



# **Mantoloking Reporter**

**June 3, 2015**

**Prepared by: Denise B**

**Number 505**

## **COMMUNITY BULLETIN BOARD**

The Borough Hall Building Committee has hosted two Public Forums where residents had the opportunity to

ask questions and make comments regarding the construction and design of the proposed new Borough Hall.

**Location:** Mantoloking Fire House -1st Floor  
202 Downer Ave.  
Mantoloking, NJ 08738

**Dates:**

**Time:**

**May 28, 2015**

**3:30-5:30 p.m.**

**June 2, 2015**

**6:30 - 8:30 p.m.**

**[Correction to Reporter Issue 504](#)**

**Regarding the Police Department:**

***Mantoloking will remain - as it was prior to Sandy - a "temporary holding facility" or "processing facility- meaning our detentions are roughly 4 hours max before transfer***

The second of the two meetings took place this afternoon and was standing room only!!  
The first gathering attracted 50 attendees.

**Highlights**

Don Ness

Committee was asked to develop a Plan B for the Boro Hall project with the objective to reduce the scope and cost

**Plan A**

Full service building with all the pre Sandy functions-***modified*** from original Plan A with regard to roof line, materials and landscaping.

**Plan B**

18% smaller in scope accomplished by removing the meeting/court room - thereby rendering it a non-full service building.

The 18% reduction in scope results in a \$250,000 drop in projected costs

Drawings were made available for viewing of the original pre Sandy Boro building and the proposed building reflecting the increase in size from approx 7500 sf to 10,000 sf in Plan A

**Mayor and Council will be voting on Plan A or Plan B on June 30, 2015**

**PUBLIC COMMENT:**

(?) clarification requested on building sizes of the plans

(a) Original building 7500  
Plan A 10,000  
Plan B 8600

(?) saw Bay Head drawings - looks enormously smaller and at half the cost...  
understand the piling requirement impact for Manto-  
why is ours so large and more expensive

(a) multitude of differences:  
BH -2 story modular building  
elevation almost ground level  
compliance not sought in advance  
shape of property  
cannot compare

(?) why did BH choose such a different path

(a) our elevation requirements are a big factor- we need to lift and insert pilings  
they have big square area - more conducive to a less impactful structure  
ours is long and narrow  
compliance issues - Americans with Disabilities Act - only other option would be a big ramp in front of the building  
police requirements - BH did not ask in advance re compliance issues- Lavallette did the same and has had change orders and stop orders for lack of compliance

(?) what portion of cost is pilings

(a) specs call for 184 pilings at 1200 each= \$220,800

First floor height determined by Police Dept - full use ground level - considered a critical use structure - had to be higher - Fema requirement

(?) comment - our building looks bigger because of shape ... height is also a factor

our team/committee has been more responsive to community feedback than other towns and efforts have been made to respond to resident comment

BH left these decisions to the contractor !

This has been stressful on all... but we do appreciate the responsiveness

(?) comment - skinny building is better for natural light and ventilation

(?) can committee summarize steps in process so all understand the objectives of space allocations , etc

(a) the committee set up the Construction Dept as a one stop shop to help residents - eliminating the need for multiple visits . The arrangement requires space to coordinate all the activities in one area.

It is logistically complicated... would be much less convenient if spaces were shared and all parties could not participate simultaneously

It was felt that this arrangement would allow for a more efficient use of time and Construction Dept space - it is smaller than what we currently occupy in Brick

(?) Police Dept scale- need to understand

(a) Chief Ferris - the requirements are built to summer needs

- winter 1 main officer -1 special
- summer 12 staff on
- need to be able to accommodate summer employees as well as take into consideration mandates from Dept of Corrections etc
- cannot share desks and computers - these are job and rank specific
- need holding facility to insure safety of officers
- represents a gain of 390 sf vs pre Sandy -addition of a ladies locker - 1 bathroom

(?) courtroom - why needed

(a) Chief -cumbersome to use fire house and borrow furniture from MYC- not practical or necessarily safe in the long run

off site court - to transport and attend court officers would need to leave town.

Summer officers are only authorized in Manto and would have to surrender weapon if leaving town- places them at risk if transporting arrested person

better to have court in town - more efficient - if on duty ,officers can step in and out to deliver or testify- would not need to arrange coverage

(?) is only difference A to B courtroom?

(a)courtroom is also a meeting room - if removed no other space to meet - PWB treacherous

In Plan B, the Construction Dept was relocated to the second floor where courtroom was in Plan A

(?) pre Sandy Construction Department was

essentially part time . It expanded post Sandy  
- but isn't this temporary - once all the post Sandy  
activity diminishes,wouldn't the space requirements  
also decrease?

there was an idea to purchase police trailer and put  
Construction Dept there at a cost of approx \$60,000  
until the surge is over

Manto has 520 properties so not going to expand once  
post Sandy construction finished

(a)trailers are temporary - would need to check with  
Fema re requirements and if it would be permitted

(?) has it been considered?

(a ) it has not been looked at

(?) how come the architect is not attending either of  
meetings

(a) not necessary - he already made himself available  
for 3 hours at a Council meeting

(?) comment - that were a long time ago

(a) nothing has changed

Bob M - comment re construction cycles in the town -  
fully built - tear down and rebuilds - Sandy - we will  
probably never return fully to pre Sandy ...Planning  
Board will have plenty on its agenda moving forward

(?) building in BH a fixed cost contract costing less  
than \$3 Mio

Lavallette - they have had 3 change orders - steel

construction - 4 times the population - includes a  
rent paying tenant - post office - cost \$4.2 Mio  
3 change orders total \$327,000  
will come in under \$5 Mio

BH went to bid - received 11 bids ranging from \$  
4.7-\$6.8 Mio - all were rejected  
went back to drawing board and decided on current  
strategy

Manto has a proposed 4 story building 10,000 sf per  
floor 500 sf top floor  
is there a cap?  
at what point do we say no...  
or are we just going to accept lowest bid  
when we began the number was \$2.2 grew to \$4.2  
and now approx \$5 without financing costs

is there a threshold number?

(a) this is a Council decision-

(?) is the committee making a recommendation?

(a) we don't even have a building approved yet

(?) we need to have a plan in place which includes a  
threshold

(a) that will be for the Council to decide

(?) will it be done before it goes out to bid?

(a) no not necessarily

(?) residents are pestered about the Police Dept-  
don't see need for the proposed scope?

(a) there will be one cell and a holding bench

(?) what soft costs are being paid for by Fema

(a) Fema not paying for construction mgr- paid for  
separately

\$1,602,000

approx \$600,000 for demolition, rental space and  
storage

\$1 Mio balance will go to construction

the bond will cover all costs minus what we already  
have in bank .... so bond could be more than 3 Mio

we have BOE monies which can be applied...  
could be \$6 Mio project ... if we have \$2 Mio ... bond  
would be \$4 Mio as an example

(?) is 3rd floor still going to be used for storage -

(a)yes its there may as well use it

(?) what about using the 2nd floor of PW building if  
its no longer occupied for OEM

Bob M- the space is always occupied

OEM is not disbanded

radio and other equipment remains there and it used  
for meetings

Municipalities are mandated to have OEM which can  
be activated by the County at any time

OEM not disbanded - just not currently "activated"

(?) police elevator - most arrests take place at night or weekends - why not just 1 elevator that opens to both sides?

(a) looked at that - Dept of Corrections had requirements - no way to manipulate the floor plan to put Police Processing Center in middle of the building

(?) is there a master plan to encompass the fire house?

Could the reduction from Plan B be incorporated into such a phase at a later date

(a) no it was not

committee was appointed by Mayor and Council to make a recommendation which will be done on **June 16 at the regular Council meeting with vote to take place at a Special Council meeting on June 30**

if we don't move forward we will have to back step and we do not want to lose Fema monies

(?) does fire house also have to be demolished?

(a) we have already received monies to repair the building which would have to be returned if demolished..the monies were specifically linked to the MFC building

(?) how many people would fit upstairs at MFC safely?

(a) would need to check code  
would require an elevator

(?) MFC could be used for a meeting room

(a) Fema monies specific to scope - cannot change  
how monies are spent they will not pay for elevator  
they will pay for windows doors etc to make building  
more storm proof

(?) stated no cost for furniture - will there be cost of  
furniture

(a) no everything in Drum Point will be used stuff in  
storage  
re equipment for Police Dept - no monies from Fema  
for Police  
set aside \$500,000 for soft cost which covered demo  
of old building etc  
Police Dept using what they have now

(?)time line from bid to launch -

(a)expect first shovel around Labor Day before  
everyone leaves town-  
anticipate having bond secured by then

hoping for letter of support from Congressman to give  
additional time / extension re Fema funds

The committee will present its report at the Regular Council Meeting on **June 16, 2015.**

It is anticipated that a **Special Meeting** will be held:

**June 30, 2015**

**at which time Council may take action concerning the project.**

## **THE BLUE BOOKS**

**2015  
Printed**

**Will send out notice shortly!!**

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