

FINAL REPORT AND RECOMMENDATION TO MANTOLOKING BOROUGH COUNCIL
BY THE MANTOLOKING BOROUGH HALL BUILDING COMMITTEE

Mantoloking's Borough Hall was flooded by Superstorm Sandy. After extensive review of the scope of damage, Mantoloking's Flood Plain Administrator, Bob Mainberger, under advisement from the engineering firm, Hatch Mott McDonald, determined that the structure was "significantly damaged." This meant that the cost of repairing the building would be more than 50% of the value of the building pre-storm. As a result of the "significantly damaged" denotation, all aspects of the building would have to be brought up to current codes (FEMA, ADA, Department of Justice, Juvenile Justice Commission and International Building Code to name some, but not all).

March of 2013 - Mayor Nebel asked Councilmen Donald Ness and Beth Nelson to determine what should be done with Borough Hall and to make a recommendation to council.

The project was divided into four phases, with some activities in different phases overlapping.

Phase One - Retain or demolish existing building. Considerations were the feasibility of bringing the building up to current code requirements, the cost of doing so, and the cost of building a new Borough Hall.

Phase Two - Conduct a feasibility study considering all possible options available to the borough for the location, configuration and financing of a new Borough Hall. Also to be considered was the option of not rebuilding at all.

Phase Three - Report on the results of the prior two phases with a recommendation to proceed with one of the options.

Phase Four - Implement the plan adopted by the Borough Council.

Phase ONE - October 22, 2013, Council voted to demolish existing building. This was influenced by a letter from Hatch Mott McDonald recommending demolition of the building because the extensive damage meant the building would have to be elevated and then brought up to code. If it could be done, it would be very costly. Asbestos was discovered in the building, and remediation was begun in March, 2014. The county demolished the building for the cost of \$79,980.27. The demolition was completed in May, of 2013.

PHASE TWO -Ness and Nelson met with Bay Head Mayor Curtis and councilman Magory, to learn about the process Bay Head adopted to build a new borough hall. Bay Head used a "design build" process where the contractor actually makes many of the decisions about the design of the building. They spoke with the Business Administrator of Lavallette. Lavallette was using an architect to direct the project. It seemed the safer course was to have the architect be the designer, especially since the project must be awarded to the lowest bidder.

Nelson and Ness met several times with five architectural firms and one modular firm. These firms were selected based on a list from the DCA of firms that had built municipal buildings in Ocean and Monmouth County in the preceding ten years, recommendations from residents and the offer of services by one firm. The borough received three formal proposals.

The options for location of a new building were: use the existing property; purchase 1203 Bay Avenue; Purchase 3 Arnold Street; purchase 1 Downer Avenue (207 Downer); demolish the fire house and build on that lot; use the Department of Public Works lot on Bay Avenue; and build a new building on the existing lot and move the construction department to either the room above the Public Works Building, or above the Fire House.

Continuing to rent facilities in a neighboring municipality was also considered.

On March 11, 2014, the recommendation was made to the Borough Council to build a new building on the existing lot. Since every architect interviewed felt it would be possible to build a building that would house all services in one building on the existing lot, adding the cost of a new lot to the cost of the building seemed extravagant. Spreading the services among two or more buildings seemed like an unnecessary duplication of some of the expenses and an inefficient use of people hours. Of primary concern however, was the importance of the council making an investment in the town at a time when we were asking residents to do the same with their vacant or devastated properties. The council agreed with this recommendation.

Preliminary plans for a two story building housing all municipal functions were begun. The two primary considerations were functionality and cost.

On June 17, 2014, the Council approved the appointment of BLDG Architecture to design a new borough hall and police station. The Council also announced that the committee had been expanded to include Carol Leone, Bob Semple and Sandy Diehl as a pro bono consultant. Two public meetings, July 29 and 31, 2014 were announced.

The time line for the project was announced: Public meetings in August. Public feedback period until September council meeting, vote on plans at September meeting, final plans prepared and publicized. Vote on final plans at November council meeting and bid package prepared. Bids solicited in January, 2015. Project begun in mid-March, 2015 with completion date of March, 2016.

On July 15, 2014 a bond anticipation note for \$300,000 was authorized to cover preliminary expenses for new borough hall.

On July 22, 2014, a preliminary estimate of \$3,791,217.00 was received from the architect. Work on reducing costs was begun.

On July 29 and 31, 2014, two public presentations of preliminary plans for new Borough Hall were presented and public opinion solicited. Total attendance of residents and employees at both meetings: 35.

July 29 - September 10 - Public comment period on plans.

September 10 - 16 public comments incorporated in plans. The only comments were from neighbors about the openings on the ground level in the back of the building. Any openings not required by code were eliminated in response to these requests.

September 16, 2014 - Council authorized architect to prepare construction documents. A Certificate of Availability of Funds for phase 2 of BLDG Architecture LLD's contract was authorized.

From September 17, 2014 - December 2014, construction documents were prepared.

On November 25, 2014, -Sibilia Construction Services was appointed as Construction Manager by Council.

On February 2, 2015, the committee received an estimate of \$4,261,783.00 from architect. An informal estimate by Sibilia Construction Services of \$4,533,131.00 was received a week later. The committee reviewed options for reducing costs with architect and construction manager. Value Engineering was the only methodology that seemed appropriate. The committee met for a value engineering session but no significant savings could be found without reducing services. Once it was clear there would be no meaningful reduction in cost, the committee contacted the council and then met with the Finance Committee Chair to discuss financial possibilities and options,

From mid-February until June, there have been numerous meetings, both public and private, with residents who have questions and concerns about the cost and size of the building. The council meeting on March 18 had a presentation by the architect and the committee about the building with information also presented by the Finance Committee Chair. Questions were entertained and answered until there were no more. Individual council members and building committee members have also participated in several meetings at individual homes.

On May 19, 2015, drawings of a modified exterior of the original building plans were presented to the public. These drawings showed an altered roofline and a facade that substituted shingles for the bricks on the bottom portion of the building. At the public forums on May 28 and June 2, a "Plan B" was presented. This was a building reduced some 15-18% with a resulting reduction in cost of \$250,000. The space savings was achieved by the removal of the meeting room and the judge's facilities. The additional costs of the use of alternative locations or outsourcing were not included.

On June 30, the Mantoloking Borough Council will vote on the Building Committee's recommendation for the new borough hall. The council will also vote to authorize the architect to finalize the plans on the selected building and to complete the bidding package. Once this is ready, the project will be put out to bid. The options being considered are Plan "A" and Plan "B." Plan "A" offers a building housing all the municipal service accorded to Mantoloking residents on the site of the previous Mantoloking borough hall. Plan "B" offers a building without the community meeting/courtroom and judge's chambers.

PHASE THREE - RECOMMENDATION

As a municipality, for the past 103 years, Mantoloking has had a proud history of independence and self-sufficiency. Although overwhelmingly a residential community with little tax revenue except for the homes in the borough, Mantoloking enjoys one of the lowest tax rates in the state. The municipality has never had to issue bonds to provide funding for any project, and has been able to maintain all necessary municipal services for its residents. Although the after effects of Superstorm Sandy will continue to be felt in our small community for years to come, we have proven that we are more than just a political entity: Mantoloking is a community of individuals who celebrate together, who recreate together and who sometimes cry together. Just as a municipality needs space where services are available for its residents, a community needs a center where residents can join together as friends and neighbors. Our new Borough Hall will provide both: a full service municipal building that will meet the needs of its citizens for decades to come, and a meeting place where community members can welcome Santa Claus, parade in honor of our Independence and gather to honor the service and devotion of our neighbors.

While there would be some cost savings in adopting "Plan B", the committee feels that the savings would not be enough to justify giving up some of our independence and a room that has significance to both the municipal government of Mantoloking, and to the community as a whole. Mantoloking has proven that a small municipality can provide as many services as a larger municipality at a lower cost to its tax payers with attention to expenses and priorities. Our town has survived a terrible disaster, now we must prove we are back stronger and more committed to our independence than ever.

Therefore, the Mantoloking Building Committee unanimously recommends that the council approve Plan A - the full service building. We believe that this building will be a symbol of Mantoloking's independent spirit, our love of our community, and our determination to rebuild the lifestyle that was interrupted, not destroyed, by Mother Nature in the guise of Superstorm Sandy.