



# Borough Hall & Public Safety Facilities Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee  
February 26, 2024

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# Move-In and Building Opening

- Move-in began last week with our Police Department. March 11<sup>th</sup> is the target date for our new Borough Hall & Public Safety Facilities to open to the public.
- Some additional work, including Fire Bay improvements and site work, will be completed over the next few months.
- We are completing a project that has been on the Borough's to-do list for decades, at a significantly lower cost than comparable municipal projects.
- Our renovated and expanded facilities will provide employees, volunteers, and residents with a safe, healthy, functional, and code-compliant operating environment.
- We look forward to inviting residents to a Grand Opening celebration in the Spring!

# Construction Update

## Recently Completed / Substantively Complete

- ✓ Concrete Walkways and Curb Work
- ✓ Paving (Phase 1)
- ✓ Exterior Door Installation
- ✓ Interior Door Fob System Installation
- ✓ Carpet Installation
- ✓ Final Painting & Finishes
- ✓ Furniture Delivery
- ✓ AV Installation
- ✓ Life Safety Systems Completion
- ✓ Testing & Inspections

## In Progress

- Move-In
- Final Millwork

## Looking Ahead

- Final Finishes – Sallyport & Cell
- Additional Fire Bay Improvements
- Exterior Lighting Installation
- Paving (Phase 2)

# Budget Update

## Project Budget through 2.26.24

Total Budget	Expenses	Encumbered	Balance
\$5,560,000	(\$5,089,500)	(\$156,500)	\$314,000

Projected Project Cost	Projected Contingency
\$5,560,000	\$0

Total Budget: \$52K approved March 2018; \$4.46M approved June 2020; \$1M approved August 2023

# Project Cost Benchmarking

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**Our new Borough Hall & Public Safety Facilities are projected to come in \$3M - \$4M under the cost of comparable projects per two benchmarking methodologies**

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## **Benchmarking Methodology #1: Construction Cost**

Borough construction costs of \$357 per square foot (psf) are 38% below the national average for government administration building and police station construction projects

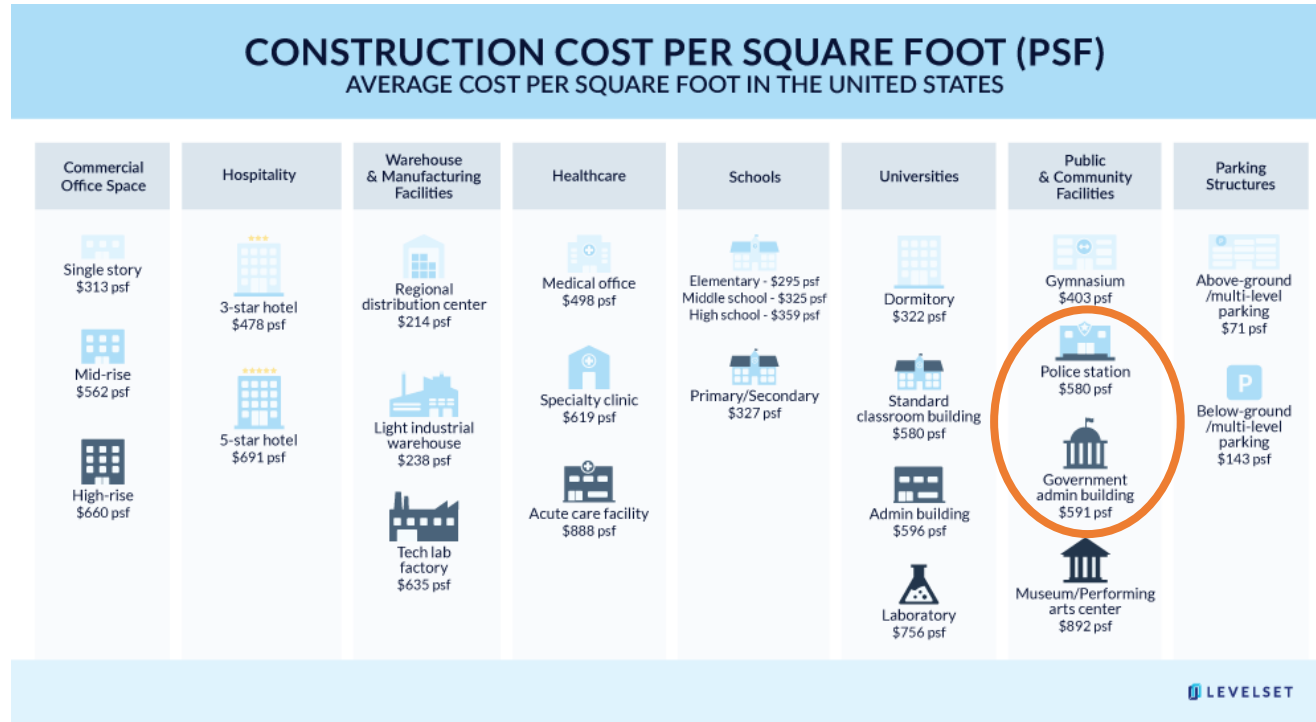
- Borough construction projected to come in \$3M under the national average for a 13,259 sq foot project

## **Benchmarking Methodology #2: Total Project Cost**

Borough total project costs of \$419 psf are 44% below the average cost of other recent municipal public safety projects in New Jersey

- Borough total costs projected to come in \$4.4M under the average cost for a 13,259 square foot project

# The Borough's projected construction cost of \$357 psf is 38% below the national average for government admin buildings & police stations



“Public and community facilities are among the most expensive structures to build. Government administration buildings cost about \$591 per square foot, while police stations cost \$580 per square foot.”

Source: Procore/Levelset (June 2021), based on Cumming's U.S. Construction Per Square Foot Data

### Construction Costs

Borough:  $\$357 \times 13,259\text{sf} = \$4.7\text{M}$   
 Average:  $\$580 \times 13,259\text{sf} = \underline{\$7.7\text{M}}$   
 -\$3.0M



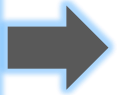
**Borough construction costs are projected to come in \$3M under the national average for a 13,259 square foot project**

# The Borough's projected total cost of \$419 psf is 44% below the average cost of other recent NJ municipal public safety projects

	Total Cost	Square Feet	Cost PSF
Mountain Lakes: Borough Hall & Public Safety Facilities	\$ 5,560,000	13,259	\$ 419
Collingswood: Police & Fire Department Facilities – completed in 2021	\$ 15,000,000	30,000	\$ 500
Summit: Fire Department Facilities – under construction	\$ 16,000,000	32,000	\$ 500
Mendham Township: Police Department Facilities – completed in 2022	\$ 2,540,000	5,000	\$ 508
Vineland: Fire Department Facilities – under construction	\$ 20,000,000	38,000	\$ 526
Boonton Township: Municipal Building & Police Department – pre-bid cost estimate	\$ 10,900,000	19,600	\$ 556
Ocean City: Police Substation Facility – funding approved in August 2023	\$ 4,260,000	7,000	\$ 609
Asbury Park: Fire Department Facilities – under construction	\$ 22,000,000	31,800	\$ 692
Avalon: Fire Dept Facilities – only includes construction costs. 2023 completion	\$ 6,500,000	8,980	\$ 724
Leonia: Police & Court Facilities – under construction	\$ 12,100,000	16,221	\$ 746
Colts Neck: Police & Administrative Facilities – completed in 2023	\$ 12,500,000	16,000	\$ 781
Dumont: Police, Court & Administrative Facilities – completed in 2021	\$ 24,000,000	29,943	\$ 802
Fair Haven: Police Dept & Community Center – under construction	\$ 8,285,000	8,650	\$ 958
Jersey City: Public Safety Facilities – completed in 2023	\$ 120,000,000	122,000	\$ 984
River Vale: Public Safety Facilities – additional funds approved 2023 after failed bids	\$ 21,500,000	18,000	\$ 1,194
Metuchen: Fire Department & EMS Facilities – pre-bid cost estimate	\$ 15,800,000	13,095	\$ 1,207

\$752/SF Average Cost

**Total Project Costs**  
 Borough: \$419 x 13,259sf = \$ 5.6M  
 Average: \$752 x 13,259sf = \$10.0M  
 -\$4.4M



**Borough total costs are projected to come in \$4.4M under the average cost of a comparable 13,259 square foot project**



## The Borough Hall & Public Safety Facilities Project was undertaken to fix serious deficiencies with the old building

- No ADA accessibility/compliance
  - Lack of emergency exits
  - Inadequate security
  - Failure of core systems and infrastructure:
    - HVAC system
    - Electric & Plumbing
    - Roof
  - Foundation water penetration and mold
  - Lack of energy efficient building envelope
  - Police Dept: Severe space constraints and failure to meet regulatory requirements
  - Fire Department: Insufficient storage, administrative space and meeting space
  - Inadequate & inefficient office space for administrative functions
  - Insufficient technology infrastructure and file storage spaces
- The old facilities, constructed in 1969, did not meet Borough needs and represented a safety risk to building users and a liability risk to taxpayers

## These deficiencies were particularly severe in the ML Police Department

- No prisoner entrance separate from public entry
- Inadequate locker room space, including no facilities for a female officer
- Need for code compliant restroom facilities
- No 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 many police department functions: interview room, patrol room, roll call/training area, processing area, temporary and permanent evidence storage, weapons room/armory, and server room



## The need to fix these problems had been discussed numerous times over several decades

- 1972** The Borough identified issues with the newly constructed Borough Hall & Public Safety facilities.
- 1980s/90s** Several discussions took place on how best to address deficiencies.
- 2004-2008** A committee was formed to address facility needs. The Borough engaged an architect to develop options for necessary improvements. **The estimated project cost was \$5M in 2008.**
- 2011** Borough Council set a goal of addressing needed facility improvements.

## In 2017 Borough Council formed the Borough Hall & Public Safety Infrastructure Advisory Committee to tackle this issue once again

**Mission:** Advise Borough Council on improvements needed to provide employees and the public with a safe, healthy, functional, code-compliant operating environment – while minimizing the project cost

**Membership:** Has spanned two Borough Managers and four council members, and includes representatives from the Police and Fire Departments. In addition, community members with professional expertise in planning, architecture, construction, and construction management have served on the committee

**2018 Milestone:** Borough Council approves funding for initial architect services and approves Arcari & Iovino, a firm with deep experience in municipal and public safety projects, as Project Architect

**December 2019 Milestone:** Project design moves forward after lengthy delay as BOE deliberates whether to remain as a tenant in Borough Hall – BOE ultimately decides to re-locate to ML High School

**Spring 2020 Milestone:** Schematic Design Phase of project is completed

**Summer 2020 Milestone:** Borough Council authorizes \$4.5M project spending

**December 2020 Milestone:** Demolition & excavation work commences

# Total Project Budget of \$5.56M

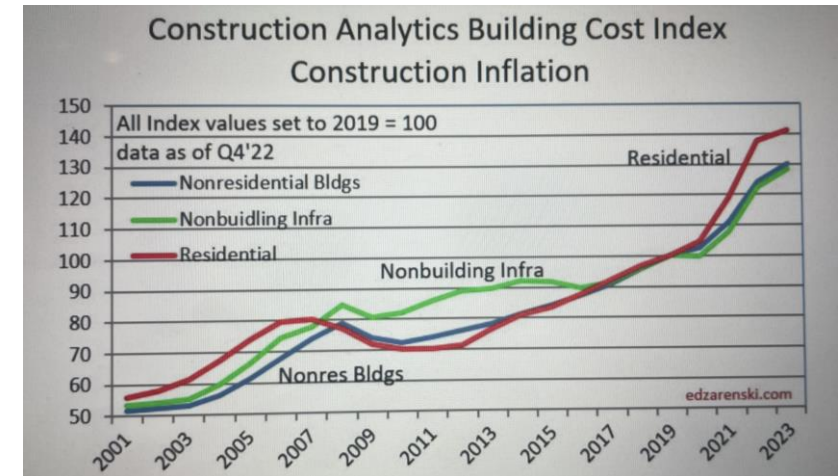
In August 2023, an additional \$1M was authorized due to:

## Rising Costs:

- An extended period of high inflation, supply chain disruptions, and labor shortages significantly impacted labor and material costs – construction costs up over 30% nationally since 2020.

## Additional Work:

- **Public Safety Upgrades (\$325k+):** New emergency generator; Covid-related HVAC system upgrade; Addition of exterior emergency stairs to Fire Dept Training Room and Upper Level; Upgraded fire alarm system; Additional ballistic panels for Police Department; and Additional Fire Bay and Parking lot improvements
- **Other Work (\$165k+):** Installation of new sanitary sewer line; Unforeseen excavation issues (antenna tower footing & septic tank removal) and structural issues; Unexpected asbestos abatement; Additional steelwork



Producer Price Index, January 2023

	1-Month % Change	12-Month % Change	Change Since Feb 2020
<b>Inputs to Industries</b>			
Inputs to Construction	1.3%	4.9%	37.7%
Inputs to Multifamily Construction	1.1%	5.4%	35.7%
Inputs to Nonresidential Construction	1.1%	4.9%	37.9%
Inputs to Commercial Construction	0.6%	5.2%	38.2%
Inputs to Healthcare Construction	0.8%	4.9%	38.0%
Inputs to Industrial Construction	1.1%	6.5%	32.7%
Inputs to Other Nonresidential Construction	1.2%	4.9%	37.9%
Inputs to Maintenance and Repair Construction	1.5%	5.4%	36.8%
<b>Commodities</b>			
Adhesives and Sealants	-0.2%	13.4%	31.3%
Brick and Structural Clay Tile	0.7%	12.9%	25.5%
Concrete Products	1.1%	14.8%	27.9%
Construction Machinery and Equipment	3.4%	12.2%	23.9%
Copper Wire and Cable	2.6%	-3.4%	33.0%
Crude Petroleum (Domestic Production)	-2.2%	-10.0%	50.0%
Fabricated Structural Metal Products	0.0%	3.2%	52.5%
Gypsum Products	-2.6%	10.7%	42.7%
Hot Rolled Steel Bars, Plates, and Structural Shapes	-4.6%	-7.1%	56.6%
Insulation Materials	0.3%	9.6%	35.5%
Iron and Steel	0.5%	-23.0%	55.9%
Lumber and Wood Products	-0.6%	-12.3%	28.7%
Natural Gas	-19.1%	7.9%	219.4%
Plumbing Fixtures and Fittings	0.5%	4.9%	17.5%
Prepared Asphalt, Tar Roofing and Siding Products	-3.2%	7.3%	33.4%
Softwood Lumber	-5.1%	-44.1%	17.0%
Steel Mill Products	-2.3%	-30.1%	64.6%
Switchgear, Switchboard, Industrial Controls Equipment	0.2%	18.3%	33.5%
Unprocessed Energy Materials	-8.5%	3.0%	100.1%

Source: U.S. Bureau of Labor Statistics

## **Total project budget includes A/E fees, brick & mortar spending, lease payments, bonding costs, etc.**

- Minor renovations to the Fire Bay (1,914 sq ft)
- Major renovations to the rest of the existing building (7,355 sq ft)
- Two additions to the existing building (3,990 sq ft)
- Elevator Installation
- Architect & Engineering Fees
- Lease Payments & Other Relocation Expenses
- Limited Site Work
- Furniture
- Contingency
- Bonding Costs

# Project Management

**How is the project being managed?** The Borough Hall & Public Safety Facilities Project is being managed in-house, an approach used successfully on the Birchwood Lake beach facilities project (completed in 2019) and the Island Beach facilities project (completed in 2020).

**Why were the Birchwood Lake and Island Beach projects managed in-house?** The Borough pulled management of these projects in-house after a series of failed bids in 2017 and 2018. The bids in 2017 ranged from \$2M - \$3M (50% to 114%) over the approved construction budget. Bids in 2018 came in over the approved budget again despite an extensive effort to scale back the scope of the two projects. By managing the projects in-house, the Borough completed the two beach projects significantly under budget and with quality workmanship.

**Why was this approach used for the Borough Hall & Public Safety Facilities Project?** This approach was replicated for the Borough Hall & Public Safety Facilities project to save money (savings of \$2.5M+ projected) and ensure quality workmanship. With the beach projects wrapping up, the Borough took advantage of its in-house capabilities to get the job done. The Borough had two years experience working with the Project Manager and was confident in his work. The Project Architect also had a long-standing relationship with the Project Manager and was confident in his work.

**How does in-house management work?** The Project Manager runs the project with hands-on Borough Manager involvement. The Borough acts as general contractor and follows all State of New Jersey procurement requirements, including public bidding and multiple cost estimates prior to purchase commitments.

# Project Oversight

**How does project oversight work?** The Borough engages experienced professionals, including the Borough Engineer and Project Architect, to help guide decision-making and provide project oversight. The project committee acts in an advisory capacity, meeting regularly to review staffing, schedule, design, materials pricing, and budget. Project finances are handled by the Borough's finance team with regular review by the Borough Manager, project committee and Council. The Borough's auditor audits all Borough finances on an annual basis. Information on the project budget and expenses appears on Council meeting agendas and is posted on the Borough website.

## **Why is the project taking longer to complete than originally scheduled?**

- Supply chain issues: e.g., over 9 months for manufacture and delivery of windows; over 20 months for manufacture and delivery of all HVAC roof top unit equipment, accessories, and materials
- A tight labor market for construction workers
- Extra time sourcing materials and labor to manage expenses

**Is this a heavy lift for the Borough?** Yes, especially given a challenging supply chain, labor, and inflationary environment. However, the Borough is confident that the project is being managed responsibly, with keen attention to managing costs and delivering a quality end-product. Total costs stack up favorably vs. other recent New Jersey municipal public safety projects and vs. national police and government administration construction costs – and the Borough is close to completing new facilities that will provide employees and the public with a safe, healthy, functional, and code-compliant operating environment.



## National average construction costs for police stations and government administration buildings:

Procore/Levelset, based on Cumming's U.S. Construction Per Square Foot Data

### Collinswood Police & Fire: \$15M (30,000 sf)

- <https://www.njpen.com/collingswood-opens-public-safety-building-generational-investment-in-first-responders/>
- [https://www.collingswood.com/news\\_detail\\_T6\\_R469.php](https://www.collingswood.com/news_detail_T6_R469.php)

### Summit Fire Department, \$16M (32,000 sf)

- <https://www.tapinto.net/towns/summit/sections/government/articles/summit-common-council-unanimously-approves-16-million-firehouse-project>
- <https://patch.com/new-jersey/summit/summit-breaks-ground-new-fire-department-headquarters>

### Mendham Township Police Station: \$2.54M (5,000 sf)

- Note: \$2.54M includes the cost of two contracts: J.R. Contracting & Environmental Consulting and Cornerstone Architectural, so total project cost may not be reflected
- [https://www.newjerseyhills.com/observer-tribune/news/mendham-twp-committee-oks-2-19m-contract-for-new-police-headquarters/article\\_8f1717e5-86db-5d68-b259-c4836ed055f3.html](https://www.newjerseyhills.com/observer-tribune/news/mendham-twp-committee-oks-2-19m-contract-for-new-police-headquarters/article_8f1717e5-86db-5d68-b259-c4836ed055f3.html)
- <https://patch.com/new-jersey/mendham-chester/funding-increased-new-mendham-township-police-station>
- [https://www.mendhamtownship.org/sites/g/files/vyhlf7531/f/minutes/10-08-2020\\_tc\\_minutes\\_-\\_special.pdf](https://www.mendhamtownship.org/sites/g/files/vyhlf7531/f/minutes/10-08-2020_tc_minutes_-_special.pdf)

### Boonton Township Municipal Building & Police Department: \$10.9M (19,600 sf)

- <https://www.boontontownship.com/media/Municipal%20Building/BT%20Municipal%20Building%20-%20Township%20Committee%20Meeting%20+%20Public%20Presentation%2001-22-24%20FINAL.pdf>
- <https://www.dailyrecord.com/story/news/2024/01/29/boonton-township-projects-could-boost-tax-bills-by-1000-a-year/72349831007/>

### Vineland Fire Department: \$20M (38,000 sf)

- <https://newroadconstruction.com/new-road-attends-groundbreaking-for-new-vineland-firehouse/>
- [http://councils.vinelandcity.org/ArchiveCouncil/Agendas/2023%20council%20agendas/23-01-24/o-bond-New%20Firehouse%20-%20\\$5,000,000.pdf](http://councils.vinelandcity.org/ArchiveCouncil/Agendas/2023%20council%20agendas/23-01-24/o-bond-New%20Firehouse%20-%20$5,000,000.pdf)
- [https://pressofatlanticcity.com/news/local/vineland-city-council-to-decide-whether-to-spend-5-million-more-for-a-new-firehouse/article\\_36943de4-a7a9-11ed-80c8-2f94094b3650.html](https://pressofatlanticcity.com/news/local/vineland-city-council-to-decide-whether-to-spend-5-million-more-for-a-new-firehouse/article_36943de4-a7a9-11ed-80c8-2f94094b3650.html)

### Ocean City Police Substation Facility, \$4.26M (7,000 sf)

- [https://www.oceancitytoday.com/news/ocean-city-council-approves-funds-for-mixed-use-police-substation/article\\_b4c4ec70-3c9d-11ee-ab16-f3ba5c13be01.html](https://www.oceancitytoday.com/news/ocean-city-council-approves-funds-for-mixed-use-police-substation/article_b4c4ec70-3c9d-11ee-ab16-f3ba5c13be01.html)
- <https://ocnjsentinel.com/ocean-city-oks-design-work-on-police-hq-substation/>

## Asbury Park Fire Department Facilities, \$22M (31,800 sf)

- <https://www.tapinto.net/towns/asbury-park/sections/police-and-fire/articles/asbury-park-approves-additional-18-5-million-bond-ordinance-for-new-firehouse>
- <https://www.app.com/story/news/local/2023/04/26/asbury-park-fire-department-hq-contract-awarded-to-wallace-bros-brick-nj/70130349007/>

## Avalon Fire Dept Facilities, \$6.5M+ (8,980 sf)

- <https://hughmerkle.com/65millionavalonfirehouseprojectunderway.php>
- <https://www.constructionjournal.com/projects/details/f564027ba02c479d94261ccb3c0b420a.html>

## Leonia Police & Court Facilities, \$12.1M (16,221 sf)

- <https://www.leonianj.gov/home/showpublisheddocument/5281/638283218598370000>
- <https://www.constructionjournal.com/projects/details/5716e259912e4b528815c3bee6ad96a9.html>

## Colts Neck Police & Administrative Facilities, \$12.5M (16,000 sf)

- <https://coltsneck.org/wp-content/uploads/2021/12/Frequently-Asked-Questions.pdf>

## Dumont Police, Court & Administrative Facilities, \$24M (29,943 sf)

- <https://www.northjersey.com/story/news/bergen/dumont/2021/02/27/dumont-nj-borough-hall-open-new-police-department/6813482002/>
- [Tuesday, February 12, 2019, North Jersey Record USA TODAY NETWORK – NJ The Borough Council introduced an ordinance last week increasing the bond amount for the project...The extra area will bring the complex's total size up to 29,943 square feet](#)

## Fair Haven Police Dept & Community Center, \$8.285M (8,650 sf)

- <https://patch.com/new-jersey/rumson/new-fair-haven-police-headquarters-community-center-now-underway>
- [fhpdpcms schematic estimate - 18-065 - fair haven police building and community center - schematic cost estimate 03212023r1.pdf \(fairhavernj.org\)](#)

## Jersey City Public Safety Facilities, \$120M (122,000 sf)

- <https://jerseydigs.com/jersey-city-adds-penthouse-to-redesigned-public-safety-headquarters/>

## River Vale Public Safety Facilities, \$21.5M (18,000 sf)

- <https://thepressgroup.net/extra-6m-bond-likely-needed-for-public-safety-complex/>
- <https://thepressgroup.net/council-4-1-oks-extra-6m-bond-for-public-safety-complex/>

## Metuchen Fire & EMS Facilities, \$15.8M (13,095 sf)

- [https://www.metuchennj.org/metnj/\\_zumu\\_user\\_doc\\_cache/23\\_0601\\_Public\\_Metting\\_Metuchen\\_FAQs.pdf](https://www.metuchennj.org/metnj/_zumu_user_doc_cache/23_0601_Public_Metting_Metuchen_FAQs.pdf)
- <https://news.yahoo.com/timeline-coming-focus-metuchens-fire-085112209.html>