

# Auto Lenders

Lawrenceville, New Jersey

## General Contractor

Blackman & Company

Auto Lenders was founded in 1989 and now operates six large automotive retail dealerships in conjunction with a 65,000-square-foot certification center located on 25 acres of property. Presently, Auto Lenders is the largest, non-franchised automotive entity in the Tri-State area.

Fenwick Architects had designed car dealerships for Auto Lenders before, but nothing as large as the 30,000-square-foot dealership in Lawrenceville, New Jersey, which features a massive showroom exhibiting 45 cars to dazzle potential buyers.

The original Lawrenceville site contained several old buildings that had to be razed. The site also had to be regraded for the new slab-on-grade dealership. Lawrenceville had prescriptive requirements for auto dealerships requiring the use of prefinished metal panels. Other Auto Lenders sites designed by Fenwick had used EIFS (exterior insulation finishing system) construction.

The new 30,000-square-foot building contains sales offices and a service center – all in a modern facility utilizing natural lighting designed to make the automobiles look their best.

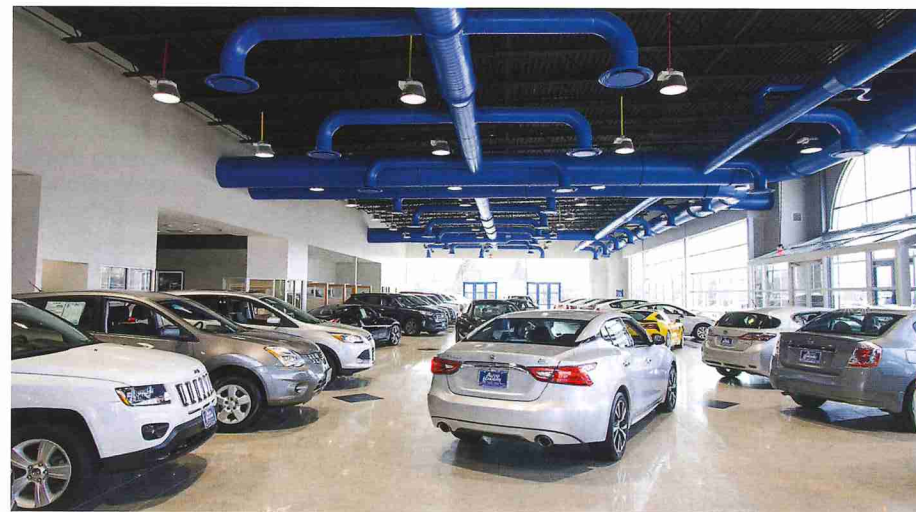
The façade of the building shows off the distinct Auto Lenders branding, and inside is an open ceiling design with large windows that use natural lighting to illuminate. Even the service bays make use of abundant natural light.

Outside is a three-lane drive-through service area for customers to easily drop off their vehicles. The building also has a 12-bay service area for mechanical repair and inspection.

The service desk and waiting rooms are designed to put the customer first – in both comfort and service.



The 30,000-square-foot facility uses pre-finished metal panels and plenty of glass.



The massive 45-car showroom dazzles potential buyers with natural and overhead lighting.



A three-lane drive-through service area.



Modern waiting rooms are designed with customer comfort in mind.

**Product Information**  
 Building Envelope: Metl-SPAN  
 Roofing: Firestone RubberGuard™ EPDM Membrane  
 Entrances, Storefronts & Curtain Wall: YKK AP America  
 Daylighting/Skylights: Starphire® UltraClear Glass with Solarban® 60 Coating by Vitro Architectural Glass (formerly PPG Glass)

Photos Courtesy of Bill Horin

## Auto Lenders

### General Contractor

Blackman & Company  
 2 W. Evesham Road, Cherry Hill, NJ 08003  
[www.blackmanco.com](http://www.blackmanco.com)

### Project Team

#### Architect

Fenwick Architects  
 646 W. Ocean Heights Avenue, Linwood, NJ 08221

#### Structural Engineer

Baker Ingram & Associates  
 2 White Horse Pike, Ft. 3, Haddon Heights, NJ 08035

#### Mechanical & Electrical Engineer

Guest Engineering  
 27 N. Lincoln Avenue, Newtown, PA 18940

### Project General Description

**Location:** Lawrenceville, New Jersey

**Date Bid:** May 2014

**Construction Period:** Oct 2014 to Dec 2015

**Total Square Feet:** 29,253

**Site:** 10.74 acres.

**Number of Buildings:** One.

**Building Sizes:** First floor, 29,253; total, 29,253 square feet.

**Building Height:** First floor, 24'; total, 24'.

**Basic Construction Type:** New/2B.

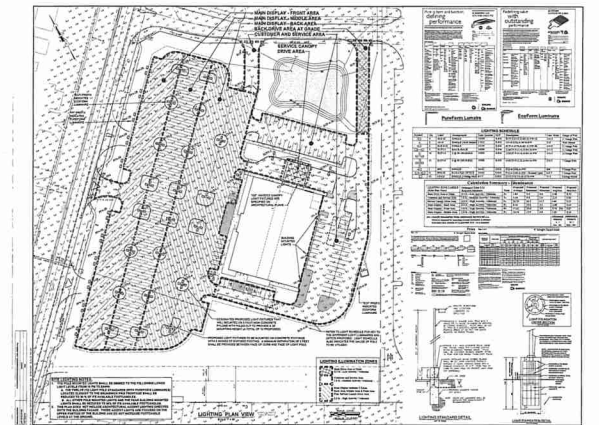
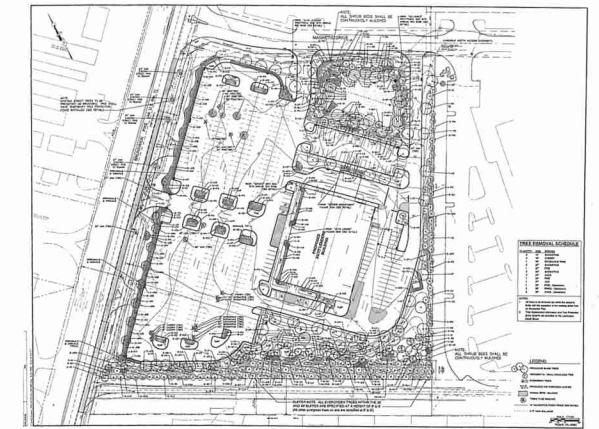
**Foundation:** Cast-in-place.

**Exterior Walls:** Curtain wall, insulated metal panel.

**Roof:** Membrane.

**Floors:** Concrete.

**Interior Walls:** Metal stud drywall.



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQUIREMENTS	35,950	1.02	1.23	—
GENERAL REQUIREMENTS	141,276	4.00	4.83	—
CONCRETE	191,075	5.41	6.53	Forming & accessories, reinforcing, cast-in-place, mass (concrete breakdown: cubic yards foundation, 120; cubic yards floors, 540). Unit.
MASONRY	232,000	6.57	7.93	Structural metal framing, joists, decking, cold-formed metal framing, fabrications.
METALS	317,720	8.99	10.86	Rough carpentry, finish carpentry, architectural woodwork, plastic fabrications, structural composites.
WOOD, PLASTICS & COMPOSITES	334,182	9.46	11.42	Dampproofing & waterproofing, thermal protection, weather barriers, roofing & siding panels, membrane roofing, flashing & sheet metal, roof & wall specialties & accessories, fire & smoke protection, joint protection.
THERMAL & MOISTURE PROTECTION	591,490	16.74	20.22	Doors & frames, specialty doors & frames, entrances, storefronts & curtain walls, windows, hardware, glazing, louvers & vents.
OPENINGS	376,439	10.66	12.87	Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, acoustic treatment, painting & coating.
FINISHES	104,040	2.95	3.66	Casework.
FURNISHINGS	2,183	0.06	0.07	Piping & pumps, equipment, fixtures.
PLUMBING	128,604	3.64	4.41	Facility fuel systems, piping & pumps, air distribution, central heating equipment, central cooling equipment, central HVAC equipment, decentralized HVAC equipment.
HVAC	224,437	6.35	7.67	Medium-voltage distribution, facility electrical power generating & storing equipment, lighting.
ELECTRICAL	853,115	24.15	29.16	Site clearing, earth moving, earthwork methods, excavation support & protection. Bases, bollards & paving, planting, irrigation, fencing, striping & signage.
<b>TOTAL BUILDING COSTS</b>	<b>3,532,511</b>	<b>100%</b>	<b>\$120.76</b>	
EARTHWORK	1,658,596			
EXTERIOR IMPROVEMENTS	391,233			
<b>TOTAL PROJECT COST</b>	<b>5,582,340</b>			

**UPDATED ESTIMATE TO JUNE 2017: \$135.88 PER SQUARE FOOT**

### Regional Cost Trends

This project, updated to June 2017 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta, GA	\$99.22	\$2,902,346	Dallas, TX	\$95.98	\$2,807,705	Los Angeles, CA	\$128.33	\$3,754,122
Pittsburgh, PA	\$125.10	\$3,659,480	Kansas City, KS	\$129.41	\$3,785,669	Las Vegas, NV	\$117.55	\$3,438,650
New York, NY	\$159.61	\$4,668,992	Chicago, IL	\$134.80	\$3,943,405	Seattle, WA	\$128.33	\$3,754,122

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