

Municipal Complex Feasibility Study

Overall Goals, Objectives + Activities



- Evaluate the current Building/Site at 155 Powerville Road to determine its viability for Renovation, Alteration and/or Expansion. Benchmark against Best Practice Design Standards for Municipal Facilities.
- Evaluate the Existing Building Envelope, Mechanical, Electrical, Plumbing systems against current Building/Energy Codes/ADA + estimate life expectancies for equipment.
- Meet with Township Departments to determine their short, medium + long-term Staffing Needs + Support Space Requirements. Document data in Space Programming Sheets.
- Develop Concept Floor Plans (Blocking + Stacking Diagrams) which graphically depict the re-imagined Municipal Complex Building/Site.
- Review Construction Phasing Opportunities + Constraints to limit
 Operational Disruptions.

Feasibility Study Contributors

Boonton Township Building Sub-Committee

Township of Boonton

- Brian Honan, Chairman, Township Committee
- Thomas SanFilippo, Jr., Township Committee
- Douglas Cabana, Township Administrator
- Thomas Cacciabeve, Chief of Police
- Robert Rizzo, Public Works Supervisor
- Edward Bucceri, former Construction Official

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IEI Architects

- Mark A. Coan AIA, Principal-in-Charge
- Mark Johannesen AIA, Project Manager
- Nestor Kurtz, Architectural Designer

Guiding Principles

Developed by the Boonton Township Building Sub-Committee:



- A Municipal Complex that Respects Our Community's Rich History but also Reflects our Current Ethos.
- A State-of-the-Art Building which Meets All Current Planning
 Standards + Best Design Practices for Municipal, Police
 (NJDOC/CALEA) + Court (AOC) Facilities.
- Welcoming, Accessible + Uplifting: a place where residents know they can work together with Township government + the staff is here to help them.
- Safe + Secure: for public + staff.

Exterior Photos



1926 Original Structure



Original Structure + 1952 Addition

Exterior Photos



1952 Addition: Glass at Dais Area, Communications Tower



1972 + 1997 Additions: Main Building Entrance, No Sallyport, Lack of Storage for Road Items

Interior Photos



Township Administrator's Office: Undersized by Current Facility Standards



Administration Area: Lack of Proper Workspace + File Storage

Interior Photos



Multi-purpose Meeting Room: Inefficient Fluorescent Lighting, Lack of Storage



Dais Area: Not Barrier-free/ADA Accessible, Inadequate size



Public Meeting Room:



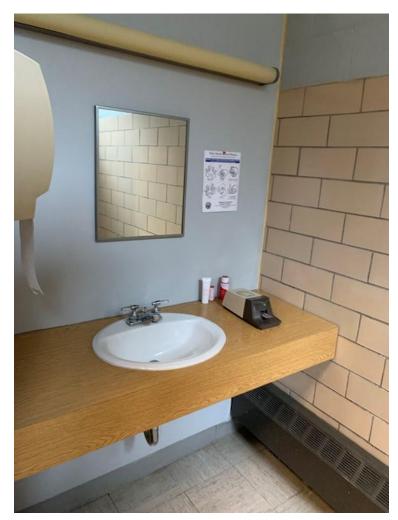
Interior Photos



Existing Original Stair: Storage Challenges, Temporary Egress Issues



Lower-Level Storage Room



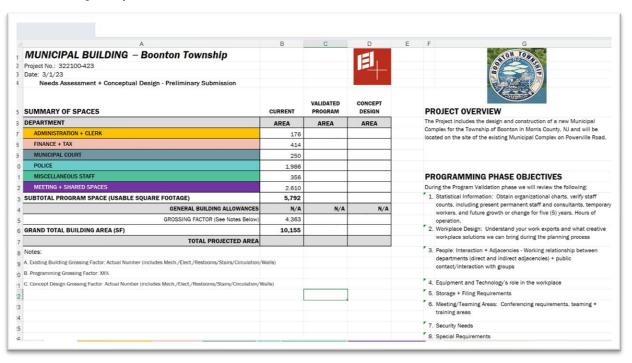
Public Restrooms: Not Compliant with Current Building Codes + ADA



Space Programming

Summary Sheet + Detail Sheets by Department

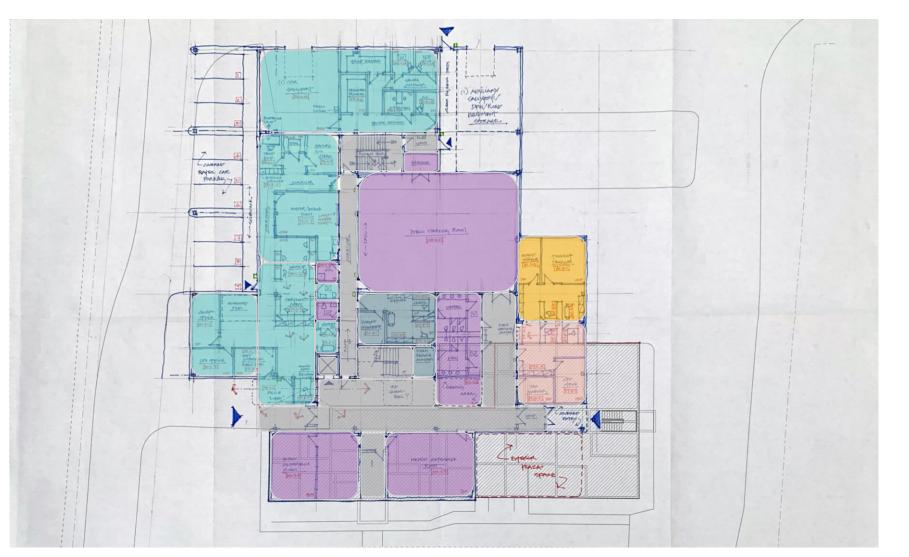
\$100.10V	MUNICIPAL BUILDING -	Boonton To	wnship														
	Project No.: 322100-423																
VIET.	Date: 3/1/23					CURRENT		PROGRAMMED		CONCEPT DESIGN					PRIMARY ADJACENCIES: BUILDING ENTRY		
NOW HOTE HOOM						AREA SE	QTY	TOTAL SE	AREA SF	QTY	TOTAL SF	AREA SF	QTY	TOTAL SE	PHONE	DATA	SECONDARY ADJACENCIES: TOWNSHIP MANAGER
POLICE (PD)			CLIPPENT	PROPOSED	_												
D	PERSONNEL TITLE or POSITION	NAME	LOCATION	LOCATION	TYPE												NOTES
PD.P.1	CHIEF OF POLICE	T. CACCIABEVE	MAINLEVEL	FIRST FLOOR	0-2	101	1	101	190	1	190	180	1	180	2	2	
0.P.2	ADMIN ASST/RECORDS CLERK	VANDERGOOT	MAINLEVEL	FIRST FLOOR	WS-3	-	1	-	-	1	-	*	1	-	*	*	* AREA COVERED UNDER PD.S.2.
PD.P.3	LIEUTENANT - ADMINISTRATION	J. D'AGOSTINO	MAINLEVEL	FIRST FLOOR	0-4	118	1	118	120	1	120	120	1	120	1	1	
0.P.4	SERGEANTS (PLATOONS 1+ 2)	C. CHICORIS + J. RAFFO	MAINLEVEL	FIRST FLOOR	WS-3	129	1	129	64	2	128	64	2	128	2	2	
0.P.5	INVESTIGATIONS	P. RICCIARDI	MAINLEVEL	???	WS-2	138	1	138	64	2	128	64	2	128	2	2	
0.P.6	CUCKTONAN	ROTATING	LOWERLEVEL	BASEMENT	WS-3	0	1	0	-	1	-	-	1	-	1	1	LOCATED WITHIN PD.S.11
0.P.7	SWSTANGANICERS (NOT SHOWN	MULTIPLE	MAINLEVEL	FIRST FLOOR	NA	0	8	0		10			10	0	0	0	DERICERS
O.P.8	SPECIALIZED SUPPORT SERVICES	TBO	NA	TBD	WS-3	0	0	0	48	3	144	48	3	144	3	3	THREE (3) CLASS 3 POSITIONS (I.E. TRAFFIC OFFICER)
								0			0			0			
								0		П	0		П	0			
				SUBTOTAL			14	486		21	700		21_	700	11	11	
D	SUPPORT SPACES	7BD	CLIPPENT LOCATION	PROPOSED LOCATION	TELO								7				NOTES
							1										SEATING FOR 2-4 PEOPLE, INFORMATIONAL KIDSKS + DIGITA
D.S.1	POLICE LOBBY / WAITING AREA	N/A	MAINLEVEL	FIRST FLOOR		68	ľ	68	150	1	150	150	1	150	1	3	NOTICE SIGNAGE, SECURE ENTRY FROM EXTERIOR FOR AFT HOUR VISITORS, SAFE TRANSACTION ZONE, RX DROP-OFF, CI CUSTODY EXCHANGE OUTSIDE WITH BENCH
0.5.2	PUBLIC SERVICE COUNTER	NA	MAINLEVEL	FIRST FLOOR		143	9	143	39	-1	80	64	-	64	1	1	BALLISTIC RATED WALLIGLAZING COMMON TO PD.S.1
0.5.3	ADMINISTRATIVE CONFERENCE ROO	NA	NEA	ERST FLOOR		0	1110	0	200	1	200	0	0	0	1	1	SEATING FOR 8-12 PEOPLE.
0.5.4		N/A	MAINLEVEL	FIRST FLOOR		0		-0	300	1	300	435	1	435	2	2	LARGE SCREEN VIDEO?
0.5.5	MEN'SLOCKER BOOM	NA	LOWERLEVEL	BASEMENT		342	1	342	500	1	500	700	1	700	0	0	20 LARGE LOCKERS WIBOOT STORAGE, PLUMBING FIXTURES
0.5.6	WOMEN'S LOCKER FOOM	NA	NA	BASEMENT		0	0	0	150	1	150	175	1	175	0	0	2 LARGE LOCKERS WIBOOT STORAGE, PLUMBING FIXTURES
0.5.7	SERVER ROOM	N/A	LOWERLEVEL	FIRST FLOOR		0	0	0				-	-				* AREA COVERED UNDER MEETING + SHARED SPACES, MOF R MUST BE WITHIN THE POLICE DEPT'S "TENANT" SPACE, ACCE CONTROLS + SECURITY CAMERA @ DOOR
PD.S.8	SUPPLYISTORAGE CLOSETS	NA	NA	FIRST FLOOR		20	1	20	60	1	60	35	2	70	0	0	OFFICE RELATED SUPPLIES, ETC.
0.5.9	ARMORY + GUN CLEANING	NA	LOWERLEVEL	FIRST FLOOR		105	1	105	150	1	150	155	1	155	0	0	LONG RIFLESIAMMUNITION, BUTCHER BLOCK WORK TABLE V COMPRESSED AIR FOR GUN CLEANING
PD.S.10	SECURE EVIDENCE ROOM	N/A	LOWERLEVEL	BASEMENT		348	1	348	400	1	400	400	1	400	1	1	NEGATIVE AIR PRESSURE TO ADJACENT SPACES TO EXHAUS BIOLOGICS, MASONRY WALLS REQUIRED.
PD.S.11	EVIDENCE PROCESSING	N/A	N/A	FIRST FLOOR		0	0	0	120	1	120	100	1	100	1	1	DESK FOR LOGGING IN EVIDENCE.
0.5.12	TEMPORARY EVIDENCE LOCKERS	N/A	N/A	FIRST FLOOR		0	0	0	60	1	60	20	1	20	0	0	DOUBLE-SIDED EVIDENCE LOCKERS, NEAR SALLYPORT
D.S.13	SALLYPORT	N/A	N/A	FIRST FLOOR		0	0	0	1200	1	1200	850	1	850	0	0	ADJACENT TO PD.S.16, SPACE FOR TWO [2] VEHICLES - ALLO SECOND BAY TO SERVE AS A VEHICLE PROCESSING AREA AI INTERIOR STORAGE SPACE FOR ROAD EQUIPMENT, PROST F MOSE RIRE INTERI ONCERS.
D.S.14	HOLDING CELLS	N/A	N/A	FIRST FLOOR		0	0	0	64	3	192	64	3	192	0	0	(I) MALE, (I) FEMALE, (I) JUVENILE. DE TENTION GRADE COMBI
0.5.15	GROUP HOLDING AREA(S)	N/A	N/A	FIRST FLOOR		0	0	0	120	1	120		1	0	0	0	LAVIWCLIMIT BUILT-IN BENCHES WI CUFF CAPABILITY, PROXIMITY TO DISC PELEASE OF DETAINEES.
D.S.16	DETAINEE PROCESSING AREA	NA	NA	FIRST FLOOR		171	1	171	150	1	150	125	1	125	1	1	METAL CASEWORK WITHEROOD COUNTERTOPS PRICEBUT
D.S.17	INTERVIEW ROOMS	N/A	N/A	FIRST FLOOR		0	0	0	120		240	120	2	240	1	1	REMOTE MONITORING, NO 1-WAY GLASS, (1) IN DETAINEE AR
						U	-	-		2		120					NEAR LOBBY
D.S.18	MAIN STORAGE ROOMARCHIVES	N/A	???	FIRST FLOOR			1	0	200	1	200		1	0	0	0	NON-EVIDENCE RELATED STORAGE
D.S.19	JANITORHOUSEKEEPING	NA	7??	FIRST FLOOR			1	0	60	1	60		1	0	0	0	SLOP SINK, SHELVING FOR JANITORIAL SUPPLIES
0.5.20	PATROL AREA	NA	N/A	FIRST FLOOR	-	303	1	303	180	1	180	225	1	225	5	5	WRITE UP AREA COMING OFF DUTY, VIEW TO LOBBY WINDOY
D.S.21	FITNESS ROOM		N/A	BASEMENT		-	0	0	300	1	300	420	1	420	0	0	
						-	-		_	\vdash	0	_	\vdash	0	\vdash		<u> </u>
				o mar-			-	0		-	0		-	0		40	
				SUBTOTAL		_	10	1500		23	4812		23	4321	14	16	



- Departmental Interviews
- Populate Programming Sheets
- Benchmarking

Blocking + Stacking Plans

Main Level

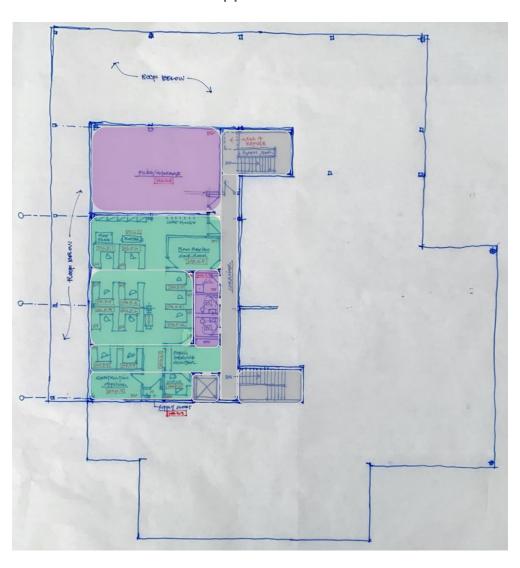


COLOR LEGEND

- Administration + Clerk
- Finance + Tax
- Municipal Court
- Police
- Miscellaneous Staff
- Meeting + Shared Spaces
- Circulation

Blocking+ Stacking Plans

Upper Level

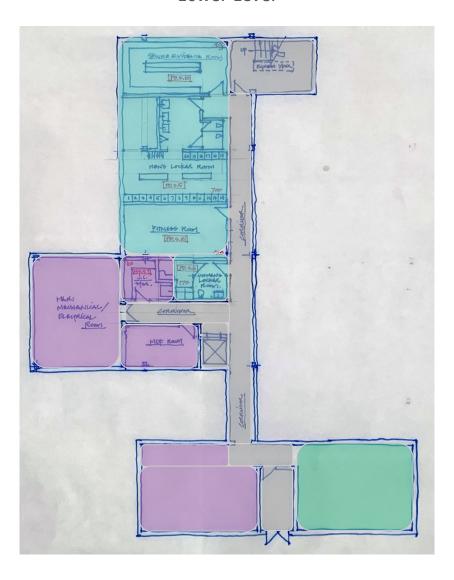


COLOR LEGEND

- Administration + Clerk
- Finance + Tax
- Municipal Court
- Police
- Miscellaneous Staff
- Meeting + Shared Spaces
- Circulation

Blocking + Stacking Plans

Lower Level



COLOR LEGEND

- Administration + Clerk
- Finance + Tax
- Municipal Court
- Police
- Miscellaneous Staff
- Meeting + Shared Spaces
- Circulation

Project Phasing

Initial Thoughts to Maintain Operations during Construction



Phasing Breakdown

1 Construct:

- Police, Misc. Staff, Municipal Courts, Main Public Meeting Room
- Main Electrical / Mechanical Room, Elevator + Egress Stairs
- South Access Drive + Associated Parking
- Emergency Generator
- Temporary Parking Area
- Storm Water Management Basin

Demolish / Renovate / Construct:

- Demolish 1952, 1972 + 1997 Additions
- Renovate Original Structure for Public Meeting Rooms + Administrative Storage
- Construct "infill" Addition between the New Building + Original Structure, Secondary Public Entry

3 Construct:

- Administration + Finance, Public Restrooms + Main Public Entry
- Permanent Public/Employee Parking Areas + New Access Drive
- Civic Entry Plaza



Questions or Comments?

Next Steps

- Authorization to Proceed with the Next Phase of Design
- Negotiate a New Fixed Fee Agreement Between BT + IEI
 (Architectural/Structural/Mechanical/Plumbing/Electrical/Fire Protection Design Services)
 - Schematic Design
 - Design Development
 - Construction Documents
 - Bidding
 - Construction Administration
- BT to Issue Request for Proposal for Site/Civil Engineering, Surveying + Geotechnical Engineering Services
- Develop Master Project Budget + Overall Project Schedule
 - Building + Site Construction
 - Fixtures, Furnishings + Equipment (FFE)
 - Professional Services (Architect/Engineering/Legal)
 - Temporary/Relocation Costs
 - Escalation + Contingency

