



Lisa Monbleau <lmonbleau@laceytownship.org>

Log 23- 983

Date Due 1-9

Fwd: OPRA request - Feasibility Report

1 message

Veronica Laureigh <lanceyclerk@laceytownship.org>

Fri, Dec 29, 2023 at 1:55 PM

To: Lisa Monbleau <lmonbleau@laceytownship.org>, Amy McGuckin <clerk@laceytownship.org>

Thank you

Veronica Laureigh
Municipal Clerk/Administrator
Township of Lacey
818 Lacey Road
Forked River, NJ 08731
609-693-1100, ext. 2200
Fax: 609-693-0526
laceyclerk@laceytownship.org
www.laceytownship.org

RECEIVED
DEC 29 2023

LACEY TOWNSHIP
MUNICIPAL CLERK

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----- Forwarded message -----

From: **Veronica** <opra+request-56530-e7c32aaf@requests.opramachine.com>

Date: Fri, Dec 29, 2023 at 1:42 PM

Subject: OPRA request - Feasibility Report

To: OPRA requests at Lacey Township <lanceyclerk@laceytownship.org>

Dear Lacey Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

The feasibility report performed prior to the receipt of the Johnson Controls bid in May of 2021.

Please reply in electronic form to this request directly.

Yours faithfully,
Veronica Gasmen

Clerk

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-56530-e7c32aaf@requests.opramachine.com

Is laceyclerk@laceytownship.org the wrong address for OPRA requests to Lacey Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=lacey_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

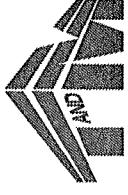
<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/feasibility_report

Please note that in some cases publication of requests and responses will be delayed.

sent by Email
on 12-29-23
Lm



LACEY TOWNSHIP
NEW MUNICIPAL BUILDING FEASIBILITY STUDY

DRAFT BUILDING PROGRAM REQUIREMENTS (BPR)

MUNICIPAL BUILDING						
DEPARTMENTS	STAFF COUNTS CURRENT	STAFF COUNTS FUTURE (BOYS)	VISITOR COUNTS	DESCRIPTION	SPACES / ROOMS COUNT	ADJACENCIES / NOTES
GENERAL / BASE BUILDING						
				Mechanical Room	1	600
				Electrical Room	1	300
				MDF / IT Room	2	400
				Public Restrooms	2	1,000
				Employee Restrooms	2	1,000
				Break Room & Kitchenette	1	250
				TOTAL AREA		3,550
ADMINISTRATION	2.5	5	3			Admin/Clerk/Committee Office/Project Coord
				Conference Room (4-6 PPL)	1	200
				Staff Private Office	3	360
				Staff Workstation	2	160
				General Files	1	200
				Shared Private Bathroom (Unisex)	1	65
				TOTAL AREA		985
CODE ENFORCEMENT	2	2	10			Near Court Room
				Storage Closets	2	30
				Waiting Area/Counter	1	300
				Staff Workstation	2	160
				TOTAL AREA		490
BUILDING / ZONING / REG.	16	20	100			Assessor, Archives, Code Enforcement
				Staff Private Office	6	720
				Conference Room (8-10 PPL)	1	300
				Staff Workstations	14	1,120
				Supply Room/File Cabinets	1	500
				Plan Room	1	200
				Waiting Area/Counter	1	300
				Archives	1	600
				TOTAL AREA		3,740
MUNICIPAL CLERK	2.5	4	15			Admin/Committee Chambers/Mail room
				Staff Private Office	1	120
				Staff Workstations	3	240
				Waiting Area/Counter	1	300
				File Room	1	200
				Mail Room	1	200
				TOTAL AREA		1,060

[illegible]



LACEY TOWNSHIP
NEW MUNICIPAL BUILDING FEASIBILITY STUDY

DRAFT BUILDING PROGRAM CONCEPT BUDGET

ITEM DESCRIPTION		QUANTITY	UNIT	UNIT COST	ITEM TOTAL	DIVISION TOTAL
Municipal Building						
	Substructure	56,630	GSF	\$ 12.00	\$ 679,560	
	Structure	56,630	GSF	\$ 45.00	\$ 2,548,350	
	Envelope	56,630	GSF	\$ 40.00	\$ 2,265,200	
	Roofing	56,630	GSF	\$ 10.00	\$ 566,300	
	Vertical Construction (Stairs/Elevators)	56,630	GSF	\$ 10.00	\$ 566,300	
	Interior Fit-Out	56,630	GSF	\$ 45.00	\$ 2,548,350	
	Mechanical/HVAC	56,630	GSF	\$ 55.00	\$ 3,114,650	
	Plumbing	56,630	GSF	\$ 12.00	\$ 679,560	
	Fire Protection	56,630	GSF	\$ 8.00	\$ 453,040	
	Electric (Power/Lighting)	56,630	GSF	\$ 40.00	\$ 2,265,200	
	Whole Building Generator	56,630	GSF	\$ 8.00	\$ 453,040	
	Communications/IT/Security	56,630	GSF	\$ 15.00	\$ 849,450	
	Equipment/Furnishings	56,630	GSF	\$ 3.00	\$ 169,890	
		Building Total:				\$ 17,158,890
Recreation Building						
	Pre-engineered building	11,466	GSF	\$ 215.00	\$ 2,465,190	
		Building Total:				\$ 2,465,190
Site Work						
	Clearing/Grubbing	12	ACRES	\$ 10,000.00	\$ 120,000	
	Earthwork	1	LS	\$ 150,000.00	\$ 150,000	
	Paving	20,000	SY	\$ 50.00	\$ 1,000,000	
	Curbs/Sidewalks/Pads	1	LS	\$ 200,000.00	\$ 200,000	
	Striping and Parking Controls	1	LS	\$ 50,000.00	\$ 50,000	
	Landscaping / Hardscaping / Fencing	1	LS	\$ 250,000.00	\$ 250,000	
	Utilities					
	Storm/Basin	1	LS	\$ 1,000,000.00	\$ 1,000,000	
	Water	1	LS	\$ 150,000.00	\$ 150,000	
	Electric	1	LS	\$ 150,000.00	\$ 150,000	
	Sewer	1	LS	\$ 100,000.00	\$ 100,000	
	Gas	1	LS	\$ 100,000.00	\$ 100,000	
	Site Sign	1	LS	\$ 150,000.00	\$ 150,000	
		Site Work Total:				\$ 3,420,000
CONSTRUCTION BUDGET SUB-TOTAL					\$	23,044,080
Permits (Allowance)					\$	100,000
General Conditions/Requirements (15%)					\$	3,471,612
General Contractor OH&P (10%)					\$	2,661,569
CONSTRUCTION BUDGET TOTAL					\$	29,277,261
Other Costs						
	F/F/E (\$25/GSF)				\$	1,500,000
	Professional Fees					
	Design (A/E & Site)				\$	1,750,000
	Construction Management				\$	1,000,000
	Testing / Inspection Allowance				\$	200,000
	Digital Archives				\$	250,000
	Project Contingency (15%)				\$	3,456,612
PROJECT BUDGET TOTAL					\$	37,433,873