

Revised Borough Hall Committee Status Report

February 16, 2016

Agenda

- Revised Borough Hall Committee – structure and process
- Report from the Building Design Committee
 - Efforts to date
 - Timeline
 - Next Steps
 - Architect review – proposed floor plans
- Q & A

Committee Structures and Process

Three Distinct Committees led by Three Council Members

- Communications – Chris Nelson

- Lynn O’Mealia
- Bill Richardson
- Carolen Amarante
- Denise Boughton
- Tom McIntyre

- Long Range Plan – Lance White

- Don Redlinger
- Tony Amarante
- Harry O’Mealia
- Jane Post
- Bob Post
- Doug Nelson
- Stacy Ferris – Chief of Police
- Larry Plevier – Municipal Engineer
- Tom McIntyre

Building Design Committee – Beth Nelson

- Mantoloking Residents
 - Don Ness
 - Pam Lucas Rew - Architect
 - Dan Rew - Architect
 - Monte Oeste
 - Tom McIntyre
- Outside Professionals
 - Dan Lynch – Architect
 - Robert Sibilia – Construction Management
 - Hollister Construction Services – awaiting response ??

Project Communication Strategy

- Early and Often
 - Print, Mantoloking Reporter, Mantoloking.org, Blogtrotter
- The lines are open
 - Committee member emails are included
 - Main email address – rbhc@Mantoloking.org
- See something – say something
 - Have a question or concern or maybe even an “attaboy” use the rbhc address
- Spread the word
 - “Coconut telegraph”
 - West Coast Florida Information Session – Friday March 4, 2PM
 - Hosts – Don and Peggy Redlinger – Naples, FL
 - RSVP – Rbhc@Mantoloking.org

Building Design Team Objective

- Redesign the current Borough Hall Building in line with the two phase approach identified as option 4 in the Borough Hall Presentation of January 19
 - Smaller footprint – less bulk
 - Reduce construction costs
 - Maintain the aesthetic of the neighborhood
 - Complete the project in an expedited manner to reduce the risk with the FEMA funding

Space Programming

- Usable (office) space reductions
 - Eliminate the council/court meeting room - 1239 Sq. Ft.
 - Eliminate the court administration office - 371 Sq. Ft.
 - Reduce Borough administration space by 20% - 261 Sq. Ft.
 - Reduce the construction office by 25% - 260 Sq. Ft.
 - Reduce the police admin. space by 12.5% - 140 Sq. Ft.

- Circulation and storage reductions
 - Eliminate storage requirements from the attic space
 - Eliminate attic access stair wells
 - Eliminate west side egress stairwell
 - Eliminate public restroom on 2nd floor

Space Programming - continued

- Reprogramming Of Floor Space
 - Mid-size conference/community/training room on the first floor
 - Boiler room and elevator mechanicals moved from attic to second floor office space
- Current net reduction of all pluses and minuses – 23%
 - Building length reduced by approximately 30 linear feet
 - Footprint reduction – 1,180.3 Sq. Ft.
 - Approximate volume reduction – 44,000 Cu. Ft.

Review Of Additional Cost Reduction Opportunities

- Reviewed and accepted
 - Reduced HVAC requirements and system redesign
 - Reduced structural components for the attic
 - Concrete flooring, large steel framing, stair towers
- Reviewed and rejected
 - Open-web joists – vibration and longevity issues
 - Partial off-site (modular) construction
 - Smaller building less valuable
 - Added design and build complexity = time + money
 - Mechanicals on ground floor – flood plain code violation
- Still under review
 - Impact of new NJ DCA Coastal A building requirements
 - Additional space reductions

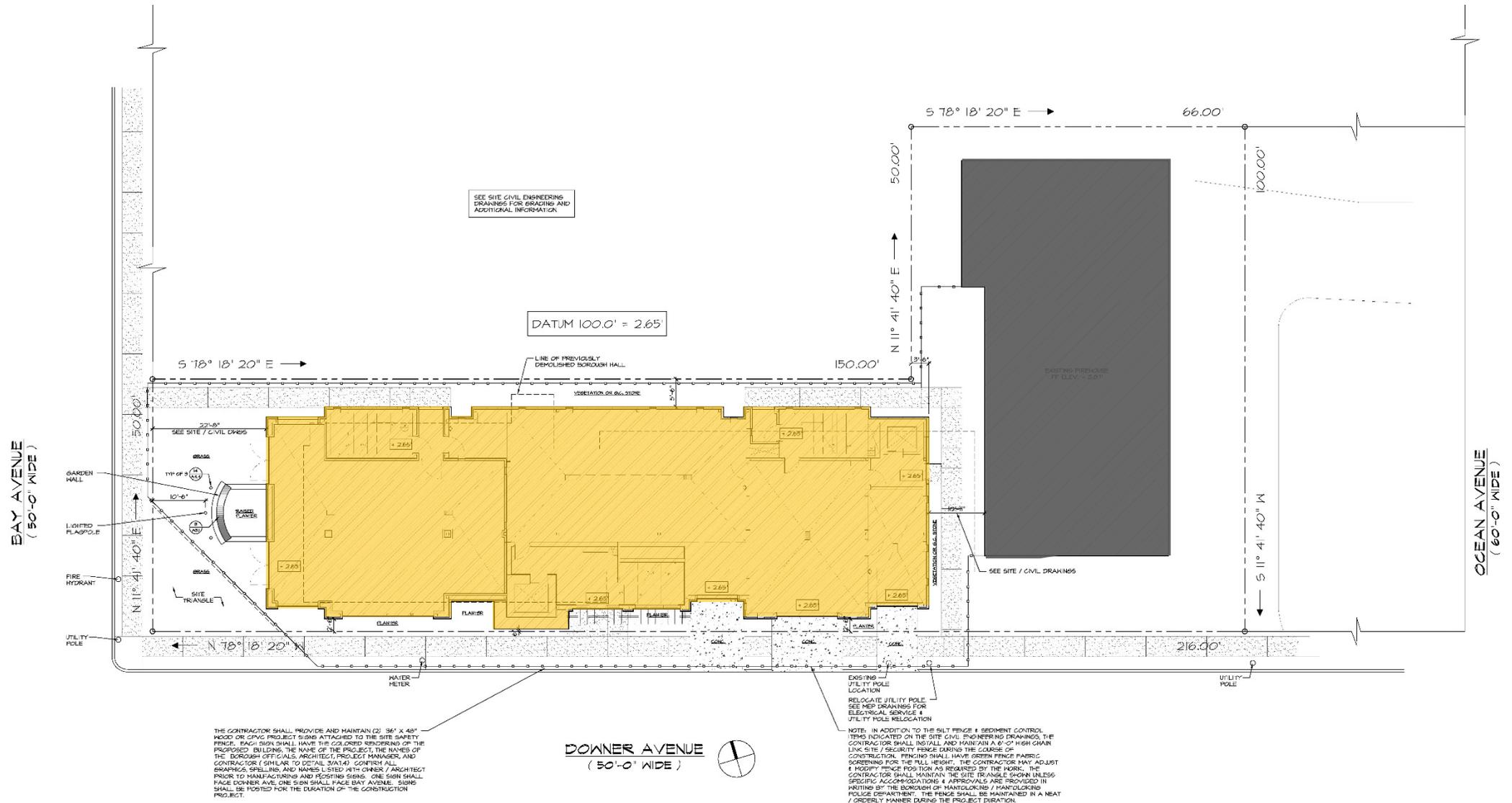
Key Dates

- February 16 – Council presentation – status report
- March 15 – Council presentation – revised design and costs
- March 29 – Special Council meeting for adoption of building design and cost
- April 26 – Introduction of Bond Ordinance
- May 17 – Council approves Bond Ordinance
- May 31 – Construction bid documents complete
- June 7 - Advertise for construction bids
- July 7 – All construction bids received
- July 19 – Council awards construction contract
- Late August/ Early September – shovel in the ground
- October – Current expiration of \$1.1 million FEMA Grant

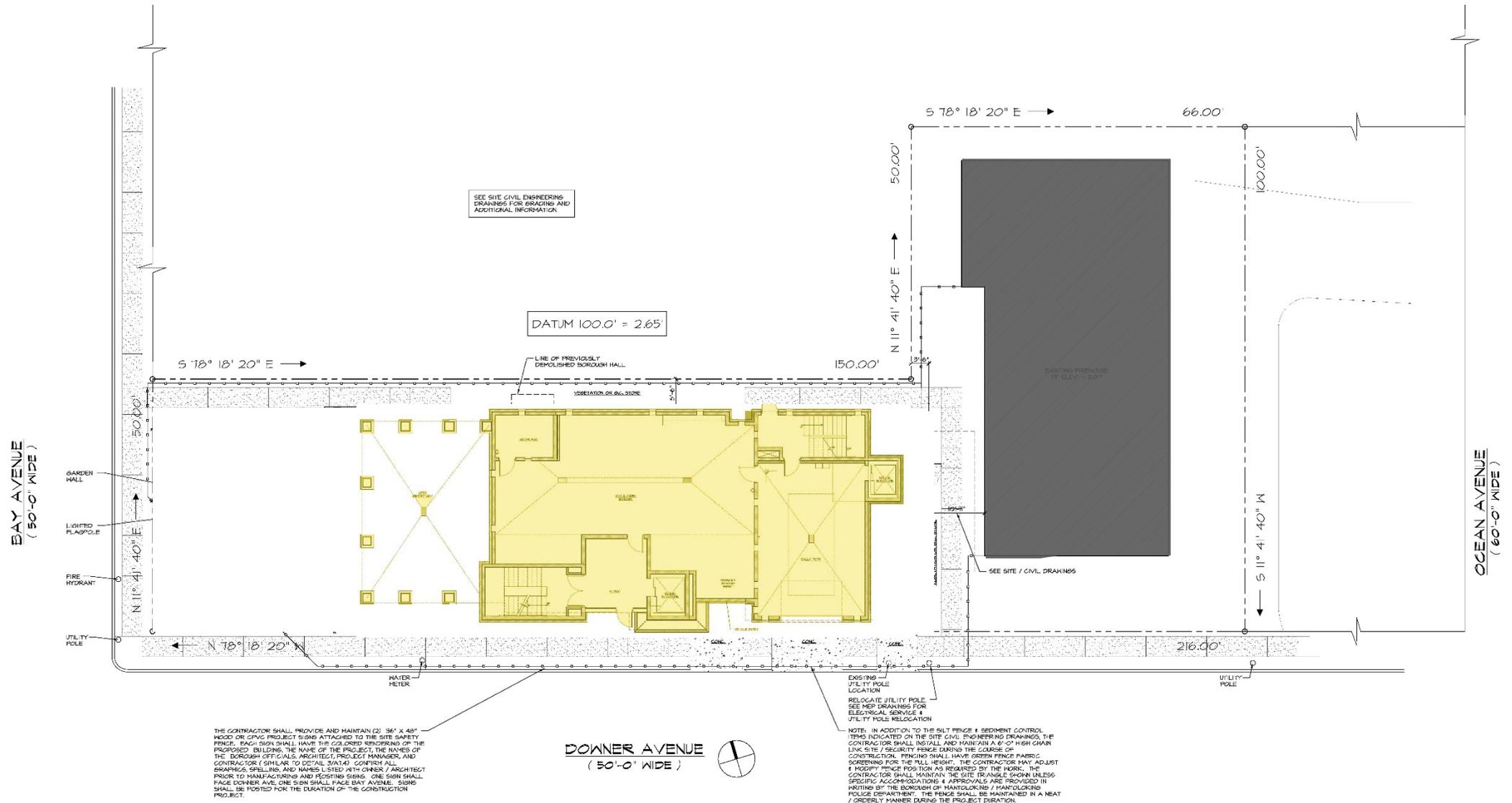
Next Steps

- Resolve any open issues – keep looking for reductions
 - Communicate resolution on a timely basis
- Complete “massing” – shaping the building
- Develop cost estimates
- Target March 15 council meeting for final design and cost review

Previous Site Plan



Conceptual Site Plan



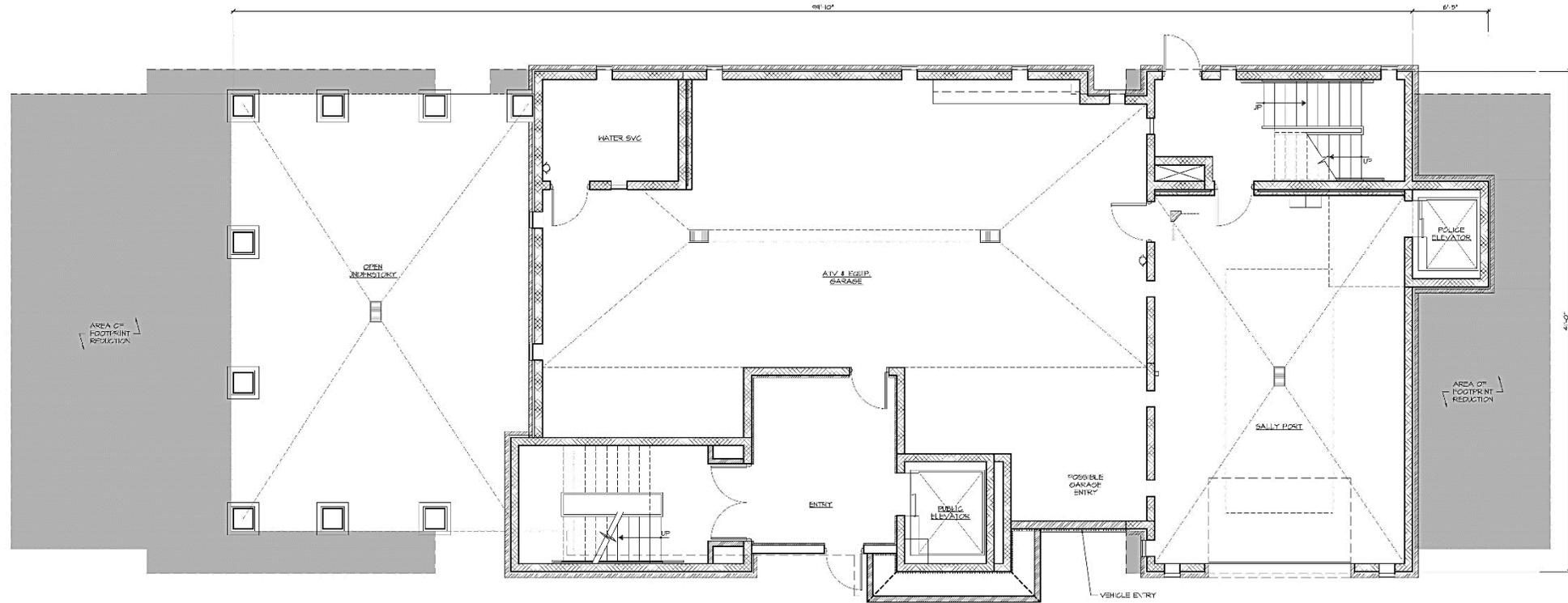
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN (2) 36" X 48" WOOD OR CIVIC PROJECT SIGN ATTACHED TO THE SITE SAFETY FENCE. EACH SIGN SHALL HAVE THE COLORED RENDERING OF THE PROPOSED BUILDING, THE NAME OF THE PROJECT, THE NAMES OF THE BOROUGH OFFICIALS, ARCHITECT, PROJECT MANAGER, AND CONTRACTOR (SIMILAR TO DETAIL 3/24). CONFORM ALL GRAPHICS, SPELLING, AND NAMES LISTED WITH OWNER / ARCHITECT PRIOR TO MANUFACTURING AND POSTING SIGNS. ONE SIGN SHALL FACE DOWNER AVE. ONE SIGN SHALL FACE BAY AVENUE. SIGNS SHALL BE POSTED FOR THE DURATION OF THE CONSTRUCTION PROJECT.

DOWNER AVENUE
(50'-0" WIDE)



FOR REFERENCE ONLY

Understory Floor Plan

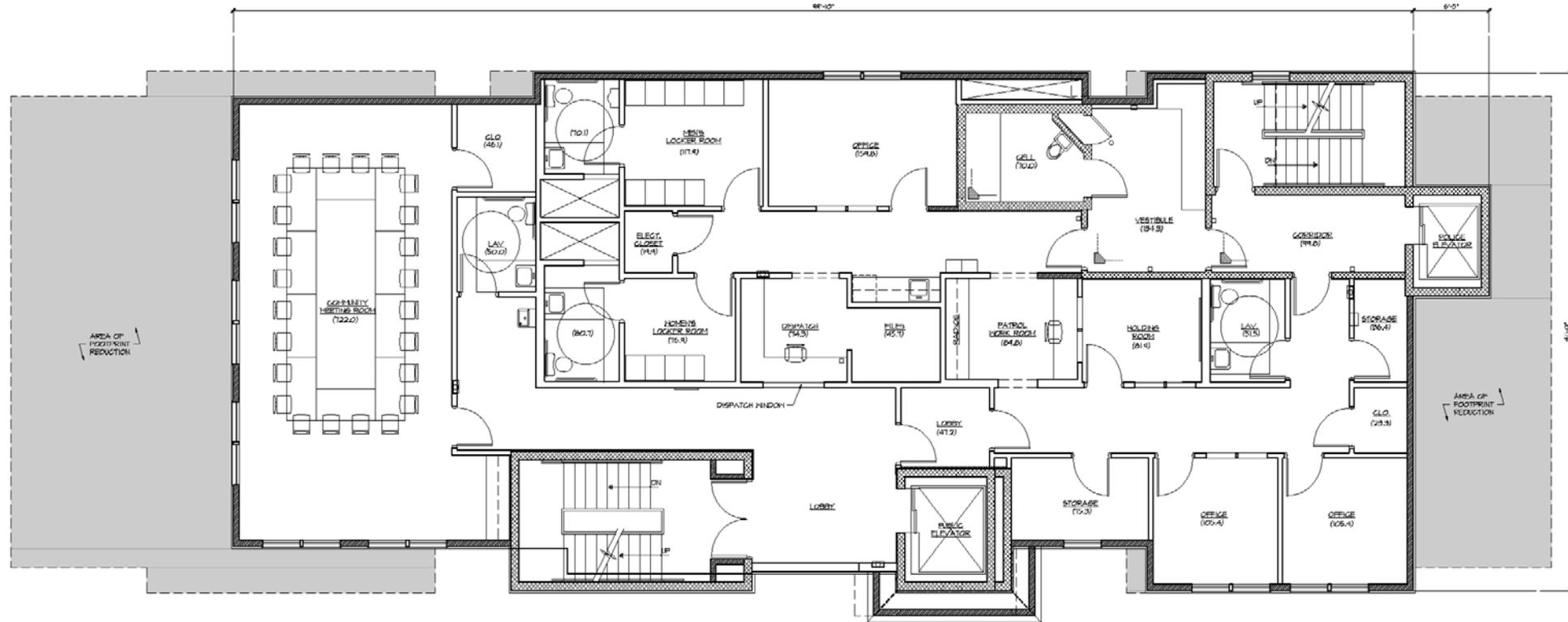


PREVIOUS PLAN: 5098 G.S.F.

REVISED PLAN: 3917.73 G.S.F. (23%)

ENCLOSED AREA 3056.6 G.S.F.

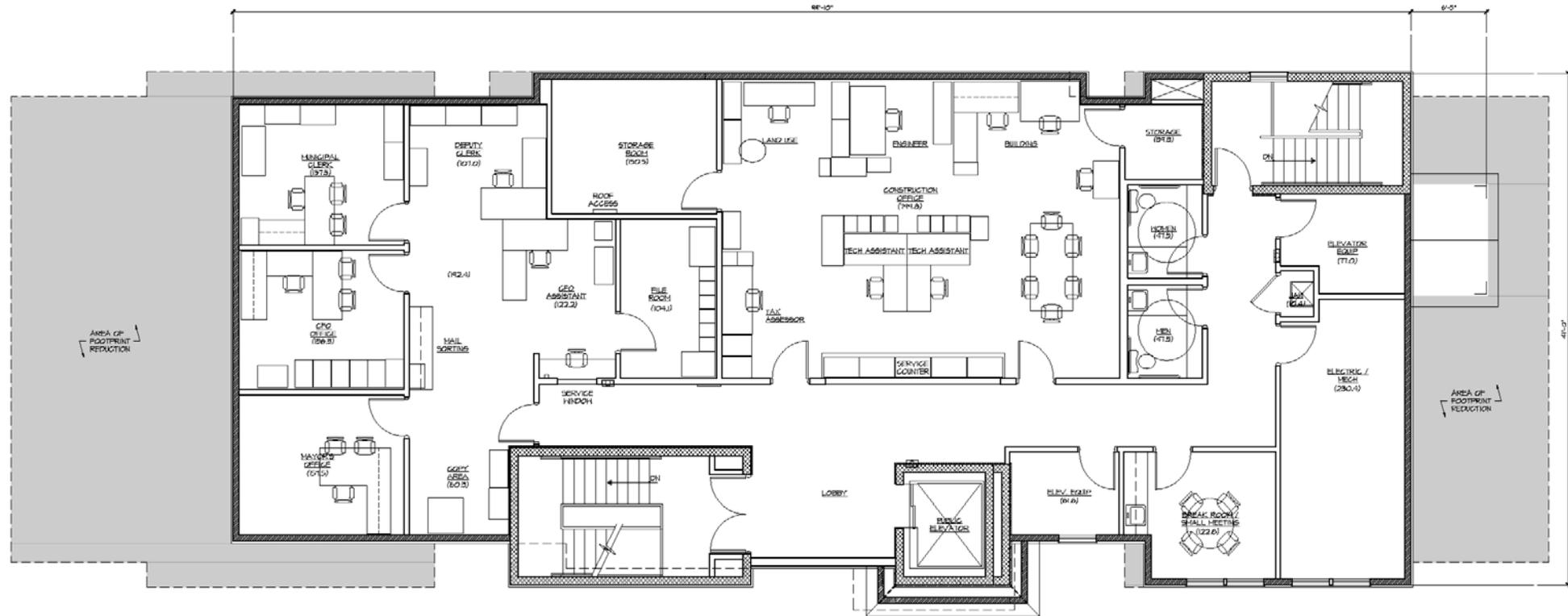
First Floor Plan



PREVIOUS PLAN: 5098 G.S.F.

REVISED PLAN: 3917.73 G.S.F (23%)

Second Floor Plan



PREVIOUS PLAN: 5098 G.S.F.

REVISED PLAN: 3917.13 G.S.F (23%)

Building Design Committee Report

Q & A