

December 22, 2025

Mr. Jason Bohm
Business Administrator
Readington Township Public Schools
Administrative Offices
52 Readington Road
Whitehouse Station, NJ 08889

**RE: Three Bridges School
Early Childhood Classroom Toilet Room Addition & Renovation
ROD Grant**

Proposal - A/E Services

Dear Jason:

Thank you for the opportunity to submit our proposal for your new early childhood, barrier free single occupancy toilet room additions at rooms 117 and 119 at the Three Bridges School. Congratulations on your ROD Grant approval as well! As you know, Settembrino Architects submitted the schematic drawings to the NJDOE. In an effort to provide the district with the most economical bid / quote results, we would recommend that the district release one (1) integrated set of Construction Documents to include the renovation of two (2) multi-fixture toilet rooms and two (2) single occupancy toilet rooms. We completed our on-site walkthrough with you and your administrative team on November 21, 2022.

Settembrino Architects will provide all Architectural, Mechanical, Electrical, Plumbing and Fire Protection design and construction administration for the above referenced project and will solicit one (1) state contract vendor quote. All ACM investigation or abatement drawings is excluded. We understand that all work must be completed no later than July 2026.

Settembrino Architects recommends obtaining a quote from a state contract vendor to execute this project in anticipation of a summer 2026 execution. Our Scope of Work would be as follows:

1. Survey and prepare existing condition drawings.
2. Meet with district administration and staff to review schematic designs.
3. Prepare schematic plans with schedule.
4. Prepare complete construction documents for state contract quote in accordance with the School Public Contracts Law.
5. Review quote and provide Letter of Recommendation for Project Award.
6. Provide complete construction administration services including bi-weekly site visits, review and processing of shop drawing and applications for payment, and punchlist and closeout document review and processing.

The proposed fixed fee for the above referenced work is \$57,500, plus reimbursable expenses. Any and all environmental or hazardous material review is excluded.

Thank you once again for this opportunity for Settembrino Architects to be part of the success of the Readington Township Public Schools. Please do not hesitate to call me either at the office or on my cell phone at 201-788-7417. We look forward to hearing from you shortly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Settembrino', with a long horizontal stroke extending to the right.

Kevin M. Settembrino, AIA, LEED AP
Principal
KMS/rms