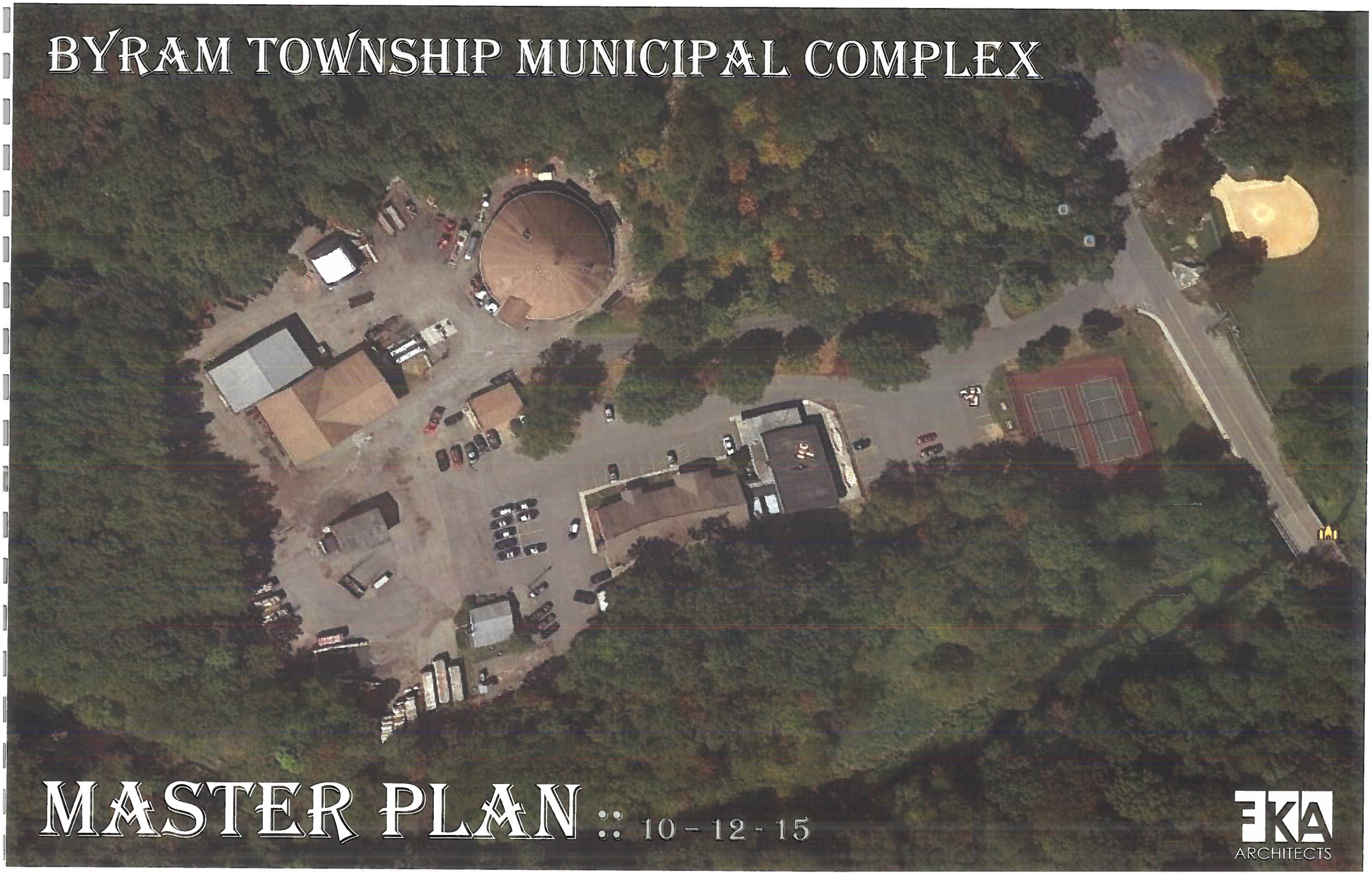
# BYRAM TOWNSHIP MUNICIPAL COMPLEX



# MASTER PLAN :: 10 - 12 - 15

EKA ARCHITECTS

# TABLE OF CONTENTS ::


- SUMMARY OF PROPOSED SPACES
- PROPOSED FLOOR PLAN :: A-1
- PUBLIC/STAFF AREA PLAN :: A-2
- PROPOSED SITE PLAN
- PROPOSED PHASES :: 1 TO 5
- HIGHLANDS EXEMPTION #4
- EXISTING IMPERVIOUS SURFACE PLAN
- PROPOSED IMPERVIOUS SURFACE PLAN
- CONSTRUCTION COST COMPARISON
- PRELIMINARY COST ESTIMATE

# SUMMARY OF PROPOSED SPACES 1

| DEPARTMENT: | CURRENT: | PROGRAM: | PLAN SIZE: | TOTAL: |
|---|---|---|---|---|
| **Tax Assessor** | | | | |
| Tax Assessor | 90 | 100 | 120 | |
| Assistant | 90 | 100 | 100 | |
| File/Storage | 0 | 50 | 100 | |
| | **180** | **250** | **320** | **320** |
| **Finance/Tax** | | | | |
| Chief Financial Officer | 100 | 110 | 200 | |
| Tax Clerks (2) | 200 | 200 | 200 | |
| Tax Collector | 100 | 100 | 120 | |
| Conference/Break Room | 200 | 200 | 200 | |
| Transaction Counter | 200 | 300 | 200 | |
| Cashier/Transaction | 0 | 150 | 200 | |
| File/Storage | 0 | 100 | 200 | |
| | **800** | **1160** | **1320** | **1320** |
| **Recreation** | | | | |
| Recreation Director | 100 | 120 | 130 | |
| Staff Workstation | 80 | 90 | 90 | |
| Meeting Space | 0 | 600 | 560 | |
| | **180** | **810** | **780** | **780** |
| **Council Chambers** | | | | |
| Council Chamber/Courtroom | 1000 | 1000 | 1725 | |
| Court Administrator | 25 | 250 | 200 | |
| Executive Conference Room | 220 | 300 | 400 | |
| File/Storage | 0 | 50 | 130 | |
| Prosecutors Office | 0 | 50 | 50 | |
| Defenders Office | 0 | 50 | 50 | |
| Lobby Entry | 36 | 200 | 315 | |
| | **1281** | **1900** | **2870** | **2870** |
| **Toilets** | | | | |
| Public Toilets (s) | 330 | 440 | 500 | |
| Staff Toilets (s) | 0 | 440 | 450 | |
| | **330** | **880** | **950** | **950** |
| **Construction Office** | | | | |
| Construction Secretary | 110 | 110 | 110 | |
| Construction Official | 100 | 100 | 100 | |
| Sub-Code Officials | 0 | 100 | 100 | |
| File/Storage | 0 | 100 | 100 | |
| Planning & Zoning Office | 90 | 200 | 145 | |
| File/Storage | 0 | 50 | 50 | |
| | **300** | **660** | **605** | **605** |

# SUMMARY OF PROPOSED SPACES 2

FKA ARCHITECTS

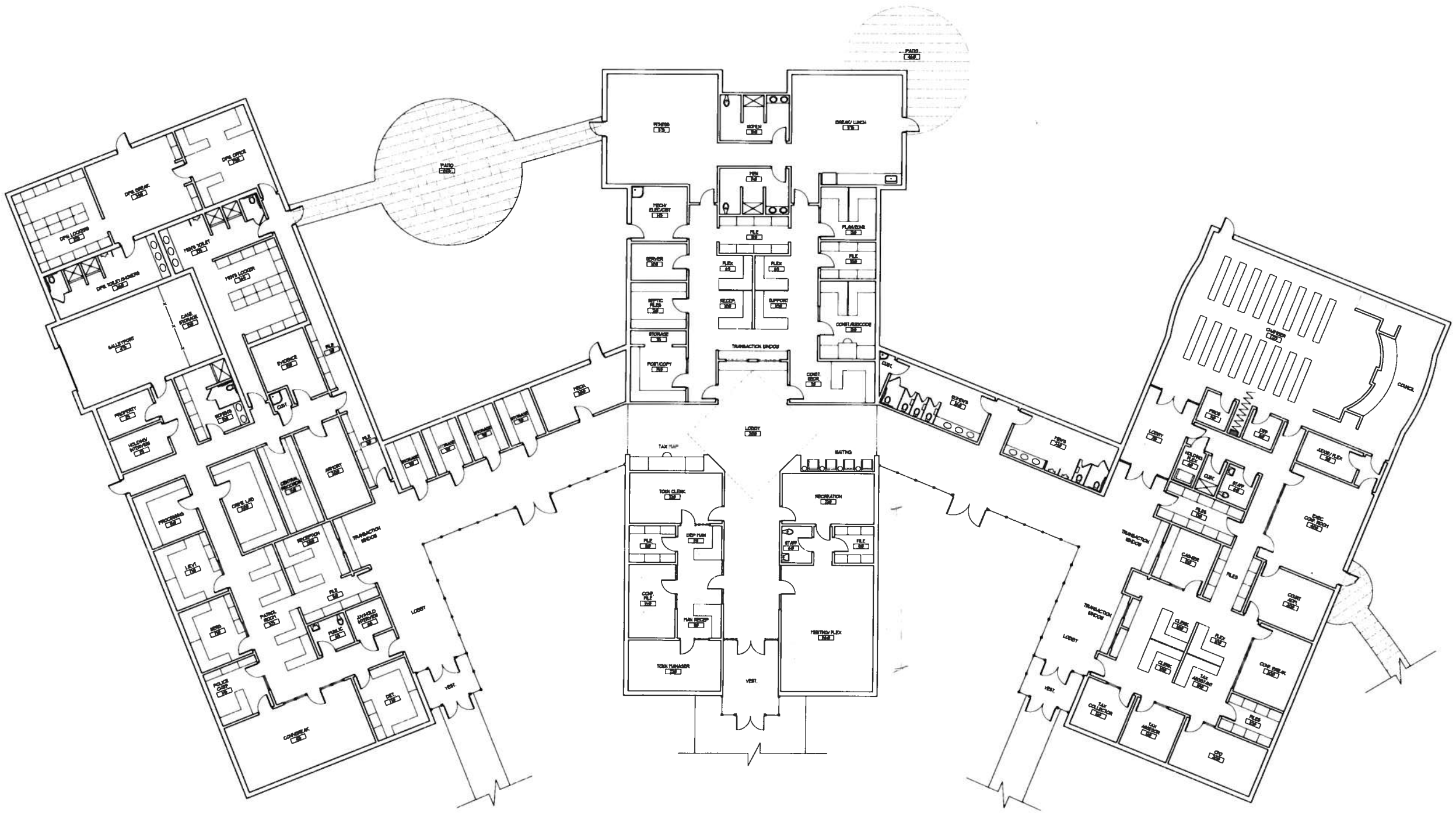
| DEPARTMENT: | CURRENT: | PROGRAM: | PLAN SIZE: | TOTAL: |
|---|---|---|---|---|
| **General Office** | | | | |
| Receptionist | 90 | 100 | 100 | |
| Support Staff | 90 | 100 | 100 | |
| Septic Files | 90 | 100 | 120 | |
| Transaction Counter | 80 | 100 | 200 | |
| Tax Map Review | 25 | 50 | 150 | |
| Waiting Area | 50 | 100 | 150 | |
| | **425** | **550** | **820** | **820** |
| **Town Clerk** | | | | |
| Town Clerk | 210 | 225 | 220 | |
| File/Storage | 0 | 50 | 30 | |
| Deputy Manager's Office | 210 | 225 | 110 | |
| | **420** | **500** | **360** | **360** |
| **Mail/Postage/Copy Room** | | | | |
| Mail/Postage/Copy Room | 0 | 150 | 190 | |
| Copy Storage Room | 0 | 50 | 35 | |
| | **0** | **200** | **225** | **225** |
| **Town Manager** | | | | |
| Town Manager | 210 | 225 | 220 | |
| File/Storage | 0 | 50 | 50 | |
| Conference Room | 0 | 0 | 160 | |
| Manager's Receptionist | 110 | 110 | 110 | |
| | **320** | **385** | **540** | **540** |
| **Department of Public Works** | | | | |
| DPW Office | 300 | 350 | 290 | |
| Break/Shower/Locker Area | 1200 | 1200 | 900 | |
| File/Storage | 0 | 50 | 50 | |
| | **1500** | **1600** | **1240** | **1240** |
| **Break/Lunch/Kitchenette** | | | | |
| Break/Lunch/Kitchenette | 240 | 400 | 525 | |
| Break Storage | 0 | 50 | 50 | |
| | **240** | **450** | **575** | **575** |
| **Fitness Center** | | | | |
| Fitness Center | 0 | 600 | 575 | |
| Men's Toilet & Shower | 0 | 150 | 150 | |
| Women's Toilet & Shower | 0 | 150 | 150 | |
| | **0** | **900** | **875** | **875** |
| **Entry/Lobby/Vestible** | | | | |
| Entry Lobby | 109 | 250 | **800** | **800** |

# SUMMARY OF PROPOSED SPACES 3

| DEPARTMENT: | CURRENT: | PROGRAM: | PLAN SIZE: | TOTAL: |
|---|---|---|---|---|
| **Police Department** | | | | |
| Lobby/Entry | 48 | 100 | 200 | |
| Police Chief | 135 | 150 | 145 | |
| Receptionist | 180 | 200 | 200 | |
| Patrol Room | 180 | 200 | 325 | |
| Sergeants Room | 110 | 200 | 170 | |
| Lieutenant's Room | 132 | 200 | 170 | |
| Detective's Room | 0 | 200 | 170 | |
| Adult Holding/Interview | 0 | 65 | 85 | |
| Juvenile Holding/Interview | 0 | 65 | 65 | |
| Processing Room | 150 | 150 | 150 | |
| Salleyport | 0 | 350 | 475 | |
| Crime Lab | 83 | 150 | 200 | |
| Evidence Room | 110 | 200 | 180 | |
| Armory | 0 | 150 | 200 | |
| Central Records Storage | 80 | 150 | 150 | |
| Property Room | 0 | 60 | 85 | |
| Conference/Break/Operation: | 200 | 600 | 415 | |
| Men's Locker Room | 380 | 400 | 365 | |
| Men's Toilet/Shower | 71 | 250 | 225 | |
| Women's Locker Room | 0 | 100 | 80 | |
| Women's Toilet/Shower | 68 | 150 | 100 | |
| Public Toilet | 30 | 65 | 65 | |
| | **1957** | **4155** | **4220** | **4220** |
| **Utility Spaces** | | | | |
| Long Term File Storage | 250 | 800 | 800 | |
| Server Room | 0 | 100 | 100 | |
| Custodians Closet(s) | 100 | 200 | 200 | |
| Mechanical Rooms | 100 | 300 | 400 | |
| | **450** | **1400** | **1500** | **1500** |

# TOTAL

| | |
|---|---|
| **SUBTOTAL =** | **18,000** |
| Cir Factor (.35%) | 6,300 |
| **TOTAL New =** | **24,300** |




1 PROPOSED FLOOR PLAN
SCALE: 3/32" = 1' - 0"

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Oakland, New Jersey 07436
201.644.0505 Fax: 201.644.0501
www.fkarch.com

signature:
Thomas J. Kosten, A.I.A. AI11394
Michael R. Bierl, A.I.A. AI01507700

key plan

MUNICIPAL BUILDING ASSESSMENT
AT
BYRAM TOWNSHIP MUNICIPAL BUILDING
10 MANSFIELD DRIVE
BYRAM TOWNSHIP, NJ 07874

drawing title:
PROPOSED FLOOR PLAN

| rev | date | description |
|---|---|---|

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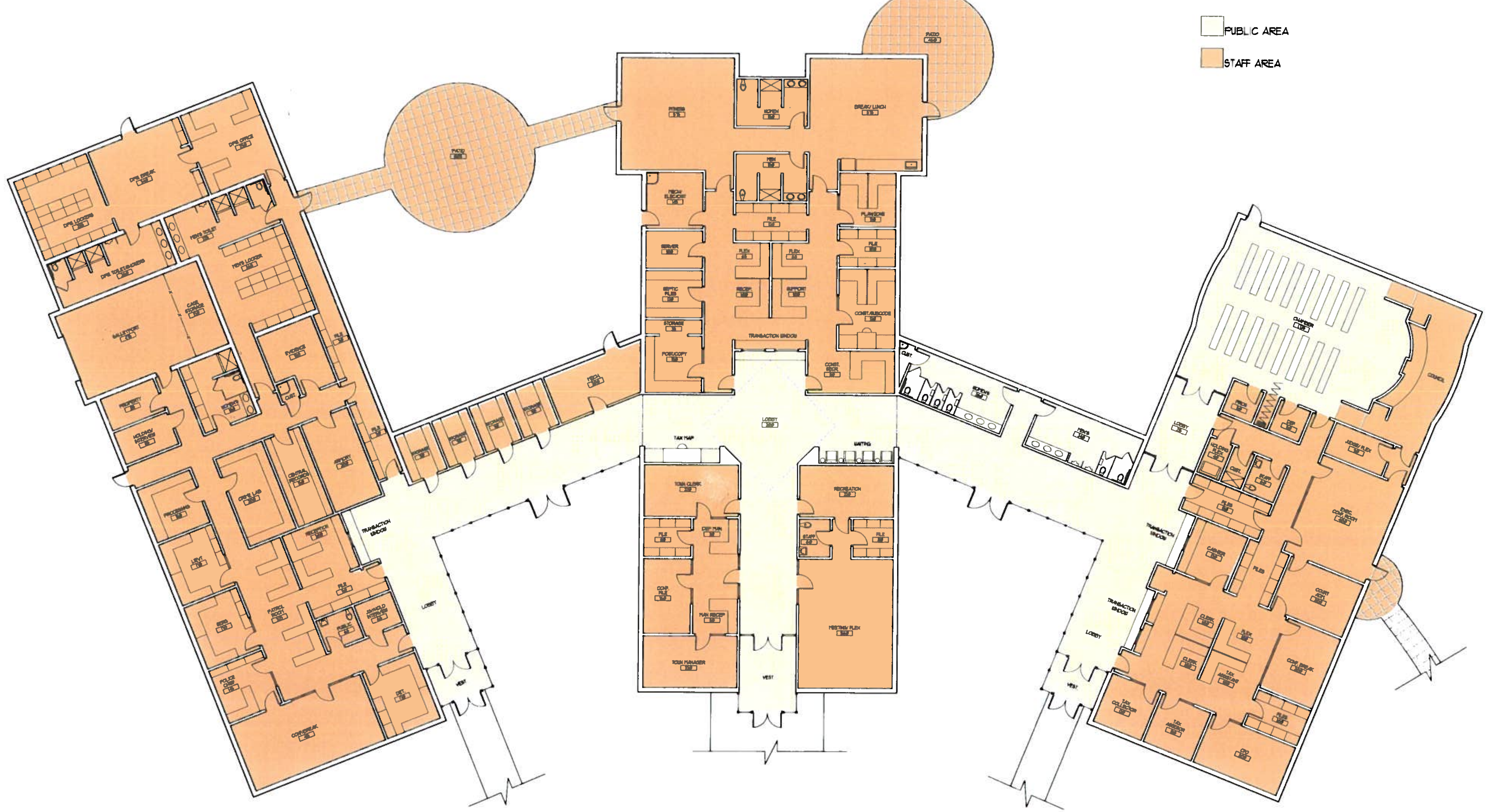
|---|---|---|
| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:
A-1




1 PUBLIC / STAFF AREAS PLAN
SCALE: 3/32" = 1' - 0"

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drawing title:

PUBLIC / STAFF AREAS PLAN

| rev. | date | description |
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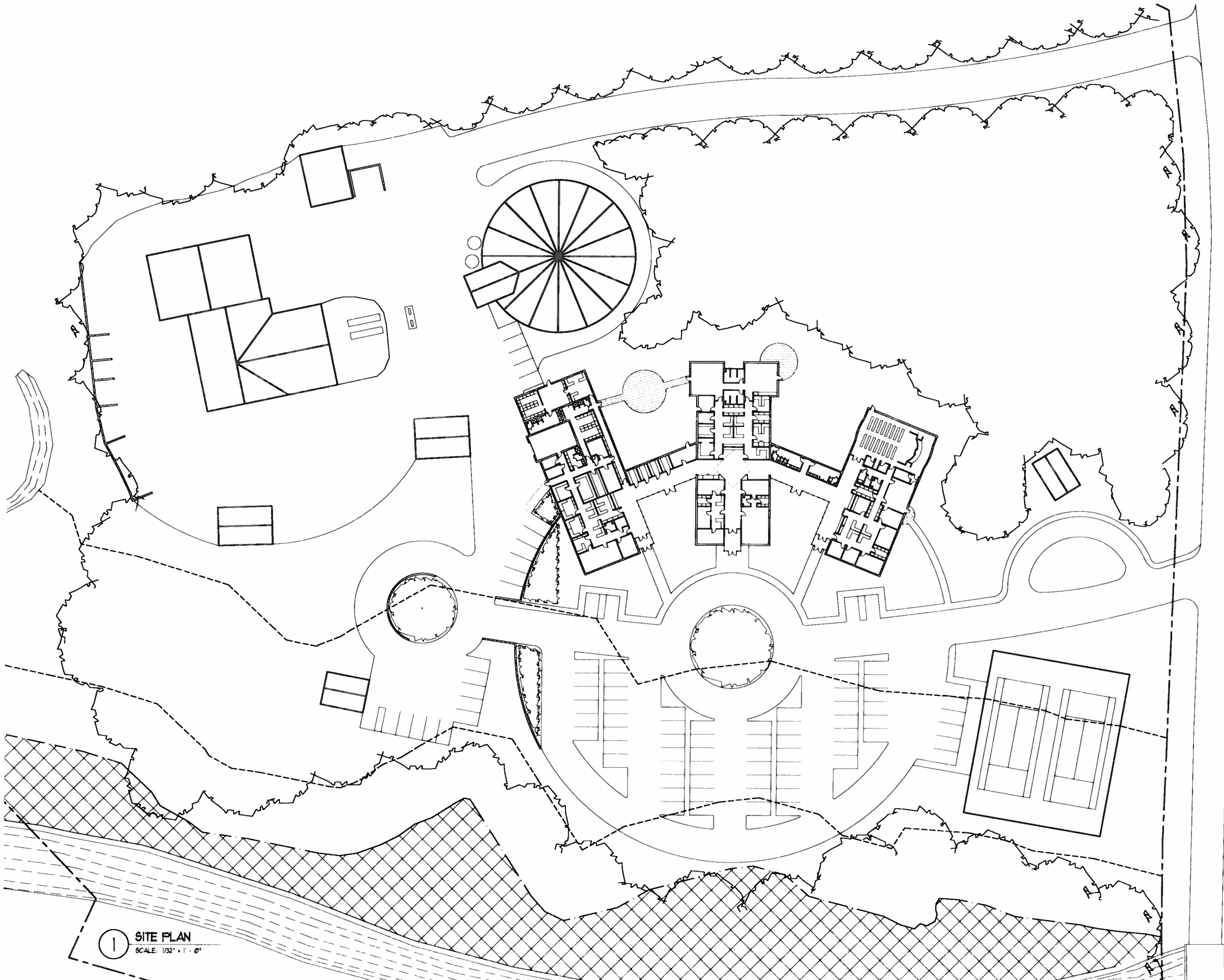
| NM drawn | TJK check | AS NOTED scale |
|---|---|---|
| 8-25-15 issue date | | 1519 project no. |

drawing number:

A-2



1 SITE PLAN
SCALE: 1/32" = 1' - 0"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key plan:

| # | PHASE |
|---|---|
| 1 | UNDERGROUND UTILITIES/ AXILLARY |
| 2 | NEW MUNICIPAL BUILDING |
| 3 | DEMO EXIST. BUILDING |
| 4 | NEW PARKING & SCREEN WALL |
| 5 | DPW BUILDING FACE LIFT |

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drawing title:

**BUILDING SITE PLAN**

| rev. | date | description |
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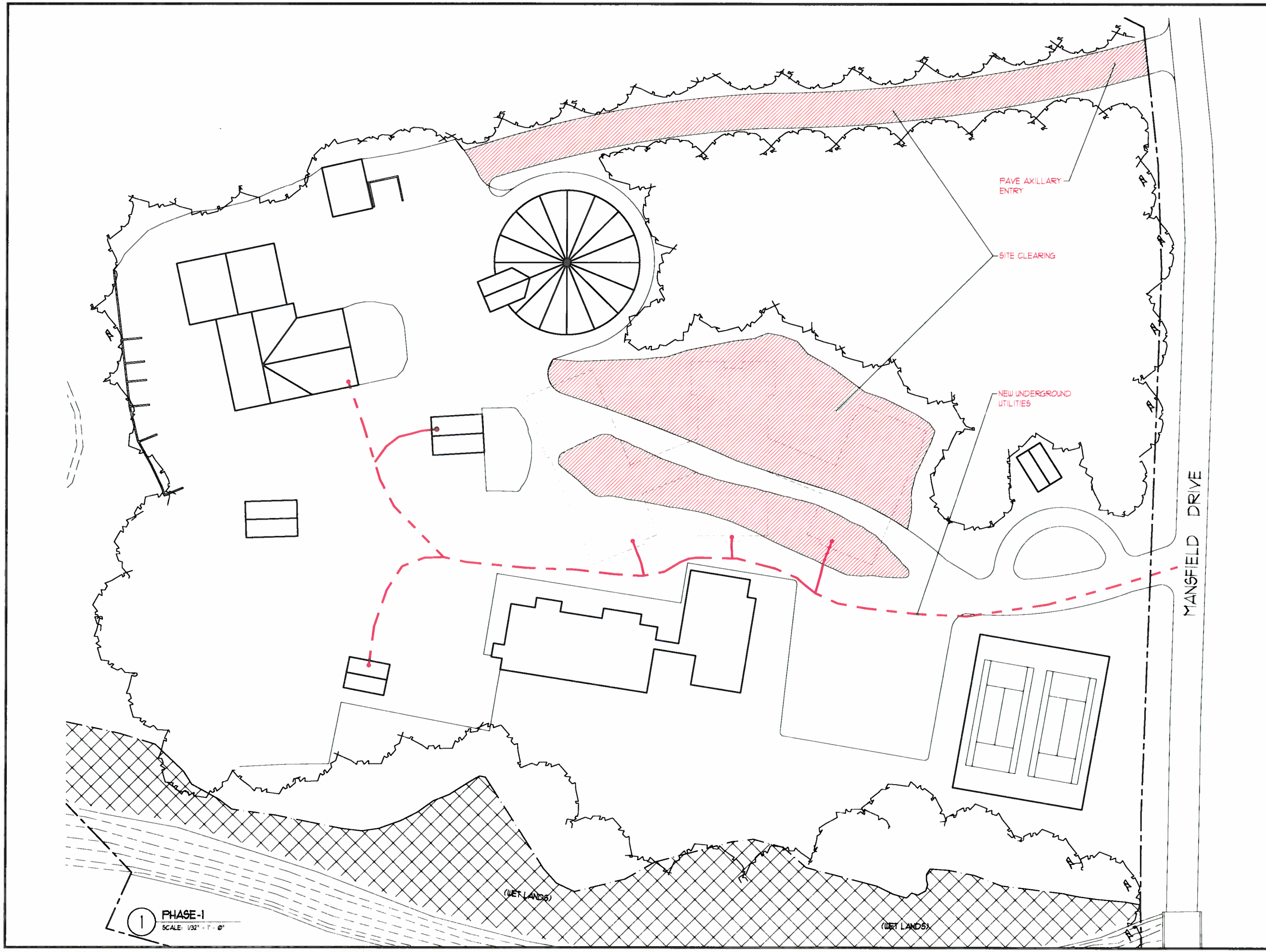
| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:

SP-1

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signature:

Thomas J. Kosten, A.I.A. AI11394

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drawing title:

| rev. | date | description |
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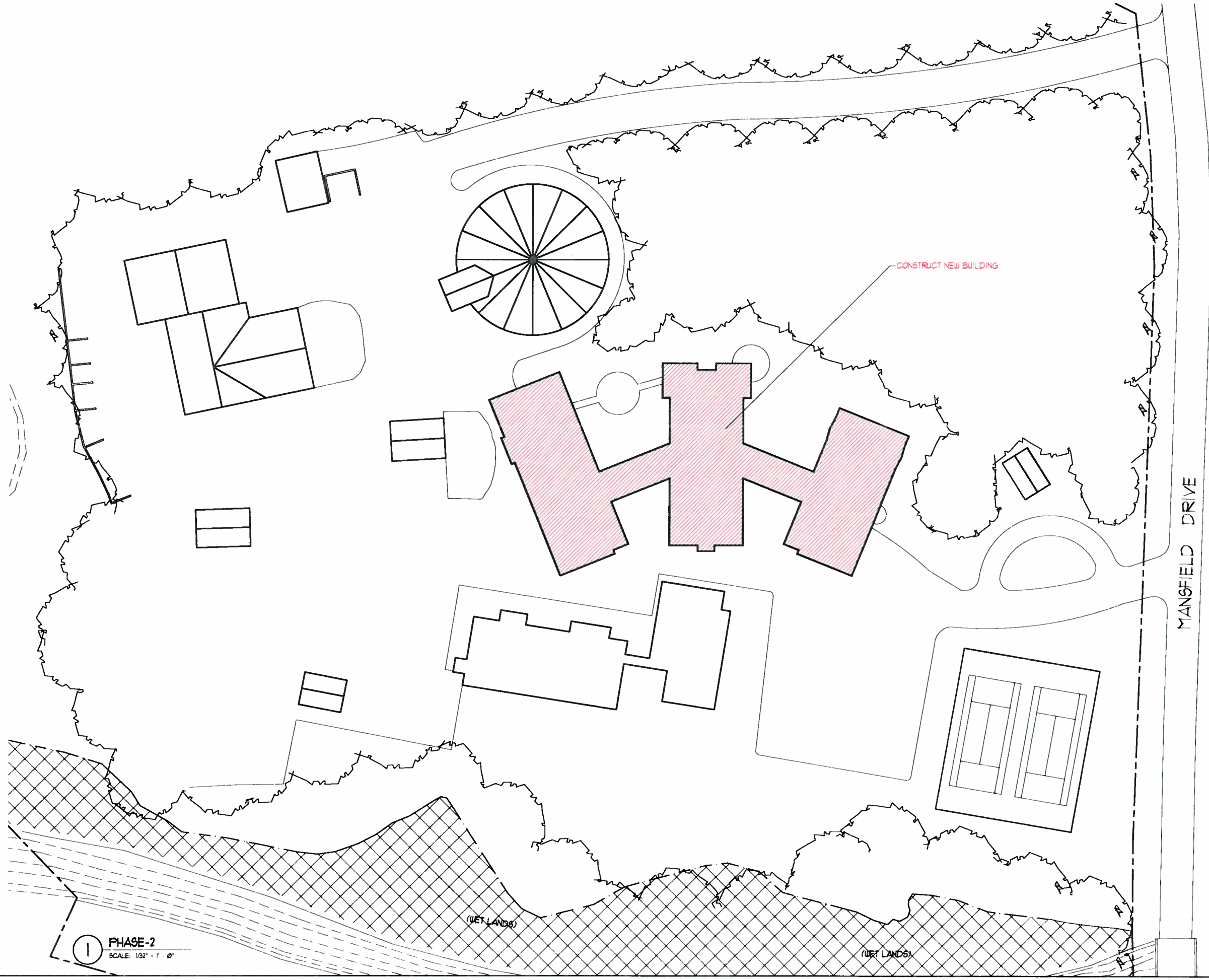
| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:

Phase-1




1 PHASE-2
SCALE: 1/32" = 1' - 0"

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www.fkarch.com

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Michael R. Bieri, A.I.A. AI01507700

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drawing title

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|---|---|---|

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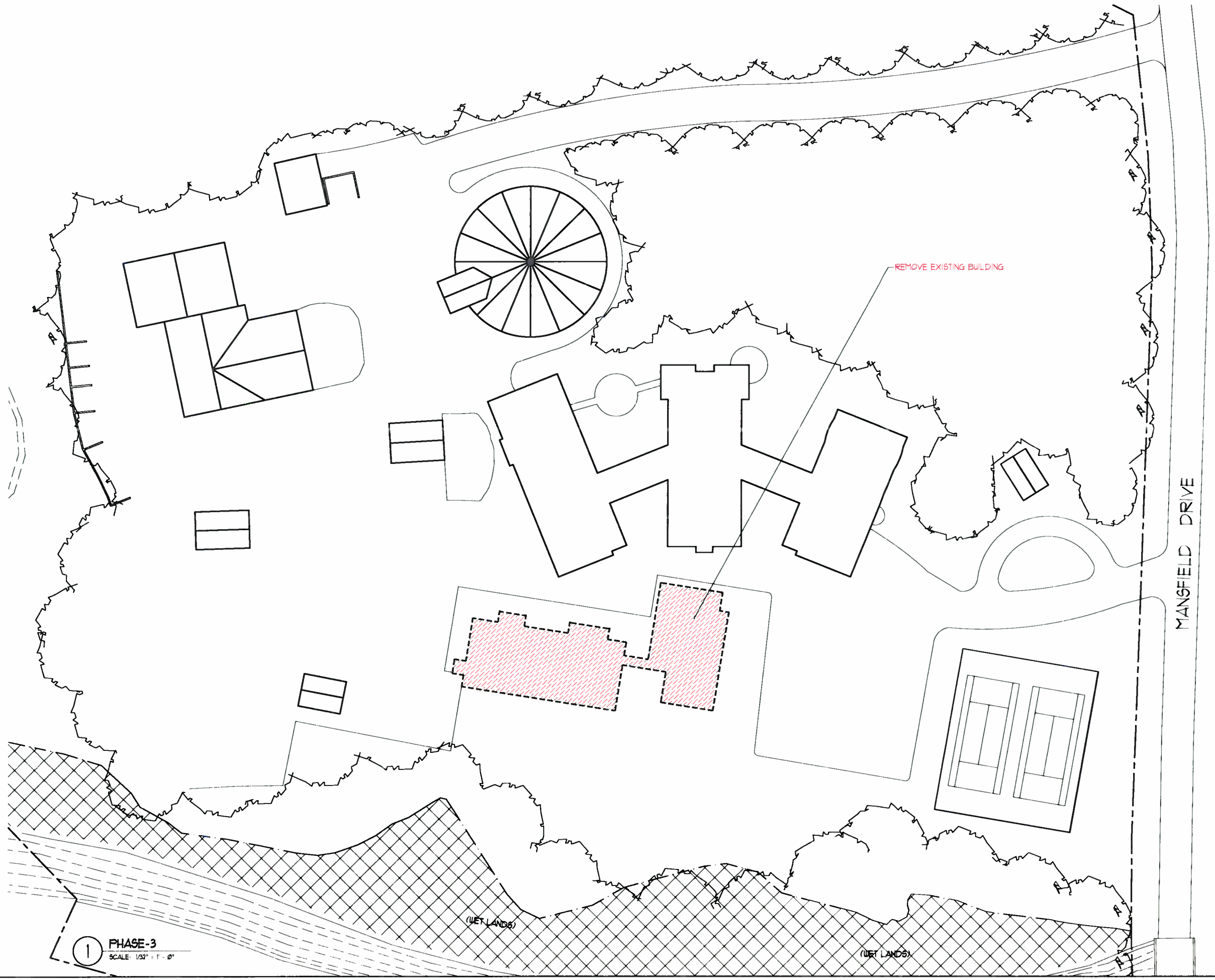
drawing number:
Phase-2




1 PHASE-3
SCALE: 1/32" = 1' - 0"

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201 644.0505 Fax: 201.644.0501
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Thomas J. Kosten, A.I.A. AI11394
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drawing title:

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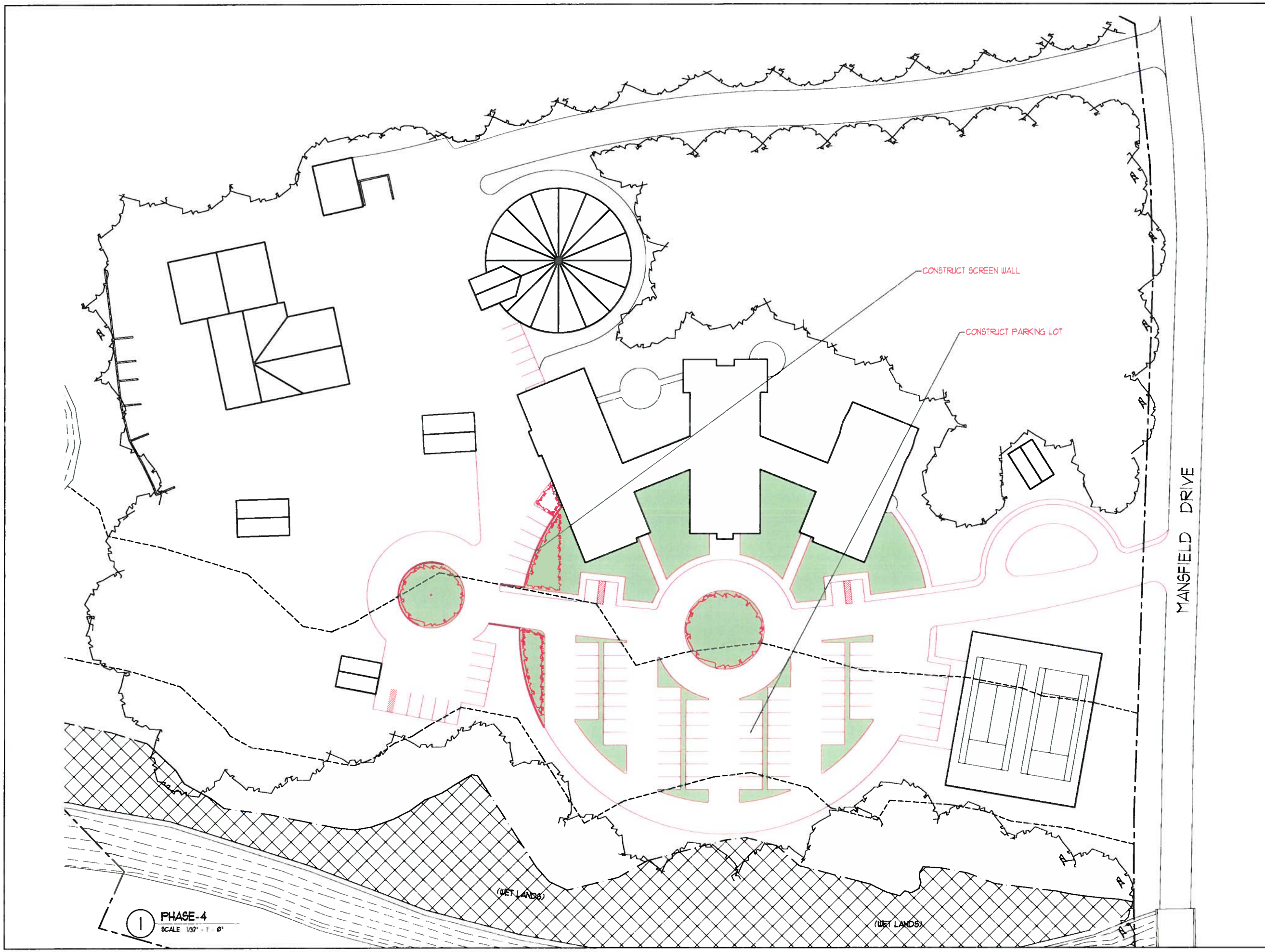
| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:
Phase-3




1 PHASE-4
SCALE 1/32" = 1'-0"

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201.644.0505 Fax: 201.644.0501
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signature:
Thomas J. Kosten, A.I.A. AI11394
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drawing title:

| rev | date | description |
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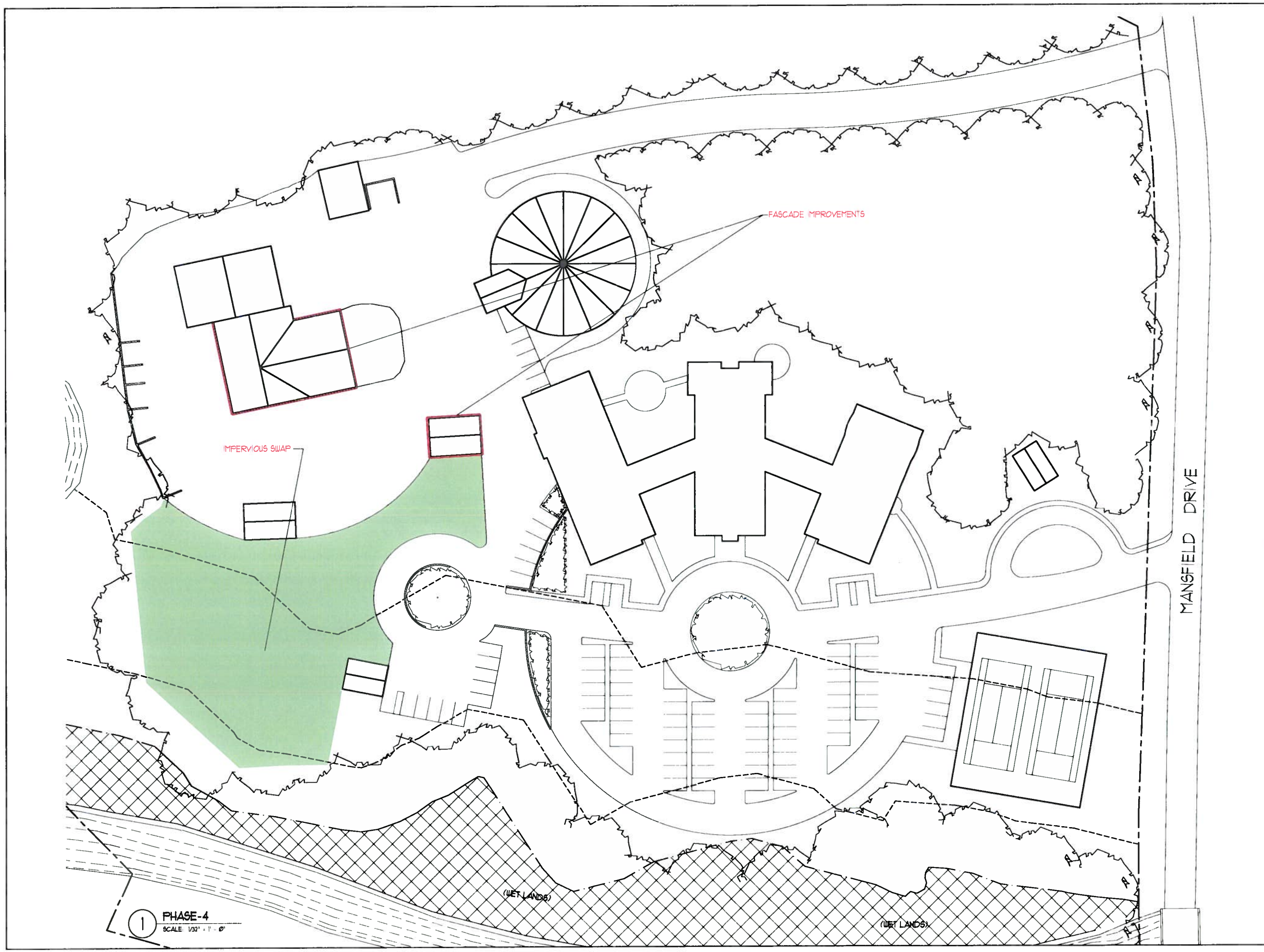
| 8-25-15 issue date | | 1519 project no. |

drawing number:
Phase-4




1 PHASE-4
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drawing title:

| rev. | date | description |
|---|---|---|

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| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:

Phase-5

Improvement Sewerage and Facilities Act (1954)," P.L.1954, c. 199 (C.58:11-23 et seq.); or
(iv) a treatment works approval pursuant to the "Water Pollution Control Act," P.L.1977, c. 74 (C.58:10A-1 et seq.); or

(c) one of the following permits from the Department of Environmental Protection, if applicable to the proposed major Highlands development, and if the proposed major Highlands development does not require one of the permits listed in sub-subparagraphs (i) through (iv) of subparagraph (b) of this paragraph:
(i) a permit or other approval or authorization issued pursuant to the "Freshwater Wetlands Protection Act," P.L.1987, c. 156 (C.13:9B-1 et seq.); or
(ii) a permit or other approval or authorization issued pursuant to the "Flood Hazard Area Control Act," P.L.1962, c. 19 (C.58:16A-50 et seq.).

The exemption provided in this paragraph shall apply only to the land area and the scope of the major Highlands development addressed by the qualifying approvals pursuant to subparagraphs (a) and (b), or (c) if applicable, of this paragraph, shall expire if any of those qualifying approvals expire, and shall expire if construction beyond site preparation does not commence within three years after the date of enactment of this act;

4. **Reconstruction of buildings or structures within 125% of the footprint:** The reconstruction of any building or structure for any reason within 125% of the footprint of the lawfully existing impervious surfaces on the site, provided that the reconstruction does not increase the lawfully existing impervious surface by one quarter acre or more. This exemption shall not apply to the reconstruction of any agricultural or horticultural building or structure for a non-agricultural or non-horticultural use;

5. **Improvement to a single family dwelling:** Any improvement to a single family dwelling in existence on the date of enactment of this act, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system;

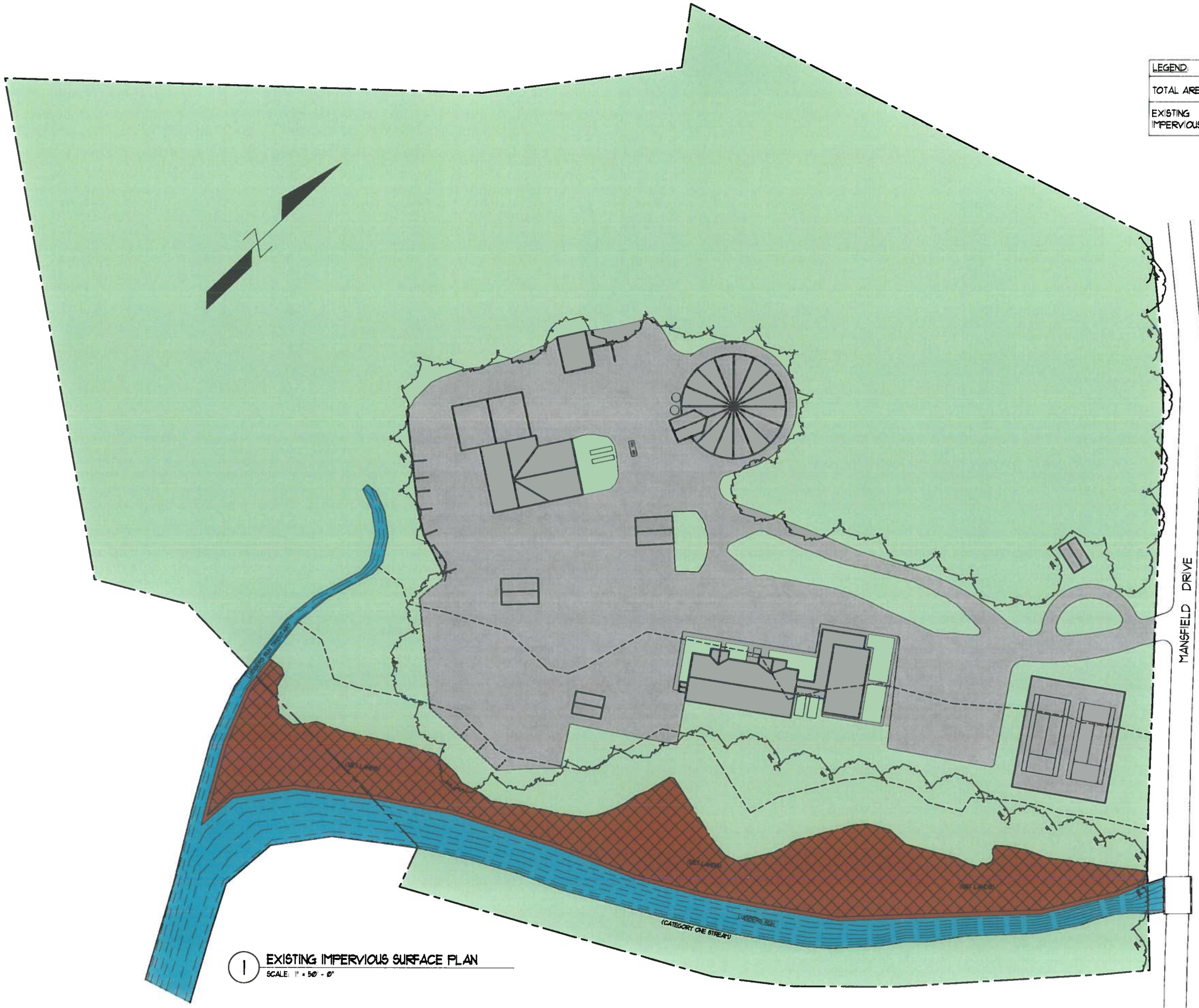
6. **Places of worship, schools, or a hospitals:** Any improvement, for non-residential purposes, to a place of worship owned by a nonprofit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence on the date of enactment of this act, including but not limited to new structures, an addition to an existing building or structure, a site improvement, or a sanitary facility;

7. **Woodland and Forest management plans:** An activity conducted in accordance with an approved woodland management plan pursuant to section 3 of P.L.1964, c. 48 (C.54:4-23.3) or the normal harvesting of forest products in accordance with a forest management plan approved by the State Forester;

8. **Trails on public or private lands:** The construction or extension of trails with non- impervious surfaces on publicly owned lands or on privately owned lands where a conservation or recreational use easement has been established;

9. **Repair of transportation or infrastructure systems:** The routine maintenance and operations, rehabilitation, preservation, reconstruction, or repair of transportation or infrastructure systems by a State entity or local government unit, provided that the activity is consistent with the goals and purposes of this act and does not result in the construction of any new through-capacity travel lanes;

10. **Transportation safety projects:** The construction of transportation safety projects and bicycle and pedestrian facilities by a State entity or local government unit, provided that the activity does not result in the construction of any new through-capacity travel lanes;




| LEGEND: | |
|---|---|
| TOTAL AREA = | 992,435 S.F. |
| EXISTING IMPERVIOUS = | 207,853 S.F. |

1 EXISTING IMPERVIOUS SURFACE PLAN
SCALE: 1" = 50' - 0"

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Oakland, New Jersey 07436
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key plan:

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drawing title:
**EXISTING IMPERVIOUS SURFACE PLAN**

| rev. | date | description |
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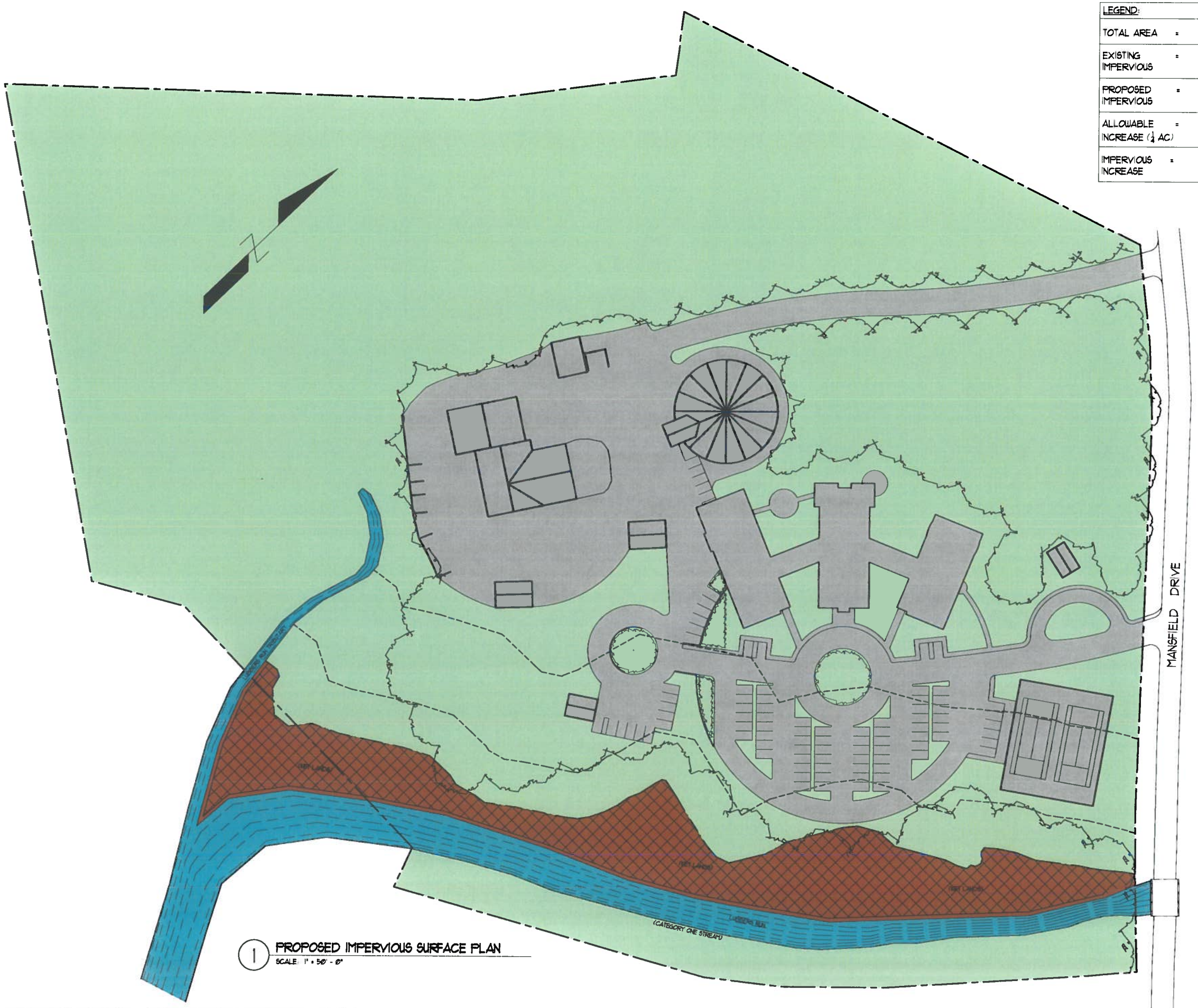
| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:
SP-2




1 PROPOSED IMPERVIOUS SURFACE PLAN
SCALE: 1" = 50' - 0"

| LEGEND: | | |
|---|---|---|
| TOTAL AREA | = | 992,435 S.F. |
| EXISTING IMPERVIOUS | = | 207,853 S.F. |
| PROPOSED IMPERVIOUS | = | 216,324 S.F. |
| ALLOWABLE INCREASE (½ AC.) | = | 10,890 S.F. |
| IMPERVIOUS INCREASE | = | 8,471 S.F. |

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drawing title:
**PROPOSED IMPERVIOUS SURFACE PLAN**

| rev. | date | description |
|---|---|---|

| | | |
|---|---|---|
| NM drawn | TJK check | AS NOTED scale |
| 8-25-15 issue date | | 1519 project no. |

drawing number:
SP-3

# CONSTRUCTION COST COMPARISON

| COST UNIT | | LOW INTENSITY RENOVATION | MEDIUM INTENSITY RENOVATION | HIGH INTENSITY RENOVATION | NEW CONSTRUCTION |
|---|---|---|---|---|---|
| | | Rate $/SF | Rate $/SF | Rate $/SF | Rate $/SF |
| **Hard Construction Cost** | | **$ 100** | **$ 150** | **$ 200** | **$ 250** |
| Gen. Conditions (+Bonds & Insurance) | 8% | **$ 8** | **$ 12** | **$ 16** | **$ 20** |
| Subtotal | | $ 108 | $ 162 | $ 216 | $ 270 |
| Design & Estimating Contingency | 10% | **$ 11** | **$ 16** | **$ 22** | **$ 27** |
| Subtotal | | $ 119 | $ 178 | $ 238 | $ 297 |
| Construction Contingency | 10% | **$ 12** | **$ 18** | **$ 24** | **$ 30** |
| Subtotal | | $ 131 | $ 196 | $ 261 | $ 327 |
| Contractor Overhead & Profit | 7% | **$ 9** | **$ 14** | **$ 18** | **$ 23** |
| **Total Construction Cost** | | **$ 140** | **$ 210** | **$ 280** | **$ 350** |
| Escalation per Annum | 3.5% | $ 4.89 | $ 7.34 | $ 9.79 | $ 12.23 |
| **Construction Cost w/ Escalation** | | **$ 145** | **$ 217** | **$ 289** | **$ 362** |

# PRELIMINARY COST ESTIMATE

FKA ARCHITECTS

| | Area (SF) | $/SF | Cost |
|---|---|---|---|
| **New Building Cost** | 24300 | 350 | **$ 8,505,000** |
| Building Demolition Cost | 10800 | 25 | $ 270,000 |
| Site Development Costs | 70000 | 20 | $ 1,400,000 |
| **Total Hard Construction Costs** | | | **$ 10,175,000** |
| Construction Contingency (10%) | | | $ 1,017,500 |
| Soft Costs (10%)* | | | $ 1,017,500 |
| FFE ($25) | 18000 | 20 | $ 360,000 |
| **PRELIMINARY ESTIMATE** | | | **$ 12,570,000** * |

* Escalation not included

| Soft Costs |
|---|
| A/E Fees |
| Civil Engineering |
| Geotechnical |
| Testing |
| Inspections |
| Legal |
| Bonding |

| Estimate Comparison | | | |
|---|---|---|---|
| Renovate Existing Building | 10800 | 280 | $ 3,024,000 |
| Construct New Addition | 13500 | 350 | $ 4,725,000 |
| | Total Building Cost | | $ 7,749,000 |

| | |
|---|---|
| Cost Difference | $ 756,000 |
| Maximum Percentage Savings | 8% |

Compare to New Bldg Cost