

**CC2025-11 COMPETITIVE CONTRACT TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR TRENTON WATER TREATMENT FACILITY ROOF AND HVAC SYSTEM IMPROVEMENTS - PROPOSAL  
OPENING AUGUST 13, 2025, AT 11:00AM**

CC2025-11 PROFESSIONAL ENGINEERING SERVICES FOR FACILITY ROOF AND HVAC SYSTEM IMPROVEMENTS FOR A PERIOD OF THIRTY-SIX (36) MONTHS PERIOD FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER, WATER TREATMENT PLANT PROPOSAL OPENING DATE AUGUST 13, 2025, AT 11:00AM				
NUMBER OF RESPONDENTS:	<b>4</b>			
NAME OF BIDDER	<b>JOHNSON AND URBAN,LLC</b>	<b>REMINGTON &amp; VERNICK ENGINEERS</b>	<b>ARCADIS U.S., INC</b>	<b>CME ASSOCIATES</b>
ADDRESS	295 ROUTE 34	2059 SPRINGDALE ROAD	15 EAST MIDLAND AVENUE, SUITE 3E	3141 BORDENTOWN AVENUE
CITY, STATE, ZIP	COLTS NECK, NJ 07722	CHERRY HILL, NJ 08	PARAMUS, NJ 07652	PARLIN, NJ 08859
CONTACT NAME	<b>JOHN F. URBAN</b>	<b>LEONARD A. FAIOLA</b>	<b>CATHERINE MALLON TRAYNOR</b>	<b>TREVOR J. TAYLOR</b>
TELEPHONE	732 772 1500	856 795 9595	201 797 7400	732 727 8000
FAX	732 772 1515	856 795 1882	N/A	732 727 3989
E-MAIL	<a href="mailto:JURBAN@JOHNSONURBAN.COM">JURBAN@JOHNSONURBAN.COM</a>	<a href="mailto:LEONARD.FAIOLA@RVE.COM">LEONARD.FAIOLA@RVE.COM</a>	<a href="mailto:CATHERINE.MALLON@ARCADIS.COM">CATHERINE.MALLON@ARCADIS.COM</a>	<a href="mailto:TREVORT@CMEUSA1.COM">TREVORT@CMEUSA1.COM</a>
NOTICE OF INTENT TO SUBCONTRACT(MANDATORY)	YES	NO	NO	NO
SUBCONTRACTORS NAME AND LICENSING	INCLUDED	N/A	N/A	N/A
DISCLOSURE OF OWNERSHIP STATEMENT(MANDATORY)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
ACKNOWLEDGMENT OF RECEIPT OF ADDENDA	N/A	N/A	N/A	N/A
NON-COLLUSION AFFIDAVIT (MANDATORY)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CITY OF TRENTON RESIDENT EMPLOYMENT POLICY	INCLUDED	INCLUDED	INCLUDED	INCLUDED
AMERICAN WITH DISABILITIES ACT OF 1990 LANGUAGE (MANDATORY)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
ETHICS COMPLAINT DISCLOSURE	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CERTIFICATION OF NON-DEBARMENT FOR FEDERAL GOVERNMENT CONTRACTS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
POLITICAL CONTRIBUTION DISCLOSURE FORM	INCLUDED	INCLUDED	INCLUDED	INCLUDED
EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE (EXHIBIT A) (MANDATORY)	INCLUDED	INCLUDED	INCLUDED	
REQUIRED EVIDENCE AFFIRMATIVE ACTION REGULATIONS (MANDATORY)	INCLUDED	INCLUDED	INCLUDED	
DISCLOSURE OF INVESTMENT ACTIVITIES IN RUSSIA OR BELARUS	INCLUDED	INCLUDED	INCLUDED	INCLUDED
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN	INCLUDED	INCLUDED	INCLUDED	INCLUDED
NJ BUSINESS REGISTRATION CERTIFICATE (PRIOR TO AWARD)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
EIC (EMPLOYEE INFORMATION CERTIFICATE)	<b>CERT#43177 EXP15/04/2030</b>	<b>CERT#61809 EXP15/10/2025</b>	<b>CERT#188 EXP 15/08/2027</b>	<b>CERT#1818 EXP 15/02/2026</b>
LICENSES AND CERTIFICATIONS	INCLUDED	INCLUDED	REQUIRED TO BE AWARDED	REQUIRED TO BE AWARDED
HOURLY RATES FOR LABOR PERFORMANCE	<b>SEE ATTACHED</b>	<b>SEE ATTACHED</b>	<b>SEE ATTACHED</b>	<b>SEE ATTACHED</b>
60-DAY EXTENSION COMPLIANCE	YES	YES	YES	YES
COMPLIANCE WITH EMERGENCY SERVICES	YES	YES	YES	YES
EXCEPTIONS	NONE	NONE	NONE	NONE
THREE (3) REFERENCES	<b>INCLUDED</b>	<b>INCLUDED</b>	<b>INCLUDED</b>	<b>INCLUDED</b>
FATAL FLAW	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>



**Johnson & Urban, LLC**  
Consulting Engineers

## STAFF HOURLY RATES



### Hourly Rates

<b>Staff Member</b>	<b>Hourly Rate</b>
<b>Principal</b>	<b>\$210.00</b>
<b>Associate</b>	<b>\$155.00</b>
<b>Project Manager</b>	<b>\$140.00</b>
<b>Construction Manager</b>	<b>\$140.00</b>
<b>Senior Engineer</b>	<b>\$130.00</b>
<b>Engineer</b>	<b>\$120.00</b>
<b>Senior Designer</b>	<b>\$115.00</b>
<b>Designer</b>	<b>\$110.00</b>
<b>Designer/CADD</b>	<b>\$100.00</b>
<b>Clerical</b>	<b>\$70.00</b>





## HOURLY RATES FOR 2024-2025

LABOR CLASSIFICATION	HOURLY RATE
Principal	\$180.00
Senior Associate Architect	\$170.00
Project Manager	\$155.00
Project Architect / Engineer	\$145.00
Job Captain/ Assistant Engineer	\$140.00
Project Designer	\$130.00
Specification Writer	\$125.00
Senior Production	\$125.00
Intermediate Production	\$100.00
Interior Designer	\$140.00
Construction Administrator	\$140.00
Marketing	\$125.00*
Accounting	\$55.00*
Administrative Assistant	\$45.00*
Clerical	\$45.00*
Required Consultants	FEE X 1.20

Reimbursable expenses will be invoiced at 1.1x the amount billed to DRA.

\*All clerical and overhead costs are included in the per-project fees.

12-Aug-25				Trenton Water Works - hourly not-to-exceed										RFP CC2025-11			
					INITIAL ENGINEERING AND DESIGN SUPPORT			ENGINEERING AND FINAL DESIGN SUPPORT			BID AWARD AND SUPPORT			CONTRACT MANAGEMENT AND CONSTRUCTION OVERSIGHT		PROJECT TOTALS	
Name	Role	Job Title	Rate (USD	Phase Total	Hours	Fee	Phase Total	Hours	Fee	Phase Total	Hours	Fee	Phase Total			Hours	Cost
MEP Engineering																	
Kevin Dwyer	Porject Manager	Associate	\$ 155	30	30	\$ 4,650	95	95	\$ 14,725	8	8	\$ 1,240	20	20	\$ 3,100	153	\$ 23,715
Mark Lonergan	HVAC	Senior Engineer	\$ 140	85	85	\$ 11,900	305	305	\$ 42,700	8	8	\$ 1,120	30	30	\$ 4,200	428	\$ 59,920
Dave Goldberg	Electrical	Senior Engineer	\$ 130	35	35	\$ 4,550	105	105	\$ 13,650	0	0	\$ -	15	15	\$ 1,950	155	\$ 20,150
Noel Crespo	Plumbing/FP	Senior Designer	\$ 115	15	15	\$ 1,725	50	50	\$ 5,750	0	0	\$ -	15	15	\$ 1,725	80	\$ 9,200
Tom Tiarks	Construction Mgr	Construction Mgr	\$ 140	12	12	\$ 1,680	0	0	\$ -	24	24	\$ 3,360	600	600	\$ 84,000	636	\$ 89,040
Architectural/Roofing																	
Allen Barnett	Principal	Principal	\$ 180	30	30	\$ 5,400	26	26	\$ 4,680	4	3	\$ 540	12	6	\$ 1,080	65	\$ 11,700
Kenneth Ross	Project Manager	Senior Project Manager	\$ 155	40	40	\$ 6,200	80	80	\$ 12,400	32	28	\$ 4,340	32	32	\$ 4,960	180	\$ 27,900
Paulina Kolodziejczyk	Project Designer	Project Designer	\$ 130	65	65	\$ 7,800	160	160	\$ 20,800	4	6	\$ 520	12	12	\$ 1,560	243	\$ 31,590
Zachary Koenig	Construction Administrator	Construction Administrator	\$ 140	0	0	\$ -	0	0	\$ -	4	2	\$ 560	40	40	\$ 5,600	42	\$ 5,880
Total				312	312	\$ 43,905	821	821	\$ 114,705	84	79	\$ 11,680	776	770	\$ 108,175	1982	\$ 279,095

Sub-total not-to-exceed fee:

\$279,095

Contingency Allownce per RFP :

\$100,00

PROVIDE A LIST OF SUB-CONTRACTORS  
COPY OF LICENSES SUBMITTED WITH BID  
(MANDATORY IF APPLICABLE)

NAME DICARLA RUBINO  
ADDRESS 30 WATKINSON BLVD  
CITY, STATE, ZIP PARLISAN, NJ 07054  
TELEPHONE: 973 256 0202  
FAX NO. 973 256 0227  
TRADE ARCHITECTS  
LICENSE NO. \_\_\_\_\_

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX NO. \_\_\_\_\_  
TRADE \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX NO. \_\_\_\_\_  
TRADE \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX NO. \_\_\_\_\_  
TRADE \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX NO. \_\_\_\_\_  
TRADE \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_



## Section 8 Fee Proposal

<i>Cost Breakdown by Task</i>	<i>Planned Hours</i>	<i>Planned Bill</i>
Task 1 – Kickoff Meeting	64	\$13,220.00
Task 2 – Project Design	1,409	\$260,330.00
Task 3 – Bidding Assistance	96	\$18,420.00
Task 4 – Assistance to TWW in I-Bank Loan requirements	108	\$22,470.00
Task 5a – Construction Phase Engineering Services	322	\$59,630.00
Task 5b-e – Resident Engineering/Inspection Services, O&M Manual, Training and As-Build/Record Drawings	600	\$105,000.00
Task 5f(a) – Allowance for Infrared Imaging		\$75,000.00
Task 5f(b) – Contingency Allowance		\$100,000.00
<b>Project Total</b>	<b>2,599</b>	<b>\$654,070.00</b>

<i>Task/Labor Breakdown</i>	<i>Planned Hours</i>	<i>Billing Rates</i>	<i>Planned Bill</i>
<b>Task 1 – Kickoff Meeting</b>			
Zachary Bishop – Project Engineer	16	\$210.00	\$3,360.00
Tim Kolody – Project Manager/Engineer	16	\$215.00	\$3,440.00
Abigail Daly – Senior Engineering Technician	24	\$175.00	\$4,200.00
Michael Gebhardt – Project Manager/Engineer	8	\$215.00	\$1,720.00
Direct Expenses			\$500.00
<b>Total for Task 1 – Kickoff Meeting</b>	<b>64</b>		<b>\$13,220.00</b>

### Task 2 – Project Design

#### Phase A - Design, Permitting, and Bid Phases Engineering Services for Roofing Upgrades

Jacqueline Trovato – Engineering Dept Head	12	\$220.00	\$2,640.00
Christopher Keller – Project Manager/Engineer	24	\$215.00	\$5,160.00
Zachary Bishop – Project Engineer	120	\$210.00	\$25,200.00
Michael Mobilio – Senior CAD Technician	120	\$170.00	\$20,400.00
Marco Carulli - Engineer	40	\$190.00	\$7,600.00
(Constructability Review)	16	\$220.00	\$3,520.00
<b>Total for Phase A - Roofing Upgrades</b>	<b>332</b>		<b>\$64,520.00</b>

#### Phase B - Design, Permitting, and Bid Phases Engineering Services for Heating Ventilation and Air Conditioning (HVAC) System

Mark Annunziato – Engineering Dept Head	3	\$220.00	\$660.00
Tim Kolody – Project Manager/Engineer	60	\$215.00	\$12,900.00
Abigail Daly – Senior Engineering Technician	360	\$175.00	\$63,000.00
Brian Zoppel – Senior CAD Technician	250	\$170.00	\$42,500.00
Kavan Smith – Project Manager/Engineer	24	\$215.00	\$5,160.00
Kenneth Morey – Project Engineer	80	\$210.00	\$16,800.00
Dawn McIntyre – Senior CAD Technician	100	\$170.00	\$17,000.00
Jacqueline Trovato – Engineering Dept Head	8	\$220.00	\$1,760.00

CC2025-11, Competitive Contract to Provide Professional Engineering Services  
for Trenton Water Treatment Facility Roof and HVAC System Improvements

Christopher Keller – Project Manager/Engineer	16	\$215.00	\$3,440.00
Zachary Bishop – Project Engineer	60	\$210.00	\$12,600.00
Michael Mobilio – Senior CAD Technician	60	\$170.00	\$10,200.00
(Constructability Review)	8	\$215.00	\$1,720.00
<b>Total for Phase B - HVAC System</b>	<b>1,029</b>		<b>\$187,740.00</b>
<b>Project Management &amp; Reproduction</b>			
Michael Gebhardt – Project Manager/Engineer	24	\$215.00	\$5,160.00
Carl Meyer – Technical Aide	24	\$90.00	\$2,160.00
Direct Expenses			\$750.00
<b>Total for Project Management &amp; Reproduction</b>	<b>48</b>		<b>\$8,070.00</b>
<b>Total for Task 2 – Project Design</b>	<b>1,409</b>		<b>\$260,330.00</b>
<b>Task 3 – Bidding Assistance</b>			
Zachary Bishop – Project Engineer	24	\$210.00	\$5,040.00
Abigail Daly – Senior Engineering Technician	40	\$175.00	\$7,000.00
Michael Gebhardt – Project Manager/Engineer	24	\$215.00	\$5,160.00
Carl Meyer – Technical Aide	8	\$90.00	\$720.00
Direct Expenses			\$500.00
<b>Total for Task 3 – Bidding Assistance</b>	<b>96</b>		<b>\$18,420.00</b>
<b>Task 4 – Assistance to TWW in I-Bank Loan requirements</b>			
Michael Gebhardt – Project Manager/Engineer	4	\$215.00	\$860.00
(I-Bank Coordination)	100	\$210.00	\$21,000.00
Carl Meyer – Technical Aide	4	\$90.00	\$360.00
Direct Expenses			\$250.00
<b>Total for Task 4 – Assistance to TWW in I-Bank Loan requirements</b>	<b>108</b>		<b>\$22,470.00</b>
<b>Task 5a – Construction Phase Engineering Services</b>			
Zachary Bishop – Project Engineer	80	\$210.00	\$16,800.00
Mark Annunziato – Engineering Dept Head	2	\$220.00	\$440.00
Tim Kolody – Project Manager/Engineer	24	\$215.00	\$5,160.00
Abigail Daly – Senior Engineering Technician	120	\$175.00	\$21,000.00
Kenneth Morey – Project Engineer	32	\$210.00	\$6,720.00
Michael Gebhardt – Project Manager/Engineer	24	\$215.00	\$5,160.00
Carl Meyer – Technical Aide	40	\$90.00	\$3,600.00
Direct Expenses			\$750.00
<b>Total for Task 5a – Construction Phase Engineering Services</b>	<b>322</b>		<b>\$59,630.00</b>
<b>Task 5b-e – Resident Engineering/Inspection Services, O&amp;M Manual, Training and As-Build/Record Drawings</b>			
Construction Manager	600	\$175.00	\$105,000.00
<b>Total for Task 5b-e – Resident Engineering/Inspection Services O&amp;M Manual, Training and As-Build/Record Drawings</b>	<b>600</b>		<b>\$105,000.00</b>

## 8. Fee Proposal

**Fee Table**

	Task	Hours	Hourly Rate	Labor	Allowances	Expenses	Total Not-to-Exceed Fee
1	Kickoff Meeting	72	\$ 202.22	\$ 14,560	\$ -	\$ 600	\$ 15,160
2	Design (Phase A & B)	7140	\$ 123.38	\$ 880,925	\$ -	\$ 13,100	\$ 894,025
3	Bid Services	129	\$ 209.61	\$ 27,040	\$ -	\$ 2,400	\$ 29,440
4	Permit & Application Support	159	\$ 203.52	\$ 32,360	\$ -	\$ 1,200	\$ 33,560
5a	Construction Phase Services - DSDC	1038	\$ 197.15	\$ 204,640	\$ -	\$ 2,880	\$ 207,520
5b	Construction Phase Services - RE	600	\$ 180.00	\$ 108,000	\$ -	\$ 13,500	\$ 121,500
5c	Construction Phase Services - O&M	96	\$ 172.29	\$ 16,540	\$ -	\$ 2,300	\$ 18,840
5d	Training	64	\$ 181.72	\$ 11,630	\$ -	\$ 360	\$ 11,990
5e	As-Built/Record Drawings	44	\$ 199.32	\$ 8,770	\$ -	\$ -	\$ 8,770
5f	Allowances	---	---	\$ -	\$115,000	\$ -	\$ 115,000
	<b>TOTAL</b>	<b>9,342</b>	<b>\$ 139.63</b>	<b>\$1,304,465</b>	<b>\$115,000</b>	<b>\$ 36,340</b>	<b>\$1,455,805</b>

Note: A general allowance of \$100,000 as stipulated in the RFP will be applied upon execution of the contract.

**Labor Table**

	Task	Principal-in-Charge	Principal Engineer II	Principal Engineer I	Senior Engineer/Scientist II	Senior Engineer/Scientist I	Project Engineer/Scientist	Staff Engineer	Design Tech II	Admin	TOTAL
1	Kickoff Meeting	4	12	20	10	10	16	0	0	0	72
2	Design (Phase A & B)	68	205	610	1,059	270	680	836	3,400	12	7,140
3	Bid Services	8	24	16	24	16	16	24	0	1	129
4	Permit & Application Support	6	18	80	0	0	50	0	0	5	159
5a	Construction Phase Services - DSDC	25	75	182	400	150	0	200	0	6	1,038
5b	Construction Phase Services - RE	0	0	0	0	0	600	0	0	0	600
5c	Construction Phase Services - O&M	2	5	8	18	6	36	20	0	0	94
5d	Training	0	0	14	0	2	50	0	0	0	66
5e	As-Built/Record Drawings	0	0	14	4	2	24	0	0	0	44
5f	Allowances	0	0	0	0	0	0	0	0	0	0
	<b>TOTAL</b>	<b>113</b>	<b>338</b>	<b>944</b>	<b>1,515</b>	<b>456</b>	<b>1,472</b>	<b>1,080</b>	<b>3,400</b>	<b>24</b>	<b>9,342</b>

### Cost Assumptions / Exclusions / Optional Services

- A total allowance as stipulated in the RFP (general allowance of \$100,000 and \$15,000 for Roof Imaging) will be applied upon execution of the contract.
- Resident Engineering services are budgeted at 600 hours as specified in the RFP. We have included 75 days of 8 hrs/day of daily services. In our opinion, this will not be sufficient to provide the daily resident services requested for the duration of the project. We anticipate an additional 125 days of 8 hrs/day or 1,000 hours will be necessary.
- HVAC will review space in conjunction with an NPFA 820 analysis of space for ventilation, process and electrical classification ratings. If spaces require upgrade due to the analysis, this can be provided as an extra scope not included in the original design cost.
- HVAC will perform energy calculations in accordance with NFPA And energy codes to validate replacement of existing equipment. If additional equipment is required, this can be provide as an extra scope not included in the base design cost.
- TWW provides existing, latest digital files of the WFP and MDB for use in design of scope of work. Complete digital replication of building interior and exterior is not included in this proposal.
- Architectural scope excludes design of room separations; evaluation and recommendation of room classification included. The evaluation and design of penetration for HVAC System and related conduit and ductwork is included in the design scope.
- Structural evaluation excludes general structural evaluation, structural design of supports except to support HVAC system components and conduits. Design of general structural framing and support repairs and modifications due to general deterioration is not included in the proposal.
- Electrical scope excludes evaluation or design of electrical systems not related to HVAC and roof replacement or repair scope. Electrical work limited to replacement or design of new conduit/wire. Replacement of lighting panels/MCCs or other electrical distribution equipment with associated design work is not included.
- Instrumentation scope excludes evaluation or design of instrumentation controls and systems not related to HVAC and roof replacement or repair scope.
- Electrical scope excludes evaluation or design of electrical systems not related to HVAC and roof replacement or repair scope.





**COST PROPOSAL FOR COMPETITIVE CONTRACT TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR  
FACILITY ROOF AND HVAC SYSTEM IMPROVEMENTS FOR A PERIOD OF THIRTY-SIX (36) MONTHS PERIOD  
FOR THE CITY OF TRENTON, DEPARTMENT OF WATER AND SEWER - TRENTON WATER TREATMENT**

COMPANY NAME: CME ASSOCIATES

TASK	Program Manager	Project Manager	Sr. Professional Engineer	Principal Architect	Sr. Architect	Associate Professional Engineer	Architect	Engineer / Sr. Designer	Associate Engineer / Designer	Total
Task 1 - Kickoff Meeting		4	4	4	4	8	4	8	4	40
Task 2 - Project Design	16		122	60	305	482	330	540	480	2335
Task 3 - Bidding Assistance	12		4	20	40	20	40	24		160
Task 4 - I-Bank Assistance	4					16		40		60
Task 5 - Construction Phase Services	116		56	20	140	88	140	500	340	1400
<b>Subtotal Office Hours</b>	148.00	4.00	186.00	104.00	489.00	614.00	514.00	1,112.00	824.00	3995
<b>DIRECT LABOR \$/HOUR</b>	\$ 212.00	\$ 209.00	\$ 205.00	\$ 187.00	\$ 176.00	\$ 179.00	\$ 165.00	\$ 161.00	\$ 152.00	
<b>COST DIRECT LABOR</b>	\$31,376.00	\$836.00	\$38,130.00	\$19,448.00	\$86,064.00	\$109,906.00	\$84,810.00	\$179,032.00	\$125,248.00	<b>\$674,850.00</b>

**TOTAL PROJECT COST      \$774,850.00**

<b>EXPENSES</b>	
Other Direct Expenses	\$ 100,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 100,000.00</b>

CME ASSOCIATES  
\_\_\_\_\_  
COMPANY NAME

08/13/25  
\_\_\_\_\_  
DATE