

HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES



Mayor Lawrence D. Quattrone
Council President Steven Misiura
Council Member Joshua Jackson
Council Member Patricia Egan
Council Member Charles "Lee" Stults
Council Member Susan Bluth
Council Member Dimitri Musing



Chief Frank Gendron

HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

PROJECT TEAM

Noel S. Musial, A.I.A., PP NCARB
President

Noel S. Musial II, AIA
Project Manager

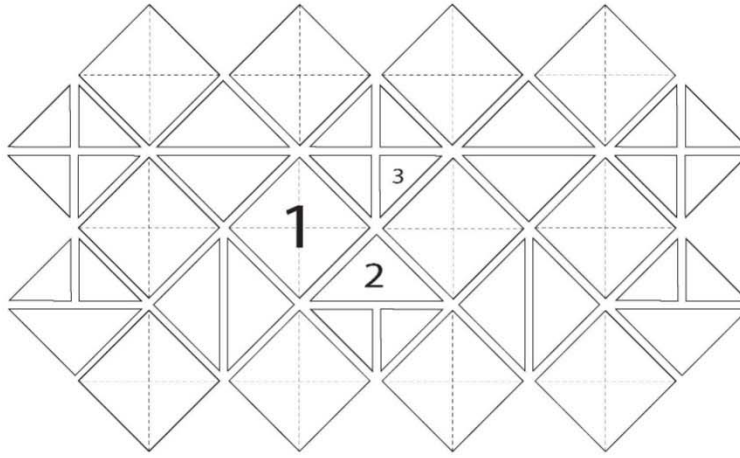
Larry Lane, AIA
Project Architect

THE MUSIAL GROUP ARCHITECTURE


HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

YOUR VISION BOARD

PUBLIC PRIORITIES



1
2
3

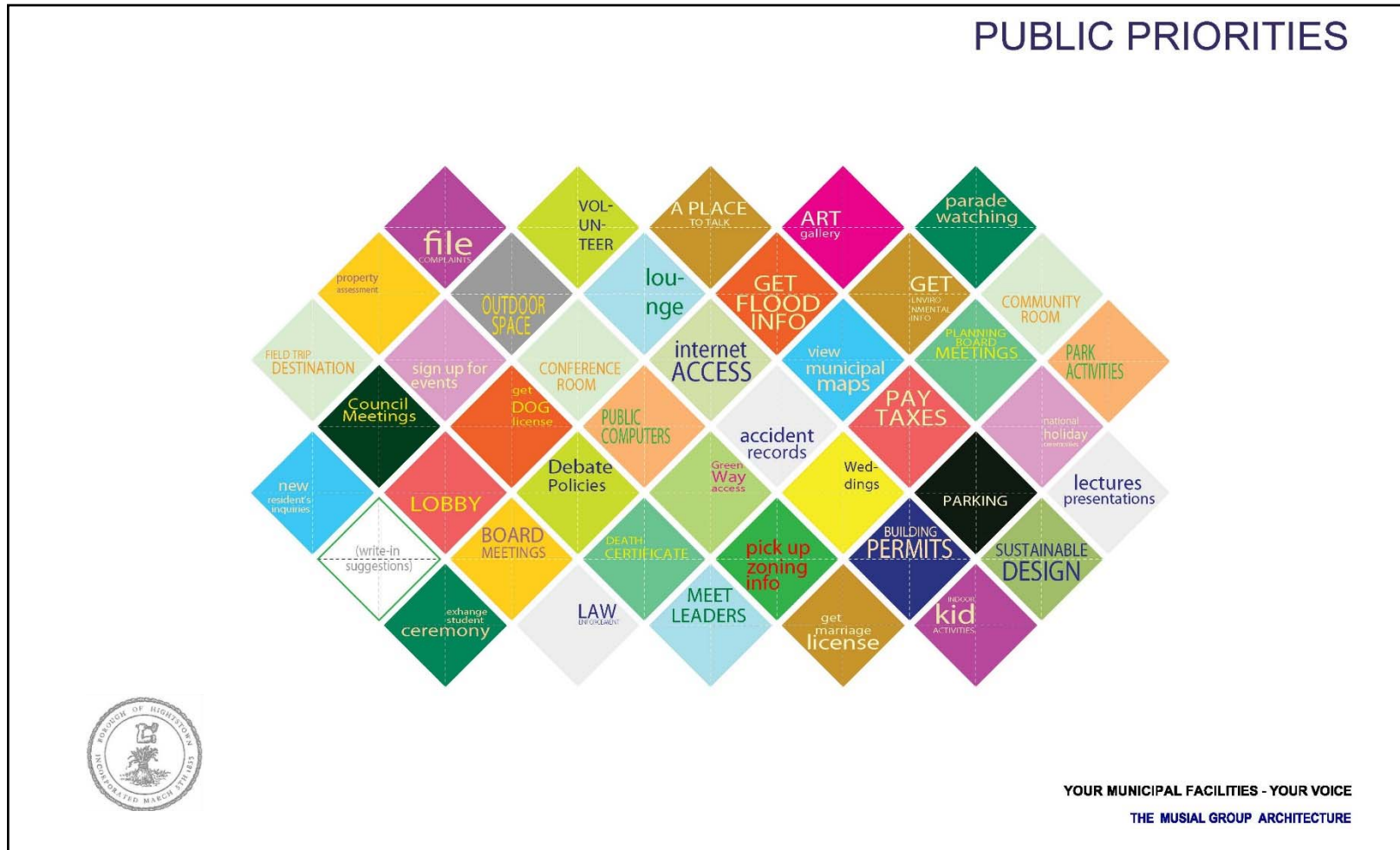


YOUR MUNICIPAL FACILITIES - YOUR VOICE
THE MUSIAL GROUP ARCHITECTURE

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HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

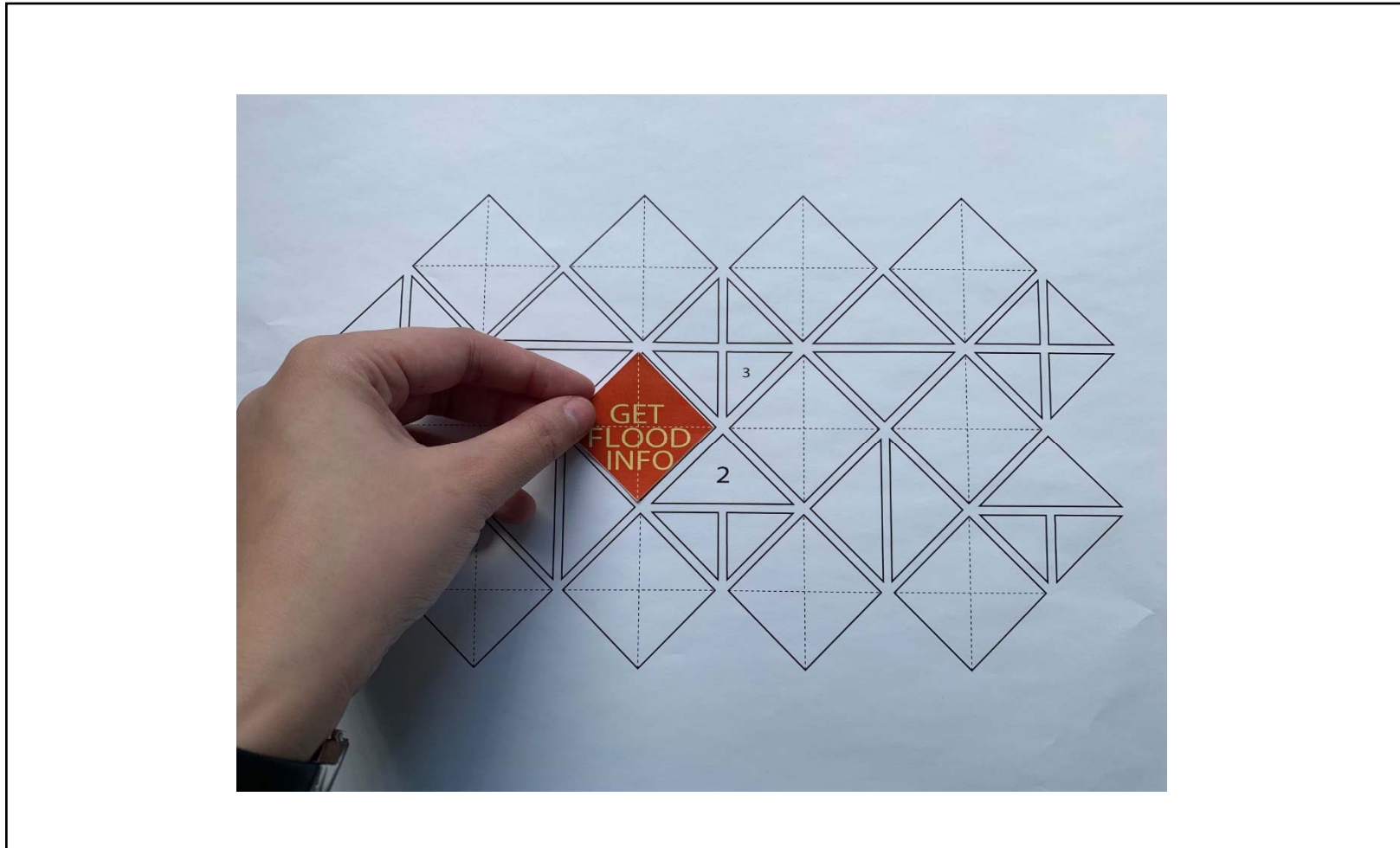
YOUR VISION ACTIVITY BLOCKS



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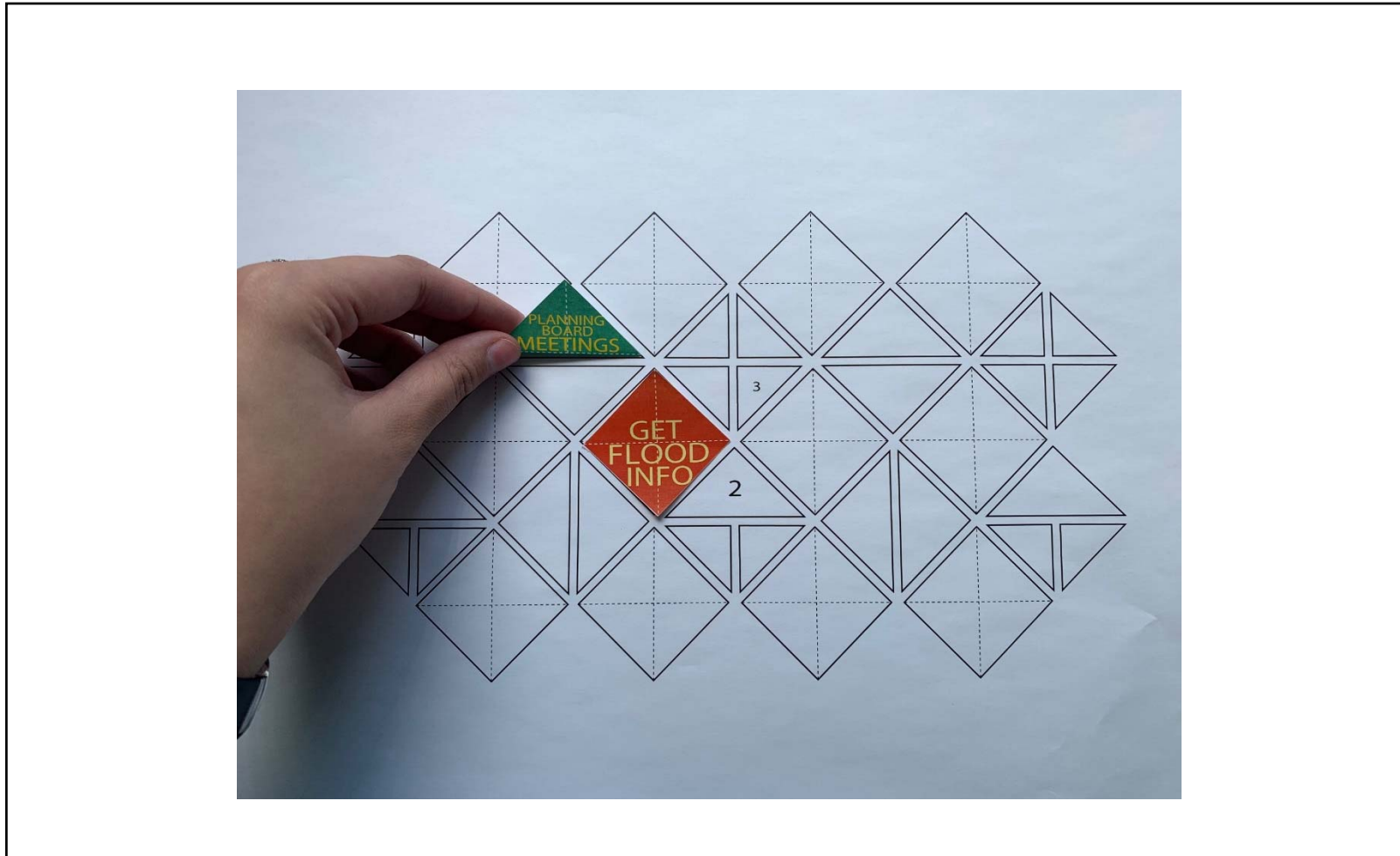
PUBLIC PRIORITIES



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PUBLIC PRIORITIES



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PUBLIC PRIORITIES

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Handwritten notes in diagrams include:

- Off street parking - compact
- Great stairs outside
- Consider about building flexibility for public
- Concern about Accessibility (wheelchair access)
- It would be good for meeting room
- 1
- 2
- LOW
- 1
- LOW
- Elevator
- Volley
- Volley Area
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th Floor
- 6th Floor
- 7th Floor
- 8th Floor
- 9th Floor
- 10th Floor

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HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

PUBLIC PRIORITIES

Public Input

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PUBLIC PRIORITIES

- Exterior Sculpture Garden
- Interior Art Gallery
- Public Meeting Rooms
- Access to Nearby Paths to Park and Foot Path
- Display Historic Items, such as the Bell from the Existing School House
- Example to the Community of a Sustainable Design

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Two schemes were developed after interviewing the future users of the facility

The police department will adjoin the existing building.

The existing building will house the municipal functions

1. **Scheme One:** Police will be a one story building.
2. **Scheme Two:** Police will be a two story building.

HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SPACE REQUIREMENTS FOR THE TWO SCHEMES

HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SPACE REQUIREMENTS FOR DEPARTMENTS SCHEME 1

DEPARTMENT NAME	TOTAL AREA	
	PROGRAM	PROPOSED
MUNICIPAL CLERK / ADMIN	989.55	942.30
TAX/ASSESSOR	1,586.25	1,198.80
CONST/ZONING	888.30	934.20
POLICE	5,915.70	6,323.40
MISC	1,088.10	1,128.60
MEETING SPACE	2,675.70	2,675.70
PUBLIC AREAS	8,500.00	8,799.00
Total Program Area	21,643.60	22,002.00

Additional space will be required
for file archives

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HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SPACE REQUIREMENTS FOR DEPARTMENTS SCHEME 2

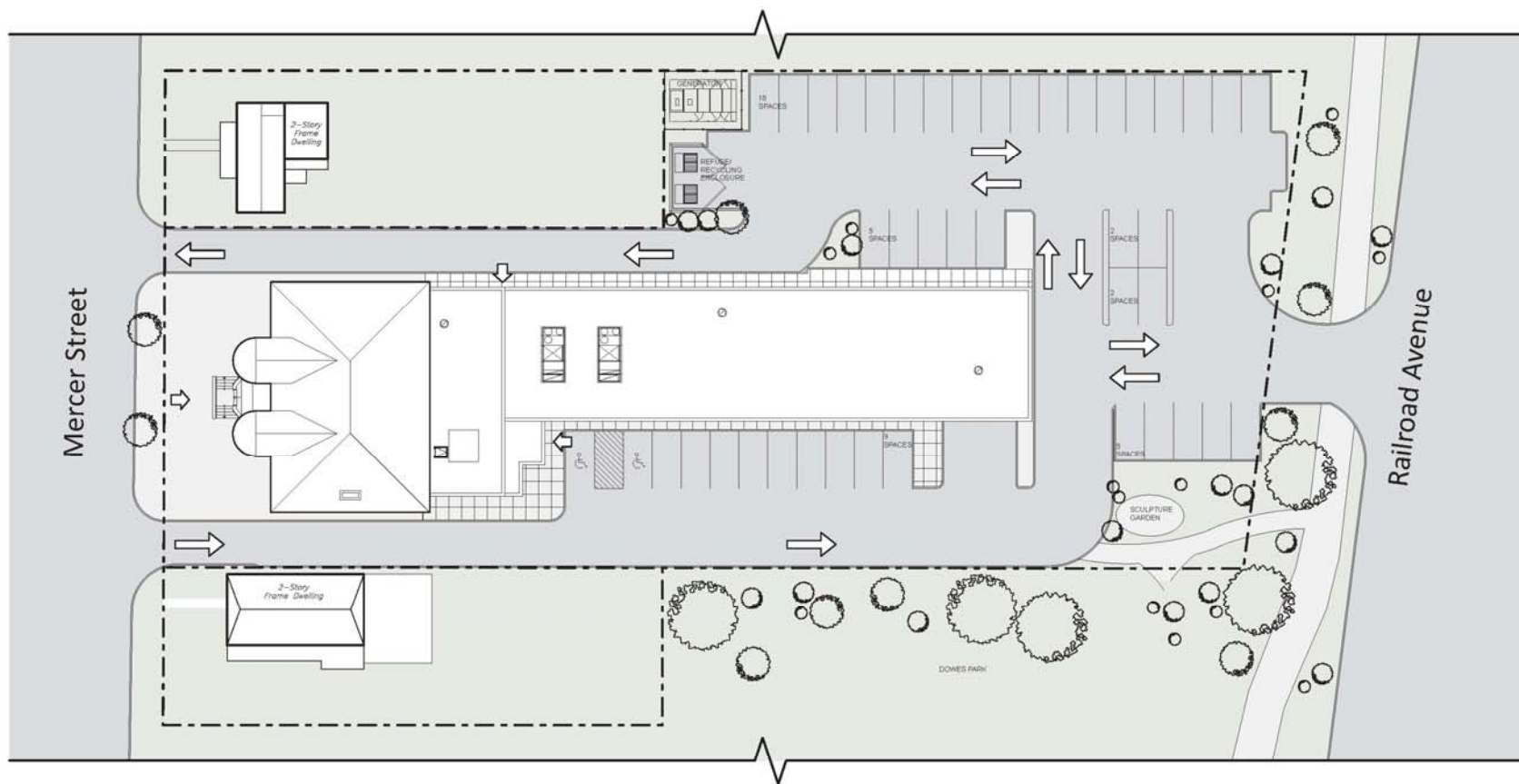
DEPARTMENT NAME	TOTAL AREA	
	PROGRAM	PROPOSED
MUNICIPAL CLERK / ADMIN	896.40	942.30
TAX/ASSESSOR	1,518.75	1,066.50
CONST/ZONING	1,030.05	934.20
POLICE	5,861.70	6,281.55
MISC	1,088.10	1,146.15
MEETING SPACE	3,337.20	3,337.20
PUBLIC AREAS	9,000.00	8,921.10
Total Program Area	22,732.20	22,629.00

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HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SCHEME 1: SITE PLAN



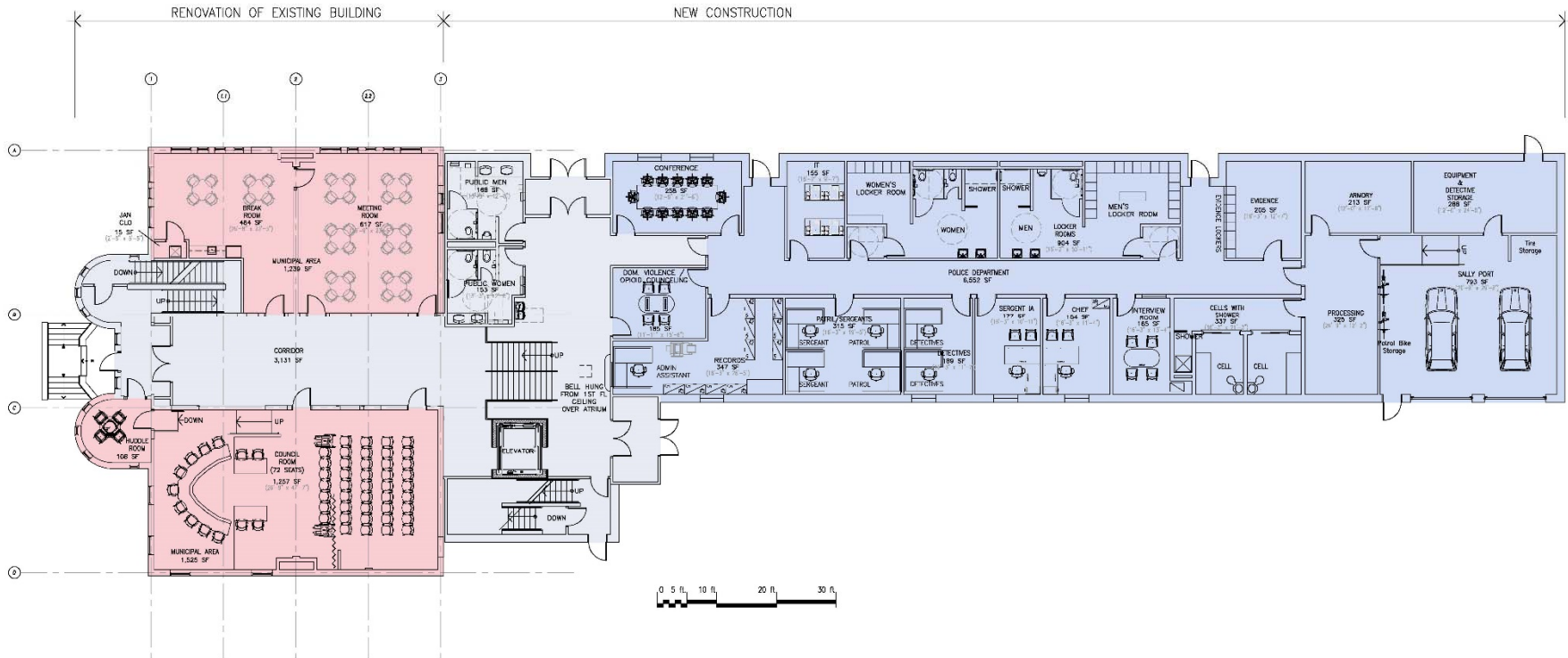
PARKING
41 PARKING SPACES + 2 HC PARKING SPACES
21 PARKING SPACES NEEDED FOR POLICE PERSONAL AND ASSIGNED VEHICLES
12 PARKING SPACES NEEDED FOR MUNICIPAL EMPLOYEES

SCHEME 1 SITE PLAN
SCALE: 1/32" = 1'-0"



HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

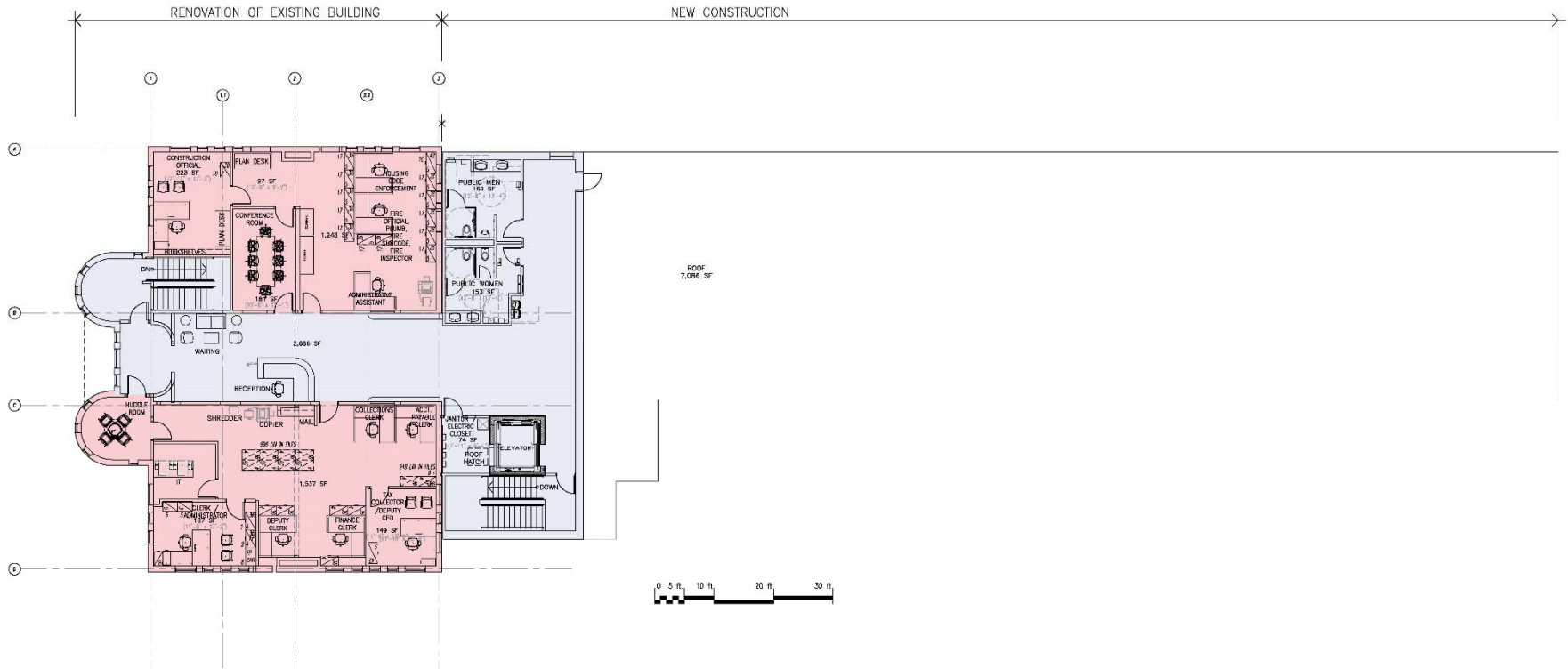
SCHEME 1: FIRST FLOOR



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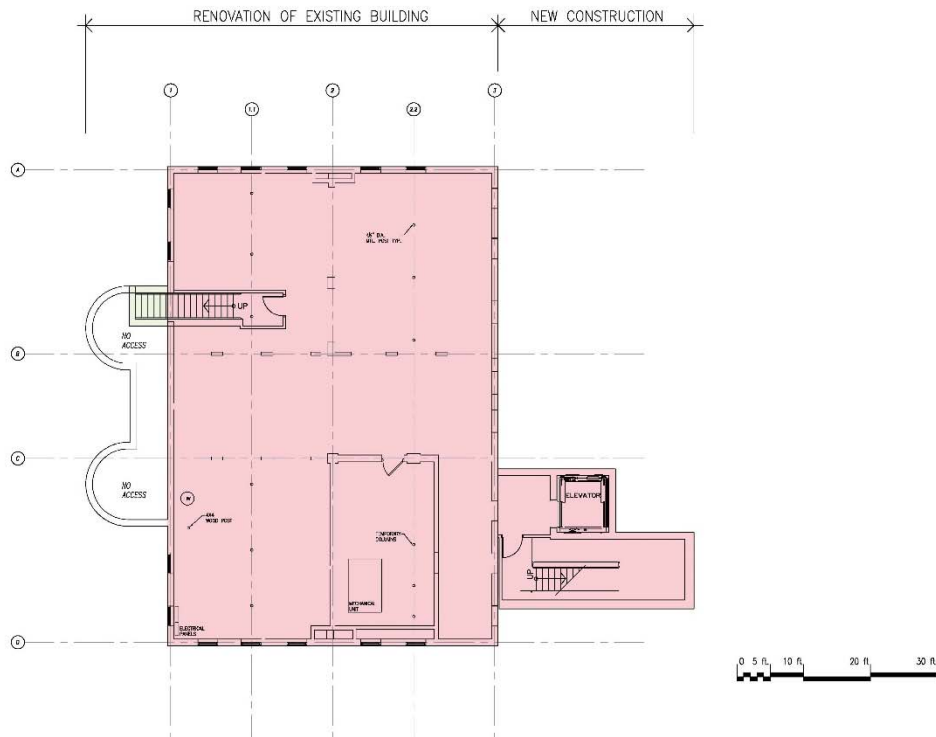
SCHEME 1: SECOND FLOOR



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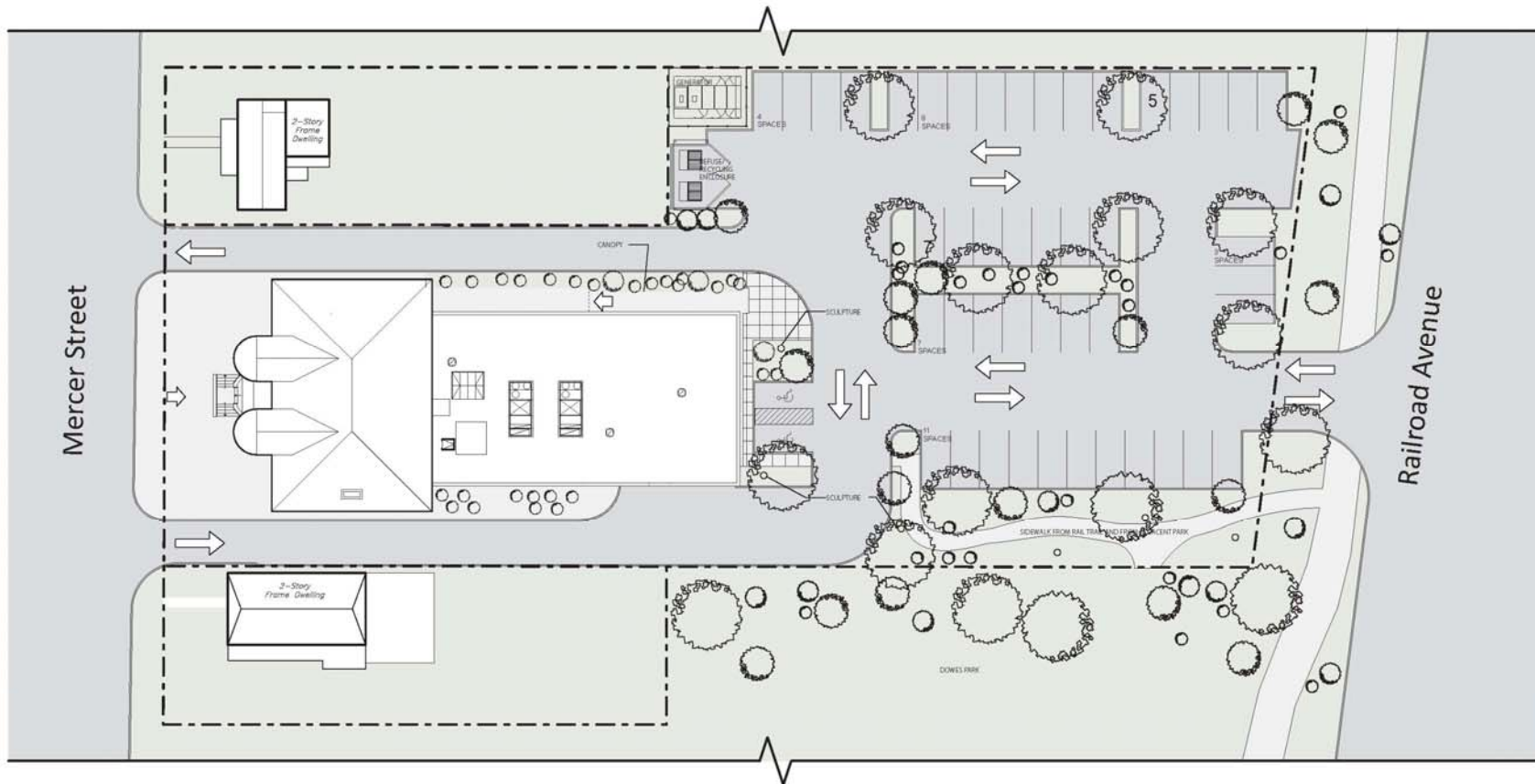
SCHEME 1: BASEMENT



SCHEME 1				
	MUNICIPAL	POLICE	PUBLIC	TOTAL
2ND FLOOR	2,766 sq	0 sq	2,686 sq	5,452 sq
1ST FLOOR	2,771 sq	6,552 sq	3,131 sq	12,454 sq
BASEMENT	4,096 sq	0 sq	0 sq	4,096 sq
TOTAL	9,633 sq	6,552 sq	5,817 sq	22,002 sq

HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SCHEME 2: SITE PLAN



PARKING
45 PARKING SPACES + 2 HC PARKING SPACES
21 PARKING SPACES NEEDED FOR POLICE PERSONAL AND ASSIGNED VEHICLES
12 PARKING SPACES NEEDED FOR MUNICIPAL EMPLOYEES

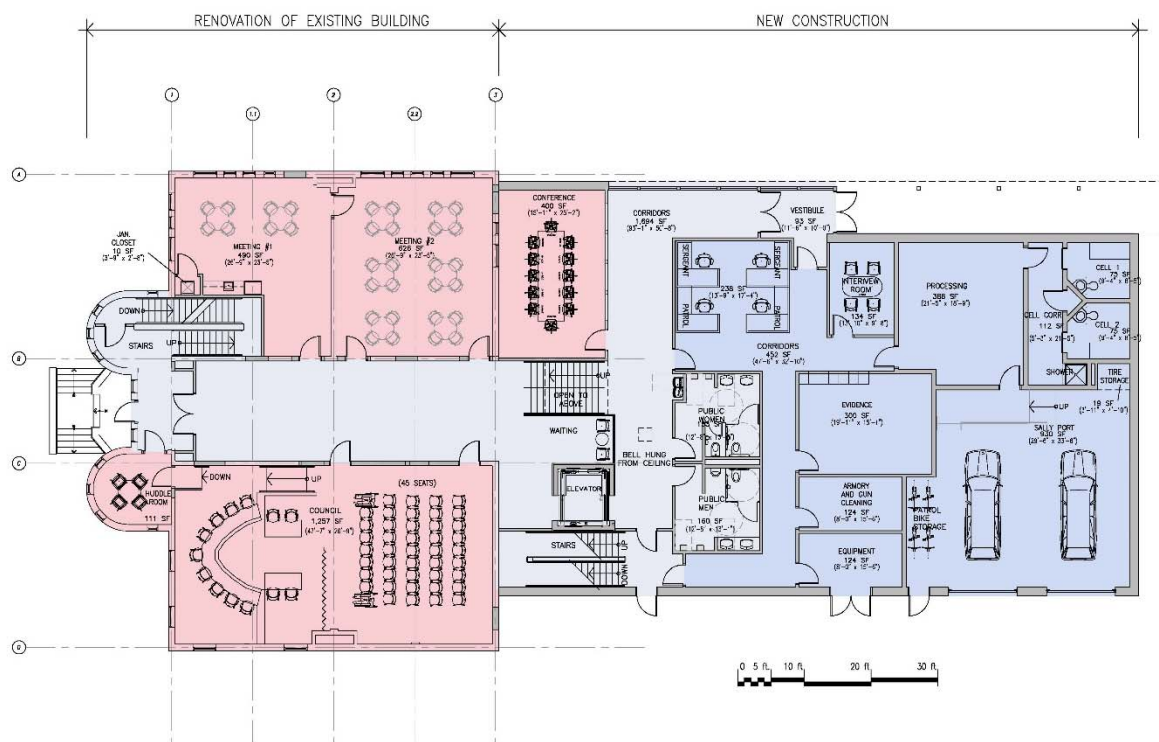
SCHEME 2 SITE PLAN
SCALE: 1/32" = 1'-0"



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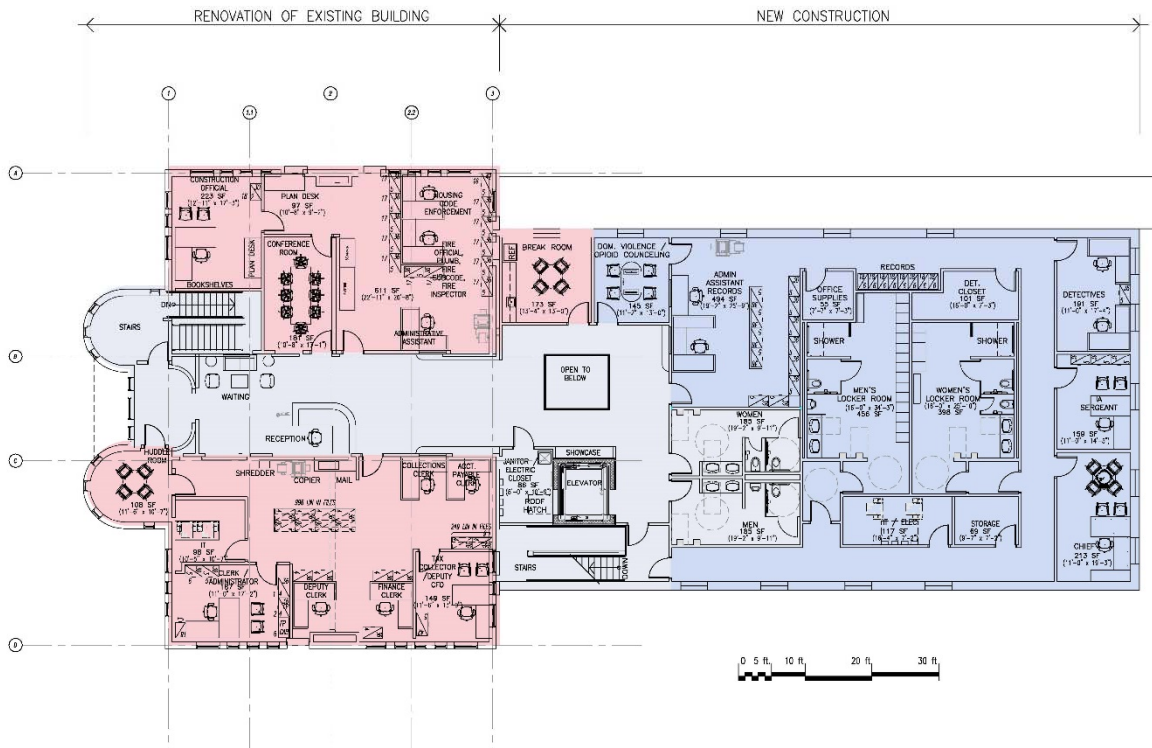
SCHEME 2: FIRST FLOOR



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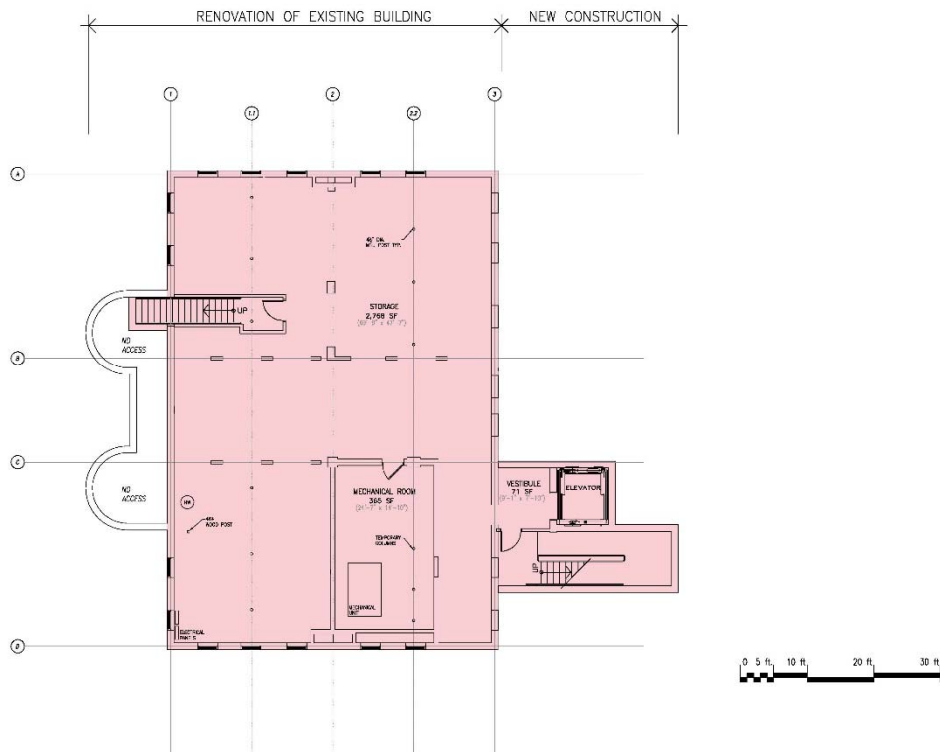
SCHEME 2: SECOND FLOOR



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HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SCHEME 2: BASEMENT

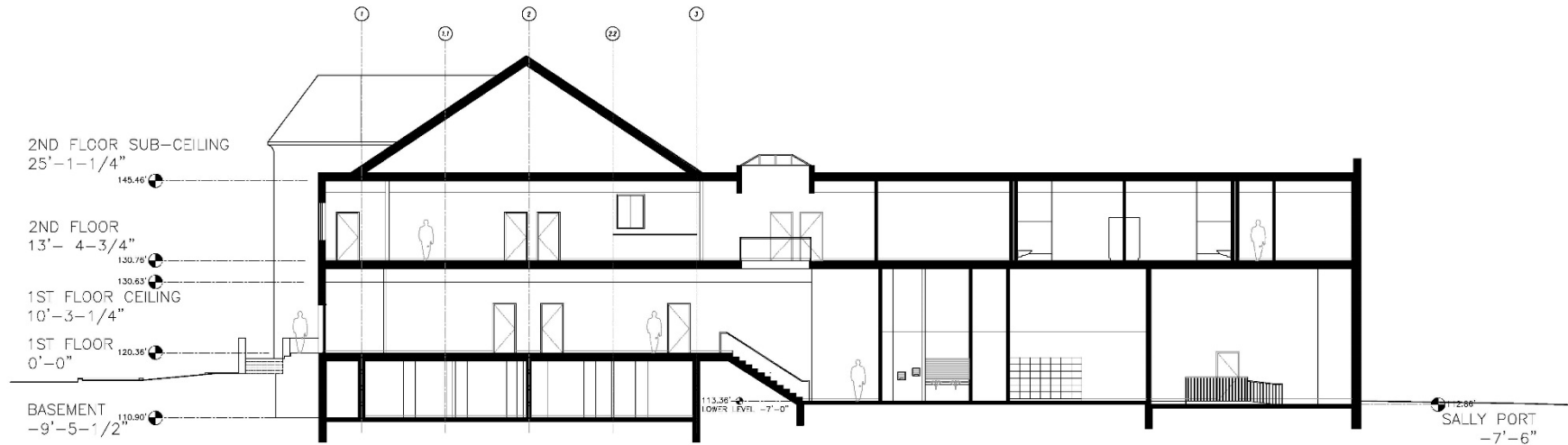


SCHEME 2				
	MUNICIPAL	POLICE	PUBLIC	TOTAL
2ND FLOOR	2,984 sq	2,545 sq	3,569 sq	9,098 sq
1ST FLOOR	3,202 sq	2,918 sq	3,375 sq	9,495 sq
BASEMENT	4,036 sq	0 sq	0 sq	4,036 sq
TOTAL	10,222 sq	5,463 sq	6,944 sq	22,629 sq

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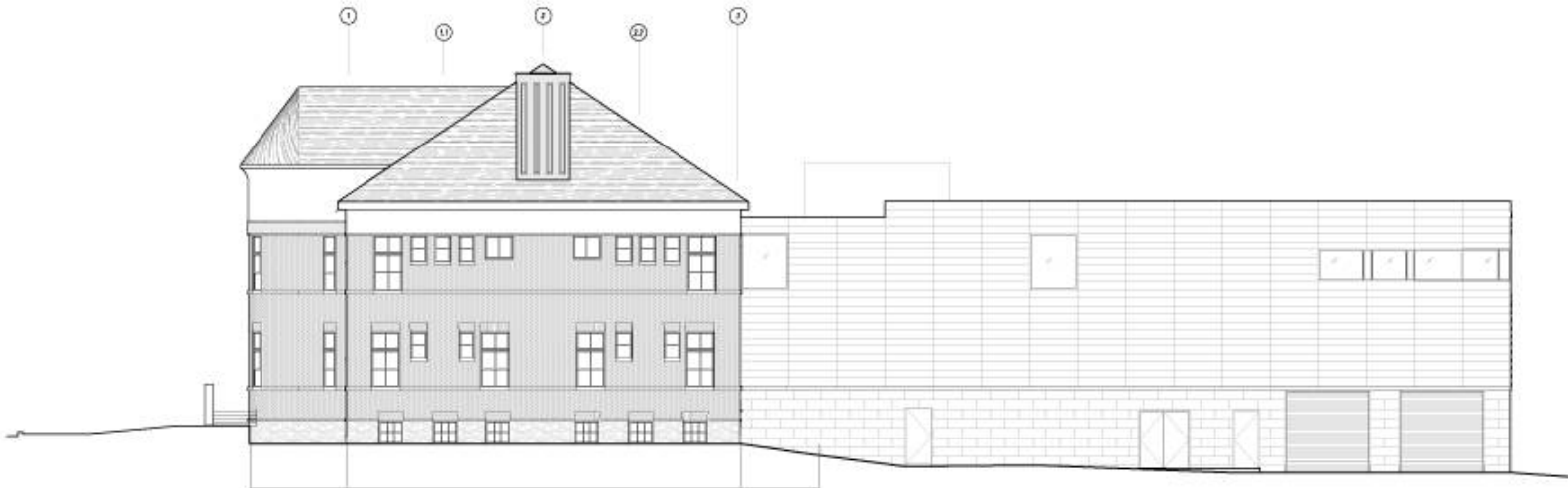
SCHEME 2: BUILDING SECTION



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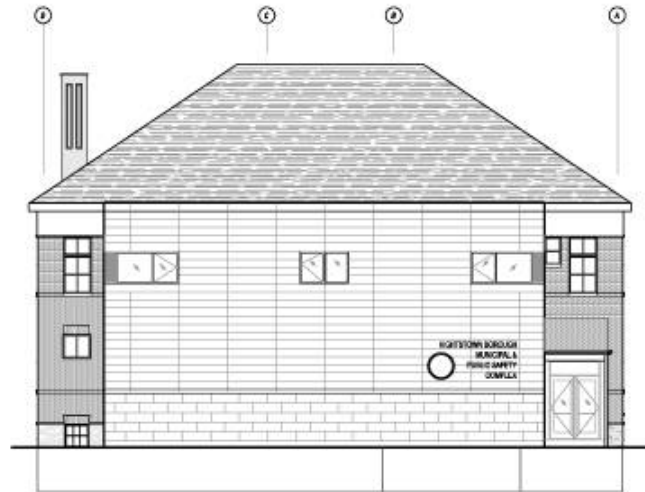
SCHEME 2



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HIGHTSTOWN BOROUGH MUNICIPAL FACILITIES

SCHEME 2



THE MUSIAL GROUP ARCHITECTURE

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SCHEME 2



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COST ESTIMATES

Project: Hightstown Town Hall & PD
Number: 19081E1R3
Client: The Musial Group
Date: June 25, 2019; Rev. June 27, 2019
Phase: SD

BECKER & FRONDORF
Construction Cost Consulting • Project Management

ESTIMATE SUMMARY

CODE	DESCRIPTION			COST	
	Scheme One	22,020	SF	\$371	\$8,164,000
	Scheme Two	22,640	SF	\$350	\$7,934,000

Notes:
Costs are current for Summer 2019; escalation is not included
Hazardous Materials Removal/Remediation is not included
Loose Furniture is not included

THANK YOU

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