



**MUNICIPALITY ^{of}
PRINCETON**

Cost to Perform the Work

**FACILITIES PROGRAMMING AND CONCEPTUAL
PLAN FOR VARIOUS FACILITIES IN
PRINCETON, NEW JERSEY**

REVISED December 17, 2025



20 North Doughty Ave.
Somerville NJ 08876
908.722.2300
usaarchitects.com

USA Architects, Planners + Interior Designers, Ltd.

Facilities Programming and Conceptual Plan for Various Municipal Facilities in Princeton, New Jersey

Architectural and Engineering Total Fees

REVISED 11/13/25

FEE SUMMARY	ARCH	ENG	COST	TOTALS
	USA Architects	CME Engineering	Skanska	
Fee for Task No. 1	\$49,350	\$13,926	\$8,780	\$72,056
Phase 1 Services				
Fee for Task No. 2	\$54,930	\$199,444	\$12,240	\$266,614
Phase 2 Services				
Fee for Task No. 3	\$3,240	\$60,432	\$3,460	\$67,132
Phase 3 Services				
Fee for Task No. 4	\$0	\$4,960	\$0	\$4,960
Goetech, Driller				
Fee for Task No. 5	\$0	\$5,000	\$0	\$5,000
Title Report				
Fee for Task No. 6	\$0	\$8,100	\$0	\$8,100
Phase 1A Arch				
Fee for Task No. 7	\$0	\$24,564	\$0	\$24,564
Bldg Eviron Testing				
Fee for Task No. 8	\$0	\$4,600	\$0	\$4,600
Test Pits				
Fee for Task No. 9	\$0	\$14,375	\$0	\$14,375
GPR Allowance				
Fee for Task No. 10	\$0	\$1,500	\$0	\$1,500
Hist Data Report				
Reimbursables	\$0	\$1,000	\$0	\$1,000
Expenses				
TOTAL FEE	\$107,520	\$337,901	\$24,480	\$469,901

Facilities Programming and Conceptual Plan for Various Municipal Facilities in Princeton, New Jersey		USA ARCHITECTS: PERSONNEL LEVEL OF EFFORT IN HOURS/FEE									
			Associate-in-Charge	Project Manager	Project Architect	Design 2	Design 1	Codes	Reimb	TOTAL HOURS/COST BY TASK	
TASK NO.	TASK DESCRIPTION	HOURLY RATE:	\$180.00	\$180.00	\$150.00	\$0.00	\$0.00	\$170.00	\$0.00		
1	Phase 1- Kick off and progress meetings, meeting minutes, visit properties & provide field reports, program meetings, draft and final program document	HOURS	48	72	180					300	
		\$ AMOUNT	\$8,640	\$12,960	\$27,000	\$0	\$0	\$0	\$750	\$49,350	
2	Phase 2- Progress meetings, minutes, develop one concept plan, develop one rendered view of building, develop written report, project coordination.	HOURS	48	72	190			24		334	
		\$ AMOUNT	\$8,640	\$12,960	\$28,500	\$0	\$0	\$4,080	\$750	\$54,930	
3	Phase 3- Sizing of utility connections to serve the property.	HOURS	0	8	12					20	
		\$ AMOUNT	\$0	\$1,440	\$1,800	\$0	\$0	\$0	\$0	\$3,240	
4		HOURS								0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS								0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS								0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS								0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTALS		HOURS	96	152	382	0	0	24		654	
		\$ AMOUNT	\$17,280	\$27,360	\$57,300	\$0	\$0	\$4,080	\$1,500	\$107,520	

FEE SUMMARY

Fee for Task No.1
 Fee for Task No.2
 Fee for Task No.3
 Fee for Task No.4
 Fee for Task No.5
 Not Used
 Not Used
 TOTAL FEE

ARCH

ENG

TOTALS

\$49,350

\$0

\$49,350

\$54,930

\$0

\$54,930

\$3,240

\$0

\$3,240

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$107,520

\$0

\$107,520

Facilities Programming and Conceptual Plan for Various Municipal Facilities in Princeton, New Jersey													
CME Associates: Personnel Level of Effort in Hours/fee													
		Title	Senior Leadership	Project Manager	Senior Professional Engineer	Professional Engineer	Engineer	CADD Technician	Survey Manager	Party Chief	Survey Technician	Support Staff	Total Hours/ Cost by Task
Phase No.	Phase Description	Hourly Rate:	\$212.00	\$209.00	\$205.00	\$195.00	\$161.00	\$150.00	\$178.00	\$160.00	\$118.00	\$113.00	
1	STAKEHOLDER ENGAGEMENT AND COORDINATION (MEETINGS)	Hours	40	0	0	0	0	0	0	0	0	0	2 42
		\$ Amount	\$8,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226	\$8,706
	STAKEHOLDER ENGAGEMENT AND COORDINATION (MOMS, AGENDAS, PRESENTATION MATERIAL)	Hours	0	0	0	0	24	0	0	0	0	12	36
		\$ Amount	\$0	\$0	\$0	\$0	\$3,864	\$0	\$0	\$0	\$0	\$1,356	\$5,220
		Subtotal Phase 1	\$8,480	\$0	\$0	\$0	\$3,864	\$0	\$0	\$0	\$0	\$1,582	\$13,926
2	WETLANDS DELINEATION AND LOI	Hours	2	0	0	56	56	40	12	60	60	0	286
		\$ Amount	\$424	\$0	\$0	\$10,920	\$9,016	\$6,000	\$2,136	\$9,600	\$7,080	\$0	\$45,176
	EVALUATION OF SITE CHARACTERISTICS (GEOTECH)	Hours	2	0	52	0	0	0	0	0	0	0	54
		\$ Amount	\$424	\$0	\$10,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,084
	EVALUATION OF ENVIRONMENTAL CONSTRAINTS AND PERMIT REQUIREMENTS	Hours	0	4	0	40	36	0	0	0	0	0	80
		\$ Amount	\$0	\$836	\$0	\$7,800	\$5,796	\$0	\$0	\$0	\$0	\$0	\$14,432
	BOUNDARY SURVEY & TITLE REPORT	Hours	6	0	0	0	0	128	32	180	60	0	406
		\$ Amount	\$1,272	\$0	\$0	\$0	\$0	\$19,200	\$5,696	\$28,800	\$7,080	\$0	\$62,048
	WETLANDS DELINEATION AND SURVEY, LOT 3	Hours	0	0	0	0	0	0	0	0	0	0	0
		\$ Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	PRELIMINARY ASSESSMENT REPORT	Hours	2	6	0	0	50	0	0	0	0	0	58
		\$ Amount	\$424	\$1,254	\$0	\$0	\$8,050	\$0	\$0	\$0	\$0	\$0	\$9,728
	CONCEPTUAL LAYOUT	Hours	6	24	0	0	100	24	0	0	0	0	154
		\$ Amount	\$1,272	\$5,016	\$0	\$0	\$16,100	\$3,600	\$0	\$0	\$0	\$0	\$25,988
	ASSESSMENT REPORT (INCLUSIVE OF COST ESTIMATE AND FINAL DESIGN SCHEDULE)	Hours	2	16	0	24	140	0	0	0	0	0	182
		\$ Amount	\$424	\$3,344	\$0	\$4,680	\$22,540	\$0	\$0	\$0	\$0	\$0	\$30,988
		Subtotal Phase 2	\$4,240	\$10,450	\$10,660	\$23,400	\$61,502	\$28,800	\$7,832	\$38,400	\$14,160	\$0	\$199,444
	WATER	Hours	2	8	12	16	24	0	0	0	0	0	62
		\$ Amount	\$424	\$1,672	\$2,460	\$3,120	\$3,864	\$0	\$0	\$0	\$0	\$0	\$11,540
	SANITARY SEWER	Hours	2	8	16	24	32	0	0	0	0	0	82
		\$ Amount	\$424	\$1,672	\$3,280	\$4,680	\$5,152	\$0	\$0	\$0	\$0	\$0	\$15,208
	GAS	Hours	0	4	0	12	16	0	0	0	0	0	32
		\$ Amount	\$0	\$836	\$0	\$2,340	\$2,576	\$0	\$0	\$0	\$0	\$0	\$5,752
	ELECTRIC	Hours	2	12	24	0	40	0	0	0	0	0	78
		\$ Amount	\$424	\$2,508	\$4,920	\$0	\$6,440	\$0	\$0	\$0	\$0	\$0	\$14,292
	ASSESSMENT REPORT	Hours	4	8	0	24	40	0	0	0	0	0	76
		\$ Amount	\$848	\$1,672	\$0	\$4,680	\$6,440	\$0	\$0	\$0	\$0	\$0	\$13,640
		Subtotal Phase 3	\$2,120	\$8,360	\$10,660	\$14,820	\$24,472	\$0	\$0	\$0	\$0	\$0	\$60,432
TOTALS		Hours	70	90	104	196	558	192	44	240	120	14	1628
		\$ Amount	\$14,840	\$18,810	\$21,320	\$38,220	\$89,838	\$28,800	\$7,832	\$38,400	\$14,160	\$1,582	\$273,802

FEES SUMMARY	ARCH	ENG	TOTALS
FEE FOR PHASE NO. 1	\$0.00	\$13,926.00	\$13,926
FEE FOR PHASE NO. 2	\$0.00	\$199,444.00	\$199,444
FEE FOR PHASE NO. 3	\$0.00	\$60,432.00	\$60,432
SUB CONTRACTOR (GEOTECH - DRILLER)	\$0.00	\$4,960.00	\$4,960
SUB CONTRACTOR (TITLE REPORT)	\$0.00	\$5,000.00	\$5,000
SUB CONTRACTOR (PH 1A ARCH)	\$0.00	\$8,100.00	\$8,100
SUB CONTRACTOR (BLDG ENVIRONMENTAL TESTING)	\$0.00	\$24,564.00	\$24,564
SUB CONTRACTOR (TEST PITS)	\$0.00	\$4,600.00	\$4,600
SUB CONTRACTOR (GPR - 5 DAYS ALLOWANCE)	\$0.00	\$14,375.00	\$14,375
REIMBURSABLE EXPENSES (HISTORICAL DATA REPORT)	\$0.00	\$1,500	\$1,500
REIMBURSABLE EXPENSES (PRINTING, MILEAGE)	\$0.00	\$1,000	\$1,000
TOTAL FEE	\$0.00	\$337,901	\$337,901

Facilities Programming and Conceptual Plan for Various Municipal Facilities in Princeton, New Jersey		CONSULTANT NAME: PERSONNEL LEVEL OF EFFORT IN HOURS/FEE												
			Engineering Director	Sr. Project Manager	Mechanical Engineer II	Sr. Electrical Engineer	Sr. Plumb / FP Engineer	Associate Engineer MEPFP	Cost Estimating PX	Cost Estimating Estimator		TBD	TOTAL HOURS/COST BY TASK	
TASK NO.	TASK DESCRIPTION	HOURLY RATE:	\$225.00	\$185.00	\$155.00	\$185.00	\$185.00	\$95.00	\$210.00	\$190.00		\$0.00		
		EMPLOYEE:	JAM	SLE					Gary W.	Jim Lane				
1	Phase 1 - Programming	HOURS	0	0	0	0	0	0	2	44			46	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$420	\$8,360	\$0	\$0	\$8,780	
2	Phase 2 - Concept	HOURS	0	0	0	0	0	0	4	60			64	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$840	\$11,400	\$0	\$0	\$12,240	
3	Phase 3 - Site Utilities	HOURS	0	0	0	0	0	0	2	16			18	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$420	\$3,040	\$0	\$0	\$3,460	
4		HOURS	0	0	0	0	0	0					0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS											0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS											0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS											0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS											0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		HOURS											0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTALS		HOURS	0	0	0	0	0						0	
		\$ AMOUNT	\$0	\$0	\$0	\$0	\$0	\$0	\$1,680	\$22,800	\$0	\$0	\$24,480	

FEE SUMMARY	ARCH	ENG	TOTALS
Fee for Task No.1	\$0	\$8,780	\$8,780
Fee for Task No.2	\$0	\$12,240	\$12,240
Fee for Task No.3	\$0	\$3,460	\$3,460
Fee for Task No.4	\$0	\$0	\$0
Fee for Task No.5	\$0	\$0	\$0
Not Used	\$0	\$0	\$0
Not Used	\$0	\$0	\$0
TOTAL FEE	\$0	\$24,480	\$24,480