

NEW MANTOLOKING BOROUGH COMPLEX

MANTOLOKING BOROUGH COMPLEX PLANNING COMMITTEE

- CAROL LEONE
- BETH
- NELSON
- REBS
- SANDY DIEHL - PRO BONO CONSULTANT

MANDATE FROM MAYOR FEBRUARY, 2013

COUNCIL MEMBERS BETH NELSON AND DON
NESS:



EVALUATE SERVICES THAT DEFINE QUALITY

OF LIFE ENJOYED PRE-SANDY BY RESIDENTS OF
MANTOLOKING

DETERMINE BEST LOCATION TO DELIVER
THESE SERVICES IN A MANNER THAT
ENHANCES THE BOROUGH AND IS
ECONOMICALLY FEASIBLE

MAKE RECOMMENDATIONS TO COUNCIL

MISSION STATEMENT

REESTABLISH A FACILITY THAT WILL ENABLE
MANTOLOKING TO BECOME ONCE
AGAIN A FULL-SERVICE MUNICIPALITY
THAT PROVIDES ALL THE
NECESSARY SERVICES

SERVICES TO BE OFFERED IN FACILITY

- POLICE
- BOROUGH ADMINISTRATION - CLERK,
FINANCE
- CONSTRUCTION, LAND USE,
ENGINEERING
- TAX ASSESSOR

- MUNICIPAL MEETING SPACE - COUNCIL, PLANNING
BOARD, ENVIRONMENTAL COMMISSION, COUNCIL
COMMITTEES
- COMMUNITY MEETING SPACE

- MUNICIPAL
COURT
- POLLING
SITE

RECAP OF PROCESS

- FEBRUARY, 2013 - MAYOR APPOINTS DON NESS AND BETH NELSON TO RESEARCH VARIOUS OPTIONS REGARDING REPLACEMENT OR REPAIR OF BOROUGH HALL.
- OCTOBER, 2013 - COUNCIL VOTE TO DEMOLISH PREVIOUS BOROUGH HALL.
- JUNE, 2014 - COUNCIL VOTE TO RETAIN B.L.D.G. ARCHITECTURE LLC TO DESIGN NEW BOROUGH HALL.
- JUNE, 2014 - CAROL LEONE, BOB SEMPLE AND SANDY DIEHL ADDED TO COMMITTEE. JUNE, 2014 - PRELIMINARY ESTIMATE CONTINGENCY RELEASED OF \$3,481,198 WITHOUT CONTINGENCY, \$3,791,217.00
- JULY 29 & 31, 2014 - PUBLIC PRESENTATION OF PRELIMINARY PLANS FOR NEW BUILDING BY ARCHITECT AND COMMITTEE.
- SEPTEMBER 16, 2014 - COUNCIL APPROVES PREPARATION OF CONSTRUCTION DOCUMENTS AND ISSUES A CERTIFICATE OF AVAILABILITY OF FUNDS FOR THIS PHASE OF PROJECT.
- NOVEMBER, 2014 - COUNCIL VOTES TO RETAIN SIBILIA CONSTRUCTION SERVICES LLC AS PROJECT MANAGERS FOR BUILDING.
- FEBRUARY 2, 2015 - COMMITTEE RECEIVES ARCHITECT ESTIMATE OF \$4,261,783.
- FEBRUARY 9, 2015 - COMMITTEE RECEIVES INFORMAL ESTIMATE FROM PROJECT MANAGER OF \$4,533,151.

- FEBRUARY 9-MARCH 3, 2015 - COMMITTEE REVIEWS WITH ARCHITECT AND PROJECT MANAGER OPTIONS FOR REDUCING SIZE AND COST OF BUILDING
- FEBRUARY 9 - PRESENT - COMMITTEE TALKS WITH MAYOR, COUNCIL MEMBERS AND FINANCE COMMITTEE ABOUT PROJECT AND IMPLICATIONS FOR BOROUGH
- MARCH 2, 2015 - COMMITTEE MEETS WITH BAY HEAD REGARDING THEIR PLANS
- MARCH 17, 2015 - PRESENTATION OF FINDINGS

MANTOLOKING BOROUGH COMPLEX DESIGN TEAM

- COMMITTEE - CAROL LEONE, BETH
NELSON, DON NESS, BOB
SEMPLE, SANDY DIEHL
- DANIEL LYNCH - B.L.D.G.
ARCHITECTURE LLC
- ROBERT SIBILIA - SIBILIA
CONSTRUCTION SERVICES
LLC

DANIEL LYNCH, RA, N.C.A.R.B.

- DREXEL UNIVERSITY -
PROFESSIONAL BACHELOR
OF ARCHITECTURE
- LICENSED NCARB NEW JERSEY,
NEW YORK, TEXAS
- AFFILIATE INTERNATIONAL CODE
COUNCIL
- NFIB

DANIEL LYNCH

PUBLIC BUILDING EXPERIENCE

- TOWNSHIP OF OCEAN - SANDS POINT WATERFRONT PARK - PUBLIC LAVATORY FACILITY, HARBOR MASTER'S OFFICE
- OCEAN COUNTY COLLEGE - ATHLETIC FACILITIES BUILDINGS, PURCHASING OFFICE RENOVATION, CENTRAL HEATING PLANT, RENOVATIONS W. KABLE RUSSEL BUILDING AND ADMINISTRATION BUILDING VESTIBULE
- HOWELL TOWNSHIP BOARD OF EDUCATION
- LITTLE EGG HARBOR MUNICIPAL BUILDING
- STRAUS ESMAY OFFICE BUILDING
- OCEAN GATE MUNICIPAL BUILDING
- LOCAL RESIDENTIAL BUILDINGS

ROBERT SIBILIA

- BS ENGINEERING TECHNOLOGY NEW JERSEY INSTITUTE OF TECHNOLOGY
- RUTGERS UNIVERSITY COURSEWORK CONSTRUCTION CLAIMS AND PREVENTION
- PRIMAVERA PROJECT MANAGEMENT MODULE
- AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS - CERTIFIED PROFESSIONAL ESTIMATOR

BOB SIBILIA EXPERIENCE

CONSTRUCTION ADMINISTRATION

- CONSTRUCTION ADMINISTRATION: BERNARD TOWNSHIP, NEW JERSEY: RIDGE HIGH SCHOOL, MOUNT PROSPECT ELEMENTARY SCHOOL AND WILLIAM ANNIN MIDDLE SCHOOL
- TRENTON, NJ: WEST WARD FIRE HOUSE
- TRENTON, NJ: POLICE BUILDINGS (2)
- MIDDLESEX COUNTY SHERIFF'S DEPARTMENT - BUILDING RENOVATIONS AND NEW COMMUNICATION SYSTEMS INFRASTRUCTURE
- MIDDLESEX COUNTY ADULT CORRECTIONAL FACILITY - ADDITION OF ADULT LIVING FACILITY

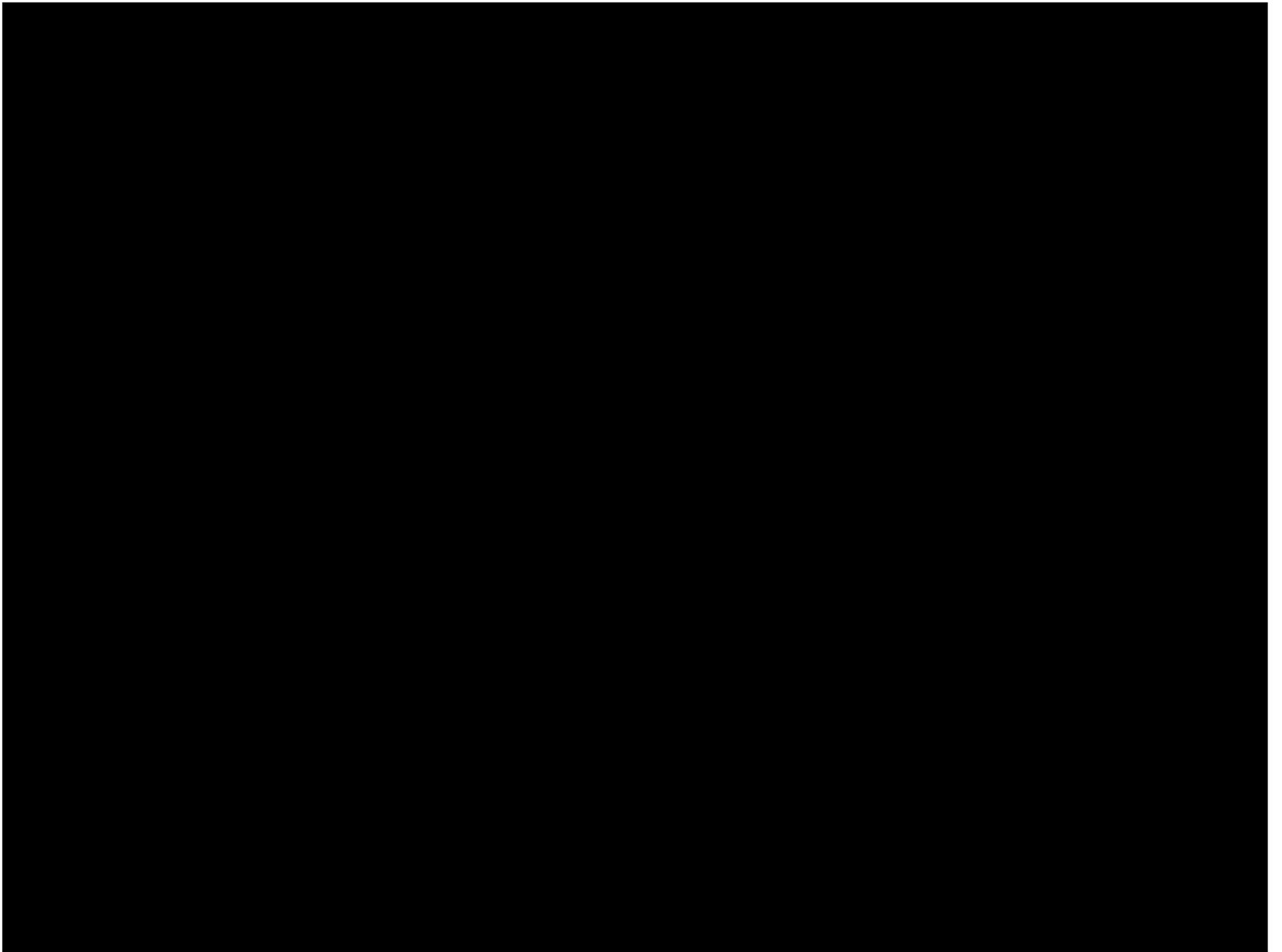
BOB SIBILIA EXPERIENCE

CONSTRUCTION QUANTITY SURVEY AND COST ESTIMATING, PROJECT SCHEDULING

- OCEAN COUNTY COLLEGE: PLANITARIUM RENOVATIONS, NEW ACADEMIC BUILDING, OIT RENOVATIONS
- RUTGERS UNIVERSITY: RUTGERS STADIUM ADDITION AND RENOVATIONS
- OCEAN COUNTY COLLEGE: NEW STUDENT CENTER BUILDING, NEW ACADEMIC BUILDING, BARTLETT BUILDING
- PRINCETON UNIVERSITY: TENNIS BUILDING
- N.J. STATE POLICE BARRACKS MOORESTOWN & GALLOWAY TOWNSHIP
- MEDICAL OFFICE BUILDING, RARITAN BAY MEDICAL CENTER

APPROVAL PROCESS

- RESOLUTION PRESENTED TO COUNCIL AT APRIL MEETING TO APPROVE FINAL PLANS AND AUTHORIZING FINALIZATION OF BIDDING PROCESS.
- EARLY MAY - BIDDING PACKETS AVAILABLE - PROJECT BUDGET INCLUDED.
- EARLY JUNE - BIDS OPENED - REPORT PREPARED FOR COUNCIL.
- COUNCIL PASSES RESOLUTION ACCEPTING LOWEST BIDDER AND CERTIFYING AVAILABILITY OF FUNDS.
- MID JUNE - AFTER SUBMISSION OF NECESSARY INSURANCE, ETC. BY SUCCESSFUL BIDDER, PROJECT BEGINS.
- JUNE, 2016 - NEW BUILDING READY FOR OCCUPANCY.
- IF NO BIDS AT OR UNDER PROJECT BUDGET, ALL BIDS REFUSED. COUNCIL CAN DECIDE TO HAVE PROJECT REBID OR TO REWORK PROJECT.



Proposed New

Mantoloking Municipal Building 202 Downer Avenue

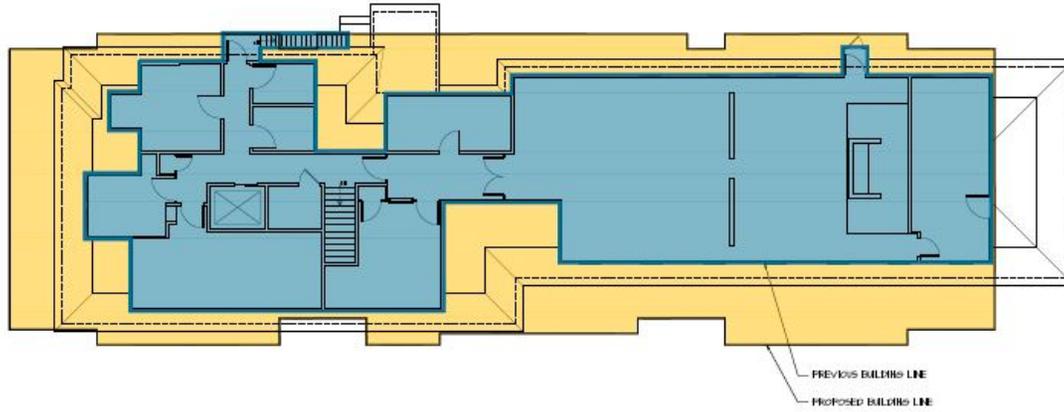


Lot: 20, 30.01 & 30.02 Block: 27
Mantoloking, New Jersey



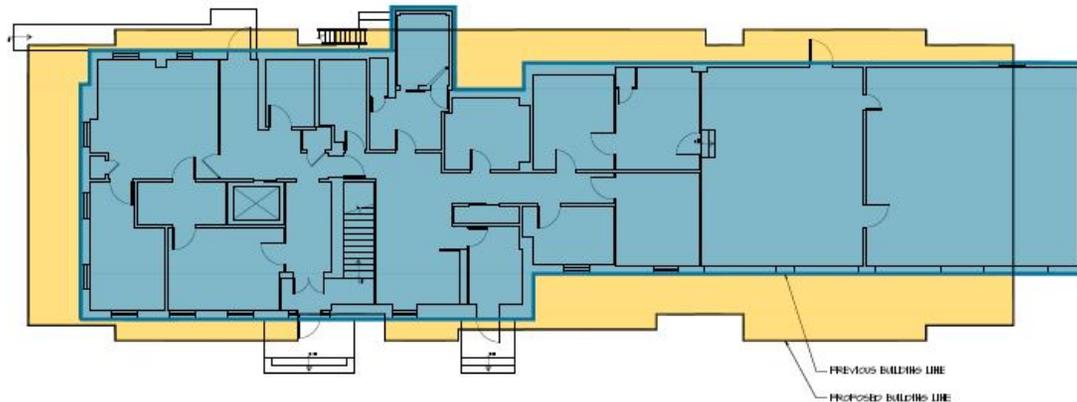
Existing

Proposed New



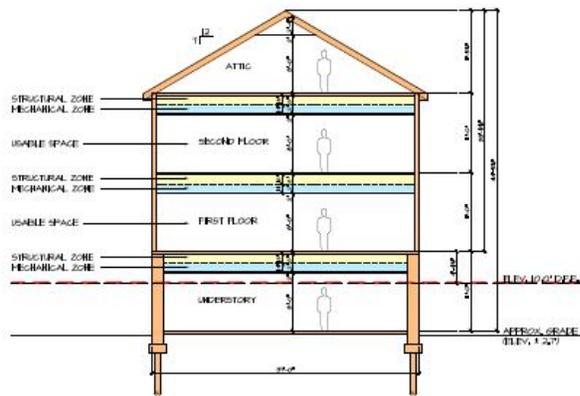
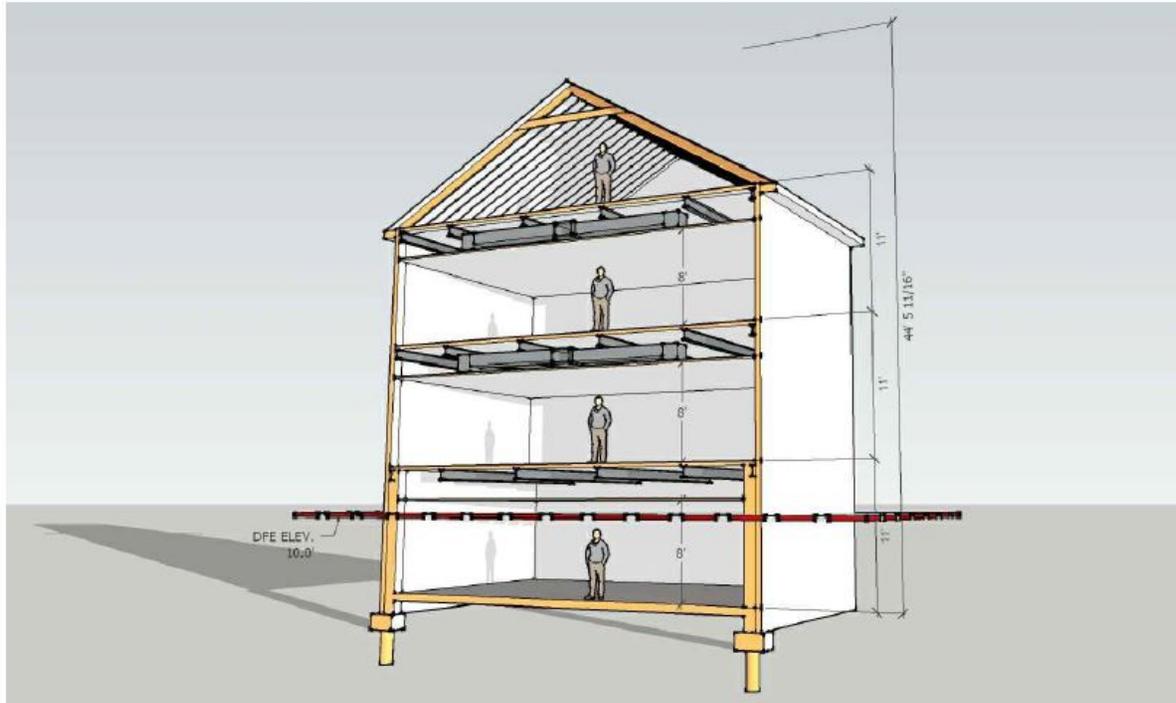
2 SECOND FLOOR COMPARISON
SCALE: 1/8" = 1'-0"

Proposed Second Floor Spaces			
Named Space	Net Area	Notes	Existing
Borough Administration Spaces	1316.49 nsf		627 nsf +/-
Court Council Room	1148.0 nsf		1218 nsf +/-
Court Administration Spaces	379.3 nsf		425 nsf +/-
Vertical Circulation	451.85 nsf	(Required by code for building access and egress, and ADA Accessibility)	157 nsf +/-
Bathrooms & Janitor Closets	124.4 nsf	(Required by code, based on anticipated use and occupancy)	90 nsf +/-
Hallways and Lobbies	861.1 nsf	(Required by code for building access and egress, and ADA Accessibility)	258 nsf +/-
Walls, Mechanical Spaces, Chases	818.9 sf	(The physical walls and materials enclosing spaces and supporting the building)	Unknown
Total 2 nd Gross Area	5098.0 sf		Existing 2 nd = 2529.6 sf +/-
Proposed 1 st + 2 nd Floors	10196 sq ft		Existing 1 st + 2 nd = 2073.6 sf +/-

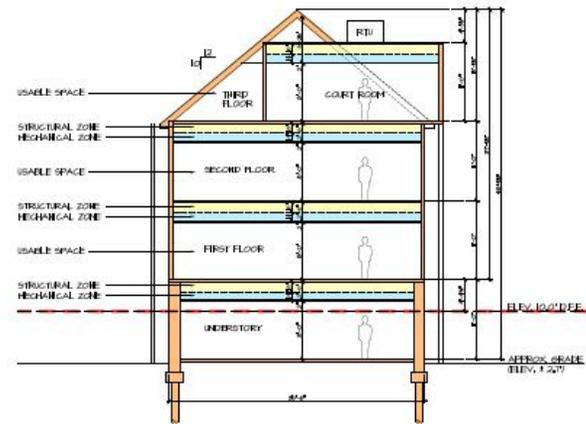


1 FIRST FLOOR COMPARISON
SCALE: 1/8" = 1'-0"

Proposed First Floor Spaces			
Named Space	Net Area	Notes	Existing
Construction Office	1060.6 nsf		495 nsf +/-
Police Administration	1326.45 nsf		-
Police Lockers & Bathrooms	343.65 nsf		-
Police Holding / Processing	696.3 nsf		-
(Police sub-total)	2348.4 nsf		1769.4 nsf +/-
Vertical Circulation	451.85 nsf	(Required by code for building access and egress, and ADA Accessibility)	92 nsf +/-
Bathrooms & Janitor Closets	124.4 nsf	(Required by code, based on anticipated use and occupancy)	135 nsf +/-
Hallways and Lobbies	809.26 nsf	(Required by code for building access and egress, and ADA Accessibility)	254 nsf +/-
Walls, Mechanical Spaces, Chases	504.1 sf	(The physical walls and materials enclosing spaces and supporting the building)	Unknown
Total 1 st Gross Area	5058.0 sf		Existing 1 st = 4144 sf +/-



1 BUILDING SECTION AT 2-STORY SCHEME ABOVE D.F.E. 10.0'
CSD SCALE: 1/8" = 1'-0"



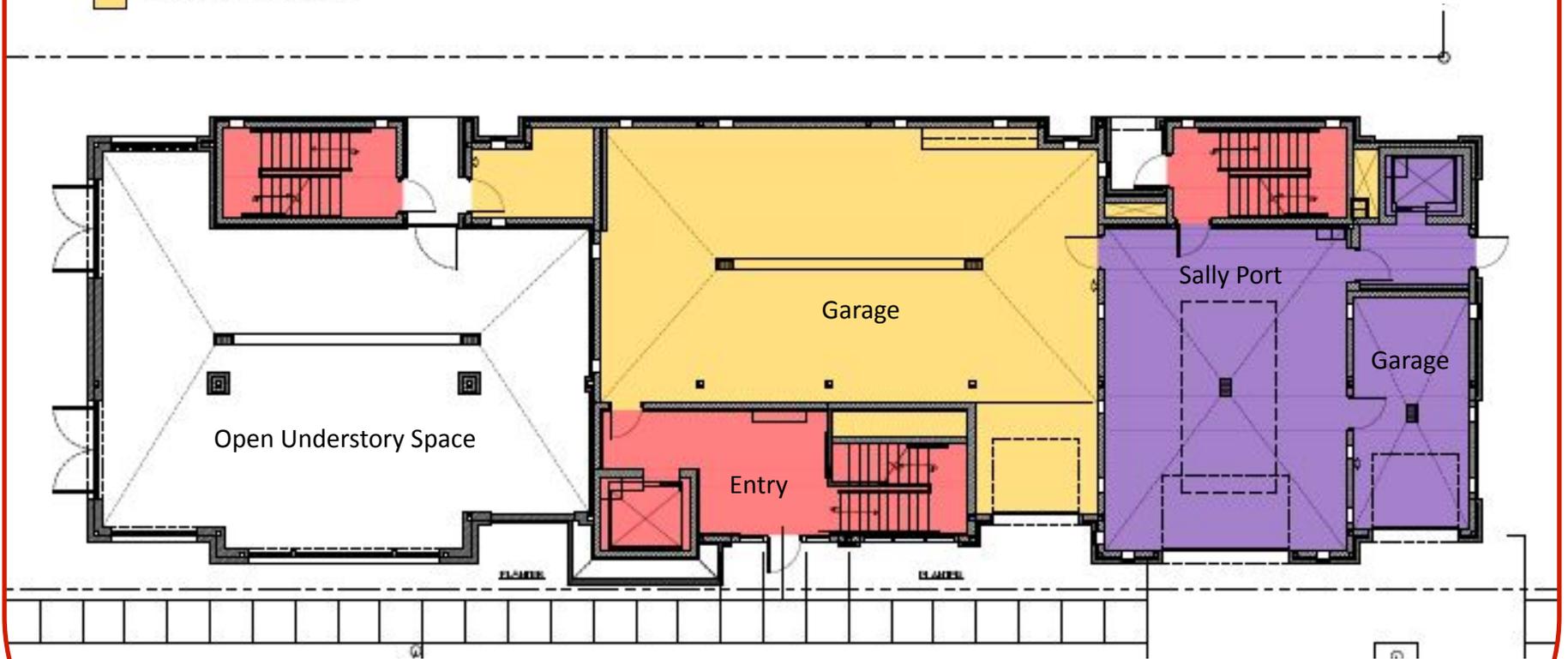
2 BUILDING SECTION AT 3-STORY SCHEME ABOVE D.F.E. 10.0'
CSD SCALE: 1/8" = 1'-0"

- MUNICIPAL MANAGEMENT SERVICES
- POLICE SERVICES
- COMMUNITY ROOM
- CIRCULATION
- PUBLIC RESTROOMS
- MECHANICAL AND STORAGE



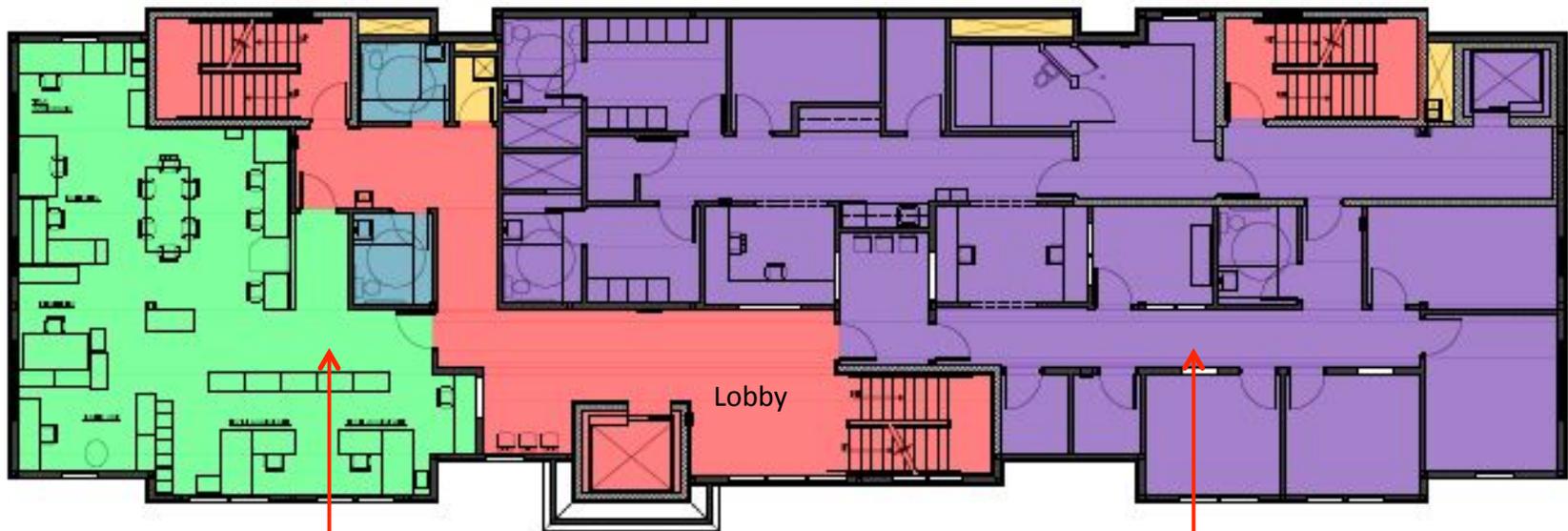
Ground Level / Site Plan

- MUNICIPAL MANAGEMENT SERVICES
- POLICE SERVICES
- COMMUNITY ROOM
- CIRCULATION
- PUBLIC RESTROOMS
- MECHANICAL AND STORAGE



Ground Level Floor Plan

- MUNICIPAL MANAGEMENT SERVICES
- POLICE SERVICES
- COMMUNITY ROOM
- CIRCULATION
- PUBLIC RESTROOMS
- MECHANICAL AND STORAGE

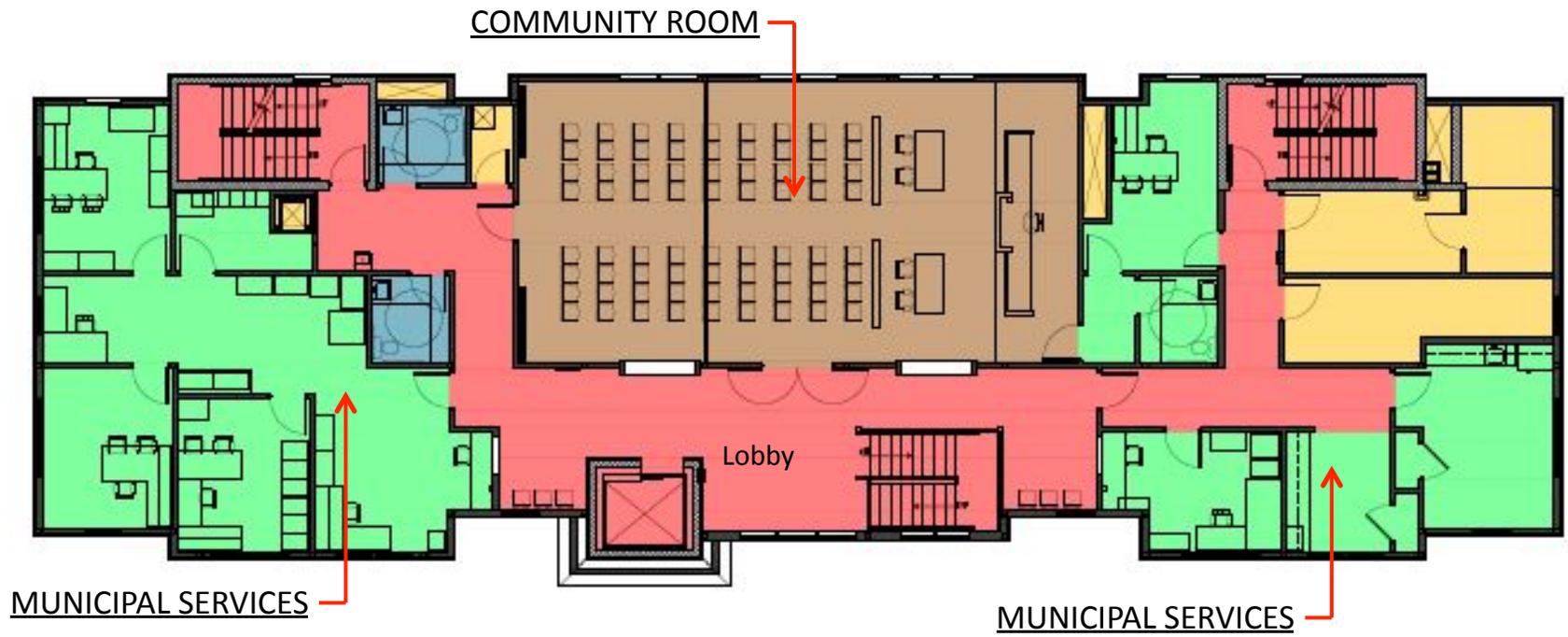


MUNICIPAL SERVICES

POLICE SERVICES

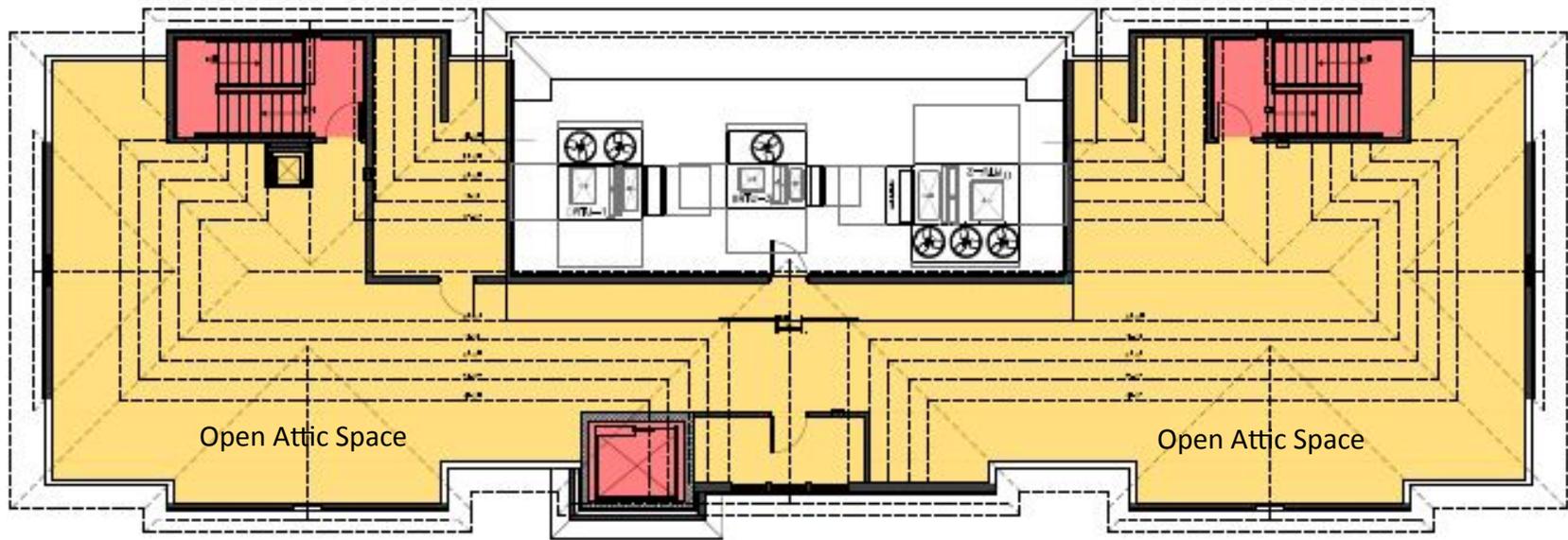
First Floor Plan

- MUNICIPAL MANAGEMENT SERVICES
- POLICE SERVICES
- COMMUNITY ROOM
- CIRCULATION
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- MECHANICAL AND STORAGE



Second Floor Plan

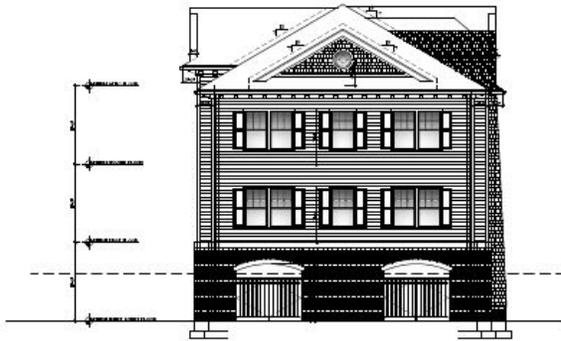
- MUNICIPAL MANAGEMENT SERVICES
- POLICE SERVICES
- COMMUNITY ROOM
- CIRCULATION
- PUBLIC RESTROOMS
- MECHANICAL AND STORAGE



Attic Floor Plan



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

Concept Renderings



VIEW LOOKING NORTH



VIEW FROM ABOVE



VIEW LOOKING WEST

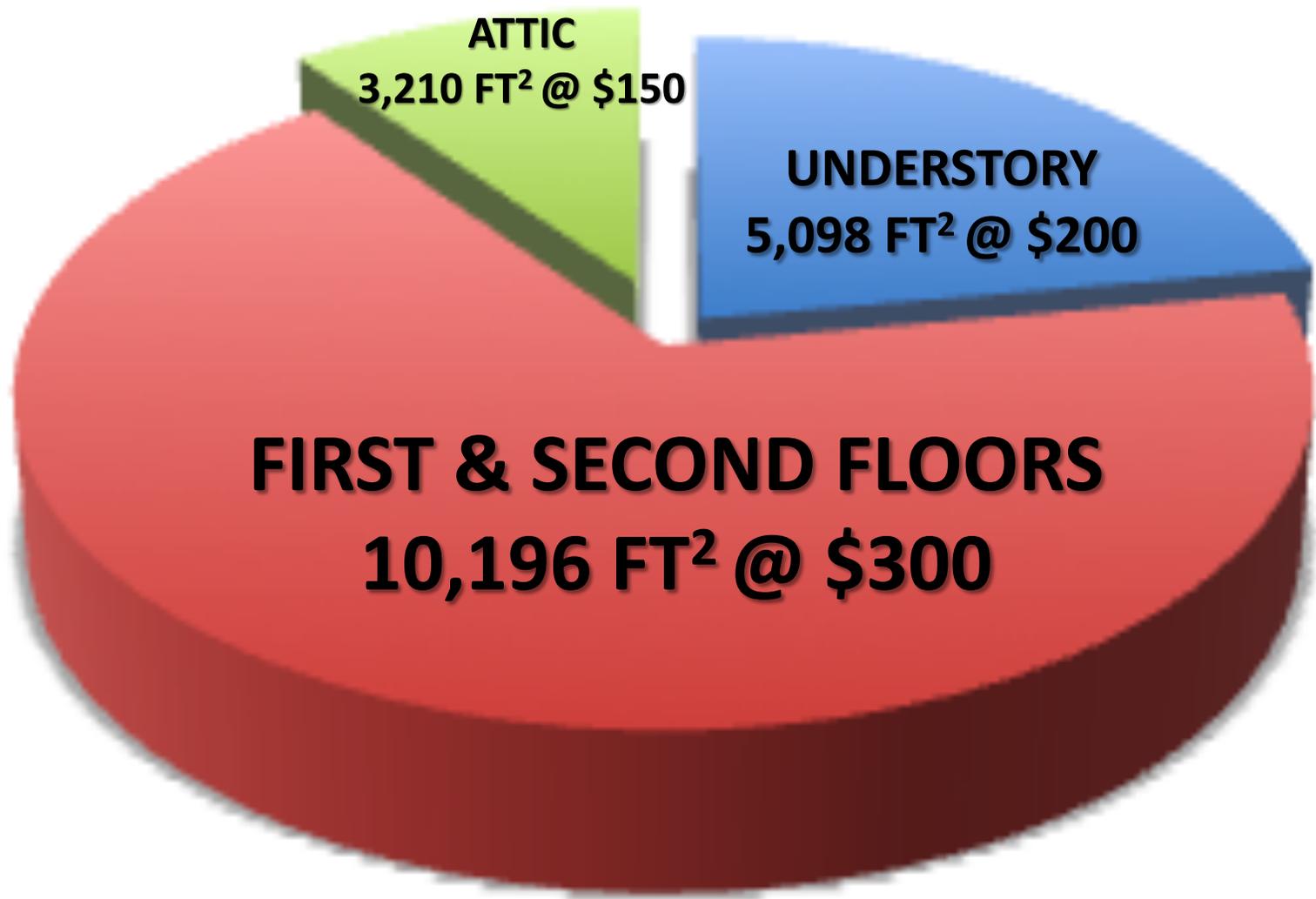


VIEW LOOKING EAST



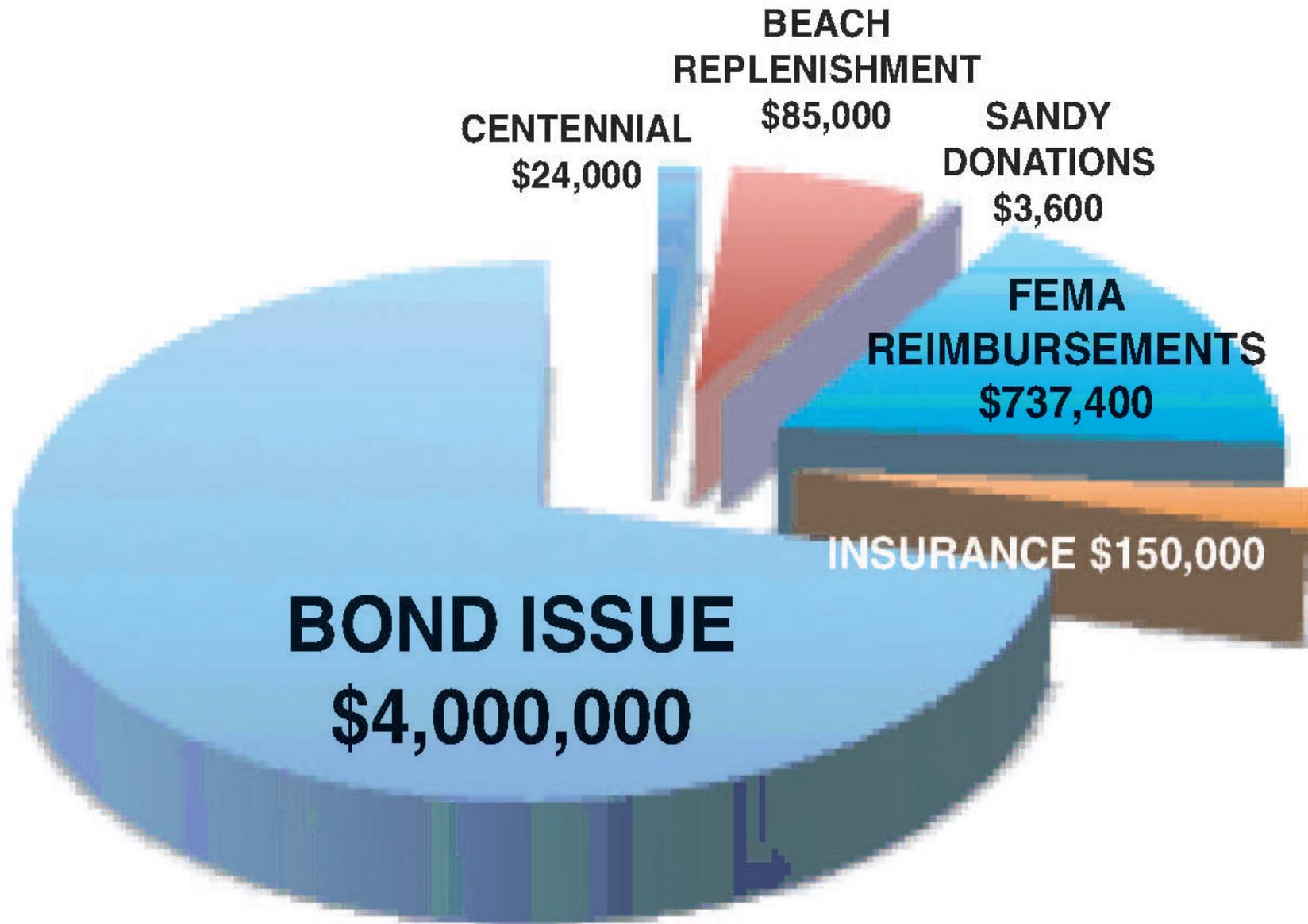
VIEW LOOKING SOUTH EAST

Notes:



The PROPOSED NEW BOROUGH COMPLEX

PAYING FOR THE NEW BOROUGH COMPLEX





IMPLICATIONS FOR PROPERTY OWNERS

\$3,000,000 - 20 YEARS - 3 PERCENT

TOTAL COST = \$4,021,200

**\$4,021,200 = \$201,060 PER YEAR =
\$13.36 per \$100,000 of A.V.**

AVERAGE TAX = \$302.29

THANK YOU