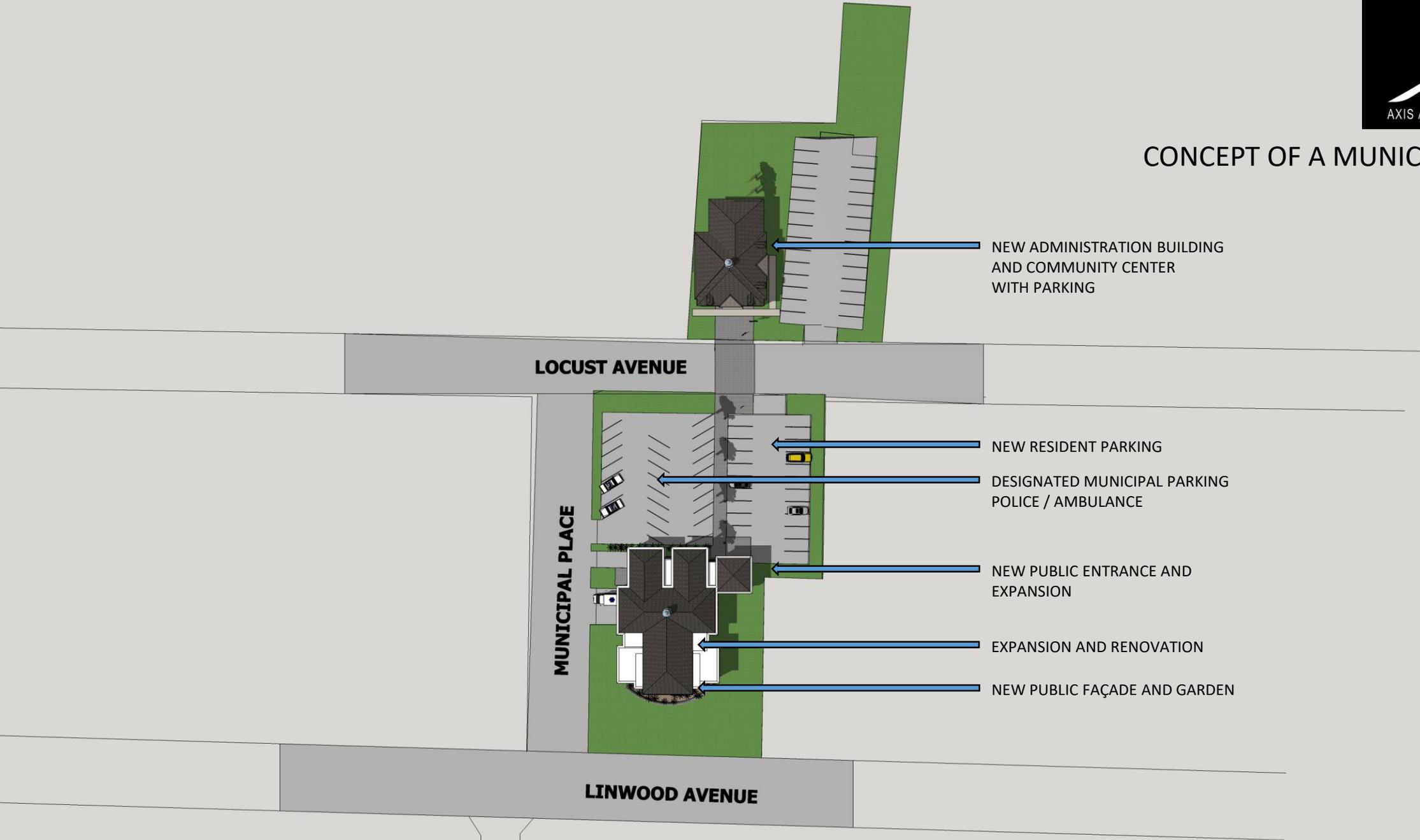


MUNICIPAL CAMPUS CONCEPTS
MARCH - 2018



THE
Borough of Emerson
NEW JERSEY

CONCEPT OF A MUNICIPAL CAMPUS





CONCEPT OF A MUNICIPAL CAMPUS

AXIS ARCHITECTURAL GROUP

ANALYSIS OF THE EXISTING FACILITIES

1. Review the information and reports provide by the Borough of Emerson.
2. Subsequent report and studies dated 6/6/17 from AXIS-AG recommending the need to expand, update, and increase the municipal facilities.

Determining Criteria Used

A. Practical analysis

Site and existing building

- a. Building placement options
- b. Program shortcomings
- c. ADA compliance
- d. Environmental
- e. Building systems
- f. Construction costs
- g. Continuation/disruption of municipal service

B. Financial analysis

Most cost-effective means to achieve the needs of the Municipality

- a. Renovations & addition vs. New construction
- b. Life cycle costs
- c. Energy efficiency

C. Short term objectives

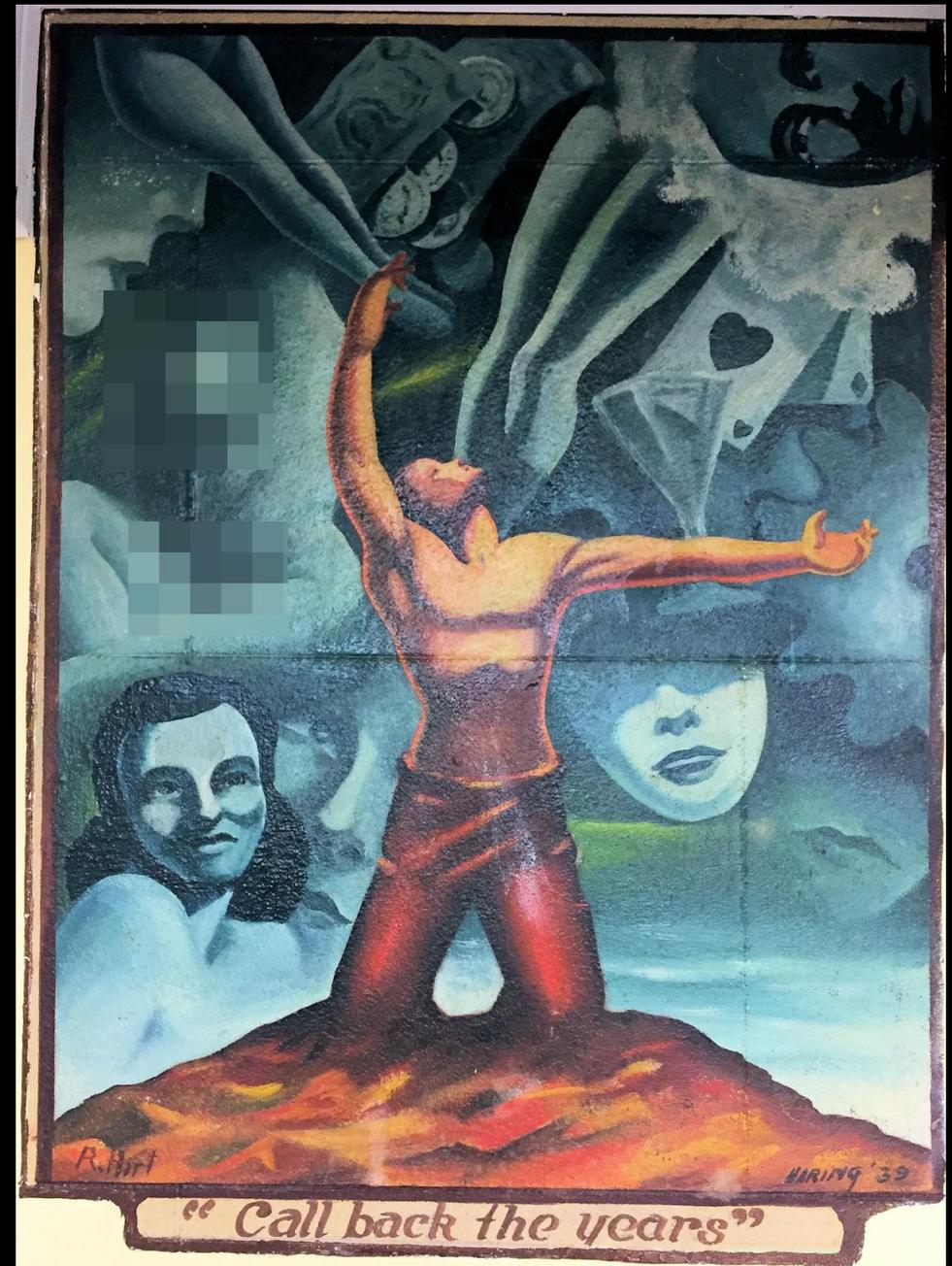
Immediate needs and identify discrepancies and facility shortcomings

- a. Improve public safety and meet state and federal standards for services and facilities
- b. Find a home for emergency services

D. Long term objectives

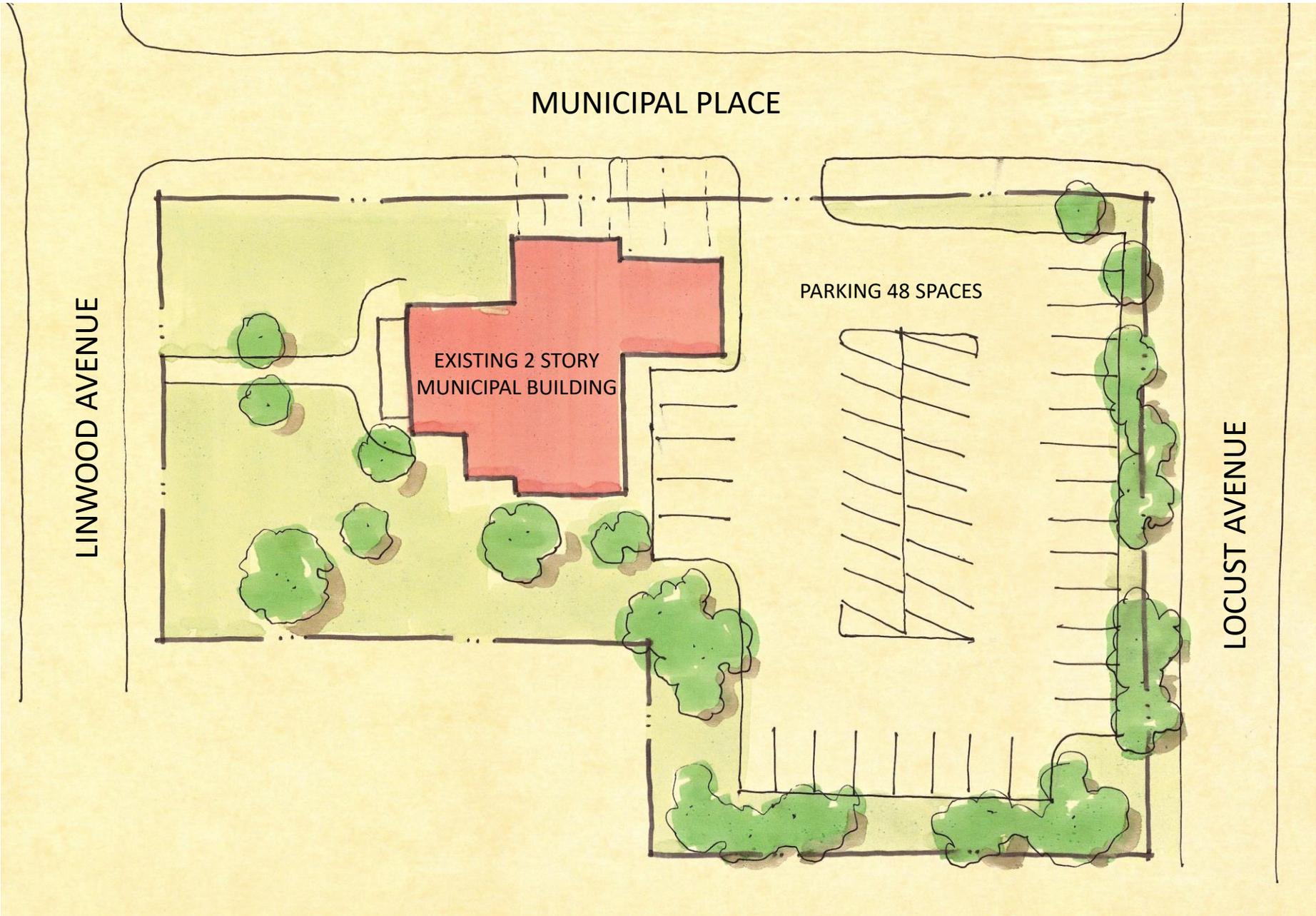
What is best for the municipality today and in future years

- a. Public service for residents
- b. Civic importance





EXISTING SITE PLAN



LINWOOD AVENUE

LINE OF EXISTING
MUNICIPAL BUILDING
TO BE REMOVED

MUNICIPAL PLACE

PARKING FOR 38 CARS

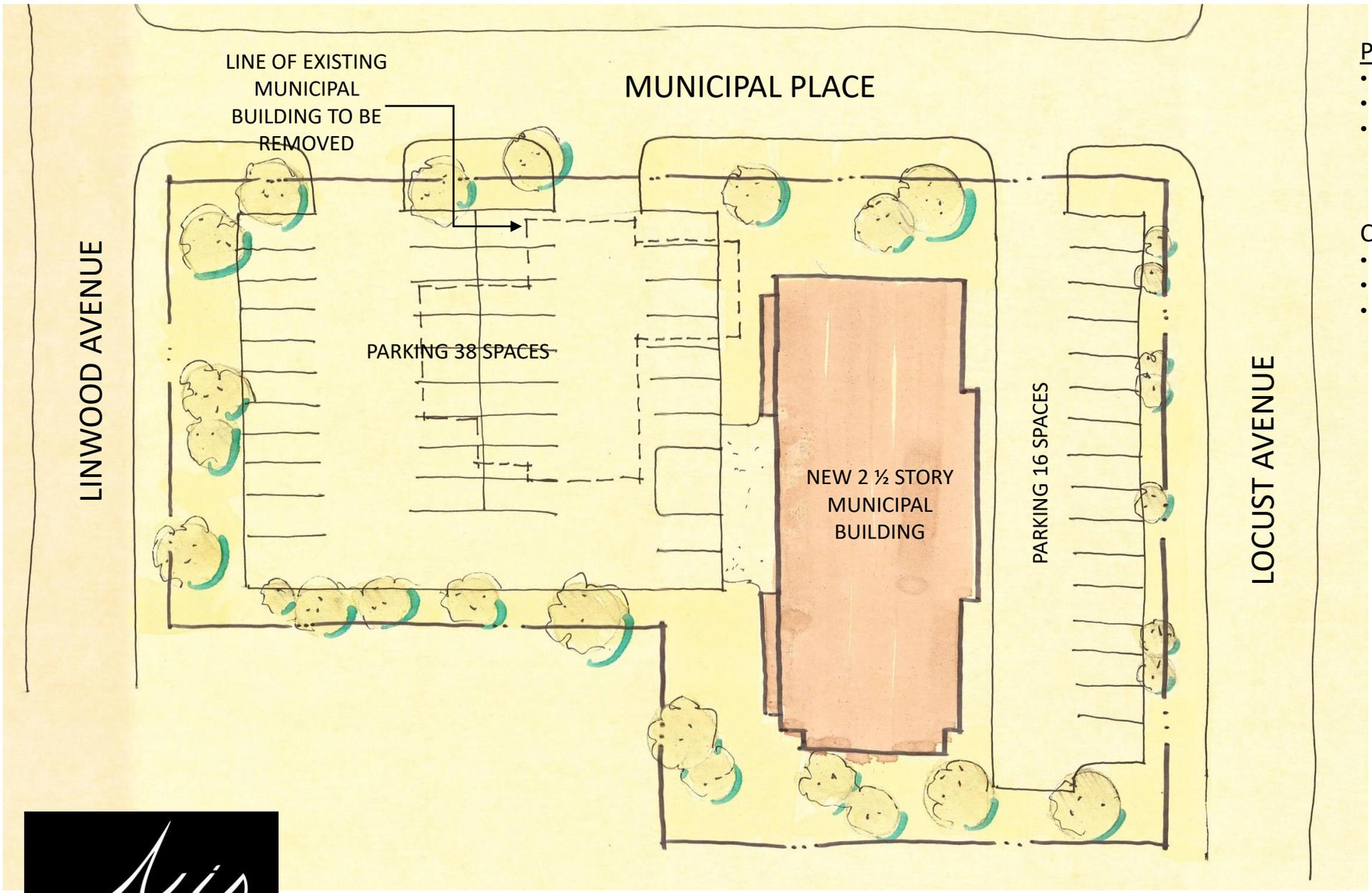
NEW 2 ½ STORY
MUNICIPAL BUILDING

PARKING FOR 16 CARS

LOCUST AVENUE

**SCHEME A – NEW BUILDING
AS PROPOSED IN THE REPORT**





PROS

- NEW FACILITY – EFFICIENT, COST EFFECTIVE
- OTHER THAN PARKING, LEAST DISRUPTIVE
- PHASING – MAINTAIN EXISTING BUILDING WHILE BUILDING NEW

CONS

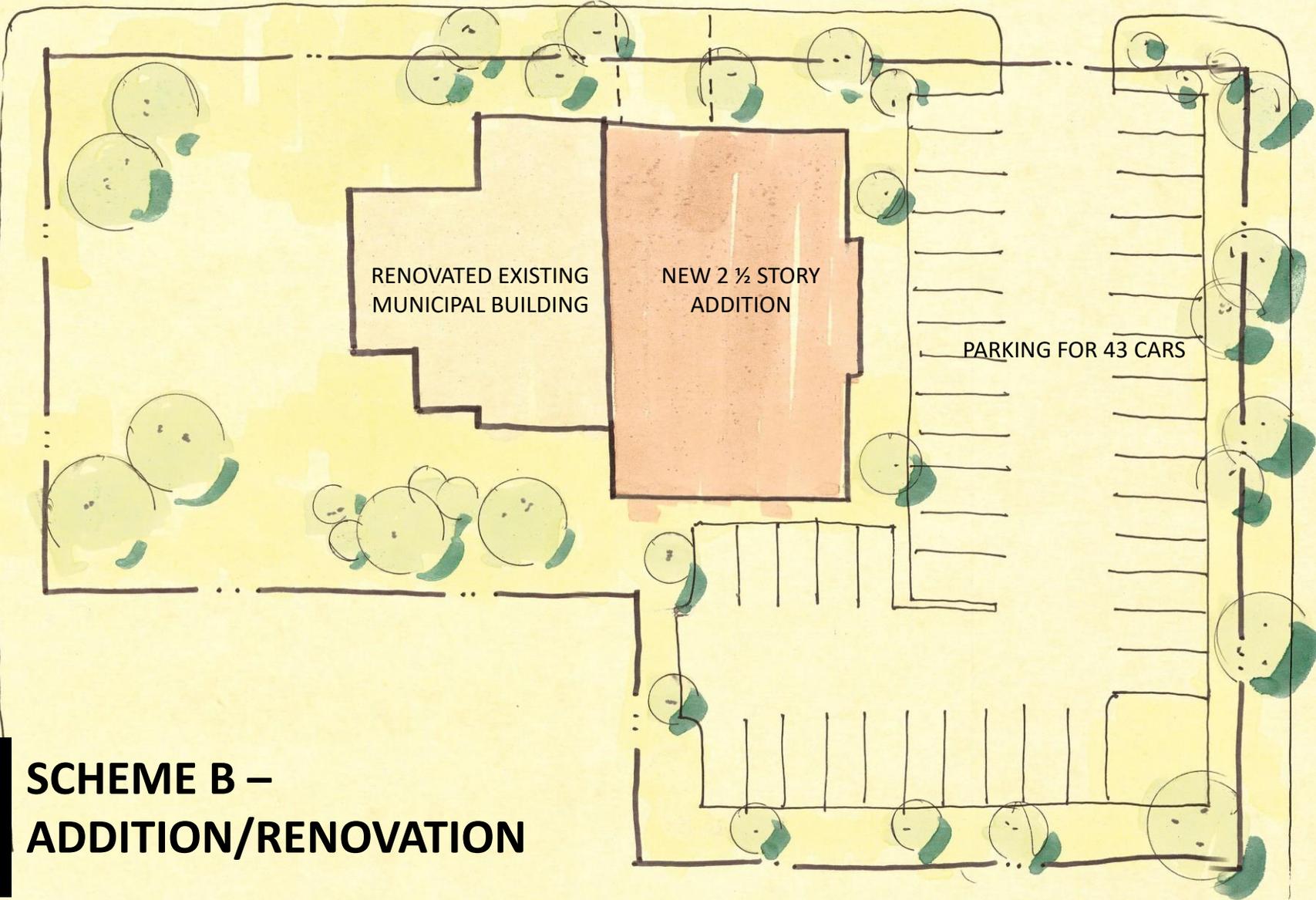
- PLACES BUILDING PROXIMITY ON LOCUST
- ENTIRE “FRONT” IS A PARKING LOT
- POLICE FUNCTIONS MAY NOT BE IDEAL:
 1. SALLY PORT ACCESS
 2. MIXED PARKING
 3. SHARED MUNICIPAL ENTRANCE



SCHEME A – NEW BUILDING

MUNICIPAL PLACE

LINWOOD AVENUE



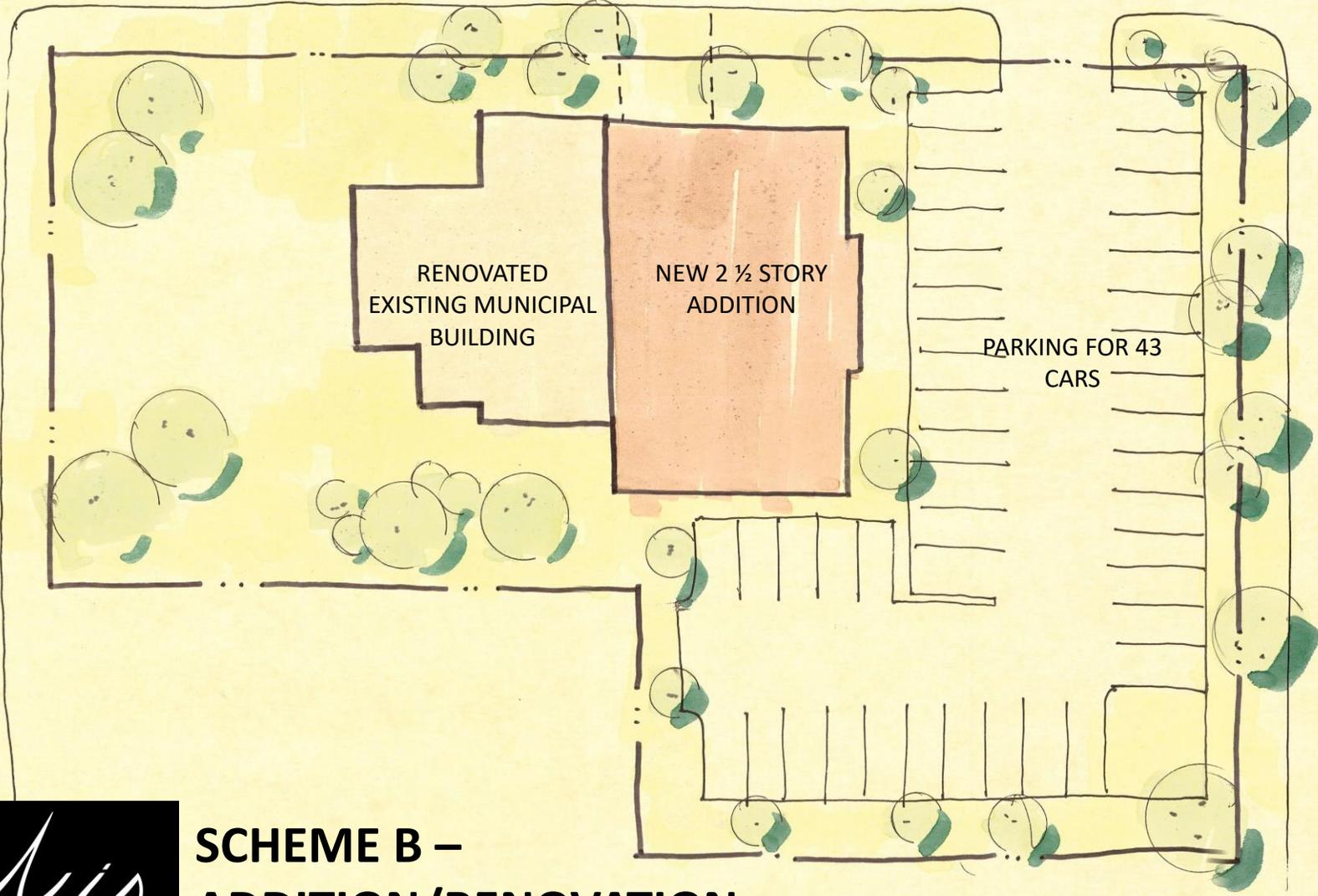
**SCHEME B –
ADDITION/RENOVATION**



MUNICIPAL PLACE

LINWOOD AVENUE

LOCUST AVENUE



PROS

- PRESERVES HISTORIC IMAGE
- LEAST DISRUPTIVE PARKING

CONS

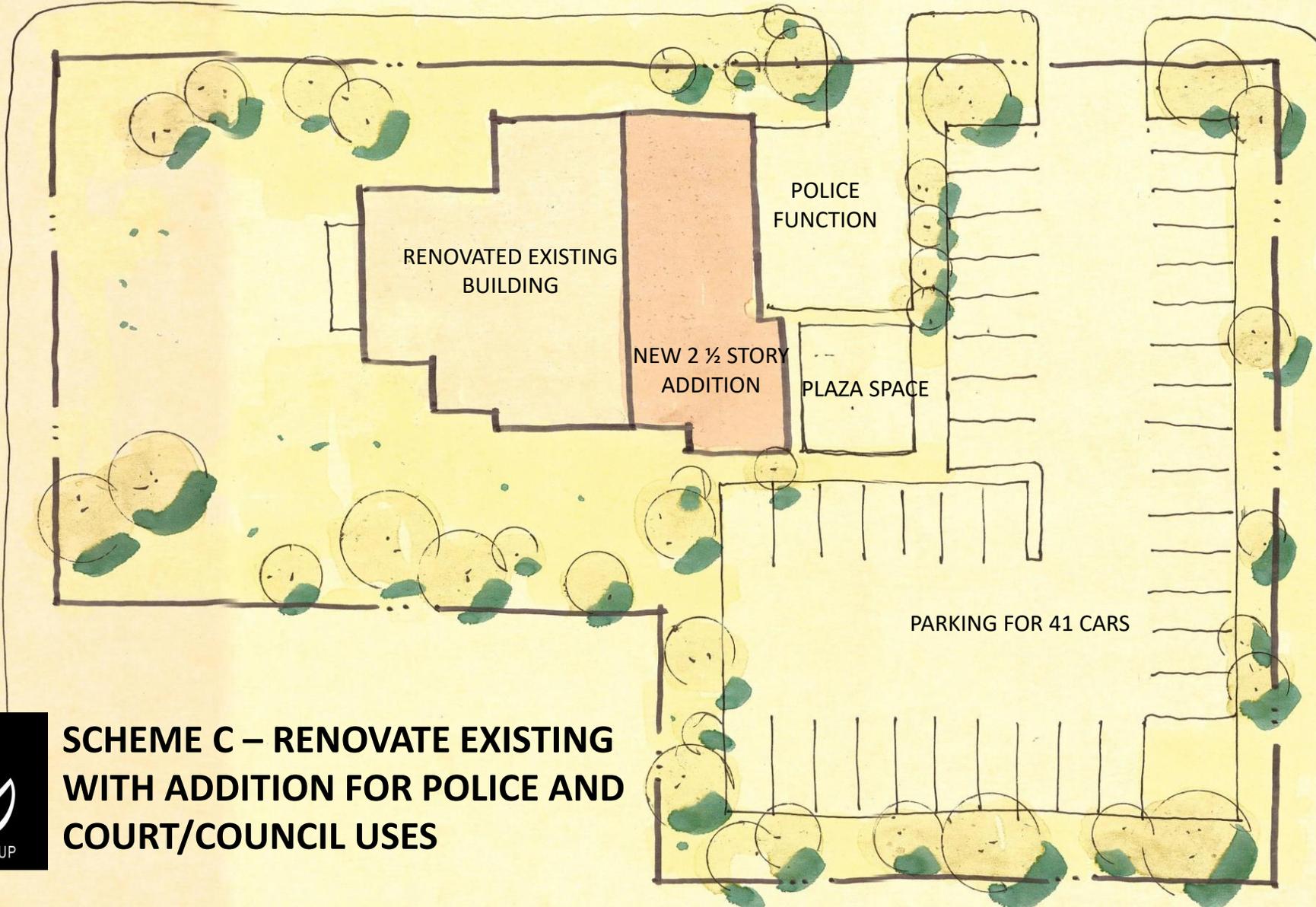
- MOST DISRUPTIVE FUNCTIONALLY
- COMPLEXITY MARRYING NEW TO OLD
- UNKNOWN EXISTING FACILITY ISSUES
- NEED FOR OFF-SITE TEMPORARY FACILITIES
- POLICE FUNCTIONS MAY NOT BE IDEAL:
 1. SALLY PORT ACCESS
 2. MIXED PARKING
 3. SHARED MUNICIPAL ENTRANCE

**SCHEME B –
ADDITION/RENOVATION**

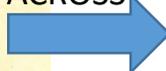


MUNICIPAL PLACE

LINWOOD AVENUE



ADMINISTRATION BUILDING ACROSS



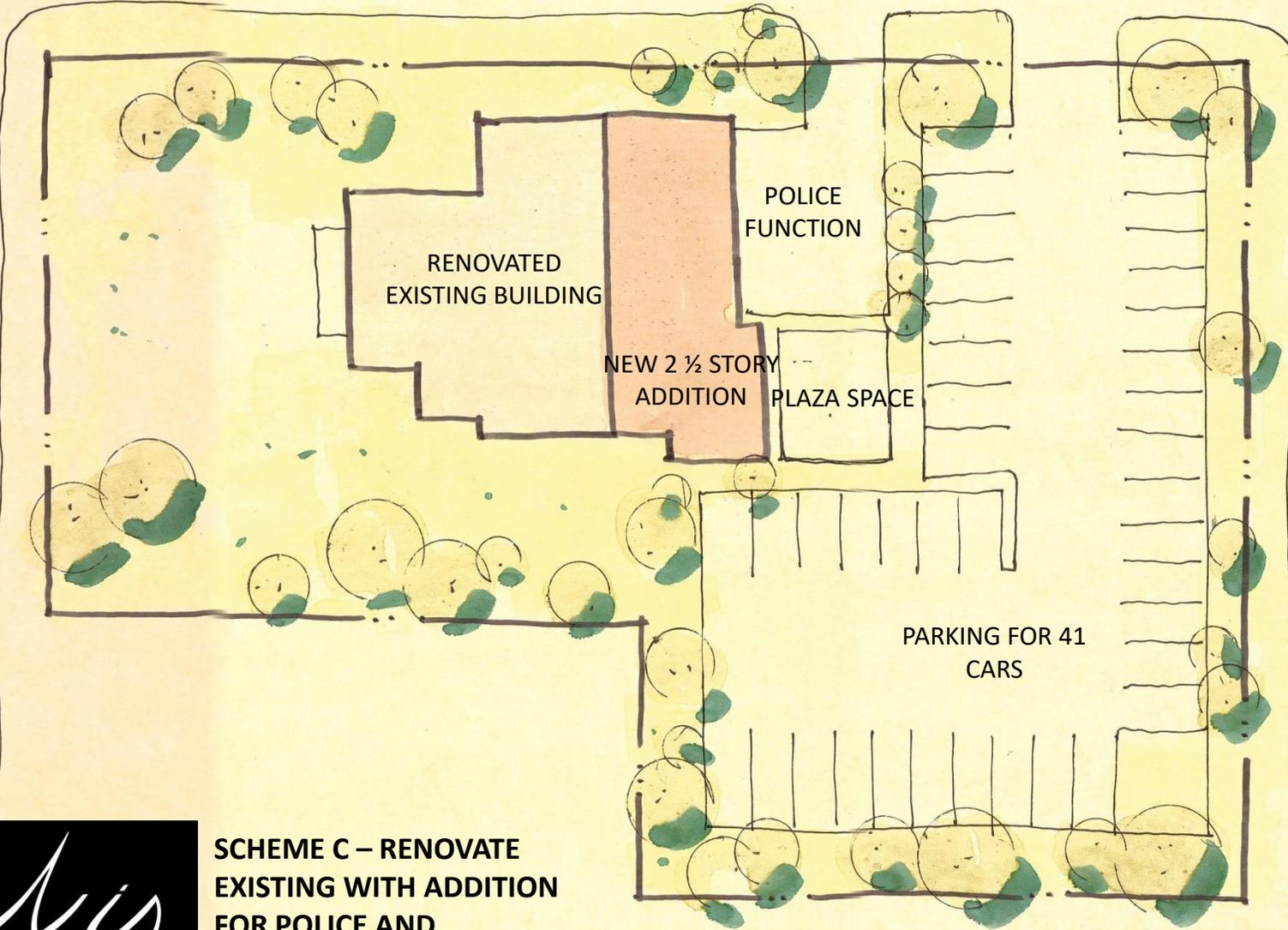
LOCUST AVENUE

SCHEME C – RENOVATE EXISTING WITH ADDITION FOR POLICE AND COURT/COUNCIL USES



MUNICIPAL PLACE

LINWOOD AVENUE



LOCUST AVENUE

PROS

- PRESERVES HISTORIC IMAGE
- BEST USE OF THE EXISTING FACILITY
- "ONE" FUNCTION BUILDING
- PARKING FOR POLICE/COURT ONLY

CONS

- PHASING REQUIRED
- COMPLEXITY MARRYING NEW TO OLD
- UNKNOWN EXISTING FACILITY ISSUES

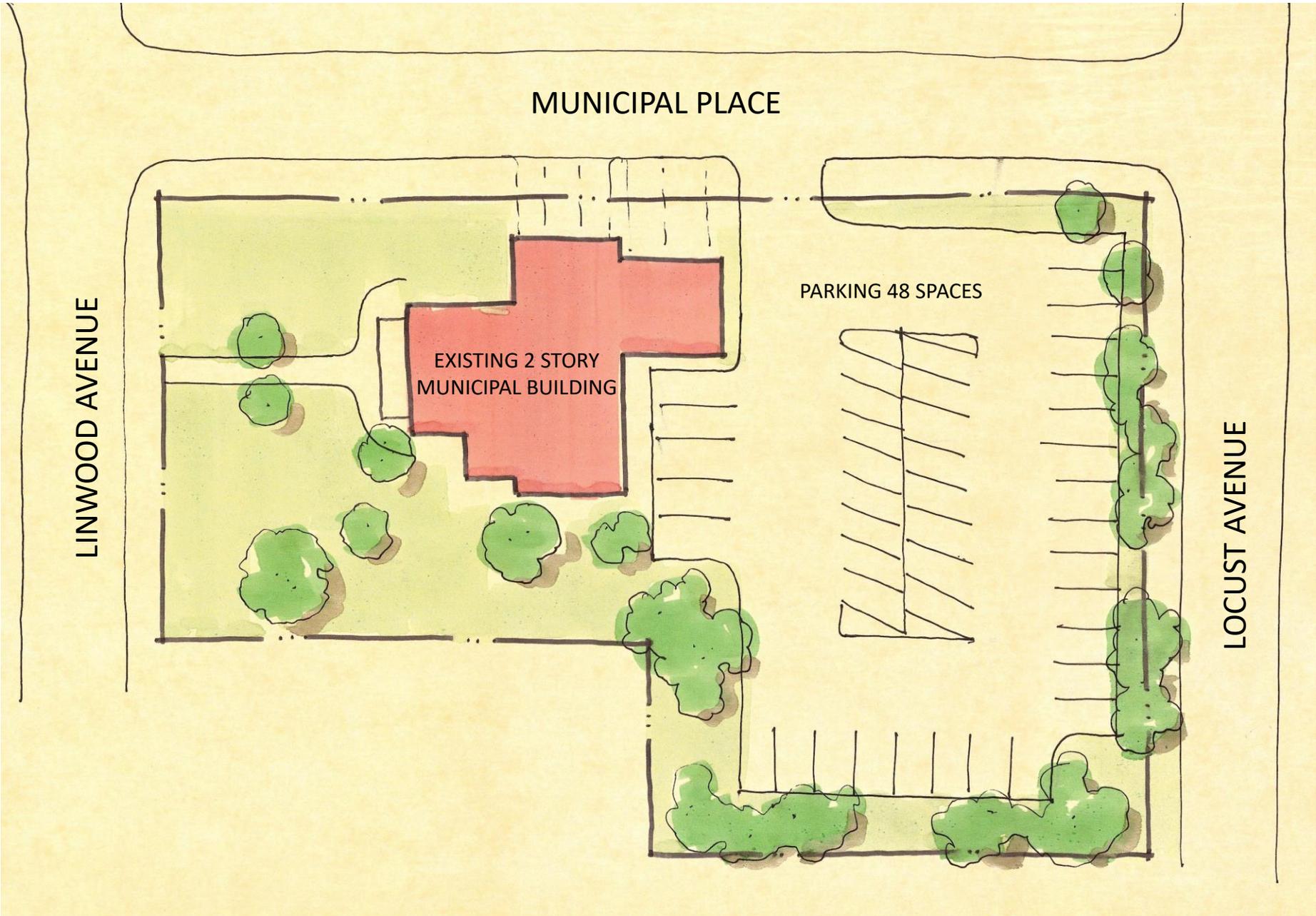
ADMINISTRATION
BUILDING ACROSS



**SCHEME C – RENOVATE
EXISTING WITH ADDITION
FOR POLICE AND
COURT/COUNCIL USES**



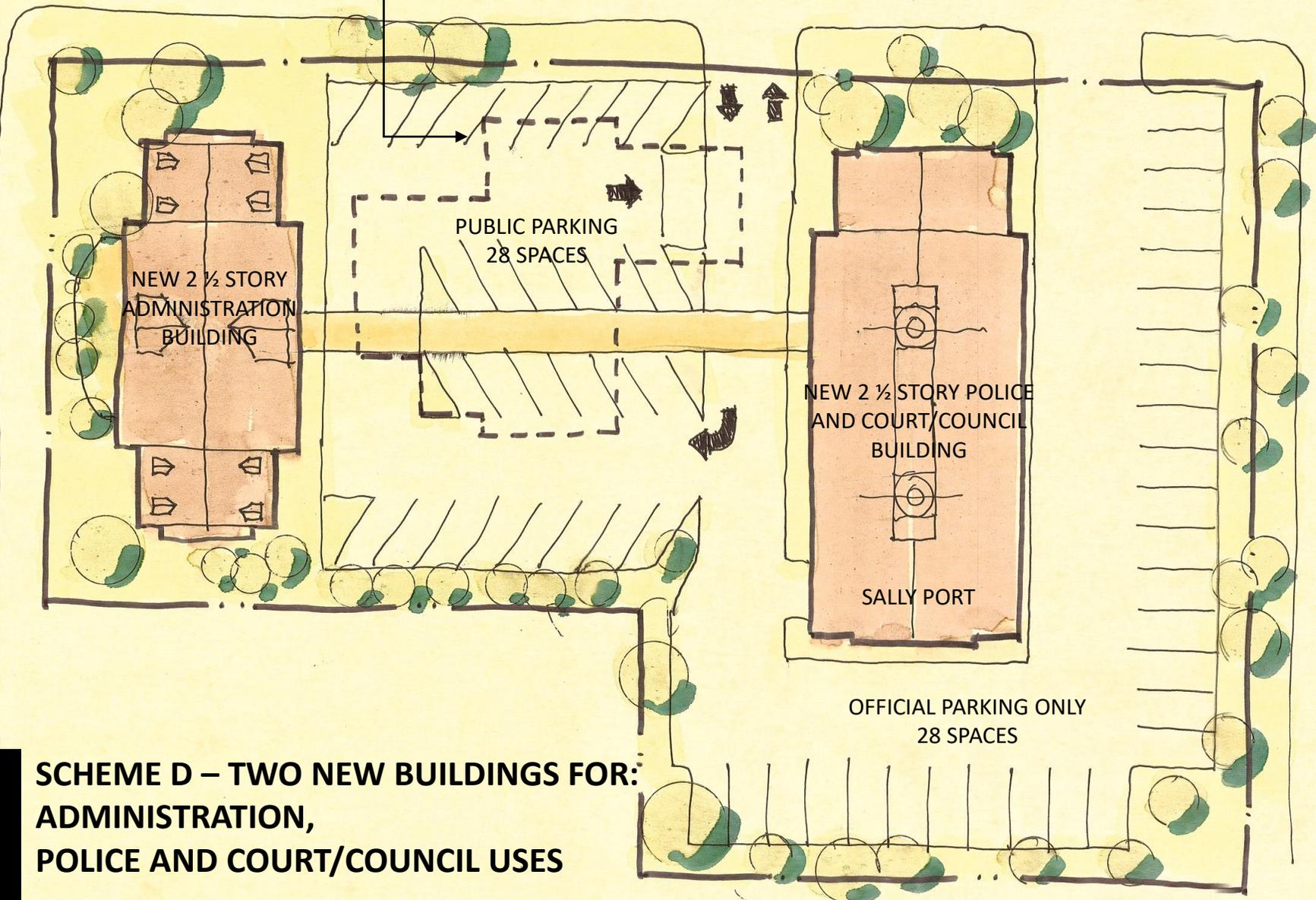
EXISTING SITE PLAN



LINE OF EXISTING
MUNICIPAL BUILDING
TO BE REMOVED

MUNICIPAL PLACE

LINWOOD AVENUE



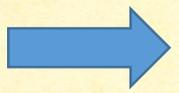
PUBLIC PARKING
28 SPACES

NEW 2 1/2 STORY POLICE
AND COURT/COUNCIL
BUILDING

SALLY PORT

OFFICIAL PARKING ONLY
28 SPACES

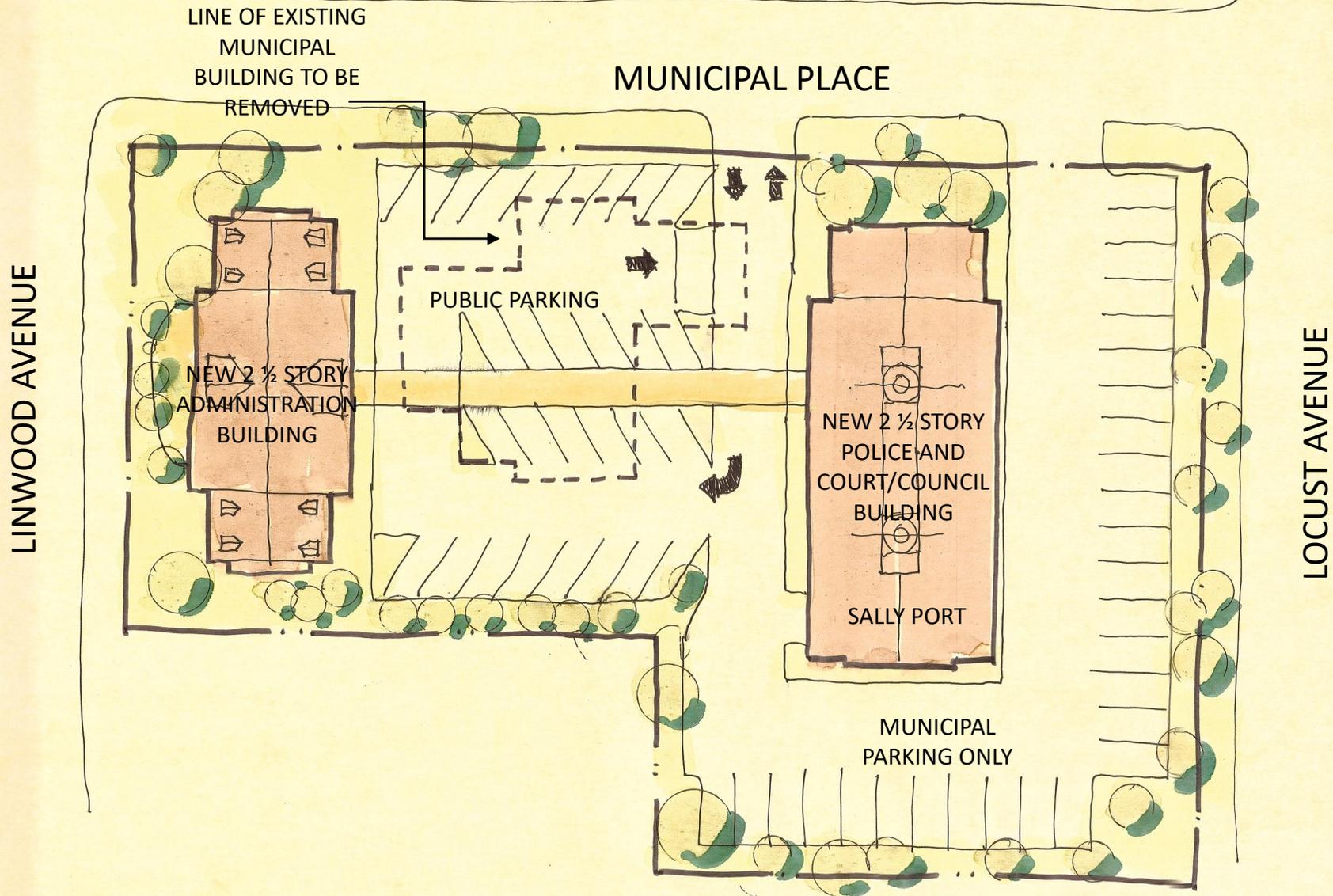
ADDITIONAL OPTIONS
FOR SITE



LOCUST AVENUE

**SCHEME D – TWO NEW BUILDINGS FOR:
ADMINISTRATION,
POLICE AND COURT/COUNCIL USES**





PROS

- PHASING – EXISTING FACILITY REMAINS UNTIL BOTH BUILDINGS ARE BUILT
- DEVELOP MUNICIPAL CAMPUS CONCEPT
- BETTER PLANNING FOR BOTH BUILDINGS
- BETTER QUALITY SPACES
- SEPARATES MUNICIPAL AND PUBLIC PARKING
- LEAVES OPTIONS FOR THE PROPERTY ACROSS LOCUST AVENUE (SENIOR HOUSING, COMMUNITY CENTER, ADDITIONAL PARKING)
- TWO BASEMENTS

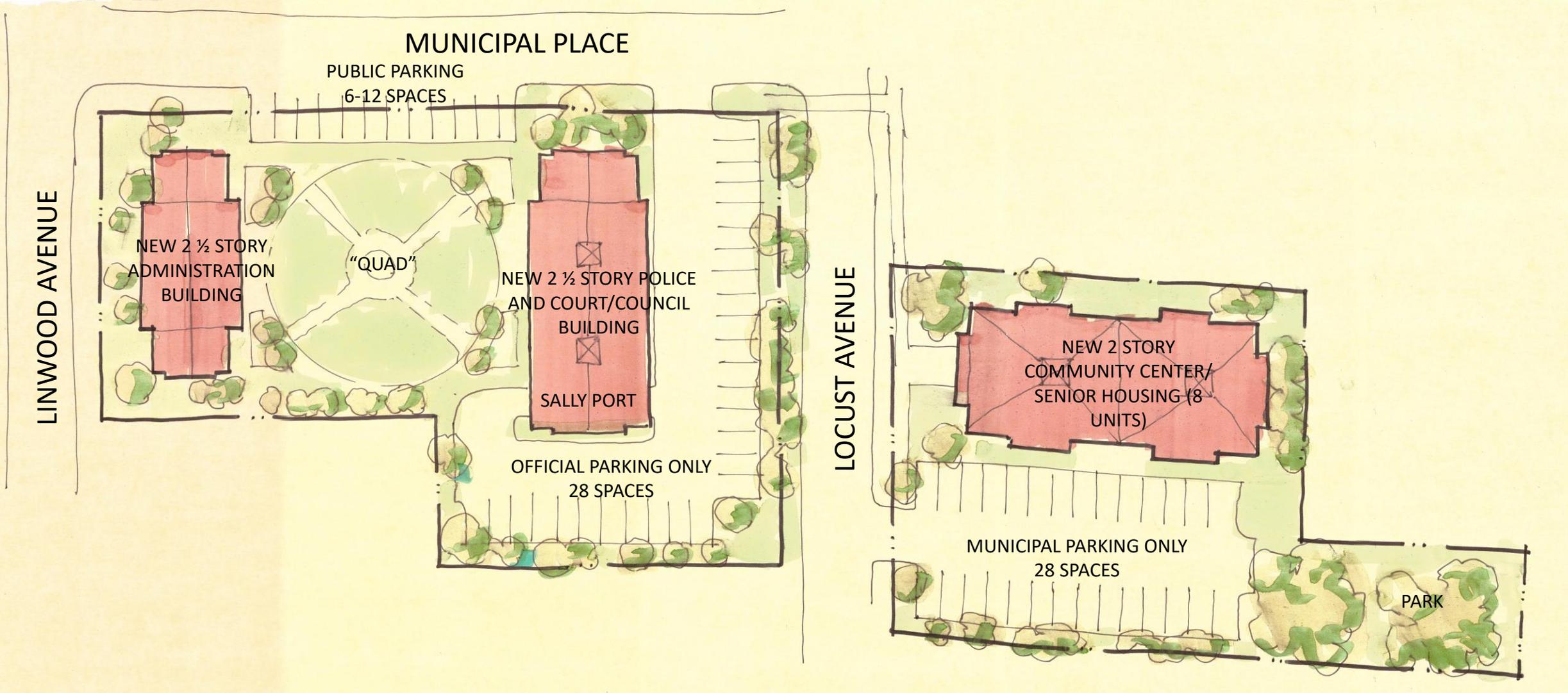
CONS

- EXTRA COST OF TWO BUILDINGS
- FULLY DEVELOPED PROPERTY

ADDITIONAL OPTIONS FOR SITE 

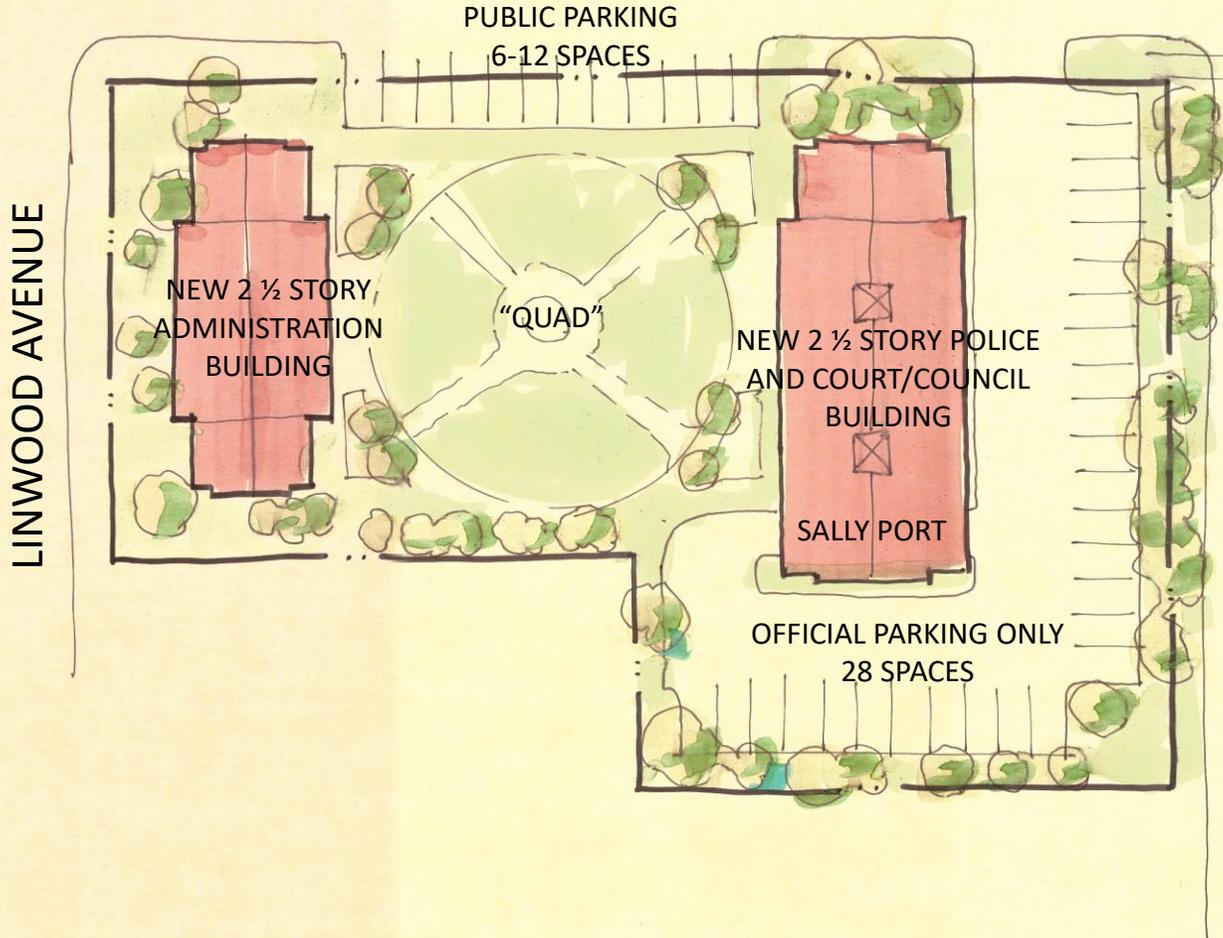


**SCHEME D – TWO NEW BUILDINGS FOR:
ADMINISTRATION,
POLICE AND COURT/COUNCIL USES**



**SCHEME D1 – THREE NEW BUILDINGS FOR:
ADMINISTRATION, POLICE AND COURT/COUNCIL USES,
COMMUNITY CENTER/SENIOR HOUSING**

MUNICIPAL PLACE



PROS

- TRUE MUNICIPAL COMPLEX
- PUBLIC SPACES, INDOOR/OUTDOOR
- CIVIC ROLE

CONS

- INCREASED SCOPE

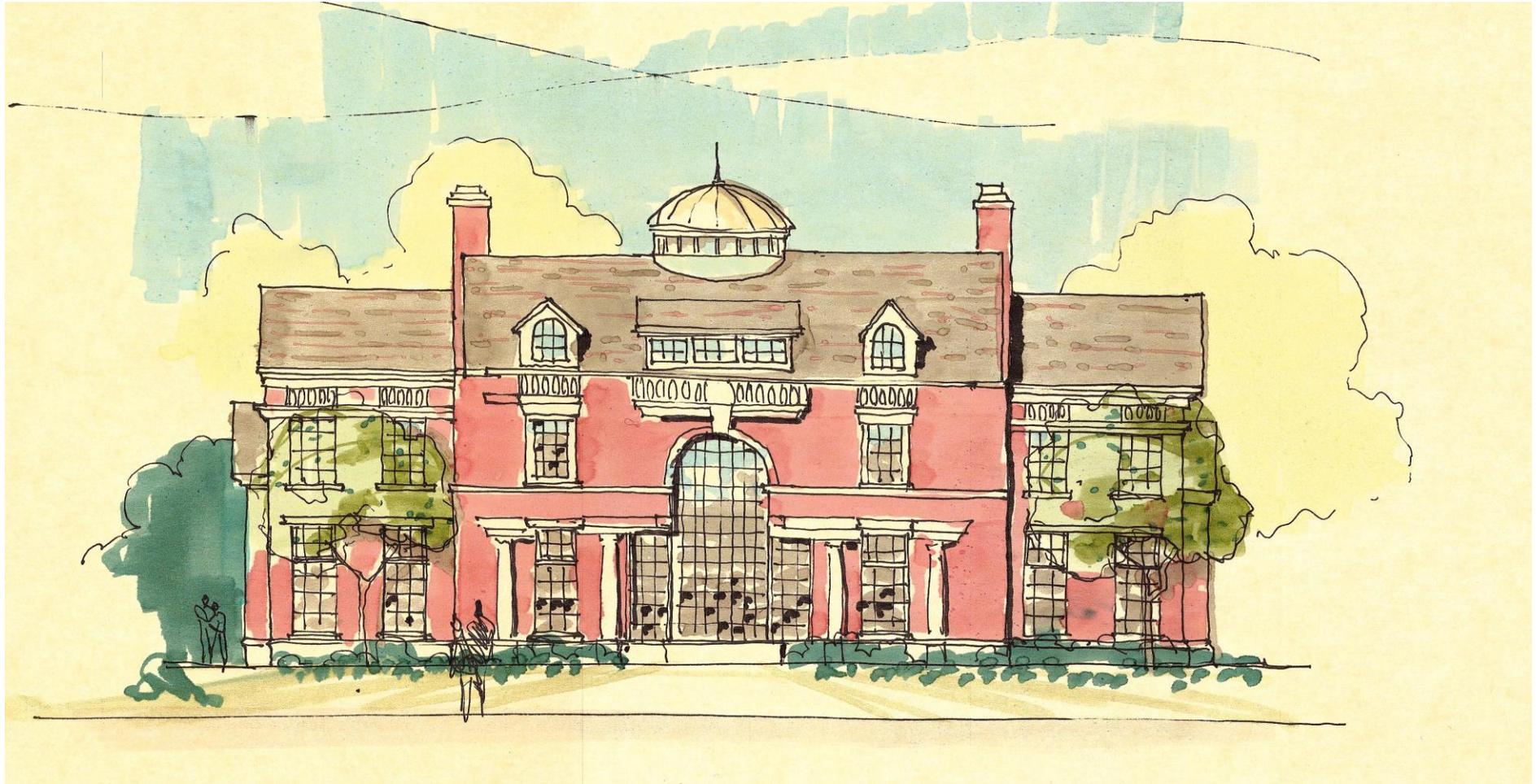
LOCUST AVENUE



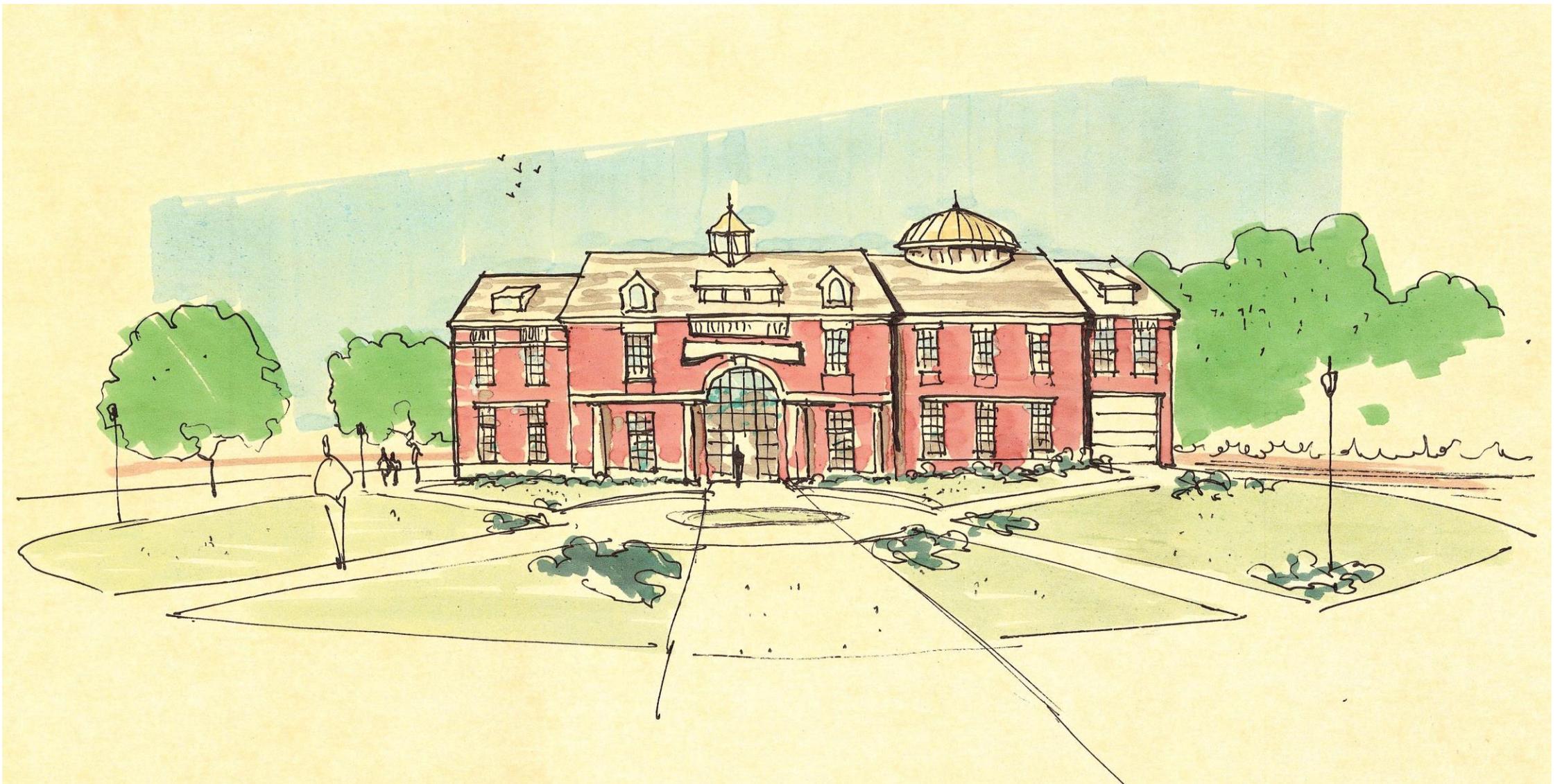
**SCHEME D1 – THREE NEW BUILDINGS FOR:
ADMINISTRATION, POLICE AND COURT/COUNCIL USES,
COMMUNITY CENTER/SENIOR HOUSING**



**SCHEME D1 – THREE NEW BUILDINGS FOR:
ADMINISTRATION, POLICE AND COURT/COUNCIL USES,
COMMUNITY CENTER/SENIOR HOUSING**



LINWOOD AVENUE FAÇADE OF NEW ADMINISTRATION BUILDING

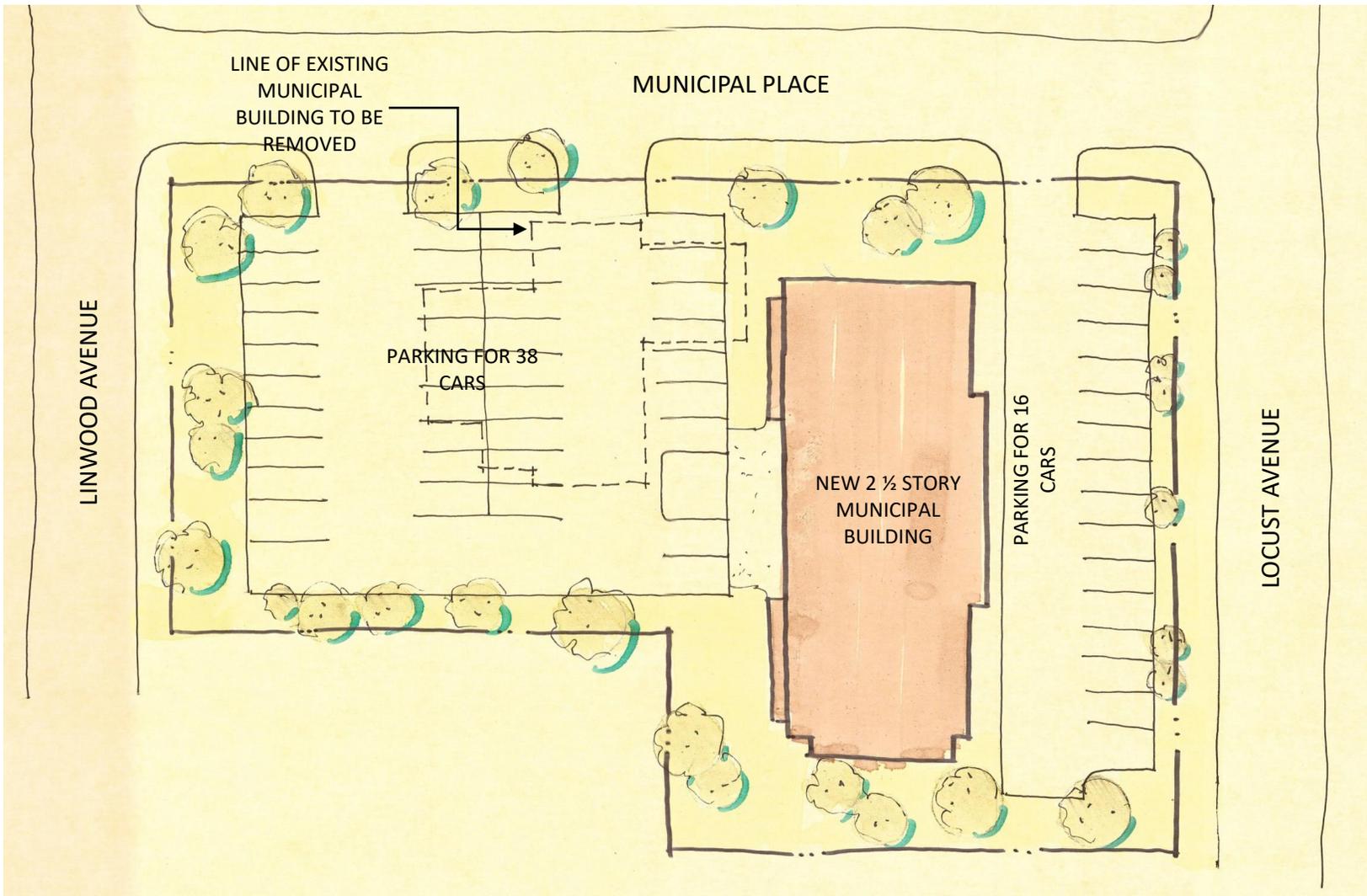


VIEW TOWARDS NEW PUBLIC SAFETY BUILDING

VOTE FOR
BREWACK



COST ESTIMATES AND TIMELINES



Cost Estimate: New Building (Scheme A)

New:	SF	\$/SF	Subtotal
Upper Level	10,300	\$ 330	\$ 3,399,000
Ground Level	10,365	\$ 330	\$ 3,420,450
Basement	5,000	\$ 275	\$ 1,375,000
Total	25,665		\$ 8,194,450

Unique Items:	
Site Work	\$ 300,000
Demolition	\$ 100,000
Elevator	\$ 125,000
Asbestos Removal (Estimated)	\$ 250,000
Total	\$ 775,000

Total Construction (Bldg. & Site)	\$ 8,969,450
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Soft Costs:	
Architectural / Structural & MEP Fees	\$ 605,438
Civil Engineering	\$ 45,000
Total	\$ 605,438

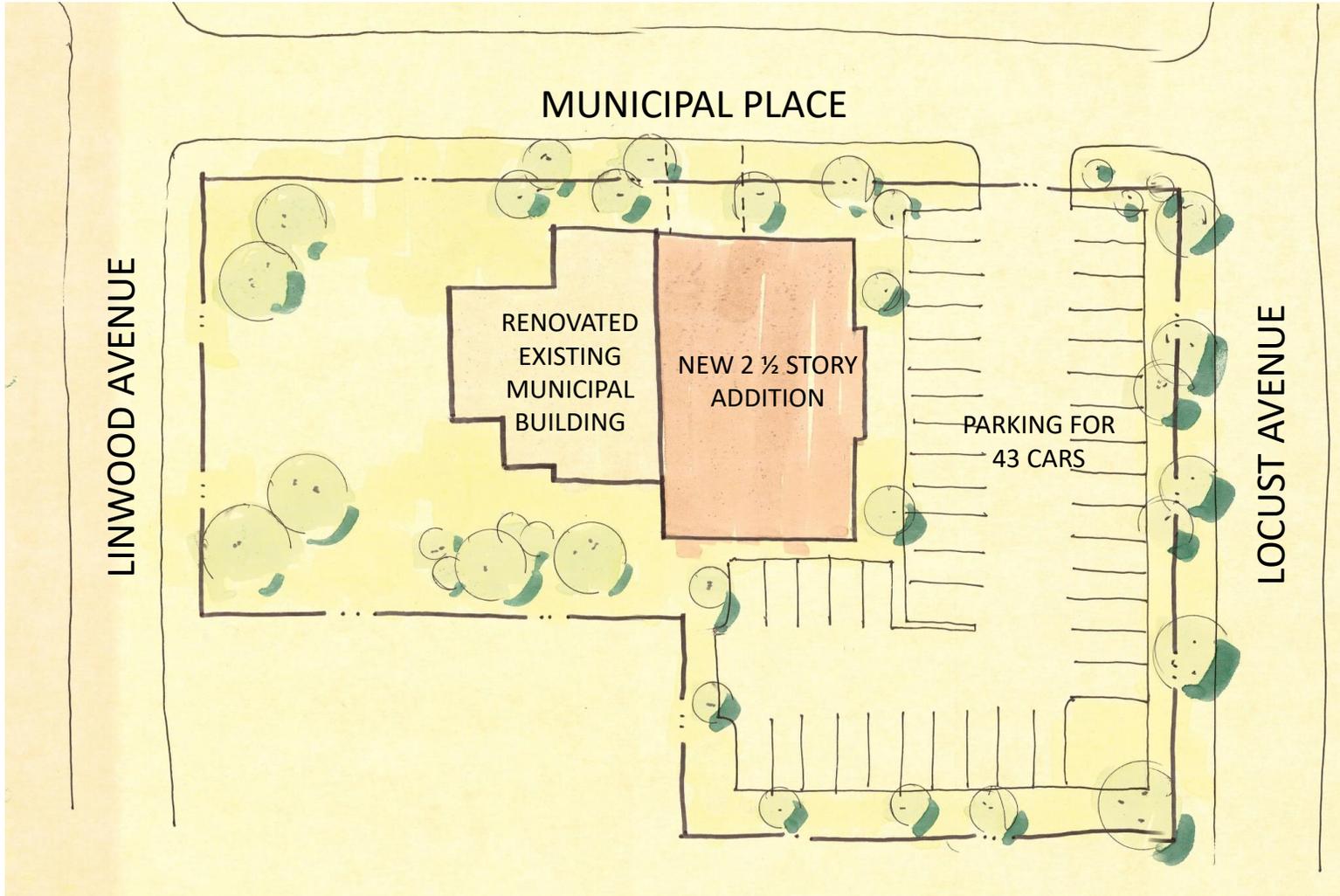
Sub-Total Project Value	\$ 9,574,888
Total Project Value	\$ 9,574,888

Time Line - 16 Months for Construction, 2 Additional Months for Demolition and Move-In, total 18 Months

Other Costs to be Considered are Legal, Bonding, Furniture, Moving Costs, IT (Cameras, Data, Security, Phones, Computers, etc.)



SCHEME A – NEW BUILDING



Cost Estimate: Renovation and Addition (Scheme B)

Renovation:	SF	\$/SF	Subtotal
Upper Level	3,270	\$ 385	\$ 1,258,950
Ground Level	3,270	\$ 385	\$ 1,258,950
Basement	2,282	\$ 225	\$ 513,450
Subtotals	8,822		\$ 3,031,350

Addition:	SF	\$/SF	Subtotal
Upper Level	6,000	\$ 360	\$ 2,160,000
Ground Level	6,000	\$ 360	\$ 2,160,000
Basement	3,000	\$ 300	\$ 900,000
Subtotals	15,000		\$ 5,220,000

Total Area:	23,822		
Unique Items:			
Site Work			\$ 250,000
Elevator			\$ 125,000
Asbestos Removal (Estimated)			\$ 250,000
Demolition (selective)			\$ 250,000
Total			\$ 875,000

Total Construction (Bldg. & Site)	\$9,126,350
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Soft Costs:	
A/E Fees	\$ 616,029
Civil Engineering	\$ 40,000
Trailers (6) 2-1/2 Years	\$ 600,000
Plumbing, electric for Trailers	\$ 75,000
Moving Existing Equipment	\$ 45,000
Used Furniture for Trailer	\$ 15,000
Total	\$ 1,391,029

Sub-Total Project Value	\$ 10,517,379
Total Project Value	\$ 10,517,379

Time Line - Trailers Move Out 4 Months, Renovation & Addition, 21 months, total 25 Months

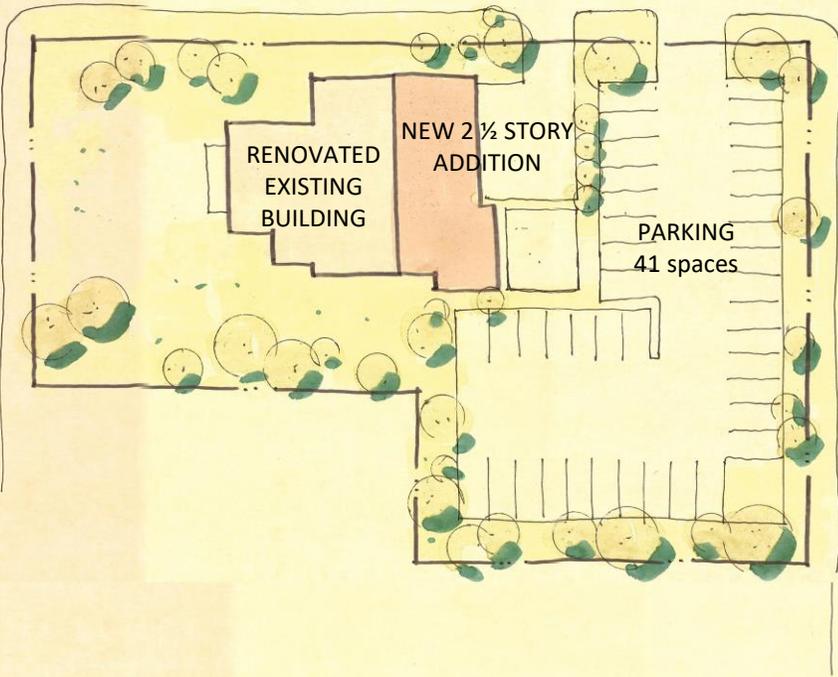
Other Costs to be Considered are Legal, Bonding Costs, Furniture, IT (Cameras, Data, Security, Phones, Computers, etc.)



SCHEME B – ADDITION/RENOVATION

LINWOOD AVENUE

MUNICIPAL PLACE



LOCUST AVENUE



Cost Estimate: Renovation and Addition (Scheme C)

Renovation:	SF	\$/SF	Subtotal
Upper Level	3,270	\$ 385	\$ 1,258,950
Ground Level	3,270	\$ 385	\$ 1,258,950
Basement	2,282	\$ 225	\$ 513,450
Subtotals	8,822		\$ 3,031,350

Addition:	SF	\$/SF	Subtotal
Upper Level	2,400	\$ 360	\$ 864,000
Ground Level	2,400	\$ 360	\$ 864,000
Basement	2,400	\$ 300	\$ 720,000
Subtotals	7,200		\$ 2,448,000

Total Area: 16,022

Unique Items:	
Site Work	\$ 360,000
Elevator	\$ 125,000
Asbestos Removal (Estimated)	\$ 250,000
Demolition (selective)	\$ 250,000
Total	\$ 985,000

Total Construction (Bldg. & Site) \$6,464,350

Soft Costs:	
A/E Fees	\$ 436,344
Civil Engineering	\$ 40,000
Trailers (6) 2-1/2 Years	\$ 600,000
Plumbing, electric for Trailers	\$ 75,000
Moving Existing Equipment	\$ 45,000
Used Furniture for Trailer	\$ 15,000
Total	\$ 1,211,344

Sub-Total Project Value \$ 7,675,694

Total Project Value \$ 7,675,694

Time Line - Trailers Move Out 4 Months, Renovation & Addition, 21 months, total 25 Months

Cost Estimate: New Administration (Scheme C)

Administration	SF	\$/SF	Subtotal
First Floor	3,600	\$ 300	\$ 1,080,000
Second Floor	3,000	\$ 300	\$ 900,000
Upper Level	1,500	\$ 150	\$ 225,000
Basement	3,600	\$ 250	\$ 900,000
Subtotals	11,700		\$ 3,105,000

Unique Items	
Site work	\$ 300,000
Total	\$ 300,000

Total Construction (Bldg. & Site) \$ 3,405,000

Soft Costs	
A/E Fees	\$ 229,838
Civil Engineering (Includes Scheme #1 & #2)	\$ 50,000
Total	\$ 279,838

Total Project Value \$ 3,684,838



SCHEME C – RENOVATE EXISTING WITH ADDITION FOR POLICE AND COURT/COUNCIL USES

Cost Estimate: New Administration (Scheme D)

Administration	SF	\$/SF	Subtotal
First Floor	3,600	\$ 330	\$ 1,188,000
Second Floor	3,600	\$ 330	\$ 1,188,000
Upper Level	1,500	\$ 135	\$ 225,000
Basement	3,600	\$ 275	\$ 990,000
Subtotals	12,300		\$ 3,591,000

Unique Items	
Site work	\$ 300,000
Total	\$ 300,000

Total Construction (Bldg. & Site)	\$ 3,891,000
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Soft Costs	
A/E Fees	\$ 262,643
Civil Engineering (Includes Scheme #1 & #2)	\$ 50,000
Total	\$ 312,643

Total Project Value	\$ 4,203,643
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Timeline: Design & Construction: 21 Months

Cost Estimate: New Judicial & Police (Scheme D)

Public Safety	SF	\$/SF	Subtotal
First Floor	5,500	\$ 385	\$ 2,117,500
Second Floor	5,500	\$ 330	\$ 1,925,000
Upper Level	2,100	\$ 330	\$ 693,000
Basement	5,500	\$ 275	\$ 1,512,500
Subtotals	18,600		\$ 6,248,000

Unique Items	
Demolition	\$ 100,000
Site work (included in New Admin Bldg)	\$ -
Total	\$ 100,000

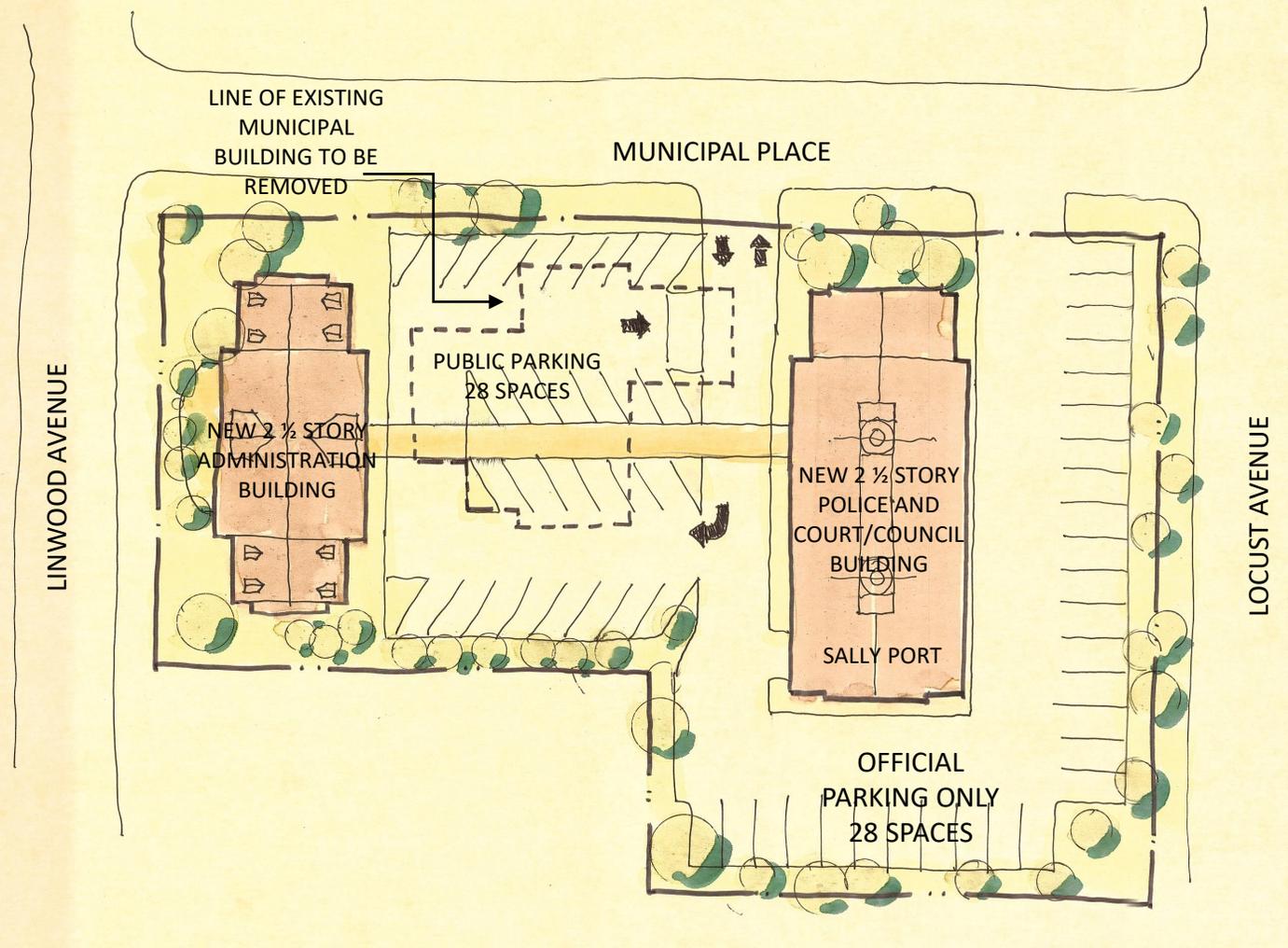
Total Construction (Bldg. & Site)	\$ 6,348,000
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Soft Costs	
Architectural / Structural & MEP Fees	\$ 428,490
Civil Engineering (Included in New Admin. Bldg)	
Total	\$ 428,490

Total Project Value	\$ 7,516,300
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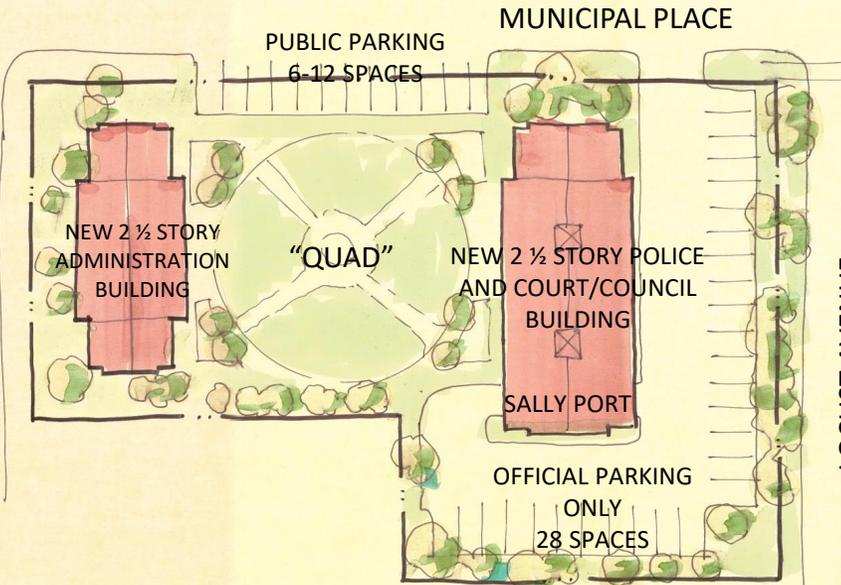
Timeline - Design & Construction: 24 Months

Other Costs to be Considered are Legal, Bonding, Furniture, Moving Costs, IT (Cameras, Data, Security, Phones, Computers, etc.)



**SCHEME D – TWO NEW BUILDINGS FOR:
ADMINISTRATION,
POLICE AND COURT/COUNCIL USES**

LINWOOD AVENUE



LOCUST AVENUE



**SCHEME D1 – THREE NEW BUILDINGS FOR:
ADMINISTRATION, POLICE AND COURT/COUNCIL
USES, COMMUNITY CENTER/SENIOR HOUSING**

Cost Estimate: New Administration (Scheme D)

Administration	SF	\$/SF	Subtotal
First Floor	3,600	\$ 330	\$ 1,188,000
Second Floor	3,600	\$ 330	\$ 1,188,000
Upper Level	1,500	\$ 135	\$ 225,000
Basement	3,600	\$ 275	\$ 990,000
Subtotals	12,300		\$ 3,591,000

Unique Items	
Site work	\$ 300,000
Total	\$ 300,000

Total Construction (Bldg. & Site)	\$ 3,891,000
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Soft Costs	
A/E Fees	\$ 262,643
Civil Engineering (Includes Scheme #1 & #2)	\$ 50,000
Total	\$ 312,643

Total Project Value	\$ 4,203,643
----------------------------	---------------------

Timeline: Design & Construction: 21 Months

Cost Estimate: New Judicial & Police (Scheme D)

Public Safety	SF	\$/SF	Subtotal
First Floor	5,500	\$ 385	\$ 2,117,500
Second Floor	5,500	\$ 330	\$ 1,925,000
Upper Level	2,100	\$ 330	\$ 693,000
Basement	5,500	\$ 275	\$ 1,512,500
Subtotals	18,600		\$ 6,248,000

Unique Items	
Demolition	\$ 100,000
Site work (included in New Admin Bldg)	\$ -
Total	\$ 100,000

Total Construction (Bldg. & Site)	\$ 6,348,000
--	---------------------

Soft Costs	
Architectural / Structural & MEP Fees	\$ 428,490
Civil Engineering (Included in New Admin. Bldg)	\$ -
Total	\$ 428,490

Total Project Value	\$ 7,516,300
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Timeline - Design & Construction: 24 Months

Cost Estimate: Community Center & Senior Housing (Scheme D1)

Community	SF	\$/SF	Subtotal
Second Level	3,600	\$ 220	\$ 792,000
Main Level	7,200	\$ 250	\$ 1,800,000
Basement	3,600	\$ 200	\$ 720,000
Subtotals	14,400		\$ 3,312,000

Unique Items	
Demolition	\$ 35,000
Elevator	\$ 125,000
Site work	\$ 100,000
Total	\$ 260,000

Total Construction (Bldg. & Site)	\$ 3,572,000
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Soft Costs	
Architectural / Structural & MEP Fees	\$ 241,110
Civil Engineering	\$ 35,000
Total	\$ 276,110

Total Project Value	\$ 3,191,763
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Timeline - Design & Construction: 15 Months

Other fees to be considered are Legal, Bonding Costs, Furniture, IT (Cameras, Data, Security, Phones, Computers, etc.)

THE EXISTING MUNICIPAL TOWN HALL

- HOW MUCH OF THE ORIGINAL BUILDING IS INTACT.





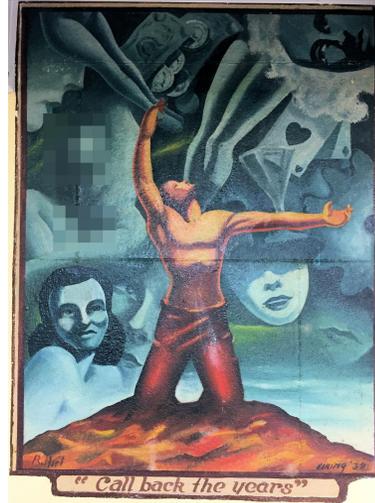
THE EXISTING MUNICIPAL TOWN HALL

- HOW MUCH OF THE ORIGINAL BUILDING IS INTACT.
- COST TO RESTORE BACK TO ORIGINAL
- FOR THE LONG TERM OBJECTIVES, CAN THE BUILDING *ACTUALLY* BE RE-CONFIGURED FOR MODERN NEEDS – ACCESSIBILITY



THE EXISTING MUNICIPAL TOWN HALL

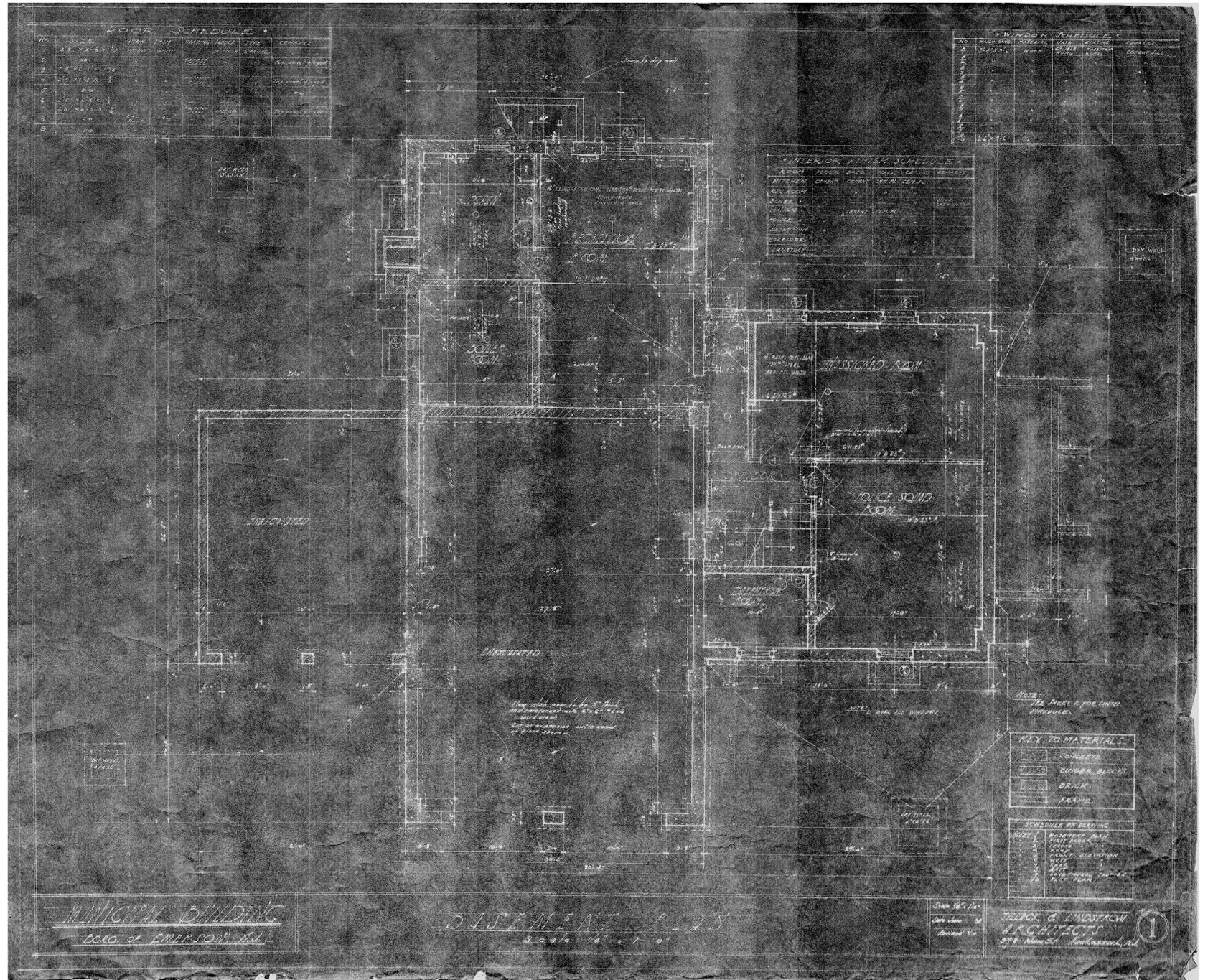
- HOW MUCH OF THE ORIGINAL BUILDING IS INTACT.
- COST TO RESTORE BACK TO ORIGINAL
- FOR THE LONG TERM OBJECTIVES, CAN THE BUILDING *ACTUALLY* BE RE-CONFIGURED FOR MODERN NEEDS - ACCESSIBILITY
- MURALS



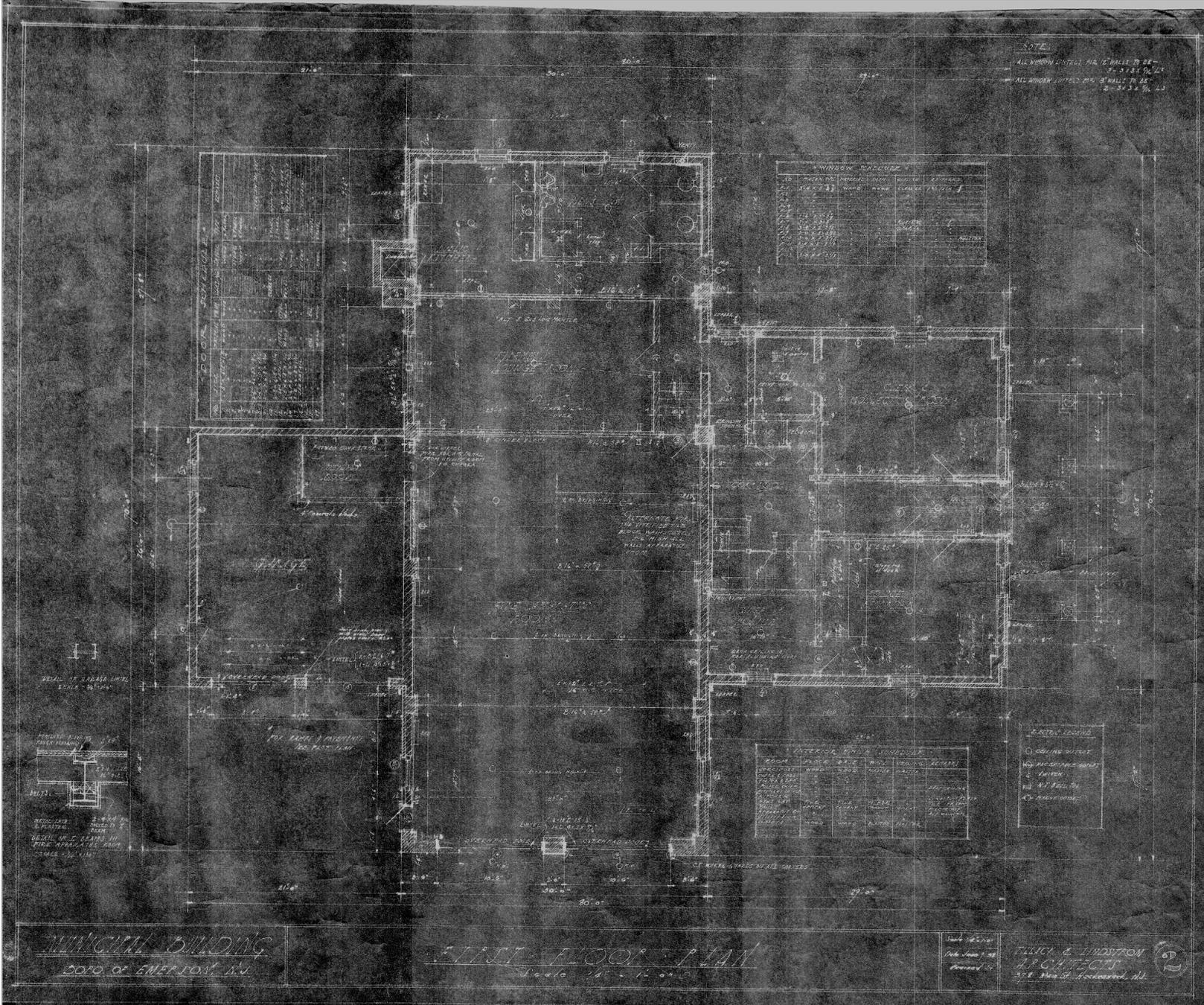
THE EXISTING MUNICIPAL TOWN HALL

- HOW MUCH OF THE ORIGINAL BUILDING IS INTACT.
- COST TO RESTORE BACK TO ORIGINAL
- FOR THE LONG TERM OBJECTIVES, CAN THE BUILDING *ACTUALLY* BE RE-CONFIGURED FOR MODERN NEEDS - ACCESSIBILITY
- MURALS
- ORIGINAL FLOOR PLANS

**ORIGINAL BASEMENT
FLOOR PLAN**



ORIGINAL FIRST FLOOR PLAN



ORIGINAL SECOND FLOOR PLAN

