



IEI Group

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Boonton Township Municipal Complex

Committee Work Session | 3/1/2023



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



- **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.

Existing Conditions

Exterior Photos



1926 Original Structure



Original Structure + 1952 Addition

Existing Conditions

Exterior Photos



1952 Addition: Glass at Dais Area, Communications Tower



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

Existing Conditions

Interior Photos



Township Administrator's Office: Undersized by Current Facility Standards



Administration Area: Lack of Proper Workspace + File Storage

Existing Conditions

Interior Photos



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



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



Public Meeting Room:

Existing Conditions

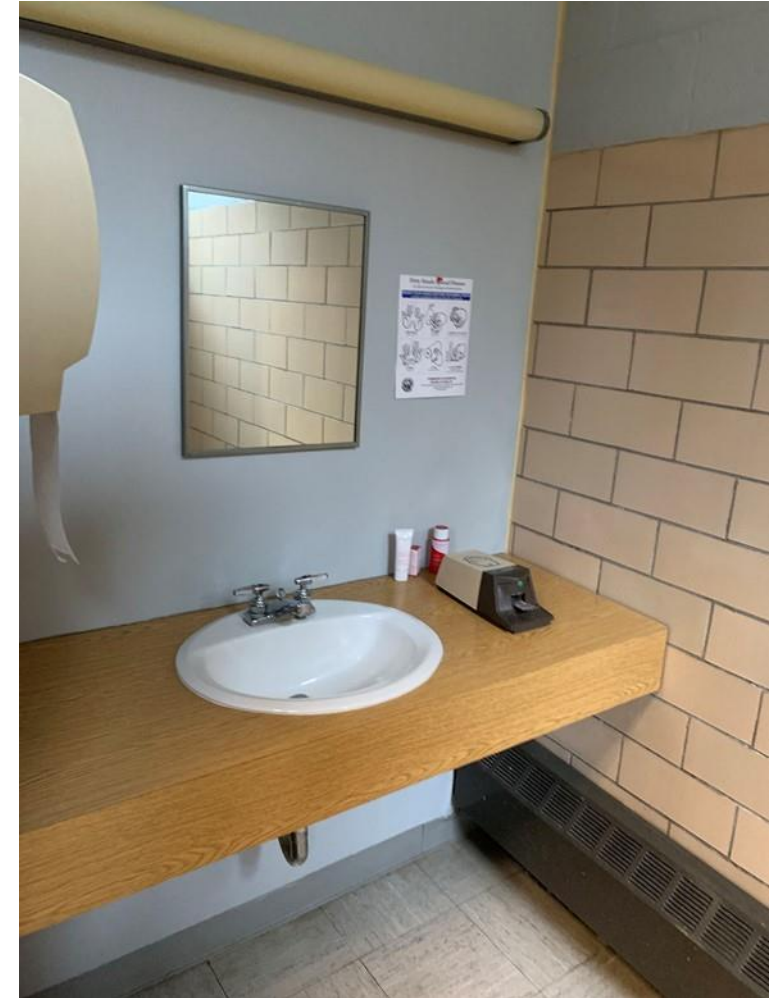
Interior Photos



Existing Original Stair: Storage Challenges, Temporary Egress Issues



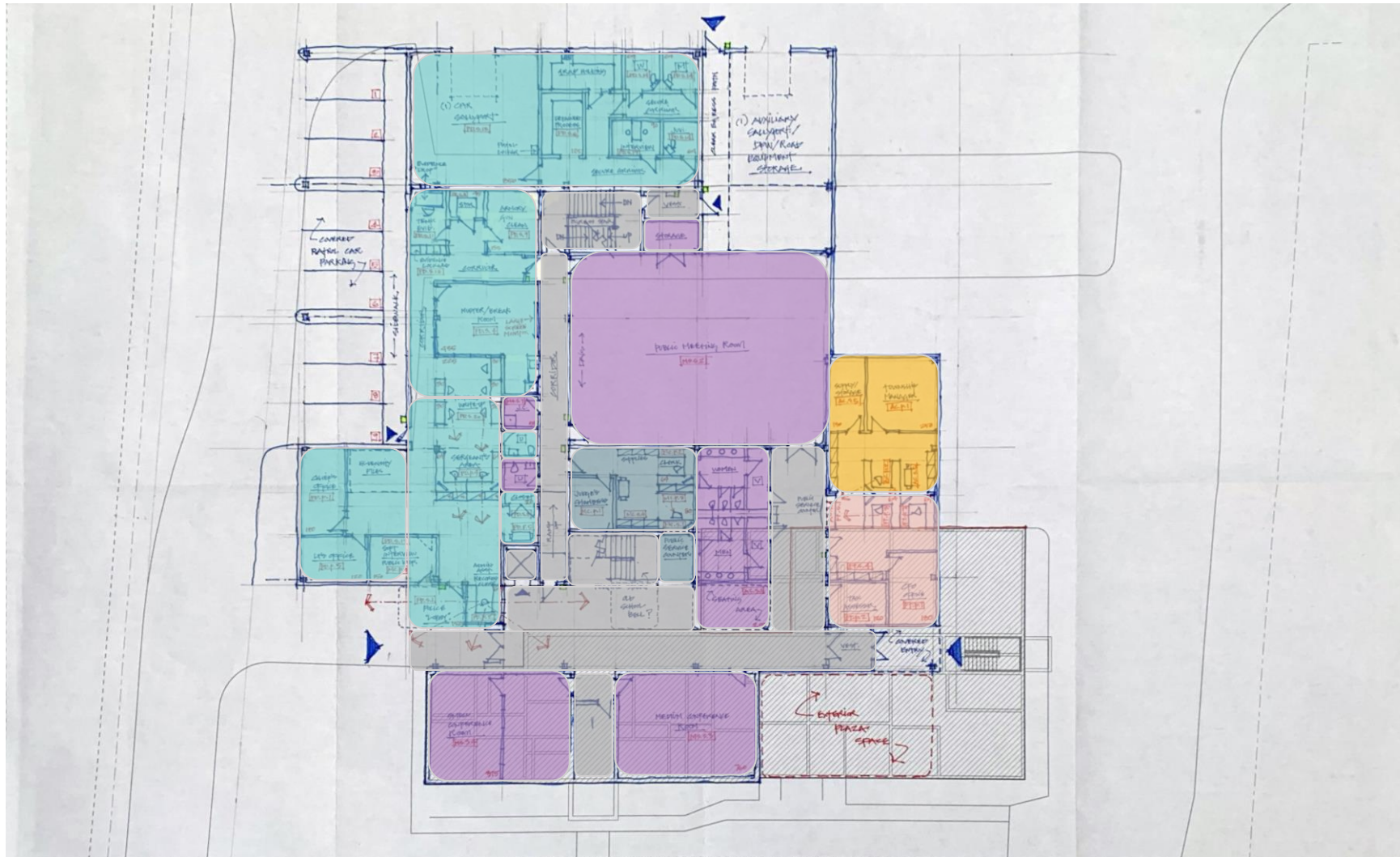
Lower-Level Storage Room



Public Restrooms: Not Compliant with Current Building Codes + ADA

Blocking + Stacking Plans

Main Level



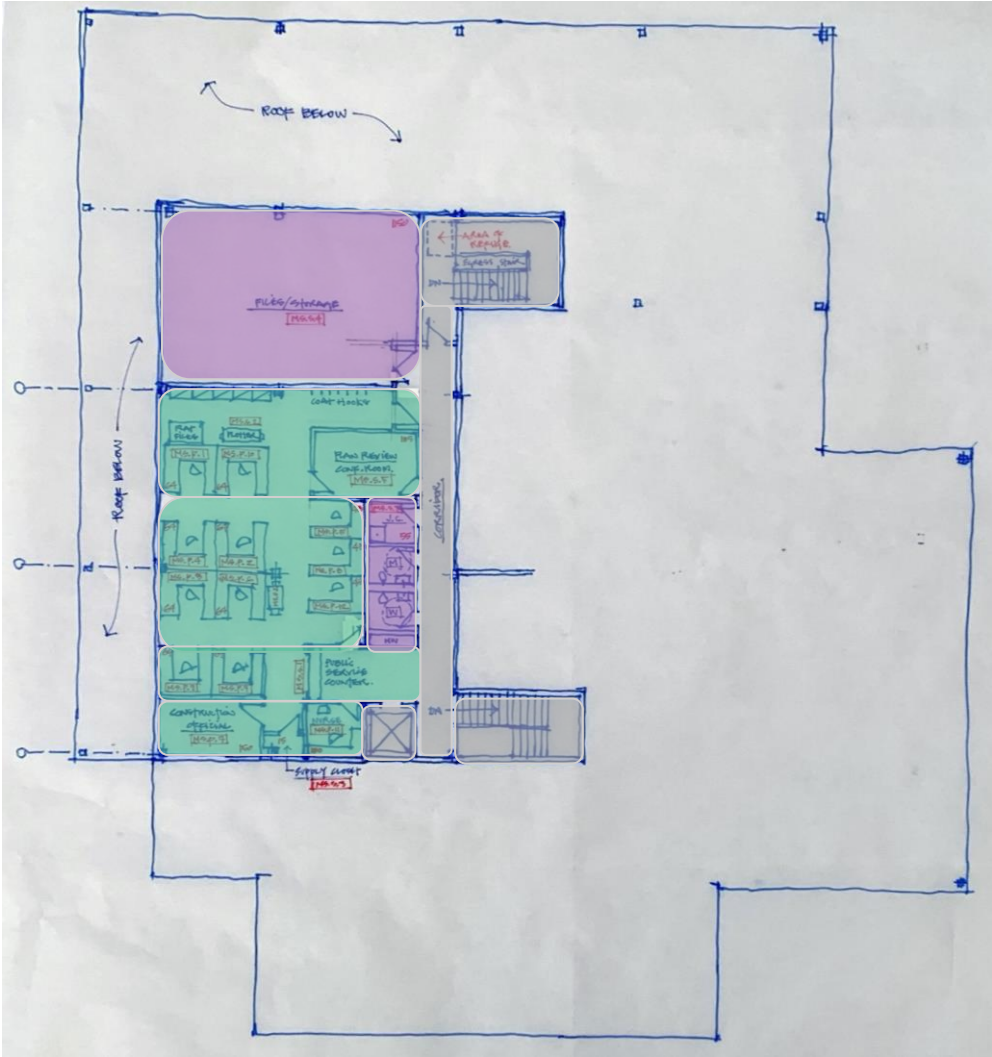
COLOR LEGEND

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



Blocking+ Stacking Plans

Upper Level



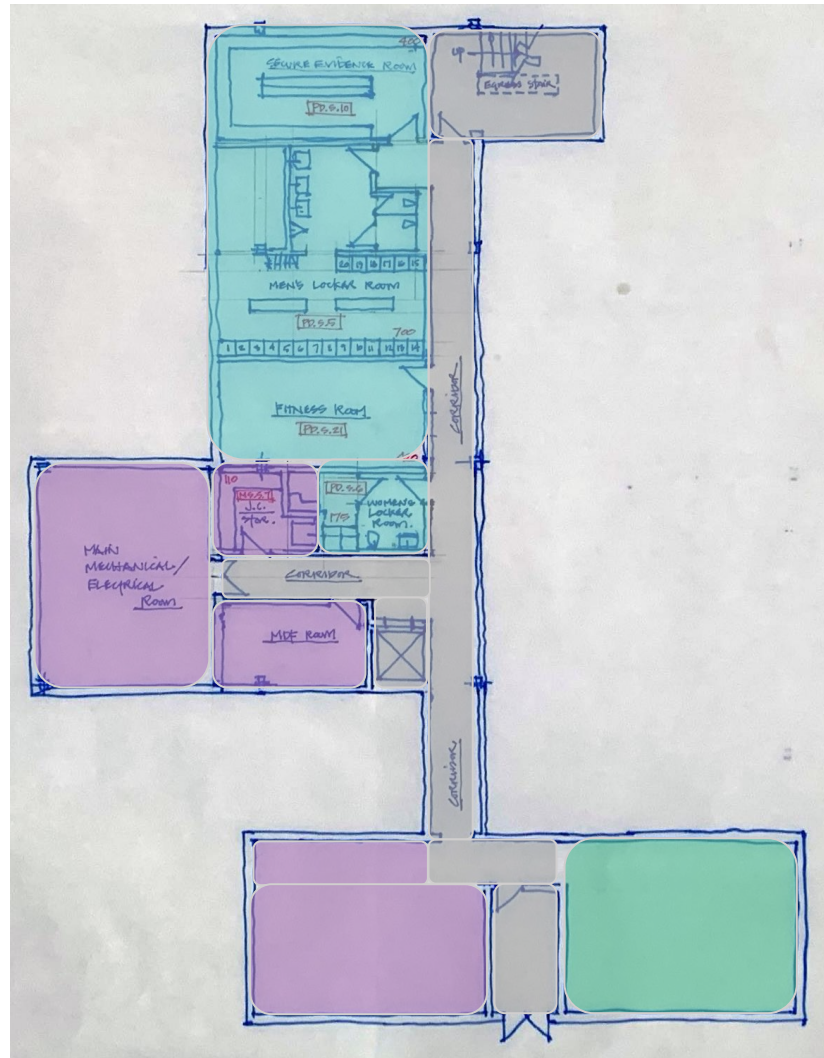
COLOR LEGEND

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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
- 2 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

