



Project Cost Benchmarking

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

Project Cost Benchmarking

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

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

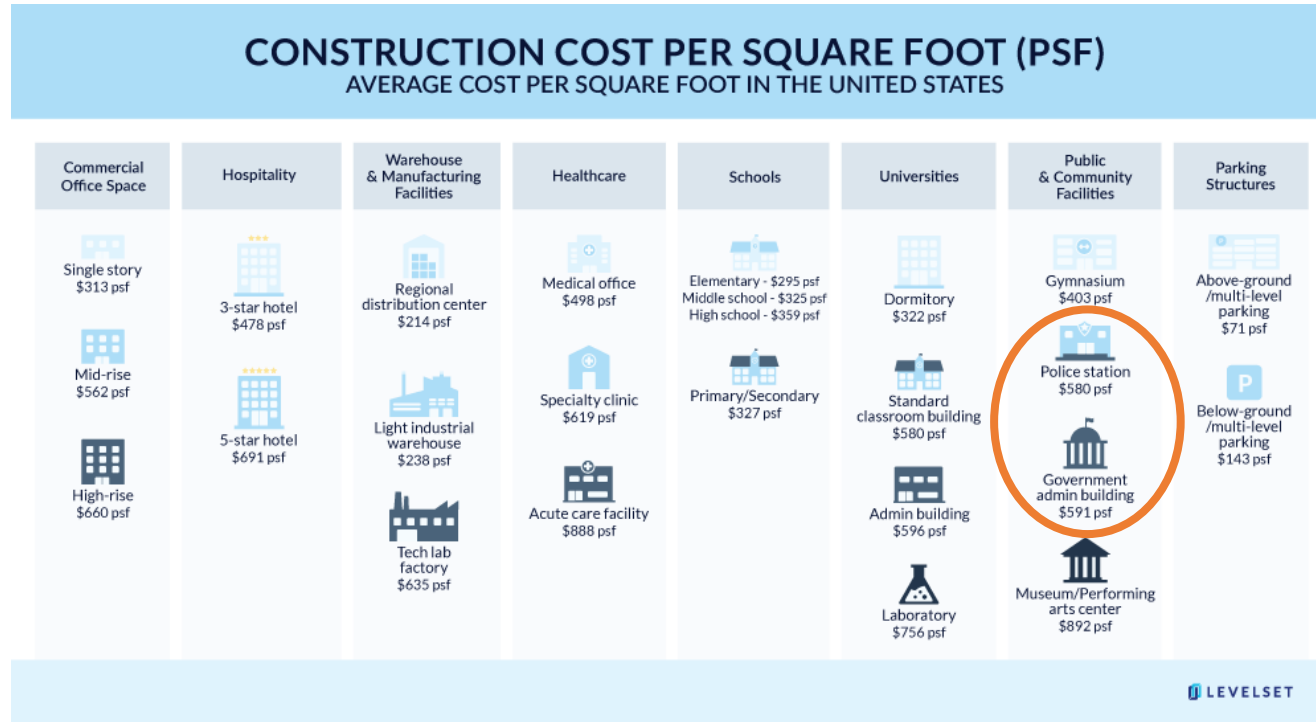
- Borough construction projected to come in \$3M under the national average for a 13,259 sq foot project

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

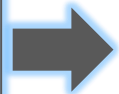


“Public and community facilities are among the most expensive structures to build. Government administration buildings cost about \$591 per square foot, while police stations cost \$580 per square foot.”

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} = \4.7M
 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

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

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://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

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

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://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://news.yahoo.com/timeline-coming-focus-metuchens-fire-085112209.html>