

“BLDG Architecture LLC prepared the current design in close coordination with the Mantoloking Building Committee and representatives of the Mantoloking Police. A number of factors exist that shaped the development of the design and ultimately have an impact on the anticipated construction costs for the building.

Site Constraints:

1. The requirements for elevating the building out of the flood plain imposes the inclusion of both stairs and elevators. A public elevator is provided for general public/handicapped accessibility to the building. A separate police elevator will be used to transport detainees to and from the elevated police station. It is not generally acceptable for the detainee/police elevator and the public elevator to be the same ...
2. The shape of the existing available site provides design challenges that affect costs. The site is fifty feet wide by approximately one hundred and sixty feet long. This site shape results in a longer building. The length of the building requires additional lengths of materials, electrical cables, plumbing pipes, and ducts. The longer shape requires more building “skin” to enclose the spaces. A square floor plan would be much more materially efficient yet functionally impossible to achieve on this site.

... It is my opinion (BLDG) that if the borough purchased a different site, the costs of obtaining new property, preparing a site and building a new elevated structure would far exceed the costs that we are seeing in the projections for the current building.

... Separating the police areas from the building ... would result in total costs far in excess of the projected costs for the current design.

Building/Program Area:

“At the onset of the project, BLDG Architecture LL was able to obtain accurate floor plans for the previous building. This allowed us to directly compare the proposed new spaces with the previously existing spaces. With this information, we were able to work with the departments and the Building Committee to determine what space was necessary in the new building. We were instructed to maintain the sizes of spaces that were present in the previous building and to only improve function. Generally, the administrative spaces that were increased were a few specifically identified spaces that were grossly undersized in the previous building.

Other space that was included, but differs from the previous municipal building is:

Hallways, stairs and vertical circulation ... The new spaces are code required minimums for multiple story public buildings.

Handicapped Accessibility: The Americans with Disabilities Act requires very specific approach, size and clearance spaces.

Bathroom Facilities: The provision of bathroom facilities are dictated by the National Standard Plumbing Code and are based on the building’s use group and the number of people it serves.

Appropriate mechanical spaces and janitors closets were provided.

Certain building components, spaces and arrangements in the police department are regulated by the N.J. Department of Corrections and the New Jersey Juvenile Justice Commission. The facilities in the new building were coordinated with the Mantoloking Police, the Building Committee and both of the regulatory agencies mentioned above. Cells, Sally Ports, Cell Corridors and Juvenile Holding spaces must be constructed according to State guidelines.

Materials and Constructability:

... The elevated building requirement, flood zone, high wind exposure, and location in a hurricane debris region are all conditions that were addressed in the design and add significant costs to the project when compared to a similar building much further inland. ... The materials selected are the most cost efficient when overall durability and life cycle costing is considered. All of the materials selected are consistent with local coastal practices.

... Our estimate is based on pricing for current trends and labor rates for prevailing wage projects in the central/northern region of New Jersey.”

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