



Borough Hall & Public Safety Infrastructure Advisory Committee Update

February 10, 2020

Purpose of Today's Discussion

- Review project background and issues with existing facilities
- Provide overview of committee activities to date
- Present preliminary architect design for renovated and expanded Borough Hall / Public Safety facilities
- Review project cost estimate
- Discuss Next Steps

Borough Hall, which was constructed in 1969, does not meet the Borough's administrative and public safety facility needs

What are the issues?

- HVAC
- Electric & Plumbing
- Roof
- Foundation water penetration
- Energy efficiency
- Handicap accessibility/compliance
- Security
- Limited meeting room space
- Limited parking
- Police Department
 - Severe space constraints
 - Does not meet regulatory requirements
- Fire Department
 - Lacks sufficient storage and meeting space
 - Does not meet safety standards
- Administrative office space inefficiencies
- Insufficient technology infrastructure and file storage spaces

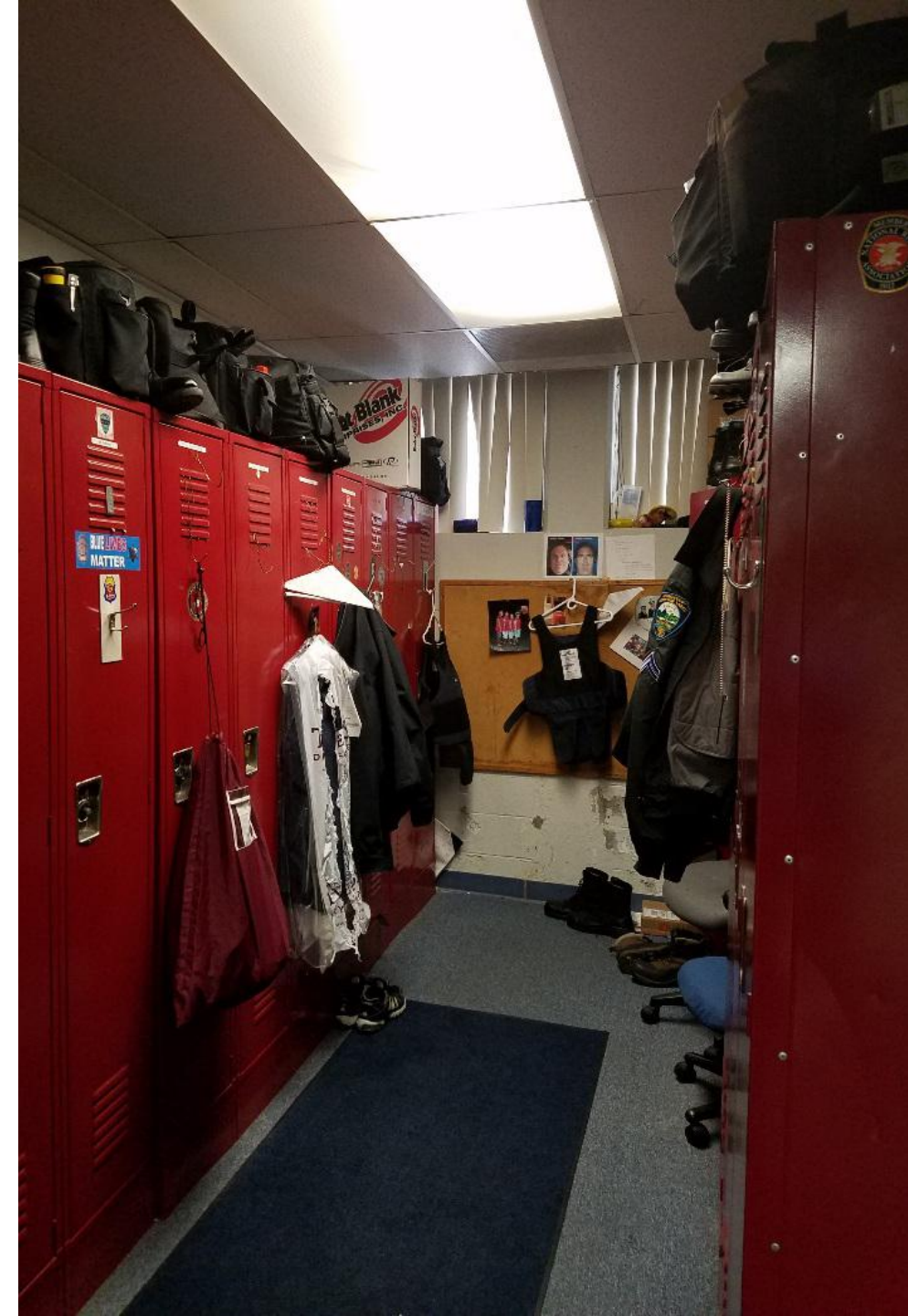
ML Volunteer Fire Department: Facility Deficiencies

- Lack of Emergency Shower and Eye Cleaning Station
- Vehicle Ventilation System
- Bathrooms
- Shared Breakroom
- Heating/AC
- Leaking Roof
- Limited Parking
- Need for more admin / storage space



Mountain Lakes Police Department: Facility Deficiencies

- Need for secure prisoner entrance separate from public entry
- Inadequate locker room space
- Need for code compliant restroom facilities
- Insufficient prisoner holding area; no separation of adult/juvenile, male/female
- Lack of Internal affairs office as mandated
- Insufficient administrative facilities for officers and the specialized roles of Detective, School Resource Officer and Shift Supervisor
- Insufficient space for interview room, patrol room, roll call/training area, processing area, temporary and permanent evidence storage, weapons room/armory, and server room (can be shared with Admin offices)



These issues have been discussed numerous times over the years

1972

The Borough identified a number of issues with the newly constructed Borough Hall / Public Safety facility.

1980's/90's

Several discussions took place of how best to address facility deficiencies.

2004-2008

A committee was formed to address facility needs. The Borough engaged an architect to develop options for adding needed space – with an estimated project cost of \$5M.

2011

Council set a goal of addressing needed facility improvements.

In 2017 the Borough Hall / Public Safety Infrastructure Advisory Committee was formed to tackle this issue once again

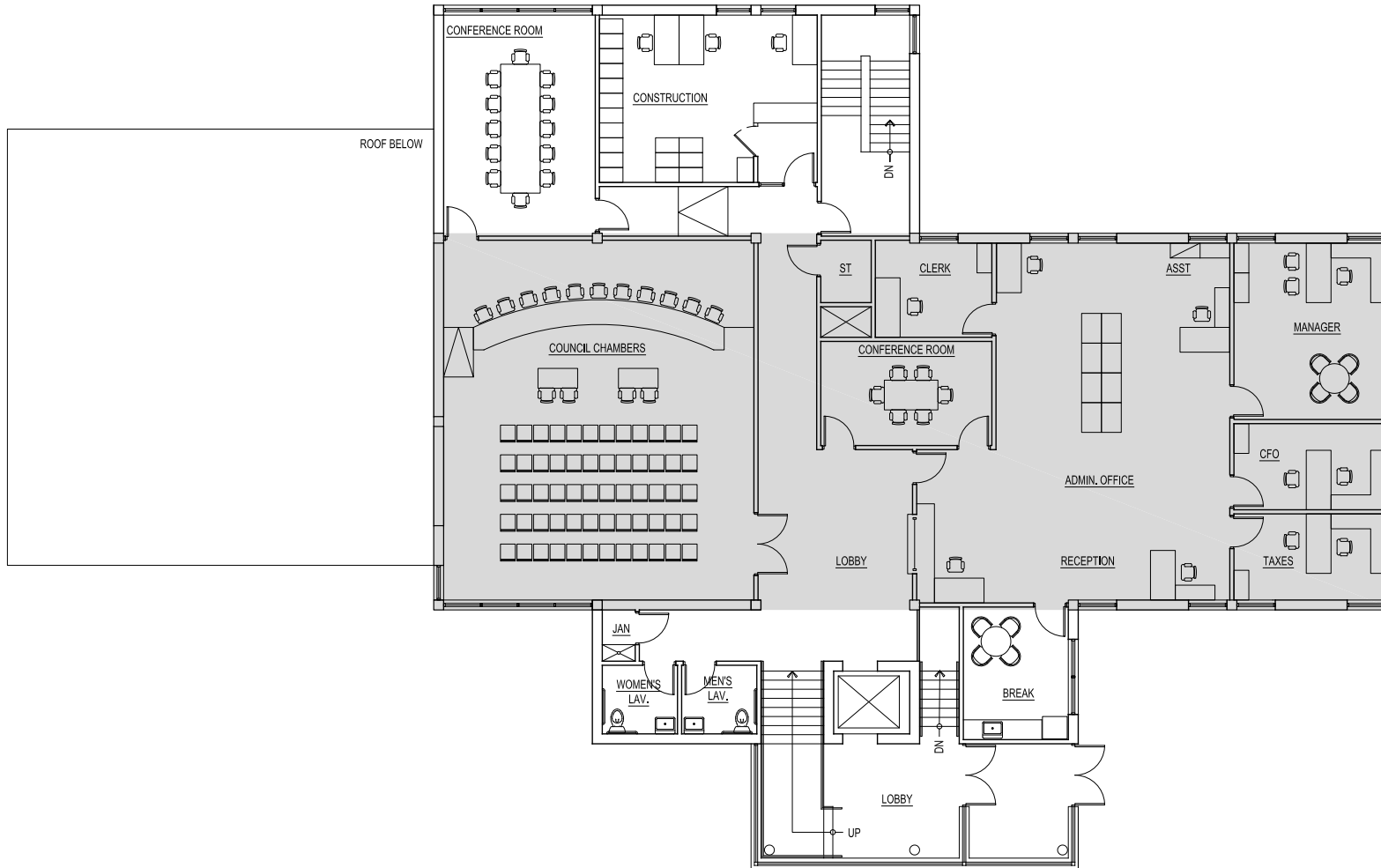
The Committee's mission is to advise Borough Council on improvements needed to address deficiencies in the Borough's Administrative and Public Safety facilities

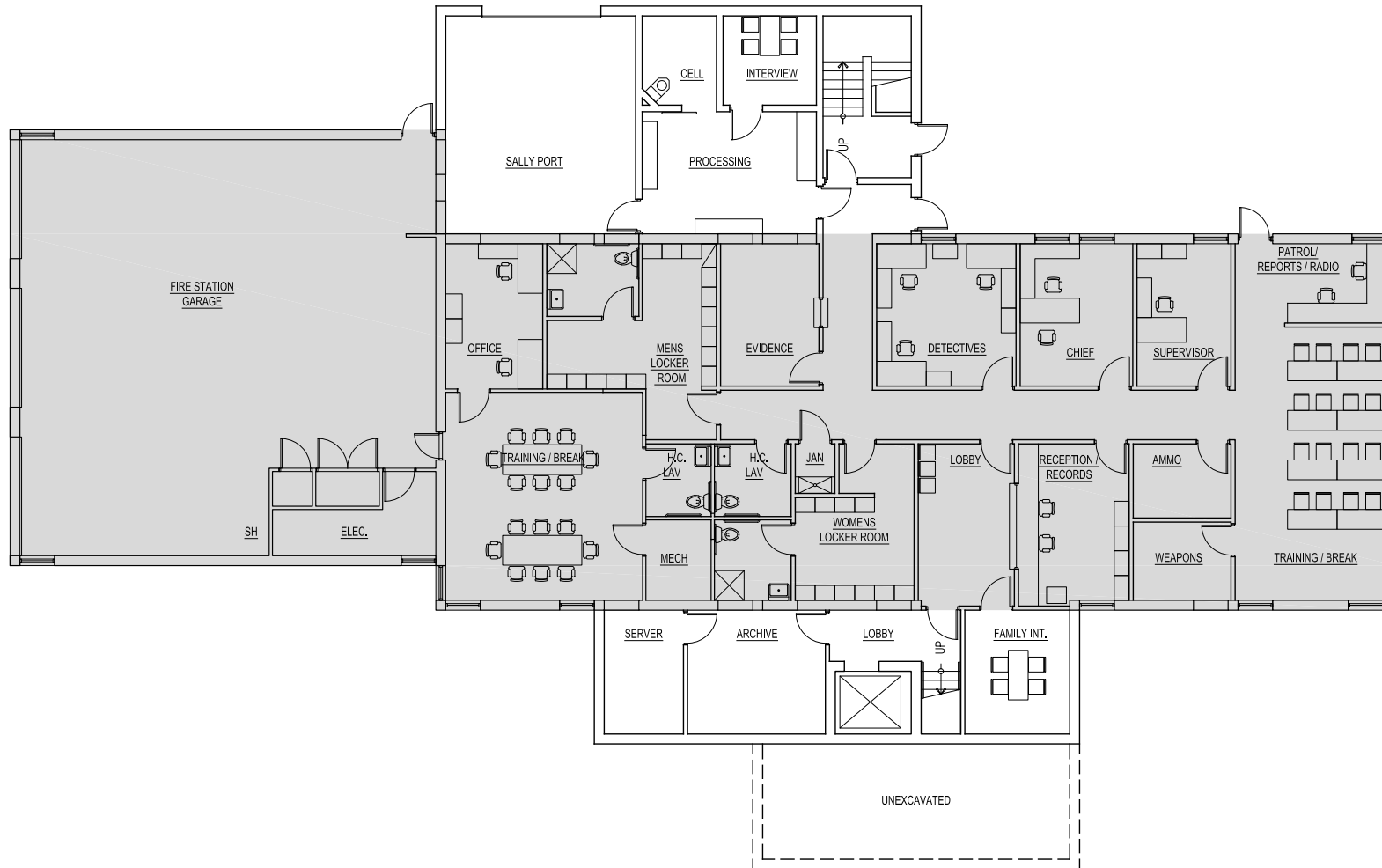
Committee Membership

- Borough Manager
- 3 Council Members
- Police Department Representation
- Fire Department Representation
- Planning Board Representation
- Board of Education Representation
- Members of the Public

Since 2017 the proposed Borough Hall project has moved from initial needs assessment to preliminary facility design

Jan 2017	Council Discussion of facility needs at joint public meeting with Board of Education
Mar 2017	Public Safety/Borough Hall Facility Advisory Committee Kick-Off Meeting
July 2017	Committee Update at Borough Council Meeting
Sep 2017	Committee Update and Public Tours of the Borough Hall / Public Safety Facilities
Feb/Mar 2018	First-Round Architect Interviews and Site Visits to Review Architect Work
Jun 2018	Committee Update and Borough Council approval of Arcari & Iovino as project architect
Nov/Dec 2018	Meetings between the Borough and Board of Education to work through proposed agreement if the Board of Education decides to participate in the renovation project
Mar 2019	Borough Hall Renovation Project Discussion at joint Borough Council and BOE meeting
Apr-Nov 2019	Project largely put on hold as BOE considers whether to remain as a tenant in Borough Hall. BOE ultimately decides to relocate their administration to Mountain Lakes High School.
Dec 19-Feb 2020	Project Design moves forward





Preliminary Project Design



Preliminary Project Design



Preliminary Project Design



Preliminary Project Design



Mountain Lakes Municipal Building Scheme M.1

2/5/20

Statement of Probable Construction Values

Renovation/Addition

	MINOR Renovation (SF)	Rate (\$/SF)	Sub Total	MAJOR Renovation (SF)	Rate (\$/SF)	Subtotal	NEW Area (SF)	Rate (\$/SF)	Subtotal	Total
Renovation										
lower level	1914	\$75	\$ 143,550	3678	\$200	\$ 735,600				\$ 879,150
upper level	0	\$75	\$ -	3677	\$200	\$ 735,400				\$ 735,400
New Addition										
lower level							1778	\$375	\$ 666,750	\$ 666,750
upper level							2212	\$375	\$ 829,500	\$ 829,500
total area	1914			7355			3990			
							TOTAL Unique Items			\$ 375,000
							TOTAL 'Bricks & Mortar'			\$ 3,485,800

ASSUMPTIONS

UNIQUE ITEMS

Site Work	\$ 250,000
Elevator	\$ 125,000
Total	\$ 375,000

SOFT COSTS

A/E Fees	\$ 313,722
Furniture	\$ 200,000
Bonding Costs	\$ 30,000
Moving and Relocation	\$ 100,000
Total	\$ 643,722

Subtotal	\$ 4,129,522
10% Contingency	\$ 412,952
Total Probable Value	\$ 4,542,474

Notes:

1. These amounts are preliminary in nature and should be treated as such. They are based upon today's dollars without specific escalation to match a particular start date.

2. Opinions of probable construction values are prepared based on the Architect's experience and qualifications. These represent the Architect's judgment as a professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or the actual construction cost will not vary from the Architect's opinions or estimates of probable construction values.

Next Steps

- Approve Resolution to fund Schematic Design Phase
- Schematic Design Phase (1 month)
- Council discussion to review Schematic Design Phase and approve project budget (March 23rd target date)

Questions?