



NJ Division of Fish and Wildlife Bureau of Land Management
Building Inspection Summary

Building Name: Clinton Endangered and Nongame Species Program Office

Building Location: 1 Van Sycles Rd., Clinton, NJ 08809

GPS Coordinates: 40.673353, -74.915858



Building Description: One story wood frame building with shingle roofing, two-car garage and partial cinder block basement.

Land Facility (Wildlife Management Area): Clinton WMA

Please give an overall evaluation for each of the following ten categories addressing the general condition and maintenance needs.



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Site (*drainage, parking, sidewalks, fencing, lighting, landscaping, signage, etc.*)

Excellent ☐ Good ☐ Fair ☒ Poor ☐

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$50,560.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Existing parking for 14 cars; some repairs needed.
2. One site lighting pole exists; additional lighting needed for access to/from the building.
3. Landscaping is overgrown; approximately 7 trees and poison ivy growing up the building need removal.
4. No handicapped accessibility is available; refer to ADA Compliance.

Foundation/Structure (*foundation, framing, flooring, stairs, windows, doors, etc.*)

Excellent ☐ Good ☐ Fair ☒ Poor ☐

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$18,391.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Stucco/parging is in fair condition with some repairs needed.
2. Cinder block foundation walls need repairs
3. Basement is damp and has signs of water infiltration; recommend interior perimeter drain to sump pump.



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Exterior (*exterior walls, paint, siding, gutters masonry etc.*)

Excellent ☐ Good ☐ Fair ☐ Poor ☒

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$61,059.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Gutters need to be cleaned and repaired.
2. Aluminum siding needs to be replaced.
3. Rakes, fascias and soffits need to be replaced.
4. Double hung wood window are in poor condition and should be replaced.
5. Attic ventilation needs to be made code compliant; recommend vented soffits.

Roof (*coverings, drainage, leaks, venting, chimney, etc.*)

Excellent ☐ Good ☐ Fair ☐ Poor ☒

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$36,730.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Asphalt shingles are in poor condition and require replacement.
2. The stucco covered concrete block chimney needs repair, partial reconstruction and stucco replacement.



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Plumbing (*signs of leaking pipes, water heater, water pump, etc.*)

Excellent ☐ Good ☐ Fair ☒ Poor ☐

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$33,970.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Existing fixtures need to be replaced.
2. New hot water heater is needed; existing is 10-years old.
3. Recommend replacement of well pump and tank.
4. New water piping and insulation recommended.
5. New sanitary and vent piping recommended.
6. Resolve problem with back-ups in sanitary system.

Interior (*walls, floors, ceilings, interior door frames, interior lighting, insulation, etc.*)

Excellent ☐ Good ☐ Fair ☐ Poor ☒

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$21,962.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. All interior finishes require replacement.
2. Doors are in fair condition; some will require replacement because of accessibility renovations needed.



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HVAC (operation, air flow, flues, ductwork, A/C unit, furnace, heat pump heating type, etc.)

Excellent ☐ Good ☐ Fair ☒ Poor ☐

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$41,554.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Ductwork in basement needs insulation.
2. Outside air damper and controls required for ventilation.
3. Remove obsolete ceiling diffusers and ductwork.
4. Install new toilet room and kitchen exhaust fans.
5. Provide supplemental cooling using mini-split systems.
6. Install new heater at toilet room.

Electrical (wires, service panel, generator, etc.)

Excellent ☐ Good ☐ Fair ☒ Poor ☐

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$16,588.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. Additional circuits are required; install new breaker in MDP and new sub-panel.
2. Remove range circuit.
3. Replace receptacles and switches.
4. Install new exterior lighting, building mounted.
5. Provide plumbing and mechanical power circuits.



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Safety/Fire *(smoke and carbon monoxide detectors, extinguishers, etc.)*

Excellent ☐ Good ☐ Fair ☒ Poor ☐

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$17,088.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. New fire and security alarm systems recommended.
2. Exit and emergency lighting should be provided throughout.

ADA Compliance *(parking, signage, ramps, accessible bathrroms.)*

Excellent ☐ Good ☐ Fair ☐ Poor ☒

In your opinion will **major** improvements to **this site** be **required** within the next 10 years(yes/no)?

Yes If yes, please describe in the comment field below. Please also list any minor improvements that you would recommend.

Please estimate the costs of the required major improvements: \$131,140.00

Please estimate the costs of any additional recommended improvements: \$0.00

Comments:

1. There are no site accessible parking, signage, markings, or path of travel components.
2. The principal entrance is no accessible
3. The toilet rooms and kitchen/break room are not accessible.
4. The corridor that leads to offices is not accessible, nor are doors or clearances.



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Please provide the following **total** costs:

Immediate Repair Needs: \$429,042.00

5-Year Repair Needs: same as Immediate Needs

10-Year Repair Needs: \$0.00

Additional Comments/Summary:

This building is in poor condition and seems inadequate for the functions observed. We recommend demolition and either new construction, or consolidation with another DFW facility.

Inspector's Name: William Lammey

Inspection Company: Lammey and Giorgio P.A.

Phone Number: 856-833-0010

Email: wlammey@lgarch.com

Signature _____

Date 11.14.16

Please submit this form together with your company's standard inspection report

Clinton Endangered and Nongame Species Program Office

General:

This is a one-story wood frame building with partial basement and slab-on-grade two car garage. The building appears to have been a converted house and we recall its previous use as a regional office for Parks and Forestry. The building measures approximately 3,730 square feet in total area. The basement and first floor are approximately 1,463 square feet each, and the garage is approximately 804 square feet.

Site:

There is parking for 14 cars. The asphalt paving is in fair condition. There is one site lighting pole but some additional lighting is required to illuminate access to and from the building. The vegetation is overgrown; approximately 7 trees and poison ivy climbing the building should be removed. There is no handicapped accessible parking or path of travel into the building. This site requires significant upgrades.

Foundation/Structure:

The exterior cement parging at the foundation wall was in fair condition, with some cracking evident. The substructure foundation walls and first floor wood joists were visible from the basement. The foundation walls appeared to be cinder block with some signs of cracks. The basement was damp and exhibited signs of water infiltration. There is a sump pump that we were not able to determine if was functional. The basement has a partial concrete slab which is in fair condition. Wood floor joists appeared to be in fair condition.

Exterior:

Exterior materials are aluminum siding, wood windows, and asphalt roof shingles. Fascias and rakes are metal painted wood; soffits are painted wood. Gutters are filled with vegetation and at the minimum require some level of maintenance to keep them clean and allow water to flow to the downspouts. The double hung wood windows are generally in poor condition (some rotted) and require replacement. The aluminum siding, fascias, rakes and soffits all need replacement. The stucco covered concrete block chimney requires repair, partial reconstruction, and total stucco replacement.

Roof:

The roof shingles appeared to be in poor condition; the overhanging trees have led to a fair amount of moss covering which accelerates deterioration. Chimney flashing and step-flashing at garage/wall intersection should be replaced as part of the roof work. The attic ventilation appears to be non-compliant from a code perspective; inadequate ventilation can lead to breeding mold.

Plumbing:

The plumbing water distribution system appeared to be in fair condition and no leaks were noted. The piping appears to be original and is fed from a well which could affect its useful life. There is no insulation on the existing hot water or cold water pipes. There is a well water pump and expansion tank in the basement which are in poor condition and should be replaced.

There is a 10-year old 50-gallon electric water heater in the basement that supplies hot water to all plumbing fixtures in the building. Due to the age and well water a new electric water heater is recommended that is sized for the new plumbing fixtures.

The sanitary piping system in the building is in good condition and no leaks were noted. The existing sanitary piping and vent piping will have to be modified and/or replaced to adapt to the new accessible bathroom and kitchen sink.

The occupants noted that the drains seem to back up at times in the one operational bathroom. We could not determine if this is connected to the septic system or municipal sewer. We recommend this be investigated and determined by scoping the building drain, and cleaned out to the sewer. If there is a septic system the tanks should be pumped and drain field tested.

There is an enamel drop in sink on the kitchen counter that is in fair condition but is not accessible. It is recommended that a new accessible kitchen counter and accessible kitchen sink and faucet be installed in the kitchen.

Bathroom No. 1 which is off the main corridor has a counter mounted lavatory with base that is in poor condition, a round water closet that is in poor condition, and there was a tub/shower that was removed and replaced with shelves. Recommend new lavatory and sink be installed.

Bathroom No. 2 off the former bedroom (now an office) is not in use and the fixtures are in poor condition. It is back to back with bathroom No. 1.

Neither bathroom is currently accessible. Recommend that we remove the two bathrooms and replace them with one accessible unisex bathroom with a lavatory, water closet and shower.

Interior:

We observed that the interior was in poor condition, with all finishes requiring replacement or upgrade. Doors were in fair condition. The garage was used for storage and was filled beyond reasonable capacity. We recommend that the fireplace be closed off to avoid the temptation for use and potential for fire.

HVAC:

There is an oil-fired 85 MBH warm air furnace located in the basement with DX cooling coil mounted on the supply air duct above the furnace. The cooling coil is connected with refrigerant piping to an outdoor condensing unit to provide air conditioning. The furnace and cooling equipment are 3-years old and in good condition. The supply air from the furnace and cooling coil is connected to the existing ductwork up to sidewall or floor diffusers on the first floor. The cooling coil was added to the existing heating furnace ductwork. The cooling coil and approximately 10 feet of supply air duct are insulated, the rest of the original heating supply ductwork is not insulated in the basement and is being used for heating and cooling. There are supply air diffusers in the ceiling of the first floor offices and spaces that are no longer in use that were at one time used to air condition the spaces from an air handler in the attic, these will have to be removed. There is no outside air duct connected to the return air into the furnace to provide required ventilation air into the building from the system. There is an existing 275-gallon steel oil tank in the basement with oil piped to the furnace. The furnace appeared to be new and in good condition and the same is true for the outdoor condensing unit. The existing supply air ductwork were originally sized for heating; these would have to be reviewed to make sure the air distribution is adequate.

At a minimum the supply and return air ductwork in the basement should be insulated. Some modifications will have to be made to the distribution based on the new layout of bathroom and changes made to the building. A new exhaust fan will have to be added in the new accessible bathroom. Old ceiling grilles and ductwork and equipment in the attic should be removed and all openings closed and insulated. A contingency should be included in the event that another furnace with split system DX cooling coil and condensing unit may be needed to supplement the existing system, or some supplemental cooling mini-splits may be required to supplement the existing cooling equipment.

Electrical:

There is a 200-amp, 120/240-Volt, single phase service into the building to a main electrical distribution panel with a 200-amp main breaker in the basement. The panel is full, with no room for additional circuits.

There is a need for some additional circuits and receptacles in the two small offices. A new 60-amp, 120/240, 24-space sub-panel will be required with 20-amp, 1-pole circuit breakers to feed the additional receptacle and lighting circuits required. The existing electric range circuit will be removed and leave space for a 60-amp, 2-pole circuit breaker to feed the new sub-panel.

The range will be removed as it is not permitted in a non-residential occupancy without a fire suppression hood.

Existing NMC wiring can remain, some additional supports may be required for NMC run in basement. New NMC can be used for new circuits in the building.

Due to the age of the building all existing receptacles and switches should be replaced with new. In offices and toilet rooms, occupancy sensors will be used to control lighting.

New LED lighting fixtures are recommended to replace the existing fixtures (incandescent or T-12 fluorescent lamps in the offices, garage, basement, and exterior).

Exterior site lighting will be needed and costs will be included in the site work. Electrical circuit breakers and circuit wiring in the building for these will be included in the electrical construction cost estimate.

Safety/Fire:

There is a fire alarm system in the basement that includes detectors, pull stations and horn/strobes. This was probably installed as a result of a Uniform Fire Code windowless story violation. There was no fire alarm system in the occupied areas of the building.

The agency requested a new combined fire alarm and security system with central station supervision be installed. This will replace the existing system with automatic fire detection and pull stations on the first floor and in the basement, and security intrusion detection system to protect the building when unoccupied.

ADA Compliance:

The site and building are not handicapped compliant. If alteration type work is considered to this building there are code provisions that require a percentage of the dollars expended be dedicated to accessibility improvements. In this case, handicapped parking, sign, markings, ramp, accessible principal entrance, toilet room, corridors, and any other common facility could be required up to the point that the percentage would be exceeded. We assumed a single user toilet room with shower because of field work, and also included alterations to the kitchen to allow accessibility. The only caveat to these requirements might be if staff must be ambulatory because of the work they are responsible for in the field.

Costs and Recommendations:

The Order of magnitude Budget Construction Cost Estimates for major and other recommended improvements are summarized below. A detailed breakdown follows the Building Inspection Summary. Also noted below is the Construction Working Estimate, which considers fees, contingencies, permits, etc.

	<u>Major Improvement Costs</u>	<u>Other Improvement Costs</u>	<u>Total Costs</u>
Construction Cost Estimate	\$429,042	\$0	\$429,042
Construction Working Estimate	\$600,658	\$0	\$600,658

This building is in poor condition and did not seem adequate for the needs of the function. Our recommendation would be to demolish and construct a new building on the same site.

BUILDING EVALUATIONS
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CLINTON ENDANGERED & NONGAME SPECIES PROGRAM OFFICE

L&G #: 15359.08

Prep:

Date: 11.14.16

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ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

No.	Item	Major Improvements	Other Improvements	Total Costs
1	Site	\$50,560	\$0	\$50,560
2	Foundation/Structure	\$18,391	\$0	\$18,391
3	Exterior	\$61,059	\$0	\$61,059
4	Roof	\$36,730	\$0	\$36,730
5	Plumbing	\$33,970	\$0	\$33,970
6	Interior	\$21,962	\$0	\$21,962
7	HVAC	\$41,554	\$0	\$41,554
8	Electrical	\$16,588	\$0	\$16,588
9	Safety/Fire	\$17,088	\$0	\$17,088
10	ADA Compliance	\$131,140	\$0	\$131,140
TOTAL PROJECT COSTS		\$429,042	\$0	\$429,042

Building Area 3,730 SF**Assumptions**

1. The Cost Estimate is based on use of the following:
 - a. One siter visit to assess conditions.
 - b. Quantities based on measurements taken at site
 - c. Budget costs are presented as design has not
2. Final design has not been completed.
3. General Conditions, Overhead & Profit & Contingencies are added in each breakdown.
4. Escalation assumes midpoint of construction at January 2018.

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ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

Item	Description	Qty	Unit	Major Improvements	Other Improvements	Total Costs
1	<u>Site</u>					
1.1	Repair asphalt paving	400	SY	\$4,800	\$0	\$4,800
1.2	Tree & landscape removal	7	EA	\$21,000	\$0	\$21,000
1.3	Site lighting	2	EA	\$6,200	\$0	\$6,200
	Sub-Total			\$32,000	\$0	\$32,000
	General Conditions	20%		\$6,400	\$0	\$6,400
	Overhead & Profit	15%		\$4,800	\$0	\$4,800
	Contingencies	15%		\$4,800	\$0	\$4,800
	Escalation to midpoint of construction	8%		\$2,560	\$0	\$2,560
	Totals - Site			\$50,560	\$0	\$50,560
2	<u>Foundation/Structure</u>					
2.1	Repair foundation wall	100	SF	\$1,200	\$0	\$1,200
2.2	Interior foundation drainage	174	LF	\$8,700	\$0	\$8,700
2.3	Parge exterior	290	SF	\$1,740	\$0	\$1,740
	Sub-Total			\$11,640	\$0	\$11,640
	General Conditions	20%		\$2,328	\$0	\$2,328
	Overhead & Profit	15%		\$1,746	\$0	\$1,746
	Contingencies	15%		\$1,746	\$0	\$1,746
	Escalation to midpoint of construction	8%		\$931	\$0	\$931
	Totals - Foundations/Structure			\$18,391	\$0	\$18,391
3	<u>Exterior</u>					
3.1	Gutter cleaning/repairs	184	LF	\$1,200	\$0	\$1,200
3.2	Replace siding	2550	SF	\$20,440	\$0	\$20,440
3.3	Replace rakes & fascias	222	LF	\$4,885	\$0	\$4,885
3.4	Replace windows	21	EA	\$10,920	\$0	\$10,920
3.5	Replace soffits with vented type	200	SF	\$1,200	\$0	\$1,200
	Sub-Total			\$38,645	\$0	\$38,645
	General Conditions	20%		\$7,729	\$0	\$7,729
	Overhead & Profit	15%		\$5,797	\$0	\$5,797
	Contingencies	15%		\$5,797	\$0	\$5,797
	Escalation to midpoint of construction	8%		\$3,092	\$0	\$3,092
	Totals - Exterior			\$61,059	\$0	\$61,059
4	<u>Roof</u>					
4.1	Replace roof shingles & flashings	1600	SF	\$9,600	\$0	\$9,600
4.2	Repair, reconstruct & stucco replacement at chimney	256	CF	\$5,120	\$0	\$5,120
	Sub-Total			\$14,720	\$0	\$14,720
	General Conditions	20%		\$2,944	\$0	\$2,944
	Overhead & Profit	15%		\$2,208	\$0	\$2,208
	Contingencies	15%		\$960	\$0	\$960
	Escalation to midpoint of construction	8%		\$1,178	\$0	\$1,178
	Totals - Roof			\$36,730	\$0	\$36,730

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ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

Item	Description	Qty	Unit	Major Improvements	Other Improvements	Total Costs
5	<u>Plumbing</u>					
5.1	Demo existing Plumbing Fixtures	1	Lump	\$3,000	\$0	\$3,000
5.2	New Plumbing Fixture	1	Lump	\$8,000	\$0	\$8,000
5.3	New Water Heater	1	Lump	\$2,000	\$0	\$2,000
5.4	New Well Pump & Tank	1	Lump	\$1,500	\$0	\$1,500
5.5	New Water Piping & Insulation	1	Lump	\$2,000	\$0	\$2,000
5.6	New Sanitary & Vent Piping	1	Lump	\$2,000	\$0	\$2,000
5.7	Open Building Sewer Drain to Sewer	1	Lump	\$1,000	\$0	\$1,000
5.8	Contingency for Pumping Tank & Test	1	Lump	\$2,000	\$0	\$2,000
	Sub-Total			\$21,500	\$0	\$21,500
	General Conditions	20%		\$4,300	\$0	\$4,300
	Overhead & Profit	15%		\$3,225	\$0	\$3,225
	Contingencies	15%		\$3,225	\$0	\$3,225
	Escalation to midpoint of construction	8%		\$1,720	\$0	\$1,720
	Totals - Plumbing			\$33,970	\$0	\$33,970
6	<u>Interior</u>					
6.1	Replace floor finishes	1463	SF	\$4,390	\$0	\$4,390
6.2	Replace wall finishes	1463	SF	\$5,850	\$0	\$5,850
6.3	Repair/replace ceiling finishes	1463	SF	\$3,660	\$0	\$3,660
	Sub-Total			\$13,900	\$0	\$13,900
	General Conditions	20%		\$2,780	\$0	\$2,780
	Overhead & Profit	15%		\$2,085	\$0	\$2,085
	Contingencies	15%		\$2,085	\$0	\$2,085
	Escalation to midpoint of construction	8%		\$1,112	\$0	\$1,112
	Totals - Interior			\$21,962	\$0	\$21,962
7	<u>HVAC</u>					
7.1	Insulate Ductwork in Basement	1	Lump	\$8,000	\$0	\$8,000
7.2	Outside Air Ductwork and Damper	1	Lump	\$2,500	\$0	\$2,500
7.3	Remove obsolete ceiling diffusers and ductwork	1	Lump	\$3,000	\$0	\$3,000
7.4	New Bathroom Exhaust Fan	1	Lump	\$1,200	\$0	\$1,200
7.5	New Kitchen Exhaust Fan	1	Lump	\$800	\$0	\$800
7.6	Supplemental HVAC Mini-Split Cooling Units	1	Lump	\$10,000	\$0	\$10,000
7.6	New Bathroom Heater	1	Lump	\$800	\$0	\$800
	Sub-Total			\$26,300	\$0	\$26,300
	General Conditions	20%		\$5,260	\$0	\$5,260
	Overhead & Profit	15%		\$3,945	\$0	\$3,945
	Contingencies	15%		\$3,945	\$0	\$3,945
	Escalation to midpoint of construction	8%		\$2,104	\$0	\$2,104
	Totals - HVAC			\$41,554	\$0	\$41,554
8	<u>Electrical</u>					
8.1	New breaker in Electrical MDP	1	Lump	\$400	\$0	\$400
8.2	New Electrical Sub-Panel	1	Lump	\$1,200	\$0	\$1,200
8.3	Remove Range Circuit	1	Lump	\$400	\$0	\$400
8.4	Replace Receptacles & Switches	1	Lump	\$1,500	\$0	\$1,500
8.5	New Receptacles and Switches	1	Lump	\$1,600	\$0	\$1,600
8.6	New Building Exterior Light Fixtures	1	Lump	\$3,000	\$0	\$3,000
8.7	Exterior Site Lighting Circuits	1	Lump	\$1,500	\$0	\$1,500
8.8	Plumbing/Mechanical Equipment Circuits	1	Lump	\$2,000	\$0	\$2,000
	Sub-Total			\$11,600	\$0	\$11,600
	General Conditions	20%		\$2,320	\$0	\$2,320
	Overhead & Profit	15%		\$1,740	\$0	\$1,740
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$928	\$0	\$928
	Totals - Electrical			\$16,588	\$0	\$16,588

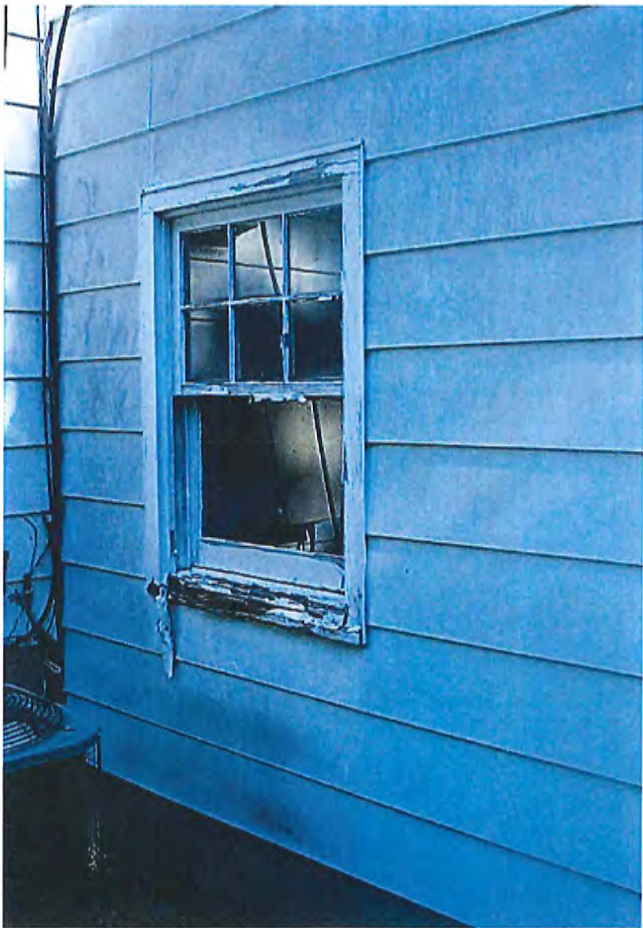
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9	<u>Safety/Fire</u>					
9.1	New fire alarm & security system	1463	SF	\$7,315	\$0	\$7,315
9.2	Upgrade exit & emergency lighting	1463	SF	\$3,500	\$0	\$3,500
	Sub-Total			\$10,815	\$0	\$10,815
	General Conditions	20%		\$2,163	\$0	\$2,163
	Overhead & Profit	15%		\$1,622	\$0	\$1,622
	Contingencies	15%		\$1,622	\$0	\$1,622
	Escalation to midpoint of construction	8%		\$865	\$0	\$865
	Totals - Safety/Fire			\$17,088	\$0	\$17,088
10	<u>ADA Compliance</u>					
10.1	Striped handicapped parking, signage & path of travel	2	EA	\$7,000	\$0	\$7,000
10.2	New ramp & railings to main entrance	48	LF	\$48,000	\$0	\$48,000
10.3	Accessible entrance	1	EA	\$1,000	\$0	\$1,000
10.4	Renovate toilet room for accessible use	1	EA	\$15,000	\$0	\$15,000
10.5	Wall revisions at corridor	120	SF	\$12,000	\$0	\$12,000
	Sub-Total			\$83,000	\$0	\$83,000
	General Conditions	20%		\$16,600	\$0	\$16,600
	Overhead & Profit	15%		\$12,450	\$0	\$12,450
	Contingencies	15%		\$12,450	\$0	\$12,450
	Escalation to midpoint of construction	8%		\$6,640	\$0	\$6,640
	Totals - ADA Compliance			\$131,140	\$0	\$131,140



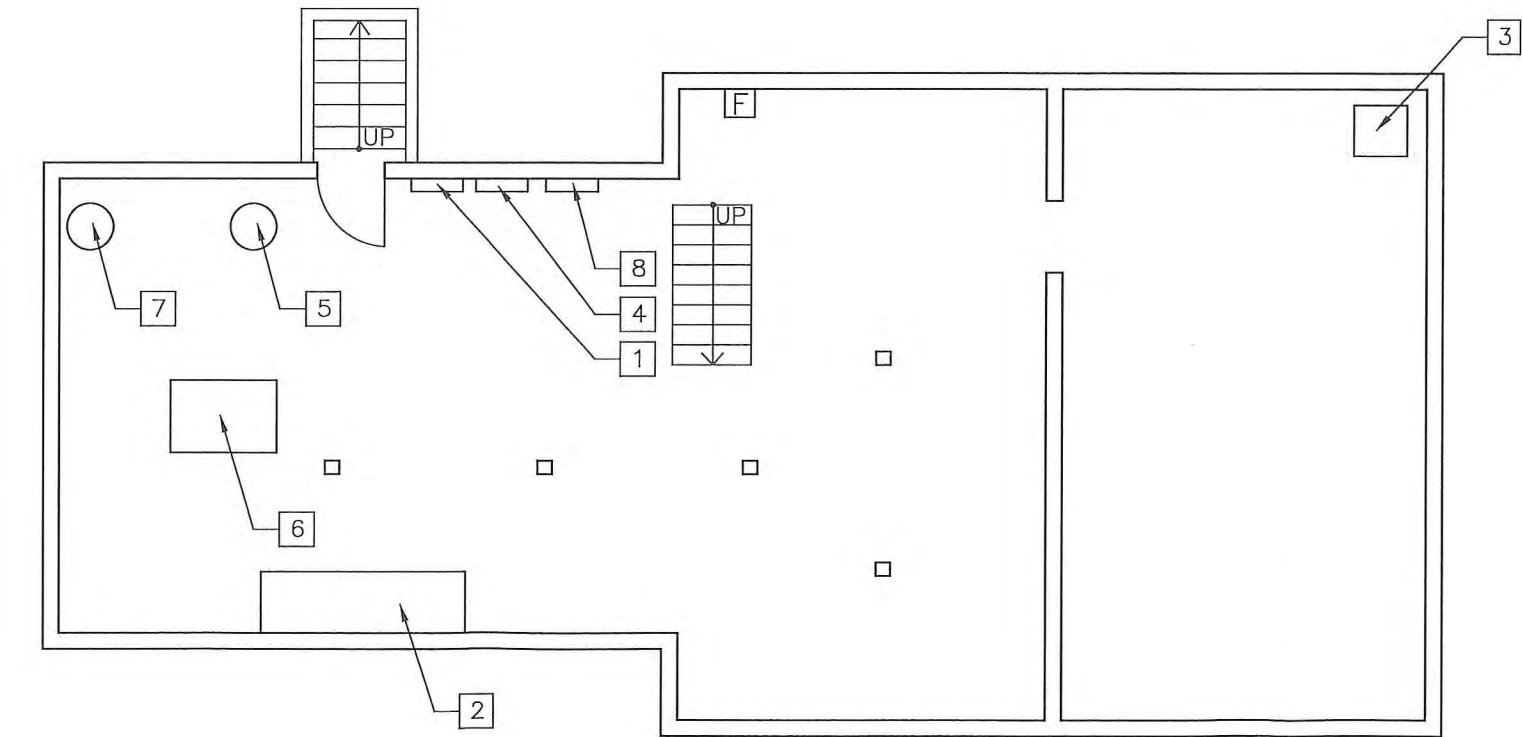


LEGEND

[F] FIRE PULL STATION

CONSTRUCTION NOTES

- [1] ELECTRICAL PANEL
- [2] OIL
- [3] SUMP PUMP
- [4] TELEPHONE PANEL
- [5] HOT WATER HEATER
- [6] HVAC
- [7] WELL TANK
- [8] FIRE PANEL



1
EX-1

BASEMENT FLOOR PLAN

0' 2' 4' 8' 16'

ENDANGERED AND NON
GAME SPECIES PROGRAM OFFICE

Location
1 VAN SYCLES RD.
CLINTON, NEW JERSEY

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

William P. Lamme AIA • NJ C6793
Anthony R. Giorgio AIA • NJ 07626

L+G No. 15359.08

Date 11/14/2016

Rev

Sheet No.

EX-1

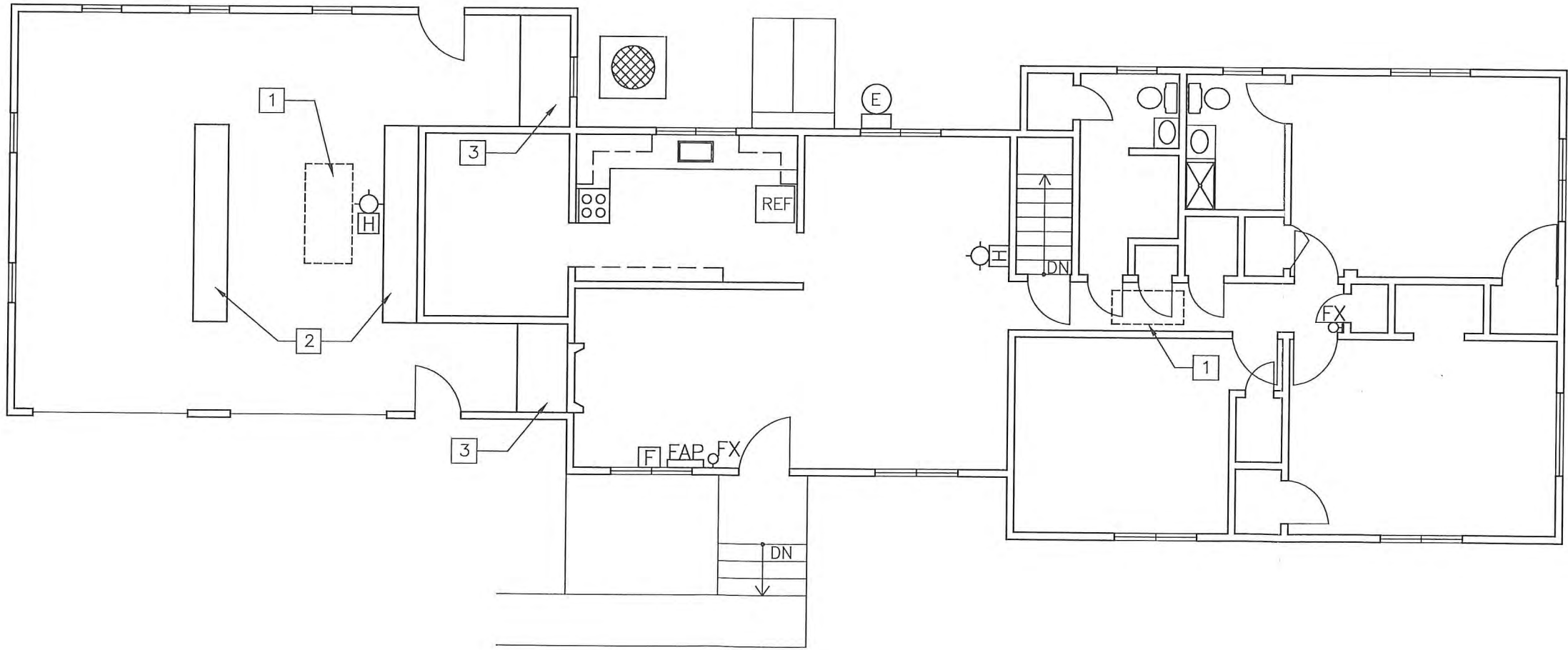
Sheet 1 of 2

LEGEND

-  FIRE EXTINGUISHER
-  HORN/STROBE
-  ELECTRICAL METER
-  FIRE PULL STATION
-  CONDENSING UNIT
-  FIRE ALARM ANNUNCIATOR PANEL

CONSTRUCTION NOTES

- 1 ATTIC ACCESS
- 2 SHELVING
- 3 WORK BENCH



1
EX-2

FIRST FLOOR PLAN

0' 2' 4' 8' 16'