAL		$ 77,112	SUBTOTAL LABOR		$ 53,455	SUBTOTAL HOURS		593.95	SUBTOTAL	$ 130,568
				EXTERIOR							$ 90.00						
				CEMENT STUCCO													
52	A1			Patch And Refinish Stucco@ Walls	736	SF	10%	809	$1.85	$1,496.88	$90.00	0.06	48.55	$4,369.29	$7.25	$5,866.17	
				MASONRY VENEER													
53	A1			Existing Brick walls to be cleaned and repointed as necessary	1799	SF	10%	1979	$1.73	$3,423.00	$90.00	0.03	49.47	$4,451.88	$3.98	$7,874.88	
54	A1			4" Brick Veneer	268	SF	10%	295	$10.29	$3,030.66	$90.00	0.17	51.25	$4,612.26	$25.95	$7,642.92	
55	A1			Weather Barrier	536	SF	10%	589	$0.20	$117.81	$90.00	0.002	1.18	$106.03	$0.38	$223.84	
				ACCESSORIES													
56				Metal Flashing	77	LF	10%	84	$3.27	$275.17	$90.00	0.04	3.37	$302.94	$6.87	$578.11	
57				Sealant	178	LF	10%	196	$0.06	$11.73	$90.00	0.02	3.13	$281.60	$1.50	$293.34	
							SUBTOTAL MATERIAL		$ 8,355	SUBTOTAL LABOR		$ 14,124	SUBTOTAL HOURS		156.93	SUBTOTAL	$ 22,479
				ROOFING AND ACCESSORIES							$ 90.00						
				ELASTOMERIC MEMBRANE ROOFING													
58	A1			TPO Roofing Membrane With Accessories	3610	SF	10%	3971	$2.12	$8,418.78	$90.00	0.02	79.42	$7,148.02	$3.92	$15,566.79	
59	A1			Roof Underlayment	3610	SF	10%	3971	$0.32	$1,270.72	$90.00	0.002	7.94	$714.78	$0.50	$1,985.50	
60	A1			Replace Roof Insulation Where Damaged	3610	SF	10%	3971	$1.58	$6,274.18	$90.00	0.020	79.42	$7,147.80	$3.38	$13,421.98	
				ROOF AND WALL SPECIALTIES AND ACCESSORIES													
61	A1			Aluminum Fascia	298	LF	10%	328	$5.78	$1,895.83	$90.00	0.05	16.40	$1,475.99	$10.28	$3,371.82	
62	A1			1' Wide Soffit	298	LF	10%	328	$8.76	$2,873.26	$90.00	0.11	37.06	$3,335.74	$18.93	$6,209.00	
63	A1			Exterior Trim	298	LF	10%	328	$4.23	$1,387.43	$90.00	0.04	13.12	$1,180.79	$7.83	$2,568.22	
64	A1			Downspout	27	LF	10%	30	$9.12	$270.86	$90.00	0.06	1.90	$171.07	$14.88	$441.94	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		**PROJECT COST**	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		**OVERHEAD COST**	$ 150,564
Project Scope:	GC + MEP	**PROFIT COST**	$ 75,282
Addendum:	N/A	**ADDITIONAL COST (If Any)**	$ 1,428,124
Date:	Thursday, July 16, 2026	**TOTAL BID COST**	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
							SUBTOTAL MATERIAL		$ 22,391	SUBTOTAL LABOR		$ 21,174	SUBTOTAL HOURS		235.27	SUBTOTAL	$ 43,565
				SITE							$ 90.00						
				SIDE WALKS													
65	A1			Concrete Sidewalk Repairing	526	SF	10%	578	$2.20	$1,272.29	$90.00	0.03	17.35	$1,561.45	$4.90	$2,833.74	
66	A1			Provide New Pavement **(Alternate)**	526	SF	10%	578	$4.00	$2,313.26	$90.00	0.04	20.82	$1,873.74	$7.24	$4,186.99	
				PAVEMENTS													
67	A1			Sealcoat @ Pavement	1237	SF	10%	1361	$0.84	$1,143.13	$90.00	0.02	20.41	$1,837.17	$2.19	$2,980.29	
				ELECTRICAL UTILITIES													
68	A1			Transformer	1	EA	0%	1	$4,500.00	$4,500.00	$90.00	20.00	20.00	$1,800.00	$6,300.00	$6,300.00	
69	A1			Electrical Panel	2	EA	0%	2	$600.00	$1,200.00	$90.00	6.00	12.00	$1,080.00	$1,140.00	$2,280.00	
							SUBTOTAL MATERIAL		$ 10,429	SUBTOTAL LABOR		$ 8,152	SUBTOTAL HOURS		90.58	SUBTOTAL	$ 18,581
				DRY WALL							$ 90.00						
				GYPSUM BOARD WALL ASSEMBLIES													
70				**Inter Wall 6" 2 Side Gypsum Board (9'-0" H) Sound Attenuated Construction**	**52**	**LF**											
71	A2			1/2" Gypsum Board	517	SF	10%	568	$0.78	$443.33	$90.00	0.02	9.66	$869.61	$2.31	$1,312.93	
72	A2			1/2" Cement Backer Board	413	SF	10%	455	$0.94	$427.41	$90.00	0.03	13.64	$1,227.68	$3.64	$1,655.09	
73	A2			6" Metal Stud @ 16" O.C (39 EA) (9'-0" H) 6" Top and Bottom Track	52	LF	10%	57	$28.33	$1,609.91	$90.00	0.27	15.56	$1,400.32	$52.96	$3,010.23	
74	A2			Sound Attenuated Construction	465	SF	10%	512	$1.58	$808.22	$90.00	0.02	10.23	$920.76	$3.38	$1,728.98	
75	A2			Sealant	207	LF	10%	227	$0.60	$136.41	$90.00	0.02	3.64	$327.38	$2.04	$463.79	
76				**Inter Wall 6" 1 Side Gypsum Board (9'-0" H) 1 Side M.R Gypsum Board (9'-0" H) Sound Attenuated Construction**	**11**	**LF**											
77	A2			1/2" Gypsum Board	57	SF	10%	62	$0.78	$48.48	$90.00	0.02	1.06	$95.09	$2.31	$143.57	
78	A2			1/2" M.R Gypsum Board	57	SF	10%	62	$0.86	$53.45	$90.00	0.02	1.06	$95.09	$2.39	$148.54	
79	A2			1/2" Cement Backer Board	452	SF	10%	497	$0.94	$467.37	$90.00	0.03	14.92	$1,342.44	$3.64	$1,809.81	
80	A2			6" Metal Stud @ 16" O.C (8 EA) (9'-0" H) 6" Top and Bottom Track	11	LF	10%	12	$28.33	$352.08	$90.00	0.27	3.40	$306.24	$52.96	$658.32	
81	A2			Sound Attenuated Construction	102	SF	10%	112	$1.58	$176.75	$90.00	0.02	2.24	$201.37	$3.38	$378.12	
82	A2			Sealant	45	LF	10%	50	$0.60	$29.83	$90.00	0.02	0.80	$71.60	$2.04	$101.43	
83				**Inter Wall 4"**	**130**	**LF**											
84	A2			1/2" Gypsum Board	650	SF	10%	715	$0.78	$557.70	$90.00	0.02	12.16	$1,093.95	$2.31	$1,651.65	
85	A2			1/2" M.R Gypsum Board	650	SF	10%	715	$0.86	$614.90	$90.00	0.02	12.16	$1,093.95	$2.39	$1,708.85	
86	A2			1/2" Cement Backer Board	1040	SF	10%	1144	$0.94	$1,075.36	$90.00	0.03	34.32	$3,088.80	$3.64	$4,164.16	
87	A2			4" Metal Stud @ 16" O.C (98 EA) (9'-0" H) 4" Top and Bottom Track	130	LF	10%	143	$22.21	$3,176.39	$90.00	0.27	38.61	$3,474.90	$46.51	$6,651.29	
88	A2			Sealant	520	LF	10%	572	$0.60	$343.20	$90.00	0.02	9.15	$823.68	$2.04	$1,166.88	
89				**Inter Wall 4" 2 Side Gypsum Board (9'-0" H)**	**287**	**LF**											
90	A2			1/2" Gypsum Board	2870	SF	10%	3157	$0.78	$2,462.46	$90.00	0.02	53.67	$4,830.21	$2.31	$7,292.67	
91	A2			1/2" Cement Backer Board	2296	SF	10%	2526	$0.94	$2,374.06	$90.00	0.03	75.77	$6,819.12	$3.64	$9,193.18	
92	A2			4" Metal Stud @ 16" O.C (216 EA) (9'-0" H) 4" Top and Bottom Track	287	LF	10%	316	$22.21	$7,012.49	$90.00	0.27	85.24	$7,671.51	$46.51	$14,684.00	
93	A2			Sealant	1148	LF	10%	1263	$0.60	$757.68	$90.00	0.02	20.20	$1,818.43	$2.04	$2,576.11	
94				**Inter Wall 4" 2 Side M.R Gypsum Board (9'-0" H)**	**9**	**LF**											
95	A2			1/2" M.R Gypsum Board	94	SF	10%	103	$0.86	$88.45	$90.00	0.02	1.75	$157.36	$2.39	$245.81	
96	A2			1/2" Cement Backer Board	75	SF	10%	82	$0.94	$77.34	$90.00	0.03	2.47	$222.16	$3.64	$299.50	
97	A2			4" Metal Stud @ 16" O.C (7 EA) (9'-0" H) 4" Top and Bottom Track	9	LF	10%	10	$22.21	$228.46	$90.00	0.27	2.78	$249.93	$46.51	$478.38	
98	A2			Sealant	37	LF	10%	41	$0.60	$24.68	$90.00	0.02	0.66	$59.24	$2.04	$83.93	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
99				**Inter Wall 4" 1 Side Gypsum Board (9'-0" H) 1 Side Type X Gypsum Board (9'-0" H)**	**15**	**LF**											
100	A2			1/2" Gypsum Board	74	SF	10%	82	$0.78	$63.71	$90.00	0.02	1.39	$124.96	$2.31	$188.67	
101	A2			1/2" Type X Gypsum Board	74	SF	10%	82	$0.86	$70.24	$90.00	0.02	1.39	$124.96	$2.39	$195.20	
102	A2			1/2" Cement Backer Board	119	SF	10%	131	$0.94	$122.84	$90.00	0.03	3.92	$352.84	$3.64	$475.68	
103	A2			4" Metal Stud @ 16" O.C (11 EA) (9'-0" H) 4" Top and Bottom Track	15	LF	10%	16	$22.21	$362.84	$90.00	0.27	4.41	$396.94	$46.51	$759.78	
104	A2			Sealant	59	LF	10%	65	$0.60	$39.20	$90.00	0.02	1.05	$94.09	$2.04	$133.29	
105				**Inter Wall 4" 2 Side Gypsum Board (9'-0" H) Sound Attenuated Construction**	**12**	**LF**											
106	A2			1/2" Gypsum Board	124	SF	10%	136	$0.78	$106.13	$90.00	0.02	2.31	$208.19	$2.31	$314.32	
107	A2			1/2" Cement Backer Board	99	SF	10%	109	$0.94	$102.32	$90.00	0.03	3.27	$293.91	$3.64	$396.24	
108	A2			4" Metal Stud @ 16" O.C (9 EA) (9'-0" H) 4" Top and Bottom Track	12	LF	10%	14	$22.21	$302.25	$90.00	0.27	3.67	$330.65	$46.51	$632.90	
109	A2			Sound Attenuated Construction	111	SF	10%	122	$1.58	$193.49	$90.00	0.02	2.45	$220.43	$3.38	$413.92	
110	A2			Sealant	49	LF	10%	54	$0.60	$32.66	$90.00	0.02	0.87	$78.38	$2.04	$111.03	
111				**Inter Wall Double Stud 6" Side Gypsum Board (9'-0" H) Sound Attenuated Construction**	**2**	**LF**											
112	A2			1/2" Gypsum Board	11	SF	10%	12	$0.78	$9.22	$90.00	0.02	0.20	$18.09	$2.31	$27.32	
113	A2			1/2" Cement Backer Board	9	SF	10%	9	$0.94	$8.89	$90.00	0.03	0.28	$25.54	$3.64	$34.43	
114	A2			6" Metal Stud @ 16" O.C (6 EA) (9'-0" H) 6" Top and Bottom Track	4	LF	10%	5	$28.33	$133.98	$90.00	0.27	1.29	$116.54	$52.96	$250.51	
115	A2			Sound Attenuated Construction	19	SF	10%	21	$1.58	$33.63	$90.00	0.02	0.43	$38.31	$3.38	$71.94	
116	A2			Sealant	9	LF	10%	9	$0.60	$5.68	$90.00	0.02	0.15	$13.62	$2.04	$19.30	
117				**1/2" Furring Chanel @ 24" 1 Side Gypsum Board (9'-0" H)**	**19**	**LF**											
118	A2			1/2" Gypsum Board	95	SF	10%	105	$0.78	$81.51	$90.00	0.02	1.78	$159.89	$2.31	$241.40	
119	A2			1/2" Cement Backer Board	76	SF	10%	84	$0.94	$78.58	$90.00	0.03	2.51	$225.72	$3.64	$304.30	
120	A2			1/2" Metal Furring Chanel	105	LF	10%	115	$3.75	$431.06	$90.00	0.07	8.51	$765.57	$10.41	$1,196.63	
121	A2			Sealant	38	LF	10%	42	$0.60	$25.08	$90.00	0.02	0.67	$60.19	$2.04	$85.27	
122				**1/2" Furring Chanel @ 24" 1 Side Gypsum Board (9'-0" H)**	**253**	**LF**											
123	A2			1/2" Gypsum Board	1267	SF	10%	1393	$0.78	$1,086.79	$90.00	0.02	23.69	$2,131.77	$2.31	$3,218.56	
124	A2			1/2" Cement Backer Board	1013	SF	10%	1115	$0.94	$1,047.77	$90.00	0.03	33.44	$3,009.56	$3.64	$4,057.33	
125	A2			1/2" Metal Furring Chanel	1393	LF	10%	1533	$0.85	$1,302.75	$90.00	0.02	27.59	$2,482.89	$2.47	$3,785.64	
126	A2			Sealant	507	LF	10%	557	$0.06	$33.44	$90.00	0.02	8.92	$802.55	$1.50	$835.99	
127				**1/2" Furring Chanel @ 24" 2 Side Gypsum Board (9'-0" H)**	**74**	**LF**											
128	A2			1/2" Gypsum Board	735	SF	10%	809	$0.78	$630.89	$90.00	0.02	13.75	$1,237.51	$2.31	$1,868.40	
129	A2			1/2" Cement Backer Board	588	SF	10%	647	$0.94	$608.24	$90.00	0.03	19.41	$1,747.07	$3.64	$2,355.31	
130	A2			1/2" Metal Furring Chanel	809	LF	10%	890	$0.85	$756.26	$90.00	0.02	16.01	$1,441.34	$2.47	$2,197.59	
131	A2			Sealant	294	LF	10%	324	$0.06	$19.41	$90.00	0.02	5.18	$465.89	$1.50	$485.30	
132				**1/2" Furring Chanel @ 24" 2 Side Gypsum Board (9'-0" H),1 M.R**	**18**	**LF**											
133	A2			1/2" Gypsum Board	92	SF	10%	101	$0.78	$78.51	$90.00	0.02	1.71	$153.99	$2.31	$232.50	
134	A2			1/2" M.R Gypsum Board	92	SF	10%	101	$0.86	$86.56	$90.00	0.02	1.71	$153.99	$2.39	$240.55	
135	A2			1/2" Cement Backer Board	146	SF	10%	161	$0.94	$151.38	$90.00	0.03	4.83	$434.81	$3.64	$586.19	
136	A2			1/2" Metal Furring Chanel	201	LF	10%	221	$0.85	$188.22	$90.00	0.02	3.99	$358.72	$2.47	$546.93	
137	A2			Sealant	73	LF	10%	81	$0.06	$4.83	$90.00	0.02	1.29	$115.95	$1.50	$120.78	
138				**Taping (180' L)**	17	ROLLS	0%	17	$12.00	$204.00	$90.00	0.85	14.45	$1,300.50	$88.50	$1,504.50	
139				**Mudding Compound (12 LBS)**	37	BUCKETS	0%	37	$35.00	$1,295.00	$90.00	0.75	27.75	$2,497.50	$102.50	$3,792.50	
140				**Screws (244 EA)**	43	BOXES	0%	43	$13.20	$567.60	$90.00	0.50	21.50	$1,935.00	$58.20	$2,502.60	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		**PROJECT COST**	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		**OVERHEAD COST**	$ 150,564
Project Scope:	GC + MEP	**PROFIT COST**	$ 75,282
Addendum:	N/A	**ADDITIONAL COST (If Any)**	$ 1,428,124
Date:	Thursday, July 16, 2026	**TOTAL BID COST**	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
							SUBTOTAL MATERIAL		$ 33,611	SUBTOTAL LABOR		$ 62,179	SUBTOTAL HOURS		690.87	SUBTOTAL	$ 95,790
				EXTERIOR FENCED SALLY PORT							$ 90.00						
				OPENINGS													
141	A2			(6'-0"x8'-0") Manually Swinging Gates (Gates are to automatically lock when closed. Interlock with access door into processing room)	2	EA	0%	2	$2,500.00	$5,000.00	$90.00	12.00	24.00	$2,160.00	$3,580.00	$7,160.00	
				FENCE AND GATES													
142	A2			8' H Vinyl Coated Chain Link Fence With Privacy Slats	54	LF	10%	59	$32.20	$1,913.74	$90.00	0.40	23.77	$2,139.59	$68.20	$4,053.33	
							SUBTOTAL MATERIAL		$ 6,914	SUBTOTAL LABOR		$ 4,300	SUBTOTAL HOURS		47.77	SUBTOTAL	$ 11,213
				PROCESSING ROOM AND HALL							$ 90.00						
				OPENINGS													
				Doors													
143	A2			(3'-0"x6'-8") Insulated Metal Door W/-Frame	2	EA	0%	2	$1,250.00	$2,500.00	$90.00	6.00	12.00	$1,080.00	$1,790.00	$3,580.00	
144	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Windows													
145	A2			(2'-9"x2'-0") High Clear and Lower opaque Insulated Panel Window W/-Frame	1	EA	0%	1	$3.52	$3.52	$90.00	1.76	1.76	$158.40	$161.92	$161.92	
	A2			**Hardware**													
146	A2			Door Hardware	3	EA	0%	3	$648.52	$1,945.56	$90.00	2.00	6.00	$540.00	$828.52	$2,485.56	
147	A2			Card Access/Fob Setup (Location Assumed) W/ Electric Strikes	1	EA	0%	1	$1,200.00	$1,200.00	$90.00	4.000	4.00	$360.00	$1,560.00	$1,560.00	
				Trims													
148	A2			Door Trim	98	LF	10%	108	$2.12	$228.35	$90.00	0.02	1.94	$174.49	$3.74	$402.84	
149	A2			Window Trim	19	LF	10%	21	$2.12	$44.31	$90.00	0.02	0.38	$33.86	$3.74	$78.17	
				ACOUSTICAL CEILINGS													
150	A2			2x2 Dropped Ceiling	299	SF	10%	329	$3.12	$1,026.41	$90.00	0.03	9.87	$888.24	$5.82	$1,914.65	
				SHEATHING													
151	A2			3/4" Plywood Sheathing @ Wall	858	SF	10%	944	$1.02	$962.54	$90.00	0.011	10.38	$934.23	$2.01	$1,896.77	
				FLOORING													
152	A2			High Abuse VCT Flooring	299	SF	10%	329	$5.28	$1,737.00	$90.00	0.06	19.74	$1,776.48	$10.68	$3,513.47	
153	A2			Vinyl Cove Base	71	LF	10%	78	$2.98	$233.62	$90.00	0.04	3.14	$282.23	$6.58	$515.85	
				PAINTING													
154	A2			9' H Wall Paint	858	SF	10%	944	$0.52	$490.71	$90.00	0.02	18.87	$1,698.60	$2.32	$2,189.31	
155	A2			Paint @ Single Leaf Door	3	EA	0%	3	$28.43	$85.29	$90.00	1.60	4.80	$432.00	$172.43	$517.29	
156	A2			Paint @ Door Trim	98	LF	10%	108	$0.30	$32.34	$90.00	0.02	1.94	$174.64	$1.92	$206.98	
157	A2			Paint @ Window Trim	19	LF	10%	21	$0.30	$6.27	$90.00	0.02	0.38	$33.86	$1.92	$40.13	
				DEMO													
158	A2			Remove Window	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
159	A2			Remove Masonry Wall	20	SF	10%	22	$0.00	$0.00	$90.00	0.05	1.10	$98.57	$4.50	$98.57	
	A2			**ELECTRICAL**													
160	A2			2x2 LED Flat Panel Light	299	SF	10%	329	$45.96	$15,119.12	$90.00	0.04	13.16	$1,184.32	$49.56	$16,303.44	
161	A2			Allowances for lighting,fixtures,wiring and conduits	299	SF	10%	329	$6.00	$1,973.86	$90.00	0.06	19.74	$1,776.48	$11.40	$3,750.34	
	A2			**HVAC**													
162	A2			Exhaust Fan (When activated it will ill the HVAC Return from that room) -Add Timer Switch	1	EA	0%	1	$376.20	$376.20	$90.00	2.000	2.00	$180.00	$556.20	$556.20	
163	A2			Allowances for Ducting, Fitting & Accessories	299	SF	10%	329	$5.00	$1,644.50	$90.00	0.05	16.45	$1,480.05	$9.50	$3,124.55	
							SUBTOTAL MATERIAL		$ 30,329	SUBTOTAL LABOR		$ 14,114	SUBTOTAL HOURS		156.82	SUBTOTAL	$ 44,443
				PRISONER BATHROOM							$ 90.00						
				OPENINGS													
				Doors													
164	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	

evolution construction	Byram Township		PROJECT COST	$ 1,505,640
	10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
121 Maple Avenue Hackettstown, New Jersey 07840	Project Scope:	GC + MEP	PROFIT COST	$ 75,282
(908) 835-1364	Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Website: evolutionconstruction.com Email: info@evolutionconstruction.com	Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				Hardware													
165	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
166	A2			Door Trim	32	LF	10%	35	$2.12	$74.62	$90.00	0.02	0.63	$57.02	$3.74	$131.65	
				GYPSUM BOARD CEILINGS													
167	A2			5/8" M.R Gypsum Board Ceiling	38	SF	10%	42	$0.92	$38.91	$90.00	0.02	0.72	$64.71	$2.45	$103.62	
				SHEATHING													
168	A2			3/4" Plywood Sheathing @ Walls	231	SF	10%	254	$1.02	$258.81	$90.00	0.011	2.79	$251.20	$2.01	$510.01	
169	A2			3/4" Plywood Sheathing @ Ceiling	38	SF	10%	42	$1.02	$43.14	$90.00	0.011	0.47	$41.87	$2.01	$85.01	
				FLOORING													
170	A2			Epoxy Flooring	38	SF	10%	42	$8.75	$370.08	$90.00	0.03	1.06	$95.16	$11.00	$465.25	
171	A2			Upturned Cove Base	23	LF	10%	25	$12.40	$310.04	$90.00	0.04	1.00	$90.01	$16.00	$400.05	
				PAINTING													
172	A2			9' H M.R Wall Paint	231	SF	10%	254	$0.52	$131.94	$90.00	0.02	5.07	$456.73	$2.32	$588.67	
173	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
174	A2			Paint @ Door Trim	32	LF	10%	36	$0.30	$10.66	$90.00	0.02	0.64	$57.56	$1.92	$68.22	
175	A2			Paint @ Ceiling	38	SF	10%	42	$0.52	$21.99	$90.00	0.02	0.85	$76.13	$2.32	$98.12	
				SPECIALITIES													
176	A2			36" Ligature Resistant Grab Bar	1	EA	0%	1	$120.00	$120.00	$90.00	0.40	0.40	$36.00	$156.00	$156.00	
177	A2			42" Ligature Resistant Grab Bar	1	EA	0%	1	$140.00	$140.00	$90.00	0.40	0.40	$36.00	$176.00	$176.00	
178	A2			Recessed Toilet Tissue Holder	1	EA	0%	1	$120.00	$120.00	$90.00	1.00	1.00	$90.00	$210.00	$210.00	
179	A2			Recessed Shelf Paper Towel Holder	1	EA	0%	1	$250.00	$250.00	$90.00	1.25	1.25	$112.50	$362.50	$362.50	
				ELECTRICAL													
180	A2			Recessed 2x2 LED Flat Panel Light	38	SF	10%	42	$55.12	$2,331.30	$90.00	0.04	1.69	$152.26	$58.72	$2,483.56	
181	A2			Allowances for lighting,fixtures,wiring and conduits	38	SF	10%	42	$6.00	$250.80	$90.00	0.06	2.51	$225.72	$11.40	$476.52	
				PLUMBING													
182	A2			Penal Toilet	1	EA	0%	1	$3,500.00	$3,500.00	$90.00	6.00	6.00	$540.00	$4,040.00	$4,040.00	
183	A2			Lavatory W/Sink	1	EA	0%	1	$900.00	$900.00	$90.00	3.00	3.00	$270.00	$1,170.00	$1,170.00	
184	A2			Floor Drain	1	EA	0%	1	$125.00	$125.00	$90.00	2.00	2.00	$180.00	$305.00	$305.00	
185	A2			Allowances for piping, fixtures and accessories	38	SF	10%	42	$4.00	$167.20	$90.00	0.04	1.67	$150.48	$7.60	$317.68	
				HVAC													
186	A2			Exhaust Fan	1	EA	0%	1	$300.00	$300.00	$90.00	2.00	2.00	$180.00	$480.00	$480.00	
187	A2			Allowances for Ducting, Fitting & Accessories	38	SF	10%	42	$5.00	$209.00	$90.00	0.05	2.09	$188.10	$9.50	$397.10	
							SUBTOTAL MATERIAL		$ 11,070	SUBTOTAL LABOR		$ 4,323	SUBTOTAL HOURS		48.03	SUBTOTAL	$ 15,393
				INTERVIEW ROOM 1							$ 90.00						
				OPENINGS													
				Doors													
188	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame (Sound Attenuated)	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
189	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
190	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
				GLAZING													
191	A2			(3'-6"x6'-8") Laminated One Way Glass With Frame	1	EA	0%	1	$1,918.10	$1,918.10	$90.00	9.334	9.33	$840.04	$2,758.14	$2,758.14	
				ACOUSTICAL CEILINGS													
192	A2			2x2 Dropped Ceiling	80	SF	10%	88	$3.12	$275.93	$90.00	0.03	2.65	$238.79	$5.82	$514.72	
				FLOORING													
193	A2			High Abuse VCT Flooring	80	SF	10%	88	$5.28	$466.96	$90.00	0.06	5.31	$477.58	$10.68	$944.54	
194	A2			Vinyl Cove Base	33	LF	10%	36	$2.98	$107.65	$90.00	0.04	1.44	$130.05	$6.58	$237.70	
				PAINTING													
195	A2			9' H Wall Paint	323	SF	10%	355	$0.52	$184.61	$90.00	0.02	7.10	$639.03	$2.32	$823.63	
196	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
197	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				MASONRY													
198	A2			Remove Masonry Wall	31	SF	10%	34	$0.00	$0.00	$90.00	0.05	1.69	$151.92	$4.50	$151.92	
				MASONRY													
199	A2			12" Wide Masonry Wall Infill	31	SF	10%	34	$5.96	$201.20	$90.00	0.10	3.24	$291.68	$14.60	$492.88	
				ELECTRICAL													
200	A2			Vandal Resistant Surface Mounted 2x2 LED Flat Panel Light	80	SF	10%	88	$120.33	$10,641.99	$90.00	0.04	3.54	$318.38	$123.93	$10,960.37	
201	A2			Allowances for lighting,fixtures,wiring and conduits	80	SF	10%	88	$6.00	$528.00	$90.00	0.06	5.28	$475.20	$11.40	$1,003.20	
	A2			HVAC													
202	A2			Allowances for Ducting, Fitting & Accessories	80	SF	10%	88	$5.00	$440.00	$90.00	0.05	4.40	$396.00	$9.50	$836.00	
							SUBTOTAL MATERIAL		$ 16,249	SUBTOTAL LABOR		$ 5,048	SUBTOTAL HOURS		56.08	SUBTOTAL	$ 21,296
				INTERVIEW ROOM 2							$ 90.00						
				OPENINGS													
				Doors													
203	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame (Sound Attenuated)	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
204	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
205	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
				ACOUSTICAL CEILINGS													
206	A2			2x2 Dropped Ceiling	106	SF	10%	117	$3.12	$365.16	$90.00	0.03	3.51	$316.01	$5.82	$681.17	
				FLOORING													
207	A2			High Abuse VCT Flooring	108	SF	10%	119	$5.28	$626.68	$90.00	0.06	7.12	$640.93	$10.68	$1,267.61	
208	A2			Vinyl Cove Base	40	LF	10%	44	$2.98	$129.97	$90.00	0.04	1.74	$157.01	$6.58	$286.99	
				PAINTING													
209	A2			9' H Wall Paint	384	SF	10%	422	$0.52	$219.41	$90.00	0.02	8.44	$759.49	$2.32	$978.90	
210	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
211	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
				ELECTRICAL													
212	A2			Vandal Resistant Surface Mounted 2x2 LED Flat Panel Light	106	SF	10%	117	$120.33	$14,083.42	$90.00	0.04	4.68	$421.34	$123.93	$14,504.77	
213	A2			Allowances for lighting,fixtures,wiring and conduits	106	SF	10%	117	$6.00	$702.24	$90.00	0.06	7.02	$632.02	$11.40	$1,334.26	
	A2			HVAC													
214	A2			Allowances for Ducting, Fitting & Accessories	106	SF	10%	117	$5.00	$585.20	$90.00	0.05	5.85	$526.68	$9.50	$1,111.88	
							SUBTOTAL MATERIAL		$ 18,196	SUBTOTAL LABOR		$ 4,542	SUBTOTAL HOURS		50.47	SUBTOTAL	$ 22,739
				ARMORY							$ 90.00						
				OPENINGS													
				Doors													
215	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame (Sound Attenuated)	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
216	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
217	A2			Card Access/Fob Setup (Location Assumed) W/ Electric Strikes	1	EA	0%	1	$1,200.00	$1,200.00	$90.00	4.000	4.00	$360.00	$1,560.00	$1,560.00	
				Trims													
218	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
				ACOUSTICAL CEILINGS													
219	A2			2x2 Dropped Ceiling	115	SF	10%	127	$3.12	$395.02	$90.00	0.03	3.80	$341.85	$5.82	$736.87	
				FLOORING													
220	A2			High Abuse VCT Flooring	116	SF	10%	128	$5.28	$674.89	$90.00	0.06	7.67	$690.23	$10.68	$1,365.12	
221	A2			Vinyl Cove Base	42	LF	10%	46	$2.98	$136.86	$90.00	0.04	1.84	$165.33	$6.58	$302.19	
				PAINTING													
222	A2			9' H Wall Paint	402	SF	10%	442	$0.52	$230.06	$90.00	0.02	8.85	$796.38	$2.32	$1,026.44	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
223	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
224	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
				ELECTRICAL													
225	A2			Vandal Resistant Surface Mounted 2x2 LED Flat Panel Light	115	SF	10%	127	$120.33	$15,234.98	$90.00	0.04	5.06	$455.80	$123.93	$15,690.78	
226	A2			Allowances for lighting,fixtures,wiring and conduits	115	SF	10%	127	$6.00	$759.66	$90.00	0.06	7.60	$683.69	$11.40	$1,443.35	
				PLUMBING													
227	A2			Service Sink	1	EA	0%	1	$600.00	$600.00	$90.00	3.00	3.00	$270.00	$870.00	$870.00	
228	A2			Allowances for piping, fixtures and accessories	115	SF	10%	127	$4.00	$506.44	$90.00	0.04	5.06	$455.80	$7.60	$962.24	
				HVAC													
229	A2			Exhaust Fan	1	EA	0%	1	$300.00	$300.00	$90.00	2.00	2.00	$180.00	$480.00	$480.00	
230	A2			Allowances for Ducting, Fitting & Accessories	38	SF	10%	42	$5.00	$209.00	$90.00	0.05	2.09	$188.10	$9.50	$397.10	
	A2			**HVAC**													
231	A2			Allowances for Ducting, Fitting & Accessories	38	SF	10%	42	$5.00	$209.00	$90.00	0.05	2.09	$188.10	$9.50	$397.10	
							SUBTOTAL MATERIAL		$ 21,940	SUBTOTAL LABOR		$ 5,864	SUBTOTAL HOURS		65.16	SUBTOTAL	$ 27,804
				PATROL ROOM							$ 90.00						
				OPENINGS													
				Windows													
232	A2			(2'-9"x2'-0") High Clear and Lower opaque Insulated Panel Window W/-Frame	1	EA	0%	1	$3.52	$3.52	$90.00	1.76	1.76	$158.40	$161.92	$161.92	
233	A2			Window Trim	19	LF	10%	21	$2.52	$52.67	$90.00	0.03	0.67	$60.19	$5.40	$112.86	
				ACOUSTICAL CEILINGS													
234	A2			2x2 Dropped Ceiling	206	SF	10%	227	$3.12	$707.13	$90.00	0.03	6.80	$611.94	$5.82	$1,319.07	
				FLOORING													
235	A2			VCT Flooring	206	SF	10%	227	$4.82	$1,092.42	$90.00	0.06	13.60	$1,223.88	$10.22	$2,316.30	
236	A2			Vinyl Cove Base	56	LF	10%	62	$2.98	$184.49	$90.00	0.04	2.48	$222.87	$6.58	$407.35	
				PAINTING													
237	A2			9' H Wall Paint	542	SF	10%	596	$0.52	$310.12	$90.00	0.02	11.93	$1,073.48	$2.32	$1,383.59	
238	A2			Paint @ Window Trim	19	LF	10%	21	$0.27	$5.64	$90.00	0.02	0.38	$33.86	$1.89	$39.50	
				DEMO													
239	A2			Remove Window	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
240	A2			Remove Masonry Wall	27	SF	0%	27	$0.00	$0.00	$90.00	0.05	1.35	$121.38	$4.50	$121.38	
				Header													
241	A2			12" CMU Header	4	LF	10%	4	$14.62	$65.13	$90.00	0.13	0.59	$53.45	$26.62	$118.58	
				ELECTRICAL													
242	A2			2x2 LED FLAT Panel Lights	206	SF	10%	227	$45.96	$10,416.56	$90.00	0.04	9.07	$815.92	$49.56	$11,232.48	
243	A2			Allowances for lighting,fixtures,wiring and conduits	206	SF	10%	227	$6.00	$1,359.60	$90.00	0.06	13.60	$1,223.64	$11.40	$2,583.24	
	A2			**HVAC**													
244	A2			Allowances for Ducting, Fitting & Accessories	206	SF	10%	227	$5.00	$1,133.00	$90.00	0.05	11.33	$1,019.70	$9.50	$2,152.70	
							SUBTOTAL MATERIAL		$ 15,330	SUBTOTAL LABOR		$ 6,799	SUBTOTAL HOURS		75.54	SUBTOTAL	$ 22,129
				CHIEFS OFFICE AND PATROL ENTRY							$ 90.00						
				OPENINGS													
				Doors													
245	A2			(3'-0"x6'-8") Insulated Metal Door W/-Frame	1	EA	0%	1	$1,250.00	$1,250.00	$90.00	6.00	6.00	$540.00	$1,790.00	$1,790.00	
246	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Windows													
247	A2			(3'-0"x2'-0") Double Pane Insulated Window W/-Frame	2	EA	0%	2	$433.20	$866.40	$90.00	2.40	4.80	$432.00	$649.20	$1,298.40	
				Hardware													
248	A2			Door Hardware	2	EA	0%	2	$648.52	$1,297.04	$90.00	2.00	4.00	$360.00	$828.52	$1,657.04	
				Trims													
249	A2			Door Trim	65	LF	10%	72	$2.12	$152.23	$90.00	0.02	1.29	$116.33	$3.74	$268.56	
250	A2			Window Trim	40	LF	10%	44	$2.52	$110.88	$90.00	0.03	1.41	$126.72	$5.40	$237.60	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				ACOUSTICAL CEILINGS													
251	A2			2x2 Dropped Ceiling	105	SF	10%	115	$3.12	$360.19	$90.00	0.03	3.46	$311.70	$5.82	$671.89	
				FLOORING													
252	A2			Carpet Tile Flooring	106	SF	10%	117	$3.80	$443.29	$90.00	0.04	4.67	$419.96	$7.40	$863.25	
253	A2			Vinyl Cove Base	38	LF	10%	42	$2.98	$124.79	$90.00	0.04	1.68	$150.76	$6.58	$275.55	
				PAINTING													
254	A2			9' H Wall Paint	370	SF	10%	406	$0.52	$211.38	$90.00	0.02	8.13	$731.69	$2.32	$943.07	
255	A2			Paint @ Single Leaf Door	2	EA	0%	2	$28.43	$56.86	$90.00	1.60	3.20	$288.00	$172.43	$344.86	
256	A2			Paint @ Door Trim	65	LF	10%	72	$0.30	$21.45	$90.00	0.02	1.29	$115.83	$1.92	$137.28	
257	A2			Paint @ Window Trim	40	LF	10%	44	$0.27	$11.88	$90.00	0.02	0.79	$71.28	$1.89	$83.16	
				ELECTRICAL													
258	A2			2x2 LED FLAT Panel Lights	105	SF	10%	115	$45.96	$5,305.85	$90.00	0.04	4.62	$415.60	$49.56	$5,721.45	
259	A2			Allowances for lighting,fixtures,wiring and conduits	105	SF	10%	116	$6.00	$693.00	$90.00	0.06	6.93	$623.70	$11.40	$1,316.70	
	A2			**HVAC**													
260	A2			Allowances for Ducting, Fitting & Accessories	105	SF	10%	116	$5.00	$577.50	$90.00	0.05	5.78	$519.75	$9.50	$1,097.25	
							SUBTOTAL MATERIAL		$ 12,202	SUBTOTAL LABOR		$ 5,871	SUBTOTAL HOURS		65.23	SUBTOTAL	$ 18,073
				LIEUTENANT & DETECTIVE OFFICE							$ 90.00						
				OPENINGS													
				Doors													
261	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Windows													
262	A2			(2'-9"x2'-0") High Clear and Lower opaque Insulated Panel Window W/-Frame	1	EA	0%	1	$3.52	$3.52	$90.00	1.76	1.76	$158.40	$161.92	$161.92	
				Hardware													
263	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
264	A2			Card Access/Fob Setup (Location Assumed) W/ Electric Strikes	1	EA	0%	1	$1,200.00	$1,200.00	$90.00	4.000	4.00	$360.00	$1,560.00	$1,560.00	
				Trims													
265	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
266	A2			Window Trim	19	LF	10%	21	$2.52	$52.67	$90.00	0.03	0.67	$60.19	$5.40	$112.86	
				ACOUSTICAL CEILINGS													
267	A2			2x2 Dropped Ceiling	121	SF	10%	133	$3.12	$416.51	$90.00	0.03	4.00	$360.44	$5.82	$776.95	
				FLOORING													
268	A2			Carpet Tile Flooring	123	SF	10%	135	$3.80	$512.68	$90.00	0.04	5.40	$485.69	$7.40	$998.37	
269	A2			Vinyl Cove Base	42	LF	10%	46	$2.98	$137.41	$90.00	0.04	1.84	$166.00	$6.58	$303.42	
				PAINTING													
270	A2			9' H Wall Paint	404	SF	10%	444	$0.52	$230.99	$90.00	0.02	8.88	$799.58	$2.32	$1,030.57	
271	A2			Single Leaf Door Paint	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
272	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
273	A2			Paint @ Window Trim	19	LF	10%	21	$0.27	$5.64	$90.00	0.02	0.38	$33.86	$1.89	$39.50	
				DEMO													
274	A2			Remove Window	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
				ELECTRICAL													
275	A2			2x2 LED FLAT Panel Lights	121	SF	10%	133	$45.96	$6,135.48	$90.00	0.04	5.34	$480.59	$49.56	$6,616.06	
276	A2			Allowances for lighting,fixtures,wiring and conduits	121	SF	10%	133	$6.00	$800.98	$90.00	0.06	8.01	$720.88	$11.40	$1,521.85	
	A2			**HVAC**													
277	A2			Allowances for Ducting, Fitting & Accessories	121	SF	10%	133	$5.00	$667.48	$90.00	0.05	6.67	$600.73	$9.50	$1,268.21	
							SUBTOTAL MATERIAL		$ 11,647	SUBTOTAL LABOR		$ 5,495	SUBTOTAL HOURS		61.06	SUBTOTAL	$ 17,143
				SERGEANTS OFFICE							$ 90.00						
				OPENINGS													
				Doors													
278	A2			(3'-0"x6'-8") Single Leaf Hollow Metal Door W/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				Windows													
279	A2			(2'-9"x2'-0") High Clear and Lower opaque Insulated Panel Window W/-Frame	1	EA	0%	1	$3.52	$3.52	$90.00	1.76	1.76	$158.40	$161.92	$161.92	
				Hardware													
280	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
281	A2			Card Access/Fob Setup (Location Assumed) W/ Electric Strikes	1	EA	0%	1	$1,200.00	$1,200.00	$90.00	4.000	4.00	$360.00	$1,560.00	$1,560.00	
				Trims													
282	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
283	A2			Window Trim	19	LF	10%	21	$2.12	$44.31	$90.00	0.02	0.38	$33.86	$3.74	$78.17	
				ACOUSTICAL CEILINGS													
284	A2			2x2 Dropped Ceiling	156	SF	10%	172	$3.12	$535.22	$90.00	0.03	5.15	$463.17	$5.82	$998.39	
				FLOORING													
285	A2			Carpet Tile Flooring	157	SF	10%	173	$3.80	$656.26	$90.00	0.04	6.91	$621.72	$7.40	$1,277.98	
286	A2			Vinyl Cove Base	48	LF	10%	52	$2.98	$156.33	$90.00	0.04	2.10	$188.85	$6.58	$345.18	
				PAINTING													
287	A2			9' H Wall Paint	455	SF	10%	501	$0.52	$260.49	$90.00	0.02	10.02	$901.69	$2.32	$1,162.18	
288	A2			Single Leaf Door Paint	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
289	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
290	A2			Paint @ Window Trim	19	LF	10%	21	$0.30	$6.27	$90.00	0.02	0.38	$33.86	$1.92	$40.13	
				DEMO													
291	A2			Remove Window	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
				ELECTRICAL													
292	A2			2x2 LED FLAT Panel Lights	156	SF	10%	172	$45.96	$7,884.21	$90.00	0.04	6.86	$617.56	$49.56	$8,501.77	
293	A2			Allowances for lighting,fixtures,wiring and conduits	156	SF	10%	172	$6.00	$1,029.27	$90.00	0.06	10.29	$926.34	$11.40	$1,955.61	
	A2			**HVAC**													
294	A2			Allowances for Ducting, Fitting & Accessories	156	SF	10%	172	$5.00	$857.73	$90.00	0.05	8.58	$771.95	$9.50	$1,629.68	
							SUBTOTAL MATERIAL		$ 14,118	SUBTOTAL LABOR		$ 6,346	SUBTOTAL HOURS		70.52	SUBTOTAL	$ 20,464
				MENS LOCKER VESTIBULE							$ 90.00						
				OPENINGS													
				Doors													
295	A2			(3'-0"x6'-8") Single Leaf Non Latching Hollow Metal Door W/Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
296	A2			Push Plate	1	EA	0%	1	$35.00	$35.00	$90.00	0.50	0.50	$45.00	$80.00	$80.00	
297	A2			Pull Bar	1	EA	0%	1	$60.00	$60.00	$90.00	0.50	0.50	$45.00	$105.00	$105.00	
				Trims													
298	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
				ACOUSTICAL CEILINGS													
299	A2			2x2 Dropped Ceiling	46	SF	10%	51	$3.12	$159.42	$90.00	0.03	1.53	$137.96	$5.82	$297.37	
	A2			**FLOORING**													
300	A2			Epoxy Flooring	48	SF	10%	52	$8.75	$457.67	$90.00	0.03	1.31	$117.69	$11.00	$575.36	
301	A2			Upturned Cove Base	20	LF	10%	22	$12.40	$277.57	$90.00	0.04	0.90	$80.59	$16.00	$358.16	
				PAINTING													
302	A2			9' H Wall Paint	263	SF	10%	289	$0.52	$150.48	$90.00	0.02	5.79	$520.88	$2.32	$671.35	
303	A2			Single Leaf Door Paint	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
304	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
				DEMO													
305	A2			Remove Window	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
				ELECTRICAL													
306	A2			2x2 LED FLAT Panel Lights	46	SF	10%	51	$45.96	$2,348.33	$90.00	0.04	2.04	$183.94	$49.56	$2,532.27	
307	A2			Allowances for lighting,fixtures,wiring and conduits	46	SF	10%	51	$6.00	$306.57	$90.00	0.06	3.07	$275.91	$11.40	$582.48	
				HVAC													
308	A2			Allowances for Ducting, Fitting & Accessories	46	SF	10%	51	$5.00	$255.48	$90.00	0.05	2.55	$229.93	$9.50	$485.40	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
							SUBTOTAL MATERIAL		$ 4,886	SUBTOTAL LABOR		$ 2,726	SUBTOTAL HOURS		30.29	SUBTOTAL	$ 7,612
				MENS LOCKER ROOM							$ 90.00						
				OPENINGS													
				Doors													
309	A2			(3'-0"x6'-8") Cased Opening W/-Frame	1	EA	0%	1	$250.00	$250.00	$90.00	4.00	4.00	$360.00	$610.00	$610.00	
				Hardware													
310	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
311	A2			Door Trim	33	LF	10%	36	$2.12	$76.96	$90.00	0.02	0.65	$58.81	$3.74	$135.76	
				ACOUSTICAL CEILINGS													
312	A2			2x2 Dropped Ceiling	196	SF	10%	215	$3.12	$671.71	$90.00	0.03	6.46	$581.29	$5.82	$1,253.00	
				FLOORING													
313	A2			Epoxy Flooring	197	SF	10%	216	$8.75	$1,894.01	$90.00	0.03	5.41	$487.03	$11.00	$2,381.04	
314	A2			upturned cove base	59	LF	10%	65	$12.40	$807.76	$90.00	0.04	2.61	$234.51	$16.00	$1,042.27	
				SPECIALITIES			10%										
315	A2			(24"x24", 90" High) Lockers With Mesh Doors Lockers to have a lower drawer, boot tray, upper shelf, hanging rod, electrical outlet, sloped top, and to be configured for connection to ventilation system	17	EA	0%	17	$1,800.00	$30,600.00	$90.00	6.00	102.00	$9,180.00	$2,340.00	$39,780.00	
316	A2			(1'-0"x4'-0")Floor Mounted Wood Benches	3	EA	0%	3	$500.00	$1,500.00	$90.00	0.80	2.40	$216.00	$572.00	$1,716.00	
				PAINTING													
317	A2			9' H Wall Paint	560	SF	10%	616	$0.52	$320.10	$90.00	0.02	12.31	$1,108.05	$2.32	$1,428.15	
318	A2			Paint @ Door Trim	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
				ELECTRICAL													
319	A2			2x2 LED FLAT Panel Lights	196	SF	10%	215	$45.96	$9,894.82	$90.00	0.04	8.61	$775.05	$49.56	$10,669.87	
320	A2			Allowances for lighting,fixtures,wiring and conduits	196	SF	10%	215	$6.00	$1,291.75	$90.00	0.06	12.92	$1,162.58	$11.40	$2,454.33	
				HVAC													
321	A2			Allowances for Ducting, Fitting & Accessories	196	SF	10%	215	$5.00	$1,076.46	$90.00	0.05	10.76	$968.81	$9.50	$2,045.27	
							SUBTOTAL MATERIAL		$ 49,043	SUBTOTAL LABOR		$ 15,371	SUBTOTAL HOURS		170.79	SUBTOTAL	$ 64,414
				MEN'S BATHROOM							$ 90.00						
				OPENINGS													
				Doors													
322	A2			(3'-0" Wide x 6'-8" High) Cased Opening	1	EA	0%	1	$200.00	$200.00	$90.00	4.00	4.00	$360.00	$560.00	$560.00	
				Trims													
323	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				INTERIOR WALL PANELING													
324	A2			Pebble-Texture FRP @ M.R.GWB Walls	581	SF	10%	640	$4.78	$3,057.00	$90.00	0.04	25.58	$2,302.34	$8.38	$5,359.35	
				ACOUSTICAL CEILINGS													
325	A2			24" x 24" Dropped Acoustical Ceiling	140	SF	10%	154	$3.84	$592.20	$90.00	0.04	6.17	$555.19	$7.44	$1,147.40	
				FLOORING													
326	A2			Epoxy Flooring	130	SF	10%	142	$8.75	$1,246.73	$90.00	0.03	3.56	$320.59	$11.00	$1,567.31	
327	A2			4" High Upturned Cove Base	52	LF	10%	57	$12.40	$707.10	$90.00	0.04	2.28	$205.29	$16.00	$912.38	
				PAINTING													
328	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
329	A2			Paint @ Cased Opening Frame	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
				SPECIALITIES													
330	A2			Solid Core Phenolic Partition (7'-0" High) - Door to be Self Closing	11	LF	10%	12	$282.41	$3,442.01	$90.00	0.80	9.75	$877.54	$354.41	$4,319.55	
331	A2			Curtain Track w/ Rod	3	LF	10%	4	$15.86	$56.53	$90.00	0.06	0.21	$19.25	$21.26	$75.77	
332	A2			(3'-3" x 3'-4") Shower Compartment w/ Pre-Fab Accessible Molded Fiberglass Shower	1	EA	0%	1	$1,500.00	$1,500.00	$90.00	8.00	8.00	$720.00	$2,220.00	$2,220.00	
333	A2			12" Grab Bar @ Shower Compartment	1	EA	0%	1	$35.00	$35.00	$90.00	0.40	0.40	$36.00	$71.00	$71.00	
334	A2			24" Grab Bar @ Shower Compartment	1	EA	0%	1	$50.00	$50.00	$90.00	0.40	0.40	$36.00	$86.00	$86.00	
335	A2			36" Grab Bar	1	EA	0%	1	$60.00	$60.00	$90.00	0.40	0.40	$36.00	$96.00	$96.00	
336	A2			42" Grab Bar	1	EA	0%	1	$70.00	$70.00	$90.00	0.40	0.40	$36.00	$106.00	$106.00	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
337	A2			Toilet Paper Holder	1	EA	0%	1	$25.00	$25.00	$90.00	0.25	0.25	$22.50	$47.50	$47.50	
338	A2			Soap Dispensers	2	EA	0%	2	$60.00	$120.00	$90.00	0.25	0.50	$45.00	$82.50	$165.00	
339	A2			Hand Dryer	1	EA	0%	1	$450.00	$450.00	$90.00	1.50	1.50	$135.00	$585.00	$585.00	
340	A2			Hooks	2	EA	0%	2	$15.00	$30.00	$90.00	0.15	0.30	$27.00	$28.50	$57.00	
341	A2			Vanity Mirrors	2	EA	0%	2	$175.00	$350.00	$90.00	0.75	1.50	$135.00	$242.50	$485.00	
				PLUMBING													
342	A2			Allowances for Piping, Fixtures & Fittings	169	SF	10%	185	$4.00	$741.53	$90.00	0.04	7.42	$667.38	$7.60	$1,408.91	
343	A2			Water Closet	1	EA	0%	1	$550.00	$550.00	$90.00	3.00	3.00	$270.00	$820.00	$820.00	
344	A2			Urinals	2	EA	0%	2	$450.00	$900.00	$90.00	3.00	6.00	$540.00	$720.00	$1,440.00	
345	A2			Vanity Sinks	2	EA	0%	2	$200.00	$400.00	$90.00	1.50	3.00	$270.00	$335.00	$670.00	
346	A2			Floor Drain	1	EA	0%	1	$125.00	$125.00	$90.00	2.00	2.00	$180.00	$305.00	$305.00	
				HVAC													
347	A2			Allowances for Ducting, Fitting & Accessories	169	SF	10%	185	$5.00	$926.92	$90.00	0.05	9.27	$834.22	$9.50	$1,761.14	
348	A2			Exhaust Fan	1	EA	0%	1	$300.00	$300.00	$90.00	2.00	2.00	$180.00	$480.00	$480.00	
				ELECTRICAL													
349	A2			Allowances for Lightning Fixture, Wiring & Conduits	169	SF	10%	185	$6.00	$1,112.30	$90.00	0.06	11.12	$1,001.07	$11.40	$2,113.37	
350	A2			2x2 LED Flat Panel Lights	140	SF	10%	154	$45.96	$7,087.95	$90.00	0.04	6.17	$555.19	$49.56	$7,643.14	
							SUBTOTAL MATERIAL		**$ 24,233**	**SUBTOTAL LABOR**		**$ 10,542**	**SUBTOTAL HOURS**		**117.14**	**SUBTOTAL**	**$ 34,776**
				WOMEN'S BATHROOM & LOCKERS							**$ 90.00**						
				OPENINGS													
				Doors													
351	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
352	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
353	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				INTERIOR WALL PANELING													
354	A2			Pebble-Texture FRP @ M.R.GWB Walls	515	SF	10%	567	$4.78	$2,710.13	$90.00	0.04	22.68	$2,041.10	$8.38	$4,751.23	
				ACOUSTICAL CEILINGS													
355	A2			24" x 24" Dropped Acoustical Ceiling	125	SF	10%	138	$3.84	$529.39	$90.00	0.04	5.51	$496.31	$7.44	$1,025.70	
				FLOORING													
356	A2			Epoxy Flooring	114	SF	10%	126	$8.75	$1,100.52	$90.00	0.03	3.14	$282.99	$11.00	$1,383.51	
357	A2			4" High Upturned Cove Base	44	LF	10%	49	$12.40	$605.62	$90.00	0.04	1.95	$175.82	$16.00	$781.44	
				PAINTING													
358	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
359	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				SPECIALITIES													
360	A2			Solid Core Phenolic Partition (7'-0" High) - Door to be Self Closing	10	LF	10%	11	$282.41	$3,112.72	$90.00	0.80	8.82	$793.58	$354.41	$3,906.31	
361	A2			Curtain Track w/ Rod	3	LF	10%	4	$15.86	$57.05	$90.00	0.06	0.22	$19.42	$21.26	$76.47	
362	A2			24" x 24" Lockers w/ Mesh Doors - Lockers to have a Lower Drawer, Boot Tray, Upper Shelf, Hanging Rod, Electrical Outlet, Sloped Top, and to be Configured for Connection to Ventilation System	2	EA	0%	2	$1,100.00	$2,200.00	$90.00	3.00	6.00	$540.00	$1,370.00	$2,740.00	
363	A2			(3'-3" x 3'-4") Shower Compartment w/ Pre-Fab Accessible Molded Fiberglass Shower	1	EA	0%	1	$1,500.00	$1,500.00	$90.00	8.00	8.00	$720.00	$2,220.00	$2,220.00	
364	A2			12" Grab Bar @ Shower Compartment	1	EA	0%	1	$35.00	$35.00	$90.00	0.40	0.40	$36.00	$71.00	$71.00	
365	A2			24" Grab Bar @ Shower Compartment	1	EA	0%	1	$50.00	$50.00	$90.00	0.40	0.40	$36.00	$86.00	$86.00	
366	A2			36" Grab Bar	1	EA	0%	1	$60.00	$60.00	$90.00	0.40	0.40	$36.00	$96.00	$96.00	
367	A2			42" Grab Bar	1	EA	0%	1	$70.00	$70.00	$90.00	0.40	0.40	$36.00	$106.00	$106.00	
368	A2			Toilet Paper Holder	1	EA	0%	1	$25.00	$25.00	$90.00	0.25	0.25	$22.50	$47.50	$47.50	
369	A2			Soap Dispensers	1	EA	0%	1	$60.00	$60.00	$90.00	0.25	0.25	$22.50	$82.50	$82.50	
370	A2			Hand Dryer	1	EA	0%	1	$450.00	$450.00	$90.00	1.50	1.50	$135.00	$585.00	$585.00	
371	A2			Hooks	2	EA	0%	2	$15.00	$30.00	$90.00	0.15	0.30	$27.00	$28.50	$57.00	
372	A2			Vanity Mirrors	1	EA	0%	1	$175.00	$175.00	$90.00	0.75	0.75	$67.50	$242.50	$242.50	
				PLUMBING													
373	A2			Allowances for Piping, Fixtures & Fittings	137	SF	10%	150	$4.00	$601.66	$90.00	0.04	6.02	$541.49	$7.60	$1,143.15	
374	A2			Water Closet	1	EA	0%	1	$550.00	$550.00	$90.00	3.00	3.00	$270.00	$820.00	$820.00	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
375	A2			Vanity Sinks	1	EA	0%	1	$200.00	$200.00	$90.00	1.50	1.50	$135.00	$335.00	$335.00	
376	A2			Floor Drain	1	EA	0%	1	$125.00	$125.00	$90.00	2.00	2.00	$180.00	$305.00	$305.00	
				HVAC													
377	A2			Allowances for Ducting, Fitting & Accessories	137	SF	10%	150	$5.00	$752.07	$90.00	0.05	7.52	$676.86	$9.50	$1,428.93	
378	A2			Exhaust Fan	1	EA	0%	1	$300.00	$300.00	$90.00	2.00	2.00	$180.00	$480.00	$480.00	
				ELECTRICAL													
379	A2			Allowances for Lightning Fixture, Wiring & Conduits	137	SF	10%	150	$6.00	$902.48	$90.00	0.06	9.02	$812.24	$11.40	$1,714.72	
380	A2			2x2 LED Flat Panel Lights	125	SF	10%	138	$45.96	$6,336.18	$90.00	0.04	5.51	$496.31	$49.56	$6,832.49	
							SUBTOTAL MATERIAL		**$ 24,021**	**SUBTOTAL LABOR**		**$ 9,868**	**SUBTOTAL HOURS**		**109.64**	**SUBTOTAL**	**$ 33,889**
				CENTRAL HALLWAY & CLOSETS							**$ 90.00**						
				OPENINGS													
				Doors													
381	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame @ Janitor	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
382	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame @ Meds Closet	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
383	A2			Door Hardware	2	EA	0%	2	$648.52	$1,297.04	$90.00	2.00	4.00	$360.00	$828.52	$1,657.04	
				Trims													
384	A2			Door Trims	65	LF	10%	72	$2.12	$152.42	$90.00	0.02	1.29	$116.47	$3.74	$268.89	
				ACOUSTICAL CEILINGS													
385	A2			24" x 24" Dropped Acoustical Ceiling	562	SF	10%	618	$3.84	$2,373.55	$90.00	0.04	24.72	$2,225.20	$7.44	$4,598.75	
				FLOORING													
386	A2			VCT Flooring	562	SF	10%	618	$4.82	$2,979.30	$90.00	0.06	37.09	$3,337.80	$10.22	$6,317.10	
387	A2			4" High Vinyl Cove Base	254	LF	10%	279	$2.98	$831.89	$90.00	0.04	11.17	$1,004.97	$6.58	$1,836.86	
				PAINTING													
388	A2			Paint @ GWB Wall	2823	SF	10%	3106	$0.52	$1,614.93	$90.00	0.02	62.11	$5,590.13	$2.32	$7,205.06	
389	A2			Paint @ Door Trims	65	LF	10%	72	$0.30	$21.45	$90.00	0.02	1.29	$115.83	$1.92	$137.28	
390	A2			Paint @ Single Leaf Door	2	EA	0%	2	$28.43	$56.86	$90.00	1.60	3.20	$288.00	$172.43	$344.86	
				CASEWORK													
391	A2			(4'-0" Deep) Shelving @ Meds Closet	4	LF	10%	5	$72.20	$348.65	$90.00	0.40	1.93	$173.84	$108.20	$522.50	
				PLUMBING													
392	A2			Allowances for Piping, Fixtures & Fittings	21	SF	10%	23	$4.00	$93.59	$90.00	0.04	0.94	$84.23	$7.60	$177.82	
393	A2			Service Sink and Associated Supply & Waste Plumbing @ Janitor Closet	1	EA	0%	1	$850.00	$850.00	$90.00	5.00	5.00	$450.00	$1,300.00	$1,300.00	
				ELECTRICAL													
394	A2			Allowances for Lightning Fixture, Wiring & Conduits	562	SF	10%	618	$6.00	$3,708.67	$90.00	0.06	37.09	$3,337.80	$11.40	$7,046.48	
395	A2			2x2 LED Flat Panel Lights	562	SF	10%	618	$45.96	$28,408.43	$90.00	0.04	24.72	$2,225.20	$49.56	$30,633.63	
				HVAC													
396	A2			Allowances for Ducting, Fitting & Accessories	562	SF	10%	618	$5.00	$3,090.56	$90.00	0.05	30.91	$2,781.50	$9.50	$5,872.06	
							SUBTOTAL MATERIAL		**$ 47,266**	**SUBTOTAL LABOR**		**$ 23,386**	**SUBTOTAL HOURS**		**259.84**	**SUBTOTAL**	**$ 70,652**
				CRIME LAB							**$ 90.00**						
				OPENINGS													
				Doors													
397	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
398	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
399	A2			Card Access/Fob Setup (Location Assumed) W/ Electric Strikes	1	EA	0%	1	$1,200.00	$1,200.00	$90.00	4.000	4.00	$360.00	$1,560.00	$1,560.00	
				Trims													
400	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				ACOUSTICAL CEILINGS													
401	A2			24" x 24" Dropped Acoustical Ceiling	132	SF	10%	145	$3.84	$556.51	$90.00	0.04	5.80	$521.73	$7.44	$1,078.24	
				FLOORING													
402	A2			VCT Flooring	132	SF	10%	145	$4.82	$698.54	$90.00	0.06	8.70	$782.60	$10.22	$1,481.13	
403	A2			4" High Vinyl Cove Base	41	LF	10%	45	$2.98	$135.09	$90.00	0.04	1.81	$163.19	$6.58	$298.28	
				PAINTING													

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
404	A2			Paint @ GWB Wall	425	SF	10%	467	$0.52	$242.88	$90.00	0.02	9.34	$840.75	$2.32	$1,083.63	
405	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
406	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				EQUIPMENTS													
407	A2			Small, Full Height Fridge	1	EA	0%	1	$850.00	$850.00	$90.00	1.00	1.00	$90.00	$940.00	$940.00	
				CASEWORK													
408	A2			(2'-0" Deep) Base Cabinets w/ Door Panels & Hardware's	12	LF	10%	13	$304.40	$4,071.65	$90.00	1.60	21.40	$1,926.14	$448.40	$5,997.80	
409	A2			(1'-0" Deep) Upper Cabinets w/ Door Panels & Hardware's	12	LF	10%	13	$152.20	$2,029.13	$90.00	0.80	10.67	$959.90	$224.20	$2,989.03	
				COUNTERTOPS & BACKSPALSH													
410	A2			(2'-0" Deep) Countertop	12	LF	10%	13	$112.52	$1,505.07	$90.00	0.80	10.70	$963.07	$184.52	$2,468.14	
411	A2			4" High Backsplash	12	LF	10%	13	$8.76	$116.98	$90.00	0.06	0.80	$72.11	$14.16	$189.09	
				PLUMBING													
412	A2			Allowances for Piping, Fixtures & Fittings	132	SF	10%	145	$4.00	$579.70	$90.00	0.04	5.80	$521.73	$7.60	$1,101.43	
413	A2			Sink	1	EA	0%	1	$250.00	$250.00	$90.00	2.00	2.00	$180.00	$430.00	$430.00	
				HVAC													
414	A2			Allowances for Ducting, Fitting & Accessories	132	SF	10%	145	$5.00	$724.63	$90.00	0.05	7.25	$652.16	$9.50	$1,376.79	
415	A2			Exhaust Fan	1	EA	0%	1	$300.00	$300.00	$90.00	2.00	2.00	$180.00	$480.00	$480.00	
				ELECTRICAL													
416	A2			Allowances for Lightning Fixture, Wiring & Conduits	132	SF	10%	145	$6.00	$869.55	$90.00	0.06	8.70	$782.60	$11.40	$1,652.15	
417	A2			2x2 LED Flat Panel Lights	132	SF	10%	145	$45.96	$6,660.75	$90.00	0.04	5.80	$521.73	$49.56	$7,182.48	
							SUBTOTAL MATERIAL		$ 22,274	SUBTOTAL LABOR		$ 10,606	SUBTOTAL HOURS		117.85	SUBTOTAL	$ 32,880
				EVIDENCE							$ 90.00						
				OPENINGS													
				Doors													
418	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
419	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
420	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				ACOUSTICAL CEILINGS													
421	A2			24" x 24" Dropped Acoustical Ceiling	160	SF	10%	176	$3.84	$675.50	$90.00	0.04	7.04	$633.28	$7.44	$1,308.79	
				FLOORING													
422	A2			High Abuse VCT Flooring	160	SF	10%	176	$5.28	$928.82	$90.00	0.06	10.55	$949.92	$10.68	$1,878.74	
423	A2			4" High Vinyl Cove Base	47	LF	10%	51	$2.98	$153.41	$90.00	0.04	2.06	$185.33	$6.58	$338.74	
				PAINTING													
424	A2			Paint @ GWB Wall	454	SF	10%	500	$0.54	$269.76	$90.00	0.02	10.99	$989.12	$2.52	$1,258.88	
425	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
426	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				EQUIPMENTS													
427	A2			Small, Full Height Fridge	1	EA	0%	1	$850.00	$850.00	$90.00	1.00	1.00	$90.00	$940.00	$940.00	
				ELECTRICAL													
428	A2			Allowances for Lightning Fixture, Wiring & Conduits	160	SF	10%	176	$6.00	$1,055.47	$90.00	0.06	10.55	$949.92	$11.40	$2,005.40	
429	A2			2x2 LED Flat Panel Lights	160	SF	10%	176	$45.96	$8,084.92	$90.00	0.04	7.04	$633.28	$49.56	$8,718.20	
				HVAC													
430	A2			Allowances for Ducting, Fitting & Accessories	160	SF	10%	176	$5.00	$879.56	$90.00	0.05	8.80	$791.60	$9.50	$1,671.16	
							SUBTOTAL MATERIAL		$ 14,381	SUBTOTAL LABOR		$ 6,311	SUBTOTAL HOURS		70.12	SUBTOTAL	$ 20,692
				PUBLIC ENTRY & WAITING ROOM							$ 90.00						
				DEMOLITION													
431	A2			Remove Existing Storefront Entry	1	EA	0%	1	$0.00	$0.00	$90.00	4.00	4.00	$360.00	$360.00	$360.00	
				OPENINGS													
				Doors													
432	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
433	A2			(9'-7" Wide x 6'-8" High) Replace Glass Door w/ Aluminum Frame	1	EA	0%	1	$4,500.00	$4,500.00	$90.00	16.00	16.00	$1,440.00	$5,940.00	$5,940.00	
				Windows													

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
434	A2			(4'-0" Wide) Ballistic Rated Glass Panels Window	1	EA	0%	1	$6,500.00	$6,500.00	$90.00	12.00	12.00	$1,080.00	$7,580.00	$7,580.00	
				Hardware													
435	A2			Door Hardware	2	EA	0%	2	$648.52	$1,297.04	$90.00	2.00	4.00	$360.00	$828.52	$1,657.04	
				Trims													
436	A2			Door Trims	79	LF	10%	86	$2.12	$183.11	$90.00	0.02	1.55	$139.92	$3.74	$323.03	
				ACOUSTICAL CEILINGS													
437	A2			24" x 24" Dropped Acoustical Ceiling	110	SF	10%	122	$3.84	$466.58	$90.00	0.04	4.86	$437.42	$7.44	$904.00	
				FLOORING													
438	A2			Carpet Tile Flooring	110	SF	10%	122	$3.80	$461.72	$90.00	0.04	4.86	$437.42	$7.40	$899.14	
439	A2			4" High Vinyl Cove Base	34	LF	10%	38	$2.98	$112.11	$90.00	0.04	1.50	$135.43	$6.58	$247.54	
				WALL COVERINGS													
440	A2			Heavy-Duty Vinyl Wall Covering	348	SF	10%	382	$5.10	$1,949.92	$90.00	0.04	15.29	$1,376.42	$8.70	$3,326.34	
441	A2			Ballistic Rated Panels	100	SF	10%	110	$8.76	$967.84	$90.00	0.06	6.63	$596.61	$14.16	$1,564.45	
				PAINTING													
442	A2			Paint @ Door Trims	79	LF	10%	87	$0.30	$26.07	$90.00	0.02	1.56	$140.78	$1.92	$166.85	
443	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				ELECTRICAL													
444	A2			Allowances for Lightning Fixture, Wiring & Conduits	110	SF	10%	122	$6.00	$729.04	$90.00	0.06	7.29	$656.13	$11.40	$1,385.17	
445	A2			2x2 LED Flat Panel Lights	110	SF	10%	122	$45.96	$5,584.42	$90.00	0.04	4.86	$437.42	$49.56	$6,021.84	
				HVAC													
446	A2			Allowances for Ducting, Fitting & Accessories	110	SF	10%	122	$5.00	$607.53	$90.00	0.05	6.08	$546.78	$9.50	$1,154.31	
							SUBTOTAL MATERIAL		$ 24,133	SUBTOTAL LABOR		$ 8,936	SUBTOTAL HOURS		99.29	SUBTOTAL	$ 33,069
				PUBLIC BATHROOM							$ 90.00						
				OPENINGS													
				Doors													
447	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
448	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
449	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				ACOUSTICAL CEILINGS													
450	A2			24" x 24" Dropped Acoustical Ceiling	39	SF	10%	43	$3.84	$163.60	$90.00	0.04	1.70	$153.37	$7.44	$316.97	
				FLOORING													
451	A2			VCT Flooring	39	SF	10%	43	$4.82	$205.35	$90.00	0.06	2.56	$230.06	$10.22	$435.40	
452	A2			4" High Vinyl Cove Base	22	LF	10%	25	$2.98	$73.39	$90.00	0.04	0.99	$88.66	$6.58	$162.06	
				PAINTING													
453	A2			Paint @ M.R.GWB Wall	227	SF	10%	250	$0.52	$130.09	$90.00	0.02	5.00	$450.31	$2.32	$580.40	
454	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
455	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				SPECIALITIES													
456	A2			36" Grab Bar	1	EA	0%	1	$60.00	$60.00	$90.00	0.40	0.40	$36.00	$96.00	$96.00	
457	A2			42" Grab Bar	1	EA	0%	1	$70.00	$70.00	$90.00	0.40	0.40	$36.00	$106.00	$106.00	
458	A2			Toilet Paper Holder	1	EA	0%	1	$25.00	$25.00	$90.00	0.25	0.25	$22.50	$47.50	$47.50	
459	A2			Soap Dispensers	1	EA	0%	1	$60.00	$60.00	$90.00	0.25	0.25	$22.50	$82.50	$82.50	
460	A2			Hand Dryer	1	EA	0%	1	$450.00	$450.00	$90.00	1.50	1.50	$135.00	$585.00	$585.00	
461	A2			Coat Hook	1	EA	0%	1	$15.00	$15.00	$90.00	0.15	0.15	$13.50	$28.50	$28.50	
462	A2			Vanity Mirrors	1	EA	0%	1	$175.00	$175.00	$90.00	0.75	0.75	$67.50	$242.50	$242.50	
				PLUMBING													
463	A2			Allowances for Piping, Fixtures & Fittings	39	SF	10%	43	$4.00	$170.41	$90.00	0.04	1.70	$153.37	$7.60	$323.78	
464	A2			Water Closet	1	EA	0%	1	$550.00	$550.00	$90.00	3.00	3.00	$270.00	$820.00	$820.00	
465	A2			Vanity Sinks	1	EA	0%	1	$200.00	$200.00	$90.00	1.50	1.50	$135.00	$335.00	$335.00	
466	A2			Floor Drain	1	EA	0%	1	$125.00	$125.00	$90.00	2.00	2.00	$180.00	$305.00	$305.00	
				ELECTRICAL													
467	A2			Allowances for Lightning Fixture, Wiring & Conduits	39	SF	10%	43	$6.00	$255.62	$90.00	0.06	2.56	$230.06	$11.40	$485.67	
468	A2			2x2 LED Flat Panel Lights	39	SF	10%	43	$45.96	$1,958.03	$90.00	0.04	1.70	$153.37	$49.56	$2,111.40	
				HVAC													

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
469	A2			Allowances for Ducting, Fitting & Accessories	39	SF	10%	43	$5.00	$213.02	$90.00	0.05	2.13	$191.71	$9.50	$404.73	
							SUBTOTAL MATERIAL		$ 6,383	SUBTOTAL LABOR		$ 3,657	SUBTOTAL HOURS		40.64	SUBTOTAL	$ 10,040
				RECEPTION							$ 90.00						
				DEMOLITION													
470	A2			Remove Existing Window	1	EA	0%	1	$0.00	$0.00	$90.00	2.00	2.00	$180.00	$180.00	$180.00	
				OPENINGS													
				Doors													
471	A2			(3'-6" Wide x 6'-8" High) Cased Opening	1	EA	0%	1	$250.00	$250.00	$90.00	4.00	4.00	$360.00	$610.00	$610.00	
				Windows													
472	A2			(2'-9" Wide x 2'-0" High) Replace High Clear Insulated Panel, Lower Opaque Insulated Panel Window	1	EA	0%	1	$368.50	$368.50	$90.00	1.76	1.76	$158.40	$526.90	$526.90	
				Trims													
473	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
474	A2			Window Trims	19	LF	10%	21	$2.52	$52.67	$90.00	0.03	0.67	$60.19	$5.40	$112.86	
				ACOUSTICAL CEILINGS													
475	A2			24" x 24" Dropped Acoustical Ceiling	152	SF	10%	167	$3.84	$641.08	$90.00	0.04	6.68	$601.01	$7.44	$1,242.09	
				FLOORING													
476	A2			Carpet Tile Flooring	152	SF	10%	167	$3.80	$634.40	$90.00	0.04	6.68	$601.01	$7.40	$1,235.41	
477	A2			4" High Vinyl Cove Base	47	LF	10%	51	$2.98	$153.15	$90.00	0.04	2.06	$185.01	$6.58	$338.16	
				PAINTING													
478	A2			Paint @ GWB Wall	450	SF	10%	495	$0.52	$257.66	$90.00	0.02	9.91	$891.89	$2.32	$1,149.55	
479	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
480	A2			Paint @ Window Trims	19	LF	10%	21	$0.27	$5.64	$90.00	0.02	0.38	$33.86	$1.89	$39.50	
481	A2			Paint @ Cased Opening Frame	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
				COUTERTOP & BACKSPLASH													
482	A2			(2'-0" Deep) Countertop w/ Service Drawer	4	LF	10%	4	$112.52	$498.80	$90.00	0.80	3.55	$319.18	$184.52	$817.98	
				COMMUNICATION													
483	A2			Two-Way Communication Speaker	1	EA	0%	1	$450.00	$450.00	$90.00	2.00	2.00	$180.00	$630.00	$630.00	
				ELECTRICAL													
484	A2			Allowances for Lightning Fixture, Wiring & Conduits	152	SF	10%	167	$6.00	$1,001.68	$90.00	0.06	10.02	$901.51	$11.40	$1,903.20	
485	A2			2x2 LED Flat Panel Lights	152	SF	10%	167	$45.96	$7,672.88	$90.00	0.04	6.68	$601.01	$49.56	$8,273.89	
				HVAC													
486	A2			Allowances for Ducting, Fitting & Accessories	152	SF	10%	167	$5.00	$834.74	$90.00	0.05	8.35	$751.26	$9.50	$1,586.00	
							SUBTOTAL MATERIAL		$ 12,919	SUBTOTAL LABOR		$ 6,000	SUBTOTAL HOURS		66.67	SUBTOTAL	$ 18,919
				MEETING / CONSULT ROOM							$ 90.00						
				OPENINGS													
				Doors													
487	A2			(3'-0" Wide x 6'-8" High) Acoustical Door W/-Frame	1	EA	0%	1	$844.04	$844.04	$90.00	6.400	6.40	$576.03	$1,420.07	$1,420.07	
				Hardware													
488	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
489	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				ACOUSTICAL CEILINGS													
490	A2			24" x 24" Dropped Acoustical Ceiling	101	SF	10%	111	$3.84	$424.93	$90.00	0.04	4.43	$398.38	$7.44	$823.31	
				FLOORING													
491	A2			Carpet Tile Flooring	101	SF	10%	111	$3.80	$420.51	$90.00	0.04	4.43	$398.38	$7.40	$818.88	
492	A2			4" High Vinyl Cove Base	38	LF	10%	42	$2.98	$123.91	$90.00	0.04	1.66	$149.69	$6.58	$273.60	
				WALL COVERINGS													
493	A2			Heavy-Duty Vinyl Wall Covering	367	SF	10%	404	$5.10	$2,059.49	$90.00	0.04	16.15	$1,453.76	$8.70	$3,513.24	
				PAINTING													
494	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
495	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				ELECTRICAL													
496	A2			Allowances for Lightning Fixture, Wiring & Conduits	101	SF	10%	111	$6.00	$663.96	$90.00	0.06	6.64	$597.56	$11.40	$1,261.52	
497	A2			2x2 LED Flat Panel Lights	101	SF	10%	111	$45.96	$5,085.93	$90.00	0.04	4.43	$398.38	$49.56	$5,484.31	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				HVAC													
498	A2			Allowances for Ducting, Fitting & Accessories	101	SF	10%	111	$5.00	$553.30	$90.00	0.05	5.53	$497.97	$9.50	$1,051.27	
							SUBTOTAL MATERIAL		**$ 10,940**	**SUBTOTAL LABOR**		**$ 4,911**	**SUBTOTAL HOURS**		**54.57**	**SUBTOTAL**	**$ 15,851**
				RECORDS ROOM							**$ 90.00**						
				OPENINGS													
				Doors													
499	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
500	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
501	A2			Card Access/Fob Setup (Location Assumed) W/ Electric Strikes	1	EA	0%	1	$1,200.00	$1,200.00	$90.00	4.000	4.00	$360.00	$1,560.00	$1,560.00	
				Trims													
502	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
				ACOUSTICAL CEILINGS													
503	A2			24" x 24" Dropped Acoustical Ceiling	177	SF	10%	195	$3.84	$747.10	$90.00	0.04	7.78	$700.41	$7.44	$1,447.50	
				FLOORING													
504	A2			VCT Flooring	177	SF	10%	195	$4.82	$937.76	$90.00	0.06	11.67	$1,050.61	$10.22	$1,988.37	
505	A2			4" High Vinyl Cove Base	51	LF	10%	56	$2.98	$165.54	$90.00	0.04	2.22	$199.98	$6.58	$365.52	
				PAINTING													
506	A2			Paint @ GWB Wall	480	SF	10%	528	$0.52	$274.54	$90.00	0.02	10.56	$950.34	$2.32	$1,224.88	
507	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
508	A2			Paint @ Single Leaf Door	1	EA	0%	1	$28.43	$28.43	$90.00	1.60	1.60	$144.00	$172.43	$172.43	
				FIRE SUPPRESSION													
509	A2			Allowances for Fire Suppression	177	SF	10%	195	$10.00	$1,945.57	$90.00	0.10	19.46	$1,751.01	$19.00	$3,696.58	
				ELECTRICAL													
510	A2			Allowances for Lightning Fixture, Wiring & Conduits	177	SF	10%	195	$6.00	$1,167.34	$90.00	0.06	11.67	$1,050.61	$11.40	$2,217.95	
511	A2			2x2 LED Flat Panel Lights	177	SF	10%	195	$45.96	$8,941.84	$90.00	0.04	7.78	$700.41	$49.56	$9,642.24	
				HVAC													
512	A2			Allowances for Ducting, Fitting & Accessories	177	SF	10%	195	$5.00	$972.79	$90.00	0.05	9.73	$875.51	$9.50	$1,848.29	
							SUBTOTAL MATERIAL		**$ 17,836**	**SUBTOTAL LABOR**		**$ 8,727**	**SUBTOTAL HOURS**		**96.97**	**SUBTOTAL**	**$ 26,563**
				BREAK ROOM							**$ 90.00**						
				DEMOLITION													
513	A2			Remove Existing Window	2	EA	0%	2	$0.00	$0.00	$90.00	2.00	4.00	$360.00	$180.00	$360.00	
				OPENINGS													
				Windows													
514	A2			(2'-9" Wide x 2'-0" High) Replace High Clear Insulated Panel, Lower Opaque Insulated Panel Window	2	EA	0%	2	$368.50	$737.00	$90.00	1.76	3.52	$316.80	$526.90	$1,053.80	
				Trims													
515	A2			Window Trims	38	LF	10%	42	$2.52	$105.34	$90.00	0.03	1.34	$120.38	$5.40	$225.72	
				ACOUSTICAL CEILINGS													
516	A2			24" x 24" Dropped Acoustical Ceiling	136	SF	10%	150	$3.84	$575.77	$90.00	0.04	6.00	$539.79	$7.44	$1,115.56	
				FLOORING													
517	A2			VCT Flooring	136	SF	10%	150	$4.82	$722.72	$90.00	0.06	9.00	$809.68	$10.22	$1,532.40	
518	A2			4" High Vinyl Cove Base	36	LF	10%	39	$2.98	$117.16	$90.00	0.04	1.57	$141.53	$6.58	$258.69	
				WALL COVERINGS													
519	A2			Heavy-Duty Vinyl Wall Covering	322	SF	10%	354	$5.10	$1,805.02	$90.00	0.04	14.16	$1,274.13	$8.70	$3,079.15	
				PAINTING													
520	A2			Paint @ Window Trims	38	LF	10%	42	$0.27	$11.29	$90.00	0.02	0.75	$67.72	$1.89	$79.00	
				EQUIPMENTS													
521	A2			Large, Full Height Fridge	1	EA	0%	1	$2,000.00	$2,000.00	$90.00	1.50	1.50	$135.00	$2,135.00	$2,135.00	
				CASEWORK													
522	A2			(2'-0" Deep) Base Cabinets w/ Door Panels & Hardware's	7	LF	10%	8	$304.40	$2,357.27	$90.00	1.60	12.39	$1,115.14	$448.40	$3,472.41	
523	A2			(1'-0" Deep) Upper Cabinets w/ Door Panels & Hardware's	7	LF	10%	8	$152.20	$1,178.64	$90.00	0.80	6.20	$557.57	$224.20	$1,736.20	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	TOTAL BID COST	$ 3,159,610

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				COUTERTOP & BACKSPLASH													
524	A2			(2'-0" Deep) Countertop	7	LF	10%	8	$112.52	$866.40	$90.00	0.80	6.16	$554.40	$184.52	$1,420.80	
525	A2			4" High Backsplash	7	LF	10%	8	$8.76	$67.55	$90.00	0.06	0.46	$41.64	$14.16	$109.19	
				PLUMBING													
526	A2			Allowances for Lightning Fixture, Wiring & Conduits	136	SF	10%	150	$6.00	$899.65	$90.00	0.06	9.00	$809.68	$11.40	$1,709.33	
527	A2			Sink	1	EA	0%	1	$250.00	$250.00	$90.00	2.00	2.00	$180.00	$430.00	$430.00	
				ELECTRICAL													
528	A2			Allowances for Lightning Fixture, Wiring & Conduits	136	SF	10%	150	$6.00	$899.65	$90.00	0.06	9.00	$809.68	$11.40	$1,709.33	
529	A2			2x2 LED Flat Panel Lights	136	SF	10%	150	$45.96	$6,891.29	$90.00	0.04	6.00	$539.79	$49.56	$7,431.08	
				HVAC													
530	A2			Allowances for Ducting, Fitting & Accessories	136	SF	10%	150	$5.00	$749.71	$90.00	0.05	7.50	$674.73	$9.50	$1,424.44	
							SUBTOTAL MATERIAL		$ 20,234	SUBTOTAL LABOR		$ 9,048	SUBTOTAL HOURS		100.53	SUBTOTAL	$ 29,282
				MUSTER ROOM							$ 90.00						
				DEMOLITION													
531	A2			Remove Existing Window	2	EA	0%	2	$0.00	$0.00	$90.00	2.00	4.00	$360.00	$180.00	$360.00	
				OPENINGS													
				Doors													
532	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Windows													
533	A2			(2'-9" Wide x 2'-0" High) Replace High Clear Insulated Panel, Lower Opaque Insulated Panel Window	2	EA	0%	2	$368.50	$737.00	$90.00	1.76	3.52	$316.80	$526.90	$1,053.80	
				Hardware													
534	A2			Door Hardware	1	EA	0%	1	$648.52	$648.52	$90.00	2.00	2.00	$180.00	$828.52	$828.52	
				Trims													
535	A2			Door Trims	33	LF	10%	36	$2.12	$76.21	$90.00	0.02	0.65	$58.24	$3.74	$134.45	
536	A2			Window Trims	38	LF	10%	42	$2.52	$105.34	$90.00	0.03	1.34	$120.38	$5.40	$225.72	
				ACOUSTICAL CEILINGS													
537	A2			24" x 24" Dropped Acoustical Ceiling	230	SF	10%	253	$3.84	$969.91	$90.00	0.04	10.10	$909.30	$7.44	$1,879.21	
				FLOORING													
538	A2			VCT Flooring	230	SF	10%	253	$4.82	$1,217.45	$90.00	0.06	15.15	$1,363.94	$10.22	$2,581.39	
539	A2			4" High Vinyl Cove Base	43	LF	10%	47	$2.98	$140.50	$90.00	0.04	1.89	$169.73	$6.58	$310.22	
				WALL COVERINGS													
540	A2			Heavy-Duty Vinyl Wall Covering	465	SF	10%	512	$5.10	$2,610.33	$90.00	0.04	20.47	$1,842.59	$8.70	$4,452.92	
				PAINTING													
541	A2			Paint @ Door Trims	33	LF	10%	36	$0.30	$10.89	$90.00	0.02	0.65	$58.81	$1.92	$69.70	
542	A2			Paint @ Window Trims	38	LF	10%	42	$0.27	$11.29	$90.00	0.02	0.75	$67.72	$1.89	$79.00	
543	A2			Paint @ Single Leaf Door	1	LF	10%	1	$0.30	$0.33	$90.00	0.02	0.02	$1.78	$1.92	$2.11	
				ELECTRICAL													
544	A2			Allowances for Lightning Fixture, Wiring & Conduits	230	SF	10%	253	$6.00	$1,515.49	$90.00	0.06	15.15	$1,363.94	$11.40	$2,879.43	
545	A2			2x2 LED Flat Panel Lights	230	SF	10%	253	$45.96	$11,608.67	$90.00	0.04	10.10	$909.30	$49.56	$12,517.96	
				HVAC													
546	A2			Allowances for Ducting, Fitting & Accessories	230	SF	10%	253	$5.00	$1,262.91	$90.00	0.05	12.63	$1,136.62	$9.50	$2,399.53	
							SUBTOTAL MATERIAL		$ 21,634	SUBTOTAL LABOR		$ 9,506	SUBTOTAL HOURS		105.63	SUBTOTAL	$ 31,141
				STORAGE & IT CLOSET							$ 90.00						
				OPENINGS													
				Doors													
547	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame @ IT Closet	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
548	A2			(3'-0" Wide x 6'-8" High) Hollow Metal Door w/ Steel Frame @ Storage	1	EA	0%	1	$719.28	$719.28	$90.00	7.19	7.19	$647.35	$1,366.63	$1,366.63	
				Hardware													
549	A2			Door Hardware	2	EA	0%	2	$648.52	$1,297.04	$90.00	2.00	4.00	$360.00	$828.52	$1,657.04	
				Trims													
550	A2			Door Trims	65	LF	10%	72	$2.12	$152.42	$90.00	0.02	1.29	$116.47	$3.74	$268.89	

evolution construction

121 Maple Avenue
Hackettstown, New Jersey 07840

(908) 835-1364
Website: evolutionconstruction.com
Email: info@evolutionconstruction.com

Byram Township		PROJECT COST	$ 1,505,640
10 MANSFIELD DRIVE MORRIS COUNTY, NEW JERSEY		OVERHEAD COST	$ 150,564
Project Scope:	GC + MEP	PROFIT COST	$ 75,282
Addendum:	N/A	ADDITIONAL COST (If Any)	$ 1,428,124
Date:	Thursday, July 16, 2026	**TOTAL BID COST**	**$ 3,159,610**

SR. NO.	DWG. NO.	DETAIL NO.	CSI NO.	DESCRIPTION	QUANTITY	UNIT	WASTAGE %	QTY W/ WASTAGE	UNIT MATERIAL COST	MATERIAL COST	MAN HOUR RATE	UNIT MANHOURS	TOTAL MANHOURS	MANHOURS COST	UNIT COST	TOTAL COST	$ 4
				ACOUSTICAL CEILINGS													
551	A2			24" x 24" Dropped Acoustical Ceiling	77	SF	10%	85	$3.84	$326.64	$90.00	0.04	3.40	$306.23	$7.44	$632.87	
				FLOORING													
552	A2			VCT Flooring	77	SF	10%	85	$4.82	$410.00	$90.00	0.06	5.10	$459.34	$10.22	$869.34	
553	A2			4" High Vinyl Cove Base	44	LF	10%	49	$2.98	$144.92	$90.00	0.04	1.95	$175.07	$6.58	$319.99	
				PAINTING													
554	A2			Paint @ GWB Wall	448	SF	10%	493	$0.52	$256.42	$90.00	0.02	9.86	$887.61	$2.32	$1,144.04	
555	A2			Paint @ Door Trims	65	LF	10%	72	$0.30	$21.45	$90.00	0.02	1.29	$115.83	$1.92	$137.28	
556	A2			Paint @ Single Leaf Door	2	EA	0%	2	$28.43	$56.86	$90.00	1.60	3.20	$288.00	$172.43	$344.86	
				HVAC													
557	A2			Allowances for Ducting, Fitting & Accessories	77	SF	10%	85	$6.00	$510.38	$90.00	0.06	5.10	$459.34	$11.40	$969.72	
558	A2			A/C Split System @ IT Closet	1	EA	0%	1	$5,000.00	$5,000.00	$90.00	16.00	16.00	$1,440.00	$6,440.00	$6,440.00	
				ELECTRICAL													
559	A2			Allowances for Lightning Fixture, Wiring & Conduits	77	SF	10%	85	$8.00	$680.50	$90.00	0.08	6.81	$612.45	$15.20	$1,292.96	
560	A2			2x2 LED Flat Panel Lights	77	SF	10%	85	$45.96	$3,909.50	$90.00	0.04	3.40	$306.23	$49.56	$4,215.72	
							SUBTOTAL MATERIAL		**$ 14,205**	**SUBTOTAL LABOR**		**$ 6,821**	**SUBTOTAL HOURS**		**75.79**	**SUBTOTAL**	**$ 21,026**
							TOTAL MATERIAL		**$ 820,247**	**TOTAL LABOR**		**$ 685,394**	**TOTAL HOURS**		**7615.48**	**TOTAL**	**$ 1,505,640**

TOTAL MATERIAL COST	**$ 820,247**
TOTAL LABOR COST	**$ 685,394**
TOTAL LABOR HOURS	**7615.48**

List of Bills - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Claims Account

Vendor	PO	Description	Payment	Check Total
2255 - **ANDOVER, TOWNSHIP OF**	PO 32105	2ND-4TH QUARTER 2026 JOINT MUNICIPAL COU	38,092.44	**38,092.44**
86 - **APPROVED AUTO ELECTRIC, INC**	PO 31569	2026 Blanket for Batteries & Electrical	359.80	**359.80**
3841 - **APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P**	PO 32482	LABOR ATTORNEY - MAY 2026 SERVICES	1,220.00	**1,220.00**
1734 - **ARMENO, DEBORAH**	PO 32570	REC COMMITTEE - TRIATHLON REFRESHMENTS	40.57	**40.57**
3205 - **BASSANI POWER EQUIPMENT, LLC**	PO 31669	2026 Blanket for Repair Parts	287.21	**287.21**
149 - **BLUE DIAMOND DISPOSAL, INC.**	PO 32096	2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	58,750.00	**58,750.00**
3991 - **BRIANT, RICHARD CHARLES**	PO 32548	TEMPORARY FIRE SUBCODE	135.00	
	PO 32558	TEMPORARY FIRE SUBCODE	135.00	**270.00**
217 - **BYRAM TWP SEWER OPERATING UTIL**	PO 32321	3rd-4th Qtr 2026 Sewer Billing	1,460.42	**1,460.42**
261 - **CERTIFIED SPEEDOMETER SERVICE, INC.**	PO 32497	POLICE - CAR CALIBRATION	176.00	
	PO 32498	POLICE - CAR CALIBRATION	176.00	**352.00**
3920 - **COLLIERS ENGINEERING & DESIGN, INC.**	PO 32445	ESCROW - APRIL 2026 SERVICES - 10 ROUTE	266.25	**266.25**
342 - **D & E SERVICE CENTER**	PO 32507	PD-6 Tow	215.00	**215.00**
373 - **DELSEA TERMITE & PEST CONTROL**	PO 31795	2026 Blanket - Pest Control Services	208.00	**208.00**
2104 - **DOVER BRAKE & CLUTCH CO., INC.**	PO 31566	2026 Blanket for Supplies	173.00	**173.00**
4014 - **EB EMPLOYEE SOLUTIONS, LLC**	PO 32299	2026 BLANKET PURCHASE ORDER - 2026 DIFFE	1,915.00	**1,915.00**
3802 - **ELIZABETHTOWN GAS**	PO 32559	MONTHLY SERVICE	41.05	**41.05**
3854 - **FF1 APPARATUS, LLC**	PO 32002	Repairs to Tender 5 - Estimate #7204 - M	2,961.06	**2,961.06**
4026 - **FONTANA, MICHAEL**	PO 32565	REFUND - SOLICITOR PERMIT	500.00	**500.00**
3700 - **FRED BEANS FORD OF WASHINGTON**	PO 31565	2026 Blanket for Parts	810.03	**810.03**
1166 - **GANNETT NEW YORK/NEW JERSEY LOCALIQ**	PO 32547	MONTHLY ADVERTISING	62.06	**62.06**
1786 - **GROUP SALES BOX OFFICE, LLC**	PO 32318	RECREATION - THE OUTSIDERS	7,120.00	**7,120.00**
654 - **HAWKINS, DELAFIELD & WOOD, LLP**	PO 32593	2026 BOND COUNCIL SERVICES	2,450.00	
	PO 32593	2026 BOND COUNCIL SERVICES	1,451.73	**3,901.73**
999 - **J.R. ROOF, INC.**	PO 31567	2026 Blanket for Parts	809.17	**809.17**
751 - **JCP&L**	PO 32551	MONTHLY SERVICE	321.51	**321.51**
751 - **JCP&L**	PO 32552	MONTHLY SERVICE	320.17	**320.17**
751 - **JCP&L**	PO 32553	MONTHLY SERVICES	37.92	**37.92**
751 - **JCP&L**	PO 32554	MONTHLY SERVICE	73.10	**73.10**
751 - **JCP&L**	PO 32555	MONTHLY SERVICES	75.37	**75.37**
751 - **JCP&L**	PO 32556	MONTHLY SERVICE	2,703.59	**2,703.59**
3412 - **KONICA MINOLTA PREMIER FINANCE**	PO 31637	2026 BLANKET PURCHASE ORDER - UCC COPY M	88.51	**88.51**
3921 - **LAWSON PRODUCTS, INC.**	PO 31579	2026 Blanket for Supplies	414.72	**414.72**
934 - **LOWE’S BUSINESS ACCOUNT**	PO 31610	2026 BLANKET PURCHASE ORDER	1,253.72	**1,253.72**
934 - **LOWE’S BUSINESS ACCOUNT**	PO 31610	2026 BLANKET PURCHASE ORDER	15.14	**15.14**
3699 - **MARAZITI FALCON, LLP**	PO 32586	ESCROW - JUNE 2026 SERVICES - VANFLEET	36.00	
	PO 32587	ESCROW - JUNE 2026 SERVICES - LOPEZ	18.00	
	PO 32588	ESCROW - JUNE 2026 SERVICES - TEDESCO	378.00	
	PO 32589	ESCROW - JUNE 2026 SERVICES - 10 ROUTE 2	144.00	
	PO 32590	ESCROW - JUNE 2026 SERVICES - TOMAHAWK L	54.00	**630.00**
3822 - **MOBILE WELLNESS TRAINING, LLC**	PO 32564	APRIL-JUNE 2026 SENIOR EXERCISE CLASSES	4,200.00	**4,200.00**
3988 - **NATIONAL FUEL OIL, INC.**	PO 32111	2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	5,266.95	**5,266.95**
2024 - **NJ DEPT OF LABOR & WORKFORCE**	PO 32560	2025 Annual Assessment	96.00	**96.00**
1209 - **NJRPA**	PO 32537	2026-2027 Membership Renewal	275.00	**275.00**
3590 - **OPTIMUM**	PO 31596	EQUIPMENT CHARGES - CABLE BOXES - 2026 B	10.00	**10.00**
3886 - **PLANET NETWORKS, INC.**	PO 32561	AUGUST 2026 INTERNET SERVICES	139.95	**139.95**
3794 - **PRUDENTIAL CENTER - GROUP SALES**	PO 32532	RECREATION - 2027 DISNEY ON ICE	100.00	**100.00**
3257 - **RICOH USA, INC.**	PO 32116	2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	225.35	**225.35**
3849 - **RIVERVIEW PAVING, INC.**	PO 32158	RESURFACING OF SLEEPY HOLLOW RD - R #093	108,816.21	
	PO 32159	RESURFACING OF VARIOUS STREETS - R #093-	894,726.60	**1,003,542.81**
1468 - **SCMUA**	PO 31571	2026 Blanket for Leaf & Brush Disposal	327.15	
	PO 32109	2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	13,002.00	**13,329.15**
2780 - **SCOTT HOLZHAUER, CTA**	PO 32517	TAX APPEAL CONSULTING - CVS & TOMAHAWK L	4,000.00	**4,000.00**
1483 - **SERVICE TIRE TRUCK CENTER, INC.**	PO 31568	2026 Blanket for Tires & Related Tire Se	24.00	**24.00**
2551 - **SID HARVEY’S INDUSTRIES, INC.**	PO 31667	2026 Blanket for Supplies	136.67	**136.67**
3042 - **SITEONE LANDSCAPE SUPPLY, LLC**	PO 32506	CO Water Line Repair Parts	129.41	**129.41**
3990 - **SJ FUEL SOUTH CO., INC.**	PO 32112	2ND-4TH QUARTER 2026 BLANKET PURCHASE OR	4,112.94	**4,112.94**
1521 - **SPACE FARMS ZOO**	PO 31659	2026 BLANKET PURCHASE ORDER - CARCASS RE	81.00	**81.00**
1589 - **SUBURBAN PROPANE, L.P.**	PO 32545	Propane for Radio Tower Emergency Genera	262.37	**262.37**

List of Bills - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Vendor		Description	Payment	Check Total
1607 - **SUSSEX COUNTY CLERK**	PO 32583	2026 PRIMARY ELECTION EXPENSE	2,801.65	**2,801.65**
3662 - **TRAINING UNLIMITED, LLC**	PO 32592	WEBINAR - PROPERTY TAX SALES	115.00	**115.00**
1874 - **V.E. RALPH & SON, INC.**	PO 32499	POLICE - MEDICAL SUPPLIES	654.65	**654.65**
3551 - **VALLEY PHYSICIAN SERVICES, PC**	PO 32557	RANDOM DRUG TESTING PROGRAM	414.00	**414.00**
1889 - **VERIZON WIRELESS**	PO 32546	MONTHLY SERVICE	114.03	
	PO 32585	MONTHLY SERVICE	280.37	**394.40**
1926 - **WB MASON CO., INC.**	PO 31560	2026 WATER COOLER RENTAL & SUPPLIES	80.13	**80.13**
TOTAL				**1,166,139.97**

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-08-105-000	Fees & Permits			500.00	
01-201-20-100-020	GENERAL ADMIN OE	297.41			
01-201-20-120-020	CLERK OE	2,801.65			
01-201-20-145-020	TAX COLLECTION OE	115.00			
01-201-20-150-020	TAX ASSESSMENT OE	4,000.00			
01-201-20-155-020	LEGAL SERVICES	2,671.73			
01-201-23-220-020	GROUP INSURANCE	1,915.00			
01-201-25-240-020	POLICE OE	1,287.02			
01-201-25-250-020	POLICE RADIO & COMM & 911	114.03			
01-201-25-253-020	MUNICIPAL COURT OE	38,092.44			
01-201-25-265-020	FIRE OE	417.30			
01-201-26-290-020	ROAD REPAIR & MAINT OE	1,078.98			
01-201-26-292-020	FLEET MAINTENANCE	5,831.21			
01-201-26-310-020	PUBLIC BLDGS & GROUNDS OE	1,291.80			
01-201-26-335-030	GARBAGE CONTRACT	71,397.40			
01-201-28-375-020	PARKS & PLAYGROUNDS OE	275.00			
01-201-30-420-020	CELEBRATION PUBLIC EVENTS	40.57			
01-201-31-430-020	ELECTRICITY	2,581.56			
01-201-31-435-020	STREET LIGHTING	197.40			
01-201-31-440-020	TELEPHONE	139.95			
01-201-31-446-020	NATURAL GAS	41.05			
01-201-31-455-020	MUNICIPAL SEWER CHARGES	1,460.42			
01-201-31-460-020	GASOLINE	9,379.89			
01-201-32-465-000	RECYCLING TAX APPROP.	354.60			
01-213-07-000-000	RESERVE - FEDERAL/STATE GRANTS			109,143.36	
01-260-05-100	Due to Claims			0.00	255,424.77
TOTALS FOR	**Current fund**	**145,781.41**	**0.00**	**109,643.36**	**255,424.77**
04-215-55-031-000	VARIOUS IMPROVEMENTS (14-2019)			588.00	
04-215-55-042-000	VARIOUS STREET IMPROVEMENTS (004-2022)			149,440.55	
04-215-55-051-000	DPW FACILITIES IMPROVEMENTS (012-2023)			1,862.00	
04-215-55-053-000	VARIOUS STREET IMPROVEMENTS (006-2024)			100,000.00	
04-215-55-063-000	VARIOUS STREET IMPROVEMENTS (#002-2026)			645,286.05	
04-260-05-100	Due to Claims			0.00	897,176.60
TOTALS FOR	**Capital**	**0.00**	**0.00**	**897,176.60**	**897,176.60**
05-201-55-502-020	OPERATING OE	767.84			
05-260-05-100	Due to Claims			0.00	767.84
TOTALS FOR	**Sewer**	**767.84**	**0.00**	**0.00**	**767.84**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
18-260-05-100	Due to Claims			0.00	54.00
18-280-56-000	Reserve For Developers Deposits			54.00	
TOTALS FOR	**Developers Escrow Fund Fulton Bank**	**0.00**	**0.00**	**54.00**	**54.00**
19-260-05-100	Due to Claims			0.00	358.51
19-286-56-000-400	Reserve - Uniform Construction Code			358.51	
TOTALS FOR	**Other Trust**	**0.00**	**0.00**	**358.51**	**358.51**
20-260-05-100	Due to Claims			0.00	11,420.00
20-286-56-009-000	Recreation Programs OLD			3,300.00	
20-286-56-011-000	TRIPS			7,220.00	
20-286-56-300-000	PROGRAMMING			900.00	
TOTALS FOR	**Recreation Trust**	**0.00**	**0.00**	**11,420.00**	**11,420.00**
21-260-05-100	Due to Claims			0.00	96.00
21-286-56-000-001	Reserve - SUI			96.00	
TOTALS FOR	**Unemployment Trust**	**0.00**	**0.00**	**96.00**	**96.00**
24-260-05-100	Due to Claims			0.00	842.25
24-280-56-000	Reserve for Developers Escrow Deposits			842.25	
TOTALS FOR	**Developers Escrow - VNB**	**0.00**	**0.00**	**842.25**	**842.25**

Total to be paid from Fund 01 Current fund	255,424.77
Total to be paid from Fund 04 Capital	897,176.60
Total to be paid from Fund 05 Sewer	767.84
Total to be paid from Fund 18 Developers Escrow Fund Fulton Bank	54.00
Total to be paid from Fund 19 Other Trust	358.51
Total to be paid from Fund 20 Recreation Trust	11,420.00
Total to be paid from Fund 21 Unemployment Trust	96.00
Total to be paid from Fund 24 Developers Escrow - VNB	842.25
	1,166,139.97

Checks Previously Disbursed

12350	STATE OF NEW JERSEY	PO# 32542	SHBP CLAIMS & UTILIZATION EXPERIEN	2,000.00	7/14/2026
2026083	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	191.47	7/06/2026
2026084	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	2,422.16	7/07/2026
2026085	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	160.00	7/09/2026
2026086	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	7,934.75	7/10/2026
2026087	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	2,670.71	7/13/2026
2026088	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	3.00	7/14/2026
2026091	EB EMPLOYEE SOLUTIONS, LLC	PO# 32381	2026 BLANKET PURCHASE ORDER - 2026	423.15	7/16/2026
9071526	BYRAM TWP PAYROLL ACCT		07/15/2026 Payroll	211,939.01	7/13/2026
				227,744.25	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current fund	227,744.25	255,424.77	**483,169.02**
Fund 04 Capital		897,176.60	**897,176.60**
Fund 05 Sewer		767.84	**767.84**
Fund 18 Developers Escrow Fund Fulton Bank		54.00	**54.00**
Fund 19 Other Trust		358.51	**358.51**
Fund 20 Recreation Trust		11,420.00	**11,420.00**

ACCOUNT	DESCRIPTION		CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
	Fund 21 Unemployment Trust		96.00	**96.00**		
	Fund 24 Developers Escrow - VNB		842.25	**842.25**		
	BILLS LIST TOTALS	227,744.25	1,166,139.97	**1,393,884.22**		
				=============		

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	PO #	Vendor	Description	Payment	Account Total

Current fund

DEPARTMENT 100

Account	PO #	Vendor	Description	Payment	Account Total
	32547	GANNETT NEW YORK/NEW JERSEY LOCALIQ	06/16/26-06/30/26 - NOTICE OF CHANGE IN	62.06	
01-201-20-100-208		***Advertising***	**TOTAL FOR ACCOUNT**		**62.06**
	32116	RICOH USA, INC.	JULY 2026 COPIER LEASE AGREEMENT	225.35	
01-201-20-100-209		***Copy Machine***	**TOTAL FOR ACCOUNT**		**225.35**
	31596	OPTIMUM	JUN 2026 EQUIPMENT CHARGES - DPW - CABLE	5.00	
	31596	OPTIMUM	JUN 2026 EQUIPMENT CHARGES - PD - CABLE	5.00	
01-201-20-100-216		***Computer Services***	**TOTAL FOR ACCOUNT**		**10.00**
					============
TOTAL for DEPARTMENT 100					**297.41**

DEPARTMENT 105

Account	PO #	Vendor	Description	Payment	Account Total
	32565	FONTANA, MICHAEL	REFUND FOR DENIED SOLICITOR’S PERMIT (PL	500.00	
01-192-08-105-102		***Clerk Refund***	**TOTAL FOR ACCOUNT**		**500.00**
					============
TOTAL for DEPARTMENT 105					**500.00**

DEPARTMENT 120

Account	PO #	Vendor	Description	Payment	Account Total
	32583	SUSSEX COUNTY CLERK	ELECTION PROGRAMMING	740.28	
	32583	SUSSEX COUNTY CLERK	MAIL-IN BALLOT PACKET	604.80	
	32583	SUSSEX COUNTY CLERK	MAIL-IN BALLOT RETURN POSTAGE	113.10	
	32583	SUSSEX COUNTY CLERK	SAMPLE BALLOT POSTAGE	882.03	
	32583	SUSSEX COUNTY CLERK	MAIL-IN BALLOT OUTBOUND POSTAGE	461.44	
01-201-20-120-282		***Admin Election***	**TOTAL FOR ACCOUNT**		**2,801.65**
					============
TOTAL for DEPARTMENT 120					**2,801.65**

DEPARTMENT 145

Account	PO #	Vendor	Description	Payment	Account Total
	32592	TRAINING UNLIMITED, LLC	WEBINAR - PROPERTY TAX SALES - AUGUST 5,	115.00	
01-201-20-145-203		***Seminars & Meetings***	**TOTAL FOR ACCOUNT**		**115.00**
					============
TOTAL for DEPARTMENT 145					**115.00**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	P0 #	Vendor	Description	Payment	Account Total

DEPARTMENT 150

Account	P0 #	Vendor	Description	Payment	Account Total
	32517	SCOTT HOLZHAUER, CTA	TAX APPEAL CONSULTING: 2026 CTB APPEAL 3	1,800.00	
	32517	SCOTT HOLZHAUER, CTA	TAX APPEAL CONSULTING: 2026 CTB APPEAL 3	2,200.00	
01-201-20-150-245		***O/S Appraisals***	**TOTAL FOR ACCOUNT**		**4,000.00**
					============
	TOTAL for DEPARTMENT 150				**4,000.00**

DEPARTMENT 155

Account	P0 #	Vendor	Description	Payment	Account Total
	32593	HAWKINS, DELAFIELD & WOOD, LLP	MISCELLANEOUS RESEARCH, WORK & ADVICE	1,451.73	
	32482	APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.	MAY 2026 LABOR ATTORNEY SERVICES	1,220.00	
01-201-20-155-808		***Legal Retainer***	**TOTAL FOR ACCOUNT**		**2,671.73**
					============
	TOTAL for DEPARTMENT 155				**2,671.73**

DEPARTMENT 220

Account	P0 #	Vendor	Description	Payment	Account Total
	32299	EB EMPLOYEE SOLUTIONS, LLC	JULY 2026 DIFFERENCE CARD ADMINISTRATION	1,915.00	
01-201-23-220-230		***Group Plans***	**TOTAL FOR ACCOUNT**		**1,915.00**
					============
	TOTAL for DEPARTMENT 220				**1,915.00**

DEPARTMENT 240

Account	P0 #	Vendor	Description	Payment	Account Total
	32497	CERTIFIED SPEEDOMETER SERVICE, INC.	03/18/2026 VEHICLE SPEEDOMETER CALIBRATI	176.00	
	32498	CERTIFIED SPEEDOMETER SERVICE, INC.	06/10/2026 VEHICLE SPEEDOMETER CALIBRATI	176.00	
01-201-25-240-211		***Service/Maintenance***	**TOTAL FOR ACCOUNT**		**352.00**
	32585	VERIZON WIRELESS	PATROL VEHICLE PHONE & MODEMS ACCOUNT #2	280.37	
01-201-25-240-250		***Cell Phone - Police***	**TOTAL FOR ACCOUNT**		**280.37**
	32499	V.E. RALPH & SON, INC.	CATALOG #10-US220M - ULTRASENSE NITRILE	126.50	
	32499	V.E. RALPH & SON, INC.	CATALOG #GP-014 - DOUBLE GLOVE BUTLER CL	183.15	
	32499	V.E. RALPH & SON, INC.	CATALOG #10-US220L - ULTRASENSE NITRILE	126.50	
	32499	V.E. RALPH & SON, INC.	CATALOG #10-US220XL - ULTRASENSE NITRILE	126.50	
	32499	V.E. RALPH & SON, INC.	CATALOG #12-001059 - ADULT NON-REBREATH	92.00	
01-201-25-240-269		***Medical Svcs***	**TOTAL FOR ACCOUNT**		**654.65**
					============
	TOTAL for DEPARTMENT 240				**1,287.02**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	P0 #	Vendor	Description	Payment	Account Total
DEPARTMENT 250					
	32546	VERIZON WIRELESS	FIRE DEPT IPADS - ACCT #742195349-00001	114.03	
01-201-25-250-020		***POLICE RADIO & COMM & 911***	**TOTAL FOR ACCOUNT**		**114.03**
					============
		TOTAL for DEPARTMENT 250			**114.03**
DEPARTMENT 253					
	32105	ANDOVER, TOWNSHIP OF	3RD QUARTER 2026 JOINT MUNICIPAL COURT	38,092.44	
01-201-25-253-503		***Contractual Services***	**TOTAL FOR ACCOUNT**		**38,092.44**
					============
		TOTAL for DEPARTMENT 253			**38,092.44**
DEPARTMENT 265					
	31610	LOWE’S BUSINESS ACCOUNT	TRUEFUEL 2.1-GALLON 50:1 ETHANOL FREE PR	141.03	
	31610	LOWE’S BUSINESS ACCOUNT	TRUEFUEL 2.1-GALLON ETHANOL FREE 4-CYCLE	139.59	
	31610	LOWE’S BUSINESS ACCOUNT	TRUEFUEL 110-FL OZ ETHANOL FREE 4-CYCLE	68.34	
	31610	LOWE’S BUSINESS ACCOUNT	TRUEFUEL 110-FL OZ 50:1 ETHANOL FREE PRE	68.34	
01-201-25-265-211		***Service/Maintenance***	**TOTAL FOR ACCOUNT**		**417.30**
					============
		TOTAL for DEPARTMENT 265			**417.30**
DEPARTMENT 290					
	31610	LOWE’S BUSINESS ACCOUNT	KLEIN TOOLS 6-IN-1 IMPACT RATED FLIP SOC	19.93	
	31610	LOWE’S BUSINESS ACCOUNT	DEWALT 15-PACK 4.5" BONDED ABRASIVE CUT-	21.83	
	31610	LOWE’S BUSINESS ACCOUNT	15-OZ FLUORESCENT GREEN MARKING PAINT	18.96	
	31610	LOWE’S BUSINESS ACCOUNT	KLEIN TOOLS 9-IN-1 IMPACT RATED FLIP SOC	28.48	
01-201-26-290-248		***Minor Equip***	**TOTAL FOR ACCOUNT**		**89.20**
	31610	LOWE’S BUSINESS ACCOUNT	AMERIMIX 80LB MORTAR MIX	78.16	
01-201-26-290-254		***Drainage Supplies***	**TOTAL FOR ACCOUNT**		**78.16**
	32557	VALLEY PHYSICIAN SERVICES, PC	DOT PANEL URINE DRUG SCREEN	294.00	
	32557	VALLEY PHYSICIAN SERVICES, PC	BREATH ALCOHOL TEST	120.00	
01-201-26-290-269		***Medical Svcs***	**TOTAL FOR ACCOUNT**		**414.00**
	31659	SPACE FARMS ZOO	JUNE 2026 DEER CARCASS REMOVAL	81.00	
01-201-26-290-285		***Carcass Removal***	**TOTAL FOR ACCOUNT**		**81.00**
	32506	SITEONE LANDSCAPE SUPPLY, LLC	Item #NDS118-25 - NDS Pro-Span PVC Expan	43.14	
	32506	SITEONE LANDSCAPE SUPPLY, LLC	Item #NDS118-25 - NDS Pro-Span PVC Expan	86.27	
01-201-26-290-461		***Park Maintenance***	**TOTAL FOR ACCOUNT**		**129.41**
	31669	BASSANI POWER EQUIPMENT, LLC	SPACER, CASTER WHEEL	9.84	
	31669	BASSANI POWER EQUIPMENT, LLC	YOKE WLMT, CASTER WHEEL	95.01	
	31669	BASSANI POWER EQUIPMENT, LLC	SLEEVE, CASTER WHEEL	13.50	

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	P0 #	Vendor	Description	Payment	Account Total

DEPARTMENT 290

Account	P0 #	Vendor	Description	Payment	Account Total
	31669	BASSANI POWER EQUIPMENT, LLC	1/2 13 ELASTIC TYP HX	0.95	
	31669	BASSANI POWER EQUIPMENT, LLC	FLAT FREE TIRE 13 X 6	161.70	
	31669	BASSANI POWER EQUIPMENT, LLC	HH BOLT, 1/2 13 X 9.5	6.21	
01-201-26-290-492		***Park Vehicle Repair***	**TOTAL FOR ACCOUNT**		**287.21**
					============
	TOTAL for DEPARTMENT 290				**1,078.98**

DEPARTMENT 292

Account	P0 #	Vendor	Description	Payment	Account Total
	32002	FF1 APPARATUS, LLC	Akron 3" Valve Body W/Handle	674.64	
	31610	LOWE'S BUSINESS ACCOUNT	SCOTCH EXTREME DOUBLE-SIDED MOUNTING TAP	21.74	
	32002	FF1 APPARATUS, LLC	Akron 2.5" Valve Assembly	379.71	
	32002	FF1 APPARATUS, LLC	Labor	1,160.00	
	32002	FF1 APPARATUS, LLC	Adapter P1S NPT 2.5" Valve S/O MCH	120.51	
	32002	FF1 APPARATUS, LLC	F2-S Adapter	286.20	
	32002	FF1 APPARATUS, LLC	Labor	290.00	
	32002	FF1 APPARATUS, LLC	Shop Supplies	50.00	
01-201-26-292-260		***Fire Department***	**TOTAL FOR ACCOUNT**		**2,982.80**
	31566	DOVER BRAKE & CLUTCH CO., INC.	S/T/T, RED, HI COUNT? LED	173.00	
	31610	LOWE'S BUSINESS ACCOUNT	GORILLA CLEAR MOUNTING TAPE	6.63	
	31610	LOWE'S BUSINESS ACCOUNT	3/4" ID BRAIDED TUBING	24.68	
	31569	APPROVED AUTO ELECTRIC, INC	665MF 850CCA DEKA BATTERY	359.80	
	31610	LOWE'S BUSINESS ACCOUNT	STAR BRITE VINYL LIQUID ELECTRICAL TAPE	11.38	
01-201-26-292-270		***DPW Fleet***	**TOTAL FOR ACCOUNT**		**575.49**
	31568	SERVICE TIRE TRUCK CENTER, INC.	DISMOUNT/MOUNT COMPUTER SPIN BALANCE - N	24.00	
	31565	FRED BEANS FORD OF WASHINGTON	SENDER A	68.45	
	31567	J.R. ROOF, INC.	SEALANT	27.32	
	31565	FRED BEANS FORD OF WASHINGTON	ROTOR ASSY	193.98	
	31567	J.R. ROOF, INC.	PAN	214.42	
	31567	J.R. ROOF, INC.	PLUG	23.54	
	31567	J.R. ROOF, INC.	ROTOR	378.60	
	31565	FRED BEANS FORD OF WASHINGTON	ROTOR ASSY	307.98	
	31565	FRED BEANS FORD OF WASHINGTON	KIT - BRAKE	80.87	
	31567	J.R. ROOF, INC.	PAD KIT	165.29	
	31565	FRED BEANS FORD OF WASHINGTON	KIT- BRAKE	158.75	
	32507	D & E SERVICE CENTER	Tow PD-6 from MB to McGuire	150.00	
	32507	D & E SERVICE CENTER	Loaded Miles	65.00	
01-201-26-292-280		***Police Dept. Fleet***	**TOTAL FOR ACCOUNT**		**1,858.20**
	31579	LAWSON PRODUCTS, INC.	BRKE & PARTS CLEANER 13OZ	414.72	
01-201-26-292-290		***SR Van Fleet***	**TOTAL FOR ACCOUNT**		**414.72**
					============
	TOTAL for DEPARTMENT 292				**5,831.21**

DEPARTMENT 310

Account	P0 #	Vendor	Description	Payment	Account Total
	31667	SID HARVEY'S INDUSTRIES, INC.	STRAINER, SUNTEC, BAG, PK1	7.24	
	31667	SID HARVEY'S INDUSTRIES, INC.	FILTER, SPIN-ON ELEMENT B100	57.96	
	31667	SID HARVEY'S INDUSTRIES, INC.	TOWELS, HAND CLEANER SH BRAND 70/BUCKET	33.20	
	31610	LOWE'S BUSINESS ACCOUNT	#12 X 2-1/2" STRUCTURAL WOOD SCREWS	14.23	

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

DEPARTMENT 310

Account	PO #	Vendor	Description	Payment	Account Total
	31610	LOWE'S BUSINESS ACCOUNT	6" X 25' POLYESTER INSULATED FLEXIBLE DU	80.39	
	31610	LOWE'S BUSINESS ACCOUNT	1" X 2" X 8' WHITEWOOD FURRING STRIP	10.50	
	31667	SID HARVEY'S INDUSTRIES, INC.	NOZZLE, OIL BURNER, 2.00 - 80B	16.90	
	31667	SID HARVEY'S INDUSTRIES, INC.	NOZZLE, OIL BURNER, 1.50-60B	6.46	
	31667	SID HARVEY'S INDUSTRIES, INC.	NOZZLE, OIL BURNER, 65-80B SOLID	6.46	
	31610	LOWE'S BUSINESS ACCOUNT	4' X 2' DROP CEILING TILES	63.65	
	31610	LOWE'S BUSINESS ACCOUNT	PROJECT SOURCE 2 MIL POLYPROPYLENE 9' X	5.68	
	31610	LOWE'S BUSINESS ACCOUNT	48" NYLON STANDARD ZIP TIES	16.51	
	31610	LOWE'S BUSINESS ACCOUNT	KOBALT HIGH FLOW GUN	20.88	
	31610	LOWE'S BUSINESS ACCOUNT	GE REPLACEMENT LED TUBE 32WT8A 4'	94.98	
	31610	LOWE'S BUSINESS ACCOUNT	6' X 8' BLUE/GREEN TARP	24.66	
	31610	LOWE'S BUSINESS ACCOUNT	MOXIE 64OZ AMMONIA LEMON SCENT	2.36	
	31610	LOWE'S BUSINESS ACCOUNT	ZEP BLEACH RESISTANT SPRAY BOTTLE	6.73	
	31610	LOWE'S BUSINESS ACCOUNT	UTILITECH WHITE WIRELESS DOORBELL KIT	31.33	
	31610	LOWE'S BUSINESS ACCOUNT	12" X 4" 2-WAY SIDEWALL/CELING REGISTER	15.09	
	31610	LOWE'S BUSINESS ACCOUNT	POLYKEN ALL-WEATHER DUCT TAPE	10.43	
	31610	LOWE'S BUSINESS ACCOUNT	HAIR CLOG REMOVAL KIT	7.39	
	31667	SID HARVEY'S INDUSTRIES, INC.	NOZZLE, OIL BURNER, 2.00-70A HOLLOW	8.45	
	31560	WB MASON CO., INC.	5 GALLON WATER JUGS	38.64	
	31610	LOWE'S BUSINESS ACCOUNT	MOLD ARMOR 32OZ LIQUID MOLD REMOVER	11.29	
	31560	WB MASON CO., INC.	JULY 2026 WATER COOLER RENTAL	2.85	
	31560	WB MASON CO., INC.	5 GALLON WATER JUGS	19.32	
	31560	WB MASON CO., INC.	5 GALLON WATER JUGS - CREDIT	-19.32	
	31610	LOWE'S BUSINESS ACCOUNT	SIMPLE GREEN 32OZ SASSAFRAS LIQUID ALL-P	5.21	
	31610	LOWE'S BUSINESS ACCOUNT	640FL PURIFIED BOTTLED WATER	14.38	
	31610	LOWE'S BUSINESS ACCOUNT	PRIMO 5-GALLON BOTTOM LOAD STAINLESS STE	128.11	
	31610	LOWE'S BUSINESS ACCOUNT	CRAFTSMAN GARAGE DOOR OPENER SENSOR	40.83	
	31795	DELSEA TERMITE & PEST CONTROL	07/13/2026 MONTHLY PEST CONTROL - CO JOH	58.00	
	32545	SUBURBAN PROPANE, L.P.	Transportation	13.97	
	32545	SUBURBAN PROPANE, L.P.	Saftey P&T Fee	12.92	
	31560	WB MASON CO., INC.	5 GALLON WATER JUGS	38.64	
	32545	SUBURBAN PROPANE, L.P.	Propane Minimum	235.48	
	31795	DELSEA TERMITE & PEST CONTROL	07/08/2026 MONTHLY PEST CONTROL - LEE HI	39.00	
	31795	DELSEA TERMITE & PEST CONTROL	05/07/2026 MONTHLY PEST CONTROL - LEE HI	35.00	
	31795	DELSEA TERMITE & PEST CONTROL	07/13/2026 MONTHLY PEST CONTROL - MUNICI	76.00	
01-201-26-310-220		***Operating Maintenance***	**TOTAL FOR ACCOUNT**		**1,291.80**

============

TOTAL for DEPARTMENT 310 **1,291.80**

DEPARTMENT 335

Account	PO #	Vendor	Description	Payment	Account Total
	32109	SCMUA	06/23/2026 GARBAGE DISPOSAL	6,674.66	
	32109	SCMUA	06/09/2026 GARBAGE DISPOSAL - ADDITIONAL	420.51	
	32096	BLUE DIAMOND DISPOSAL, INC.	JULY 2026 GARBAGE CONTRACT	58,750.00	
	32109	SCMUA	06/30/2026 GARBAGE DISPOSAL	5,552.23	
01-201-26-335-030		***GARBAGE CONTRACT***	**TOTAL FOR ACCOUNT**		**71,397.40**

============

TOTAL for DEPARTMENT 335 **71,397.40**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	PO #	Vendor	Description	Payment	Account Total
DEPARTMENT 375					
	32537	NJRPA	07/01/26-06/30/27 NJRPA Membership - Deb	275.00	
01-201-28-375-202		***Dues & Memberships***	**TOTAL FOR ACCOUNT**		**275.00**
					============
	TOTAL for DEPARTMENT 375				**275.00**
DEPARTMENT 420					
	32570	ARMENO, DEBORAH	REIMBURSEMENT FOR TRIATHLON REFRESHMENTS	40.57	
01-201-30-420-020		***CELEBRATION PUBLIC EVENTS***	**TOTAL FOR ACCOUNT**		**40.57**
					============
	TOTAL for DEPARTMENT 420				**40.57**
DEPARTMENT 430					
	32556	JCP&L	RESCUE SQUAD	40.13	
	32556	JCP&L	RESCUE SQUAD - FLASHING LIGHT	4.65	
01-201-31-430-619		***Rescue Squad***	**TOTAL FOR ACCOUNT**		**44.78**
	32556	JCP&L	ANIMAL SHELTER	219.78	
01-201-31-430-658		***Animal Control Utilities***	**TOTAL FOR ACCOUNT**		**219.78**
	32556	JCP&L	ROSEVILLE ROAD	408.47	
	32555	JCP&L	NEIL GYLING - ACCT #100030508426	75.37	
01-201-31-430-661		***P & R Utilities***	**TOTAL FOR ACCOUNT**		**483.84**
	32556	JCP&L	MUNICIPAL COMPLEX	1,255.23	
	32556	JCP&L	SCHOOL MUSEUM	15.48	
01-201-31-430-663		***Publ Bldgs/Grounds Utilities***	**TOTAL FOR ACCOUNT**		**1,270.71**
	32556	JCP&L	DPW GARAGE	562.45	
01-201-31-430-670		***DPW Utilities***	**TOTAL FOR ACCOUNT**		**562.45**
					============
	TOTAL for DEPARTMENT 430				**2,581.56**
DEPARTMENT 435					
	32556	JCP&L	STREET LIGHTING - RTE 206 & WATERLOO RD	77.72	
	32556	JCP&L	STREET LIGHTING - ASCOT MANOR	34.94	
	32556	JCP&L	STREET LIGHTING - ACORN ST	62.41	
	32556	JCP&L	STREET LIGHTING - FOREST LAKES	22.33	
01-201-31-435-020		***STREET LIGHTING***	**TOTAL FOR ACCOUNT**		**197.40**
					============
	TOTAL for DEPARTMENT 435				**197.40**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	PO #	Vendor	Description	Payment	Account Total

DEPARTMENT 440

Account	PO #	Vendor	Description	Payment	Account Total
	32561	PLANET NETWORKS, INC.	AUGUST 2026 STATIC IP ADDRESS	40.00	
	32561	PLANET NETWORKS, INC.	AUGUST 2026 BUSINESS FIBER INTERNET 250/	99.95	
01-201-31-440-601		***A&E Utilities***	**TOTAL FOR ACCOUNT**		**139.95**
					============
TOTAL for DEPARTMENT 440					**139.95**

DEPARTMENT 446

Account	PO #	Vendor	Description	Payment	Account Total
	32559	ELIZABETHTOWN GAS	34 LEE HILL RD - ACCT #5628595432	41.05	
01-201-31-446-675		***Fire Dept Utilities***	**TOTAL FOR ACCOUNT**		**41.05**
					============
TOTAL for DEPARTMENT 446					**41.05**

DEPARTMENT 455

Account	PO #	Vendor	Description	Payment	Account Total
	32321	BYRAM TWP SEWER OPERATING UTIL	3rd Qtr 2026 Sewer Charges for Municipal	1,460.42	
01-201-31-455-020		***MUNICIPAL SEWER CHARGES***	**TOTAL FOR ACCOUNT**		**1,460.42**
					============
TOTAL for DEPARTMENT 455					**1,460.42**

DEPARTMENT 460

Account	PO #	Vendor	Description	Payment	Account Total
	32111	NATIONAL FUEL OIL, INC.	07/08/2026 DIESEL DELIVERY - 1,500.00 GA	5,266.95	
	32112	SJ FUEL SOUTH CO., INC.	06/26/2026 GASOLINE DELIVERY - 1,278.90	4,112.94	
01-201-31-460-670		***DPW Utilities***	**TOTAL FOR ACCOUNT**		**9,379.89**
					============
TOTAL for DEPARTMENT 460					**9,379.89**

DEPARTMENT 465

Account	PO #	Vendor	Description	Payment	Account Total
	32109	SCMUA	06/09/2026 RECYCLING TAX - ADDITIONAL L	11.79	
	32109	SCMUA	06/30/2026 RECYCLING TAX	155.67	
	32109	SCMUA	06/23/2026 RECYCLING TAX	187.14	
01-201-32-465-000		***RECYCLING TAX APPROP.***	**TOTAL FOR ACCOUNT**		**354.60**
					============
TOTAL for DEPARTMENT 465					**354.60**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	P0 #	Vendor	Description	Payment	Account Total

DEPARTMENT 776

Account	P0 #	Vendor	Description	Payment	Account Total
	31571	SCMUA	06/29/2026 LEAF DISPOSAL	142.20	
	31571	SCMUA	06/29/2026 BRUSH DISPOSAL	90.45	
	31571	SCMUA	06/24/2026 BRUSH DISPOSAL	94.50	
01-214-26-776-004		***2026 - Clean Communities***	**TOTAL FOR ACCOUNT**		**327.15**
	32158	RIVERVIEW PAVING, INC.	DRAWDOWN #1	108,816.21	
01-214-26-776-023		***2026 - NJ DOT Grant***	**TOTAL FOR ACCOUNT**		**108,816.21**
					============
	TOTAL for DEPARTMENT 776				**109,143.36**

Capital

DEPARTMENT 031

Account	P0 #	Vendor	Description	Payment	Account Total
	32593	HAWKINS, DELAFIELD & WOOD, LLP	ISSUANCE OF BOND ANTICIPATION NOTES	588.00	
04-215-55-031-001		***DPW EQUIPMENT***	**TOTAL FOR ACCOUNT**		**588.00**
					============
	TOTAL for DEPARTMENT 031				**588.00**

DEPARTMENT 042

Account	P0 #	Vendor	Description	Payment	Account Total
	32159	RIVERVIEW PAVING, INC.	DRAWDOWN #1	149,440.55	
04-215-55-042-000		***VARIOUS STREET IMPROVEMENTS (004-2022)***	**TOTAL FOR ACCOUNT**		**149,440.55**
					============
	TOTAL for DEPARTMENT 042				**149,440.55**

DEPARTMENT 051

Account	P0 #	Vendor	Description	Payment	Account Total
	32593	HAWKINS, DELAFIELD & WOOD, LLP	ISSUANCE OF BOND ANTICIPATION NOTES	1,862.00	
04-215-55-051-000		***DPW FACILITIES IMPROVEMENTS (012-2023)***	**TOTAL FOR ACCOUNT**		**1,862.00**
					============
	TOTAL for DEPARTMENT 051				**1,862.00**

DEPARTMENT 053

Account	P0 #	Vendor	Description	Payment	Account Total
	32159	RIVERVIEW PAVING, INC.	DRAWDOWN #1	100,000.00	
04-215-55-053-000		***VARIOUS STREET IMPROVEMENTS (006-2024)***	**TOTAL FOR ACCOUNT**		**100,000.00**
					============
	TOTAL for DEPARTMENT 053				**100,000.00**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	PO #	Vendor	Description	Payment	Account Total

DEPARTMENT 063

	32159	RIVERVIEW PAVING, INC.	DRAWDOWN #1	645,286.05	
04-215-55-063-000	***VARIOUS STREET IMPROVEMENTS (#002-2026)***		**TOTAL FOR ACCOUNT**		**645,286.05**
					============
	TOTAL for DEPARTMENT 063				**645,286.05**

Sewer

DEPARTMENT 502

	31610	LOWE'S BUSINESS ACCOUNT	PURAFILTER WHITE REGISTER VENT FILTER 12	5.68	
	31610	LOWE'S BUSINESS ACCOUNT	ARROW 1/2" LEG X 3/8" 20-GAUGE HEAVY-DUT	9.46	
05-201-55-502-220	***Maintenance***		**TOTAL FOR ACCOUNT**		**15.14**
	32554	JCP&L	SEWER STATION - ACCT #100000072254	73.10	
	32552	JCP&L	SEWER STATION - ACCT #100000100212	320.17	
	32553	JCP&L	SEWER STATION - ACCT #100000072452	37.92	
	32551	JCP&L	SEWER STATION - ACCT #100000101160	321.51	
05-201-55-502-687	***Electricity***		**TOTAL FOR ACCOUNT**		**752.70**
					============
	TOTAL for DEPARTMENT 502				**767.84**

Developers Escrow Fund Fulton Bank

DEPARTMENT 069

	32590	MARAZITI FALCON, LLP	REVIEW COMMUNICATIONS FROM J. SABATINI T	54.00	
18-280-56-069	***Tomahawk Lake, Inc. - #1101206130***		**TOTAL FOR ACCOUNT**		**54.00**
					============
	TOTAL for DEPARTMENT 069				**54.00**

Other Trust

DEPARTMENT 000

	32548	BRIANT, RICHARD CHARLES	TEMPORARY FIRE SUBCODE	135.00	
	32558	BRIANT, RICHARD CHARLES	TEMPORARY FIRE SUBCODE	135.00	
	31637	KONICA MINOLTA PREMIER FINANCE	JULY 2026 LEASE PAYMENT	88.51	
19-286-56-000-421	***Uniform Construction Code - Other Expenses***		**TOTAL FOR ACCOUNT**		**358.51**
					============
	TOTAL for DEPARTMENT 000				**358.51**

Recreation Trust

DEPARTMENT 011

	32318	GROUP SALES BOX OFFICE, LLC	THE OUTSIDERS - 10/18/2026	7,095.00	

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	PO #	Vendor	Description	Payment	Account Total

Recreation Trust

DEPARTMENT 011

Account	PO #	Vendor	Description	Payment	Account Total
	32318	GROUP SALES BOX OFFICE, LLC	HANDLING CHARGE	25.00	
	32532	PRUDENTIAL CENTER - GROUP SALES	2027 DISNEY ON ICE - DEPOSIT	100.00	
20-286-56-011-001	***CONSIGNMENT TICKETS***		**TOTAL FOR ACCOUNT**		**7,220.00**
					============
TOTAL for DEPARTMENT 011					**7,220.00**

DEPARTMENT 300

Account	PO #	Vendor	Description	Payment	Account Total
	32564	MOBILE WELLNESS TRAINING, LLC	COUNTRY LINE DANCING CLASSES - FRIDAYS (	900.00	
20-286-56-300-006	***COUNTRY LINE DANCING***		**TOTAL FOR ACCOUNT**		**900.00**
					============
TOTAL for DEPARTMENT 300					**900.00**

DEPARTMENT 700

Account	PO #	Vendor	Description	Payment	Account Total
	32564	MOBILE WELLNESS TRAINING, LLC	SENIOR FITNESS CLASSES (04/01/26, 04/06/	3,300.00	
20-286-56-700-000	***FITNESS***		**TOTAL FOR ACCOUNT**		**3,300.00**
					============
TOTAL for DEPARTMENT 700					**3,300.00**

Unemployment Trust

DEPARTMENT 000

Account	PO #	Vendor	Description	Payment	Account Total
	32560	NJ DEPT OF LABOR & WORKFORCE	2025 - Catastrophic Illness Fund Assessm	96.00	
21-286-56-000-001	***Reserve - SUI***		**TOTAL FOR ACCOUNT**		**96.00**
					============
TOTAL for DEPARTMENT 000					**96.00**

Developers Escrow - VNB

DEPARTMENT 005

Account	PO #	Vendor	Description	Payment	Account Total
	32445	COLLIERS ENGINEERING & DESIGN, INC.	PLANNING REVIEW - CALL	123.75	
	32445	COLLIERS ENGINEERING & DESIGN, INC.	PLANNING REVIEW - CALL W/TWP ADMIN	142.50	
	32589	MARAZITI FALCON, LLP	REVIEW & ANALYSIS OF COMMENTS FROM C. PH	90.00	
	32589	MARAZITI FALCON, LLP	REVISIONS TO LOMBARDO APPLICATION PER CO	54.00	
24-280-56-005	***10 Route 206, LLC - #9707750177***		**TOTAL FOR ACCOUNT**		**410.25**
					============
TOTAL for DEPARTMENT 005					**410.25**

List of Bills (Department/Account Detail) - (All Funds)

Meeting Date: 07/21/2026 For bills from 07/03/2026 to 07/16/2026

Account	PO #	Vendor	Description	Payment	Account Total

DEPARTMENT 246

Account	PO #	Vendor	Description	Payment	Account Total
	32588	MARAZITI FALCON, LLP	COMMUNICATIONS W/C. DELTORO REGARDING SA	54.00	
	32588	MARAZITI FALCON, LLP	REVIEW PRIOR COMMUNICATIONS & C. STONER	54.00	
	32588	MARAZITI FALCON, LLP	RECEIPT & REVIEW OF SUBDIVISION & CONSOL	144.00	
	32588	MARAZITI FALCON, LLP	REVIEW RESOLUTION & PRIOR DEEDS TO REVIE	72.00	
	32588	MARAZITI FALCON, LLP	REVIEW REVISED DEEDS; COMMUNICATIONS W/A	54.00	
24-280-56-246		***Alan Tedesco - #2618943703***	**TOTAL FOR ACCOUNT**		**378.00**

============

TOTAL for DEPARTMENT 246 **378.00**

DEPARTMENT 265

Account	PO #	Vendor	Description	Payment	Account Total
	32587	MARAZITI FALCON, LLP	REVIEW & ANALYSIS OF COMMENTS FROM C. ST	18.00	
24-280-56-265		***Marcelino Lopez - #1169480710***	**TOTAL FOR ACCOUNT**		**18.00**

============

TOTAL for DEPARTMENT 265 **18.00**

DEPARTMENT 274

Account	PO #	Vendor	Description	Payment	Account Total
	32586	MARAZITI FALCON, LLP	REVIEW PLANNER’S REPORT & FOLLOW UP COMM	36.00	
24-280-56-274		***Karma Van Fleet - #1577453809***	**TOTAL FOR ACCOUNT**		**36.00**

============

TOTAL for DEPARTMENT 274 **36.00**