

Draft Report
Building Inspections
NJ Division of Fish & Wildlife
Tuckahoe Non Game Office
Winslow Southern Regional Office
December 5, 2017



Lammey + Giorgio / Architects
215 Highland Avenue, #B
Haddon Twp., NJ 08108



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December 5, 2017

Mr. Edward Mulvan
NJDEP, Natural & Historic Resources
Office of Resource Development
PO Box 404
501 East State Street, 4th Floor
Trenton, NJ 08625-0404

Re: Building Assessments
Division of Fish & Wildlife

- Tuckahoe Non-Game Office
- Winslow Southern Regional Office

DPMC: #W0223-00 / Work Order 14
L+G: 15359.14

Dear Mr. Mulvan:

The following is our DRAFT Report that assesses the conditions of the above two Division of Fish and Wildlife buildings.

The report includes Building Inspection Summary forms, narratives, code deficiencies, construction cost estimates (CCE), and total project costs (CWE) for each location.

Please review this information and advise if you have any questions.

Sincerely,

LAMMEY + GIORGIO ARCHITECTS



William P. Lammey, AIA

Encl.



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Executive Summary

Lammey + Giorgio was requested by the State of New Jersey to assist with assessing the existing conditions of two (2) Division of Fish and Wildlife buildings in Tuckahoe and Winslow Township.

From our viewpoint, and without programming interviews with stakeholders, we saw the functions that these buildings supported to be as follows:

- o Office functions for staff who spend time both in the field and office.
- o Administrative office functions.
- o Public education functions.
- o Specialty laboratory functions.
- o Fish & Wildlife Rangers (Winslow Southern Regional Office)

The offices at both locations were generally in good condition. Both of the facilities are ADA compliant. The parking lot at the Tuckerton Non Game Office is not ADA compliant and should be upgraded.

Deferred maintenance was another common theme that we observed. With State funding diminishing and attrition of staff without replacement, if some effort is not made to promptly address deficiencies the Division could quickly be facing higher costs than those estimated in our report.

This document is intended to assist the DFW with immediate and longer planning with respect to their facilities. A total project summary of project costs, (CWE) is below:

	<u>Major Improvement Costs</u>	<u>Other Improvement Costs</u>	<u>Total Costs</u>
Tuckahoe Non Game Office	\$99,504	\$30,566	\$130,070
Winslow Southern Regional Office	\$135,912	\$159,548	\$295,460

Methodology

Lammy + Giorgio staff visited the sites on July 27, 2017 to assess the physical conditions. David Parsons, PE of Eastern Consultants, also visited the sites to assess the plumbing, HVAC and electrical conditions.

There were existing drawings for both locations and they were reasonably accurate. These floor plans allowed us to more accurately quantify the costs for needed improvements.

We reviewed possible code deficiencies with the State of New Jersey Uniform Construction Code, and all sub-codes. No Uniform Fire Code violations were provided to us for review.

The New Jersey Division of Fish and Wildlife (DFW), Bureau of Land Management Building Inspection Summary sheets were completed for each structure.

Narratives that further describe our findings are also included. Detailed Construction Cost Estimates based on RS Means 2017 CostWorks and our experience with other structures were developed. Costs were escalated to January 2019 construction midpoint to allow time for funding commitments, scope of work development, selection of Architect/Engineer, design, bidding, and initiating construction. Construction Working Estimates, which include construction, fees, contingencies, permits, etc. are indicated for each location, and historically have represented approximately an additional 40% in costs.

Other supporting information includes basic floor plans of each structure and photographs of existing conditions.

Building Inspection Summaries, Narratives, Cost Estimates, Floor Plans, and Photographs

The above information is organized by location per the tabs that follow.

Tuckahoe Non-Game Office
2201 Tuckahoe Road,
Upper Township, NJ 08081

General:

This is a one-story masonry, slab on grade building used for offices. The building has vinyl siding and a standing seam metal roof. It measures approximately 1,930 square feet in total area, and is approximately 20 years old.

Site:

The parking area is gravel and has no handicap compliant features. The entire parking lot should be paved and handicap compliant striping and signage added, since the building is handicap accessible. Water is entering the building at the corridor entry door. The grade should be sloped away from the building. The landscaping around the building needs the vegetation trimmed.

Foundation/Structure:

The visible concrete block foundation wall appeared to be in good condition. The visible portion of the roof structure appeared to be in good condition. All windows and doors appeared to be in good condition.

Exterior:

The existing siding is dirty and needs to be cleaned; also the siding has cracks and holes in some areas and needs to be replaced (possibly rocks from a lawn mower cracked or created holes in the siding).

Roof:

The standing seam metal roof appears to be in good condition and no leaks were observed or reported. The awning over the entrance door needs metal hip caps installed where they are missing.

Plumbing:

The plumbing fixtures and plumbing system are new and in good condition. There is one unisex handicapped accessible toilet room with a lavatory and water closet. There is one small sink in the break room. A new electric water heater was installed in 2016. A small electric water heater is located under the counter in the break room to provide hot water for the sink and lavatory in the toilet room. Bottled water is used in this building.

Plumbing Recommendations:

Replace electric water heater. Time Frame: 10-15 years.

Interior:

The interior of the building has new finishes installed throughout. They appear to be in good condition.

HVAC:

A new HVAC system was installed in 2012, including a new Trane High-efficiency propane-fired furnace, DX cooling coil and a new outdoor condensing unit. Also included was a new ductwork air distribution system throughout the office. There is one central thermostat in main office that controls furnace and condensing unit for heating, cooling and ventilation.

HVAC Recommendations:

Plan on replacing the furnace and outdoor condensing unit and thermostat. Time Frame: Replacement In 8-12 years.

Electrical:

There is an overhead 120/240 volt, single phase secondary underground electrical to a secondary electric service meter at the rear of the Office Building which is connected to the 200 Amp main distribution panel in the building.

The electrical distribution system inside the building has a Square-D electrical panel using currently available breakers and has space for additional breakers.

The interior lighting fixtures in the office are located in suspended ceilings and are 2x4 fluorescent recessed light fixtures. This work was completed in 2012. On the exterior of the building, incandescent downlights are located in the new soffit near the front entrance doorway.

There are battery powered emergency lighting units and exit signs in the corridors, and combination emergency light/exit signs at egress doors. There are no exterior emergency egress lighting units at building exit doors.

Electrical Recommendations:

1. Install new exterior egress emergency lighting at two exit doors from the building, and interior battery pack to supply power to these units. Time frame: Immediate.
2. Recommend that new LED lighting fixtures be installed to replace existing light fixtures at interior and exterior of the building. Time frame: 10 years.
3. Replace exterior building lamps in the soffit light fixtures with new LED light fixtures. Time frame: 1 Year.
4. Replace existing emergency battery units with new emergency battery units with LED lights.
Time frame: As batteries wear out and need replacement or in the next 5-10 years.

Safety/Fire:

The Fire Alarm system appeared to be in good condition.

ADA Compliance:

The building is handicapped compliant. The parking lot is not handicapped compliant and should be paved with asphalt paving and should be striped for handicapped accessible parking.

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	\$72,838	\$22,324	\$95,162
Construction Working Estimate	\$99,504	\$30,566	\$130,070



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

Building Name: Tuckahoe Non-Game Office

Building Location: 2201 Tuckahoe Road, Upper Township, NJ 08081

GPS Coordinates:



Building Description: Masonry, slab on grade building with vinyl siding and standing seam metal roof.

Land Facility (Wildlife Management Area): Tuckahoe Wildlife Management Area.

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



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

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: \$23,700.00

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

Comments:

1. Gravel parking lot, no striped parking spaces. Install new asphalt paving and provide ADA space and signage.
2. Water is entering the building door by corridor; slope grade away from building.
3. Landscaping around building; vegetation needs to be trimmed.

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)?

No 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: \$0.00

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



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

Comments:

1. Foundation and structure appear to be in good condition.
2. All windows and doors appear to be in good condition.

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: \$1,580.00

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

Comments:

1. Siding has cracks and holes in some areas and needs to be replaced (possibly rocks from a lawn mower cracked or created holes in the siding).
2. Siding needs to be cleaned.

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: \$948.00

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



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

Comments:

1. Awning over the entrance needs Hip caps installed.

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)?

 No 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: \$0.00

Please estimate the costs of any additional recommended improvements: \$2,574.00

Comments:

1. The plumbing fixtures and plumbing system are new and in good condition. There is one unisex handicapped accessible toilet room with a lavatory and water closet. There is one small sink in the break room.
 2. A new electric water heater was installed in 2016
 3. A small electric water heater is located under the counter in the break room to provide hot water for the sink and lavatory in the toilet room.
 4. Note that they use bottled water in this building.
 5. The replaced electric water heater will generally last 10-15 years.



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

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)?

No 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: \$0.00

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

Comments:

1. All interior finishes appear to be in good condition.

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: \$29,230.00

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

Comments:

1. A new HVAC system was installed in 2012 including a new Trane High-efficiency propane-fired furnace, DX cooling coil and a new outdoor condensing unit. Also included was a new ductwork air distribution system throughout the office. There is one central thermostat in main office that controls furnace and condensing unit for heating, cooling and ventilation
2. Plan on replacing the furnace, outdoor condensing unit and thermostat. Time Frame: Replacement In 8-12 years.
3. Condensate line needs to be replaced.



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

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: \$6,320.00

Please estimate the costs of any additional recommended improvements: \$19,750.00

Comments:

There is an overhead 120/240 volt, single phase secondary underground electrical to a secondary electric service meter at the rear of the Office Building connected to the 200 Amp main distribution panel in the building.

The electrical distribution system inside the building has a Square-D electrical panel using currently available breakers and has space for additional breakers.

The interior lighting fixtures in the office are located in suspended ceilings and are 2x4 fluorescent recessed light fixtures. This work was completed in 2012. On the exterior of the building, incandescent downlights are located in the new soffit near the front entrance doorway.

There are battery powered emergency lighting units and exit signs in the corridors and combination emergency light/exit signs at egress doors. There are no exterior emergency egress lighting units at building exit doors.

Electrical Recommendations:

1. Install new exterior egress emergency lighting at two exit doors from the building, and interior battery pack to supply power to these units. Time frame: Immediate.
2. Recommend that new LED lighting fixtures be installed to replace existing light fixtures at interior and exterior of the building. Time frame: 10 years.
3. Replace exterior building lamps in the soffit light fixtures with new LED light fixtures. Time frame: 1 Year.
4. Replace existing emergency battery units with new emergency battery units with LED lights.
Time frame: As batteries wear out and need replacement or in the next 5-10 years.



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

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)? No

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: \$0.00

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

Comments:

1. The Fire alarm system appear to be in good condition.

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

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: \$11,060.00

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

Comments:

1. Needs ADA Compliant parking, sign and striping.
2. The Building is ADA Compliant.



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

Please provide the following **total** costs:

Immediate Repair Needs: \$72,838.00

10-Year Repair Needs: \$22,324.00

Additional Comments/Summary:

Inspector's Name: Michael Baker

Inspection Company: Lammey and Giorgio P.A.

Phone Number: 856-833-0010

Email: mbaker@lgarch.com

Signature _____

Michael Baker

Date: December 5, 2017

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

PROJECT COST ANALYSIS

DPMC NUMBER: _____

Date: 12.05.17Project Name: Building Evaluation - Tuckahoe Non-Game OfficeProject Phase:
Scope of WorkLocation: Upper Township, NJ**Cost Phase "C" - Construction**

1 General Construction	<u>95,162</u>
2 Structural Steel	<u>0</u>
3 Plumbing	<u>0</u>
4 HVAC	<u>0</u>
5 Electrical	<u>0</u>
6 Other Trades (specify): _____	<u>0</u>
7 TOTAL CONSTRUCTION COST ESTIMATE (CCE) (Lines 1 thru 6)	<u>95,162</u>

Cost Phase "D" - Design

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

Cost Phase "K" - Affirmative Action

17 Affirmative Action (1/2 % of Line 7)	<u>476</u>
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Cost Phase "M" - Management Fees

18 DPMC Management Fee (8% of Line 7)	<u>7,613</u>
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Cost Phase "N" - Construction Management

19 Construction Management Services (CM/CPM)	<u>0</u>
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Cost Phase "O" - Contingency

20 Construction (10% of Line 7)	<u>9,516</u>
21 Design (10% of Line 16)	<u>1,400</u>
22 TOTAL PROJECT CONTINGENCY (Lines 20 & 21)	<u>10,916</u>

Cost Phase "P" - Permits

23 U.C.C. (DCA or DPMC) Plan Review Fee	<u>952</u>
24 U.C.C. Permit/Field Inspection/C.O. Fee	<u>952</u>
25 Soil Conservation	<u>0</u>
26 Other (specify): _____	<u>0</u>
27 TOTAL PERMIT FEES (Lines 23 thru 26)	<u>1,903</u>

Cost Phase "R" - Arts Inclusion

28 Arts Inclusion Allowance	<u>0</u>
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Cost Phase "B" - Other Costs

29 Other (specify): _____	<u>0</u>
30 Other (specify): _____	<u>0</u>
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) **\$130,070**

BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
TUCKAHOE NON-GAME OFFICE

L&G #: 15359.14
 Prep: MRB
 Date: 12.05.17
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ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

No.	Item	Major Improvements	Other Improvements	Total Costs
1	Site	\$23,700	\$0	\$23,700
2	Foundation/Structure	\$0	\$0	\$0
3	Exterior	\$1,580	\$0	\$1,580
4	Roof	\$948	\$0	\$948
5	Plumbing	\$0	\$2,574	\$2,574
6	Interior	\$0	\$0	\$0
7	HVAC	\$29,230	\$0	\$29,230
8	Electrical	\$6,320	\$19,750	\$26,070
9	Safety/Fire	\$0	\$0	\$0
10	ADA Compliance	\$11,060	\$0	\$11,060
	TOTAL PROJECT COSTS	\$72,838	\$22,324	\$95,162

Building Area
 Office 1,930 SF

Assumptions

- The Cost Estimate is based on use of the following:
 - One siter visit to assess conditions.
 - Quantities based on measurements taken at site
 - Budget costs are presented as design has not been
- Final design has not been completed.
- General Conditions, Overhead & Profit & Contingencies are added in each breakdown.
- Escalation assumes midpoint of construction at January 2019.

BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
TUCKAHOE NON-GAME OFFICE

L&G #: 15359.14
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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	Install Asphalt Paving	200	SY	\$14,600	\$0	\$14,600
1.2	Clean up landscaping around building	1	Lump	\$200	\$0	\$200
1.3	Slope grade away from building entrance	1	Lump	\$200	\$0	\$200
	Sub-Total			\$15,000	\$0	\$15,000
	General Conditions	20%		\$3,000	\$0	\$3,000
	Overhead & Profit	15%		\$2,250	\$0	\$2,250
	Contingencies	15%		\$2,250	\$0	\$2,250
	Escalation to midpoint of construction	8%		\$1,200	\$0	\$1,200
	Totals - Site			\$23,700	\$0	\$23,700
2	<u>Foundation/Structure</u>					
2.1	No Foundation work required	0	Lump	\$0	\$0	\$0
	Sub-Total			\$0	\$0	\$0
	General Conditions	20%		\$0	\$0	\$0
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$0	\$0	\$0
	Totals - Foundations/Structure			\$0	\$0	\$0
3	<u>Exterior</u>					
3.2	Clean Siding and Replace Damaged Siding	1	Lump	\$1,000	\$0	\$1,000
	Sub-Total			\$1,000	\$0	\$1,000
	General Conditions	20%		\$200	\$0	\$200
	Overhead & Profit	15%		\$150	\$0	\$150
	Contingencies	15%		\$150	\$0	\$150
	Escalation to midpoint of construction	8%		\$80	\$0	\$80
	Totals - Exterior			\$1,580	\$0	\$1,580
4	<u>Roof</u>					
4.1	Install HID caps at Awning over entrance	1	Lump	\$600	\$0	\$600
	Sub-Total			\$600	\$0	\$600
	General Conditions	20%		\$120	\$0	\$120
	Overhead & Profit	15%		\$90	\$0	\$90
	Contingencies	15%		\$90	\$0	\$90
	Escalation to midpoint of construction	8%		\$48	\$0	\$48
	Totals - Roof			\$948	\$0	\$948

BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
TUCKAHOE NON-GAME OFFICE

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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	Replace electric water heater in 10-15 years	1	EA	\$0	\$1,800	\$1,800
	Sub-Total			\$0	\$1,800	\$1,800
	General Conditions	20%		\$0	\$360	\$360
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$270	\$270
	Escalation to midpoint of construction	8%		\$0	\$144	\$144
	Totals - Plumbing			\$0	\$2,574	\$2,574
6	<u>Interior</u>					
6.1	No Interior Finish work needed	0	EA	\$0	\$0	\$0
	Sub-Total			\$0	\$0	\$0
	General Conditions	20%		\$0	\$0	\$0
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$0	\$0	\$0
	Totals - Interior			\$0	\$0	\$0
7	<u>HVAC</u>					
7.1	Replace furnace and outdoor condensing unit	1	Lump	\$18,000	\$0	\$18,000
7.2	Rerun existing condensate line at HVAC furnace	1	Lump	\$500	\$0	\$500
	Sub-Total			\$18,500	\$0	\$18,500
	General Conditions	20%		\$3,700	\$0	\$3,700
	Overhead & Profit	15%		\$2,775	\$0	\$2,775
	Contingencies	15%		\$2,775	\$0	\$2,775
	Escalation to midpoint of construction	8%		\$1,480	\$0	\$1,480
	Totals - HVAC			\$29,230	\$0	\$29,230

BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
TUCKAHOE NON-GAME OFFICE

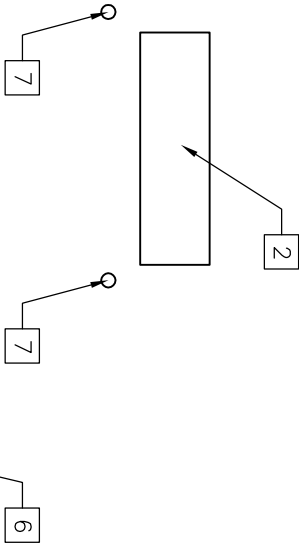
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ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

Item	Description	Qty	Unit	Major Improvements	Other Improvements	Total Costs
8	<u>Electrical</u>					
8.1	Install exterior egress emergency lighting at two exit doors	1	Lump	\$1,500	\$0	\$1,500
8.2	Replace existing light fixtures with new LED light fixtures.	1	Lump	\$0	\$12,500	\$12,500
8.3	Replace existing exterior light fixtures with new exterior LED light fixtures	1	Lump	\$500	\$0	\$500
8.4	Replace existing emergency battery units with new emergency battery units with LED lights	1	Lump	\$2,000	\$0	\$2,000
	Sub-Total			\$4,000	\$12,500	\$16,500
	General Conditions	20%		\$800	\$2,500	\$3,300
	Overhead & Profit	15%		\$600	\$1,875	\$2,475
	Contingencies	15%		\$600	\$1,875	\$2,475
	Escalation to midpoint of construction	8%		\$320	\$1,000	\$1,320
	Totals - Electrical			\$6,320	\$19,750	\$26,070
9	<u>Safety/Fire</u>					
9.1	No new work proposed at this time	-	-	\$0	\$0	\$0
	Sub-Total			\$0	\$0	\$0
	General Conditions	20%		\$0	\$0	\$0
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$0	\$0	\$0
	Totals - Safety/Fire			\$0	\$0	\$0
10	<u>ADA Compliance</u>					
10.1	Striped handicapped parking, signage & path of travel	2	EA	\$7,000	\$0	\$7,000
	Sub-Total			\$7,000	\$0	\$7,000
	General Conditions	20%		\$1,400	\$0	\$1,400
	Overhead & Profit	15%		\$1,050	\$0	\$1,050
	Contingencies	15%		\$1,050	\$0	\$1,050
	Escalation to midpoint of construction	8%		\$560	\$0	\$560
	Totals - ADA Compliance			\$11,060	\$0	\$11,060

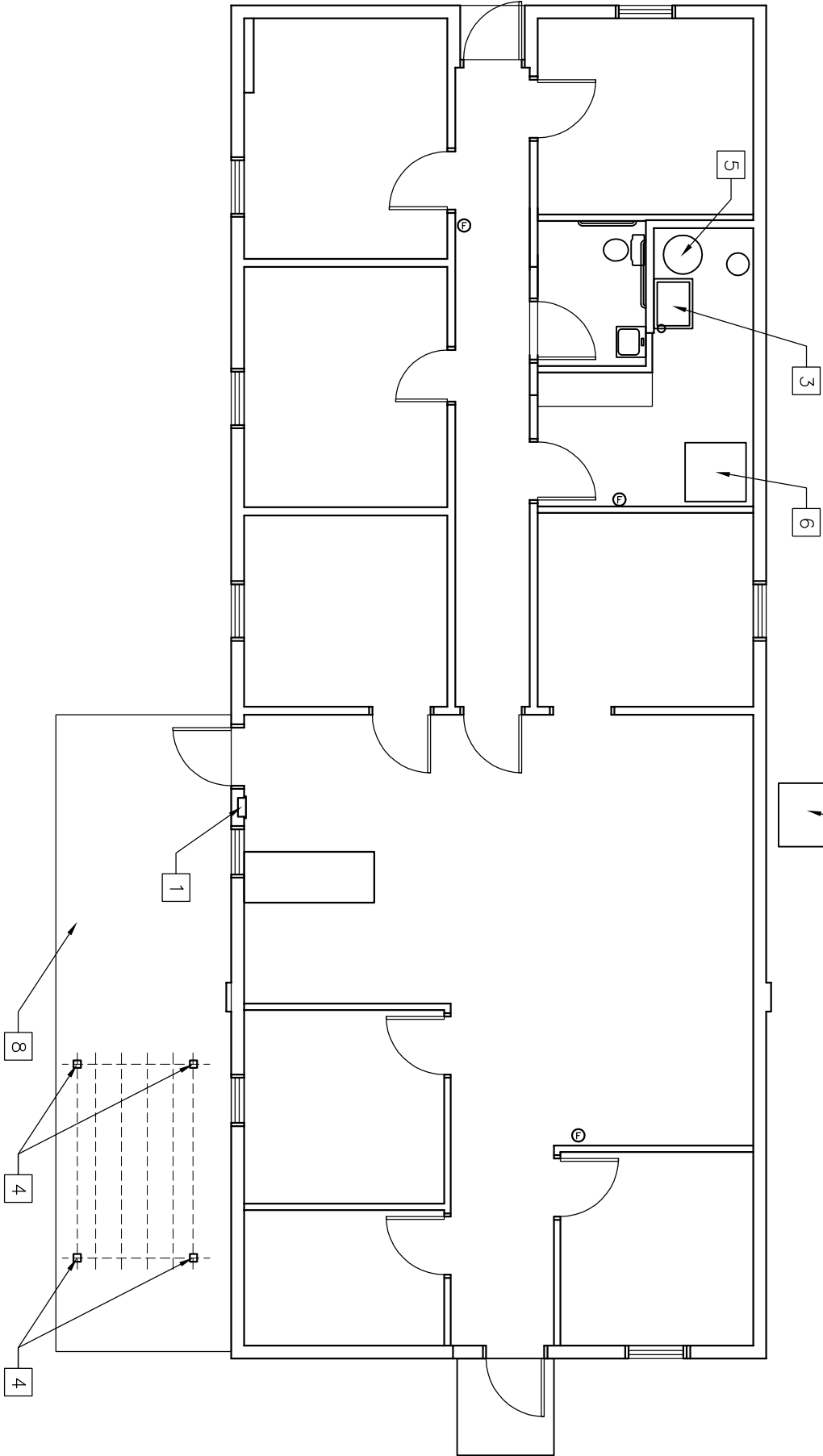
LEGEND

Ⓢ FIRE EXTINGUISHER



CONSTRUCTION NOTES

- 1 ELECTRICAL PANEL
- 2 OIL
- 3 UTILITY SINK
- 4 TRELLIS COLUMN
- 5 HOT WATER HEATER
- 6 HVAC
- 7 BOLLARD
- 8 CONCRETE PATIO



1
EX-1
FLOOR PLAN

0' 2' 4' 8' 16'

TUCKAHOE NON-GAME OFFICE

Location
2201 TUCKAHOE RD. , UPPER TOWNSHIP,
NEW JERSEY 08081

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

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

L+G No.	15359.14
Date	12/05/2017
Rev	

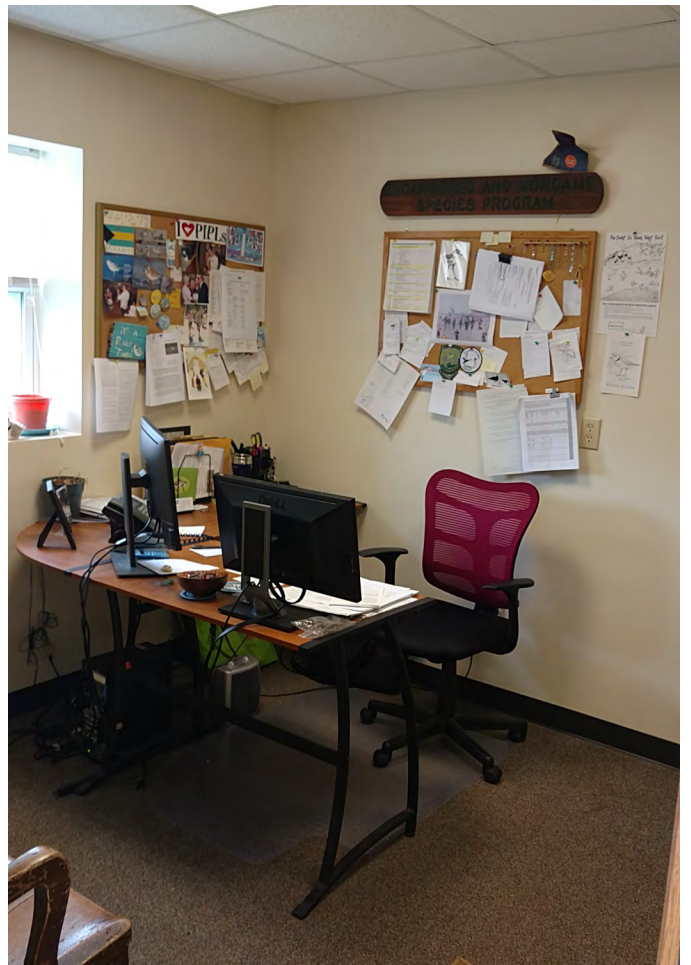
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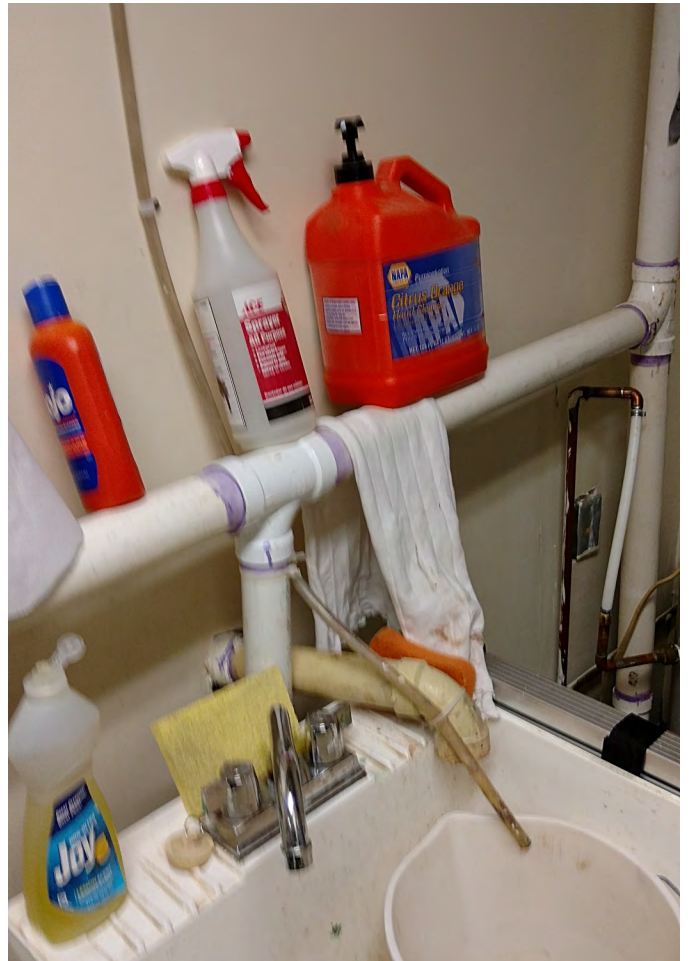
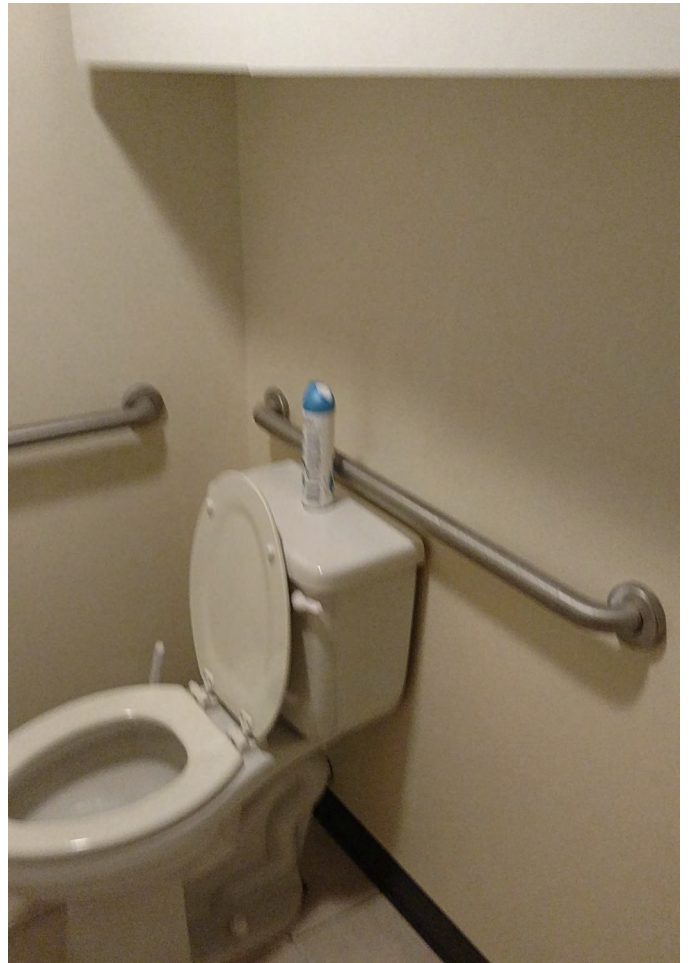
EX-1

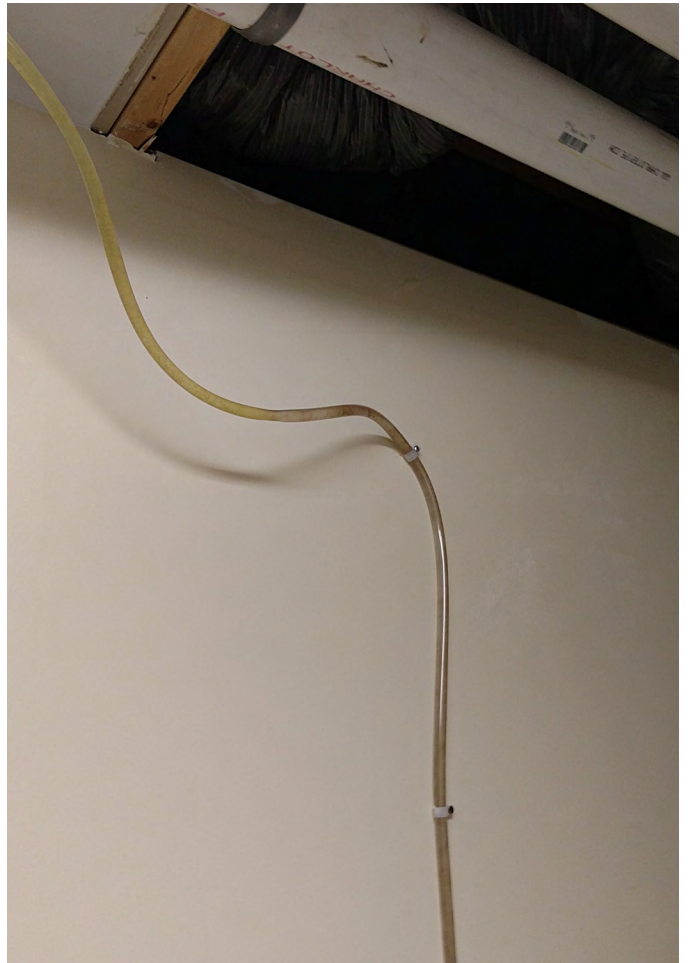
Sheet 1 of 1











**Winslow Southern Regional Office
220 Blue Anchor Road,
Winslow Township, NJ 08081**

General:

This is a one-story wood frame building used for offices. The building has wood siding and an asphalt shingle roof. The building measures approximately 4,220 square feet in total area and is approximately 25 years old.

Site:

The parking area is paved asphalt and requires some patching where cracked. Also, a ground hog has dug two holes on the site. One is underneath the sidewalk near the oil tank and the other is at the cap at the septic system. These areas should be infilled with clean fill. There are also a group of trees that overhang the building that require significant pruning or removal.

Foundation/Structure:

The visible concrete block foundation wall appeared to be in good condition. The visible portion of the roof structure also appeared to be in good condition

Exterior:

The existing siding appeared to be in good condition but the grade is too close to the bottom of it, which will cause some deterioration over time. The gutters and downspouts are in good condition. It is recommended that the maintenance staff clean the gutters periodically. The lights that are attached to the exterior of the building need to be secured.

Roof:

The roof shingles and flashings appeared to be in good condition but the valley flashing does not run the entire length of the valley, causing water infiltration in this area. The valley flashing needs to be replaced properly.

Plumbing:

The plumbing fixtures and plumbing system were recently updated in the past two years and appear to be in good condition. The men and women toilet rooms have accessible lavatories and water closets. The men's toilet room has an accessible urinal. There is an electric water cooler in the main corridor which has had its valves closed, and is no longer in use due to fact that water from well is not considered potable. Occupants are using a bottled water cooler dispenser in the break/conference room. Water from the well is supplying the sinks and lavatories. Signage should be added at the sinks and lavatories to identify non-potable water. The Building has an existing well pump and expansion tank in the mechanical room. There is a limited area sprinkler system in the building with two heads in the mechanical room, heads in the evidence room, and one in an office that may have been converted from a storage area. There is a sewage ejector pump in front of the building, which is operational and appears to be original. The mop sink in the MVD room is leaking. The kitchenette sanitary

pipe is leaking onto the electric hot water heater and the bottom of the metal cabinet, which has rusted this item out. The mop sink and kitchenette should be replaced.

Interior:

The interior of the building has older carpet, vinyl composition tile, ceramic tile, and plastic laminate finishes throughout and should be updated. The ceiling tiles that have been damaged from the valley leaks should be replaced after the roof is repaired. The women's toilet room handicapped partition needs the lock replaced. Some of the walls need to be patched and painted from when the new fire alarm system was installed throughout the building.

Front Lobby and Receptionist Office:

Captain Scott Risher requested that security be improved during low staffing of the building when only one or two persons may be present.

Once inside the front lobby there is a counter in the reception area with no protective glass above the counter between lobby and receptionist space. Anyone can enter the open corridor unrestricted, and another door to a second corridor can be closed but is not secured.

He requested to see access limited to the reception space and to the corridors by installing a door in the open corridor and access control on both doors allowing access into the corridors.

He requested that this be addressed in the report. This will require alterations to the area.

Alternate Security Approach: There is a doorbell outside the front entrance. A combination door bell and video intercom at the front door would allow the door to be locked when lightly occupied and security camera installed to view visitors that arrive. An electric door lock with remote release could then allow entrance to the building. This may require additional signage and possible relocation of the outside door bell.

Another option is to manually unlock the outside vestibule front door and provide the electric door lock and remote release at the inside vestibule door to control access into the lobby.

Main Entrance rolling security gate:

Captain Risher asked if this could be changed to an automatic opener so that they can open and close the gate with electric operator and remote controls.

Please note that costs for security improvements have not been included in the cost estimates. Budget costs of \$10,000 for access controls for inside vestibule doors, and \$25,000 for rolling security gates should be considered.

HVAC:

There are two HVAC systems in the building, which are controlled by two thermostats. These two thermostats split the building into two zones. Each HVAC system consists of a gas furnace with DX cooling coil in the mechanical room and an outdoor electric condensing unit for cooling. The indoor cooling DX coil is rated for both R22 or R410A refrigerant, and is currently using R22 refrigerant from older outdoor condensing units.

The furnaces were replaced with new naturally vented gas furnaces and appear to be a few years old.

The thermostat for the east HVAC zone is located inside a closet in the southeast corner office. This thermostat should be relocated so that it senses temperature in the office and not in an isolated interior closet.

The outdoor condensing units are older and the R22 refrigerant used has been phased out. The condensers are operational but replacement should be considered, with new equipment using R410 refrigerant. Along with the replacement of the condensing units, the refrigeration lines from the condensing units to the indoor DX cooling coils and expansion valves will have to be replaced. We would recommend replacement of the condensing units with new matching indoor DX coils and refrigerant piping for the two HVAC systems in the next two years.

The equipment and ductwork appeared to be in good condition. The system lacks an outside air duct to provide required minimum ventilation air to the office spaces served by the system. We recommend that an outside air duct with a motorized damper control to open during occupied periods and close when building is unoccupied.

There is an underground gas service that runs to a gas meter located at the rear of the building. The gas service enters the rear wall into the mechanical room and then there is a gas pipe that distributes gas to two furnaces and a water heater. The gas piping appears to be in good condition.

HVAC Recommendations:

1. Relocate the existing east HVAC system thermostat from the closet into the open office space. Time frame: As soon as possible.
2. Provide Air Balancing and adjust the airflow to diffusers in existing east HVAC zone corridor and offices. Also add some additional diffusers and return grilles in larger office that were split into smaller rooms. Time frame: Recommend in next year.
3. Replace the two HVAC system outdoor air condensing units, indoor DX cooling coils and refrigerant piping between them. Reconnect the existing cooling controls to the new equipment. Time Frame: 1-2 years.
4. The next time the HVAC gas furnaces are replaced, install new high-efficiency gas furnaces with 90plus efficiency versus current 80

percent efficiency furnaces. The furnaces have been replaced recently and would not expect to be replaced, for at least 10 years.

Electrical:

There is an overhead 120/240 volt, single phase secondary underground electrical running to a secondary electric service meter at the rear of the Office Building, and is connected to the main 200 Amp main distribution panel in the building.

Page
W-4

The electrical distribution system inside the building is original and appears to be in good condition. An electrical bonding jumper wire has not been installed between the cold and hot water lines at the water heater, and should be installed.

The interior lighting fixtures in the office are original fixtures. These are mostly fluorescent fixtures with some incandescent accent lighting in the lobby and reception area. The strip T-12 fluorescent light fixtures are original and have been maintained. The lighting throughout the building appears to be adequate. Based on the age of the fixtures they should be replaced with new LED lighting fixtures. This will reduce maintenance and operating costs, and because the fluorescent lamps are being phased out and the cost of LED fixtures have dropped.

Exterior large wall lighting packs and entrance soffit lights should be replaced with new LED light fixtures on the building exterior. All existing HID light fixtures on parking lot light poles, should be replaced with new LED fixtures.

There are battery powered emergency lighting units and exit signs in the corridors and at exit doors. There are no exterior emergency egress lighting fixtures at building exit doors, which are required by code.

Electrical Recommendations:

1. Install a new electrical bonding jumper between hot and cold water pipes above the gas water heater. Time frame: Immediate.
2. Recommend that new LED lighting fixtures be installed to replace existing light fixtures at the interior and exterior. Also recommend occupancy sensors be installed in all private offices and small rooms. Time frame: 2 to 5 years.
3. Replace exterior building light fixtures with new LED light fixtures. Time frame: 2-5 years.
4. Replace existing HID lights on lighting poles with new LED light fixtures. Time frame: 2-5 years.
5. Replace existing emergency battery units with new emergency battery units with LED lights. Time frame: As batteries wear out and need replacement or in the next 5 years.

Safety/Fire:

There is a Knox box for keys to be used for Fireman's access at the rear of the building.

There is a limited area sprinkler system in the mechanical room, evidence storage room, and one office.

There is a fire alarm system in the building with smoke detectors in offices and corridors, and manual pull stations at all exit doors. The system is operational and should be inspected and tested each year by a certified fire alarm contractor.

There is an active security system panel and keypad at the rear door for the building security system.

Safety Fire Recommendations: The fire alarm and security panels are in good condition and are inspected yearly. If panels become obsolete and parts are no longer available these may have to be replaced. Based on what we observed they are operational, in good condition and should not have to be replaced in the near future. Yearly reports by servicing contractors should be reviewed and replace when needed.

Changes to the security system and possibly smoke detectors may be required if alterations to the lobby/reception area are considered.

ADA Compliance:

The site and building are handicapped compliant. The existing kitchenette is not handicapped compliant and should be upgraded.

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	\$100,504	\$115,479	\$215,982
Construction Working Estimate	\$135,912	\$159,548	\$295,460



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

Building Name: Winslow Southern Regional Office

Building Location: 220 Blue Anchor Road, Winslow Township, NJ 08081

GPS Coordinates: Lat. 39.697875; Long-74.919305



Building Description: Slab on grade building with wood siding, wood trim and shingled roof
(Wildlife Management Area): Southern Region

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



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

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)? 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: \$1,580.00

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

Comments:

1. There is a minor crack in the pavement by the entrance.
2. A ground hog dug under the sidewalk near the oil tank; infill area with new clean fill.
3. There is a minor crack in the pavement in rear parking lot area. Repair crack.
4. Ground hog dug under cap at septic system; infill area with new clean fill.

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)?

No 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: \$0.00

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

Comments:

1. Overall, appear to be in good condition.
2. The doors and windows are original to the building but appear to be in good condition.



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

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)? No

No 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: \$0.00

Please estimate the costs of any additional recommended improvements: \$18,298.00

Comments:

1. The siding is in good condition but grade is too close to the bottom of it. Some deterioration should be expected.
2. The gutter and downspouts are in good condition. Gutters do need cleaning (maintenance).
3. Splash blocks need to be re-installed and re-set in some areas.
4. Lights attached to building need to be secured.

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: \$13,023.00

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

Comments:

1. Valleys are leaking; valley flashing appears to not run the length of valley.
2. Trees are too close to building and are hanging over the roof on the left side; this can cause deterioration to shingles. Trim or remove existing trees so they no longer overhang building.



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

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: \$4,469.00

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

Comments:

1. The mop sink in the MVD room is leaking.
2. Kitchenette sanitary pipe is leaking. The bottom of the kitchenette and instant hot water are rusted.
3. Hot water heater is in good condition (installed 2009) but there is no mixing valve to provide temperature control.
4. The septic tank has had ground hog infiltration, infill area with clean fill.
5. The building has no potable water. Signs at each water location should be posted to advise the occupants.

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: \$4,383.00

Please estimate the costs of any additional recommended improvements: \$45,700.00

Comments:

1. Women's Toilet Room needs replacement locks on partitions.
2. Ceiling tiles need to be replaced after valley leaks are addressed.
3. Walls need patching in some areas.
4. Need to repaint interior.
5. Update finishes (floor and countertops).
6. Address security concerns (see report).



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

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: \$10,531.00

Please estimate the costs of any additional recommended improvements: \$51,480.00

Comments:

1. Relocate thermostat for east HVAC zone.
2. Provide air balancing and adjust diffusers and grilles at larger office that was split into smaller rooms.
3. Replace exterior condensing units, indoor DX cooling coils, expansion valves, and refrigerant piping.
4. Replace furnaces with 90+ efficient units (10 years).
5. Replace exhaust fan in women's 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: \$66,518.00

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

Comments:

1. Immediately install a new electrical bonding jumper between hot and cold water pipes above the gas water heater. (Safety Issue)
2. Replace all interior and exterior lighting with LED type and utilize occupancy sensors.
3. Replace existing site lighting with new LED fixtures.
4. Replace existing battery powered emergency lights with LED type.



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

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)?

No 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: \$0.00

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

Comments:

1. Plan for fire and security alarm panel replacement when parts become obsolete.
2. Changes to the security system and possibly smoke detectors if security limits access.

ADA Compliance (parking, signage, ramps, accessible bathrooms.)

Excellent ☐ Good ☐ Fair ☒ Poor ☐

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

No 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: \$0.00

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

Comments:

1. Building entrance, paths of travel and toilet rooms are handicapped accessible.
2. The Toilet rooms are handicap accessible
3. The kitchenette is not handicapped accessible (this is addressed in plumbing).



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

Please provide the following **total** costs:

Immediate Repair Needs: \$100,504.00

10-Year Repair Needs: \$115,479.00

Additional Comments/Summary:

Inspector's Name: Michael Baker

Inspection Company: Lammey and Giorgio P.A.

Phone Number: 856-833-0010

Email: mbaker@lgarch.com

A handwritten signature in blue ink that reads "Michael Baker".

Signature _____

Michael Baker

Date December 6, 2017

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

PROJECT COST ANALYSIS		DPMC NUMBER: _____
Date: <u>12.05.17</u>		Project Phase: _____
Project Name: <u>Building Evaluation - Winslow Southern Regional Office</u>		Scope of Work _____
Location: <u>Winslow Township, NJ</u>		
Cost Phase "C" - Construction		
1 General Construction	<u>215,983</u>	
2 Structural Steel	<u>0</u>	
3 Plumbing	<u>0</u>	
4 HVAC	<u>0</u>	
5 Electrical	<u>0</u>	
6 Other Trades (specify): _____	<u>0</u>	
7 TOTAL CONSTRUCTION COST ESTIMATE (CCE) (Lines 1 thru 6)		<u>215,983</u>
Cost Phase "D" - Design		
8 Consultant Design Fee	<u>27,000</u>	
9 Consultant Construction Administration Fee	<u>5,000</u>	
10 Asbestos Remediation Design Fee	<u>0</u>	
11 Asbestos Monitoring Fees	<u>0</u>	
12 Survey Services	<u>0</u>	
13 Testing Services	<u>0</u>	
14 Roofing Inspection	<u>0</u>	
15 Other (specify): <u>Allowances</u>	<u>0</u>	
16 TOTAL DESIGN SERVICES (Lines 8 thru 15)		<u>32,000</u>
Cost Phase "K" - Affirmative Action		
17 Affirmative Action (1/2 % of Line 7)		<u>1,080</u>
Cost Phase "M" - Management Fees		
18 DPMC Management Fee (8% of Line 7)		<u>17,279</u>
Cost Phase "N" - Construction Management		
19 Construction Management Services (CM/CPM)		<u>0</u>
Cost Phase "O" - Contingency		
20 Construction (10% of Line 7)	<u>21,598</u>	
21 Design (10% of Line 16)	<u>3,200</u>	
22 TOTAL PROJECT CONTINGENCY (Lines 20 & 21)		<u>24,798</u>
Cost Phase "P" - Permits		
23 U.C.C. (DCA or DPMC) Plan Review Fee	<u>2,160</u>	
24 U.C.C. Permit/Field Inspection/C.O. Fee	<u>2,160</u>	
25 Soil Conservation	<u>0</u>	
26 Other (specify): _____	<u>0</u>	
27 TOTAL PERMIT FEES (Lines 23 thru 26)		<u>4,320</u>
Cost Phase "R" - Arts Inclusion		
28 Arts Inclusion Allowance		<u>0</u>
Cost Phase "B" - Other Costs		
29 Other (specify): _____	<u>0</u>	
30 Other (specify): _____	<u>0</u>	
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>\$295,460</u>

BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
WINSLOW SOUTHERN REGIONAL OFFICE

L&G #: 15359.14
 Prep: MRB
 Date: 12.05.17
 Rev.
 Page: 1 of 4

ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

No.	Item	Major Improvements	Other Improvements	Total Costs
1	Site	\$1,580	\$0	\$1,580
2	Foundation/Structure	\$0	\$0	\$0
3	Exterior	\$0	\$18,298	\$18,298
4	Roof	\$13,023	\$0	\$13,023
5	Plumbing	\$4,469	\$0	\$4,469
6	Interior	\$4,383	\$45,700	\$50,083
7	HVAC	\$10,531	\$51,480	\$62,011
8	Electrical	\$66,518	\$0	\$66,518
9	Safety/Fire	\$0	\$0	\$0
10	ADA Compliance	\$0	\$0	\$0
TOTAL PROJECT COSTS		\$100,504	\$115,479	\$215,982

Building Area
 Office 4,220 SF

Assumptions

- The Cost Estimate is based on use of the following:
 - One site visit to assess conditions.
 - Quantities based on measurements taken at site
 - Budget costs are presented as design has not been
- Final design has not been completed.
- General Conditions, Overhead & Profit & Contingencies are added in each breakdown.
- Escalation assumes midpoint of construction at January 2019.
- Security improvement costs for lobby access control (\$10,000) and rolling security gates (\$25,000) are not included.

BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
WINSLOW SOUTHERN REGIONAL OFFICE

L&G #: 15359.14
 Prep: MRB
 Date: 12.05.17
 Rev.
 Page: 2 of 4

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	1	Lump	\$500	\$0	\$500
1.2	Install clean fill where ground hog dug up area	1	Lump	\$500	\$0	\$500
	Sub-Total			\$1,000	\$0	\$1,000
	General Conditions	20%		\$200	\$0	\$200
	Overhead & Profit	15%		\$150	\$0	\$150
	Contingencies	15%		\$150	\$0	\$150
	Escalation to midpoint of construction	8%		\$80	\$0	\$80
	Totals - Site			\$1,580	\$0	\$1,580
2	<u>Foundation/Structure</u>					
2.1	No Foundation work required	0	Lump	\$0	\$0	\$0
	Sub-Total			\$0	\$0	\$0
	General Conditions	20%		\$0	\$0	\$0
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$0	\$0	\$0
	Totals - Foundations/Structure			\$0	\$0	\$0
3	<u>Exterior</u>					
3.2	Reinstall splash blocks	6	EA	\$0	\$300	\$300
3.3	Secure light fixtures to the building	8	EA	\$0	\$400	\$400
3.6	Repairs at rotted areas & paint siding	3600	SF	\$0	\$12,096	\$12,096
	Sub-Total			\$0	\$12,796	\$12,796
	General Conditions	20%		\$0	\$2,559	\$2,559
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$1,919	\$1,919
	Escalation to midpoint of construction	8%		\$0	\$1,024	\$1,024
	Totals - Exterior			\$0	\$18,298	\$18,298
4	<u>Roof</u>					
4.1	Reinstall valley flashing	250	LF	\$1,763	\$0	\$1,763
4.2	Trim trees overhanging building	8	HRS.	\$6,480	\$0	\$6,480
	Sub-Total			\$8,243	\$0	\$8,243
	General Conditions	20%		\$1,649	\$0	\$1,649
	Overhead & Profit	15%		\$1,236	\$0	\$1,236
	Contingencies	15%		\$1,236	\$0	\$1,236
	Escalation to midpoint of construction	8%		\$659	\$0	\$659
	Totals - Roof			\$13,023	\$0	\$13,023

**BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
WINSLOW SOUTHERN REGIONAL OFFICE**

L&G #: 15359.14
Prep:
Date: 12.05.17
Rev.
Page: 3 of 4

ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

Item	Description	Qty	Unit	Major Improvements	Other Improvements	Total Costs
5	<u>Plumbing</u>					
5.1	Replace rusted Insta Hot	1	EA	\$500	\$0	\$500
5.2	Replace rusted out Kitchette (Make Handicap Accessible)	1	EA	\$2,625	\$0	\$2,625
	Sub-Total			\$3,125	\$0	\$3,125
	General Conditions	20%		\$625	\$0	\$625
	Overhead & Profit	15%		\$469	\$0	\$469
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$250	\$0	\$250
	Totals - Plumbing			\$4,469	\$0	\$4,469
6	<u>Interior</u>					
6.1	Women's Toilet Room handicap partition needs lock replacement on partition	1	EA	\$50	\$0	\$50
6.2	Ceiling Tiles need to be replace where roof leak occurred.	500	SF	\$2,015	\$0	\$2,015
6.3	Wall Patching and Painting	1000	SF	\$1,000	\$0	\$1,000
6.4	Update Floor Finishes	4220	SF	\$0	\$24,434	\$24,434
6.5	Update Countertops	115	LF	\$0	\$7,524	\$7,524
	Sub-Total			\$3,065	\$31,958	\$35,023
	General Conditions	20%		\$613	\$6,392	\$7,005
	Overhead & Profit	15%		\$460	\$0	\$460
	Contingencies	15%		\$0	\$4,794	\$4,794
	Escalation to midpoint of construction	8%		\$245	\$2,557	\$2,802
	Totals - Interior			\$4,383	\$45,700	\$50,083
7	<u>HVAC</u>					
7.1	Relocate HVAC system thermostat	1	Lump	\$500	\$0	\$500
7.2	Provide Air Balancing, adjust airflow and add diffusers & return air grilles	1	Lump	\$4,000	\$0	\$4,000
7.3	Replace furnaces with 90+ efficient units	1	Lump	\$0	\$36,000	\$36,000
7.4	Clean existing ductwork	1	Lump	\$2,000	\$0	\$2,000
7.5	Replace exhaust fan in women's toilet room	1	Ea	\$165	\$0	\$165
	Sub-Total			\$6,665	\$36,000	\$42,665
	General Conditions	20%		\$1,333	\$7,200	\$8,533
	Overhead & Profit	15%		\$1,000	\$0	\$1,000
	Contingencies	15%		\$1,000	\$5,400	\$6,400
	Escalation to midpoint of construction	8%		\$533	\$2,880	\$3,413
	Totals - HVAC			\$10,531	\$51,480	\$62,011

**BUILDING EVALUATIONS
DIVISION OF FISH & WILDLIFE
WINSLOW SOUTHERN REGIONAL OFFICE**

L&G #: 15359.14
Prep: MRB
Date: 12.05.17
Rev.
Page: 4 of 4

ORDER OF MAGNITUDE BUDGET CONSTRUCTION COST ESTIMATE

Item	Description	Qty	Unit	Major Improvements	Other Improvements	Total Costs
8	<u>Electrical</u>					
8.1	Install new electrical bonding jumper between hot and cold water pipes above gas water heater	1	Lump	\$200	\$0	\$200
8.2	Replace existing light fixtures with new LED light fixtures. Install occupancy sensors in offices and small rooms	1	Lump	\$24,000	\$0	\$24,000
8.3	Replace existing exterior light fixtures with new exterior LED light fixtures	1	Lump	\$3,000	\$0	\$3,000
8.4	Replace existing HID lights on lighting poles with new LED fixtures	1	Lump	\$12,500	\$0	\$12,500
8.5	Replace existing emergency battery units with new emergency battery units with LED lights	1	Lump	\$2,400	\$0	\$2,400
	Sub-Total			\$42,100	\$0	\$42,100
	General Conditions	20%		\$8,420	\$0	\$8,420
	Overhead & Profit	15%		\$6,315	\$0	\$6,315
	Contingencies	15%		\$6,315	\$0	\$6,315
	Escalation to midpoint of construction	8%		\$3,368	\$0	\$3,368
	Totals - Electrical			\$66,518	\$0	\$66,518
9	<u>Safety/Fire</u>					
9.1	No new work proposed at this time	-	-	\$0	\$0	\$0
	Sub-Total			\$0	\$0	\$0
	General Conditions	20%		\$0	\$0	\$0
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$0	\$0	\$0
	Totals - Safety/Fire			\$0	\$0	\$0
10	<u>ADA Compliance</u>					
10.1	See Kitchette replacement in section 5 Plumbing	0	-	\$0	\$0	\$0
	Sub-Total			\$0	\$0	\$0
	General Conditions	20%		\$0	\$0	\$0
	Overhead & Profit	15%		\$0	\$0	\$0
	Contingencies	15%		\$0	\$0	\$0
	Escalation to midpoint of construction	8%		\$0	\$0	\$0
	Totals - ADA Compliance			\$0	\$0	\$0

CONSTRUCTION NOTES

- 1

ELECTRICAL PANEL
- 2

OIL
- 3

CHEST FREEZER
- 4

TELEPHONE PANEL
- 5

HOT WATER HEATER
- 6

HVAC
- 7

ACCESS PANEL
- 8

FIRE PANEL
- 9

UTILITY SINK
- 10

UTILITY SHOWER
- 11

REFRIGERATOR
- 12

GUN SAFE
- 13

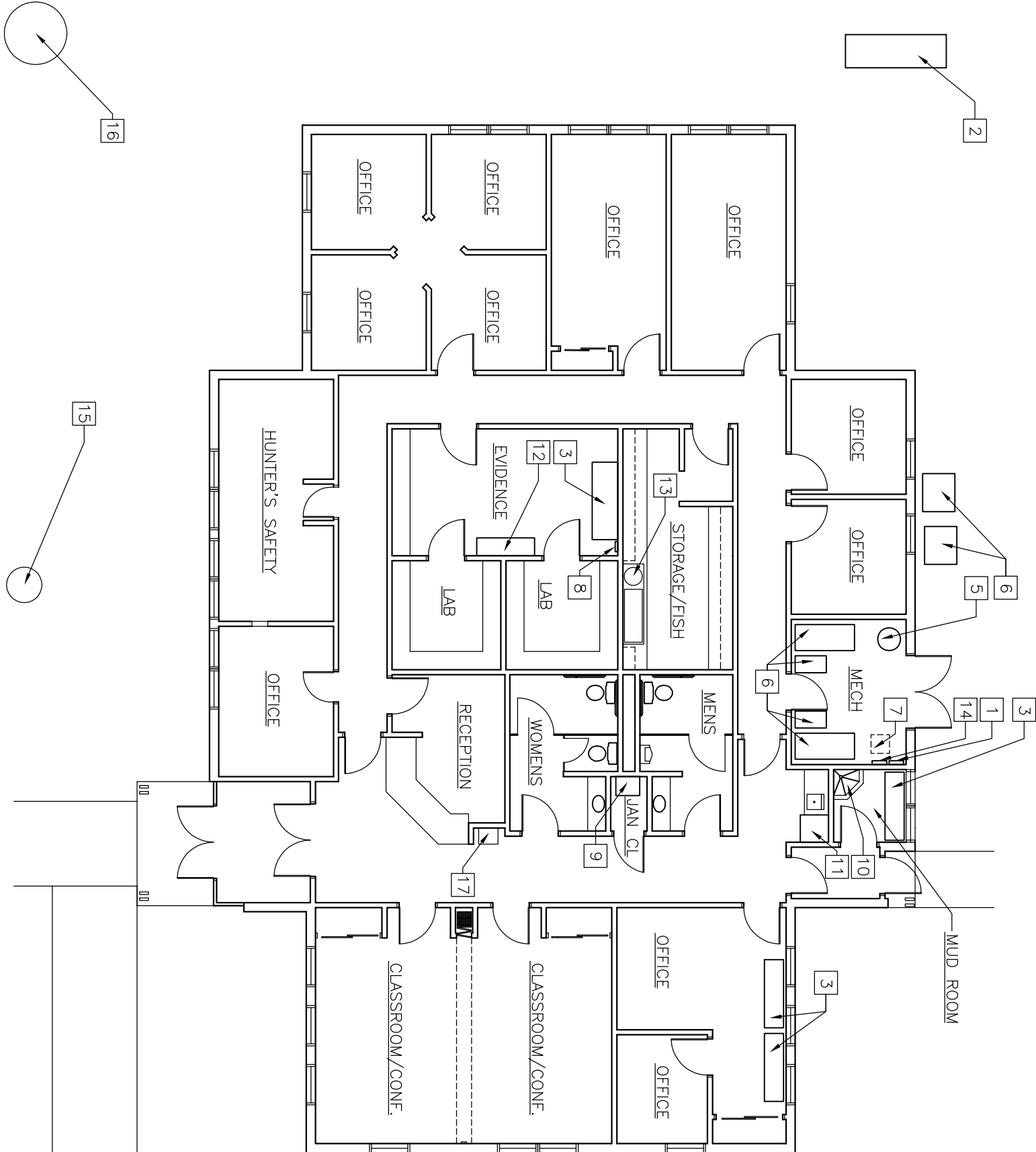
FISHERY SINK
- 14

TELEPHONE PANEL
- 15

SEWAGE
- 16

GAS
- 17

WATER COOLER



1
EX-1

FLOOR PLAN

0' 2' 4' 8' 16'







