NEW MANTOLOKING BOROUGH COMPLEX
MANTOLOKING BOROUGH COMPLEX PLANNING COMMITTEE

• CAROL LEONE

• BETH

• DON Nelson

• BOB Ness

• SANDY Diehl - PRO BONO CONSULTANT
MANDATE FROM MAYOR
FEBRUARY, 2013

COUNCIL MEMBERS BETH NELSON AND DONNESS:

- 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


- 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
Attic Floor Plan
The PROPOSED NEW BOROUGH COMPLEX

- **FIRST & SECOND FLOORS**
  - 3,210 FT$^2$ @ $150
- **UNDERSTORY**
  - 5,098 FT$^2$ @ $200

**TOTAL**: 10,196 FT$^2$ @ $300
PAYING FOR THE NEW BOROUGH COMPLEX

- **BOND ISSUE**: $4,000,000
- **FEMA REIMBURSEMENTS**: $737,400
- **INSURANCE**: $150,000
- **CENTENNIAL**: $24,000
- **BEACH REPLENISHMENT**: $85,000
- **SANDY DONATIONS**: $3,600
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