

**LEGAL NOTICE
TOWNSHIP OF LACEY, COUNTY OF OCEAN
RECEIPT OF UNSOLICITED PROPOSAL
PURSUANT TO PUBLIC-PRIVATE-PARTNERSHIP LAW**

TO ALL INTERESTED PARTIES, PLEASE TAKE NOTICE THAT on the 13th day of May, 2021, the Township of Lacey received an unsolicited proposal pursuant to the Public-Private-Partnership Law (hereinafter "P3 Law"), N.J.S.A. 40:A-11-52.1.a for the development, construction, financing, and 30 year operation and maintenance of a new municipal complex.

At the Township Council's public meeting, the Council adopted **Resolution 2021- 203** Acknowledging receipt of the unsolicited proposal and making a determination that the unsolicited proposal met the factors set forth at N.J.A.C. 17:49-6.4(d)(1)-(6). The Township hereby provides this notice pursuant to N.J.A.C. 17:49-6.4(e) et seq. The Township shall accept proposals from other private entities for the development, construction, financing, and operation and maintenance of a new municipal complex for 120 days after the initial publication of this notice in the newspaper.

Pursuant to N.J.A.C. 17:49-6.4 et seq., proposals at a minimum shall include: (i) description of the project; (ii) estimated construction and life-cycle costs; (iii) timeline for development; (iv) proposed plan of financing including project revenues, public or private, debt, equity investment and a description of how the project meets needs identified in existing plans; (v) permits and approvals needed to develop the project from local, state and /or federal agencies; and (vi) a projected schedule for obtaining such permits and approvals, and a statement of risks, liabilities and responsibilities to be assumed by the private entity.

The basis of the Township's needs are set forth in a feasibility study commissioned by the Township and performed by T&M Associates, although private entities are encouraged to propose a project based on its experience. Interested parties may obtain the T&M Associates document and all other programming documents included but not limited to a Phase 1 Environmental study, current utility costs, plot plan, and deferred cost projects by contacting Township Business Administrator, Veronica Laureigh, Township of Lacey, 818 Lacey Road, Forked River, NJ 08731; laceyclerk@laceytownship.org or 609-693-1100, ext 2235 during normal business hours. The documents will be supplied via a google drive upon request. Face-to-face meetings can be set up to discuss the concept further if need be.

Subsequent to the 120 day notice, the Township shall evaluate all proposals received against the standards set forth hereinafter and rank all such proposals accordingly: (i) demonstrated qualification and P3 experience of the public entity submitting the proposal (30 points); (ii) demonstrated qualifications and experience of the construction and design team, including P3 experience and / or design build experience of projects of similar size; (20 points); (iii) overall project cost basis to include assumptions and qualifications to support the price (20 points); (iv) risks, liabilities and responsibilities transferred to the private entity (20 points); (v) ability to complete entire proposed project in a single phase (10 points). The Township reserves the right to conduct interviews of one or more of the entities submitting proposals prior to evaluating / ranking the proposals.

All proposals must be received by the Township Administrator, no later than 12 noon of the 120th day following the date of this initial publication in the newspaper. Please contact the Township to confirm the deadline date for proposals being solicited under this notice.

Veronica Laureigh
Township Clerk/Administrator
609 693 1100 ext 2235



LACEY TOWNSHIP
NEW MUNICIPAL BUILDING FEASIBILITY STUDY

DRAFT BUILDING PROGRAM REQUIREMENTS (BPR)

DEPARTMENTS		SALE SQUARES		VENDOR SQUARES		MUNICIPAL BUILDING		SPACES/ROOMS		ADJACENCIES/NOTES	
GENERAL / BASE BUILDING	CURRENT	FUTURE (PPL)				DESCRIPTION	COUNT	AREA (SF)	TOTAL AREA (SF)		
						Mechanical Room	1	600	600	Assumes rooftop mounted AHU's with boiler plant, DX cooling and VAV's.	
						Electrical Room	1	300	300		
						MDF / IT Room	2	200	400		
						Public Restrooms	2	500	1,000		
						Employee Restrooms	2	500	1,000		
						Break Room & Kitchenette	1	250	250		
								TOTAL AREA	3,550		
ADMINISTRATION	25	5	3			Conference Room (4-6 PPL)	1	200	200	Admin/Clerk/Committee Office/Project Coord	
						Staff Private Office	3	120	360		
						Staff Workstation	2	80	160		
						General Files	1	200	200	Reported area (TBC)	
						Shared Private Bathroom (Unisex)	1	65	65	Shared with Clerk and Committee Chambers	
								TOTAL AREA	985		
CODE ENFORCEMENT	2	2	10			Storage Closets	2	15	30	Near Court Room	
						Waiting Area/Counter	1	300	300		
						Staff Workstation	2	80	160		
								TOTAL AREA	490		
BUILDING / ZONING / REG.	16	20	100			Staff Private Office	6	120	720	Assessor, Archives, Code Enforcement	
						Conference Room (8-10 PPL)	1	300	300		
						Staff Workstations	14	80	1,120		
						Supply Room/File Cabinets	1	500	500		
						Plan Room	1	200	200		
						Waiting Area/Counter	1	300	300		
						Archives	1	600	600	Assumes going with digital archives.	
								TOTAL AREA	3,740		
MUNICIPAL CLERK	25	4	15			Staff Private Office	1	120	120	Admin/Committee Chambers/Mail Room	
						Staff Workstations	3	80	240		
						Waiting Area/Counter	1	300	300		
						File Room	1	200	200		
						Mail Room	1	200	200		
								TOTAL AREA	1,060		



DRAFT BUILDING PROGRAM REQUIREMENTS (BPR)

T&M Project No.: LACY-00095



LACEY TOWNSHIP
NEW MUNICIPAL BUILDING FEASIBILITY STUDY

DRAFT BUILDING PROGRAM REQUIREMENTS (BPR)

					Rifle/Gun/Taser Lockers				100	100	100
TAX ASSESSOR	3	4	5		5				TOTAL AREA	16,250	Tax Collector/Construction
					Staff Offices				120	120	
					Staff Workstations				80	240	
					Waiting Area/Counter				150	150	
									TOTAL AREA	510	
TAX COLLECTOR	5	5	100								Assessor/Finance
					Staff Offices				120	120	
					Staff Workstations				80	320	
					Customer Service Windows				50	200	
					Teller Window (Drive-up)				120	120	
					Vault				100	100	
					Storage Room				200	200	
									TOTAL AREA	1,050	
TOTAL PROGRAM REQUIREMENTS											
Circulation (40%)											16,180
Gross of Building Area											16,690

RECREATION BUILDING										
DEPARTMENTS	CURRENT	PROPOSED	VISION	SPACES/ROOMS	DESCRIPTION	COUNT	AREA(SQ)	TOTAL AREA(SQ)	INTERACTIONS / NOTES	
RECREATION	5	5	50		Classroom	2	400	800	Police/Public Works	
					Indoor Gym	1	6,000	6,000		
					Offices	2	120	240		
					Kitchenette	1	250	250		
					Storage	1	400	400		
					Restrooms	1	500	500		
							TOTAL AREA	8,190		
TOTAL PROGRAM REQUIREMENTS										
Circulation (40%)										
Gross of Building Area										

EXISTING BUILDINGS	
BUILDING	TOTAL AREA
ADMINISTRATION	13,480
POLICE	9,580
COMMUNITY DEVELOPMENT	4,173
TOTAL EXISTING BUILDINGS	



**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					\$ 37,088,873