



# MUNICIPALITY OF PRINCETON

Cost to Perform the Work

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

REVISED December 17, 2025



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

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
		HOURLY RATE:	\$180.00	\$180.00	\$150.00	\$0.00	\$0.00	\$170.00	\$0.00	
TASK NO.	TASK DESCRIPTION	EMPLOYEE:	JM	SD	SB	TBD	TBD	TD		
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**
**ARCH**
**ENG**
**TOTALS**

Fee for Task No. 1

\$49,350

\$0

**\$49,350**

Fee for Task No. 2

\$54,930

\$0

**\$54,930**

Fee for Task No. 3

\$3,240

\$0

**\$3,240**

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**
**\$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	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
	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
3	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

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

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 MEFPF	Cost Estimating PX	Cost Estimating Estimator		TBD	TOTAL HOURS/ COST BY TASK
		HOURLY RATE:	\$225.00	\$185.00	\$155.00	\$185.00	\$185.00	\$95.00	\$210.00	\$190.00		\$0.00	
TASK NO.	TASK DESCRIPTION	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
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