

RELEVANT EXPERIENCE

Communications Workers of America (CWA)

New Construction & Interior Fit-out Trenton, NJ

SMART GROWTH
AWARD WINNER



*Historic Reuse &
Downtown
Redevelopment*



The Communications Workers of America partnered with Woodrose Properties, a New Jersey developer, to create an income producing real estate investment and an office for the Union's New Jersey Regional Administration. Facility Strategies was engaged during the pre-construction phase after successfully completing the renovation of the Historic Golden Swan. FS developed pre-construction estimating based on schematic designs and design narrative (including building systems) to determine a budget and commence financing efforts. Clark, Caton, Hintz (CCH), a Trenton-based, architectural firm, developed the construction drawings and secured approvals from the Landmarks Commission.



- Program Development
- Pre-construction estimating
- Space Planning & Interior Design
- Building Signage Design as per Landmarks Commission
- Construction Management
- 13,500 SF of new Construction (Core & Shell)
- Interior Fit-out: \$576,700; \$79 SF
- Construction Cost: \$3.5 MM

Newly constructed Core & Shell Building in the Historic District of downtown Trenton, NJ

*Services Provided:
Pre-construction Estimating
Program Development
Construction Management*



FS provided construction management services by competitively bidding all the major trades and managing the approved subcontractors. Some additional under-pinning of the adjacent building was necessary as the footings were constructed prior to the industrial era. The building was completed in accordance with the project schedule despite the additional foundation work. Changes orders were minimal, mostly generated by the owner as upgrades, and the contingency budget was relatively untapped.

The project was awarded a 2010 New Jersey Future Smart Growth Award.



Project Team:

- Construction Manager: Facility Strategies
- Architect: Clark Caton Hintz
- Contractor: LaMarra Construction
- Developer: Woodrose Properties

Mixed-use

Historic Rehabilitation