

Preliminary Design Presentation  
**HIGHTSTOWN MUNICIPAL BUILDING**  
Hightstown, NJ

September 16, 2013

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Managing Partner

The Goldstein Partnership, Architects

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**Purpose of Presentation**

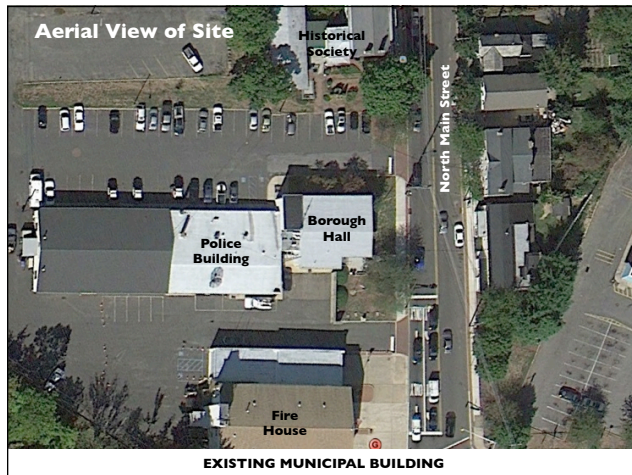
The primary purpose of this Presentation is to provide the Council with the information necessary to select a Design Scenario to advance.

**Outline of Presentation**

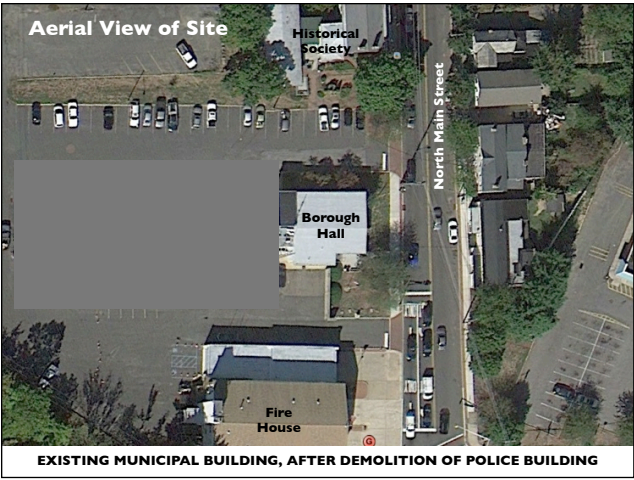
- Aerial Views of Site, showing alternatives
- Plans of Existing and of 4 Potential Designs
- Site Plan Diagrams, showing alternatives
- Comparison of the Design Schemes
- Design Recommendation
- Additional Background Information

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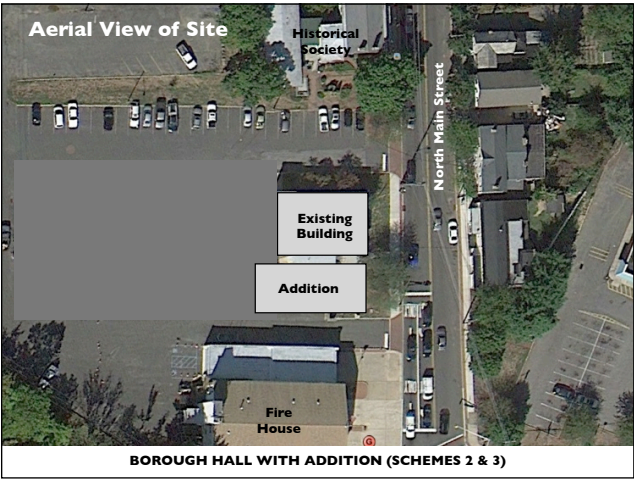
**Aerial View of Site**



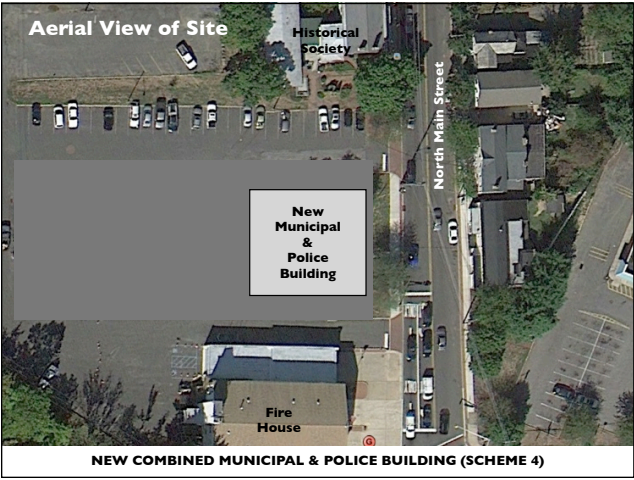
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# Existing Floor Plans

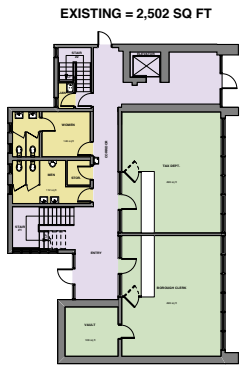
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## Existing First Floor

### LEGEND

- COURT
- MUNICIPAL
- POLICE
- SHARED
- CIRCULATION

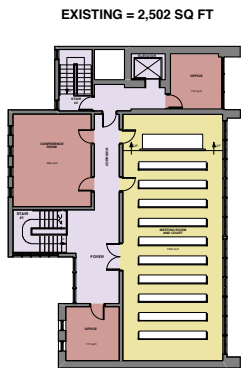


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## Existing Second Floor

### LEGEND

- COURT
- MUNICIPAL
- POLICE
- SHARED
- CIRCULATION



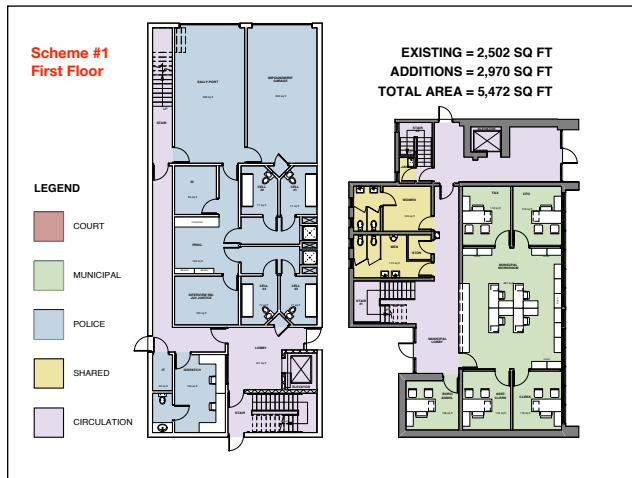
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# Design Scenario #1 Separate Police Building

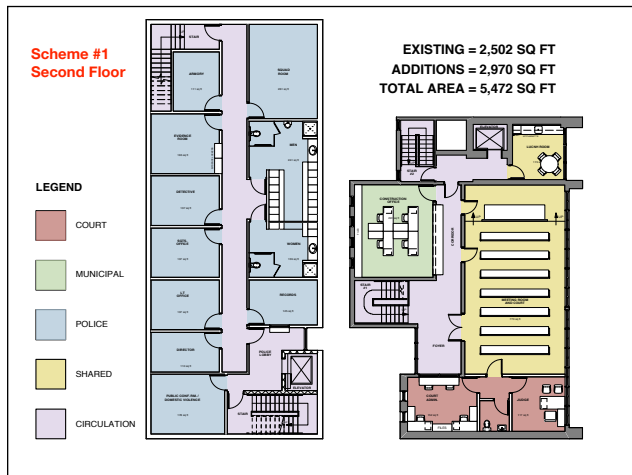
**NOTE:**  
Plans are subject to revision to accommodate Mechanical and Electrical Equipment Rooms and chases, once their sizes and locations have been established.

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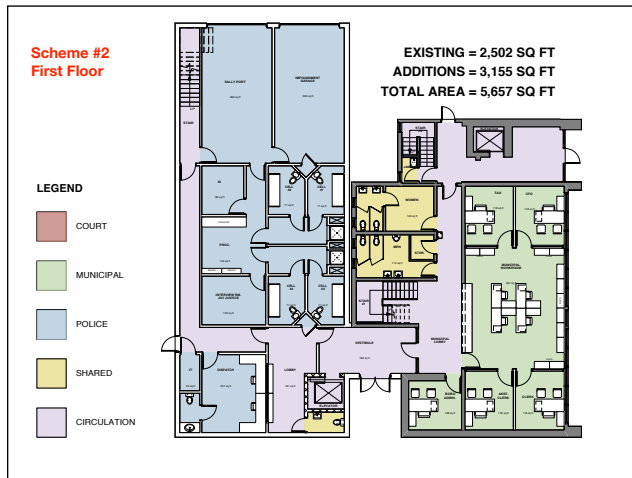
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# Design Scenario #2 Police Addition

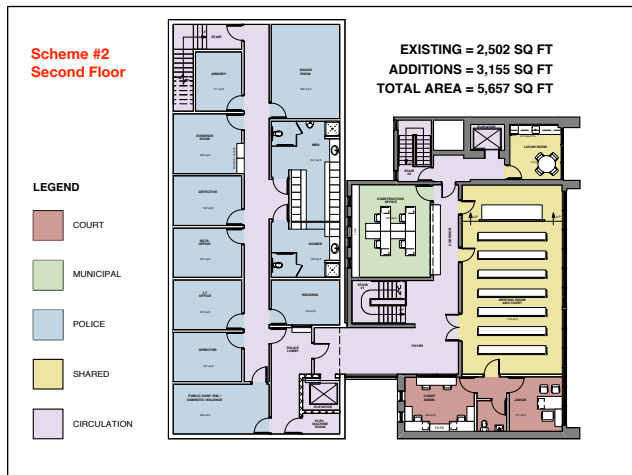
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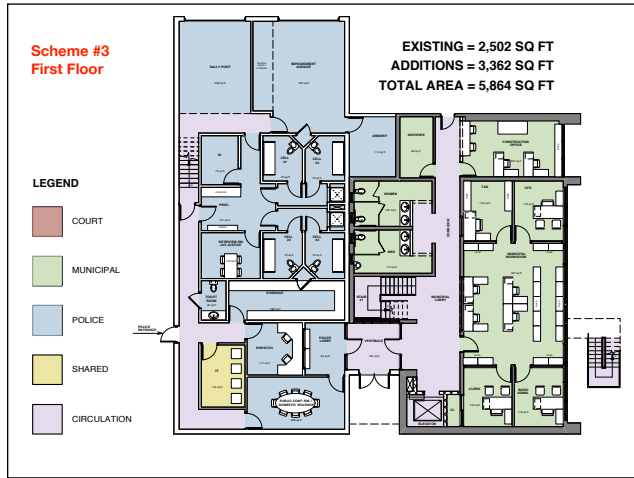
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# Design Scenario #3 Integrated Addition

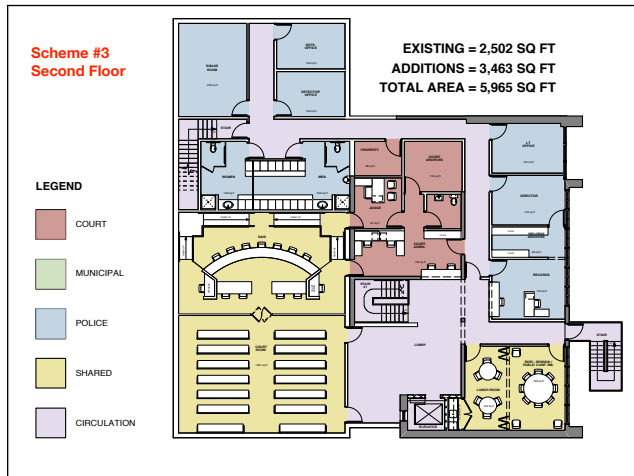
**NOTE:**  
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# Design Scenario #4 Entirely New Building

**NOTE:**  
Plans are subject to revision to accommodate Mechanical and Electrical Equipment Rooms and chases, once their sizes and locations have been established.

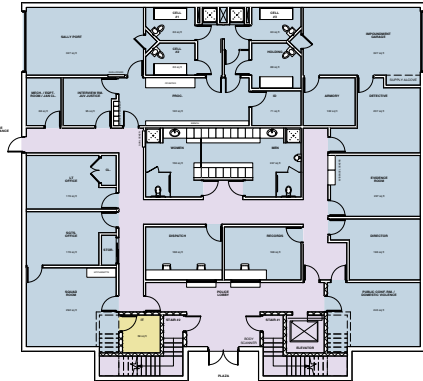
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## Scheme #4 First Floor

### LEGEND

- COURT
- MUNICIPAL
- POLICE
- SHARED
- CIRCULATION



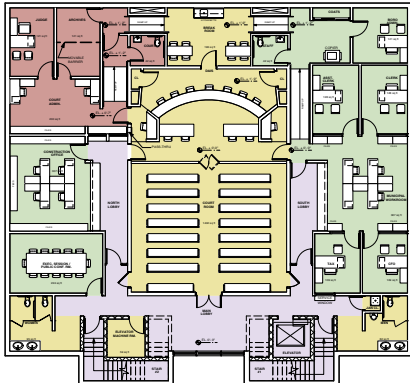
AREA = 6,036 SQ FT

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## Scheme #4 Second Floor

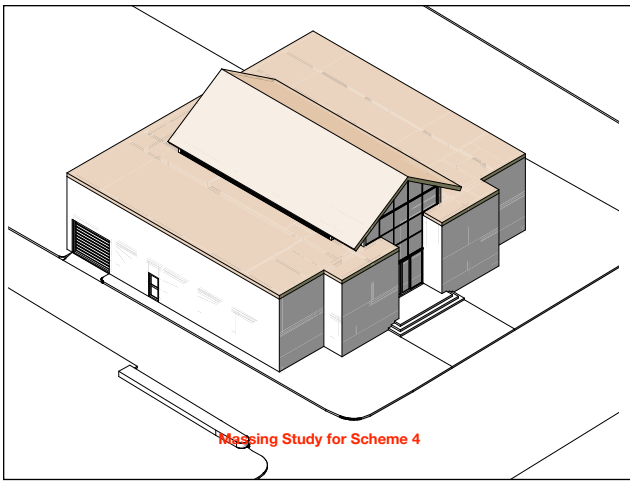
### LEGEND

- COURT
- MUNICIPAL
- POLICE
- SHARED
- CIRCULATION

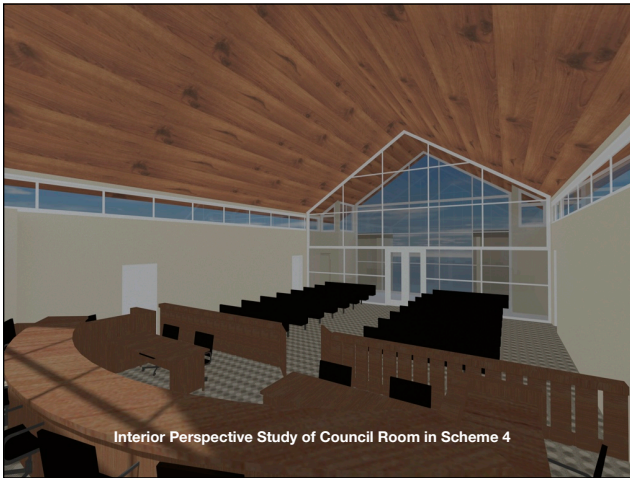


AREA = 6,036 SQ FT

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### Shortcomings in Thermal Envelope of existing Borough Hall

- Roofs are either poorly insulated or uninsulated
- Exterior walls are either poorly insulated or uninsulated
- These characteristics necessitate larger capacity mechanical equipment than for a new building
- This larger equipment results in higher operating costs, year after year.

**A new building will be much more energy-efficient, resulting in significant operational economies over its service life.**

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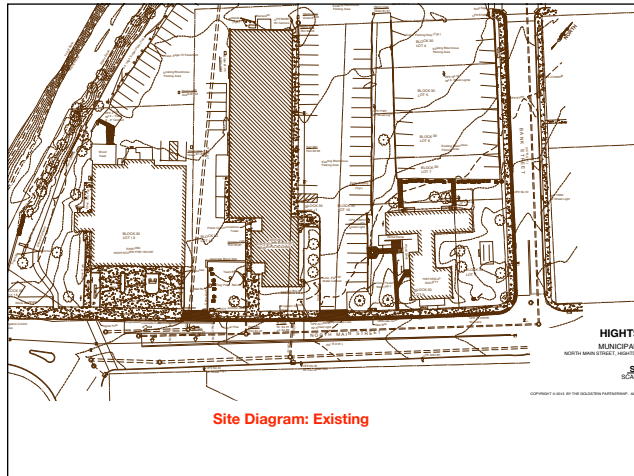


# Site Plan Comparison

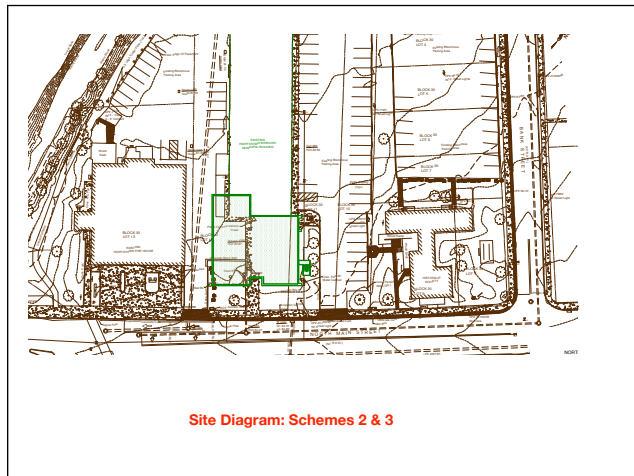
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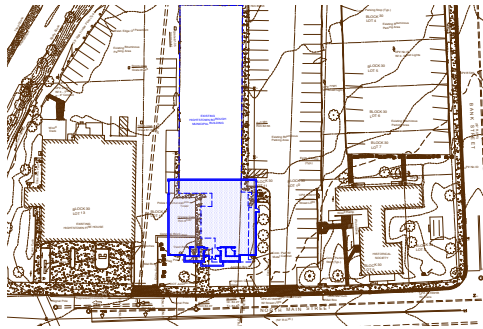
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Site Diagram: Scheme 4

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## Comparison of Design Scenarios

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## Comparison of Design Schemes

BLDG. FOOT-PRINT				
SCHEME	1	2	3	4
BOROUGH HALL	RENOVATED	RENOVATED	RENOVATED	NEW/COMBINED
POLICE BUILDING	NEW	ADDITION	ADDITION	NEW/COMBINED
SEPARATE BLDGS.	2	1	1	1
MEETS PROGRAM?	NO	NO	YES	YES
OPERATING COST	HIGH	MEDIUM	MEDIUM	LOW
PROJECT DURATION	INTERMEDIATE	LONGEST	LONGEST	SHORTEST
BLDG. AREA (in nom. sq. ft.)	12,000 SF	12,000 SF	12,000 SF	12,000 SF
RELATIVE RISK	INTERMEDIATE	HIGHEST	HIGHEST	LOWEST

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## Some aspects of Borough Hall not in conformance with current codes

- Egress Stairwells, which are not enclosed
- Courtroom, which is not fully accessible
- Lack of a secure route to walk detainees to Court
- Toilet Rms, which are too small for occupant load
- Mold and asbestos must be remediated.

***Because making Borough Hall habitable again requires that the building be unoccupied during construction, this is a "reconstruction" project, which triggers these and other upgrades.***

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## Questions & Answers

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