Project Budget & Site Concept Presentation
NEW BOROUGH HALL
Hightstown, NJ

October 21, 2013

Draft; not for distribution

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The Goldstein Partnership, Architects

Carmela Roberts, PE, CME
Roberts Engineering Group, LLC, Site Engineers

Purpose of Presentation

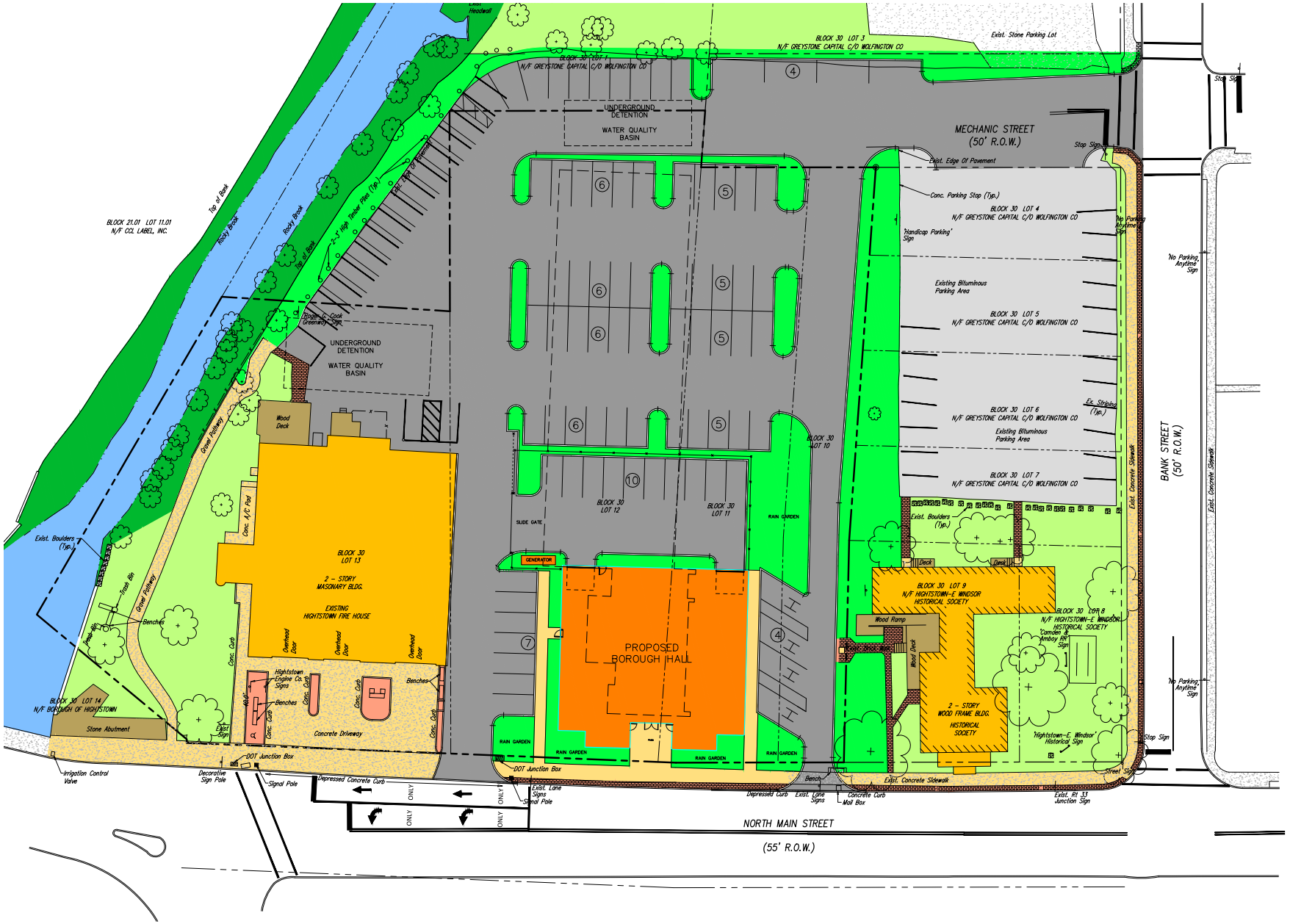
The primary purpose of this Presentation is to provide the Council with the information necessary to authorize the start of detailed building design (the next phase of the Architect's Services) and detailed site design (the next phase of the Site Engineer's Services).

Outline of Presentation

- Preliminary Site Concepts
- Updated Floor Plans
- Preliminary Studies of the Front Elevation
- Primary Building Construction Materials
- Preliminary Construction Budget

Site Design Presentation

Roberts Engineering Group, LLE
Site Engineers & Landscape Architects

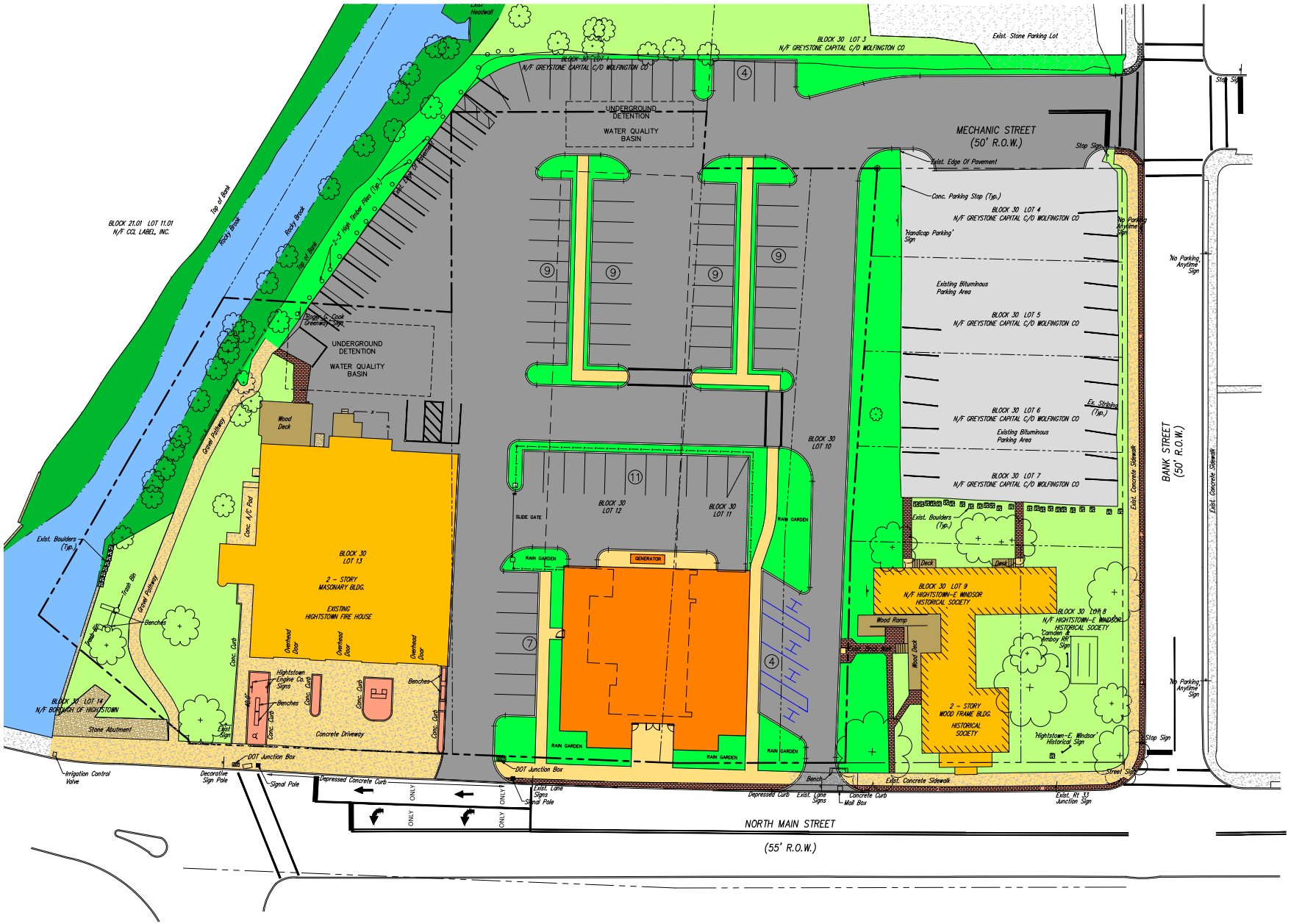


BOROUGH HALL REPLACEMENT

CONCEPT PLAN 1

BOROUGH OF HIGHTSTOWN

Roberts ENGINEERING GROUP LLC
CERTIFICATE OF AUTHORIZATION: 24GA28159100
1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1010 Fax 609-586-1015
www.RobertsEngineeringGroup.com



LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING ADJOINING LOT LINE
- EXISTING STREET ROW LINE
- EXISTING PAVEMENT
- EXISTING GRASS AREA
- EXISTING BUILDING
- EXISTING DECK
- CONCRETE SIDEWALK
- BRICK PAVER SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED GRASS AREA
- PROPOSED BUILDING

EXISTING IMPERVIOUS AREA
61,366 SQ FT

PROPOSED IMPERVIOUS AREA
53,598 SQ FT

BOROUGH HALL REPLACEMENT
CONCEPT PLAN 2

BOROUGH OF HIGHTSTOWN

Roberts
ENGINEERING GROUP LLC
CERTIFICATE OF AUTHORIZATION: 24GA28159100
1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1161 fax 609-586-1165
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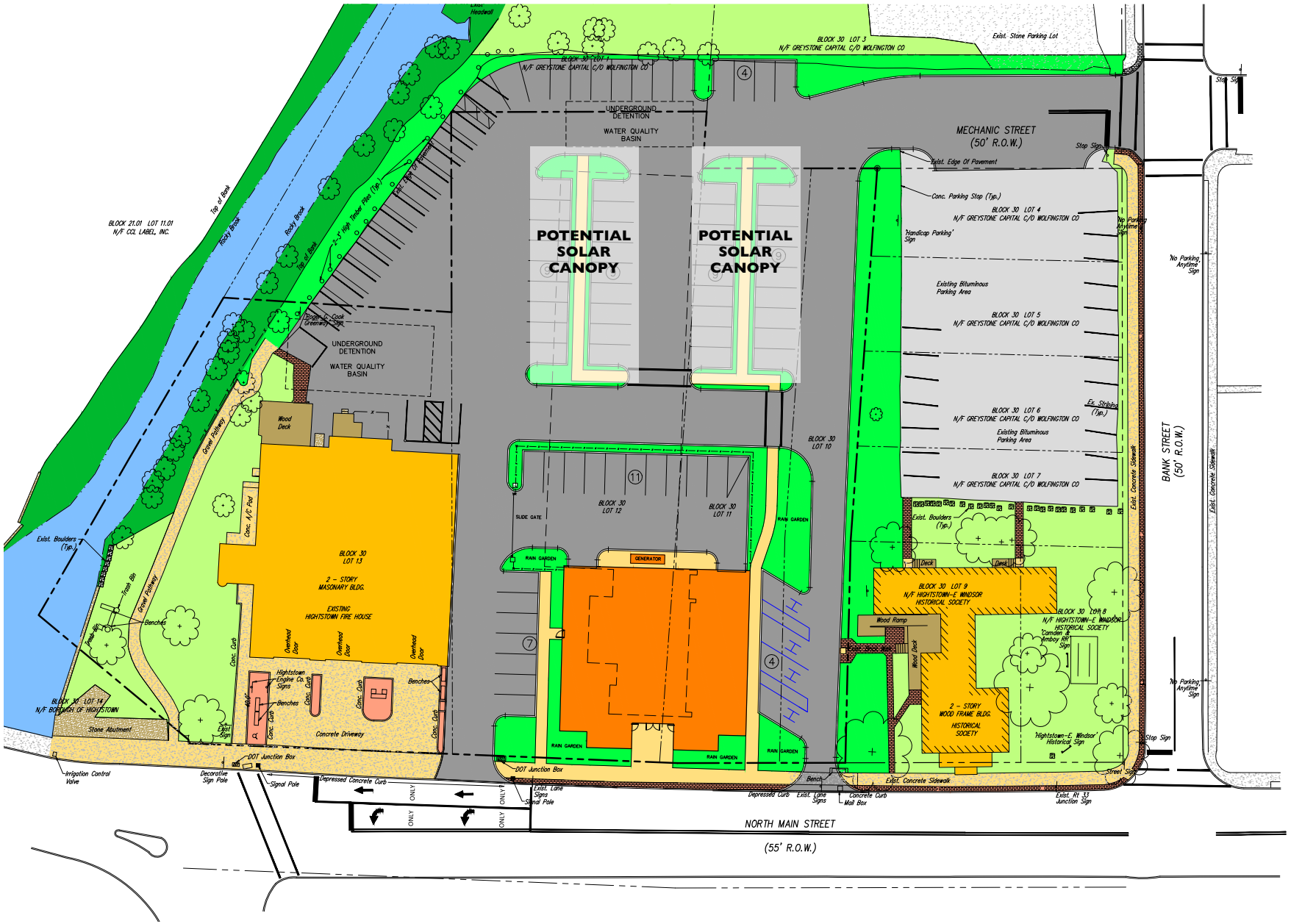

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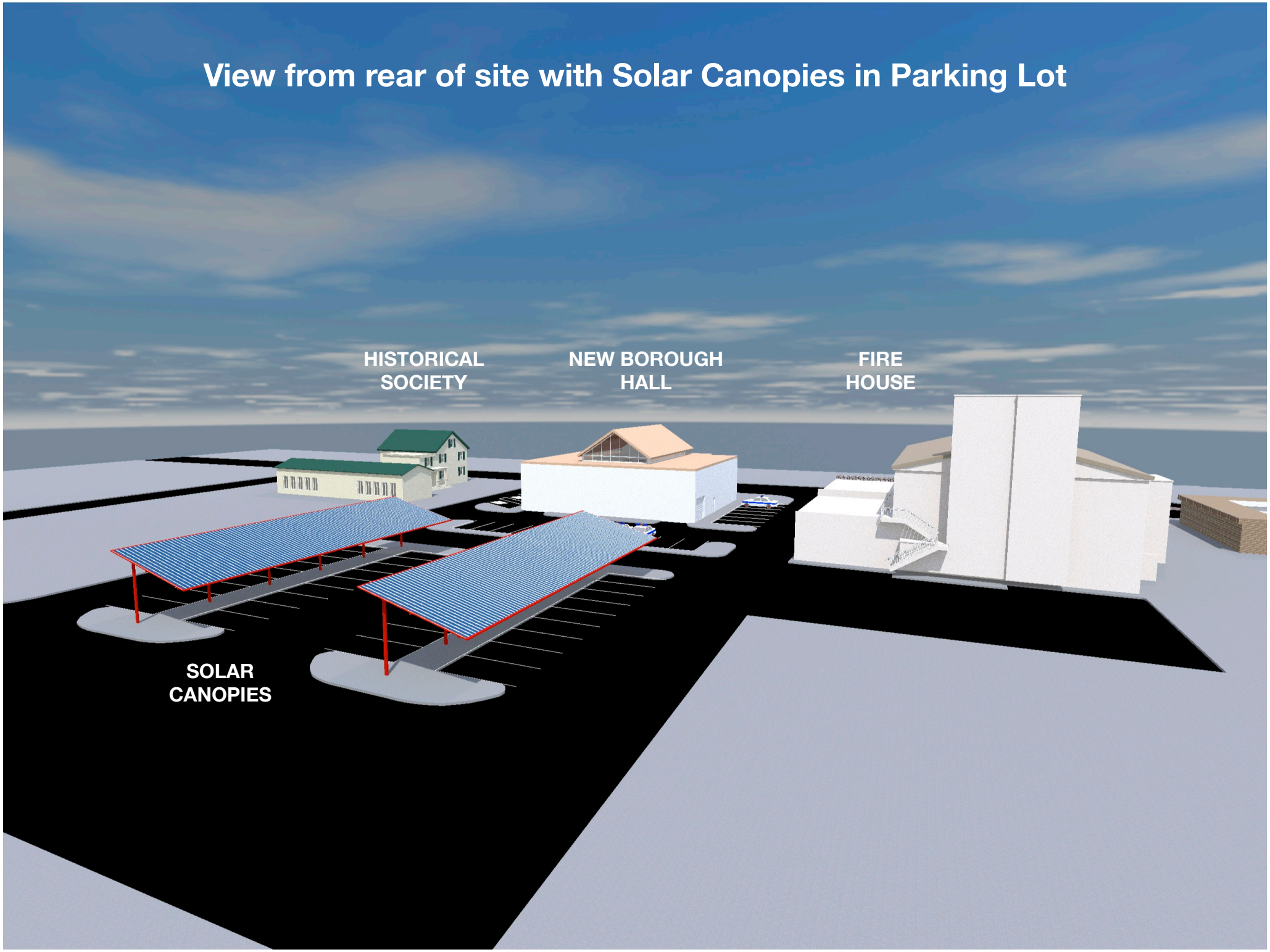
View from rear of site with Solar Canopies in Parking Lot



Updated Design Studies

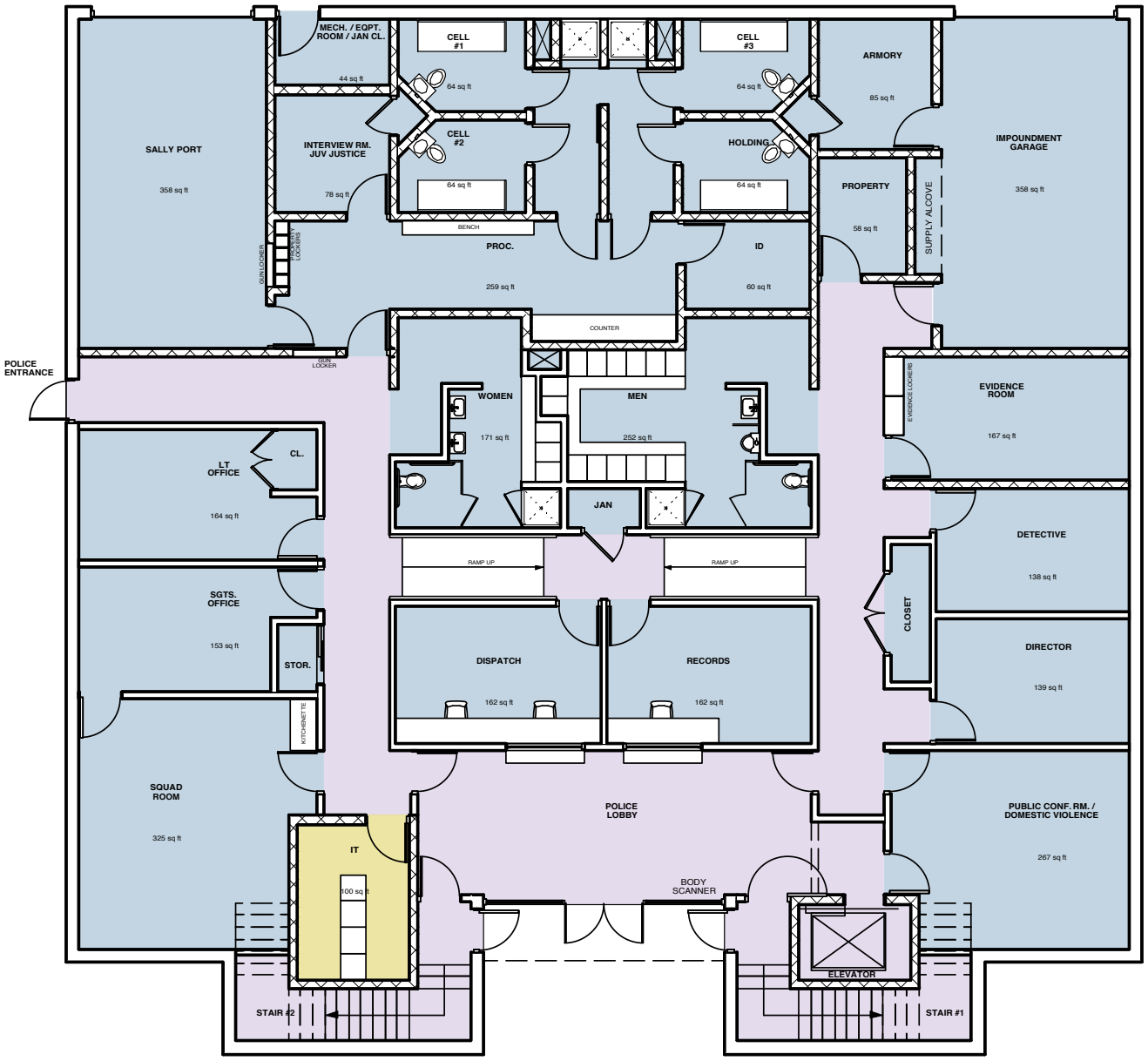
NOTE:
Plans are subject to revision to accommodate Mechanical and Electrical Equipment Rooms and chases, once their sizes and locations have been established.

The Goldstein Partnership
Architects & Planners

First Floor Plan

LEGEND

- COURT
- MUNICIPAL
- POLICE
- SHARED
- CIRCULATION

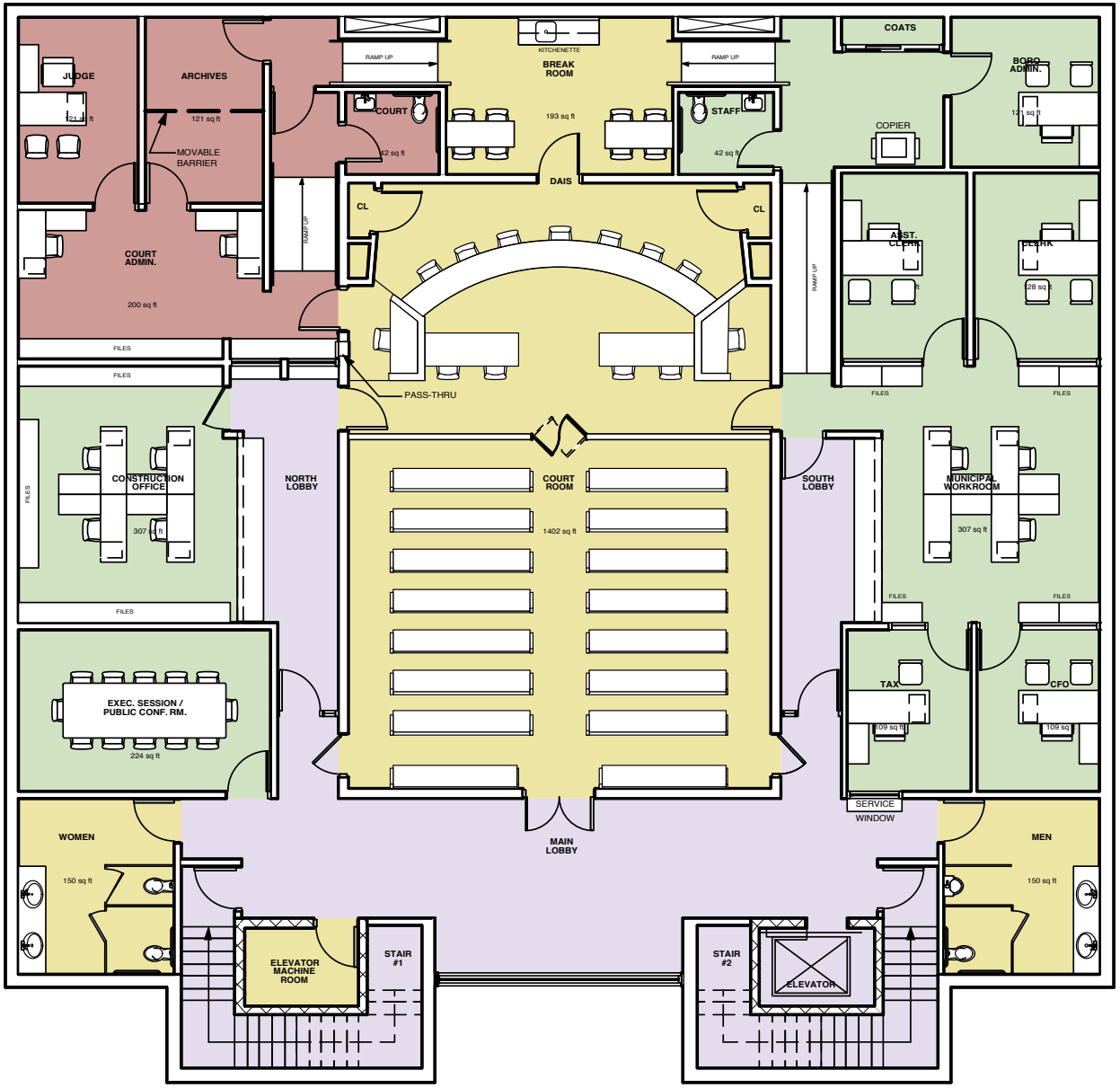


AREA = 6,162 SQ FT

Second Floor Plan

LEGEND

- COURT
- MUNICIPAL
- POLICE
- SHARED
- CIRCULATION

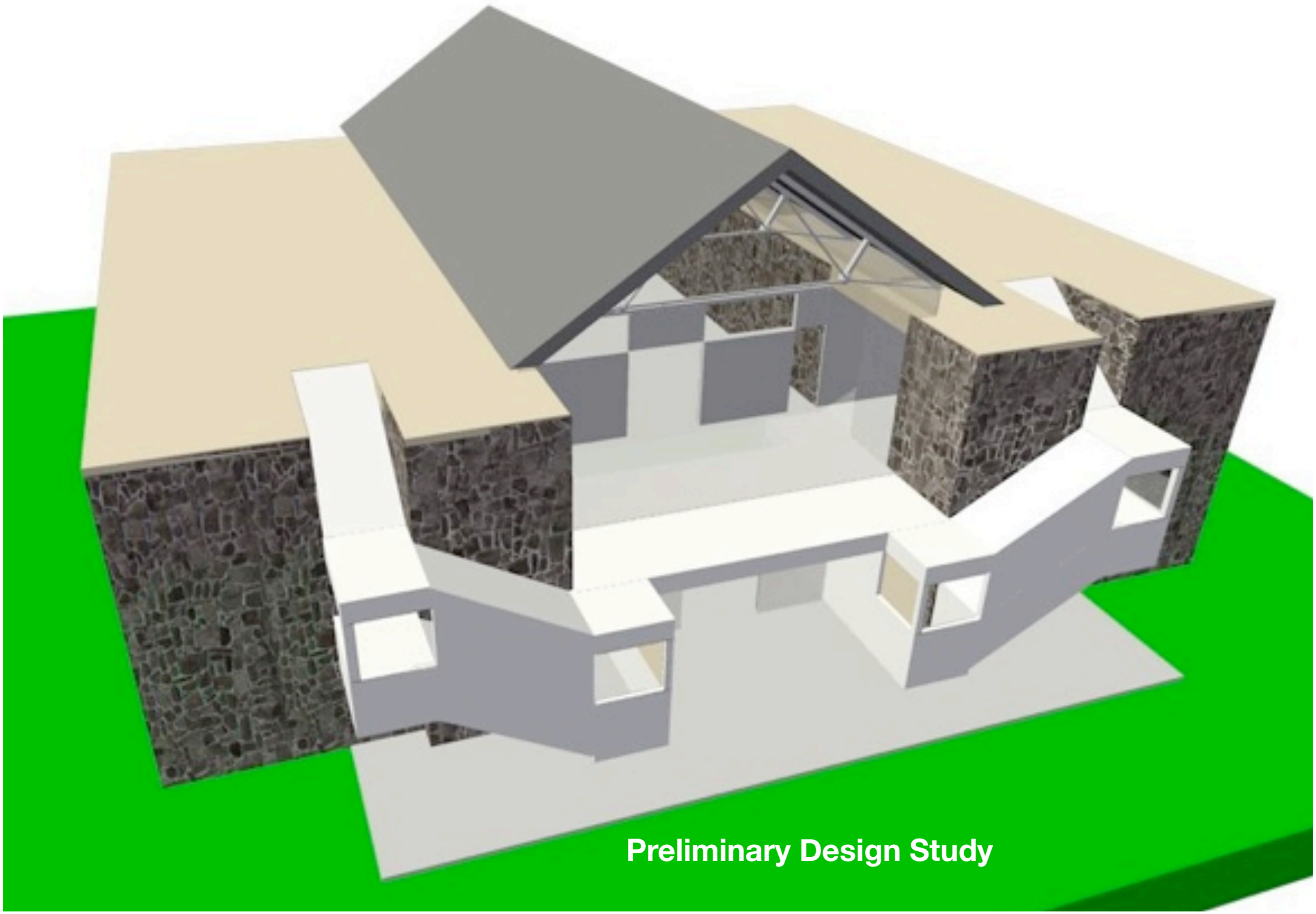


AREA = 6,242 SQ FT

Outline Building Program

Room Name				
Municipal Offices	Construction Office	300		
	Public Conference Room	225		
	Tax Collector	110		
	CFO	110		
	Clerk	110		
	Assistant Clern	110		
	Borough Administrator	125		
	Municipal Workroom	300		
	Staff Toilet Room	50		
	Break Room	200		
	Public Toilet Rooms	300		
	Municipal Archives	60		
	Copy Center	40		
	Sub-Total		**2,040**	
Violations Bureau	Court Admin/Office	200		
	Judge's Office	125		
	Judge's Toilet Room	50		
	Prosecutors Mtg. Rm.	0		
	Public Defender	0		
	Court Archives	60		
	Court Closets	15		
	Courtroom/Council Rm.	1400		
	Public Lobby	400		
	Sub-Total		**2,250**	
Police Department	Public Lobby	300		
	Dispatch Center	150		
	Evidence Room	200		
	Public Conf. Rm./DV	300		
	Director's Office	150		
	Records Room	150		
	Squad Room	300		
	Detectives Office	150		
	Impoundment Garage	350		
	Mens Locker Room	250		
	Womens Locker Room	150		
	Lieutenant's Office	150		
	Detention/Interview Rm.	100		
	Sgt. Office	150		
	Armory	100		
	Processing Room	200		
	Property Room	100		
	Sally Porte	350		
	Cellblock	400		
	ID Room	75		
	IT/Server Room	100		
	Garage Storage Area	20		
	Sub-Total		**4,195**	
Net Total			**8,485**	
Gross Factor			1.45	
Total			**12,303**	

Preliminary Design Study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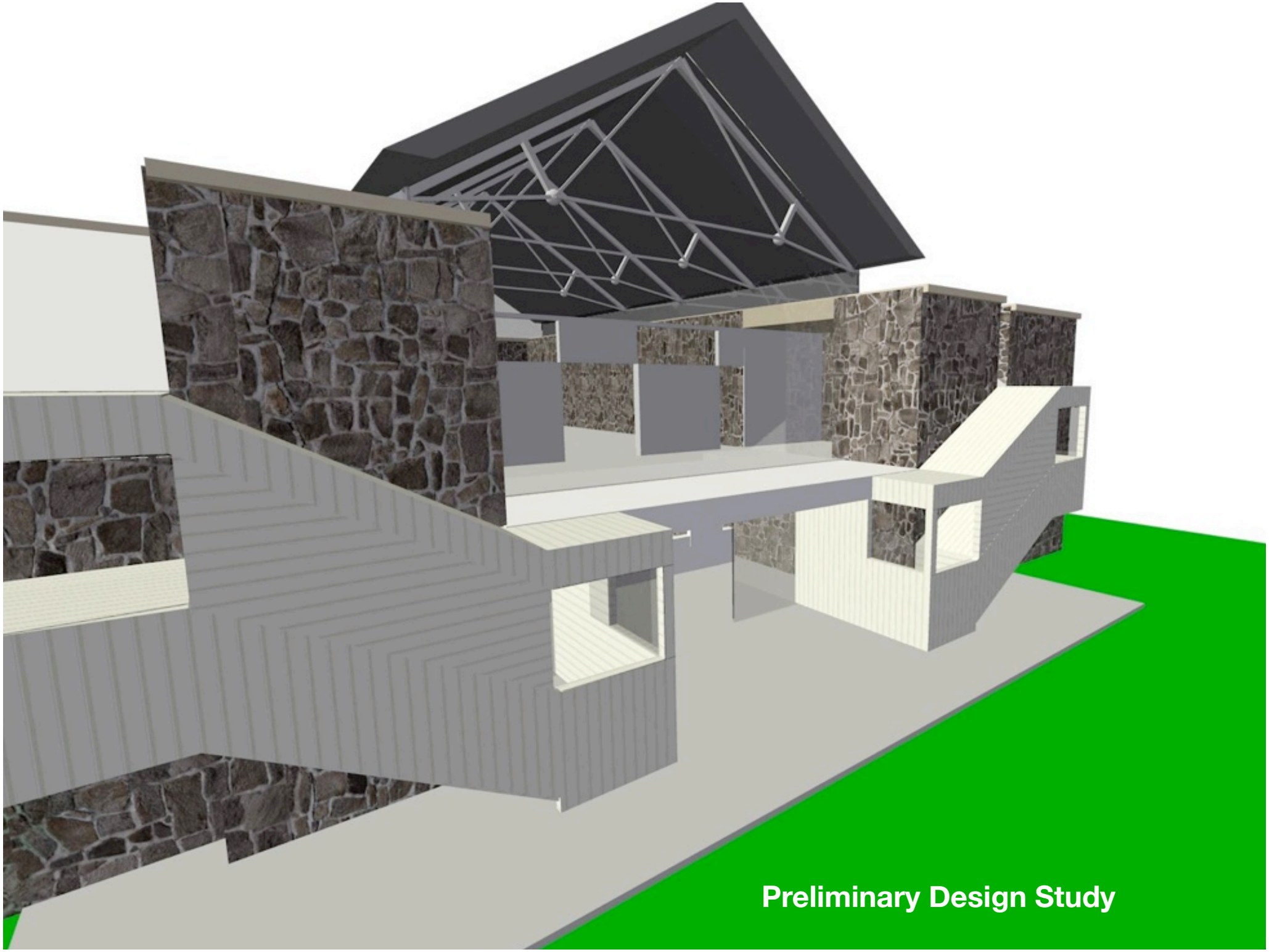
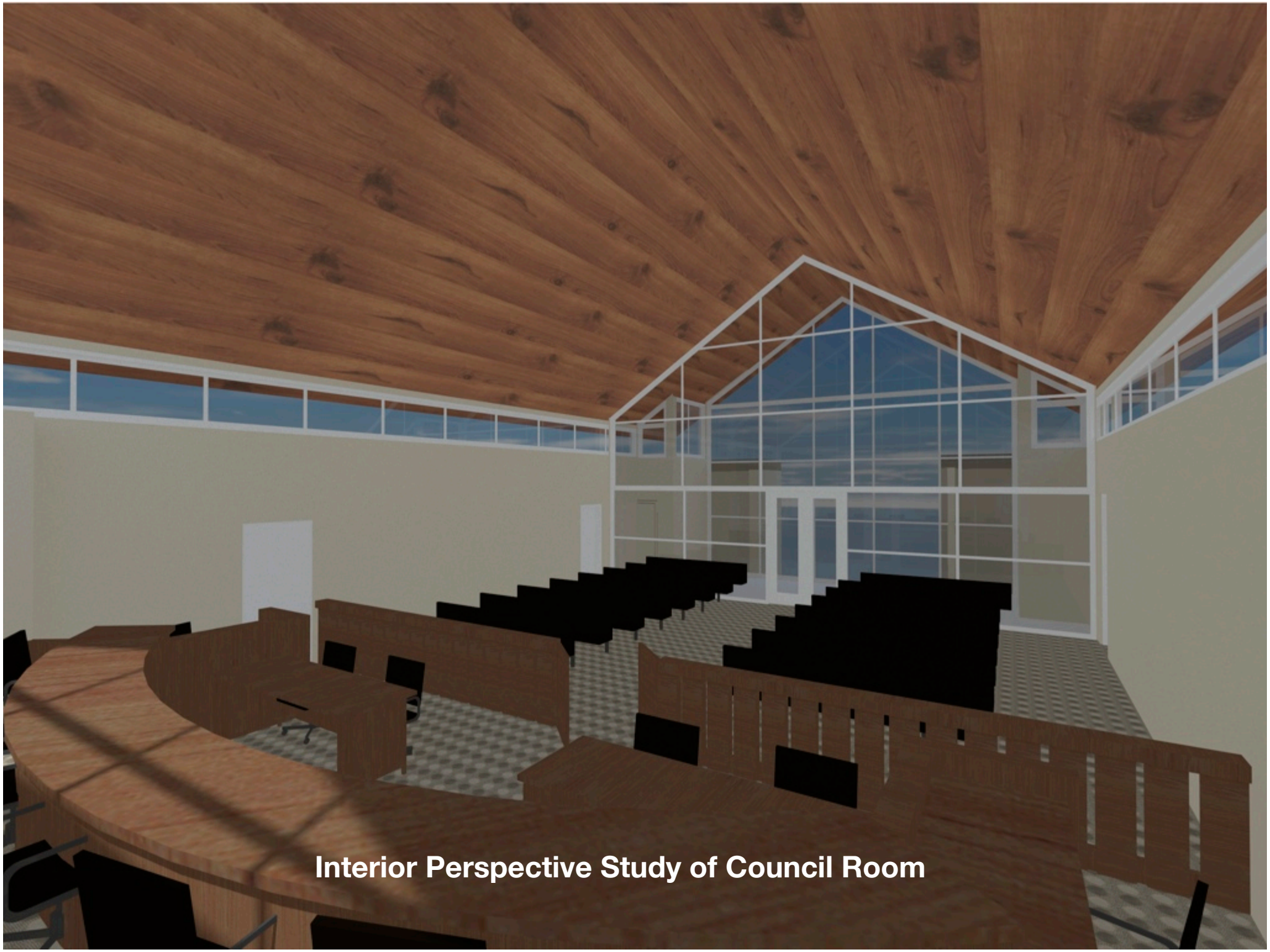

Preliminary Design Study



Interior Perspective Study of Council Room

LEED

The Goldstein Partnership
Architects & Planners

LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

Sustainable Sites — Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
		6	Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
		3	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
		1	Credit 7.1	Heat Island Effect—Non-roof	1
	1		Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	3		Credit 1	Optimize Energy Performance	1 to 19
	4		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

	1		Credit 1.1	Innovation in Design: Specific Title	1
	1		Credit 1.2	Innovation in Design: Specific Title	1
	1		Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

		1	Credit 1.1	Optimize Energy Performance	1
	1		Credit 1.2	On-site Renewable Energy	1
	1		Credit 1.3	Stormwater Design quality control	1
	1		Credit 1.4	Innovative Wastewater Technologies	1

46	25	27	**Total**		**Possible Points: 110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED-Related Services	Additional Fees	Responsible Consultant
LEED Administration	$10,000	Architect
Architectural Credits	$8,000	Architect
MEP Credits/Energy Model	$17,000	Mechanical Engineer
Site Engineering Credits	$10,000	Site Engineer
Commissioning Services	$45,000	Commissioning Authority
Reg./Cert. Fees	$4,000	US Green Building Council
Total	**$94,000**	

Notes:

1) Based on LEED Version 2009/NC (New Construction).
2) Site Engineering Credit Fee is not to exceed the indicated amount; actual fee will depend on credits pursued.
3) Commissioning Fee is based on recent experience. Actual Fee will depend on proposals submitted.
4) It is assumed that On-Site Renewable Energy, such as solar or geothermal will not be pursued, as they do not appear to be required for this project to achieve LEED certification. Add'l Fees will apply if they are pursued.

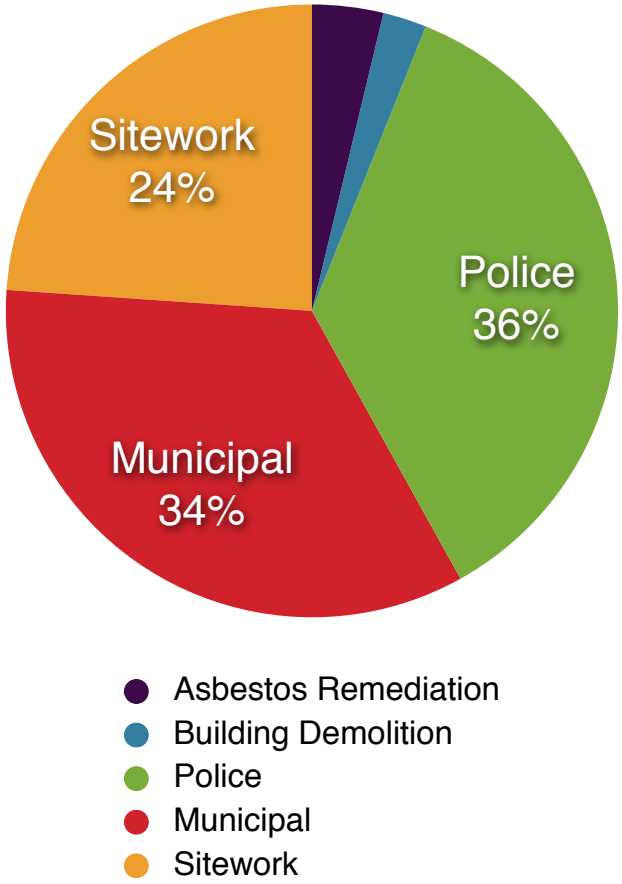
Proposed Project Budget

The Goldstein Partnership
Architects & Planners

Primary Building Construction Materials

- **Foundations:** Concrete
- **Building Frame:** Steel, with timber trusses at Courtroom
- **1st Floor platform:** Concrete slab-on-grade
- **2nd Floor platform:** Metal deck with concrete fill
- **Roof platform:** Metal roof deck with tapered insulation
- **Roofing:** Rubber membrane; shingles at Courtroom
- **Cladding:** Stone to match Fire House, stucco on sides & rear
- **Partitions:** Conc. Block at 1st Floor; Drywall at 2nd Floor
- **Windows:** Aluminum framing with high-performance glass
- **Ceilings:** Suspended acoustic type
- **Interior Doors & Frames:** Hollow Metal
- **Flooring:** Vinyl tile, carpet, terrazzo, ceramic tile, epoxy

Aspect	Cost
Asbestos Remediation	$220,000
Building Demolition	$135,000
Police Facilities	$2,100,000
Municipal Facilities	$2,000,000
Sitework	$1,400,000
Total Construction Cost	**$5,860,000**
Contingency (10%)	$586,000
Const. Cost w/Contingency, rounded	**$6,450,000**



Preliminary Construction Budget

Notes:

1) Includes voice/data, electronic access control, court and interview recording, audiovisual, and 911 systems.
2) Excludes Furniture, Furnishings, and Equipment, as they are not built into the building.
3) Excludes professional fees.
4) Permit Fees are not included. It is assumed that building permit fees will be waived, but that Site Permit fees will not be waived.
5) Subject to revision as the design is developed.
6) Assumes that Asbestos Remediation and Building Demolition are bid as separate Contracts.
7) Assumes that all other work is bid under a single General Contract no later than Spring 2014.
8) Based on Sitework estimate prepared by Roberts Engineering Group, LLC.
9) Based on Asbestos Remediation and Building Demolition estimates prepared by separate consultants/contractors.
10) Asbestos Remediation costs for Police Wing of existing building will be confirmed on Thursday, 10/24/13; worst case is assumed.
11) Construction Costs may be slightly higher if LEED Certification is required. That premium has yet to be established.

Next Phases of Professional Service

Architect: The Fees & Expenses for the next phase of Services will total $200,000 through the completion of Construction Documents, leaving $62,500 for bidding and Construction Administration, to be authorized when the Council authorizes bidding of the project.

Site Engineer: The Fees & Expenses for the next phase of the Services will total $50,000 through the completion of Construction Documents, leaving $20,000 to $25,000 for bidding and Construction Administration, to be authorized when the Council authorizes bidding of the project.

Note: *The above fees are exclusive of LEED-related fees.*

Questions & Answers