

# THE MUSIAL GROUP ARCHITECTURE

ORANGETOWN TOWN HALL  
ARCHITECTURAL AND SPACE PLANNING SERVICES

14 NOVEMBER 2017



**PROJECT TEAM**

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

*President*

**Larry Lane, RA**

*Project Architect*

**Noel S. Musial II**

*Project Manager*

# AGENDA

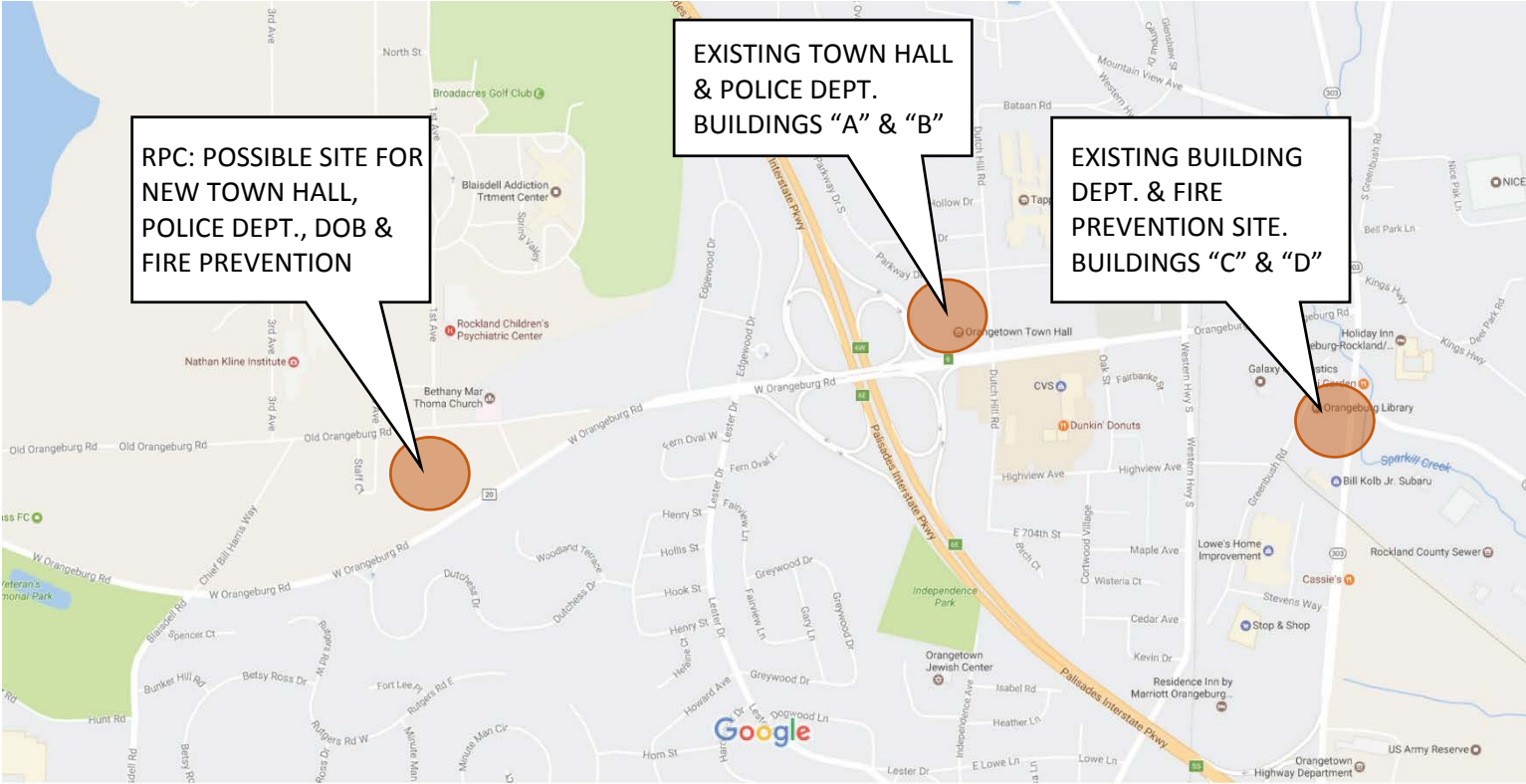
**1. REVIEW CONCEPT DESIGN OPTIONS**

**2. COMPARE COSTS OF EACH DESIGN OPTIONS**

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## LOCATION OF EXISTING DEPARTMENTS



NORTH

Map data ©2017 Google

500 ft



# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## EXISTING TOWN HALL SITE

PROJECT PARKING

Police  
38 spaces

General Use  
132 spaces

TOTAL PARKING  
170 spaces



## THE MUSIAL GROUP ARCHITECTURE

**EXISTING TOWN HALL SITE**

SCHEME 1

SCHEME 1





**VISUAL CONNECTION**

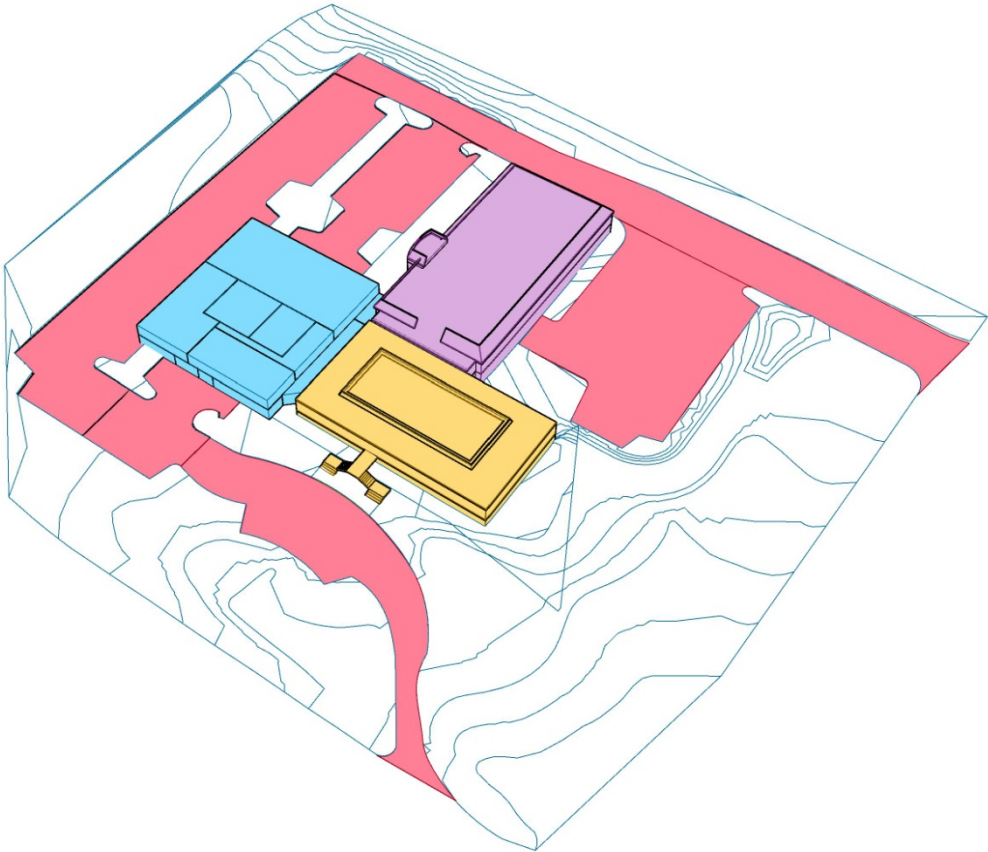


# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## EARLY PHASE

SCHEME 1



THE MUSIAL GROUP ARCHITECTURE

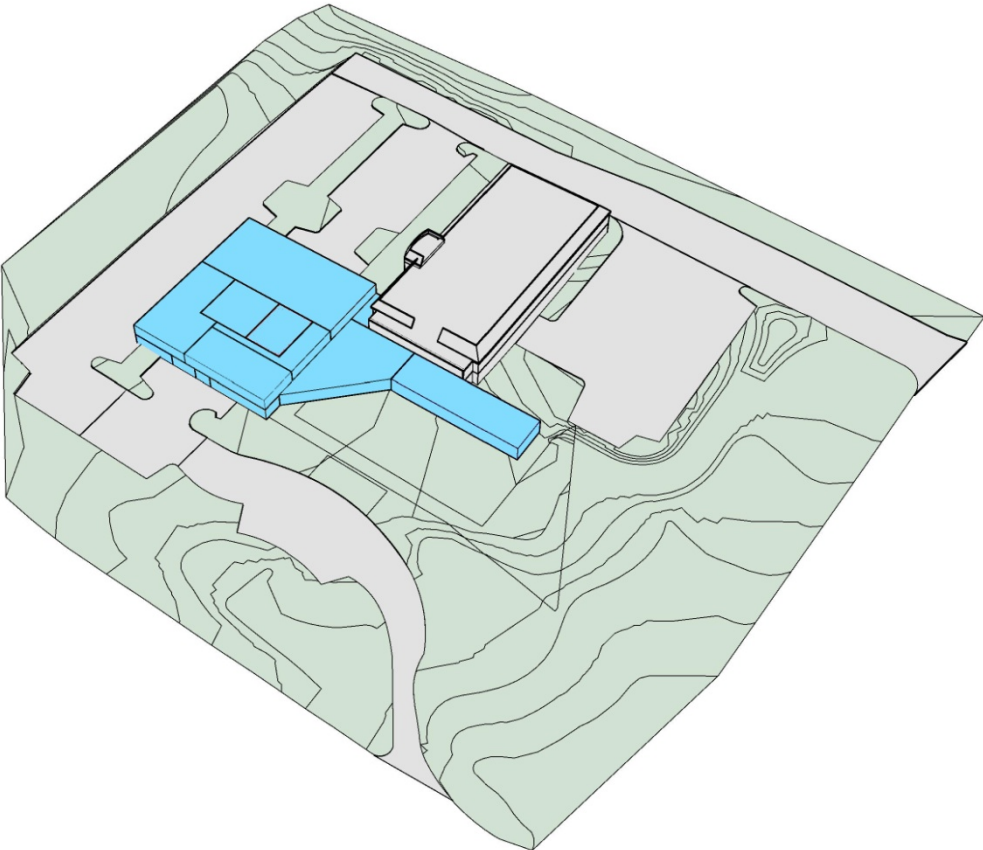


# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## FINAL PHASE

SCHEME 1



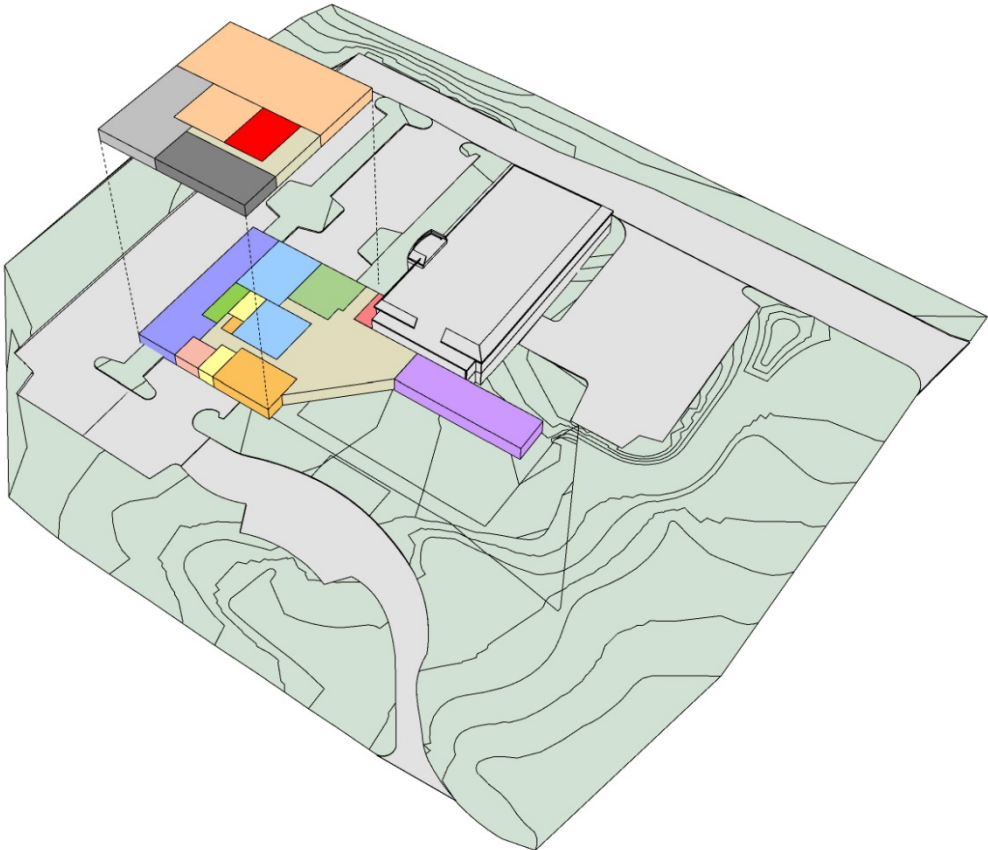
THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## PROGRAMMING

SCHEME 1



DEPARTMENT LEGEND:

SUPERVISOR	Cyan
FINANCE	Green
ASSESSOR	Light Green
CLERK	Pink
COLLECTOR	Light Pink
JUSTICE	Purple
ATTORNEY	Light Purple
HUMAN RESOURCES	Yellow
IT	Orange
BUILDING, PLANNING, ZONING, INSPECTORS	Light Orange
FIRE PREVENTION	Red
POLICE	Blue
UNION OFFICE	Light Yellow
MECHANICAL, UTILITY	Grey
STORAGE	Dark Grey

THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## SCHEME 1

### PROJECT PHASING

- Phase 1  
New Addition
- Phase 2  
Relocate Program
- Phase 3  
Demolish Existing Building
- Phase 4  
New Addition Extension

### PROJECT PARKING

- Police  
61 spaces
- General Use  
121 spaces
- TOTAL PARKING**  
182 spaces





# PROS AND CONS

## SCHEME 1

Pros	Cons
Existing Town Hall site maintains its identity as the central location for municipal functions	Must be done in phases
Savings of construction cost by not re-building Building "B"	Less land than the RPC site
Can be built while occupying Building "A" during phase 1	Would require temporary facility for the Justice offices.
Layout creates a "fanfare" backdrop to visitors from the east and to the 911 Memorial grounds	
Site is more accessible to the community and emergency vehicles	

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## EXISTING TOWN HALL SITE

SCHEME 2



SCHEME 2



THE MUSIAL GROUP ARCHITECTURE

# PROS AND CONS

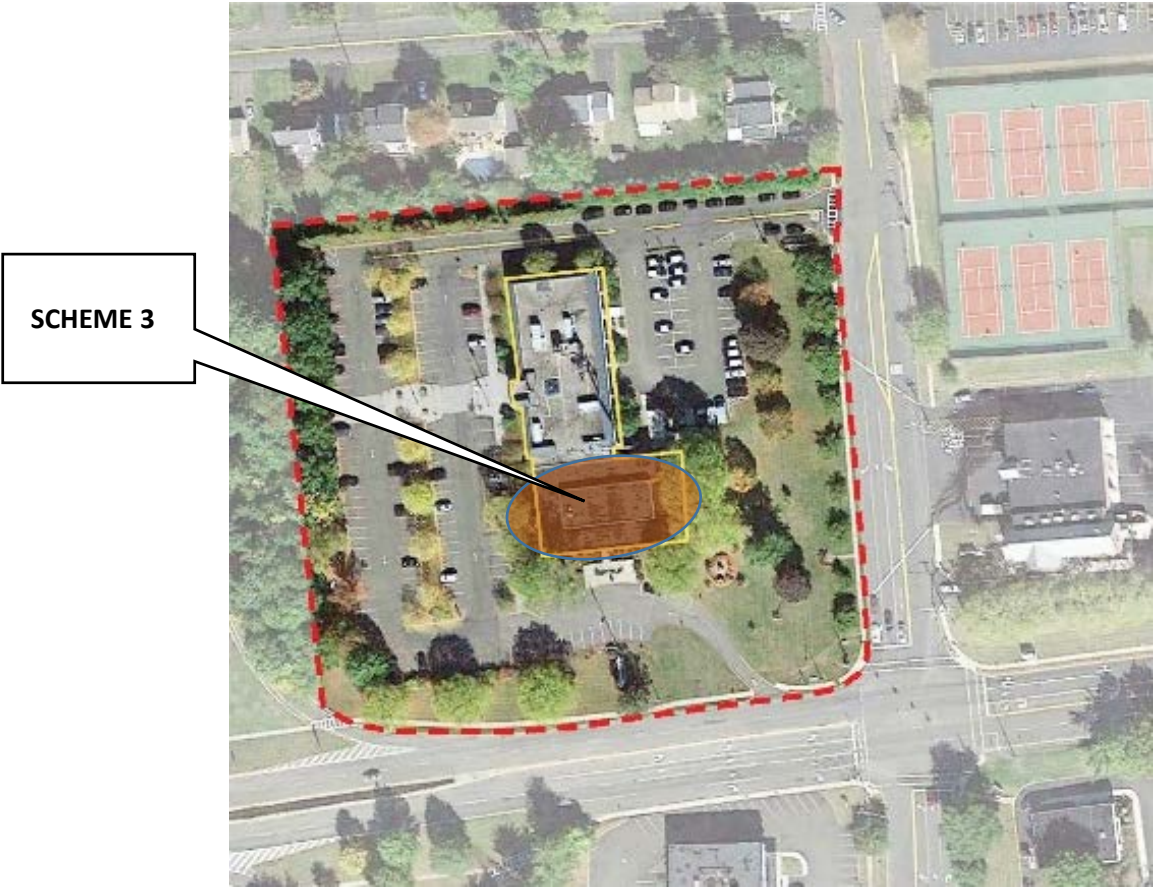
## SCHEME 2

Pros	Cons
Existing Town Hall site maintains its identity as the central location for municipal functions	The radio antenna and supporting equipment room would need to be moved.
Savings of construction cost by not re-building Building “B”	Must be done in phases
Can be built while occupying Building “A” during phase 1	Less land than the RPC site
Layout creates a “fanfare” backdrop to visitors from the east and to the 911 Memorial grounds	Would require temporary facility for the Justice offices.
Site is more accessible to the community and emergency vehicles	The public parking lot would be further from the new town hall addition with the expanded parking at the west side of the property.
New construction could be built over the police parking lot creating covering and protection to the vehicles	The new offices would be further from the functions in building “B”



**EXISTING TOWN HALL SITE**

SCHEME 3



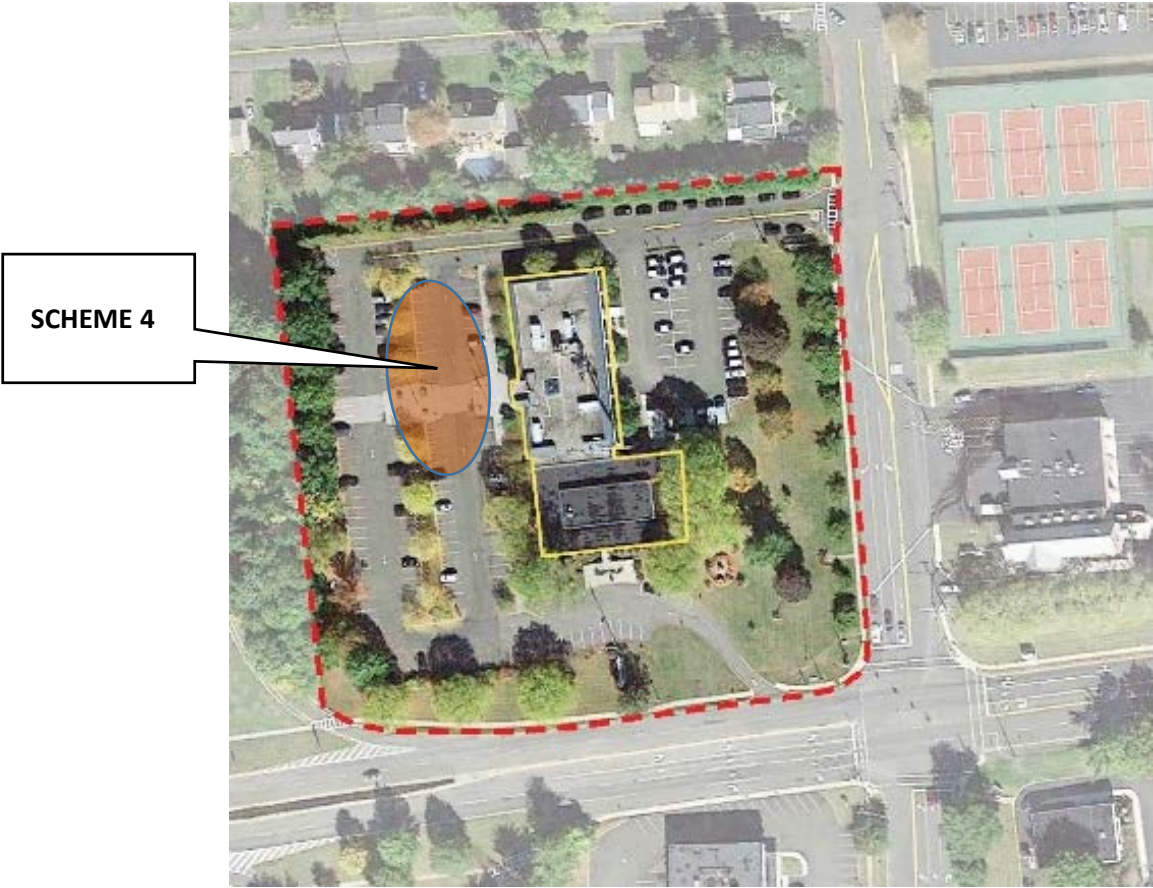
# PROS AND CONS

## SCHEME 3

Pros	Cons
Savings of construction cost by not re-building Building "B"	Would require temporary facility for the functions of building "A"
Site is more accessible to the community and emergency vehicles	Must be done in phases
	Less land than the RPC site

**EXISTING TOWN HALL SITE**

SCHEME 4



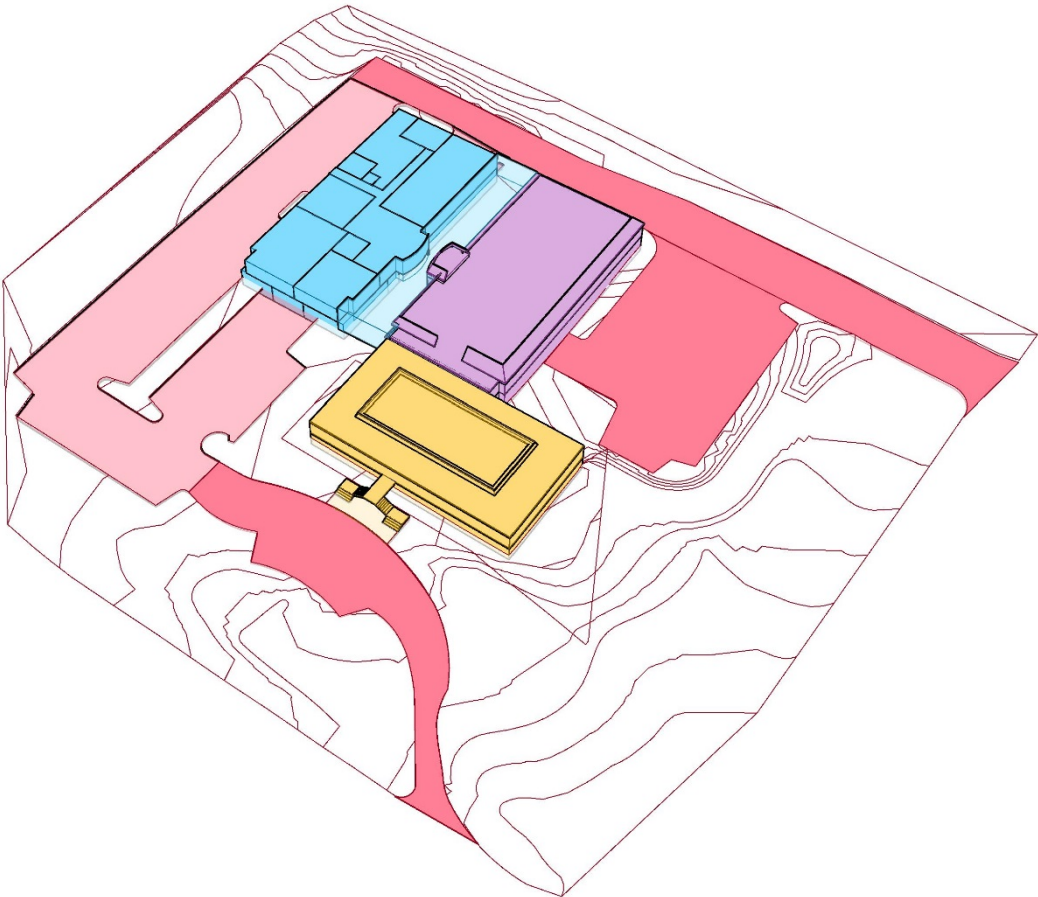


# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## EARLY PHASE

SCHEME 4



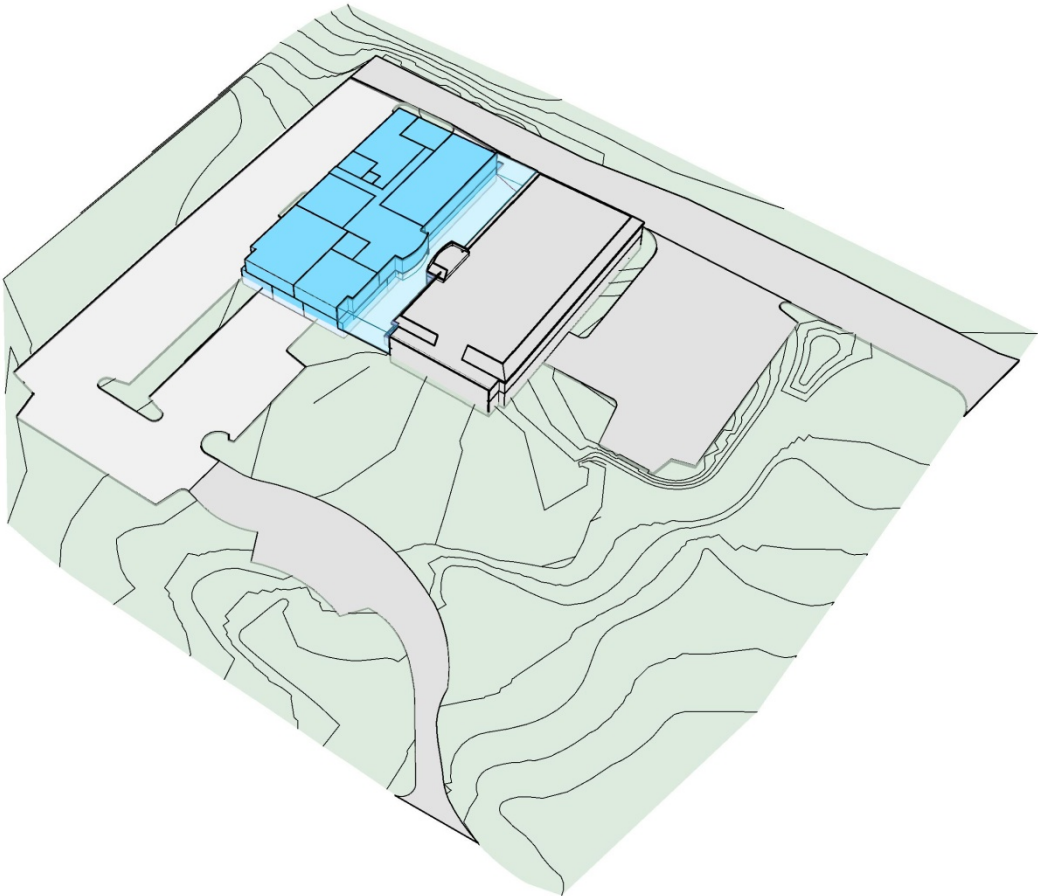
THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## FINAL PHASE

SCHEME 4



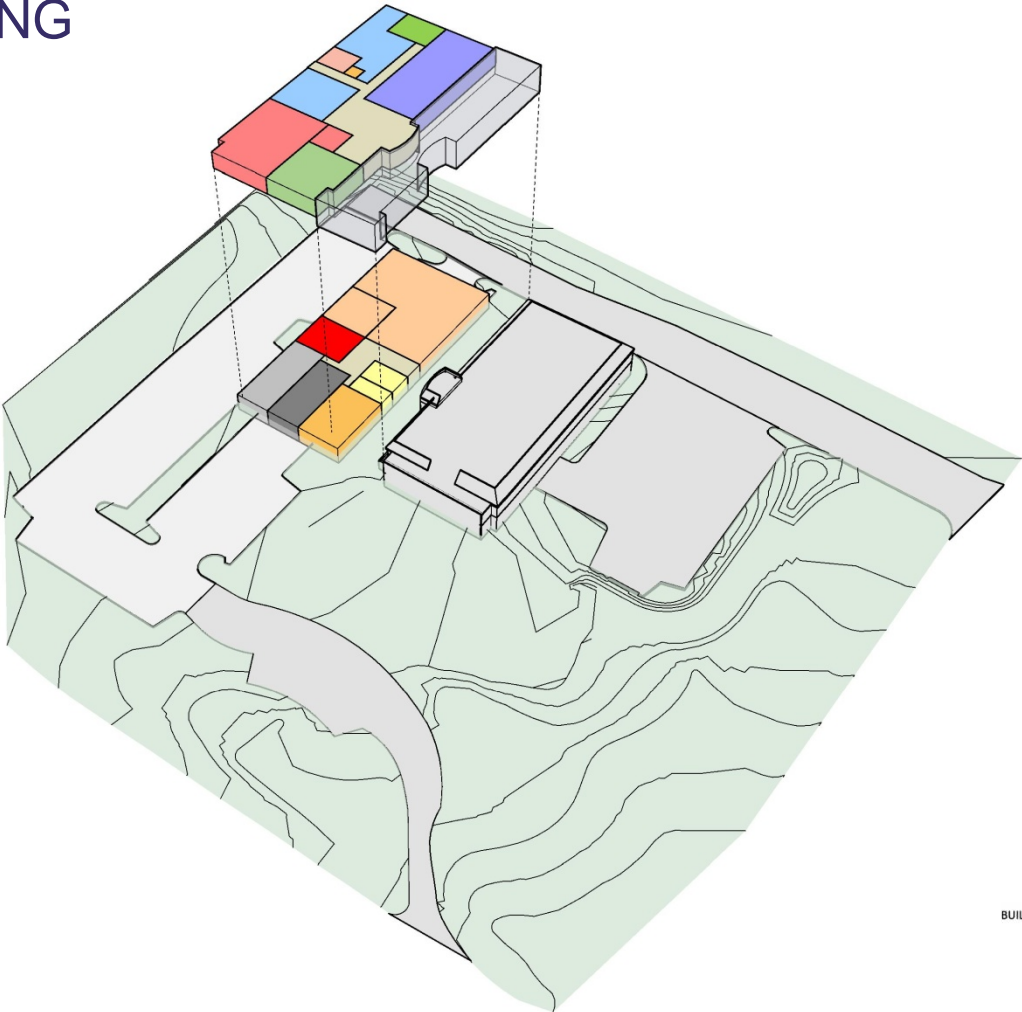
THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## PROGRAMMING

SCHEME 4



DEPARTMENT LEGEND:

SUPERVISOR	Cyan
FINANCE	Light Green
ASSESSOR	Light Green
CLERK	Pink
COLLECTOR	Pink
JUSTICE	Purple
ATTORNEY	Purple
HUMAN RESOURCES	Yellow
IT	Orange
BUILDING, PLANNING, ZONING, INSPECTORS	Light Orange
FIRE PREVENTION	Red
POLICE	Blue
UNION OFFICE	Yellow
MECHANICAL, UTILITY	Grey
STORAGE	Dark Grey

THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## SCHEME 4

### PROJECT PHASING

- Phase 1  
New Addition  
New Atrium
- Phase 2  
Relocate Program
- Phase 3  
Demolish Existing Building
- Phase 4  
New Entrance Plaza

### PROJECT PARKING

- Police  
61 spaces
- General Use  
169 spaces
- TOTAL PARKING**  
230 spaces





# PROS AND CONS

## SCHEME 4

Pros	Cons
Savings of construction cost by not re-building Building "B"	Less land than the RPC site
Site is more accessible to the community and emergency vehicles	Must be done in phases
Can be built while occupying the existing building during phase 1	
The soil excavated for the basement of the new construction could be reused to fill the land under the demolished building "A"	

**EXISTING TOWN HALL SITE**

SCHEME 5

**SCHEME 5**  
Building two  
additional  
floors over the  
building "B"



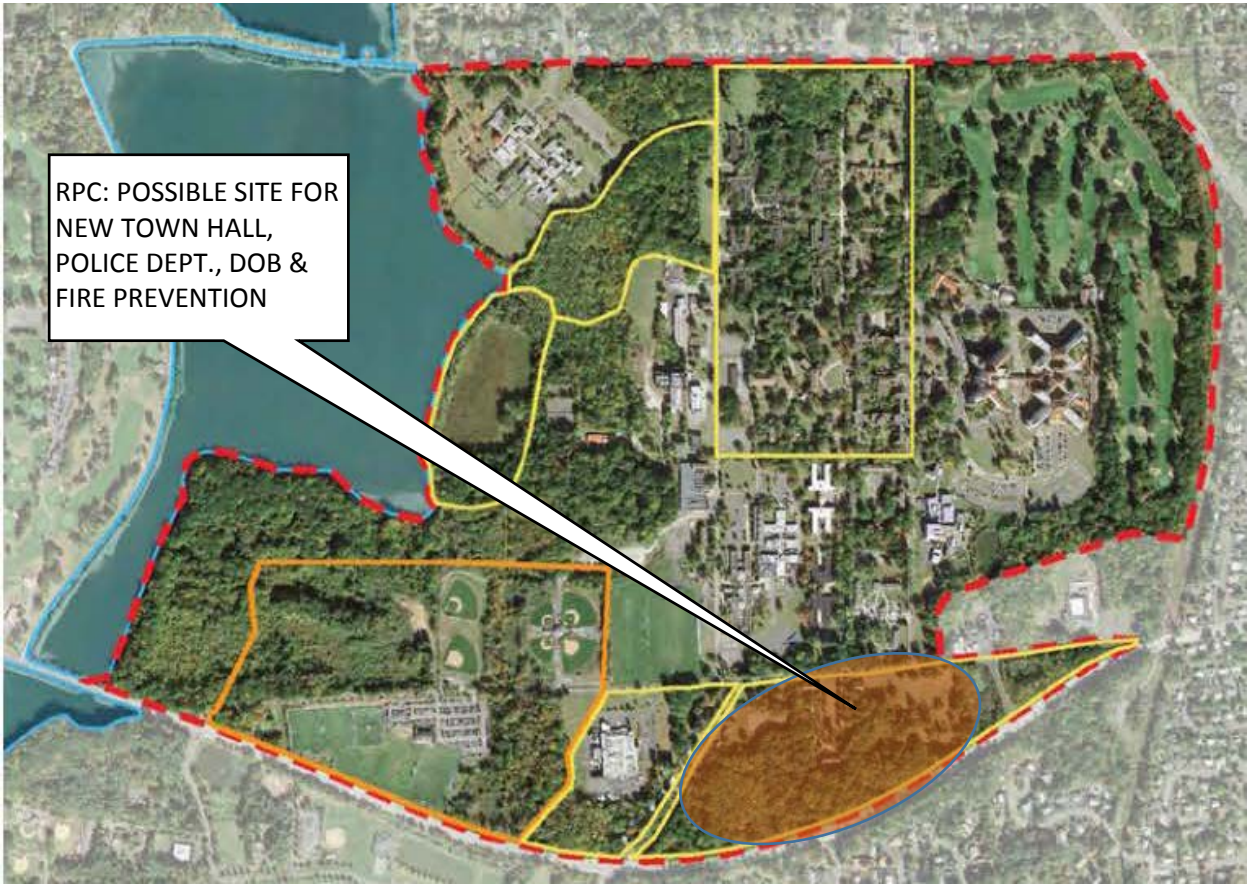
# PROS AND CONS

## SCHEME 5

Pros	Cons
Savings of construction cost by not re-building Building “B”	Would require temporary facility for all of building “B” during construction (the size of some shopping centers and industrial facilities). This would displace the police, court, and the town clerk.
Site is more accessible to the community and emergency vehicles	Must be done in phases
	Less land than the RPC site
	Extensive amount of additional structural support would need to be done to support the additional two floors over building “B”

**ROCKLAND PSYCHIATRIC CENTER**

SCHEME 6





## PROS AND CONS

RPC SITE, SCHEME 6

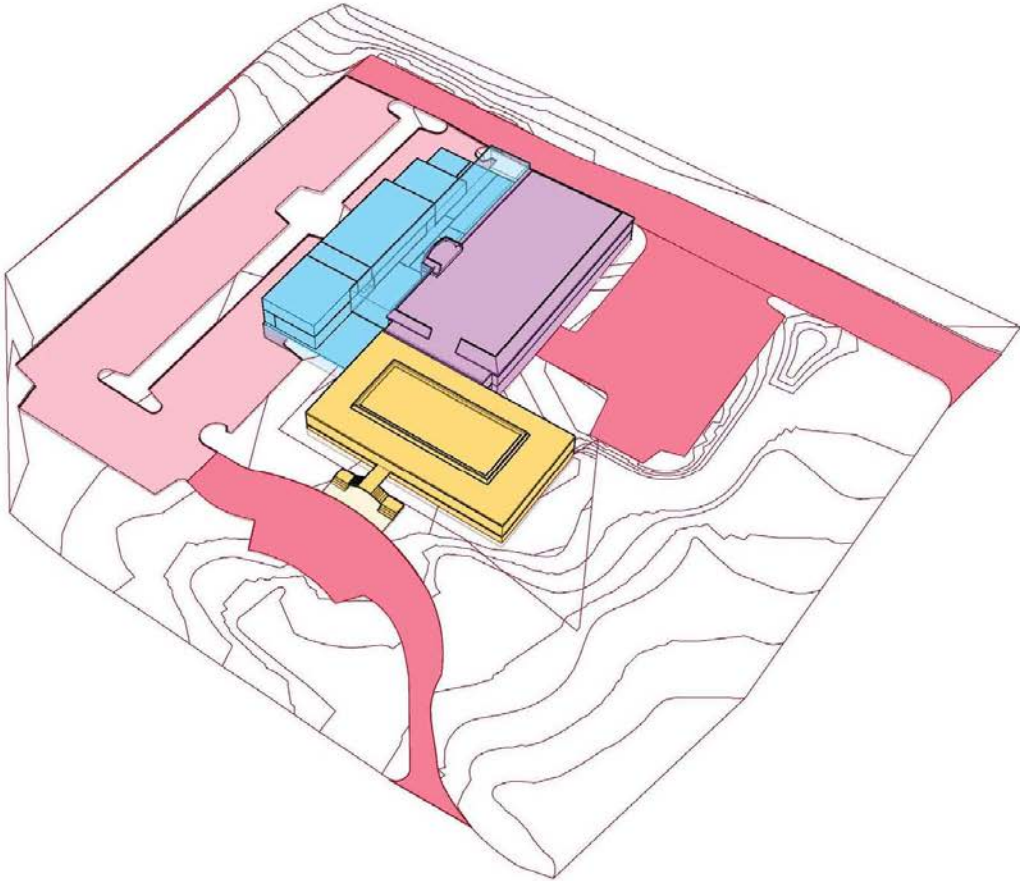
Pros	Cons
More land available compared to the existing Town Hall site	The site is less visible to the public
Would not require phasing of construction or temporary facilities for relocated departments	Restricted land use with two designated wetland locations
More parking	Additional cost to build a new police station and court room
Less construction time than other schemes with phasing.	More costs to construct a larger parking area without the benefit of reusing existing parking areas that the existing Town Hall offers
	Limited access to the site from roads

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## EARLY PHASE

SCHEME 7



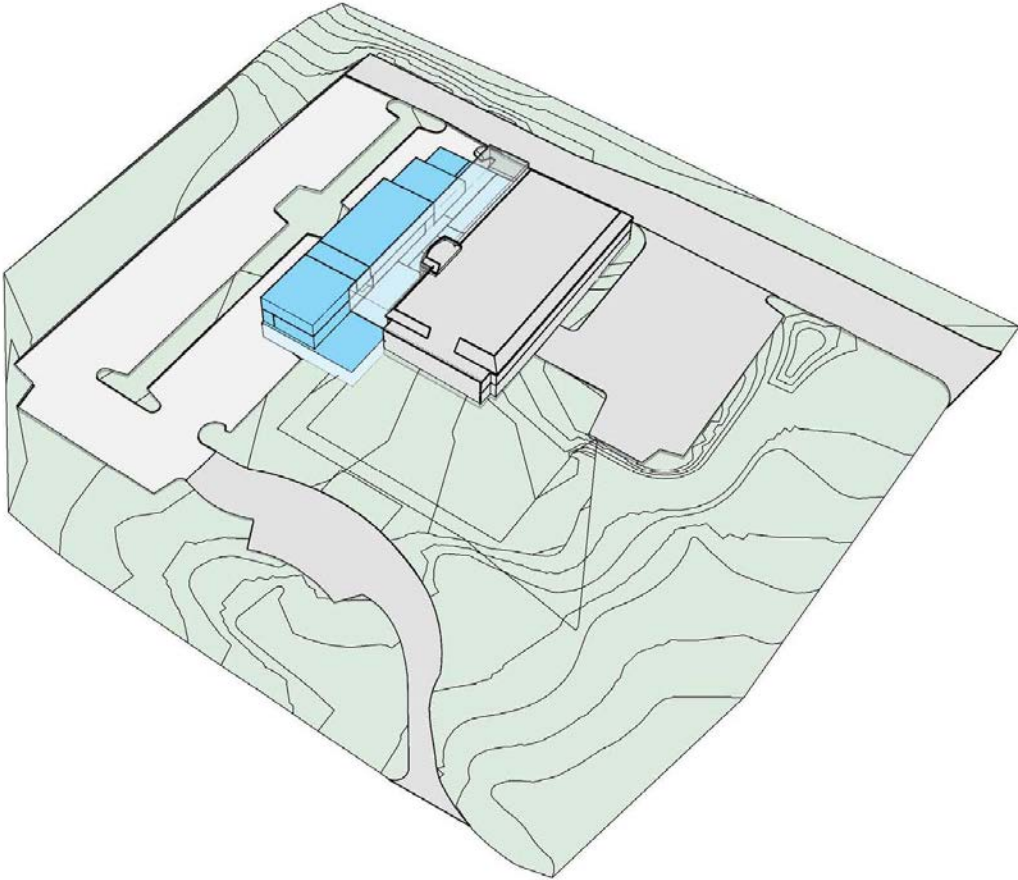
THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## FINAL PHASE

SCHEME 7

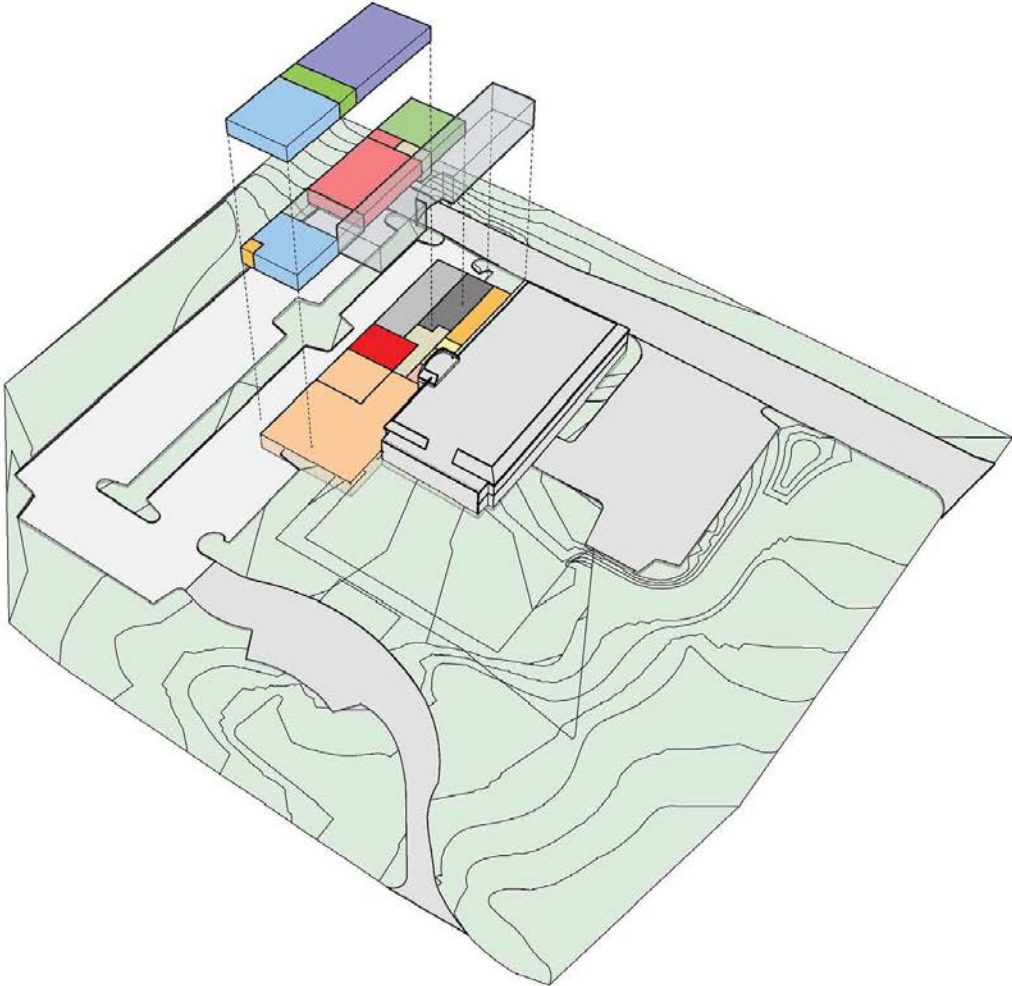


THE MUSIAL GROUP ARCHITECTURE

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## SCHEME 7 PROGRAMMING



DEPARTMENT LEGEND:

SUPERVISOR	Light Blue
FINANCE	Green
ASSESSOR	Light Green
CLERK	Pink
COLLECTOR	Purple
JUSTICE	Red
ATTORNEY	Orange
HUMAN RESOURCES	Yellow
IT	Grey
BUILDING, PLANNING, ZONING, INSPECTIONS	Dark Grey
FIRE PREVENTION	Red
POLICE	Blue
UNION OFFICE	Light Blue
MECHANICAL, UTILITY	Grey
STORAGE	Dark Grey

THE MUSIAL GROUP ARCHITECTURE



# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

## SCHEME 7

### PROJECT PHASING

- Phase 1
  - New Addition
  - New Atrium
- Phase 2
  - Relocate Program
- Phase 3
  - Demolish Existing Building
- Phase 4
  - Front facade

### PROJECT PARKING

- Police
  - 61 spaces
- General Use
  - 179 spaces
- TOTAL PARKING
  - 240 spaces



# PROS AND CONS

## SCHEME 7

Pros	Cons
Savings of construction cost by not re-building Building "B"	Less land than the RPC site
Site is more accessible to the community and emergency vehicles	Must be done in phases
Can be built while occupying the existing building during phase 1	
The soil excavated for the basement of the new construction could be reused to fill the land under the demolished building "A"	
Meeting rooms that can be open to the public when other departments are secured from the public after hours	
Layout creates a "fanfare" backdrop to visitors from the east and to the 911 Memorial grounds	
Maximizes parking with an efficient building placement on the site	

# COST COMPARISONS

# ORANGETOWN TOWN HALL

ARCHITECTURAL AND SPACE PLANNING SERVICES

Estimated Cost Comparisons	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6 RPC Site	Scheme 7	Reuse Old Town Hall with Temp. Office Trailers	Reuse Old Town Hall with 10,465 SF Temp. Office Rentals at Blue Hill Plaza	Reuse Old Town Hall with Temp. RCP New Building
<b>Estimated Hard Costs</b>										
Building Construction	\$ 9,434,425.00			\$ 11,268,400.00		\$ 19,574,425.00	\$ 10,665,900.00			
Site work	\$ 350,000.00			\$ 350,000.00		\$ 750,000.00	\$ 350,000.00			
Furniture and Equipment	\$ 450,100.00			\$ 450,100.00		\$ 450,100.00	\$ 450,100.00	\$ 450,100.00	\$ 450,100.00	\$ 450,100.00
Renovate/Repair Old Town Hall								\$ 6,050,000.00	\$ 6,050,000.00	\$ 6,050,000.00
Renovate/Repair Building Dept Building								\$ 450,000.00	\$ 450,000.00	\$ 450,000.00
Renovate/Repair Fire Prevention Building								\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Permanent New Storage Units								\$ 38,500.00	\$ 38,500.00	\$ 38,500.00
Permanent New Overflow Office Rental								*	*	*
Moving costs	\$ 100,000.00			\$ 50,000.00		\$ 50,000.00	\$ 50,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Temporary Offices Trailers	\$ 227,000.00							\$ 820,000.00		
Temporary Office Rental									\$ 868,603.00	
Temporary Offices in New Bldg at RPC										\$ 3,529,000.00
Temporary Remote Parking									\$ 24,000.00	\$ 24,000.00
Shuttle services									\$ 120,000.00	\$ 120,000.00
<b>Subtotal</b>	<b>\$ 10,561,525.00</b>	<b>Not Advised</b>	<b>Not Advised</b>	<b>\$ 12,118,500.00</b>	<b>Not Advised</b>	<b>\$ 20,824,525.00</b>	<b>\$ 11,516,000.00</b>	<b>\$ 8,108,600.00</b>	<b>\$ 8,301,203.00</b>	<b>\$ 10,961,600.00</b>
<b>Estimated Soft Costs</b>										
Architect/Engineer Fees	\$ 1,015,000.00			\$ 1,250,000.00		\$ 2,000,000.00	\$ 1,250,000.00	\$ 950,000.00	\$ 950,000.00	\$ 1,200,000.00
Civil Engineering Fees	\$ 75,000.00			\$ 75,000.00		\$ 175,000.00	\$ 75,000.00	\$ 25,000.00		\$ 175,000.00
Survey Cost	\$ 35,000.00			\$ 35,000.00		\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
GeoTechnical Engineering	\$ 40,000.00			\$ 40,000.00		\$ 40,000.00	\$ 40,000.00			\$ 40,000.00
Environmental Engineering	\$ 35,000.00			\$ 35,000.00		\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
Environmental Laboratory Annalysis	\$ 18,000.00			\$ 18,000.00		\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00
Environmental Contract Administration	\$ 20,000.00			\$ 20,000.00		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Testing & Inspections	\$ 45,000.00			\$ 45,000.00		\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Permitting Costs	\$ 50,000.00			\$ 50,000.00		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Reproduction costs	\$ 25,000.00			\$ 25,000.00		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Legal Fees	\$ 15,000.00			\$ 15,000.00		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Bonding Costs	\$ 175,000.00			\$ 240,000.00		\$ 417,000.00	\$ 240,000.00	\$ 160,000.00	\$ 155,000.00	\$ 175,000.00
Misc & Advertizing costs	\$ 10,000.00			\$ 10,000.00		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
<b>Subtotal</b>	<b>\$ 1,558,000.00</b>	<b>Not Advised</b>	<b>Not Advised</b>	<b>\$ 1,858,000.00</b>	<b>Not Advised</b>	<b>\$ 2,885,000.00</b>	<b>\$ 1,858,000.00</b>	<b>\$ 1,388,000.00</b>	<b>\$ 1,358,000.00</b>	<b>\$ 1,843,000.00</b>
For Construction Manager add	\$ 450,000.00			\$ 500,000.00		\$ 650,000.00	\$ 500,000.00	\$ 450,000.00	\$ 450,000.00	\$ 650,000.00
<b>TOTALS</b>	<b>\$ 12,569,525.00</b>	<b>Not Advised</b>	<b>Not Advised</b>	<b>\$ 14,476,500.00</b>	<b>Not Advised</b>	<b>\$ 24,359,525.00</b>	<b>\$ 13,874,000.00</b>	<b>\$ 9,946,600.00</b>	<b>\$ 10,109,203.00</b>	<b>\$ 13,454,600.00</b>

\* There will be additional costs for the rental or purchase of additional office space for the department(s) not returning to the upgraded Old Town Hall

\*\* There will be additional costs for employees to shuttle between the upgraded Old Town Hall and the Building Dept/Fire Prevention buildings

## NEXT STEPS

- Architect receives and addresses input from Town
- Architect prepares a conceptual floor plan of selected scheme



**THE MUSIAL GROUP ARCHITECTURE**

191 Mill Lane  
Mountainside, NJ 07092  
p. 908.232.2860 f. 908.232.2845  
[www.themusialgroup.com](http://www.themusialgroup.com)