



**Town Hall Meeting – Municipal Building
November 28, 2018**

Meeting Agenda



Housekeeping

Please silence all electronic devices

Please wait to be called on before speaking

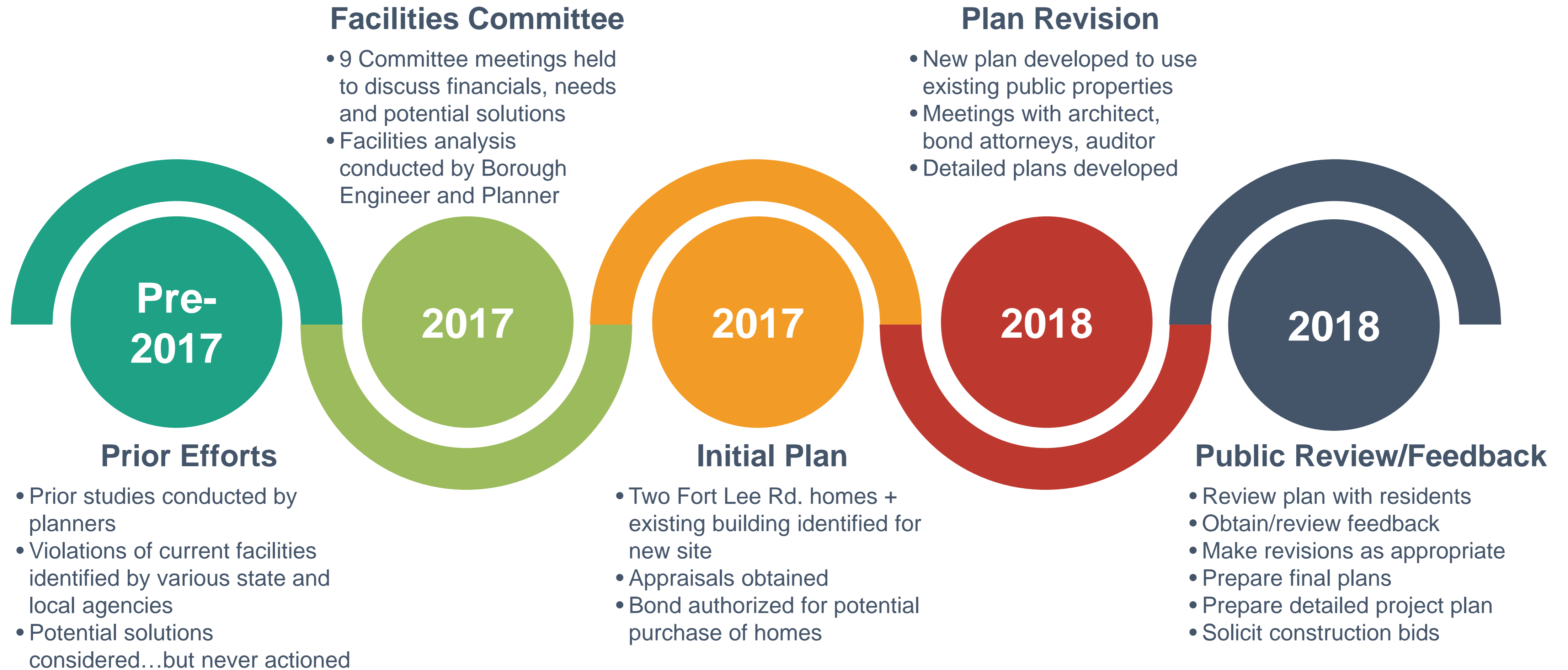
Please be respectful of all participants

Thanks to all for joining us tonight!

Needs Analysis



Needs Analysis Timeline



Needs Analysis

Key Considerations



- What facilities might need future upgrades? Does this plan help or hurt that?
- What are the highest priority needs right now?
- What's the quickest way to start/complete the project? What could prevent that?
- What's the total taxpayer impact? How can we minimize it?
- How much does it cost to do nothing? How much do other alternate plans cost?
- Can we use this as an opportunity to improve public and/or other spaces or functions (such as for Seniors?)
- What are the quantifiable needs of each department (including floor plans, meeting rooms, parking, storage, etc.)?
- Can we ensure that these plans integrate with the Master Plan?
- How can we improve our overall environmental impact with new construction?



Overview – Current Facilities



Leonía Police Department

Overview

- **Built:** 1920s
- **Last Renovation:** 1994 (relocation of holding cells)
- **Original Use:** DPW Garage
- **Size:** 2500 s.f.

Cited Issues

“There are potential safety issues with the current facilities for all users of the building including police officers and visitors.”

- H2M Community Facilities Review, 2010

35 cited areas of non-compliance from the NJ Department of Corrections on prisoner’s cells.

- NJ DOC Cell Inspection, 2016

17 violations of the Uniform Fire Code

- Borough of Leonia Fire Inspection, 10/2018



Leonía Police Department

Actual Photos

Men's Locker Room



- No showers
- Ammunition stored in same room (out of compliance)

Front Desk (Hallway)



- Too Narrow
- Not ADA compliant

Women's Locker Room



- Only accessible through men's locker room
- Too small
- Non-compliant with OSHA

Leonía Police Department

Actual Photos

DWI Processing



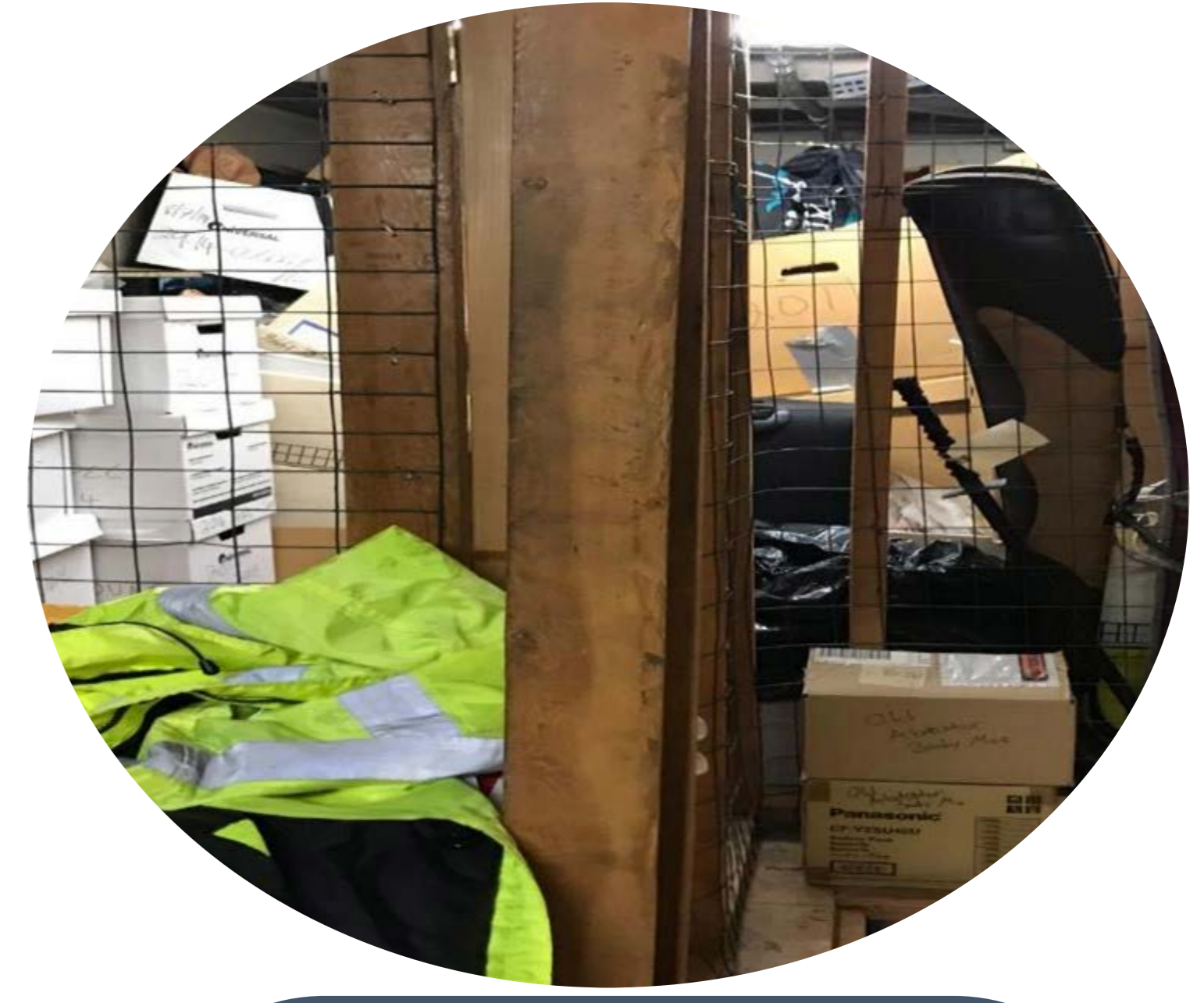
- Poor air quality results in malfunction of equipment
- Room temperature causes Alcotest malfunctions

Interior Hallway



- Storage due to lack of space
- Violates fire code
- Hallway not ADA-compliant

Attic/
Evidence Cage



- Violates AG guidelines
- Too small
- Vendors need attic access; evidence not secure

Borough Annex/Municipal Court

Overview

- **Built:** 1930s
- **Last Renovation:** 1990s
(installation of wheelchair ramps)
- **Original Use:** Girl Scout meeting place
- **Size:** 1,204 s.f.

Cited Issues

“Much like Borough Hall, the Annex is also poorly suited for current uses....In addition to being overcrowded, the building also does not have adequate ventilation or air conditioning and is in generally poor condition.”

H2M Community Facilities Review, 2010

“14 cited areas of significant security concern, including lack of almost any security screening and features.”

BC Sheriff's Dept. Facility Review, 2016

“I urge that this security issue [lack of security screening] be given your immediate attention...”

- Assignment Judge of Bergen County, 2016

Borough Annex/Municipal Court

Actual Photos

Long Lines

No security screening

Flood-prone basement space



- Lack of space prevents required security screening
- Forces people to wait outside in bad weather

- No space to perform the required security screening for Court use

- Senior space is insufficient and flood prone, requiring major maintenance and causing ongoing issues

Borough Hall

Overview

- **Built:** 1911
- **Last Renovation:** 1990s
(installation of elevator)
- **Original Use:** Telephone switching station
- **Size:** 4,175 s.f.

Cited Issues

“The building was not intended for its current use, and is outdated and inefficient.”

H2M Community Facilities Review, 2010

“23 violations of Uniform Fire Code”

Fire Marshall Inspection, 2018

- Environmentally unhealthy conditions (mold + asbestos) present in basement/storage/archives
- No security features, puts both sensitive information and employees at risk
- Prior repairs done without proper inspections
- Est. baseline repair cost: \$500K

Borough Hall

Actual Photos

Insufficient Public Windows



- Public must visit six separate service windows
- No waiting or meeting rooms available

Crumbling building features



- Prior renovations done without permits/inspections
- Creates significant fire hazards

Vulnerable electrical systems



- Key Electrical infrastructure located on walls with significant water intrusion and damage



Borough Hall

Actual Photos

Insufficient Storage space



- Lack of storage space reduces office space and reduces ADA compliance in hallways, meeting rooms

Lack of meeting space



- Cannot fit all dept heads in meeting room; is also break room
- One meeting room for operations of seven departments

Deteriorating conditions



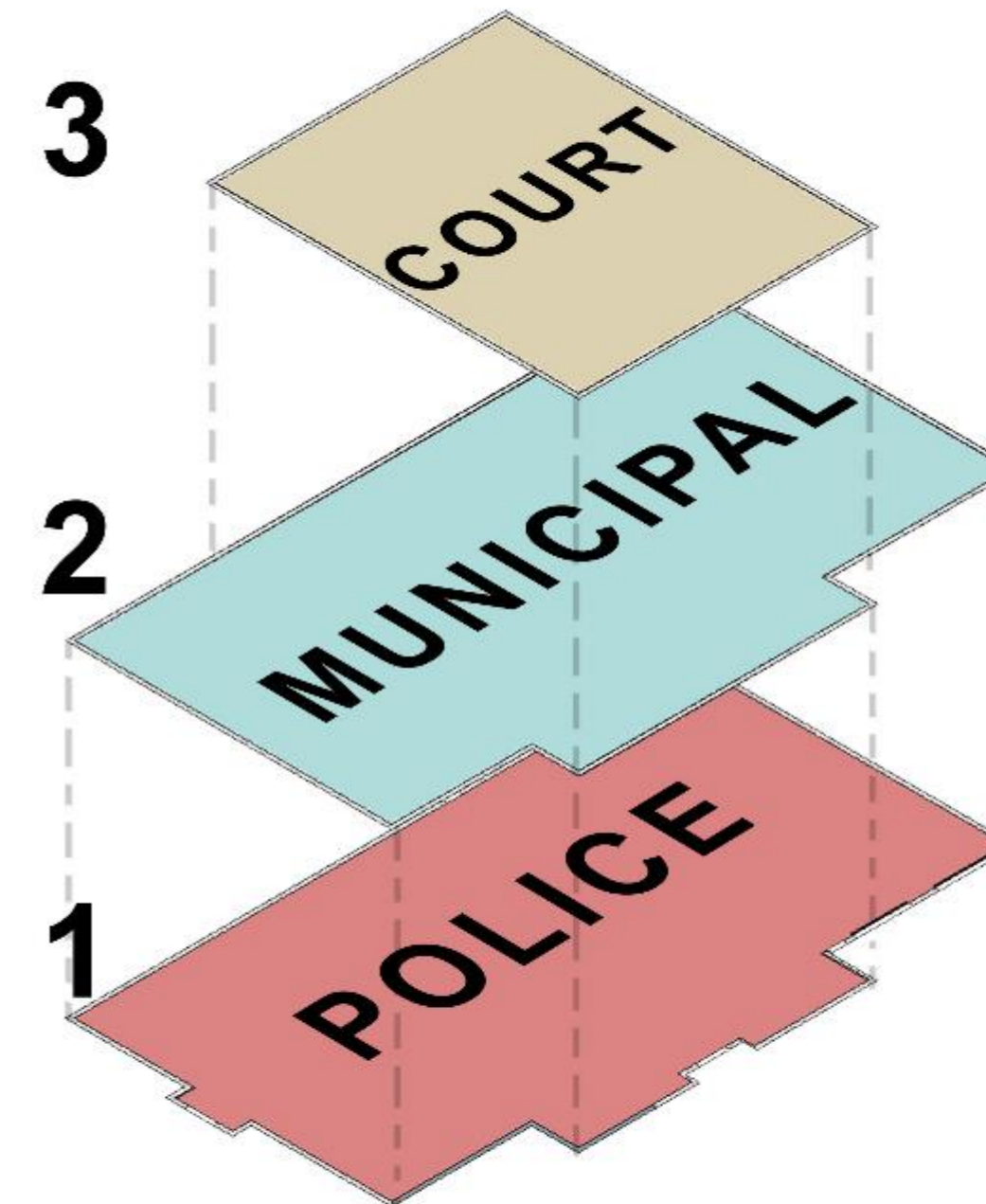
- Significant renovation required to bring building up to modern code/safety standards, ongoing damage from rain, flooding, more



New Municipal Building Plan



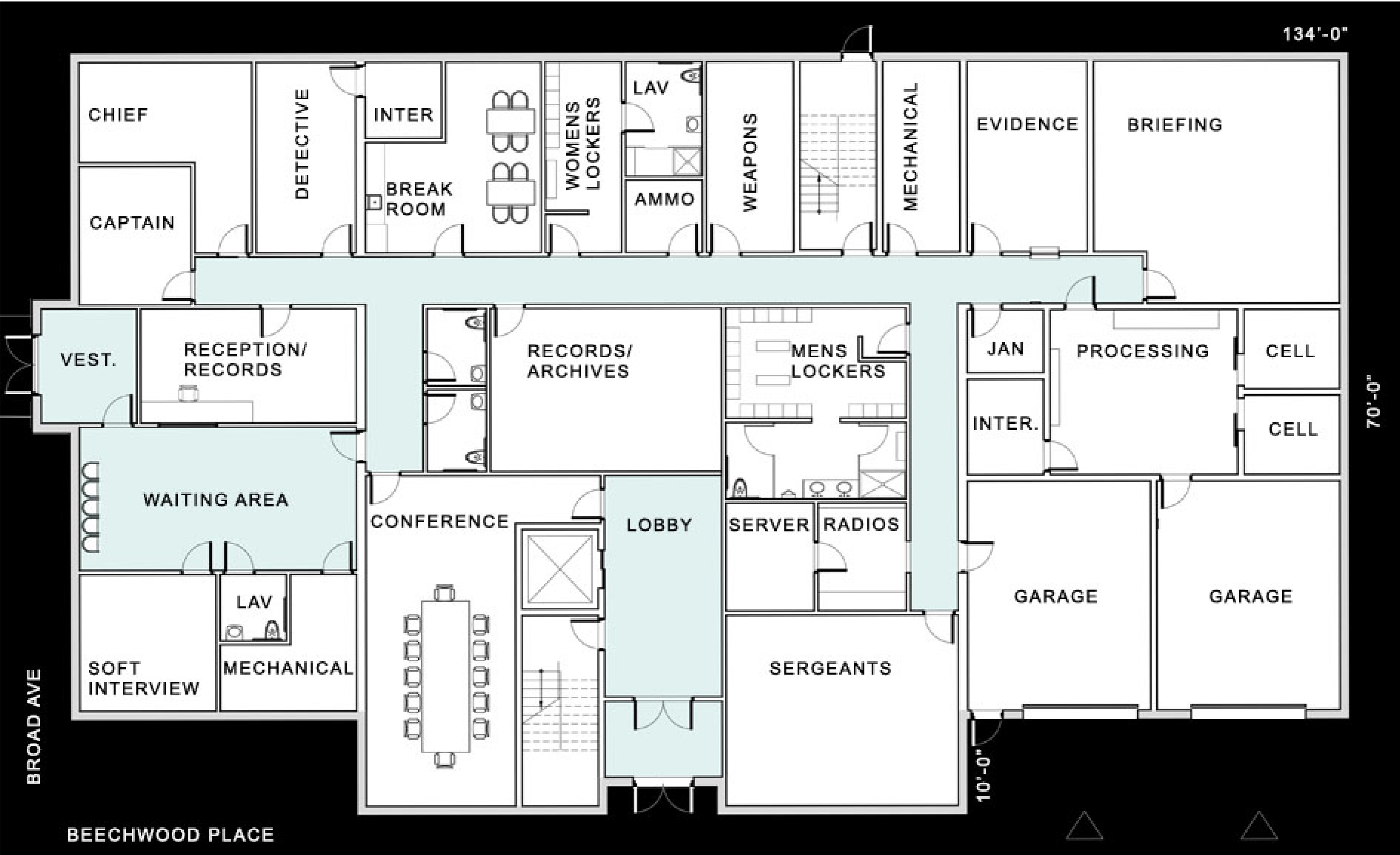
Building Location/Overview



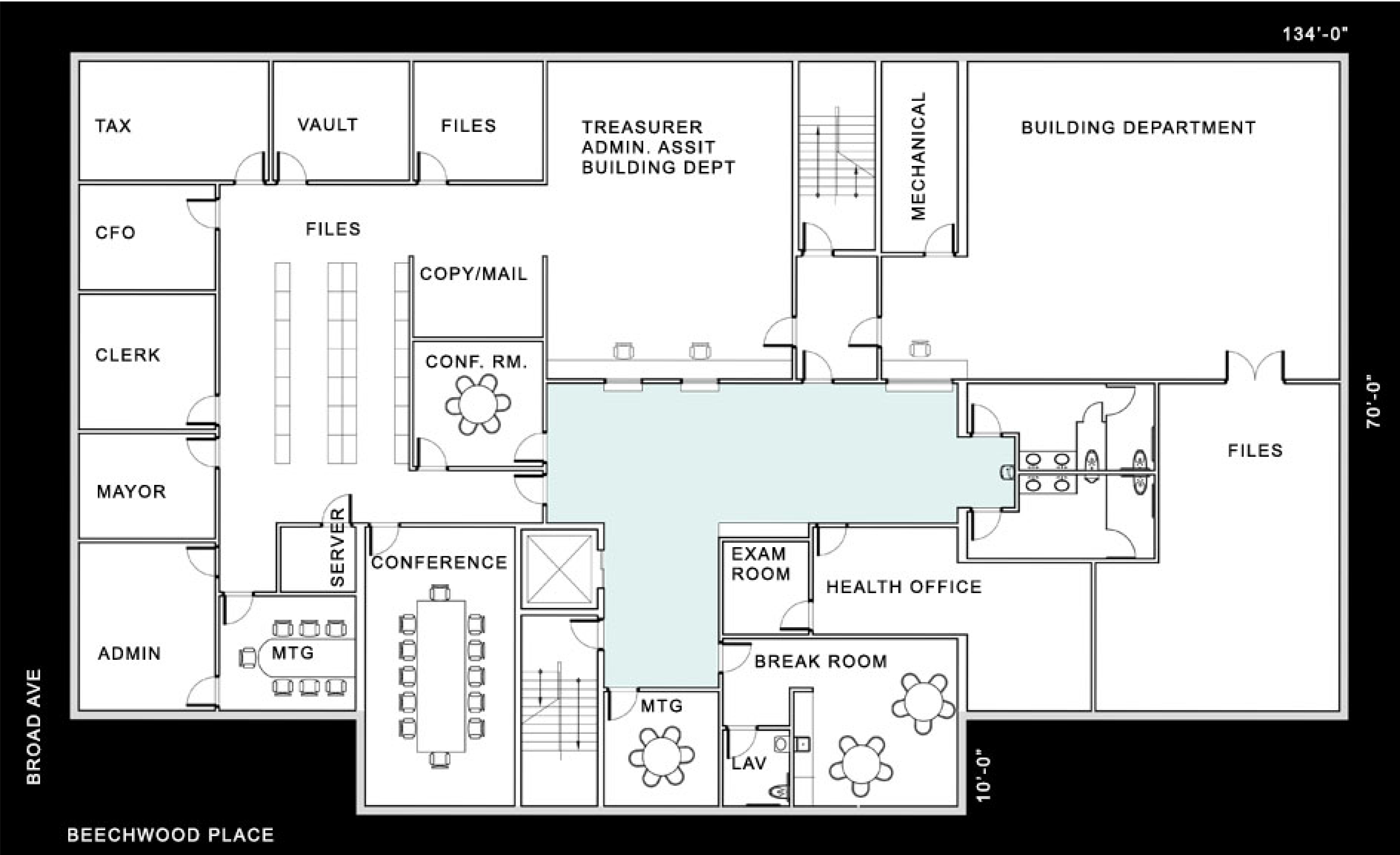
- **2 ½ story building on site of existing Borough Hall Annex**
 - **Police Department (7,900 s.f.)**
 - **Municipal Court/Council Chambers & Borough Hall (14,021 s.f.)**



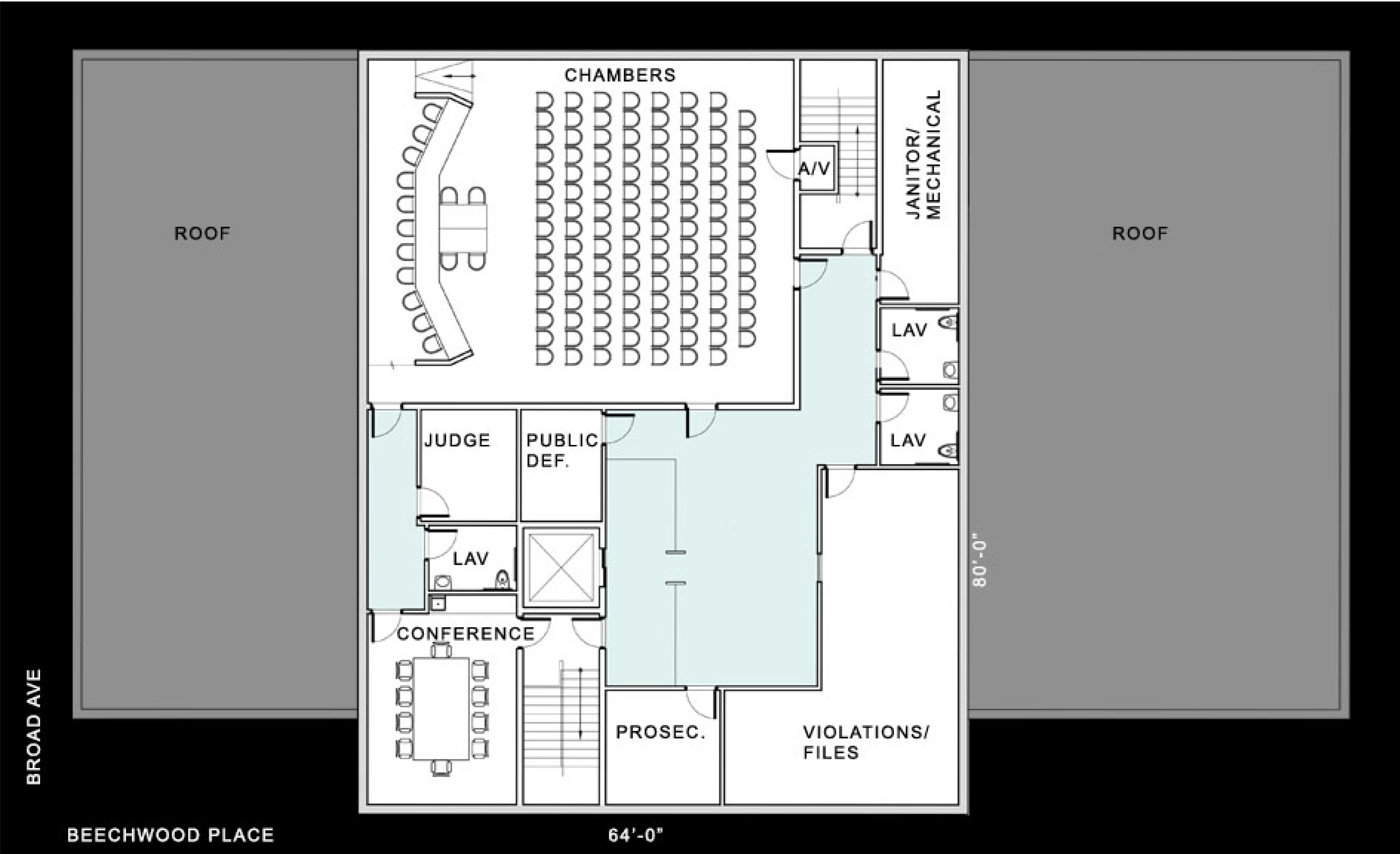
Ground Floor – Police Department



Second Floor – Borough Hall



Third Floor – Municipal Court/Meeting Chambers



Plan Benefits (1/2)

- **Cited Issue Resolution** – The construction of a new building will correct approximately 100 significant safety and security violations, as identified by numerous state, county and local agencies across three different current municipal buildings/functions
- **Public Access Improvements** – The new building will streamline public access to Borough services, ensure full ADA compliance/accessibility, and provide for more public meeting space, including for committees and community groups
- **Optimized Use of Public Space** – Combining three separate buildings into one eliminates HVAC inefficiency, allows for shared human resources, improves working environment for Borough employees, and improves the future flexibility/use of the space
- **Environmental Impact Improvements** – The building will be constructed utilizing sustainable materials and technologies, allowing for lower energy costs and reducing the Borough's carbon footprint



Plan Benefits (2/2)

- **Significant Cost Savings** – The current plan will save well over \$1 million vs. previous plan by removing the acquisition cost of private properties (currently tax ratables). New building will eliminate need for \$500K renovation of Borough Hall. If Borough Hall is sold, additional one-time and ongoing tax revenue will be generated. No temporary offices or relocations are required; also a significant savings
- **Enhancements to Other Facilities**
 - **Senior Center** – moves from its current location in the basement of the Borough Hall Annex (prone to flooding and rodent infestation), to the prior ambulance corps building; additional meeting space will also be created and renovations being made
 - **Fire Department** – Once police department building is vacated, potential to increase depth of Fire Department, providing much needed additional space
- **Traffic and Pedestrian Safety Enhancements** – Current plan will allow for traffic and pedestrian safety enhancements on Broad Ave., and maintains existing green space, while allowing for greater pedestrian safety in new library/Wood Park/Senior Center complex



Preliminary Cost Estimate

| Line Item | Total Cost |
|-----------------------------------------------------------------------|---------------------|
| Building Construction (\$375/s.f * 25,160 gross sq. ft.) | \$9,435,000 |
| Demolition and site preparation | \$500,000 |
| Furnishings and technology | \$250,000 |
| Soft costs (engineering, architectural, project management) | \$750,000 |
| Total Budgeted Building Cost (estimate, subject to change) | \$10,935,000 |
| Sculpture relocation | \$20,000 |
| Road/parking improvements (triangle, Beechwood Pl. lot) | \$250,000 |
| Senior center relocation/renovation | \$100,000 |
| Total Budgeted Project Cost (estimate, subject to change) | \$11,305,000 |
| Senior Center ADA Grant – Bergen County CDBG | (\$80,000) |
| Additional grants, donations, sponsorships/naming rights | (TBD) |
| Potential sale of Borough Hall, new ratables, use of vacated PD space | (TBD) |

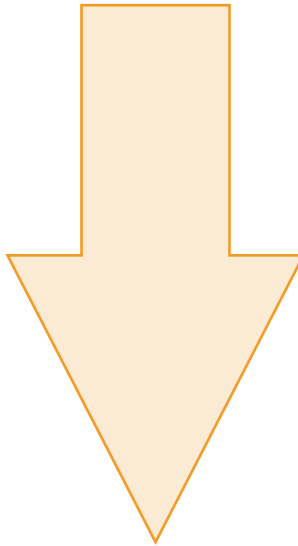
Est. cost for avg. homeowner on \$11m bond at 4% interest, over 23 year bond life is \$285 per year.



| Considerations | Fix in place | New Facility Plan |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Total costs | \$6,000,000 – \$11,300,000 | \$11,000,000 |
| Est. average cost per homeowner per year | \$156 - \$293 | \$285 |
| Fixing cited issues | Fixed within narrow limitations; some not fully addressed | Fixed without limitation |
| Space for Senior Citizens | Continued use of Insufficient current facility | New upgraded facility |
| Fire Department | Continued use of current, suboptimal facility | Upgraded facility using old PD space |
| Parking | Lose at least 15-20 spaces due to size of additions in Wood Park | Small gain, potential of larger gain with potential future lot sharing |
| Temporary relocations | Yes, full-time Admin staff, 24/7 Police, and Court | Court only |
| Future use of Wood Park/Library space | Size of additions would use both parkland and and parking space, limiting potential future open space/recreation expansion | Significant future opportunity to expand Wood Park open space |
| Sculpture Garden | Has to be relocated to allow for the size of Borough Annex additions | Has to be relocated, space made available at Triangle, Methodist Church, LHS or elsewhere |
| Holiday Tree Area | Unaffected | Expanded as part of plan (tree will remain) |
| Future Borough finances/uses | Retains current Borough Hall and Annex | Allows two buildings to be vacated, both for potential public and/or private uses |
| Next major repair | 10 years – Maximum life of current Fire Department/Police Building | 50 years - New facility would be low maintenance for ~30 years, life of at least 50 years |
| Borough Operations Efficiency | Continued inefficient operations within current facilities: more staff time, higher costs and less productivity, less optimal for residents | Optimally designed space that is built exactly for present and future needs, optimizing workforce efficiency and experience for residents |



Next Steps



**Public Input/
Plan Revision
(December 2018)**

**Bid Document
Preparation/Issuance
(February/March 2019)**

**Vendor
Selection
(March/April 2019)**

**Project
Initiation
(April 2019)**

**Project
completion
2020**



Frequently Asked Questions/ Key Takeaways



FAQs/Key Takeaways

Question

Answer

Why is this project necessary?

The current police department HQ, municipal court and Borough Hall are outdated and have been cited for numerous violations of state and local codes. Proper renovations are not cost effective (in some cases, not legal); thus a new building is necessary to address these issues.

Is this the only option that was considered?

No – numerous other options were considered, including building in other locations, acquiring existing non-Borough property and renovating the existing buildings. What is proposed is the solution that best balances cost and taxpayer impact with necessary improvements.

How much is this going to cost?

Although costs won't be finalized until bids are received, the project is expected to cost approximately \$10 - \$11 million. The impact to the average homeowner will be approximately \$250 - \$300/year for 15 years

FAQs/Key Takeaways

Question

Answer

Could the project end up costing less?

Yes – depending on the ultimate decision whether or not to sell Borough Hall (which, if sold, cannot be demolished, as it is a historic landmark), the Borough could realize additional savings of \$500,000 or more.

What happens to the Sculpture Garden?

It will need to be relocated, and various new locations are available. The Leonia United Methodist Church has indicated their willingness to discuss potential relocation to their great lawn; other possible locations include Wood Park, the new Triangle Green Space, LHS or others

Will this impact the “Triangle,” and/or the “Holiday Tree?”

The plan includes eliminating the road that parallels Broad Ave., north of Magnolia Place, to increase green space and enhance pedestrian safety. The holiday tree will not need to be removed, and will have more space

FAQs/Key Takeaways

Question

Answer

What will the building look like?

The architect is working on external renderings. The appearance of the new building will be entirely in keeping with the historic character and charm of our community, complementing its surrounding while leveraging modern best

Can we afford a new municipal building?

The Borough's financial advisors (auditor, CFO, bond counsel and others) were consulted as the plan was being developed, and have agreed that the expense is within financial appropriate debt limits. The Borough is retiring some current debt, which helps us afford new capital spending. In addition, Leonia's excellent credit rating as well as low interest rates will also keep the costs as low as possible.

These costs are similar to what would have to be spent anyway, in order to bring the current buildings into compliance; however, doing so is much less predictable, with no guarantee of avoiding significant incremental expenses.



Now It's Your Turn!

