



Memorandum

TO: Tabernacle Committee Building Subcommittee

FROM: Thomas Leisse, PE

DATE: 2/15/2024

SUBJECT: Old Town Hall – Building Options and Alternatives

At the request of the Township Committee Building Subcommittee, Pennoni has investigated and prepared this memo to provide options and alternatives with preliminary estimates of probable costs to address the condition of the existing Town Hall Building. My office utilized existing building reports as well as construction pricing estimates reviewed between my office and the office of the Architect to prepare this report. Costs are based on our project experience as well as unit pricing for recently publicly bid projects.

Pennoni is presenting options and preliminary cost estimates to perform the following:

- To Demolish and Remove the Building
- To Make the Building Safe but Unusable
- Complete Renovation of the Building

Option 1: Demolish and Remove:

Option 1 would include the demolition and disposal of the old Town Hall, removal of foundation and footings, on-site debris above and below ground, backfilling the lower level with certified select material free of organics to bring it to within 6" of final surface grading with the site, all restorations, labor, equipment, supervision, and all other incidentals necessary to complete the work. While the work is being completed, it is anticipated that traffic control along Medford Lakes Road and Caranza Road will be utilized through detours or partial lane closures.

An Environmental Building Survey (EBS) on the old town hall building was completed in October 2022. Asbestos-containing materials (ACM) and hazardous materials were identified during the inspection and verified by testing.

Costs to complete the demolition and removal of the building are estimated at:

- Abatement, demolition, removal and disposal (including foundation) - \$175,000 to \$225,000
- Soft costs (bidding and oversight) - \$25,000 to \$35,000
- Total - \$200,000 to \$260,000

The Township office would be closed for approximately 2-3 days as well during the time of construction to safely facilitate the completion of this work.

Option 2: Make the building safe but unusable:

Option 2 would be to make the building safe by reconstructing the foundation, and reinforcement of the structure and roof. This would provide the Township with additional time (approx. 10 to 15 years) to complete further repairs and improvements to the building to allow it to be safely occupied for limited use. However, at the completion of this option, the building would be restricted from occupancy for any use. The improvements would not address code compliance issues of the building.

Costs would include the following⁽¹⁾:

- Move Building to Make Repairs - \$225,000
- Foundation Reconstruction - \$225,000
- First Floor Reinforcement Structural - \$200,000
- Roof Reinforcement – \$160,000
- Shingles and Flashing - \$50,000
- Construction Cost - \$860,000
- Soft Costs - \$137,500 to \$206,000
- Total - \$997,500 to \$1,032,000

Option 3: Complete renovation:

Option 3 would be a renovation of the Old Town Hall, allowing the building to be occupied for the future uses. The renovated Town Hall could potentially be used as a museum to showcase historic artifacts of Tabernacle Township. This option would also allow for limited business use and other limited occupancy use as well. This option would only allow the use of the first floor for occupancy, the second floor would be utilized for HVAC equipment, etc.

Renovation would require the completion of Option 2 to make the building structure safe. Option 3 would include moving the building within the same site to a new location.

Costs would include the following⁽¹⁾:

- Construction Cost (Option 2) - \$860,000
- HVAC Replacement – \$430,000.00
- Septic Installation - \$75,000.00
- Well Installation - \$50,000.00
- Hole Fill (Old Foundation) – Township Labor
- Electrical Upgrades - \$75,000.00
- Plumbing Upgrades - \$200,000.00
- Siding Replacement - \$100,00.00
- Site Work - \$300,000.00
- Construction Cost - \$2,090,000
- Soft Costs - \$334,000 to \$500,000
- Total - \$2,424,000 to \$2,590,000

⁽¹⁾Costs for these options were provided based on the readily visible conditions of the building. There exists within these options a significant chance of exposing unforeseen conditions that will increase the cost of any or all of the line items. For example, further deterioration of the foundation, structure and roof may be encountered that cannot be accounted for within this estimate. It is not uncommon for change orders/cost increases for concealed conditions to be 20% to 30% or more of initial bid costs.

Option 4:

One alternative to repurposing the existing Town Hall building would be to construct a new building at the Village Greene that would be designed to be visually sympathetic to the characteristics of the current building. A new one-story building could be constructed on site that could be used for the Township groups or activities such as:

- Girl Scouts/ Boy Scouts
- Senior Groups
- Historical Society
- Community HOAs
- Bingo Night
- Pinelands Organization

This alternative would include the completion of Option 1.

Costs would include the following:

- Option 1 - \$260,000
- New Building (2,000 SF at \$500/SF) - \$1,000,000
- Site Work - \$300,000
- Construction Costs - \$1,560,000
- Soft Costs - \$233,000 to \$350,000
- Total - \$1,793,000 to \$1,910,000

Preliminary estimates are based in 2024 dollars and does not include escalation beyond 2024.