

## LAN ASSOCIATES

Memo to File #2.2961.03  
Boonton BOE/Boonton HS Renovations

February 10, 2010

Memo to File #2.2961.04  
Boonton BOE/Schematic Design Services  
@ John Hill School

From: M. McGovern, RA & K. Karle, RA, PP, PE      Subject: Minutes of Meeting on 2/8/10

The writers were requested to attend a Boonton Board of Education meeting conducted on Monday, February 8, 2010 at 6:30 p.m. to review project status for the above captioned project. The writer's met with Dr. Christine Johnson, Superintendent, Ms. Pam Ranco, Business Administrator and approximately ten (10) board members. The following items were discussed and are enumerated as follows:

1. A feasibility study was presented at the meeting for the consolidation and relocation of central administrative office and CST office spaces. In particular, the existing annex building was reviewed. It was determined that the program provided by the school district for the central administrative offices could be relocated comfortably within the existing annex building. In order of magnitude a cost estimate for this work would be between \$160,000.00 and \$200,000.00.
2. The CST office spaces were reviewed and while there was not enough room to accommodate these spaces in the annex building under utilized and vacant space on the second floor on the at the south end of the high school was reviewed. It was determined that all of the CST administration spaces could be relocated to this portion of the building with limited demolition and new construction.
3. The site plan at the annex building was reviewed. It was noted that a net gain of approximately 20 spaces could be reutilized if the site was developed to maximize parking. The analysis indicated that approximately 75 parking spaces could be easily fit on the site. Originally the site contained 36 spaces and there are approximately 19 spaces along the east side of John Hill School which will be lost if an addition is constructed at this side of the building. The site plan was developed utilizing satellite imagery and was not based on an existing survey, however for the purposes of this study it was determined that the plan was accurate enough to develop the parking illustrated on the drawing.
4. As part of the site development feasibility study the existing Board of Education building would have to be demolished. Preliminary costs for the demolition of the building were estimated to be between \$20,000.00 - \$30,000.00.
5. Three (3) schemes for the John Hill Elementary School were presented to the Board. It was pointed out to the Board that the existing building is approximately 44,000 SF. It was noted that all three (3) of LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) scheme's including CAM's design basically doubled the size of the building. The new additions were approximately 45,000 – 49,000 SF.
6. It was noted that CAM's program did not include approximately nine (9) additional program spaces which were provided to LAN in an new program. The new spaces total approximately 8,000 SF.
7. LAN's schemes based on square foot comparison with CAM's drawings appear to be more efficient and provide a stronger sense of entry for the building. In addition, two (2) of the schemes reduced the number of stories from three (3) stories to two (2) stories which eliminated the need for sprinkler systems which overall reduced construction

costs. All three (3) plans provided a better reuse of existing large spaces including the auditorium and the multi-purpose room and provided improved circulation especially at the existing school with a wing connector constructed at the south end of the original building. Schemes also further reduced level changes via ramps and the number of stairs from that which was presented in the CAM design which will also reduce construction costs. All of the gymnasiums were constructed at the ground level reducing structural costs and improved controlled public access to the facilities for after hour and community use. All of the schemes reuse the existing kitchen and did not require the relocation of the kitchen resulting in cost savings. All of the classroom spaces were designed for 24 occupants and represented 850 SF per classroom as a basis for design.

8. It was noted that two (2) of the three (3) schemes were approximately 3,000-4,000 SF over CAM's original design however, LAN's Option 3 design was approximately 310 SF less than CAM's design which did not include the additional 8,000 SF of additional program space.
9. A review of the project costs was discussed. It was noted that the original referendum was \$23 million of which the referendum was broken down as follows; \$13 million for the John Hill School and \$10 Million for the High School renovation project. It was estimate that approximately \$7.2 million has been expended for High School projects and that approximately \$15.8 was available for the remainder of the High School renovation project and the John Hill addition and renovation project. It was estimated that the project was approximately \$6.6 million over budget based on the current program requirements and utilizing approximately \$2.6 million for the remainder of the High School renovation construction costs. The order of magnitude estimate took into consideration architectural and engineering redesign fees for LAN however, any fees associated with EPIC were not included in this quick analysis.
10. At the conclusion of the meeting it was determined that the Board of Education needed to review program requirements in an effort to cut program spaces to reduce construction costs. The Superintendent indicated that there were spaces that could be omitted from the program by maximizing square foot usage of rooms through efficient scheduling.

Having nothing further to discuss, the meeting was concluded. LAN shall await direction with regard to the John Hill schematic designs and proceed accordingly.

Michael J. McGovern, AIA, LEED® AP

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cc: Dr. Christine Johnson  
 Ms. Pam Ranco  
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