



Borough Hall Presentation
January 19, 2016



Agenda

- Current Assessment
- Review of Hollister Report
- Review of Options
- Recommendation
- Q&A



Current Assessment

- Bond Ordinance Postponed
- Bid Process Expired
- FEMA Funding Time Sensitive
- Possibility of Referendum



Hollister Report Review

HOLLISTER PRESENTATION



Borough Hall - Options

Option1: Keep Current Plans, Re-bid and Re-bond

<u>Positives</u>	<u>Negatives</u>
Maximization of FEMA funds	Some savings not fully realized
Work complete and verified	Remaining concerns of size and cost and fit with long range plan
“Speed to occupy” is optimal	Referendum likely



Borough Hall - Options

Option 2: Revise current plans based on Hollister's recommendations

<u>Positives</u>	<u>Negatives</u>
Preserve utilization of FEMA funds	Some savings not fully realized plus additional soft costs
Minor scope changes	Remaining concerns of size and long range plan
"Speed to occupation" preserved	Referendum: unsure
Savings of a potential 800K	



Borough Hall - Options

Option 3: Start over

<u>Positives</u>	<u>Negatives</u>
Decisions made in context of approved long range plan	Potential loss of FEMA Funding
Potential for lower profile structure(s)	New soft costs not reimbursable
	Second approval from Regulatory Agencies
	Working Conditions for BOM employees
	Lack of Boro Hall for another 2+ years
	Potential for net higher costs



Borough Hall - Options

Option 4: Combine Hollister Report findings with a reduced foot print building
 (eliminate council/meeting room and reprogram remaining space needs)

<u>Positives</u>	<u>Negatives</u>
Preserve utilization of FEMA funds	Meeting space delayed
Manageable scope changes – re-approval may not be needed	
Reduced costs	
Maximize efficiencies inherent in current two floor plan but reduce footprint to yield less “bulk”	
Provides time to address Fire Dept building	
Broaden Community Involvement	



RECOMENDATION

OPTION 4 is recommended

Implement Two phased approach:

Revise current plans to preserve elements of previous design, reduce bulk/cost, improve aesthetics and include meeting space in predetermined future project

Phase 1:

- Modify existing Committee with new members
- Rework existing plan to shrink building size and scope
- Work with architect to maximize space for all Depts.
- Revise roofline and building exterior with input from expanded committee
- Revise plans to roll into Phase 2
- Roll-out expedited timeline to preserve FEMA funding and to occupy space ASAP
- Utilize understructure until phase 2 complete.



RECOMENDATION

Two Phased Approach:

Phase 2:

- New committee to work with Boro Long Range Planning Group
- Should include Fire Dept. re-do with associated synergies.
- Meeting space a necessity
- Timeline needs to be established and agreed on



RECOMENDATION

Reasoning behind Recommendation:

- Preserves majority of work already completed
- Hopefully limits “re-approvals” of critical space
- Helps to address size and cost concerns
- Phased approach = Long term solution for entire Borough Infrastructure



NEXT STEPS

Next Steps:

- Estimate from Architect on rework
- Confirmation of savings
- Timeline needs to be established for Phase 1 and 2
- Communication plan and key milestones developed
 - Plans
 - Community involvement
 - Bid
 - Bond
 - Shovels in the ground!
- Expedient completion paramount