

Mantoloking Borough Hall Comparisons

Old Building, Lavallette, Bay Head

Interviews

- Mantoloking
 - Beth Nelson, Don Ness, Stacy Ferris, April Yezzi
- Mantoloking consultants
 - Bob Mainberger, Dan Lynch, Bob Sibia
- Third Party
 - Wallace Brothers construction via Dan Lynch
 - Lancaster/ Dauphin Counties prevailing wage charts (internet search)
- Bay Head
 - Brian Magory – Councilman in charge of their project
- Lavalette
 - Building department

Mantoloking – New Vs. Old (conditioned habitable space)

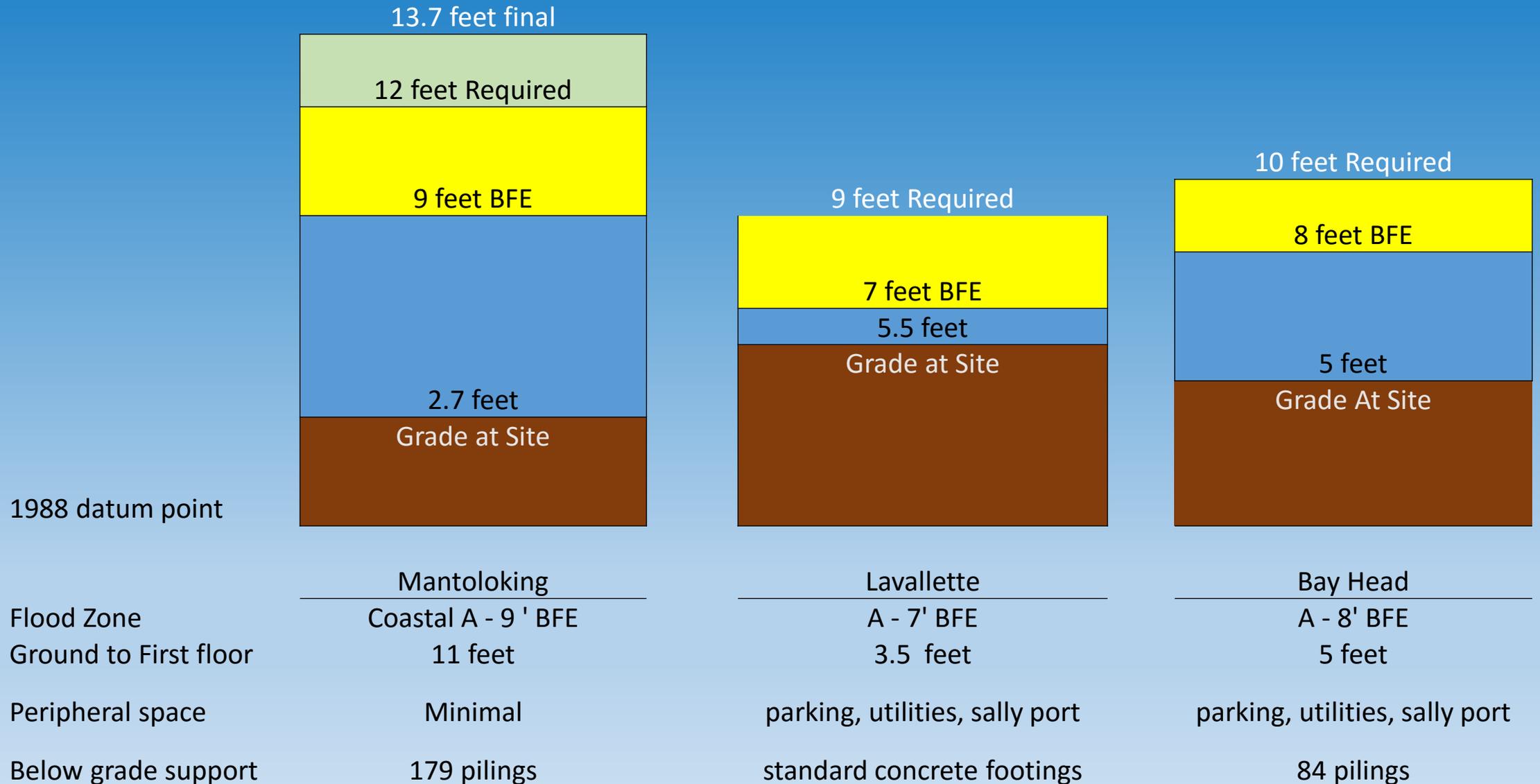
	<u>New Building</u>	<u>Old Building</u>	<u>Variance</u>	Notes:
Department/Area	<u>Allocated Space SQ FT.</u>	<u>Allocated Space SQ FT.</u>	<u>Allocated Space SQ FT.</u>	
Total square footage	10193	7073	3120	New does not include Ground floor
Less Ground floor garage		733	-733	New garage is below first floor
Less non-habitable space	3895	1598	2297	Hallways, vertical circulation, etc.
Habitable Space	6298	4742	1556	32.8% increase in personnel work space
<u>Major factors in space increase</u>				
Police	2148	1749	399	
Land Use/Construction	1126	444	682	Open space, conference table, extra desk space
Town Admin	945	720	225	Mayor, Clerk, CFO, common space
All other spaces	2079	1829	250	
Total major space factors	6298	4742	1556	

Savings – Eliminate Approx. 1500 sq. ft.

(based on Plan “B” calculated savings)

<u>Element</u>	<u>Savings</u>
Site construction, Concrete, Masonry, Metals	\$ 106,641
Wood, Plastics, Thermal and Moisture Protection	\$ 75,179
Doors, Windows, Finishes, Specialties	\$ 37,057
Mechanical, Conveying Systems and Electrical	\$ 42,918
Fees and Contingencies	\$ 22,822
Grand Total	<u><u>\$ 284,617</u></u>

Site Comparisons – Mantoloking, Lavallette, Bay Head



Comparison – Mantoloking - Lavallette

	<u>Mantoloking</u>	<u>Lavallette</u>
Conditioned-habitable space	10,196	13,000
Tempered Attic Storage space	3,210	0
Tempered-other use space -below first floor	3,020	0
Total usable space	<hr/> 16,426	<hr/> 13,000
Total costs (with alternatives)	\$5,039,000	\$5,087,697
Below The First Floor		
	Grade beam on piles with steel support infrastructure	Slab on fill, concrete footings, masonry walls
Foundation		
Tempered usable space	3020	0
Open space	2078	0
Est. cost - Manto - \$216 sq. ft.	\$1,129,798	
Est. cost - Lavallette - \$35 sq. ft		\$227,500
Net cost of usable space above the first floor	\$3,909,202	\$4,860,197
Cost per sq. ft. habitable space above the first floor	\$383.41	\$373.86
Cost per sq. ft. usable space above the first floor	\$291.60	\$373.86

Comparison – Mantoloking – Bay Head

	<u>Mantoloking</u>	<u>Bay Head</u>
Conditioned-habitable space	10,196	10,080
Tempered Attic Storage space	3,210	0
Tempered-other use space - below first floor	3,020	0
Total usable space	16,426	10,080
Total costs (with alternatives)	\$5,039,000	\$2,940,000
Below The First Floor		
	Grade beam on piles with steel support infrastructure	Pilings
Foundation		
Tempered usable space	3020	0
Open space	2078	0
Est. cost - Manto - \$216 sq. ft.	\$1,129,798	
Est. Cost Bay Head -\$35 sq. ft.		\$175,000
Net cost of conditioned-habitable space	\$3,909,202	\$2,765,000
Cost per sq. ft. habitable space above first floor	\$383.41	\$274.31
Cost per sq. ft. usable space above first floor	\$291.60	\$274.31

Why are Bay Head's Costs \$1.14 million less

- Tempered attic space – 3,202 sq. ft. @ 100 sq. ft. differential (est.)
 - Metal deck with reinforced concrete floor and wet sprinkler system
 - Roof Top Utilities support
 - Cost differential \$320 thousand
- Structural needs – Non-controllable
 - Mantoloking must use steel and metal not wood as the structural elements
 - Height from grade, configuration (thin & rectangular), roof top utilities
- Modular offsite construction- Controllable
 - Prevailing wage and benefits (not fully loaded)- carpenter
 - Ocean County NJ - \$69.48 , Lancaster/Dauphin County PA - \$42.94 - 38% difference
 - Assume all workers at same wage and working hours equal at both locations
 - Assume wages equate to 40%-50% of cost – savings estimate - \$590 -\$750 thousand
 - But... given our site could we have gone modular?

Offsite Modular Construction - ?

- Mantoloking Building Committee
 - Early stage interviews with architects and one modular firm indicated given our needs, a modular approach would not reduce the projects costs
 - Crane Group International – Hackensack NJ
- Bob Sibilia – Mantoloking Construction Project Manager
 - “My personal experience having built modular buildings... is that modular design is residential construction attempting to be retro fitted for institutional construction use”.
- Bay Head is getting 20 modules delivered before the end of year.

Conclusion

- The new building while larger, responsibly deals with the needs of the staff and the community
- The site with its narrow foot print, low building grade, and flood map designation, is the single biggest driver of the cost differential in the comparisons
- When the costs are equalized for what happens above the first floor level and the value/cost of Mantoloking's attic space
 - Compares favorably with Lavallette
 - Reduces the cost gap with Bay Head to a more understandable \$600-800 thousand