

Revised Borough Hall Committee Information Session

July 17, 2016

Agenda

- How we got here
 - December Decision
 - January Council Meeting
 - Revised Borough Hall Committees
- Revised Building Design
- Cost analysis
 - Comparison to original design
- Tax Payer Impact
- Timetable

December 2015

- Concerns over the size and cost of the original Borough Hall design coupled with the possibility of a potentially divisive bond referendum led to a “reconsideration” of the project
- An outside value engineering study was commissioned to look for potential savings
- Members of the town council and several concerned citizens met and developed a series of options to be presented at the January council meeting.

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	

RECOMMENDATION- January 2016

OPTION 4 is recommended

Implement Two phased approach:

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

Phase 1:

- Modify existing Committee with new member
- 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. building with associated synergies.
- Meeting space a necessity
- Timeline needs to be established and agreed on

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 Sibia – Construction Management

Building Design Team Objective – February 2016

- Redesign the current Borough Hall Building in line with the two phase approach identified as option 4 (eliminate large meeting/court room) 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

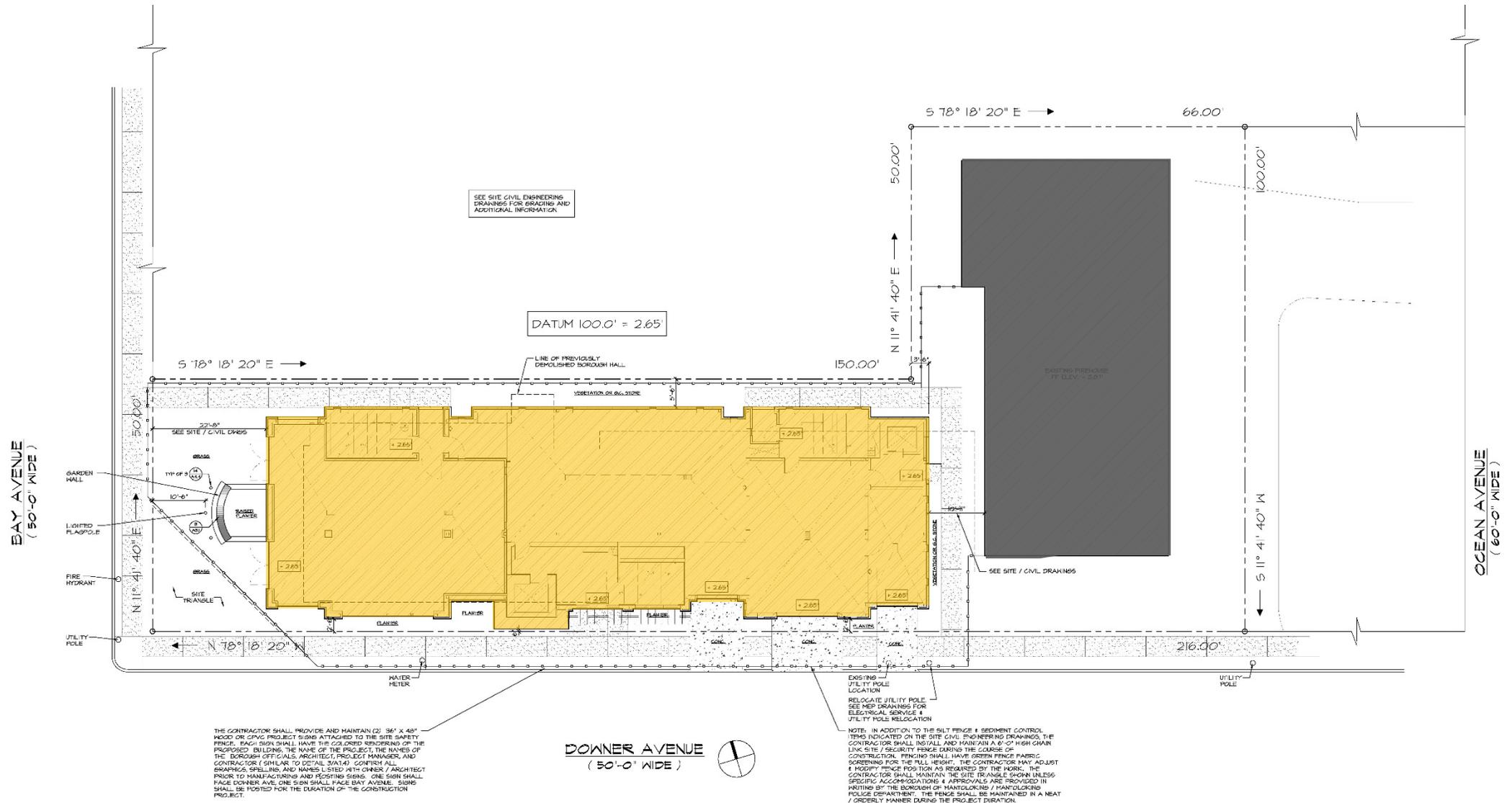
Space Programming

- 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

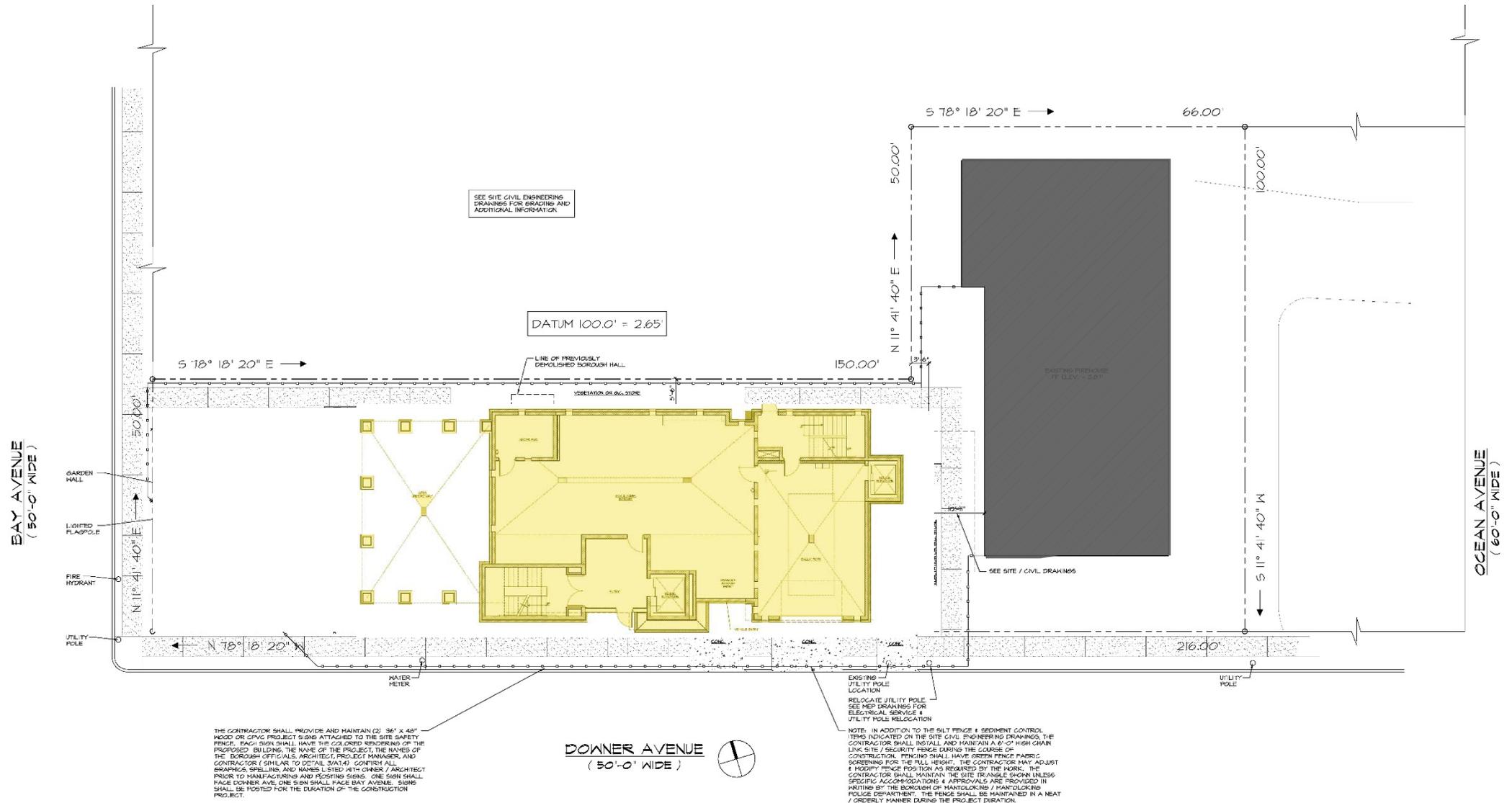
- Reprogramming Of Floor Space
 - Mid-size conference/community/training room on the first floor
 - Boiler room and elevator mechanicals moved from attic to second floor office space
- Current net reduction of all pluses and minuses – 23%
 - Building length from 130 feet to 100 feet
 - Footprint reduction – 1,180.3 Sq. Ft.
 - Approximate volume reduction – 44,000 Cu. Ft.

Previous Site Plan



FOR REFERENCE ONLY

Conceptual Site Plan



FOR REFERENCE ONLY

Concept Rendering



Looking South East



Looking East



View Looking West



Initial Design – Net Soft Costs

	Gross Costs	Reimbursement	Net Taxpayer Cost
Architect & Engr. Fees	\$196,705	\$177,034	\$19,671
Demolition	\$79,980	\$71,982	\$7,998
Soil Testing & Engr.	\$35,799	\$32,219	\$3,580
Pre-Construction Mgmt.	\$5,923	-	\$5,923
Hollister Report	\$6,450	-	\$6,450
Total	\$324,857	\$281,235	\$43,622

What Other Costs Will the Borough Incur With The Redesign/Delay

- Elimination of the court room
 - Lease space at Lavallette - \$7000 per year
- Elimination of records storage in attic
 - Short term costs of space at Shore Storage – \$7200 for 12 months
- Delay project by 6 months
 - Drum Point office lease cost, police trailer - \$ 26,050
- Elimination of large meeting space
 - Do we really need to build out more space to accommodate in excess of 35-40 people at a town council meeting????
 - Under review by Long Range Planning Committee

Updated Cost Estimates – On Target

	Original Design	March 29 Estimate	Apparent Low Bid	Change From Original
Building Only	\$ 5,039,000	\$ 3,818,256	\$ 4,194,720	\$ 844,280
Design Contingency		\$ 491,744	\$ -	\$ -
Total Building	\$ 5,039,000	\$ 4,310,000	\$ 4,194,720	\$ 844,280
Contingency	\$ -	\$ -	\$ -	\$ -
Total Building after Contingencies	\$ 5,039,000	\$ 4,310,000	\$ 4,194,720	\$ 844,280
<u>Other Net Project Costs</u>				
Initial Soft Costs	\$ 43,622	\$ 43,622	\$ 43,622	\$ -
Revised Design Costs		\$ 128,110	\$ 128,110	\$ (128,110)
Construction Management	\$ 167,000	\$ 167,000	\$ 167,000	\$ -
Bond Fees	\$ 57,000	\$ 57,000	\$ 57,000	\$ -
Subtotal Other Costs	\$ 267,622	\$ 395,732	\$ 395,732	\$ (128,110)
Total Project Costs	<u>\$ 5,306,622</u>	<u>\$ 4,705,732</u>	<u>\$ 4,590,452</u>	<u>\$ 716,170</u>

Contingencies - Stuff Happens

- Opportunities and Risks will inevitably present themselves during the build
- The base bid includes \$100,000 of allowances
- In order to illustrate the funding impact three scenarios were run
 - LOW – no changes
 - MID - \$200,000 contingency impact
 - HIGH - \$400,000 contingency impact
- Any change orders would be subject to review and approval by council

Funding Assumptions

- Full Utilization Of \$1.1 million FEMA Grant
 - Short term note to cover timing of reimbursement
- Long Term Bond Rate – 3%
 - First three year's principal payments lower than 20 year average
 - Secure tax base benefit of town rebuilding effort
 - Estimated - \$150,000,000 in additional ratables over the next five years
 - Standard and Poor's "A"
- Three long term funding scenarios
 - Low - \$3.5 million – base no contingency
 - Mid - \$3.7 million – base with \$200,000 contingency
 - High - \$3.9 million – base with \$400,000 contingency
- No utilization of current reserves

Long Term Funding Taxpayer Impact

		Tax Impact per Million Assessed		
Funding		\$3.5 Million	\$3.7 million	\$3.9 million
Year				
2016		\$ -	\$ -	\$ -
2017		\$ 40	\$ 42	\$ 44
2018		\$ 169	\$ 173	\$ 178
2019		\$ 162	\$ 167	\$ 171
2020		\$ 160	\$ 164	\$ 168
2021		\$ 198	\$ 202	\$ 217
2037		\$ 90	\$ 105	\$ 120
20 Yr. Avg		\$ 152	\$ 161	\$ 170

Total Project Cost Comparison

	Original Design	Revised Design Low Case	Revised Design Mid Case	Revised Design High Case
Project costs	\$ 5,306,622	\$ 4,590,452	\$ 4,590,452	\$ 4,590,452
Contingencies	\$ 237,000	\$ -	\$ 200,000	\$ 400,000
Total Cost	\$ 5,543,622	\$ 4,590,452	\$ 4,790,452	\$ 4,990,452
<u>Funding</u>				
Current Operations	\$ 43,622	\$ 43,622	\$ 43,622	\$ 43,622
FEMA Grant	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
Taxpayer Reserves	\$ 1,500,000	\$ -	\$ -	\$ -
Long Term Bond (3% 20 years)	\$ 2,900,000	\$ 3,446,830	\$ 3,646,830	\$ 3,846,830
Total Funding	\$ 5,543,622	\$ 4,590,452	\$ 4,790,452	\$ 4,990,452
<u>Interest</u>				
Short Term	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Long Term	\$ 954,000	\$ 1,100,100	\$ 1,203,600	\$ 1,273,650
Total Interest	\$ 965,000	\$ 1,111,100	\$ 1,214,600	\$ 1,284,650
Total Taxpayer Impact	\$ 5,408,622	\$ 4,601,552	\$ 4,905,052	\$ 5,175,102

Summary – We Made It

- Smaller – 23% (30 feet) reduction in length
- Less Expensive – Estimated \$844,000 building cost reduction
- Better Aesthetic Fit
- On Time – On target for shovel in the ground – Early September 2016