



# AGENDA

Background/History

Project Timeline

Initial Design

Substation Design

# BACKGROUND/HISTORY

2004 Main Street Redevelopment Plan is adopted.

- Includes the Hightstown municipal building property as part of the Bank Street redevelopment sub-area, in order to be redeveloped as mixed-use residential and retail.

2011 Hurricane Irene Flooding causes major damage to the existing municipal building making it unoccupiable.

- Municipal functions are relocated to 156 Bank Street
- Police facilities are relocated to leased space at 415 Mercer Street
- Courts and jails are relocated to Robbinsville as part of a shared services agreement.
- Intent was that these relocations were to be temporary.

2012 Borough Council turns down opportunity to purchase 415 Mercer Street property.

2013 Borough Council adopts bond ordinance to rebuild municipal facilities in the same location.

- Citizen petition in opposition to the bond ordinance is successful and the ordinance is rescinded.

# BACKGROUND/HISTORY

2014-2017 Various options explored, including:

- Shared services for police, dispatch and courts.
- Other locations within the Borough.
- Lease vs. purchase options.
- Upper floor of the Firehouse.

2016 Borough enters into a Redevelopers Agreement with R. Black Global, which includes the purchase of the Borough Hall Property as part of the rug mill redevelopment.

2017-2018 YMCA approaches the Borough regarding the purchase of their facility at 230 Mercer Street.

- Feasibility report prepared by Clark Canton Hintz to determine the suitability of the site for a municipal, police and court facility.

# BACKGROUND/HISTORY

2018 Borough of Hightstown purchases the former YMCA Building at 230 Mercer Street.

2019 Borough of Hightstown retains the Musial Group Architects to prepare architectural drawings for the renovation and addition to the former YMCA building for municipal and police functions.

- Hightstown enters into an agreement with Robbinsville for a Shard Municipal Court.

2020 The Borough adopts a revised Redevelopment Plan for the rug mill property which still includes the former municipal property.

- PRC Group purchases the Rug Mill from R.Black Global and is named conditional redeveloper.
- PRC obtains planning board approval for the redevelopment of the rug mill and municipal property.
- Former municipal site to be purchased and redeveloped for Main Street commercial, residential and a multi-story parking garage.

# BACKGROUND/HISTORY

2020-2021 Borough of Hightstown enters into negotiations with Robbinsville Township for a shared services agreement for the new construction of a police station, court building and jail, located in Robbinsville.

- Design of the municipal /police facilities put on hold pending the outcome of those negotiations.

2021 Hightstown enters into a shared service agreement.

- The Musial Group is directed to redesign the Hightstown Municipal facility to eliminate the jails and redesign the police station as a police sub-station, since many of the functions will be located in the shared facility.

# PROJECT TIMELINE

01/22/2019	Musial Group hired to design Municipal Building & Police Station on 230 Mercer St site.
03/20/2019	Musial Group conducted Programming exercise by interviewing key end users and taking inventory of existing facility elements.
03/28/2019	Musial Group conducted a Public Visioning Meeting to gain insight & input from the community.
07/01/2019	Musial Group presents Schematic Design before community .
10/28/2019	Musial Group proceeds to Design Development Phase.
11/15/2019	At the end of Design Development Phase, Musial Group advised to hold on the project pending agreement with Robbinsville Police Department to provide shared services.
01/24/2020	The Musial Group notified to proceed with substation design.
03/13/2020	Musial Group Prepares alternate "Sub-Station" design, which reduces size of Police Department functions on -site.
06/18/2021	Musial Group receives comments relative to Railroad Avenue connection and incorporates comments into site design.

# PROGRAMMING EXERCISE

Musial Group conducted a programming exercise by interviewing key end users and taking inventory of existing facility elements.

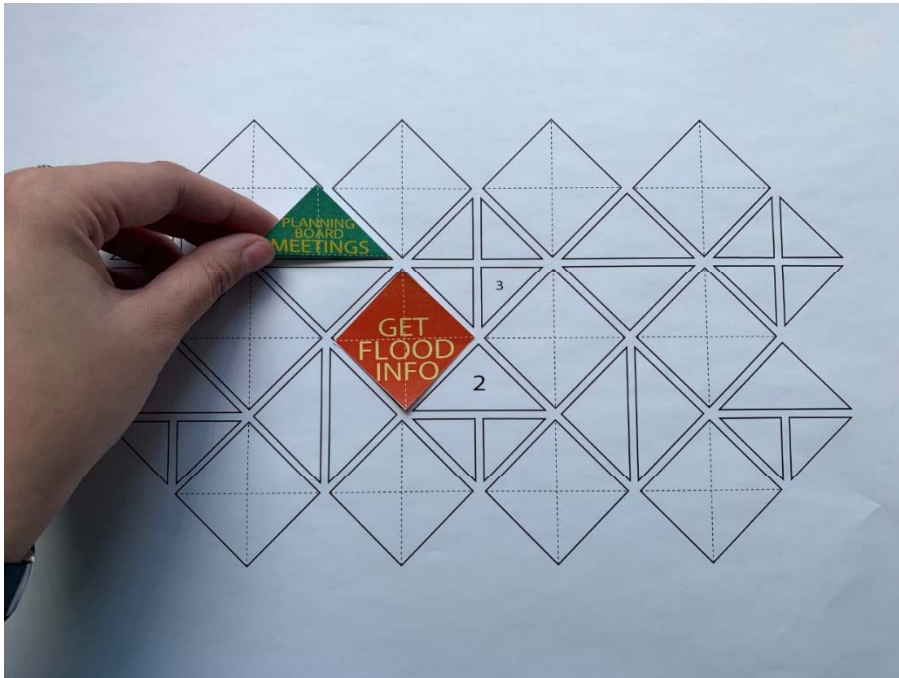
Space requirements were established for each department.

NAME	SPACE TYPE	EXIST.	PROP.	TOTAL AREA	
		AREA	AREA	EXISTING	PROPOSED
<b>MUNICIPAL CLERK / ADMIN</b>				<b>806.00</b>	<b>1,142.00</b>
<b>POSITION/TITLE</b>					
Municipal Clerk/Admin	Private Office	120.00	180.00		
Deputy Clerk (full-time)	Private Office	120.00	110.00		
Assessor (part-time)	Shares Reception Workstation	-	-		
Receptionist (full-time)	Workstation	80.00	72.00		
<b>SPECIAL USE AREAS</b>					
Reception (seating for 4)	Can be shared with other departments	100.00	436.00		
Huddle Room	Shared by department	120.00	111.00		
<b>FILES &amp; STORAGE</b>					
(1) 4 H 36"W lateral files	Admin	6.00	6.00		
(1) 4 H 37.5"W lateral files	Admin: Fireproofed	6.00	6.00		
(1) 4 H 19.5" vert files	Clerk: Fireproofed	5.00	30.00		
(1) 3 H 36" W lateral files	Receptionist	6.00	6.00		
(1) 3 H 30" W lateral files		6.00	6.00		
(1) 5 H 30" W lateral files		6.00	6.00		
(1) 2 H 18" W vert files	Near deputy clerk	6.00	6.00		
(3) Storage Cabinets 36"w x 19"d x 72" h	Fireproof	75.00	75.00		
Copy/Mail Room	Separate Room; copier, shredder, postal machine, trash bin	150.00	92.00		
			<i>Subtotal</i>	806.00	1,142.00
			<i>35% Circulation Proposed New</i>		399.70
			<b>Total Area for Clerk/Admin</b>	<b>806.00</b>	<b>1,541.70</b>



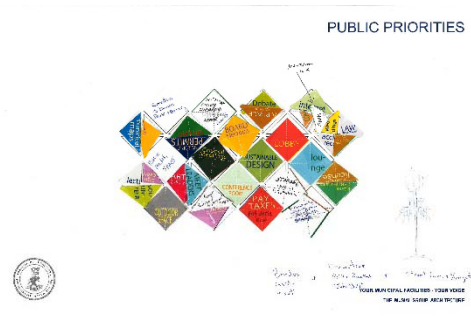
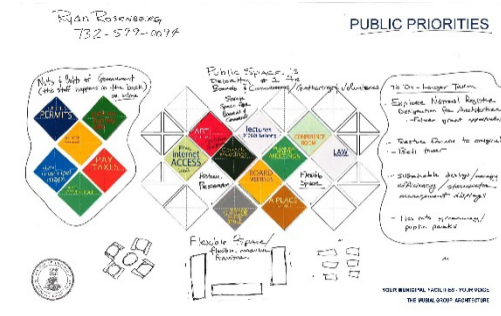
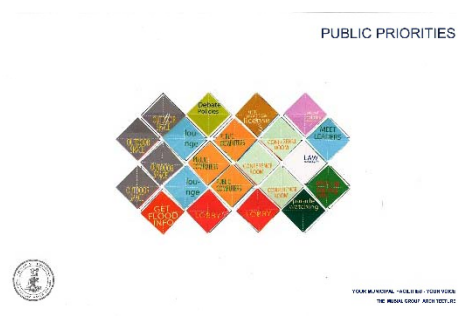
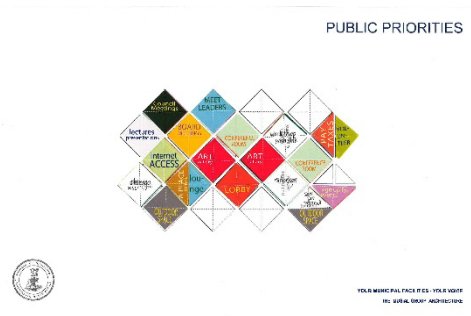
# PROGRAMMING EXERCISE

Musial Group also conducted a Public Visioning Meeting to gain insight & input of public priorities from the community.

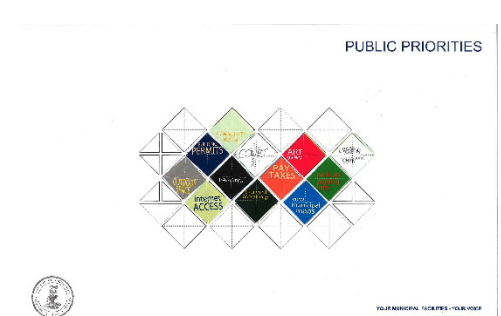
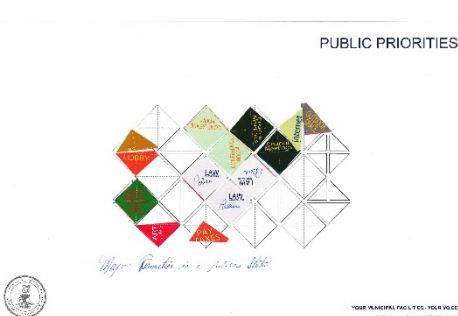
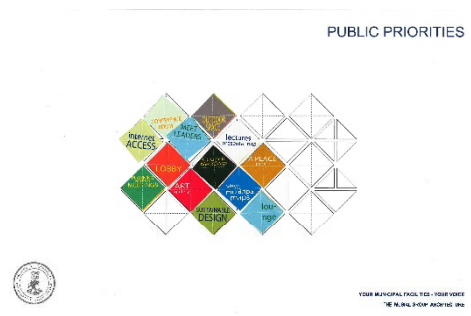
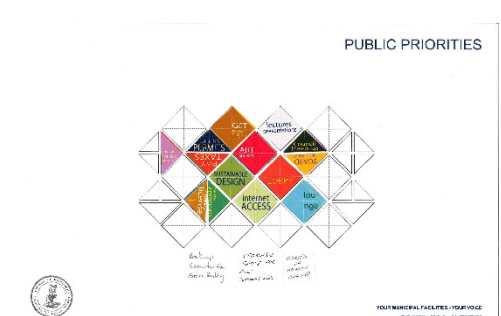


# PROGRAMMING EXERCISE

Musial Group also conducted a Public Visioning Meeting to gain insight & input of public priorities from the community.



Some of the Public Input



# SCHEMATIC DESIGN

## Site Plan

### Project Data

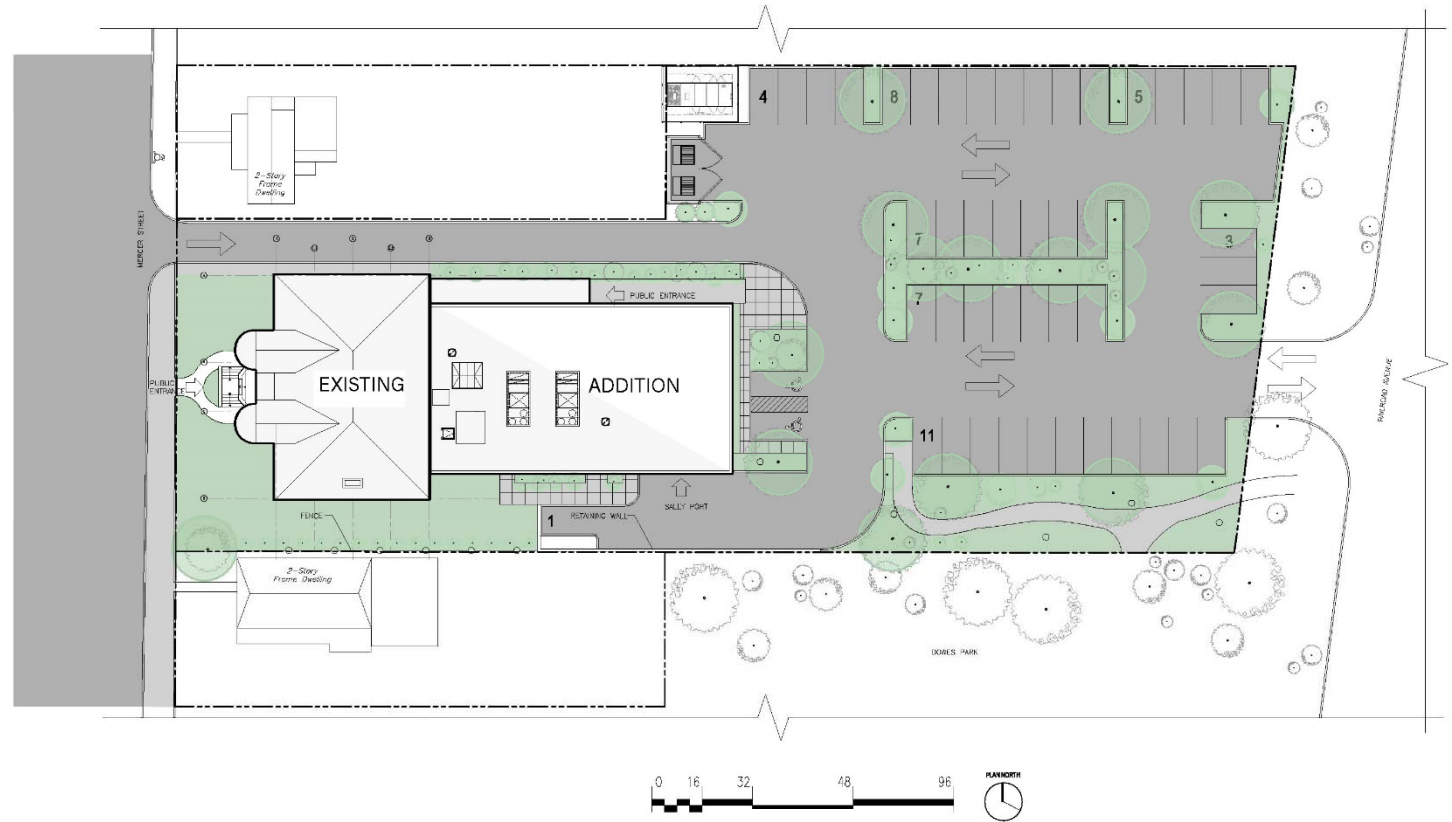
Parking: 48 Spaces

Area: 22,629 SF

1<sup>st</sup> Floor: 9,495 SF

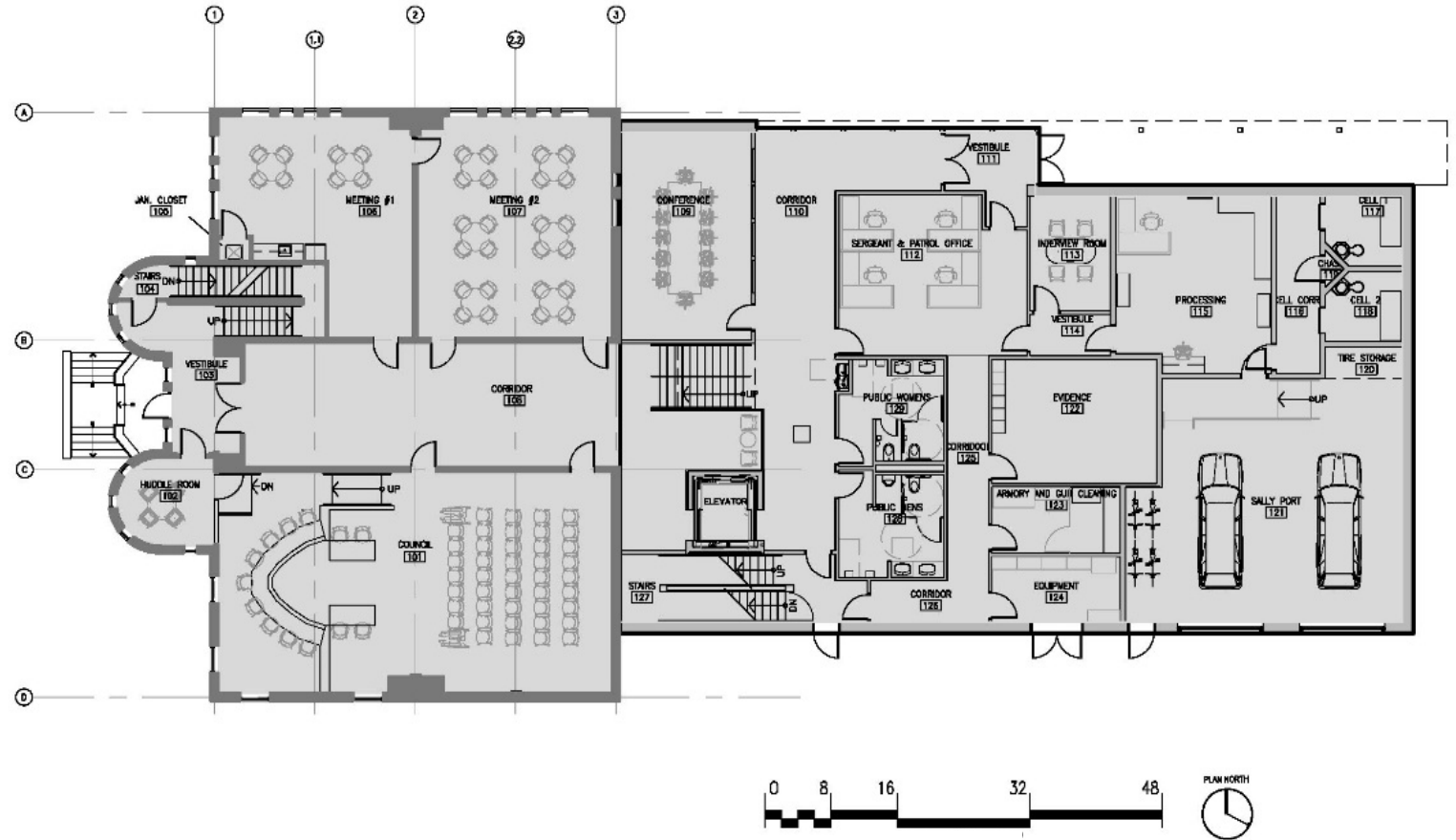
2<sup>nd</sup> Floor: 9,098 SF

Basement: 4,036 SF



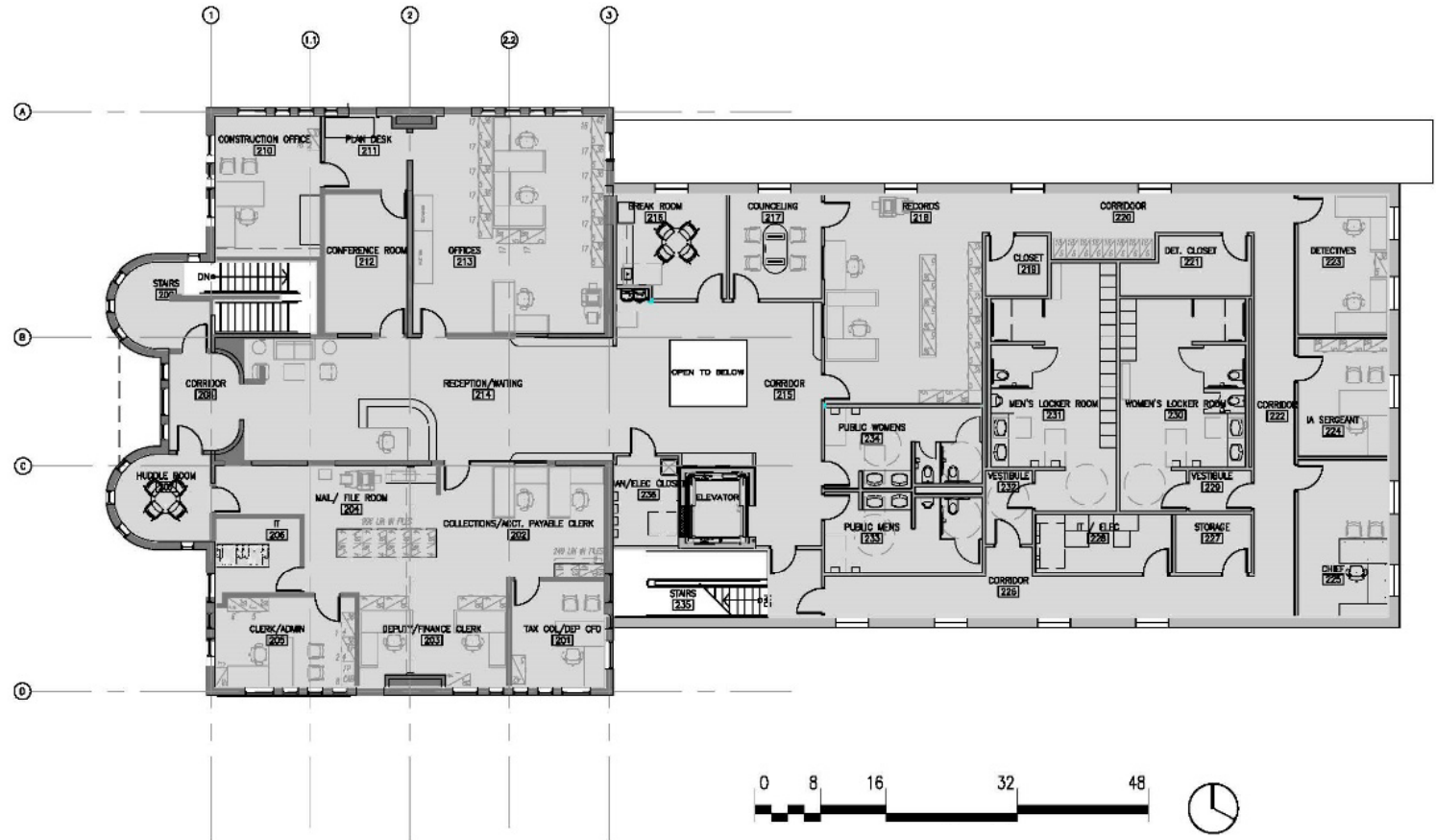
# SCHEMATIC DESIGN

## Ground Floor Plan



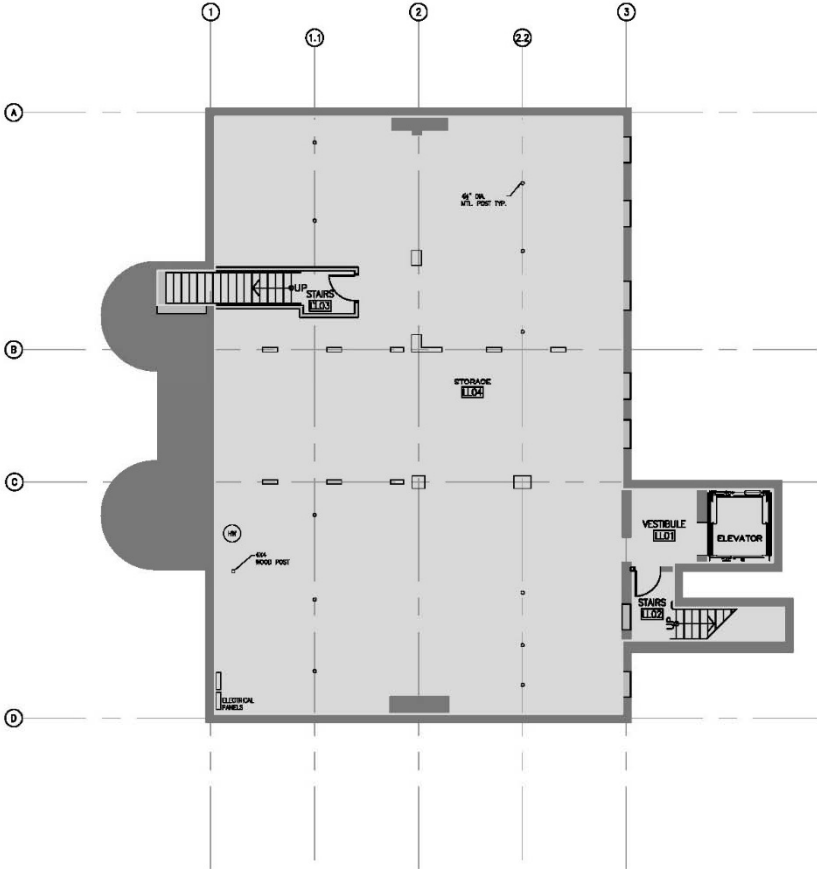
# SCHEMATIC DESIGN

## Second Floor Plan



# SCHEMATIC DESIGN

## Basement Floor Plan



**SCHEMATIC LOWER FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



# SCHEMATIC DESIGN

## Elevations



# DESIGN DEVELOPMENT DESIGN

## Site Plan

### Project Data

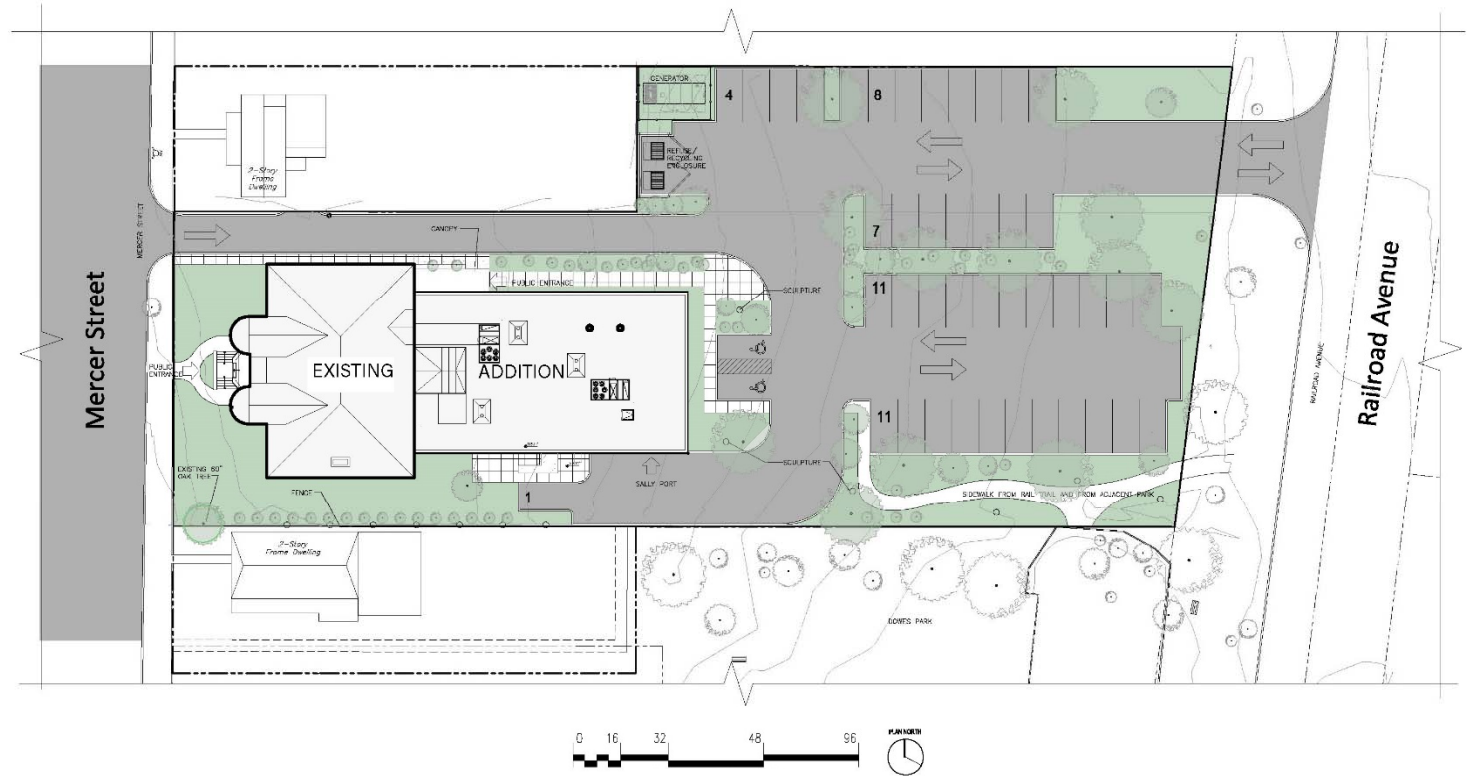
Parking: 44 Spaces

Area: 21,562 SF

1<sup>st</sup> Floor: 8,984 SF

2<sup>nd</sup> Floor: 8,638 SF

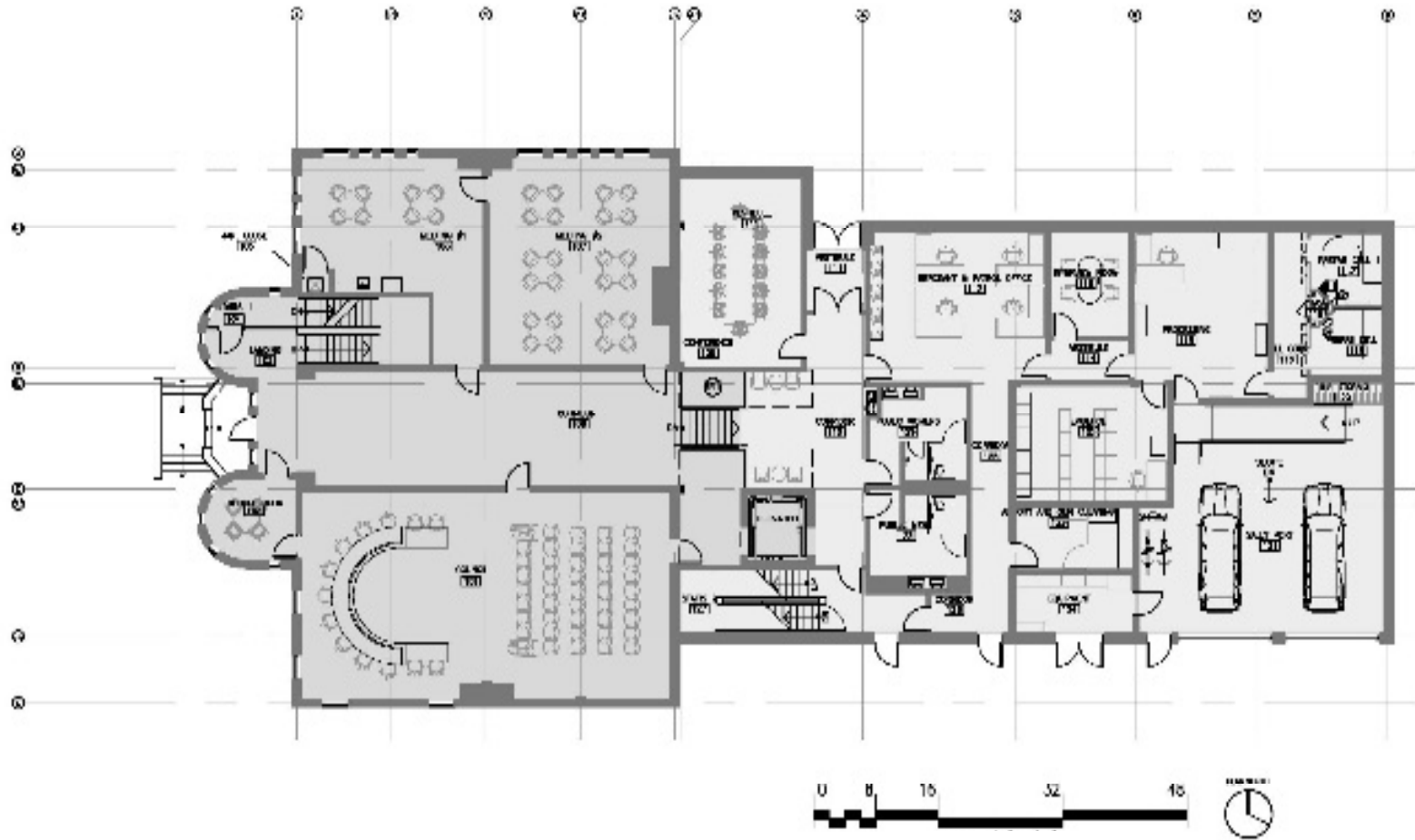
Basement: 3,940 SF





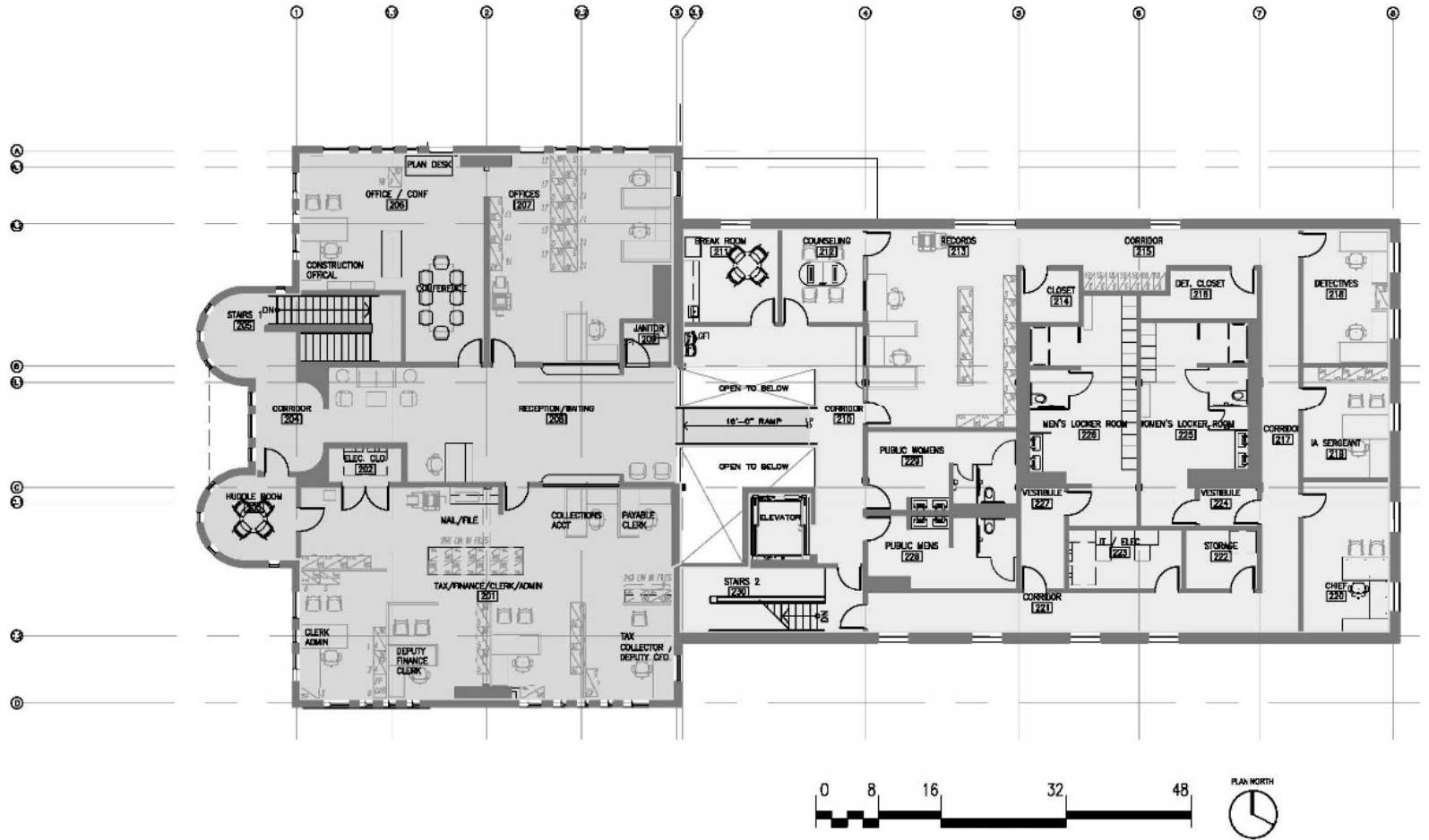
# DESIGN DEVELOPMENT DESIGN

## Ground Floor Plan



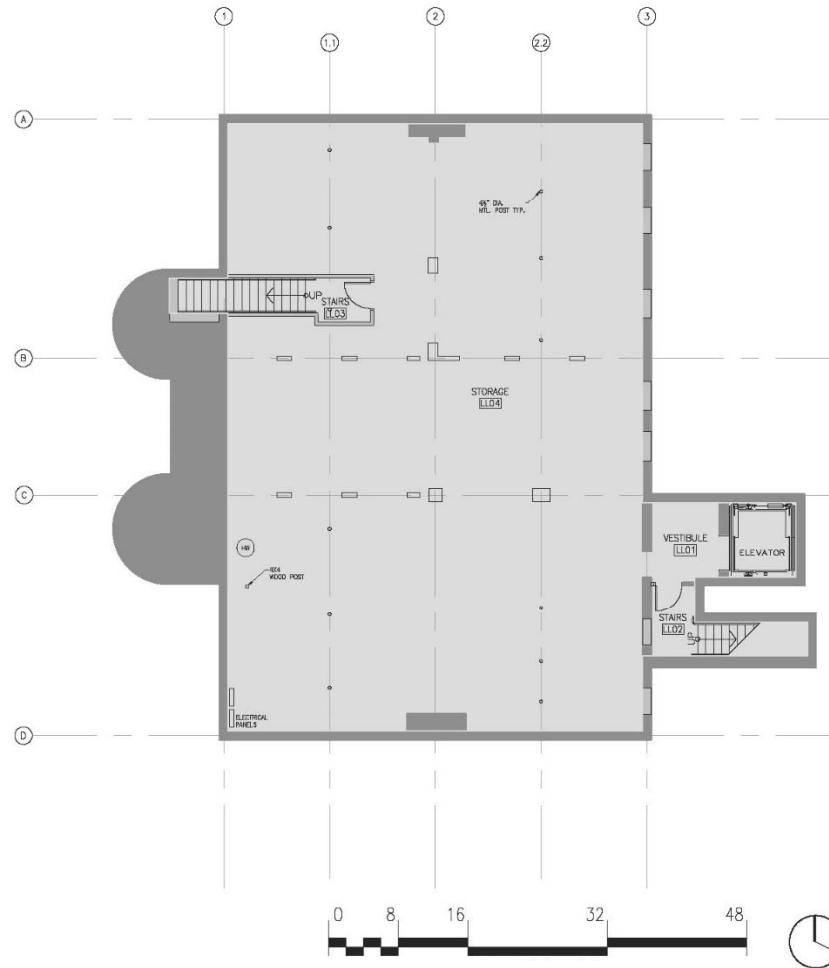
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## Second Floor Plan



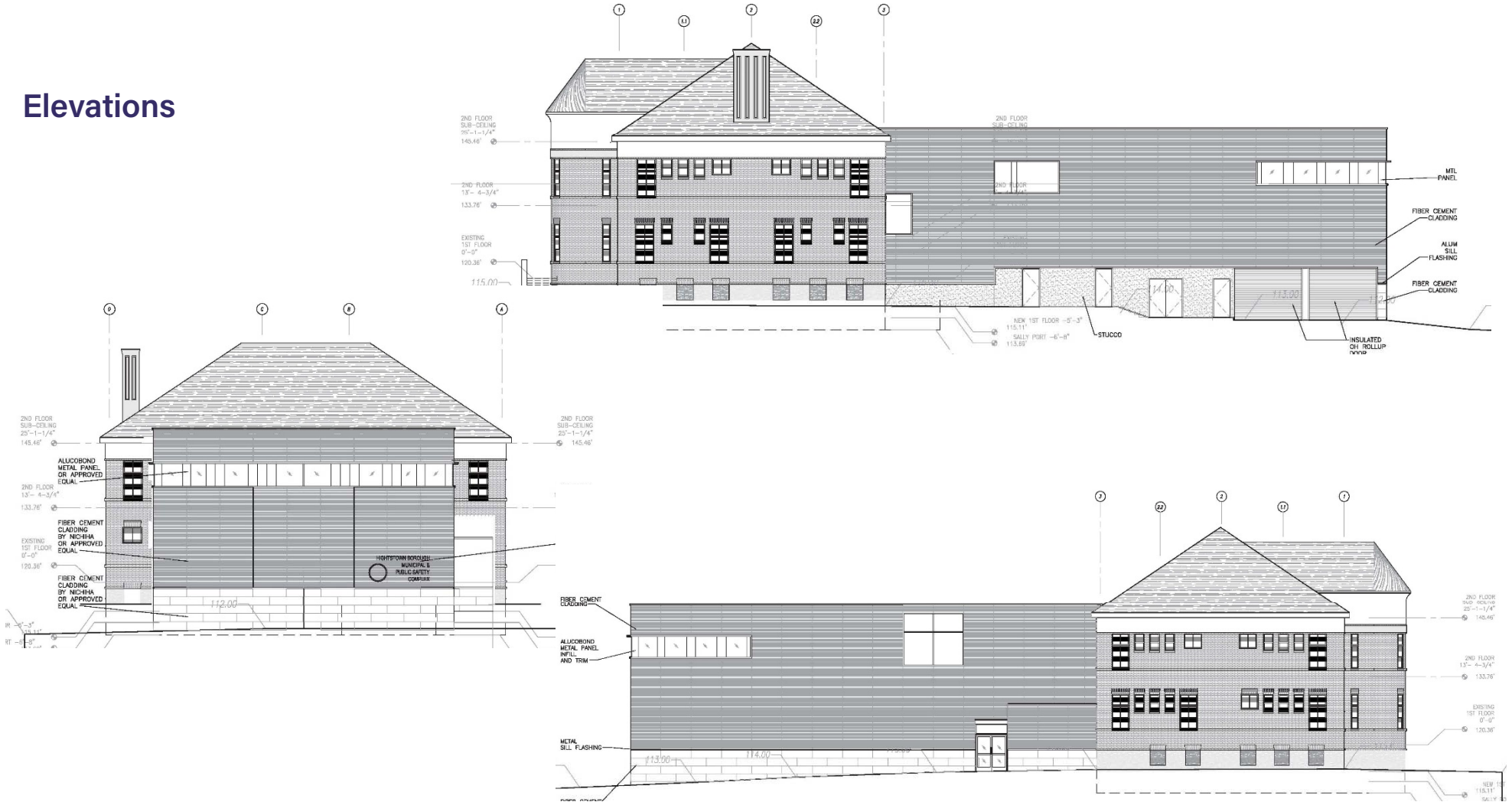
# DESIGN DEVELOPMENT DESIGN

## Basement Floor Plan



# DESIGN DEVELOPMENT DESIGN

## Elevations

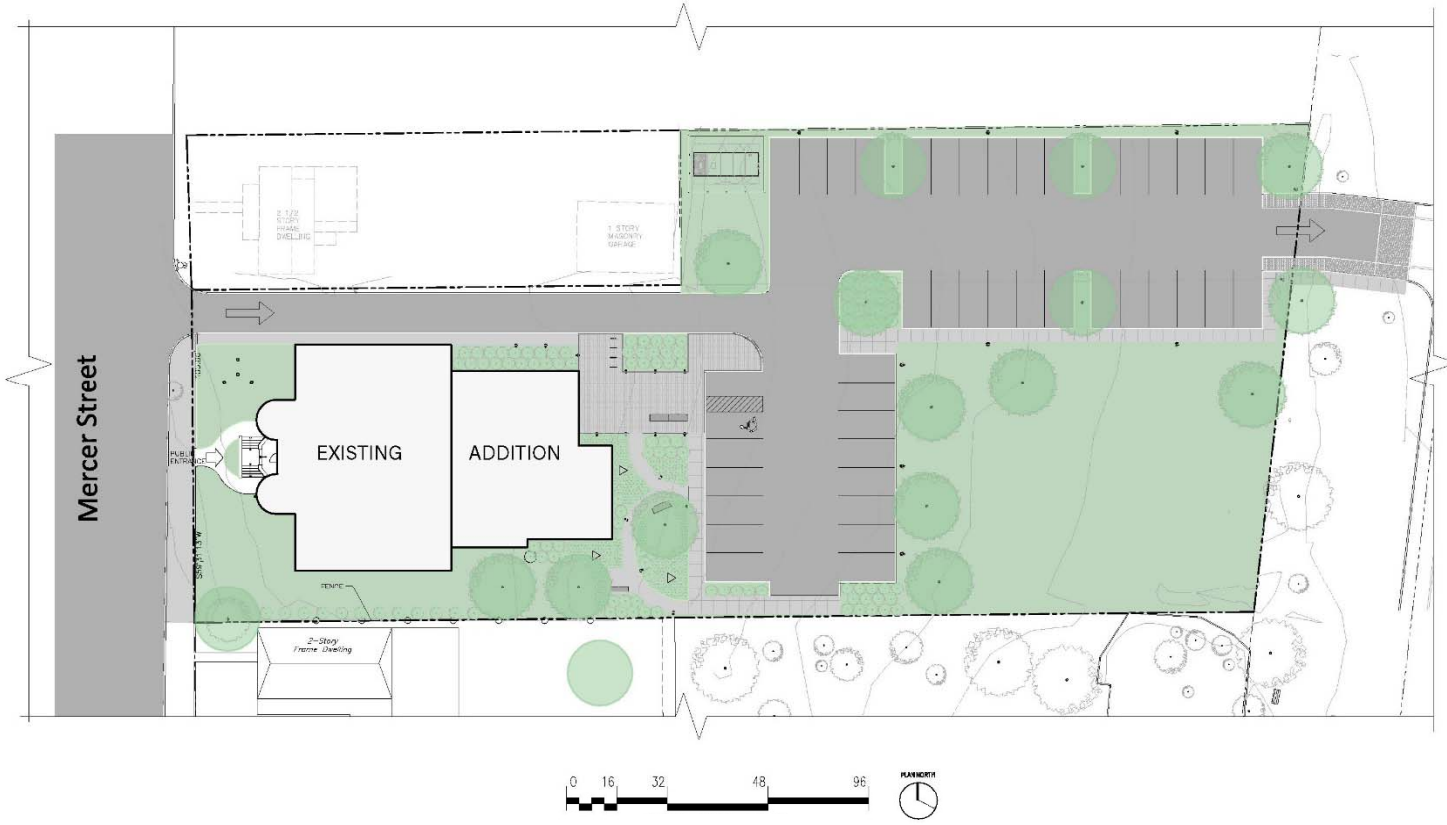


# SUBSTATION DESIGN

## Site Plan

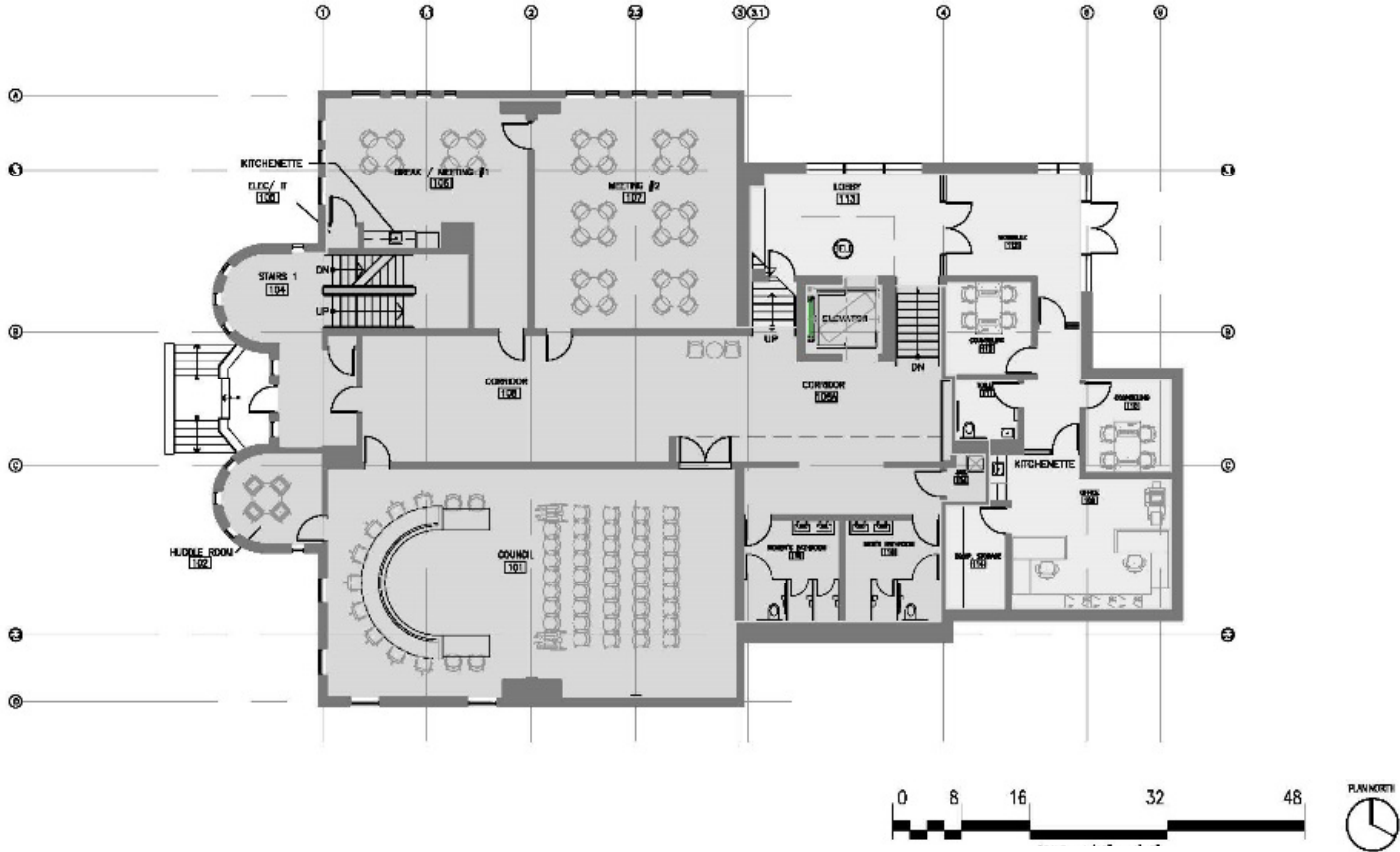
### Project Data

- Parking: 43 Spaces
- Areas: 12,003 SF
  - 1<sup>st</sup> Floor: 6,434 SF
  - 2<sup>nd</sup> Floor: 5,255 SF
  - Basement: 314 SF



# SUBSTATION DESIGN

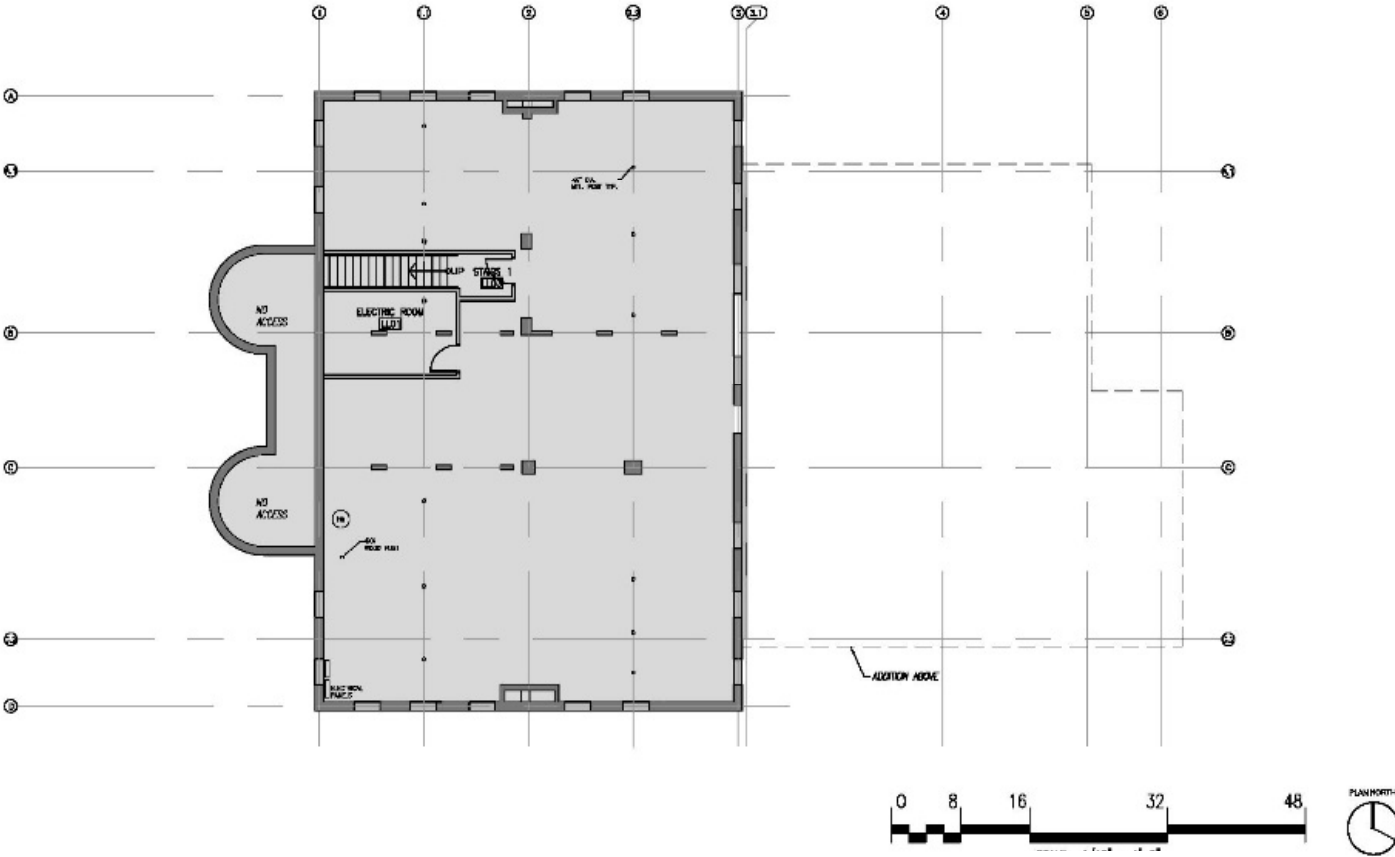
## Ground Floor Plan





# SUBSTATION DESIGN

## Basement Floor Plan





# SUBSTATION DESIGN



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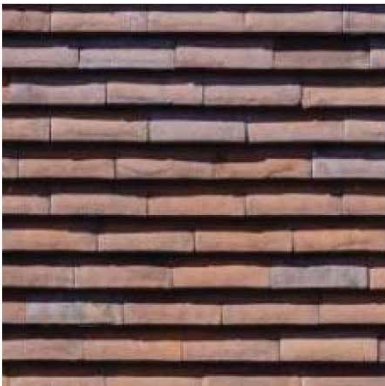


# SUBSTATION DESIGN



# SUBSTATION DESIGN

## CLADDING MATERIALS



TERRA COTTA CLADDING  
C48 Cover Finish



STANDING SEAM METAL ROOF  
Blue-Grey Finish



STONE  
Grey Statesboro Buff



# SUBSTATION DESIGN

## PLANTING



PAL  
Dwarf Fountain Grass



PAL  
Dwarf Fountain Grass



FG  
Mexican Feather Grass



JF  
Japanese Forest Grass



DW  
White Dogwood - Small



HL  
Honey Locust

# SCHEMATIC DESIGN, DESIGN DEVELOPMENT DESIGN, AND NEW SUBSTATION DESIGN COMPARISON

	SCHEMATIC	DESIGN DEV	SUBSTATION
TOTAL AREA	22,629 SF	21,562 SF	12,003 SF
BASEMENT	4,036 SF	3,940 SF	314 SF
1 <sup>ST</sup> FLOOR	9,495 SF	8,984 SF	6,434 SF
2 <sup>ND</sup> FLOOR	9,098 SF	8,638 SF	5,255 SF
CONST. COST ESTIMATES *	\$8,814,500	\$7,324,678	\$4,832,920

\*UPDATED TO TODAY'S COSTS

# SCHEDULE

7 February 2022	Architect Released to Start Construction Documents
22 May 2022	Construction Documents Complete
22 June 2022	Advertise for Bidding
22 July 2022	Receive Bids
22 August 2022	Notice to Proceed Given to Contractor

Assume 18 Months Construction

February 2024	Close Out Project
March 2024	Building Opens

**THANK YOU**