



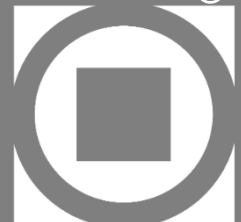
KIMMEL BOGRETTE
Architecture + Site

New Municipal Campus February 18, 2025



THE PLANNING PROCESS

- **February 2023:** Initial Mtg. w/Commissioners
- **March – June 2023:** Programming Mtgs.
- **November 2023:** Twp. Led Open Houses
- **November 2023:** Initial Concept Plans
 - New Public Works, Police, Admin., & Fire
- **January 2024:** Updated Concept Plans
 - Addition & Renovation to existing buildings
- **August-December 2024:** Revised Planning Continued
 - Renovate existing Admin. Building, Stand alone Police, and Buch Avenue PW renovation



MASTERCONCEPT PLAN APPROACH

- PHASE 1 – THE MISSION
- PHASE 2 – INTELLIGENCE
- PHASE 3 – PROGRAMMING
- PHASE 4 – SOLUTIONS
- PHASE 5 – COST UPDATES

Phase 4: Site Plans, Floor Plans & 3-D Renderings

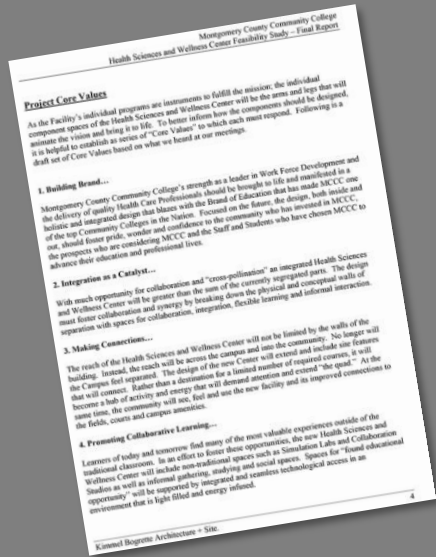


Photo 5 - Existing Hot Water Finned Tube Radiation



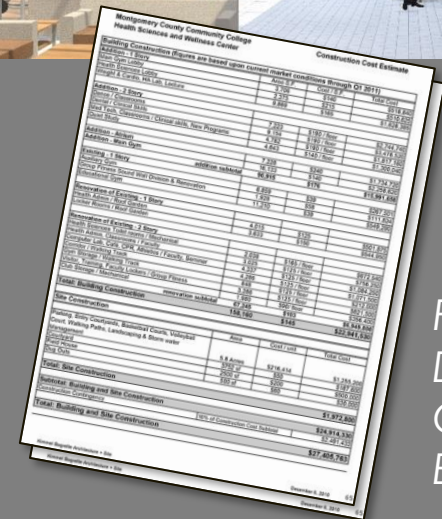
Photo 6 - Existing Heating Hot Water Circulating Pumps

[illegible]

Phase 2: Detailed Analysis of Constraints & Variables

Phase 3: Programming

Phase 5: A Detailed Cost Estimate



BUILDING PROGRAMS

Public Area	14,262 SF
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Administration Area	19,033 SF
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Police Area	49,418 SF
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Fire/EMT Area	12,388 SF
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Municipal Building Total	95,101 SF
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Optional Future Growth	
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Police	6,477 SF
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Administration	3,400 SF
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Public Works Facility	66,299 SF
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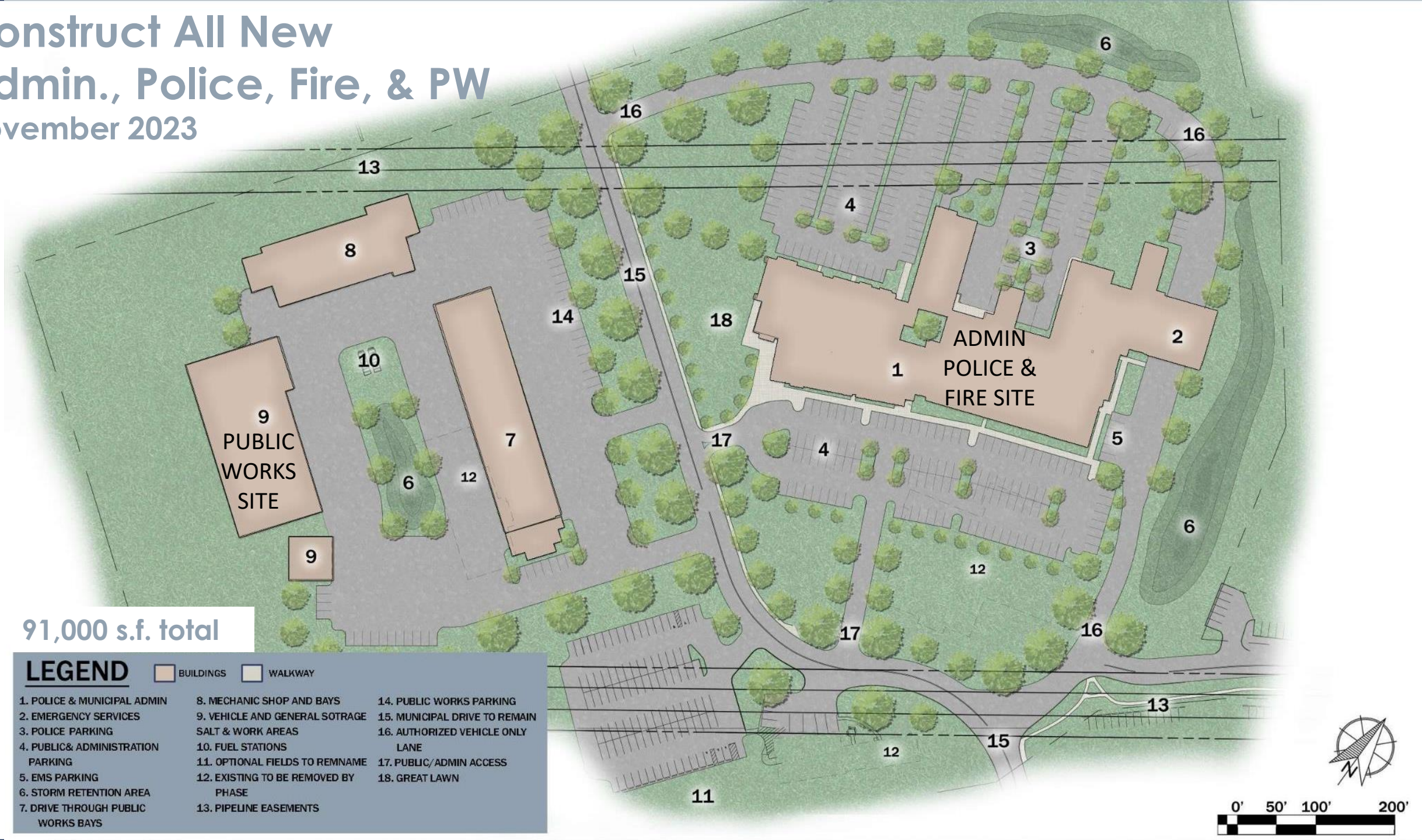
EXISTING MUNICIPAL & PARK SITE



Construct All New

Admin., Police, Fire, & PW

November 2023







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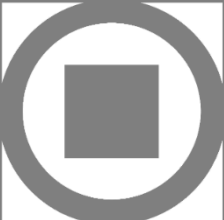
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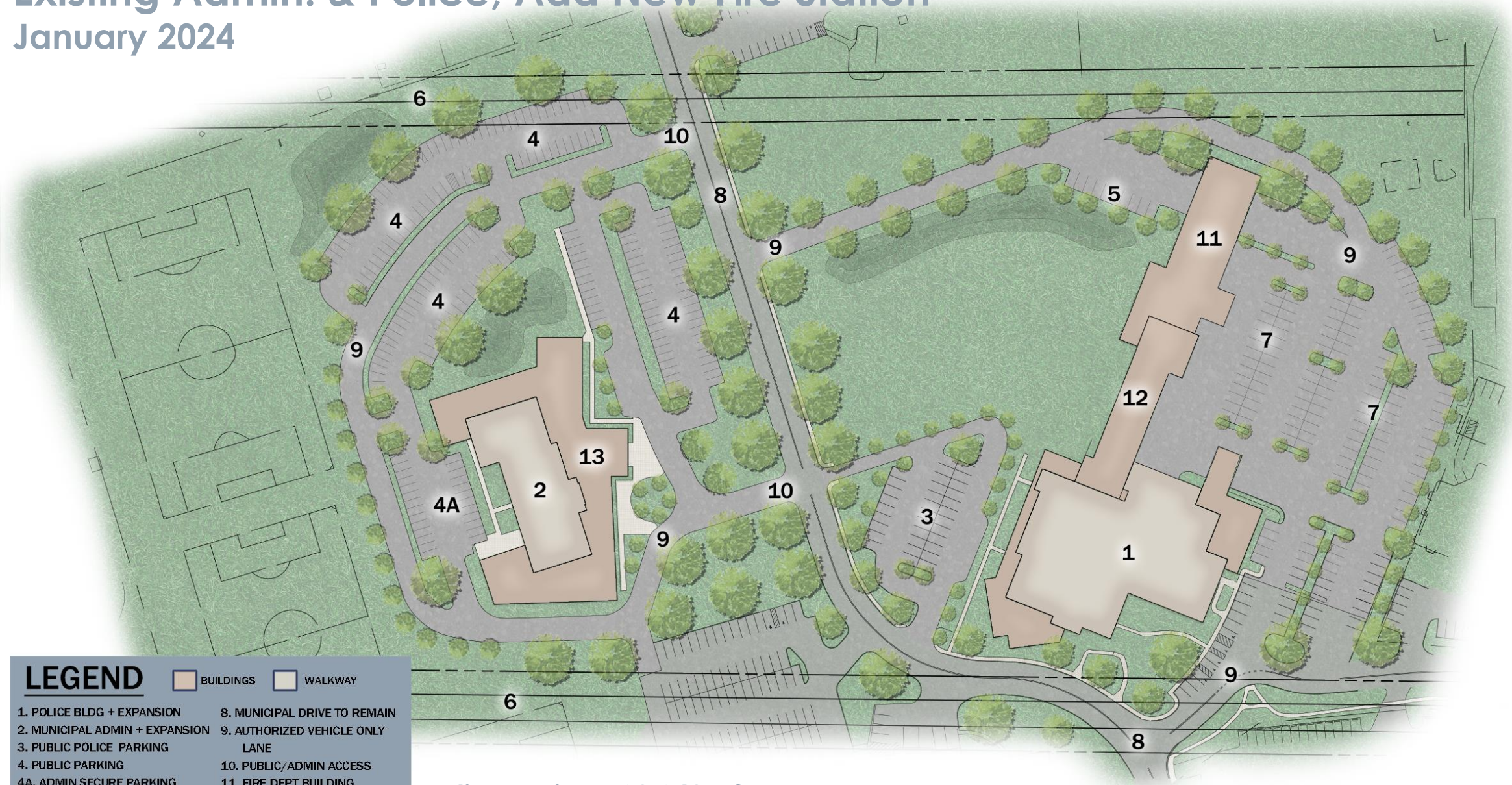
Cost Summary – Construct All New Admin., Police, & Fire Facility

	<u>Low</u>	<u>High</u>
Total Building & Site Construction	\$36,726,820	\$41,098,300
Total FF&E Costs	\$1,400,000	\$1,965,000
Total Soft Costs	\$2,900,000	\$2,900.000
<hr/>		
Total Cost	\$41,026,820	\$45,963,300

Police, Fire, & Admin. = 91,000 s.f.
Note: Public Works is not included in cost above



Renovate & Expand Existing Admin. & Police, Add New Fire Station January 2024



LEGEND

 BUILDINGS  WALKWAY

- | | |
|--------------------------------|---------------------------------|
| 1. POLICE BLDG + EXPANSION | 8. MUNICIPAL DRIVE TO REMAIN |
| 2. MUNICIPAL ADMIN + EXPANSION | 9. AUTHORIZED VEHICLE ONLY LANE |
| 3. PUBLIC POLICE PARKING | 10. PUBLIC/ADMIN ACCESS |
| 4. PUBLIC PARKING | 11. FIRE DEPT BUILDING |
| 4A. ADMIN SECURE PARKING | 12. POLICE EXPANSION |
| 5. FIRE DEPT PARKING | 13. ADMINISTRATION EXPANSION |
| 6. PIPELINE EASEMENTS | |
| 7. POLICED SECURED PARKING | |

Police & Fire = 63,648 s.f.
Administration = 31,800 s.f.



0' 50' 100' 200'

Cost Summary – Renovate & Expand Existing Administration & Police, add New Fire Station

Total Building & Site Construction		\$39,900,215
Phasing, Extended Construction Duration & Temporary Workspace, etc.		\$3,000,000
Total FF&E Costs	\$1,400,000	\$1,965,000
Total Soft Costs	\$2,900,000	\$2,900.000
Land Acquisition for Public Works	\$2,000,000	\$2,500,000

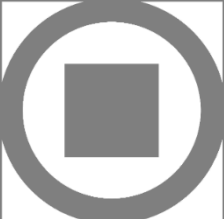
Total Cost	\$49,200,215	\$50,265,215
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Police & Fire = 63,648 s.f.

Administration = 31,800 s.f.

Additional Issues/Concerns with Renovation

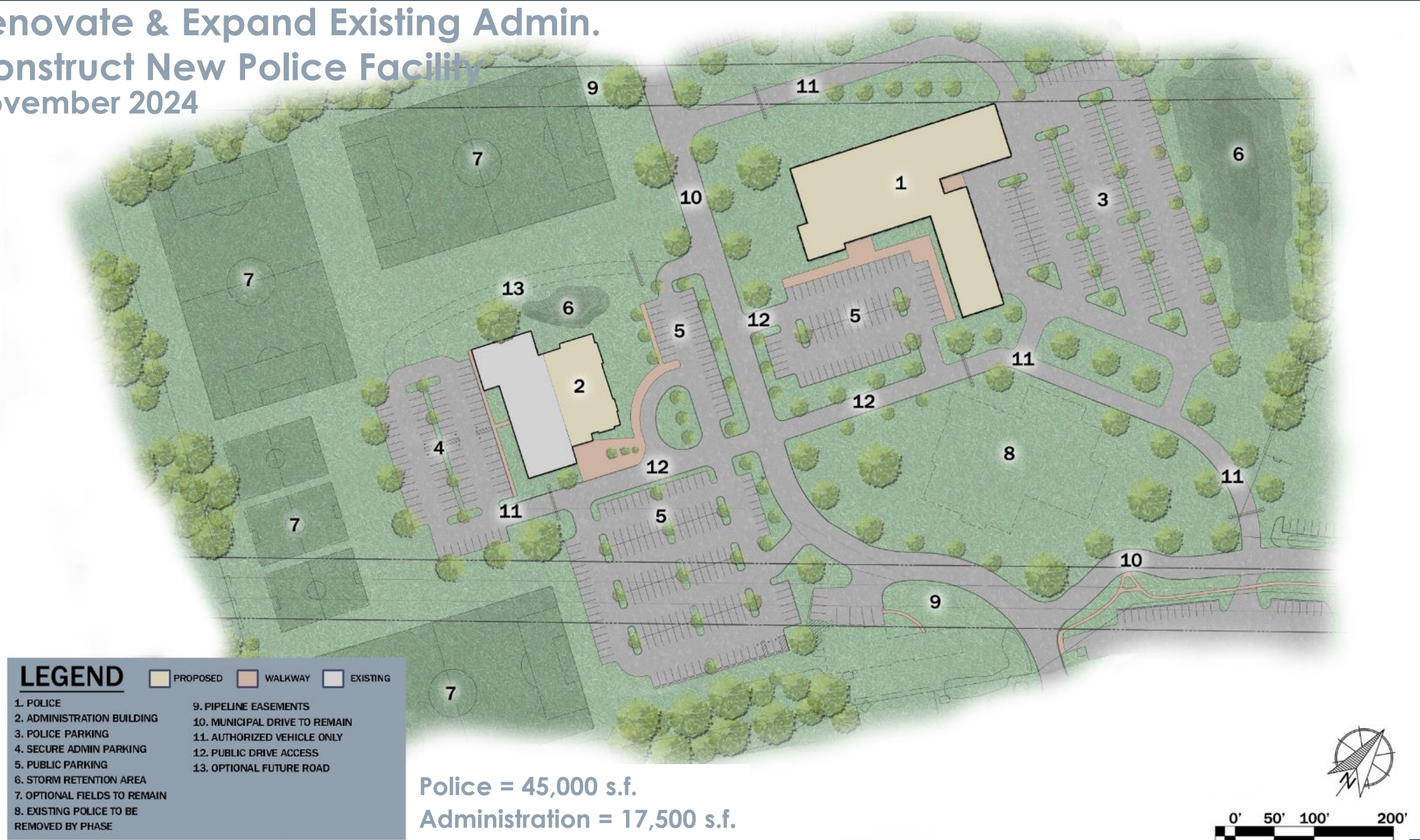
1. Cost of Time and continued inflation
2. Logistical challenges to operate during construction
3. Existing Buildings not well suited for renovations to accommodate programs



Renovate & Expand Existing Admin.

Construct New Police Facility

November 2024

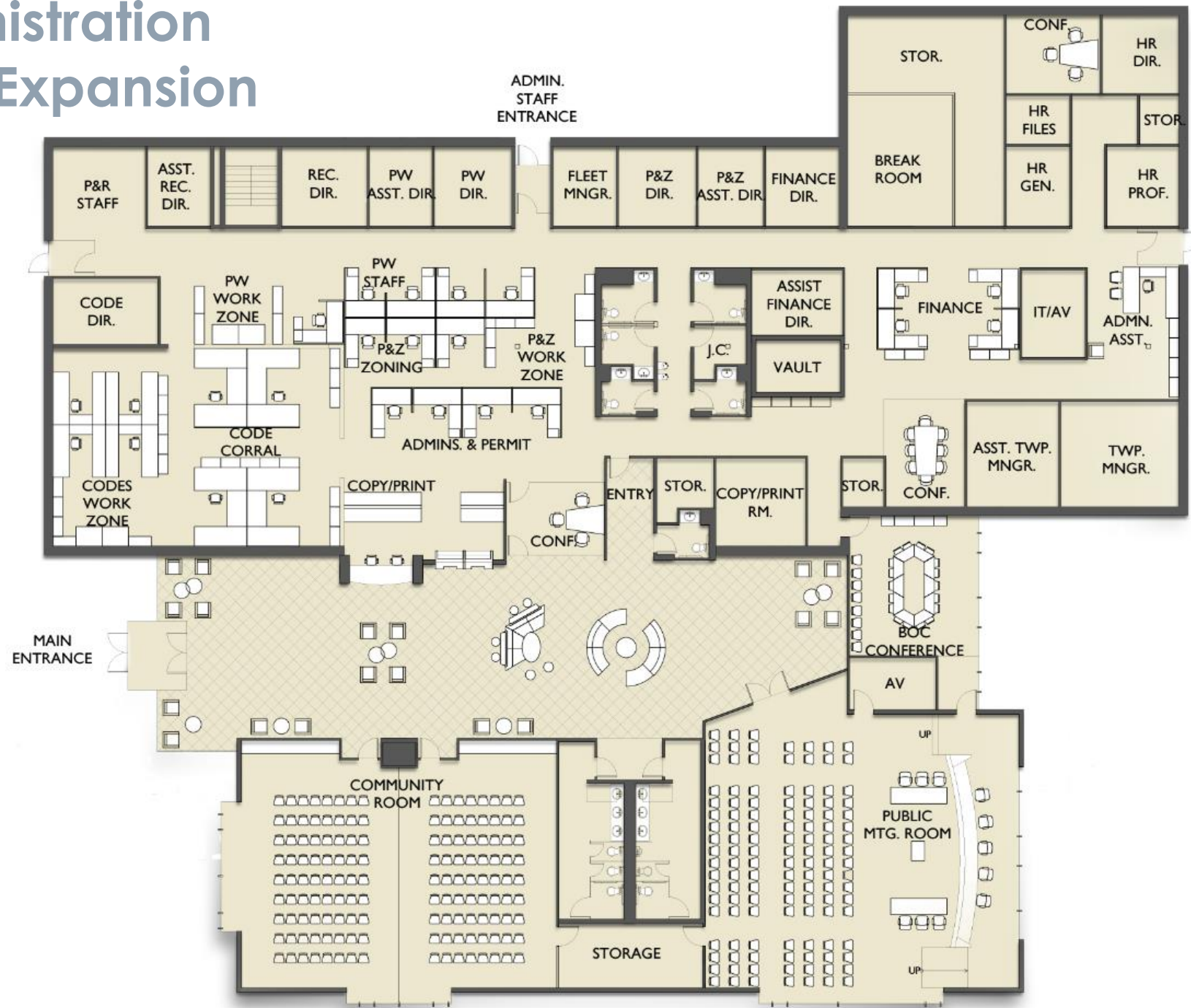


Existing Administration Renovation & Expansion

17,500 s.f. Total

11,200 s.f. Existing

6,500 s.f. New





New Police Facility
45,000 s.f.



Cost Summary – Renovate & Expand Existing Administration, Construct New Police Facility

	<u>Low</u>	<u>High</u>
Building/Site New Police Facility	\$21,375,000	\$24,750,000
Building/Site Reno/Expand Exist. Admin.	\$6,000,000	\$6,500,000
Total FF&E Costs	\$1,800,000	\$2,000,000
Total Soft Costs	\$2,500,000	\$2,900,000
<hr/>		
Total Cost	\$31,675,000	\$36,150,000

Admin. Renovation/Expansion = 17,500 s.f.

New Police Facility = 45,000 s.f.

Note: Public Works/Fire is not included in cost above

Additional Issues/Concerns with Renovation

1. Cost of Time and continued inflation
2. Logistical challenges to operate during construction



Cost Summary Comparison

**Construct New Combined Administration, Police, & Fire Facility:
November 2023**

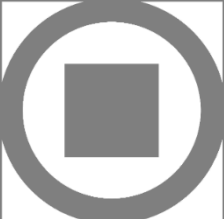
Total Cost **\$41,026,820 to \$45,963,300**

**Renovate & Expand Existing Admin. & Police, Add New Fire Station:
January 2024**

Total Cost **\$49,200,215 to \$50,265,215**

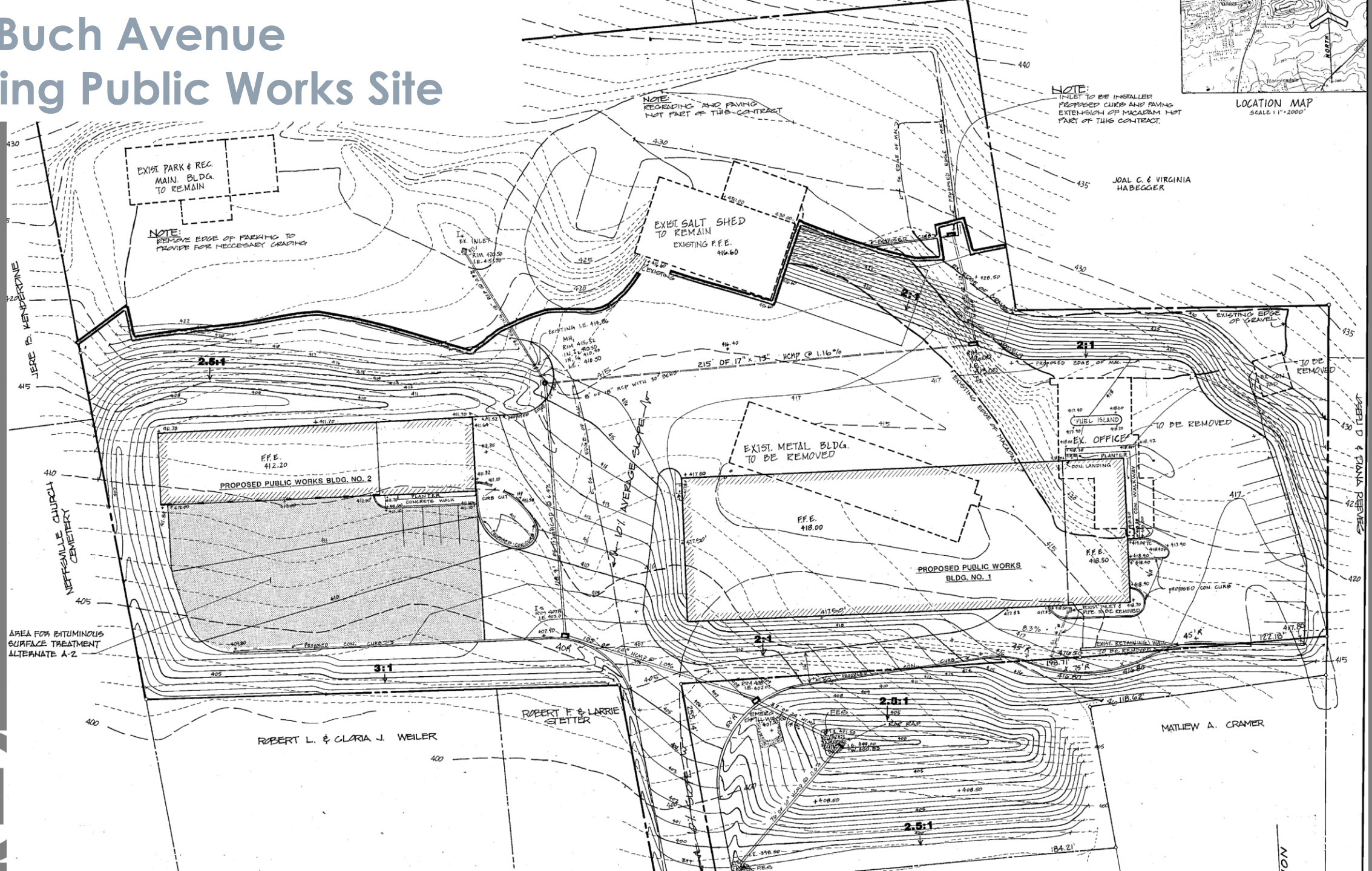
**Renovate & Expand Existing Admin., Construct New Police Facility:
November 2024**

Total Cost **\$31,675,000 to \$36,150,000**



100 Buch Avenue

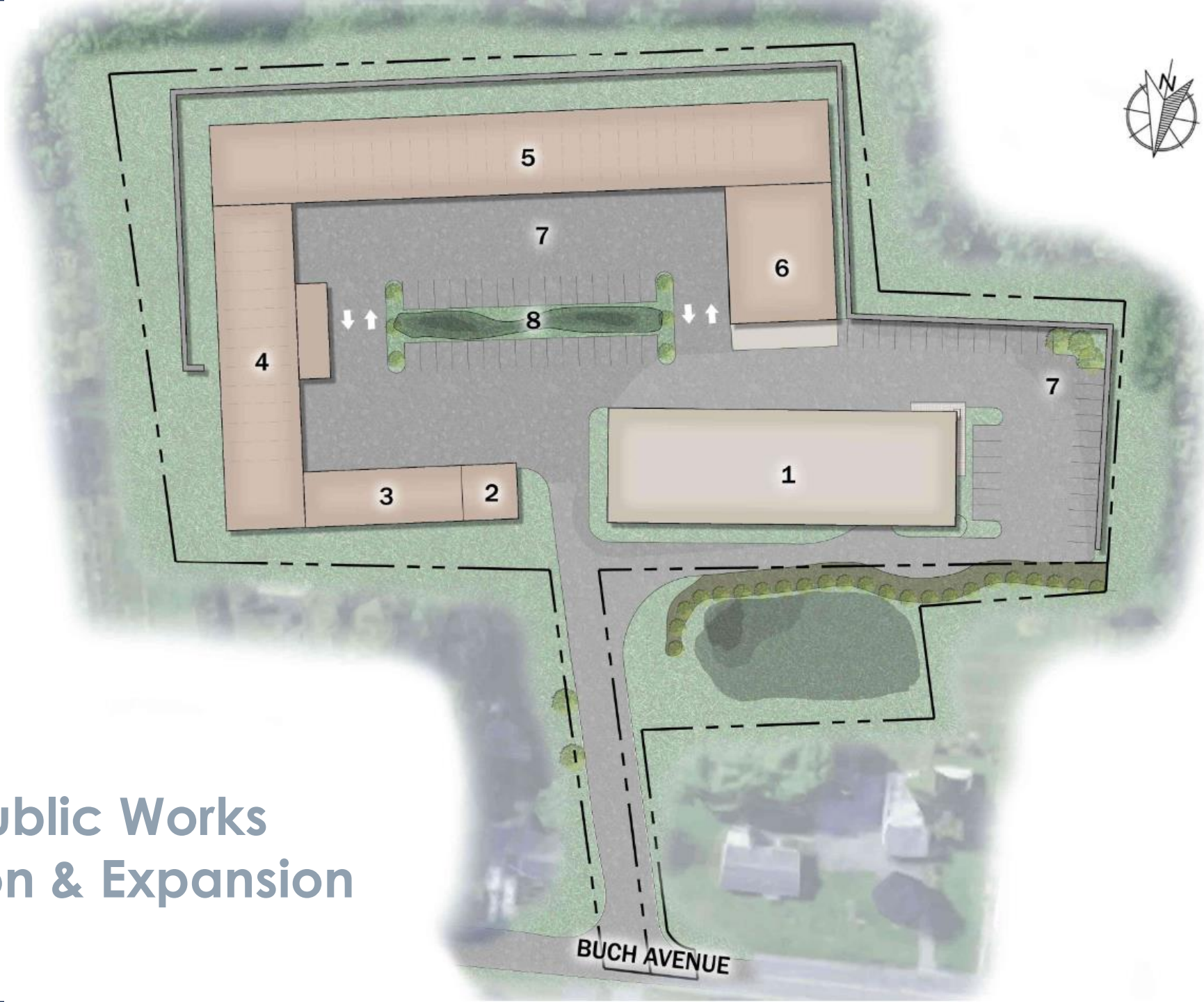
Existing Public Works Site



LEGEND

- | | |
|-----------------------------------|-----------|
| 1. EXISTING BUILDING | BUILDINGS |
| 2. SALT SHED | WALKWAY |
| 3. COVERED EQUIPMENT STORAGE | |
| 4. EQUIPMENT BAYS (13 SPACES) | |
| 5. EQUIPMENT BAYS (25 SPACES) | |
| 6. NEW OFFICE BUILDING | |
| 7. EXISTING TO BE REMOVED FOR NEW | |
| 8. STORM RETENTION AREA | |

Existing Public Works Renovation & Expansion Option 1

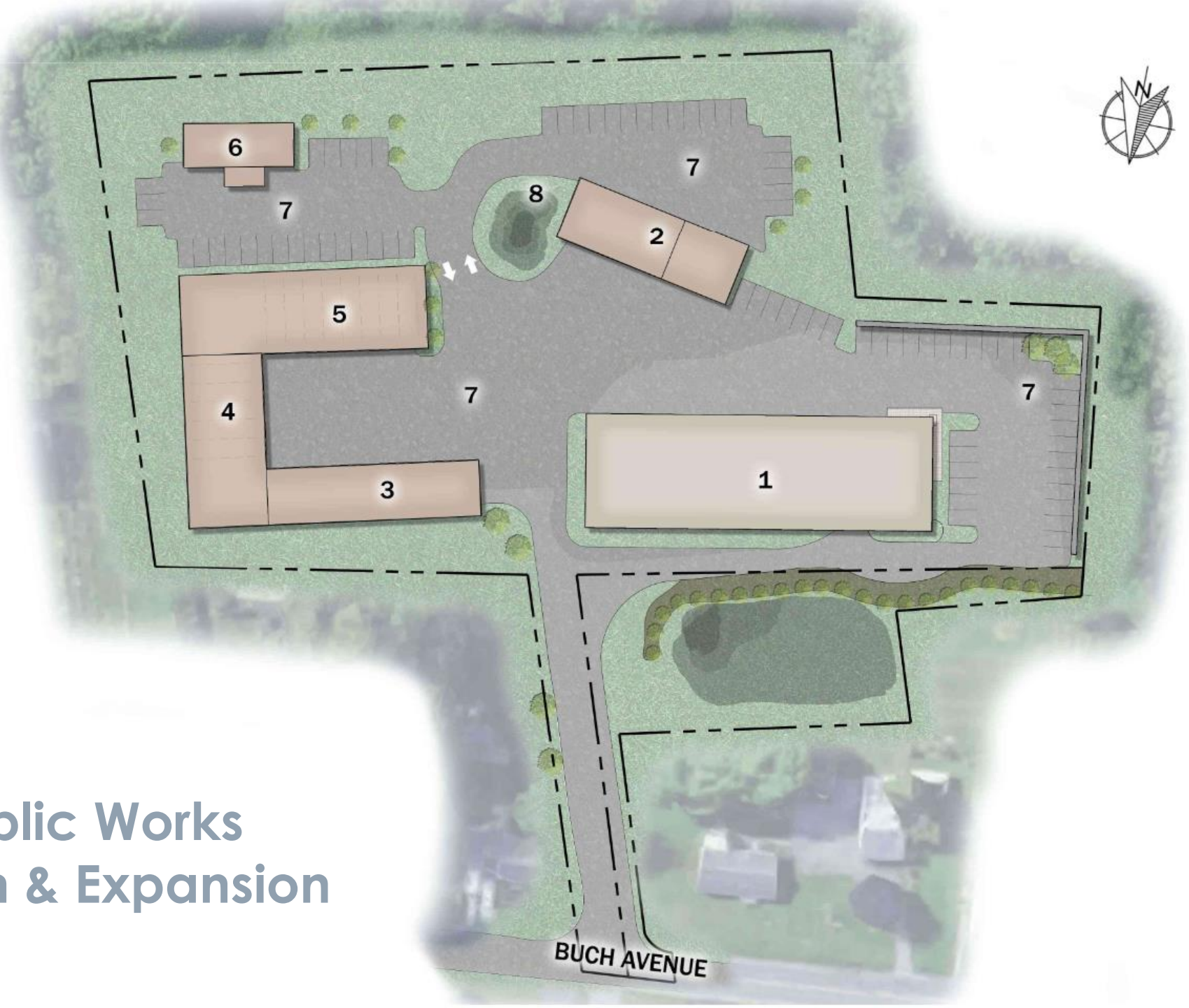


LEGEND

1. EXISTING BUILDING	BUILDINGS
2. SALT SHED	
3. COVERED EQUIPMENT STORAGE	
4. EQUIPMENT BAYS (13 SPACES)	
5. EQUIPMENT BAYS (25 SPACES)	
6. NEW OFFICE BUILDING	
7. EXISTING TO BE REMOVED FOR NEW	
8. STORM RETENTION AREA	

WALKWAY

Existing Public Works Renovation & Expansion Option 2



POTENTIAL NEXT STEPS

THIS PROJECT IS A 75 YEAR INVESTMENT



RACP FUNDING, KEYSTONE GRANTS & OTHER GRANTS

TIMING (BEST IF PROJECT IS SHOVEL READY, ALTHOUGH NOT REQUIRED)

- Submit grant application including narrative, plans, renderings, and cost estimate.
- Seek political support for the project, which is a driving factor.
- Submission date has not been released, but typically July 15th
- Grants are usually awarded late December of that year
- *Note RACP Grants average \$1-2 million dollars and are a matching grant that is reimbursed after construction is complete.*

Given scale of project additional funding will be needed as RACP will not cover project cost

- Township could consider bond financing, or bond financing coupled with Township reserves

It could take over a year to get through the land development process with DEP. Could consider starting that process now so that the project is kick started, and shows to the State that the Township wants this to happen. Monies would have to be made available for the Soft Costs associated with the project. Those costs include:

- a. Architectural, Civil, Structural, MEPFP Engineering Fees to advance the design



THANK YOU!



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