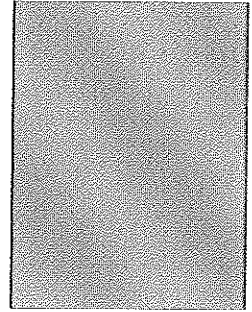
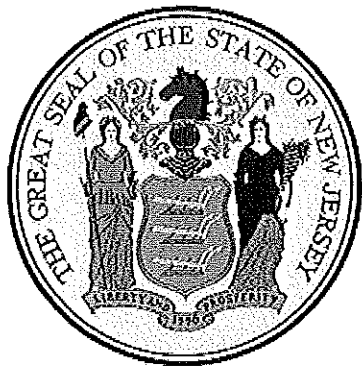

Final Study & Project Report Taxation Building Trenton, NJ



DPMC: J0270-00; Work Order 007
PN: 11179.07



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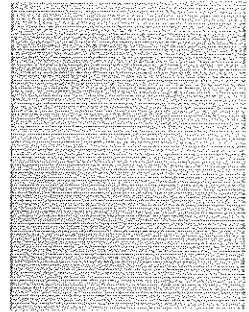


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A. EXECUTIVE SUMMARY:

Constructed in 1967, the Taxation Building is in need of significant improvements to the interior building envelope, tenant space finishes, common areas, plumbing, fire protection, heating, ventilation and air-conditioning (HVAC), electrical, emergency, and alarm systems. The building includes a total of 260,000 square feet of office space, plus approximately 23,600 square feet of garage area.

Building finishes are worn and in need of replacement. There are asbestos containing materials (ACM) throughout the building in the form of pipe and duct insulation which should be abated. The building skin is constructed of precast concrete panels and the interior of the panels are the finished interior wall surface. The panels are not insulated and transmit heat and cold directly to the interior perimeter of the building. This has caused freeze-ups and cracking of pipes at perimeter wall units, which has resulted in leaks that have caused further damage to the finishes.

Other than the fire sprinkler pump, the existing building plumbing, heating and air-conditioning, electrical, and fire protection systems are original and beyond their useful life. Replacement of these systems will reduce maintenance, repair and operating costs.

Base construction costs for preparing the building for new tenants and making necessary repairs and replacements of building systems and the roof is estimated at approximately \$45.80 Million. The total Construction Working Estimates (CWE), which includes fees, contingencies, permits and other soft costs is estimated at \$60.30 Million.

B. PURPOSE, LIMITATIONS AND PROCESS

Purpose

Lammey & Giorgio was retained to conduct Preliminary and Final Cost Estimates that investigated needed upgrades to the Taxation Building interior. Most recently the building received exterior envelope coatings and sealants as part of a program to mitigate water infiltration.

Limitations

The following are limitations in our services and the cost estimates:

1. Typical floors were visited to assess the condition of existing finishes and building systems. This report does not represent an exhaustive review of each floor in detail.
2. Diagrammatic existing drawings were made available for our review and were used to quantify work.
3. No work to the garage, other than replacement of equipment noted, is included.
4. Costs associated with fire protection work assume that adequate water capacity and pressure is available.
5. Costs assume that twenty percent (20%) of existing hard offices are re-configured, except at floors 5, 9 and 10.
6. Costs assume replacement of all ceilings and lighting.
7. Costs assume replacement of the roof, equipment and the HVAC screen.
8. An allowance is included for asbestos abatement.
9. The costs assume upgrades to existing toilet rooms other than the accessible toilet rooms located on the first floor.
10. No costs are included for facade improvements, other than replacement of the existing windows and exterior entrances.
11. Costs for telephone and IT data wiring are "jack to rack". This assumes that the telephone and IT systems and servers will be furnished by the State, and that final cross connections will be made by the State's separate vendor.

12. The costs for furnishings and open office systems are not included.
13. The costs are based on current market prices and are not escalated for construction at a future date. Escalation at four percent (4%) per year should be considered for future work.
14. "Soft" costs for A/E and DPMC fees, project contingencies, etc. are included in the Construction Working Estimates (CWE). Construction Cost Estimates (CCE) do not include the soft costs.

Process

The study is based on a limited review of available floor plan diagrams. Three (3) site visits to tour the building were made between July and September 2012.

After the site visits we prepared a preliminary Construction Cost Estimate (CCE) and Construction Working Estimate (CWE) dated October 5, 2012 and submitted them to the State for review. DPMC requested that we prepare a Report and finalize the cost estimates, which are included as Exhibits.

This document includes the final report with updated CCE, CWE, and the NJ Building Authority Project Report.

C. BUILDING PROGRAM

Taxation Needs

Programming needs were not included in the request by the State. Based on our site visits the majority of spaces are open office type, with some perimeter hard-wall offices.

It was understood that individual client agency needs for reconfiguration would be addressed by each of the agencies rather than through this process.

D. EXISTING CONDITIONS AND RECOMMENDATIONS

General Construction

Flooring and Base

Floors were typically carpet in office areas, and a mix of vinyl tile and ceramic tile in other locations. The base materials were resilient and ceramic, depending on the flooring in place. We recommend replacement of all flooring and base with new materials.

Walls

The existing walls were typically gypsum wallboard and generally in need of patching and paint; those costs have been included in the cost estimate. We also included reconfiguration of twenty percent (20%) of the hard wall offices.

Ceilings

The existing ceilings were typically suspended acoustical tile and they are dirty and in poor condition. The ceilings should be replaced with generic lay-in acoustical tile panels with supporting grid. The tile selection should be based on acoustic value and maintainability.

Perimeter Wall

The existing perimeter wall is constructed of precast concrete with aluminum window openings. As noted above, the wall and windows are uninsulated. The uninsulated condition has led to routine pipe failures due to freezing.

It is recommended that the perimeter walls be insulated by installing metal studs, batt insulation and new wallboard finishes. Paths for piping that serve the heating and air-conditioning system should be shifted to the inside of the new insulated wall to eliminate freeze-up problems in the future.

The existing windows are non-insulated type and should also be replaced with an insulated glass, low-e type window. Existing glass storefront windows and doors at the first floor should also be replaced, along with solid steel doors and overhead door at the garage.

Toilet Rooms

The toilet rooms and janitor closets are typically in poor condition except for those on the first floor which were renovated approximately ten (10) years ago. Handicapped accessibility provisions should be included in the renovations.

Mechanical Systems

General

The existing building systems are original and are beyond their useful life. Accordingly the major scope items were generated on a macro scale and the cost estimates were based on a cost per square foot, or based on broad system-wide renovations, alterations or replacements.

Subconsultant Eastern Consultants, Inc. has reviewed all existing available information and building operations with the maintenance staff. Based on this information it was concluded that the existing systems and major equipment are beyond their expected service life.

Sprinkler Fire Protection System

Existing Conditions

The existing sprinkler system is nearing 50 years of operation at which time the sprinkler heads at a minimum would have to be replaced. The existing piping is nearing the end of its life cycle. The sprinkler booster pump is original with a new motor and controller due to flooding within the past two years.

Recommendations

The sprinkler pump should be replaced with a new fire pump included as part of the renovations to provide more years of service life. The sprinkler heads and piping should be replaced to provide a new sprinkler system, which will provide for the next 50 years. Depending on the extent of alterations, additional sprinkler heads and locations could change due to the new walls and ceiling system.

Plumbing System

Existing Conditions

The existing Toilet Rooms and Janitors Closets on the upper floor are in poor condition and need to be renovated. There is corrosion in the water supply pipes with leaks, and valves requiring replacement. Leaks have been repaired in the sanitary pipes also. There are storm water drains which should also be replaced due to the age of the piping.

With the exception of the toilet rooms on the first floor that were made ADA accessible approximately 10 years ago all other toilet rooms on all floors should be upgraded with low-water flow fixtures and faucets. Plumbing failures appear to be primarily in the threaded galvanized vent piping in the pipe chases, however some of the cast iron sanitary piping may also require replacement.

The condition of the storm water drains is not known and they are not readily accessible. They are extra heavy cast iron with lead joints and run concealed in the interior of the building. These can be pressure tested when walls are opened up during construction to see if there are any leaks. Some piping may require replacement. In discussion with facility engineer there have been no leaks.

Recommendations

Install a new plumbing system in the building including new plumbing fixtures in the toilet rooms being renovated, incorporating ADA updates. Install new service sinks in janitor's closets and sinks in break rooms on all floors. The fixtures in the existing lobby men's and women's toilet rooms on the first floor can be reused. New electric ADA approved water coolers on each floor should be provided.

A complete new hot and cold water distribution system should be provided, including new section shut-off valves, floor isolation valves, fixture shut-off valves, and new temperature control valves. Low-flow flush valves on urinals and water closets, and automation low-flow faucets with automatic shut-off valves on lavatories in toilet rooms should also be provided.

A new sanitary drainage piping system from each new and existing plumbing fixture and all new and existing floor drains to the building sewer should be provided, along with new floor drains in renovated toilet rooms.

Due to the age of the existing piping, we recommend replacing the existing storm water piping in the building from roof drains down to the connections to the existing storm drains leaving the building.

All existing plumbing equipment and piping made obsolete by the renovations and alterations should be removed.

Heating, Ventilation and Air-Conditioning Systems

Existing Conditions

Most of the original HVAC equipment, such as the boilers and chiller in the basement boiler room and the cooling tower on the roof are no longer operational. The hot water for heating and chilled water for cooling the building are now supplied to the building by Tri-Gen. The boilers have been replaced by a heat exchanger supplied by Tri-Gen. The existing non-operational chiller in the basement and cooling tower on the roof remain, and are no longer operational or in use and should be removed. The Tri-Gen system will continue to provide a source of heating and cooling water to heat and cool the building.

The building is heated and cooled by perimeter heating and cooling fan-coil units that offset exterior environmental conditions, and interior variable air volume (VAV) systems to cool and ventilate the building interior. The interior systems typically include ceiling mounted VAV diffusers, ductwork and two large air handlers per floor. On the first floor this occurs at one side of the building, and in a storage area a new HVAC system was recently installed. That system can remain but new hot and cold water piping will have to be connected to it when piping is replaced.

Heating hot water and cooling chilled water is piped to the perimeter fan-coil units through piping run up in the exterior walls. Maintenance staff reported the increased development of leaks in both the chilled water and hot water piping systems caused by freezing since the exterior wall is not insulated. The facility engineering staff has a pipe sample that shows the severe interior corrosion of the chilled water and heating piping systems. The fan-coils and air handlers have exceeded their usable life and should be replaced, and the heating and cooling coils in these units will have the same corrosion problems as exists in the piping system. There is a valid concern expressed by facility staff over the potential of a major failure of the equipment, and the ability to find replacement parts for the existing air handlers and fan-coils.

There are several fans that exhaust air from toilet rooms and janitors closets.

The building automation system consists of a newer electronic automatic temperature control that overlays and controls the existing pneumatic air control system. Existing pressure gauges and thermometers are not used as they are broken or unreliable.

The following are industry Guidelines for major boiler and chiller plant equipment and systems as compiled by the American Society of Heating, Refrigeration, and Ventilation Engineers (ASHRAE):

<u>Item:</u>	<u>Service Life (years)</u>	<u>Existing Equipment Age (Years)</u>
Chillers	23	44
Cooling Towers	20	44
Air Handlers & Fan Coils	20-25	44
Pumps (Base Mounted)	20	1
Controls	15-20	50
Valve Actuators	15-20	44
Piping & Valves	40-50	44

Recommendations

As illustrated in the chart, all of the major equipment and piping except the new heating and cooling circulation pumps exceed or are at the end of their service life and should be replaced. The existing circulation pumps should be reviewed and may be reused if they meet the requirements for the new HVAC equipment installed.

A complete new HVAC system and equipment should be installed in the building and all existing equipment and systems removed. New perimeter heating and cooling equipment should be installed with new piping run up through the interior of the building and the existing pipes in the perimeter walls removed or abandoned in place.

The existing 21 HVAC air handlers serving the upper floors and half of the first floor should be replaced. The existing VAV diffusers should be replaced with new units. Perimeter heat and cooling should be provided using exterior fin-tube heating radiation for heating and cooling, with VAV boxes with reheat coils. VAV boxes with minimum air flow settings should be used on the boxes with reheat coils. A new energy recovery unit will recover energy from exhaust relief air and be used to pre-heat or pre-cool outside ventilation air when conditions permit, which will result in a reduction in energy consumption.

A new electronic direct digital control (DDC) automatic temperature control system should be installed to control the new HVAC systems and equipment. New manual temperature gauges and pressure gauges, and air filter differential measurement devices should be installed to assist calibration and troubleshooting of the equipment and ATC system.

Air supply ductwork may remain but should be cleaned and modified for connections to new VAV diffusers that will be mounted in the new ceiling grid. New flexible ducts from the existing ductwork should replace existing flexible ducts.

All existing heating and cooling piping systems and valves should be removed and replaced with new piping systems and valves. The existing exhaust fans should be replaced with new, and they should be controlled by the new ATC system.

These improvements, along with new lighting systems, energy efficient windows, and insulation on the exterior walls will reduce energy consumption significantly in this building.

Electrical Systems

Power Distribution

Existing Conditions

The building is fed from a 4000-amp 208-volt PSE&G substation to an Electrical Metering and Main Switchboard located in the basement parking garage. From there power is distributed to separate 200-amp Electrical Lighting and Power panels located on each of the floors, plus several larger panels for the HVAC mechanical equipment and the elevators.

Recommendations

The main distribution panels should be tested, and breakers or fused components replaced if required. If further testing during design reveals extensive repairs, then a new Main Distribution Panel would be recommended.

The existing electrical distribution system is in good condition; the branch circuit panels should be replaced with new panels and breakers for all existing and new circuits for new lighting and circuit changes. Additional panels may be required, depending on the extent of the alterations. The existing panels and breakers are 44-years old and the availability of replacement breakers for these panels will become less likely over the next few years.

Lighting

Existing Conditions

The existing lighting varies from floor to floor. Floors 2, 3 and 8 and portions of the first floor have a 2x4-foot ceiling grid with 2x4-foot prismatic troffer fixtures, equipped with four T12 fluorescent lamps. Other floors use a combination of indirect lighting mounted between the columns, supplemented with round down lights dispersed randomly throughout. The file storage areas have chain-hung T-5 fluorescent fixtures installed between the racks.

Some areas, such as elevator lobbies and conference rooms, use 2x2-foot deep dish parabolic fixtures. Some floors have supplemental indirect lighting from fixtures on furniture. Lighting levels vary considerably, with some corridor areas very dark. Some of the down lights are installed in drywall ceilings and cannot be maintained.

Emergency lighting is provided by some battery units; however they are inadequate to meet Code requirements. Lighting for the Garage is provided by T12 fluorescent fixtures mounted to the concrete deck.

Recommendations

The existing ceiling, soffit and recessed ceiling lighting fixtures should be completely removed and replaced with new 2x4-foot recessed indirect "basket" fixtures installed in the 2x4-foot ceiling grid at all office areas. Existing drywall ceiling down light fixtures should be replaced. The new light fixtures will reduce maintenance costs by utilizing long life high- efficiency T5 fluorescent lamps and electronic ballasts with increased lamp life of 30,000 to 40,000 hours versus standard 20,000 hour lamp life.

Fixtures at elevator lobbies can be new 2x2-foot "basket" fixtures installed in the ceiling grid, with high efficiency LED light sources that provide 50,000 hours life.

Fixtures near windows should be equipped with a light shedding dimming system that will reduce light output of fixtures based on the amount of lighting available from the windows.

Fixtures located in conference rooms should be equipped with electronic dimming ballasts and local dimming controls.

Light fixtures in toilet rooms and stairwells should be replaced with new wall-mounted fixtures with high efficiency T8 lamps and electronic ballasts.

Motion control switches should be considered at all of the toilet rooms and in miscellaneous copy and break rooms. The existing occupied-unoccupied building lighting control system can be retained for the new ceiling fixtures in the office areas.

The existing circuiting for night/security lights can be reused for some fixtures located in corridor areas to provide lighting to exit the floors during unoccupied periods. Any existing furniture partitions that are schedule to remain and are equipped with lighting can be left "as-is" to provide supplemental or task lighting. Special display lighting should be provided with new LED spot lighting or track lighting.

New emergency lighting should be provided with new battery units with LED lamps and remote LED lamps to illuminate corridors and stairwells to meet Code requirements. New LED Exit signs with battery backup should be installed on all floors.

New garage lighting should be LED fixtures mounted to the concrete deck.

Conversion of all the new office lighting to LED fixtures would increase the installed cost by 26%, with negligible energy savings. Maintenance costs would be reduced slightly due to the increased light source life from 40,000 hours for new fluorescent lamps to 50,000 hours.

Fire Alarm and Security Systems

Existing Conditions

The existing fire alarm system is older and currently uses notification appliances (horns and strobes) throughout the building and should be completely replaced with a new addressable alarm system. Existing building security systems can remain and be upgraded and revised based on the renovations.

Recommendations

Provide a new addressable fire alarm system that will provide a new fire alarm panel and command control panel with remote annunciator, speakers and strobes with voice evacuation system, which is now required in high rise buildings. The new command center panel will be for fire department use to provide voice commands over the fire alarm speaker system and should be upgradable for use as a mass evacuation system if required at the time of design or in the future.

The new fire alarm system would be integrated with the sprinkler system to provide supervisory trouble and alarm conditions, and would include smoke and heat detectors as required for elevator return and for HVAC air handler shut-down in event of smoke. The fire alarm panel would integrate with the elevator controls to return the cabs in the event of alarm.

Provide required changes and improvements to the existing security system based on the renovations.

Telephone and Internet Wiring

Existing Conditions

The existing building has telephone and internet connections at work stations and desks throughout the building. This is operational at present based on the existing office layouts.

Recommendations

New telephone and data (IT) wiring from rack to jack should be included in the scope of the renovations and alterations.

The Client Agency would provide telephone and IT equipment and systems, and coordinate final cross connections from new telephone and data cables and racks to the new Telephone, IT equipment and servers.

E. CONSTRUCTION AND PROJECT BUDGET ESTIMATES

A detailed Construction Cost Estimate (CCE) and Construction Working Estimate (CWE) is attached to this report and includes our assumptions.

The total budget CCE is \$45,781,526.

The total budget CWE, which includes fees, contingencies, permits, and other soft costs is \$60,306,147.

PRELIMINARY ANALYSIS - TAXATION BUILDING
TRENTON, NEW JERSEY
DPMC NO. J0270-00 WO #7

L&G #: 11179.07
Prep: wpl
Date: 4-Mar-13
Rev. 26-Aug-13
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ORDER OF MAGNITUDE CONSTRUCTION COST ESTIMATE

Group Description	Subtotal	Total Cost	\$'s/SF
A ABATEMENT		\$ 750,000	\$ 2.89
A10 Asbestos Abatement Allowance	\$ 750,000		
B SHELL		\$ 1,750,520	\$ 6.74
B10 Superstructure	\$ 751,600		
B20 Doors & Windows	\$ 998,920		
C INTERIORS		\$ 9,935,470	\$ 38.27
C10 Interior Demolition	\$ 1,453,470		
C20 Interior Construction	\$ 8,482,000		
D SERVICES		\$ 20,265,100	\$ 78.06
D10 Conveying	\$ 1,750,000		
D20 Plumbing	\$ 990,080		
D30 Fire Protection	\$ 1,752,300		
D40 Mechanical	\$ 10,399,000		
D50 Fire Alarm	\$ 1,609,520		
D60 Electrical	\$ 3,764,200		
SUBTOTAL		\$ 32,701,090	\$ 125.97
General Requirements 15%		\$ 4,905,164	18.90
Overhead & Profit 15%		\$ 4,905,164	18.90
Contingency 10%		\$ 3,270,109	12.60
TOTAL CONSTRUCTION COST ESTIMATE (CCE)		\$ 45,781,526	\$ 176.35

Building Area: 1-10 236,000 SF
Building Area: Garage 23,600 SF
Total 259,600 SF

Limitations

1. Estimates are based on limited existing conditions evaluation, existing drawings, & discussions with DPMC staff.
2. No work to the Garage other than replacement of equipment is included.
3. Costs associated with fire protection work assume that adequate water capacity and pressure is available.
4. Costs assume 20% of existing hard wall offices are re-configured, except at floors 5, 9 & 10.
5. Costs assume complete replacement of all ceilings and lighting.
6. Costs assume replacement of the roof, equipment, and HVAC screen.
7. An allowance is included for asbestos and other hazardous materials abatement.
8. Costs assume upgrades to existing toilet rooms other than recently completed accessible toilet rooms.
9. No costs are included for façade improvements other than window and exterior entrance replacements.
10. Costs for telephone and IT data wiring are "Rack to Jack". This assumes that telephone and IT systems and servers will be furnished by the State, and that final cross connections shall be made by Others.
10. Costs for furnishings and open office systems are not included.
11. The costs are based on current market prices and are not escalated for construction at a future date. Escalation at 4% per year should be considered for future work.
12. The costs do not include A/E or DPMC fees, project contingencies or other soft costs. Please refer to DPMC-38 for the Current Working Estimate.

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ORDER OF MAGNITUDE CONSTRUCTION COST ESTIMATE - BASE COSTS

Group	Description		Subtotal	Unit Cost	Total Cost
A	<u>ABATEMENT</u>				
A10	Asbestos Abatement (allowance)			750,000	
		Subtotal - A10		750,000	
		TOTAL - A - Sitework			\$ 750,000
B	<u>SHELL</u>				
B10	Superstructure				
	- Remove existing roofing down to deck	23,600 SF	6.00	141,600	
	- New 4-inch insulation & roofing	23,600 SF	25.00	590,000	
	- Remove existing HVAC equipment screen	1 Lump	10,000.00	10,000	
	- Crane, lifts rental	2 WK	5,000.00	10,000	
		Subtotal - B10		751,600	
B20	Doors & Windows				
	- Remove existing windows	700 EA	45.00	31,500	
	- New insulated windows & spandrel panels	700 EA	950.00	665,000	
	- Remove existing storefront windows	4,140 SF	6.00	24,840	
	- New insulated glass storefront windows	4,140 SF	48.00	198,720	
	- Remove existing entrance doors & storefront	4 PR	500.00	2,000	
	- New entrance doors & storefront	4 PR	10,000.00	40,000	
	- Remove existing HM doors, frames & hardware	2 EA	130.00	260	
	- New HM doors, frames & hardware	2 EA	2,700.00	5,400	
	- Remove existing 14' x 11' OHD	2 EA	400.00	800	
	- New 14' x 11' OHD	2 EA	5,200.00	10,400	
	- Lifts, swing rental, etc.	4 WK	5,000.00	20,000	
		Subtotal - B20		998,920	
		TOTAL - B - Shell			\$ 1,750,520
C	<u>INTERIORS</u>				
C10	Interior Demolition				
	- Stud/GWB partitions	106,000 SF	7.00	742,000	
	- Doors, Frames, & Hardware Demolition	650 EA	125.00	81,250	
	- Ceiling Tile Demolition	236,000 SF	0.80	188,800	
	- Carpet/Resilient Flooring Demolition	236,000 SF	1.20	283,200	
	- Vinyl Base Demolition	10,600 LF	1.20	12,720	
	- Ceramic Tile Floor Demolition	4,700 SF	2.00	9,400	
	- Ceramic Tile Wall Demolition	12,400 SF	3.00	37,200	
	- Countertops at Toilet Rooms Demolition	250 LF	250.00	62,500	
	- Toilet Partition Demolition	70 EA	20.00	1,400	
	- Demolition Waste Removal & Dumpsters	1 Lump	35,000.00	35,000	
		Subtotal - C10		1,453,470	
C20	Interior Construction				
	- New interior doors, frames & hardware	650 EA	1,500.00	975,000	
	- New perimeter wall & insulation	550,000 SF	5.80	3,190,000	
	- GWB Repair - Wall	75,000 SF	1.20	90,000	
	- GWB New Wall Partition	106,000 SF	6.80	720,800	
	- Finish Floor - Carpet and VCT	236,000 SF	5.00	1,180,000	
	- Finish Floor - Vinyl Base	65,600 LF	3.50	229,600	
	- Finish Floor - Ceramic Tile	4,700 SF	15.00	70,500	
	- Finish Wall - Ceramic Tile	12,400 SF	12.50	155,000	
	- Wall Finishes - Paint	236,000 SF	1.10	259,600	
	- Ceiling Tile - Acoustical 2x2	236,000 SF	6.00	1,416,000	
	- Countertops at Toilet Rooms	250 LF	250.00	62,500	
	- Toilet Partitions	70 EA	1,500.00	105,000	
	- Toilet Accessories	70 EA	400.00	28,000	
		Subtotal - C20		8,482,000	
		TOTAL - C - Interiors			\$ 9,935,470

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ORDER OF MAGNITUDE CONSTRUCTION COST ESTIMATE - BASE COSTS

Group	Description		Subtotal	Total Cost	\$'s/SF
D	SERVICES				
D10	Conveying				
	- Upgrade existing elevators, controls & shaft	5 EA	350,000.00	1,750,000	
				<u>1,750,000</u>	
	Subtotal - D10				
D20	Plumbing				
	- Remove lavatories	80 EA	105.00	8,400	
	- Remove water closets	60 EA	125.00	7,500	
	- Remove urinals	40 EA	120.00	4,800	
	- Remove utility sinks	10 EA	110.00	1,100	
	- Remove piping; waste, vent & supply	259,600 SF	1.00	259,600	
	- New lavatories & rough-in	80 EA	2,000.00	160,000	
	- New water closets & rough-in	60 EA	2,800.00	168,000	
	- New urinals	40 EA	2,000.00	80,000	
	- New utility sinks	10 EA	4,500.00	45,000	
	- New floor drains	40 EA	1,200.00	48,000	
	- New rain water conductors	259,600 EA	0.30	77,880	
	- New domestic water distribution	259,600 EA	0.50	129,800	
				<u>990,080</u>	
	Subtotal - D20				
D30	Fire Protection				
	- Remove existing system	259,600 SF	1.00	259,600	
	- New standpipe system	259,600 SF	0.75	194,700	
	- New sprinkler system	259,600 SF	5.00	1,298,000	
				<u>1,752,300</u>	
	Subtotal - D30				
D40	Mechanical				
	- Remove existing rooftop equipment	1 Lump	10,000.00	10,000	
	- Roof Top Unit Crane Rental	1 WK	5,000.00	5,000	
	- New HVAC system	259,600 SF	40.00	10,384,000	
				<u>10,399,000</u>	
	Subtotal - D30				
D50	Fire Alarm				
	- Remove existing Fire Alarm system	259,600 SF	1.00	259,600	
	- New Fire Alarm & Security system	259,600 SF	5.20	1,349,920	
				<u>1,609,520</u>	
	Subtotal - D40				
D60	Electrical				
	- Electrical Demolition	259,600 SF	1.00	259,600	
	- New Distribution	259,600 SF	3.00	778,800	
	- New Lighting & Receptacles	259,600 SF	7.50	1,947,000	
	- New Data & Communications System	259,600 SF	3.00	778,800	
				<u>3,764,200</u>	
	Subtotal - D50				
	TOTAL - D - Services				<u>\$ 20,265,100</u>

PROJECT COST ANALYSISDPMC NUMBER: J0270-00 #4Date: 8/26/2013Project Name: Preliminary Analysis - Taxation BuildingProject Phase:
Project AlertLocation: Trenton, NJ**Cost Phase "C" - Construction**

1 General Construction	21,063,714
2 Structural Steel	0
3 Plumbing	1,386,112
4 HVAC	14,558,600
5 Electrical	5,269,880
6 Other Trades (specify): <u>Haz. Mtls. Abatement & Fire Protectio</u>	3,503,220
7 TOTAL CONSTRUCTION COST ESTIMATE (CCE) (Lines 1 thru 6)	<u>45,781,526</u>

Cost Phase "D" - Design

8 Consultant Design Fee	2,000,000
9 Consultant Construction Administration Fee	1,200,000
10 Asbestos Remediation Design Fee	120,000
11 Asbestos Monitoring Fees	160,000
12 Survey Services	0
13 Testing Services	50,000
14 Roofing Inspection	25,000
15 Other (specify): _____	_____
16 TOTAL DESIGN SERVICES (Lines 8 thru 15)	<u>3,555,000</u>

Cost Phase "K" - Affirmative Action

17 Affirmative Action (1/2 % of Line 7)	<u>228,908</u>
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Cost Phase "M" - Management Fees

18 DPMC Management Fee (8% of Line 7)	<u>3,662,522</u>
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Cost Phase "N" - Construction Management

19 Construction Management Services (CM/CPM)	<u>1,000,000</u>
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Cost Phase "O" - Contingency

20 Construction (10% of Line 7)	4,578,153
21 Design (10% of Line 16)	355,500
22 TOTAL PROJECT CONTINGENCY (Lines 20 & 21)	<u>4,933,653</u>

Cost Phase "P" - Permits

23 U.C.C. (DCA or DPMC) Plan Review Fee	686,723
24 U.C.C. Permit/Field Inspection/C.O. Fee	_____
25 Soil Conservation	_____
26 Other (specify): _____	0
27 TOTAL PERMIT FEES (Lines 23 thru 26)	<u>686,723</u>

Cost Phase "R" - Arts Inclusion

28 Arts Inclusion Allowance (1% of Line 7)	<u>457,815</u>
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Cost Phase "B" - Other Costs

29 Other (specify): _____	0
30 Other (specify): _____	0
31 TOTAL OTHER COSTS (Lines 29 & 30)	<u>0</u>

32 CURRENT WORKING ESTIMATE (CWE) (Lines 7+16+17+18+19+22+27+28+31)	<u>\$60,306,147</u>
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