

MPPD/Borough Hall Addition + Alterations





BOTTOM LINE “MUSTS”:

- Rectify Holding + Processing Area Deficiencies
– Comply w/ NJ Department of Corrections + the Juvenile Justice Commission Standards + Guidelines
- Address Safety Concerns for Officers, Detainees, Victims, + Witnesses
- Improve Operational Efficiencies
- Provide for necessary Departmental Growth in the Future
- Strive to Develop a Design that can be Constructed for a TOTAL Project Budget of \$5M
- Complete the Schematic Design Study within 90 days





RESOURCES:

- Musial Group Architecture: Preliminary Report Borough of Morris Plains – New Police Headquarters (May 31, 2024)
- Whitman Engineering – Feasibility Assessment Report of Existing Conditions (May 2024)
- MPPD Headquarters Improvements PowerPoint Presentation V3.0 (September 23, 2025)
- MPPD Flyer for November 4, 2025 Ballot Question
- Draft Project Budget (April 23, 2025)





EXISTING SITE PLAN



DAY 2 INITIAL THOUGHTS + NOTES:

- Maximize existing building infrastructure (walls + above ceiling utilities)
- Minimize Selective Demolition
- Provide new floor, wall, ceiling finishes + LED Lighting throughout the PD Areas
- Unexcavated Space Below Existing Sallyport Remains





DAY 2 INITIAL THOUGHTS + NOTES:

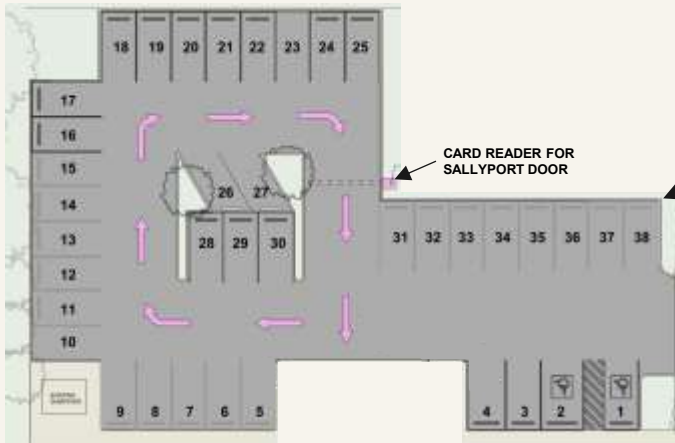
- Maximize existing building infrastructure (walls + above ceiling utilities)
- Minimize Selective Demolition
- Provide new floor, wall, ceiling finishes + LED Lighting throughout the PD
- Construct the Addition in the East Courtyard Area + encroach into the Parking Spaces



EXISTING FLOOR PLAN – 1ST FLOOR



PROPOSED PARKING LAYOUT



CARD READER FOR SALLYPORT DOOR



NOTES:

- Minor Alterations to provide for 15% Sworn Officer growth
- Start Thinking about Construction Phasing

PROGRAM LEGEND

	PUBLIC		UTILITY
	POLICE OFFICER		POLICE CIRCULATION
	POLICE SHARED		GENERAL
	INTERVIEW		FIRE DEPARTMENT
	PROCESSING / HOLDING		
	EVIDENCE		
	RECORDS		
	ARMORY		
	NSC SUPPORT		





NOTES:

- Place the Most Expensive Space to Construct in the Addition
- Keep Thinking about Construction Phasing + How to Mitigate Disruption to the Borough Staff + Public

PROGRAM LEGEND

	PUBLIC		UTILITY
	POLICE OFFICE		POLICE CIRCULATION
	POLICE SHARED		MUNICIPAL
	INTERVIEW		FIRE DEPARTMENT
	PROCESSING / HOLDING		
	EVIDENCE		
	RECORDS		
	ARMORY		
	NSC SUPPORT		





NOTES:

- Consider Visual + Acoustical Impacts of the 1st Floor Addition on the 2nd Floor Borough Spaces
- Separate out Costs for Future HVAC Equipment Replacements

PROGRAM LEGEND

	PUBLIC		UTILITY
	POLICE OFFICE		POLICE CIRCULATORY
	POLICE SHARED		MUNICIPAL
	INTERVIEW		FIRE DEPARTMENT
	PROCESSING / HOLDING		
	EVIDENCE		
	RECORDS		
	ARMORY		
	WIC SUPPORT		



PROPOSED FLOOR PLAN – 2ND FLOOR 1 STORY





NOTES:

- Consider Visual + Acoustical Impacts of the 1st Floor Addition on the 2nd Floor Borough Spaces
- Separate out Costs for Future HVAC Equipment Replacements

PROGRAM LEGEND

	PUBLIC		UTILITY
	POLICE OFFICE		POLICE DETAILER
	POLICE SHOPS		KITCHEN
	RECEPTION		FIRE DEPARTMENT
	PROCESsing ROOMS		EXPANSION SPACE
	STORAGE		MEETINGS ROOMS
	RECORDS		
	MEETING		
	REC. SUPPORT		





DAY TIME VIEW – 1 STORY OPTION



NIGHT VIEW – 1 STORY OPTION











DAY TIME VIEW – 2 STORY OPTION



NIGHT VIEW – 2 STORY OPTION

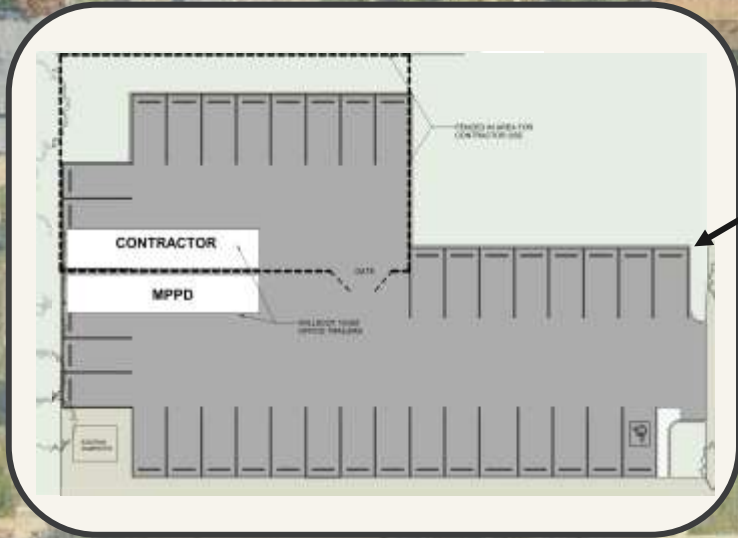


SOUTH VIEW – 2 STORY OPTION



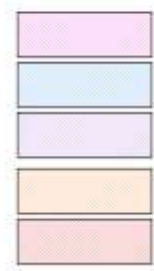
EAST VIEW – 2 STORY OPTION








PHASING



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

Morris Plains Police Department - Addition & Renovations				Concept Estimate	
 PCM COMPANY <i>Network. The Way. Build It.</i>		PCM Project:	101-030		
		PMAS Project:	110130001		
		Estimate Date:	2/26/2025		
		Green Area (SF):	7,400		
		Equipment:	1700 SF		
		3rd Fl. Retail:	6700 SF		
		1st Fl. Admin:	2000 SF		
		2nd Floor:	0 SF		
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	
GENERAL CONDITIONS / REQUIREMENTS	3,400	SF	\$ 67.62	\$ 230,400	
DIVISION 2 - SELECTIVE DEMOLITION	2,400	SF	\$ 15.81	\$ 38,160	
DIVISION 3 - SITE WORK	7,400	SF	\$ 21.84	\$ 161,616	
DIVISION 3 - CONCRETE	3,400	SF	\$ 12.16	\$ 41,344	
DIVISION 4 - MASONRY	3,400	SF	\$ 37.40	\$ 127,760	
DIVISION 5 - STEEL	3,400	SF	\$ 18.14	\$ 61,676	
DIVISION 6 - CARPENTRY	3,400	SF	\$ 0.90	\$ 3,060	
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	7,400	SF	\$ 22.06	\$ 163,836	
DIVISION 8 - DRYWALL	3,400	SF	\$ 10.03	\$ 34,102	
DIVISION 9 - FINISHES	3,400	SF	\$ 36.21	\$ 124,114	
DIVISION 10 - SPECIALTIES	7,400	SF	\$ 4.45	\$ 32,930	
DIVISION 11 - EQUIPMENT	2,400	SF	\$ 2.57	\$ 6,168	
DIVISION 12 - FURNISHINGS	2,400	SF	\$ 0.32	\$ 768	
DIVISION 22 - CASEWORK AND MILLWORK	7,400	SF	\$ 8.14	\$ 60,236	
DIVISION 23 - SPECIAL CONSTRUCTION	5,400	SF	\$ -	\$ -	
DIVISION 24 - CONVEYORS	2,400	SF	\$ -	\$ -	
DIVISION 25 - SPRINKLER	3,400	SF	\$ 7.41	\$ 25,194	
DIVISION 25 - PLUMBING	3,400	SF	\$ 21.55	\$ 73,270	
DIVISION 25 - HVAC	2,400	SF	\$ 57.66	\$ 138,384	
DIVISION 25 - ELECTRICAL, LOW VOLTAGE	7,400	SF	\$ 48.08	\$ 356,192	
SUB-TOTAL	7,400	SF	\$ 51.58	\$ 2,897,708	
DESIGN / ESTIMATE CONTINGENCY	10.00	%	\$ -	\$ 289,771	
SUB-TOTAL	7,400	SF	\$ -	\$ 3,187,479	
PHASING - PREREQ. ON TRADE COSTS	10.00	%	\$ -	\$ 263,704	
SUB-TOTAL	7,400	SF	\$ -	\$ 3,451,183	
ESCALATION - BLDG PER COG 2%	8.00	%	\$ -	\$ 138,047	
SUB-TOTAL	7,400	SF	\$ -	\$ 3,589,230	
CONTRACTOR OVERHEAD & PROFIT	8.00	%	\$ -	\$ 287,138	
SUB-TOTAL	7,400	SF	\$ -	\$ 3,876,368	
BOND & INSURANCE	2.00	%	\$ -	\$ 77,527	
CONSTRUCTION TOTAL	7,400	SF	\$ 534.31	\$ 3,953,896	
ALTERNATES	SUB-TOTAL	MARR-UP'S	TOTAL		
ALTERNATE #1- SHELL 2ND FLOOR OR ADDITION	\$ 463,746	\$ 184,637	\$ 648,383		
ALTERNATE #2- REPLACE ATTIC MECHANICAL EQUIPMENT	\$ 138,888	\$ 95,915	\$ 234,803		
ALTERNATE #3- NEW ENTRY VESTIBULE (2505F)	\$ 242,485	\$ 84,700	\$ 327,185		

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draft ** Project Budget ** draft			
Project Name:	Morris Plains Police Headquarters Feasibility Report		
Project Location:	Borough Hall 531 Speedwell Avenue		
Scheme No.:	New Building Scheme 7		
Basis of Estimate: P&S, PCM Company 2/26/26 Concept Estimate			
Date Prepared:	February 26, 2025		
<i>Confidential, Advisory, Consultative, and Deliberative</i>			
Description	Unit	Rate	Total
A Construction Costs Total			\$4,216,230
a.1 Construction Costs (Trade Costs & General Conditions)	Report COE	\$3,448,550	\$3,448,550
a.2 Construction Costs (Bonds & Insurance)	Report COE	\$77,927	\$77,927
a.3 Design Contingency	Report COE	\$89,751	\$89,751
a.4 Construction Contingency	% of Construct Cost	8.00%	\$395,390
a.5 Existing Building Demolition	N/A	\$0	\$0
a.6 Hazardous Materials Abatement (cont. Soil Remediation)	LS Allowance	\$5,000	\$5,000
B Professional Services Total			\$433,176
b.1 Architect and/or Engineering Fee	% of Construct Cost	1.90%	\$295,137
b.2 Architect and/or Engineering Reimbursables	% of A/E Fee	8.00%	\$14,757
b.3 Project Management (Part A, Pre-Construction)	N/A	\$0	\$0
b.4 Construction Project Management (Part B, Construction)	% of Construct Cost	3.90%	\$105,782
b.5 Hazardous Materials Survey/Monitoring	LS Allowance	\$5,000	\$5,000
b.6 Material Testing Consultant Cost	LS Allowance	\$7,000	\$7,500
b.7 Specialty Consultant (AV, Acoustics, Lighting)	N/A	\$0	\$0
b.8 Building Commissioning Agent	N/A	\$0	\$0
b.9 Surveying Cost (Including Geotechnical Investigations)	LS Allowance	\$5,000	\$5,000
C Owner Costs Total			\$110,744
c.1 Permit/Inspection Costs	% of Construct Cost	0.90%	\$21,081
c.2 Printing & Advertising costs	LS Allowance	\$200	\$200
c.3 Information Systems & Technology (Cabling, Network, Phone)	LS Allowance	\$50,000	\$50,000
c.4 Information Systems & Technology (End User Computing)	N/A	\$0	\$0
c.5 Information Systems & Technology (Specialized - Comm)	N/A	\$50,000	\$50,000
c.6 Relocation and Moving Expenses	LS Allowance	\$25,000	\$25,000
c.7 Signage	Inst In A-1	\$0	\$0
c.8 Miscellaneous Project Expenses	% of Construct Cost	1.00%	\$42,162
D Contract Administration Total			\$0
d.1 MP Internal Fees	% of Construct Cost	0.90%	\$0
E Furniture and Equipment Total			\$300,000
e.1 Fixed Equipment Costs	LS Allowance	\$300,000	\$200,000
e.2 Moveable Equipment Costs	N/A	\$0	\$0
e.3 Furniture & Fixtures Costs	LS Allowance	\$100,000	\$100,000
F Contingency Total			\$105,406
f.1 General Contingency	% of Construct Cost	2.90%	\$105,406
G Escalation To Midpoint			\$138,047
g.1 Escalation	Report COE	\$138,047	\$138,047
TOTALS (Total of Bold Cells)			\$5,381,810

Scheme 2 Scheme 5 Scheme 6 Scheme 7 Feb 2026 Base



1-STORY OPTION (POLICE ONLY)

Building Area Tabulation

• Addition (1 st Floor)	2,000SF
• Alterations (Basement)	1,700SF
• Alterations (1 st Floor)	3,700SF
• <u>Alterations (2nd Floor)</u>	<u>N/A</u>
TOTAL	7,400SF

Construction Cost Range \$4,326,000 to \$5,009,000

TOTAL Project Cost Range \$5,113,000 to \$5,920,000



2-STORY OPTION (POLICE + BOROUGH)

Building Area Tabulation

• Addition (1 st + 2 nd Floors)	4,000SF
• Alterations (Basement)	1,700SF
• Alterations (1 st Floor)	3,700SF
• <u>Alterations (2nd Floor)</u>	<u>200SF</u>
TOTAL	9,600SF

Construction Cost Estimate \$4,873,500 to \$5,643,000

TOTAL Project Cost \$5,751,000 to \$6,659,000

