

Mountain Lakes Infrastructure Projects and Investments

January 2017



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES



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Presentation & Discussion of:

- ▶ Birchwood & Island Beach Renovations
- ▶ Sunset Lake Dam Restoration/Rehabilitation Project
- ▶ Borough Hall Administrative Offices, Public Safety Needs

History of Beach Projects

- ▶ **2013** – Recreation Commission performed an inventory and analysis on all recreation facilities.
- ▶ **2014** Capital Budget included \$40,000 for the Study and in May a subcommittee was formed.
- ▶ Over the next 2 years, the Committee worked with stakeholders to develop a comprehensive improvement plan for both facilities.
- ▶ Borough Council briefed at least 5 times and a public information session was held in **February 2016**
- ▶ Project funded June 13, 2016
- ▶ Status report issued **November 2016** and final design preliminarily approved by Council
- ▶ Final discussion to be held on **January 23rd** centering on project management options.
- ▶ If final approval given, anticipate bidding by **May 2017** with construction starting when facilities close in **September 2017**.

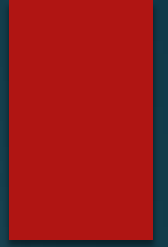
Beach Renovation Project Estimates

Item	Costs
▶ Island Beach Improvements	▶ \$625,025
▶ Birchwood Beach Improvements	▶ \$730,000
▶ Soft Costs (architect, legal, etc.)	▶ \$137,900
▶ Total Budgeted	▶ \$1,492,925

Sunset Lake Dam

- ▶ The Borough is under mandate to renovate the Sunset Lake Dam
- ▶ The Dam is considered a Class I, High Hazard dam and does not meet the criteria established by the Department of Environmental Protection
- ▶ NJDEP Dam Safety plan approval this year with construction planned for 2018.

Sunset Lake Dam Estimated Costs



Item

Estimate

▶ Construction

▶ \$ 1,500,000

▶ Soft Costs

▶ \$ 600,000

▶ TOTAL

▶ \$2,100,000

Borough Facilities



Borough Hall

Administration – Finance

Recreation – Construction & Code



Police Headquarters

Police – Records – School Resource

Detective Bureau



Volunteer Fire Department

Fire Apparatus

Shared Meeting Room

Equipment Storage

What are the Issues?

Building constructed 1969 needing updating in the following areas:

- ▶ HVAC
- ▶ Electric
- ▶ Plumbing
- ▶ Handicap accessibility/compliance
- ▶ Security
- ▶ Foundation water penetration
- ▶ Roof
- ▶ Insufficient file storage
- ▶ Limited meeting rooms
- ▶ Administrative office space
- ▶ Police Department not meeting regulatory requirements
- ▶ Fire Department lacking storage and meeting space

Public Safety

Fire Department Current Issues

Decontamination issues :NFPA 1581

- ▶ Members Gear/Gear cleaning
- ▶ Lack of shower and eye cleaning
- ▶ Vehicle Ventilation System
- ▶ PD Impound Issue
- ▶ Bathrooms
- ▶ Shared Breakroom
- ▶ Heating/AC
- ▶ Leaking Roof
- ▶ Parking



Public Safety

Fire Department Needs

- ▶ 3 Bay Apparatus Floor
- ▶ Meeting room
- ▶ Admin/Chiefs office
- ▶ Equipment Storage
- ▶ Decontamination Area
 - ▶ Shower/Eye washing station
 - ▶ Gear Cleaners/washing machine
- ▶ Ventilation System for apparatus
- ▶ Gear room
- ▶ Emergency Generator
- ▶ Ample parking for volunteers and visitors

Public Safety

Police Department Current Issues

- ▶ One access to Department of both officers and public
- ▶ Insufficient locker space
- ▶ Insufficient Rest Rooms
- ▶ Insufficient Prisoner holding area; no separation of Adult/Juvenile, male/female
- ▶ Lack of Internal affairs office as mandate
- ▶ Insufficient administrative facilities for each officer
- ▶ Insufficient space for Specialized roles Detective, School Resource Officer and Shift Supervisor
- ▶ Insufficient space for interview room, recording equipment and evidence room
- ▶ Insufficient space for Patrol room
- ▶ Insufficient space for processing area, fingerprinting area, storage for medical supplies, vehicle supplies



Public Safety

Police Department Needs

- ▶ Secure method for bringing in prisoners separate from public.
- ▶ Adequate locker room space with appropriate facilities.
- ▶ Secure prisoner holding areas & separate areas for male & females & adults & juveniles.
- ▶ Server room (can be shared with Administrative offices).
- ▶ Separate code compliant restrooms for employees, public & prisoners.
- ▶ Processing/fingerprinting/ALCOTEST area
- ▶ Sound proof interview room
- ▶ Temporary & permanent evidence room
- ▶ Weapons Room/Armory
- ▶ Roll Call/training area

Has this been discussed before?

- ▶ **1972** it was recognized the building has deficiencies.
- ▶ **1980s/ 1990s** this topic has been discussed.
- ▶ **2004 -2008**, a sub-committee, working with an architect considered several options for adding needed space.
- ▶ **2011** Goal for Council was to address Facility constraints.

The Borough has exhausted its ability to relocate employees within the structure. Former file rooms have been turned in to offices and while the open office landscape has been improved with individual, semi-private work centers, it is still crowded and inefficient use of space. Meeting rooms have become collisions of functions on space.

What are the options?

1. Do repairs only
 - ▶ Essentially status quo.
2. Build new Fire House at DPW site and renovate existing space (excluding Board of Education) space at Borough Hall and Police using former Fire Department space
 - ▶ Practical solution but limitations on renovated space.
3. Build new Fire House at DPW site and renovate existing space (including Board of Education) space at Borough Hall and Police using former Fire Department space.
 - ▶ Provides for expanded possibilities in renovation/alteration of space

What are the estimated costs?

Available Options

Estimated Costs

1.) Repair Deficiencies Alone

▶ \$650,000

2.) Renovate Existing Borough Hall

New Fire House

▶ \$875,000

Renovation of existing space

▶ \$1,700,000

3.) Renovate All Existing Space

New Fire House

▶ \$875,000

Major Renovation at Borough Hall

▶ \$2,000,000

Next Steps

- ▶ Gather public feedback and input (Q1 2017)
- ▶ Align on best investments to maximize best use of funding and meet requirements (Q1 2017)
- ▶ Create more detailed estimates for preferred options (Q2/Q3 2017)
- ▶ Finalize **2018** Capital Plan and Long Range Capital Plan (Q3 2017)

Summary

❖ 2017	Beach Renovations	\$1,523,000
❖ 2017/2018	Borough Hall Repairs	\$ 650,000
❖ 2018	Sunset Lake Dam	\$2,100,000
❖ 2019	Fire House	\$ 875,000 (estimated)
❖ 2020	Borough Hall	\$1.7M – \$2.0M (estimated) plus soft costs

All numbers are ESTIMATED based on current costs and prevailing wages as of January 2017.

Questions/Follow-up?



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