

MEMORANDUM

TO: Mullica Township Committee

FROM: Deborah Wah, P.E., P.P., C.M.E.
Doran Engineering

DATE: September 7, 2023

RE: Relocation of Mullica Township Police Department

The following is an outline of the various building types considered for a new Police Department:

The generally acceptable construction types are as follows:

- Stick Build: The building is constructed onsite by local contractors, each performing a different phase of work.
- Modular/Construction: The structures are modular units, usually 12' x 40' to 12' x 60', that are built offsite in a factory, and delivered to the site for installation. The units are constructed to the owner's specifications. The footings and foundation are constructed separately and are completed prior to delivery of the unit. Once the "units" are complete, an "A" frame roof, mansard roof or other decorative features may be added to the building.

The companies are Vesta Modular, Wilmot Modular Structure, Inc. and Triumph Modular.

- Metal Building: A steel frame and skin are constructed, usually as a clear span structure, and interior spaces are built on the interior of the structure. The footings, frost wall, underground utilities (plumbing, electric, etc) and floor slab are constructed on-site, prior to the delivery and construction of the metal building. Once the exterior structure is complete, the interior walls and utilities are completed within the physical building.

This is a blend of stick built and pre-manufactured.

There is an existing agreement between Mullica Township and the Atlantic County Improvement Authority (ACIA) which will continue as we move forward with the plan to provide a new building for the Police Department.

Building Costs (does not include site improvements):

The following are the estimated costs for each building type. The estimates are based on a 3,800 sf building, presumably 40' x 95' or 50' x 76'. Each building type will be constructed in accordance with the specifications of the State Attorney General's Office and include "secure areas" and items such as bullet proof glass (where required), cells and sallyport. Cost Estimates are based on prevailing wage.

- 1) Stick Built - The estimated cost of a stick built type building is approximately \$700/sf.
 $\$700.00 \times 3,800 \text{ SF} = \$2,660,000.00$
Life Span of 40 - 60 years

Advantages:

Life span when compared to other building types
Flexibility during the design phase of floor plan and building elevations

Disadvantages:

Most expensive building type
Time spent to physically constructing and enclose the structure prior to starting work on interior elements

- 2) Modular Construction – The estimated costs of a modular type building is approximately \$400.00/sf.
 $\$400.00 \times 3,800 \text{ sf} = \$1,520,000.00$
Life Span of approximately 30 years

Advantages:

Initially less expensive (life span may be half of other type buildings)

Disadvantages:

Life span may be half of other building types
Less flexibility in design as floor plan is limited by the prefabricated "unit"
Less flexibility in exterior architectural design unless adding "A" framed or mansard roof
More difficult to make interior revisions to building in the future
Possible framed skirting at exterior perimeter of building to grade

- 3) Prefabricated Metal Building – The estimated costs of a prefabricated metal building is approximately \$500.00/sf
 $\$500.00 \times 3,800 \text{ sf} = \$1,900,000.00$
Life Span of 40 – 60 years

Advantages:

Life span when compared to other building types
Flexible design of interior space as this is a "clear span" structure

Building shell completed within two (2) weeks after building materials arrive at site

Disadvantages:

Concrete floor

NOTE: The cost estimates shown above do not take into consideration the required maintenance costs of the structure over its estimated life span.

Site Improvement Costs:

Septic System -	\$50,000.00 minimum
Driveways, parking, lighting, landscaping, etc -	\$600,000.00
Potable Well -	\$10,000.00
General site preparation -	\$150,000.00
Estimated Total Site Improvements	\$810,000.00

Soft Cost:

Design, Inspection, Construction Management, approximately 9% of the construction costs.

Permits:

ACIA
Pinelands Commission
Atlantic County Health Department
NJDOT (if new driveway proposed on State Road)
NJ Well Permit
Cape Atlantic Soil Conservation District
Mullica Township Planning Board

Locations:

The Township is proposing to location the new Police Department on property that is already owned by the Township. Possible locations include:

Mullica Township Hall – 4528 S. White Horse Pike, Elwood, NJ

- Proposed building to be located behind the existing Township Hall
- Police Department location remains unchanged
- Building site is already cleared and flat
- Requires new septic field(s) to accommodate municipal offices, public works and new police department
- Utilize existing driveway on White Horse Pike

Elwood Volunteer Fire Department – 414 Elwood Road, Elwood, NJ

- Proposed building to be located behind the existing Township Hall at rear portion of Elwood Volunteer Fire Department property
- Police Department in same basic location
- Some clearing may be required
- Existing drainage basins may need to be relocated
- Requires new septic field(s) to accommodate municipal offices, public works and new police department (
- Utilize existing driveway on White Horse Pike

Perone Property – White Horse Pike, Elwood, NJ

- New driveway may be located along portion of White Horse Pike that is a divided highway (center island)
- Site will need to be cleared in area of proposed building and site improvements
- Requires NJDOT Access Permit for new driveway on White Horse Pike
- Requires new septic system (still must repair/replace septic system at existing Town Hall)
- Requires new potable water well