

TTF Facilities Subcommittee Phase I Final Report Joint Meeting

Princeton Borough Council
Princeton Township Committee

July 16, 2012

TTF Facilities Sub-Committee

- Assigned Task: Recommend Location for Merged Departments

- Subcommittee

TTF:	Scott Sillars Hendricks Davis	Bernie Miller (chair) Yina Moore
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Citizen Members:	Alexi Assmus Marvin Reed	Mark Schiebner
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University Liaison:	Anne St. Mauro	
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DCA Liason:	Eugene McCarthy	
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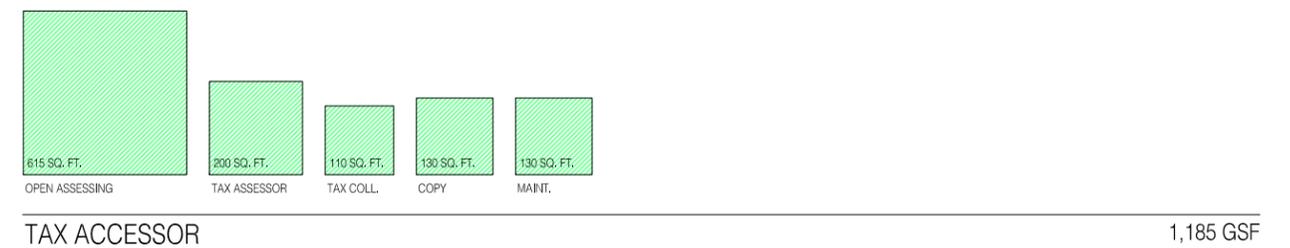
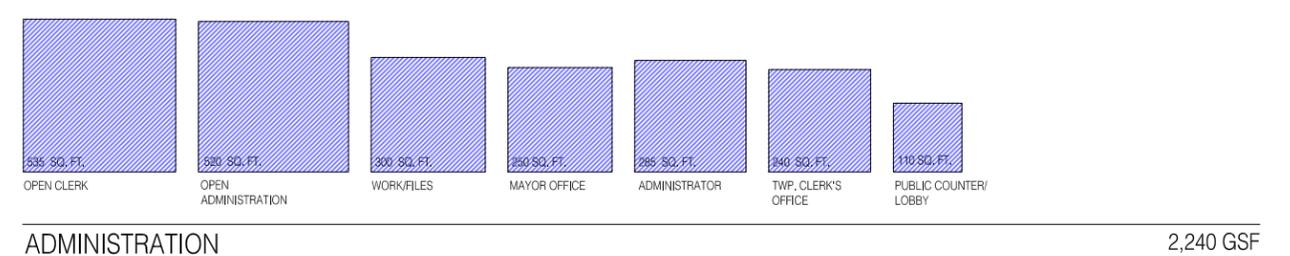
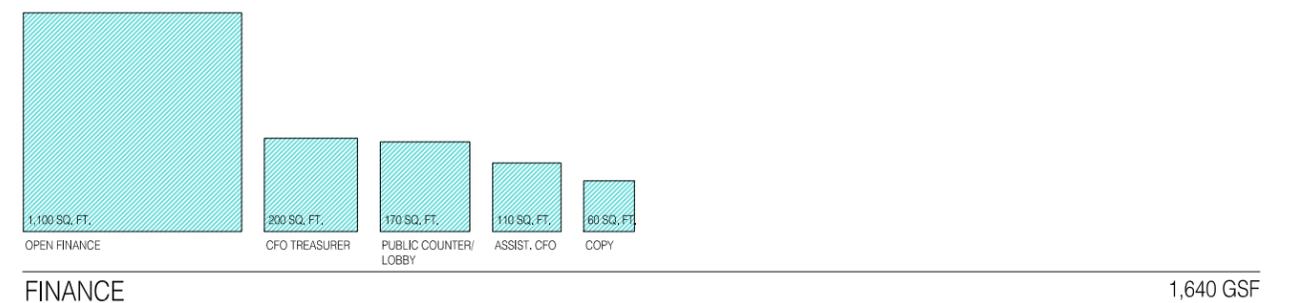
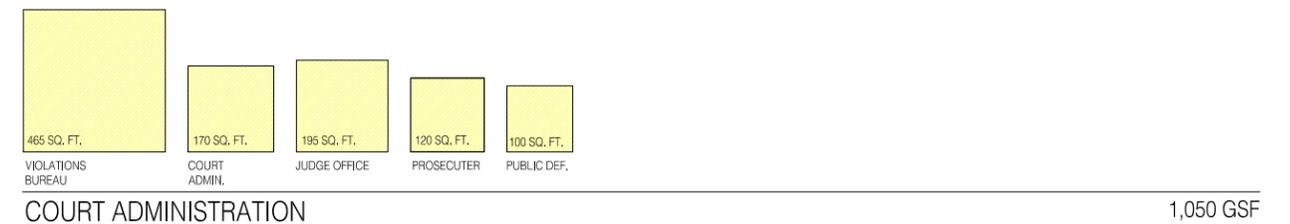
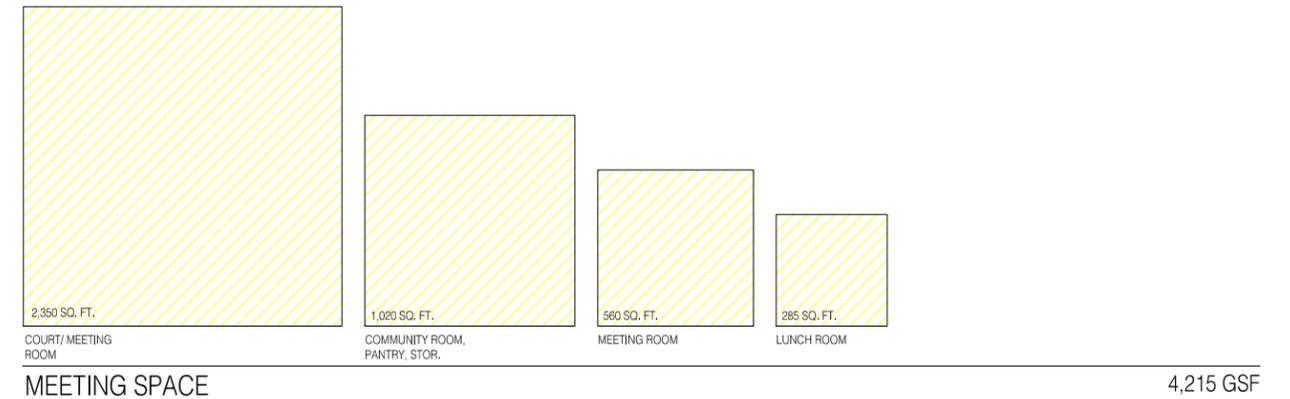
Contractor:	KSS Architects	
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Professional Staff

Princeton Facilities Consolidation

Process Outline:

- Existing Space Analysis
- Focus Group Meetings
- Program
- Development of Alternatives
- Evaluation of Alternatives
- Preliminary recommendations based on physical space characteristics, form, and function
- Detailed Alternatives
- Recommendation



TOTAL NET SQ. FT.: 10,330 GSF
 TOTAL GROSS SQ. FT.: 19,300 GSF

Existing Space Analysis

Princeton Facilities Consolidation Study

KSS Proj. No. 21665
 April 5, 2012

Princeton Township Municipal Building 1st Floor

KSS Architects

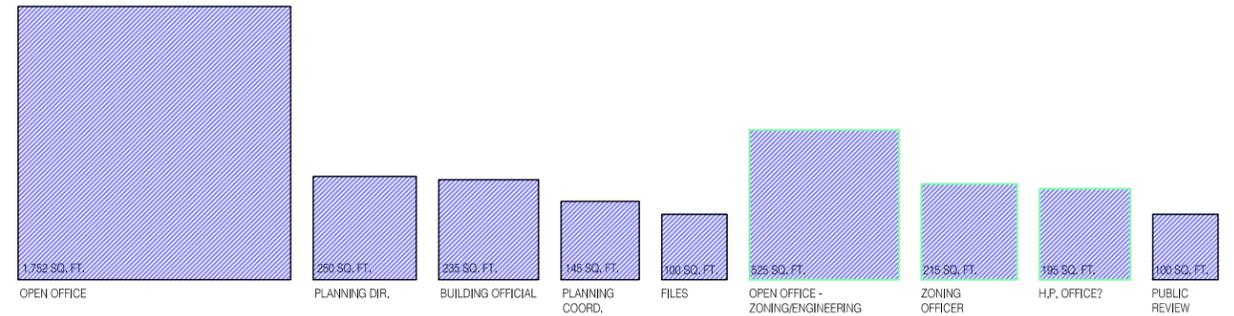
337 Witherspoon Street
 Princeton, New Jersey 08542





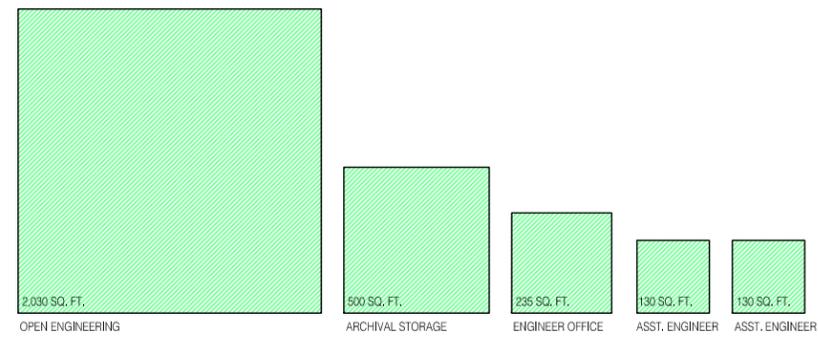
MEETING SPACE

320 GSF



PLANNING, ZONING, & CONSTRUCTION

3,517 GSF



ENGINEERING

3,025 GSF

TOTAL NET SQ. FT.: 6,862 GSF

TOTAL GROSS SQ. FT.: 10,518 GSF

Existing Space Analysis

Princeton Facilities Consolidation Study

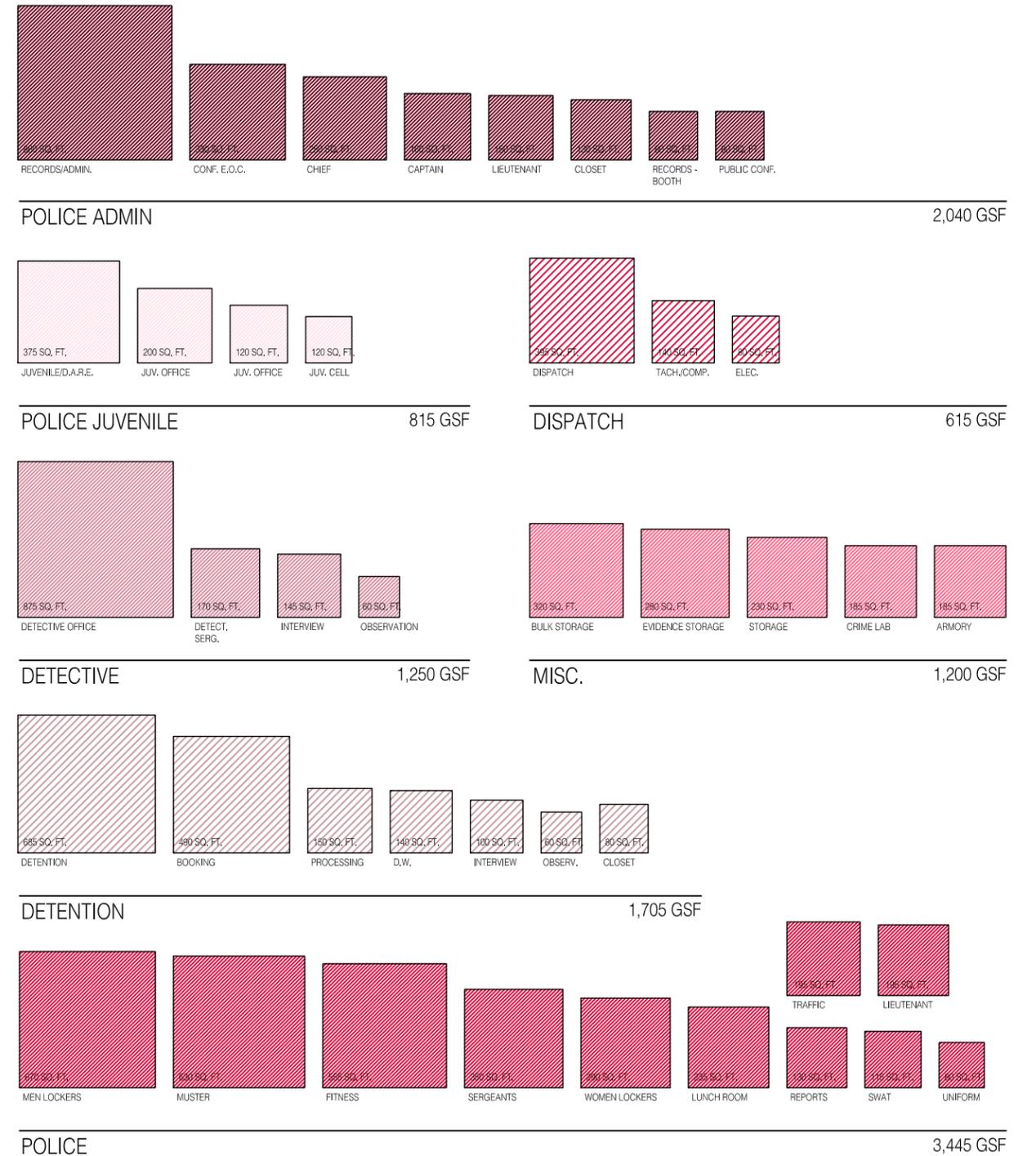
KSS Proj. No. 21665
April 13, 2012

Princeton Township Municipal Building 2nd Floor

KSS Architects

337 Witherspoon Street
Princeton, New Jersey 08542





TOTAL NET SQ. FT.: 11,070 GSF

TOTAL GROSS SQ. FT.: 18,563 GSF

Existing Space Analysis

Princeton Facilities Consolidation Study

KSS Proj. No. 21665

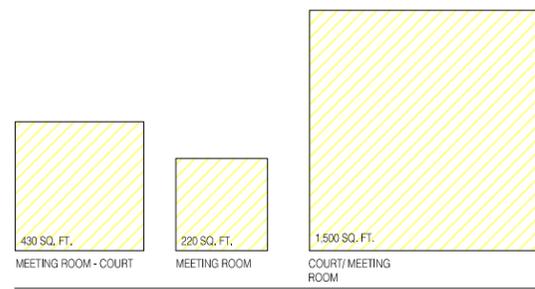
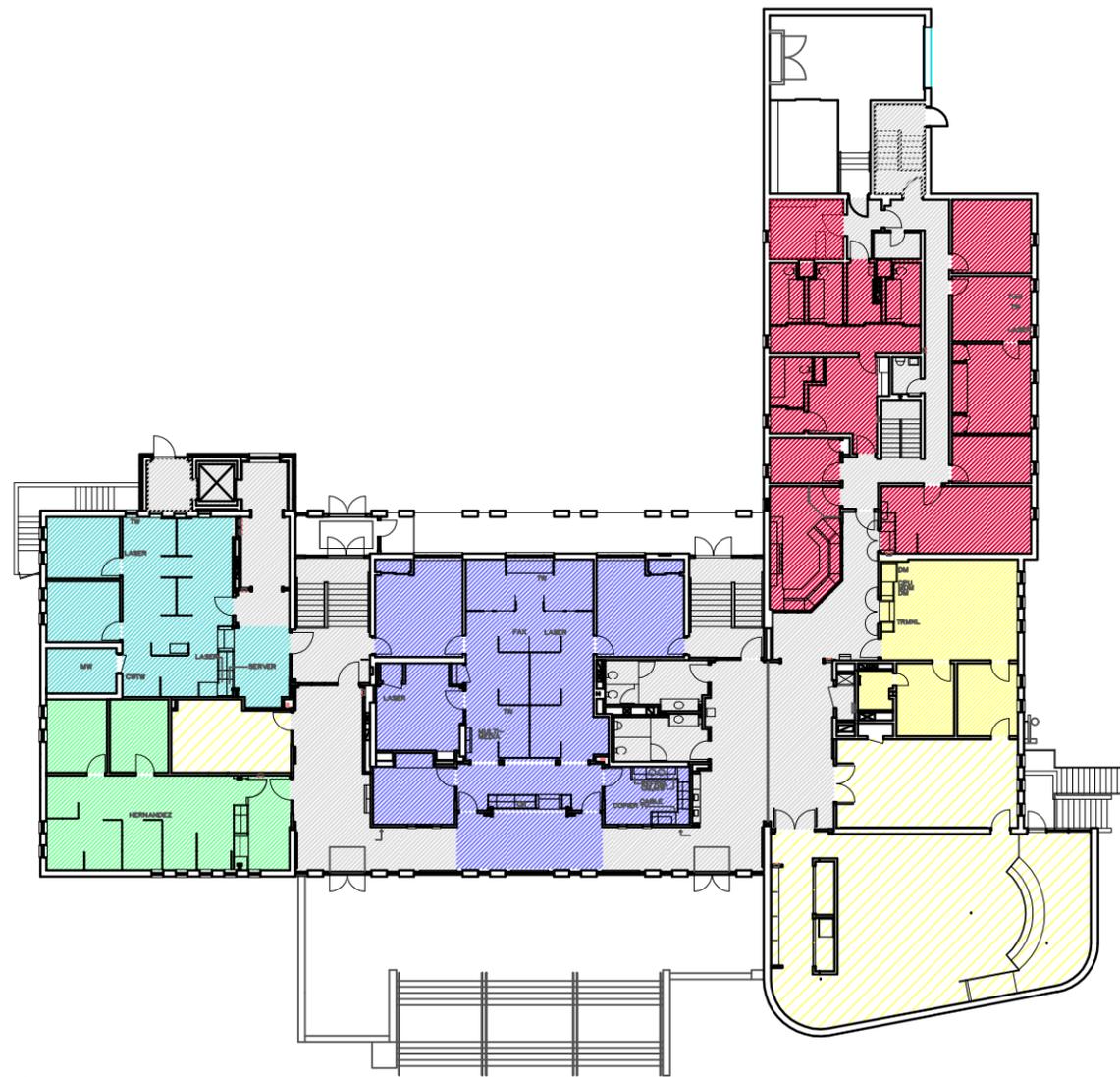
April 13, 2012

Princeton Township Municipal Building Lower Level

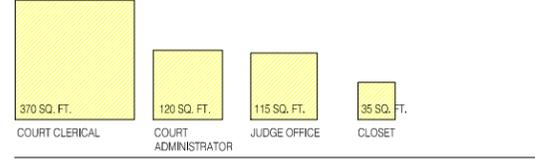
KSS Architects

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Princeton, New Jersey 08542

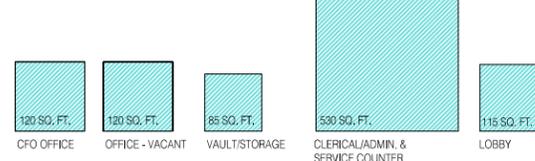




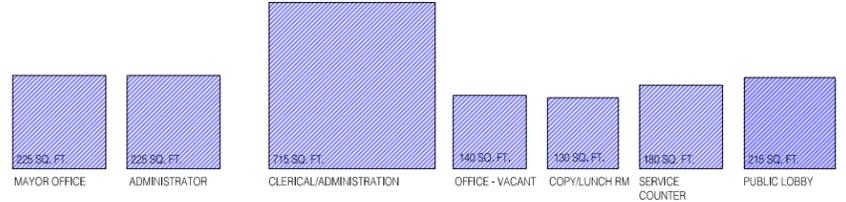
MEETING SPACE 2,150 GSF



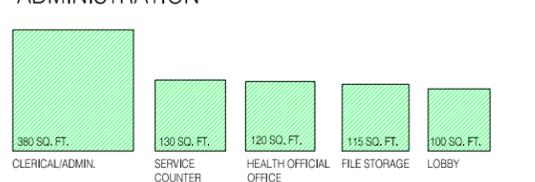
COURT ADMINISTRATION 640 GSF



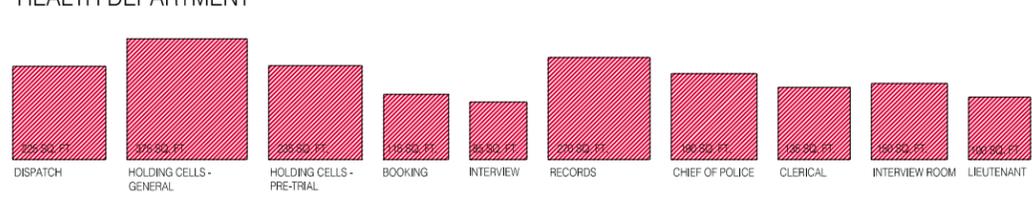
FINANCE 970 GSF



ADMINISTRATION 1,830 GSF



HEALTH DEPARTMENT 845 GSF



POLICE 1,880 GSF

TOTAL NET SQ. FT.: 8,315 GSF

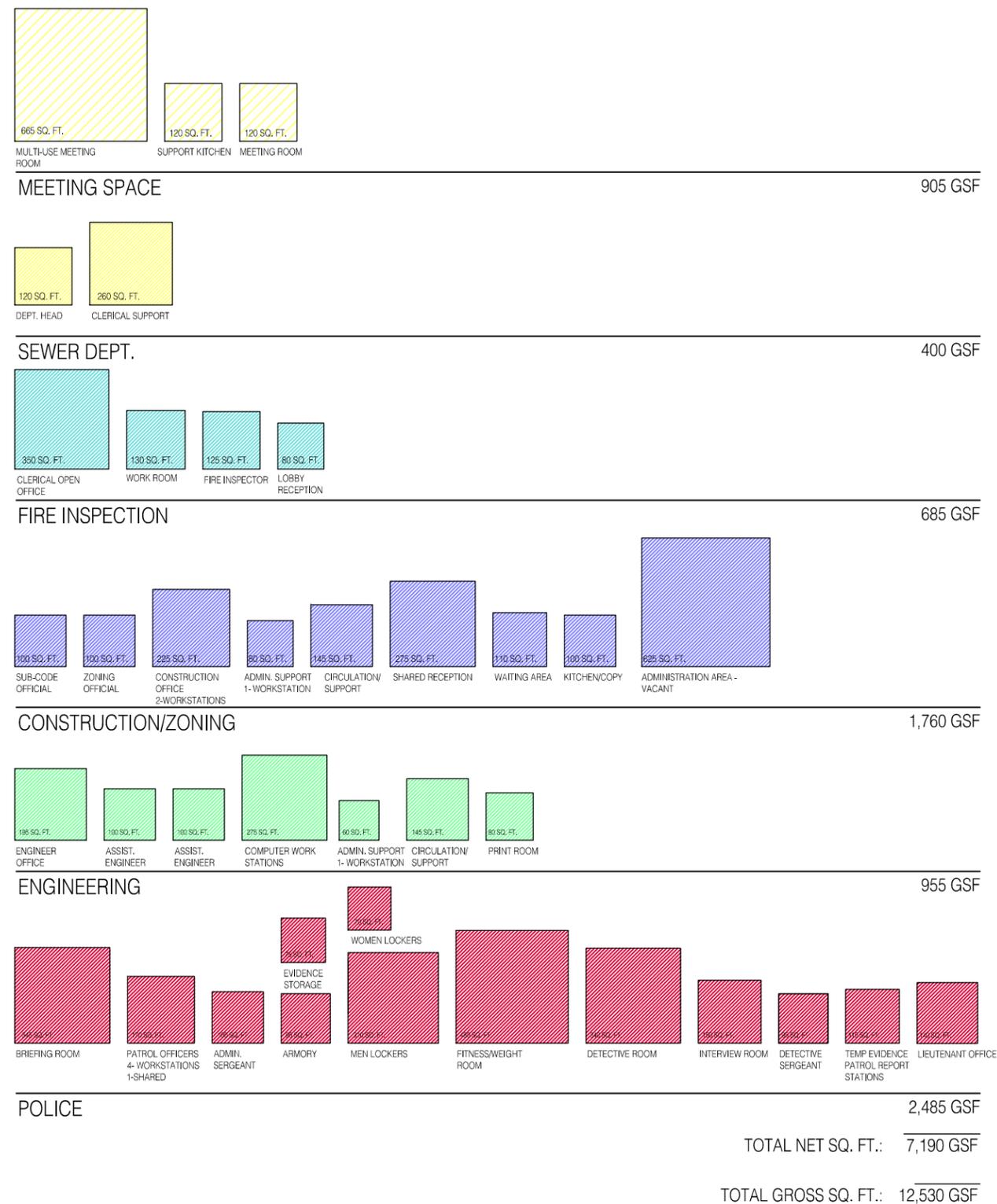
TOTAL GROSS SQ. FT.: 12,530 GSF

Existing Space Analysis

Princeton Facilities Consolidation Study

Borough Hall Upper Level





Existing Space Analysis

Princeton Facilities Consolidation Study

Borough Hall Lower Level

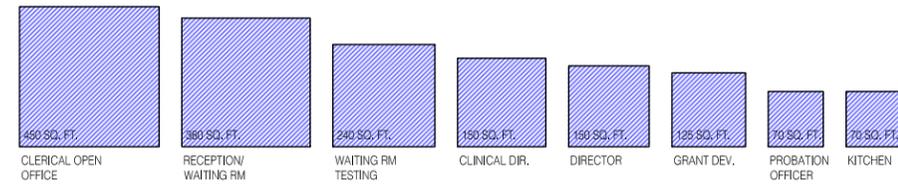
KSS Proj. No. 21665
April 5, 2012

KSS Architects
337 Witherspoon Street
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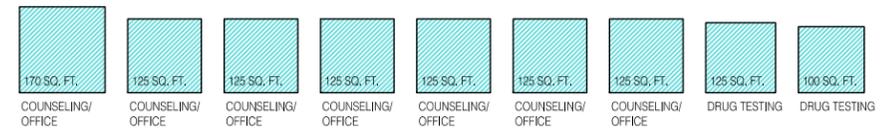




MEETING SPACE 1,280 GSF



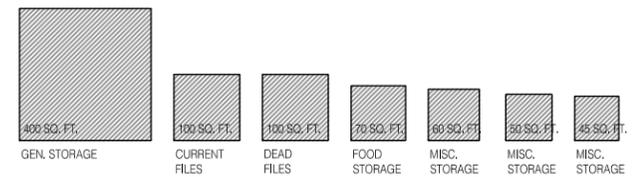
ADMINISTRATION 1,635 GSF



CLINICAL 1,145 GSF



MISC. SPACE 690 GSF



STORAGE 825 GSF

TOTAL NET SQ. FT.: 5,575 GSF

TOTAL GROSS SQ. FT.: 9,366 GSF

Existing Space Analysis

Princeton Facilities Consolidation Study

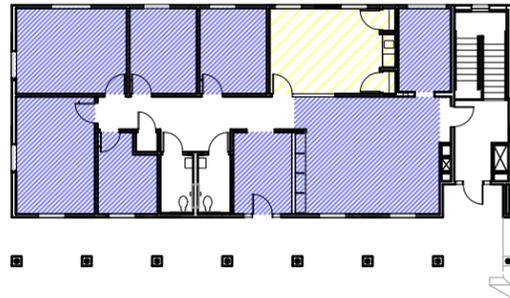
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April 5, 2012

Corner House

KSS Architects

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Princeton, New Jersey 08542



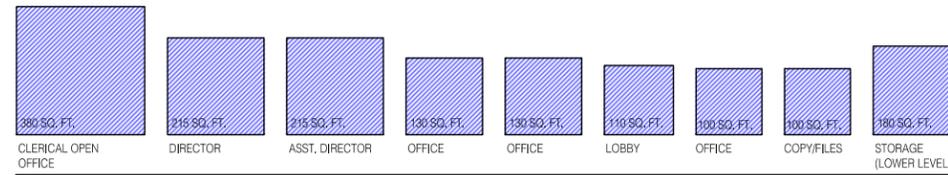


FIRST FLOOR



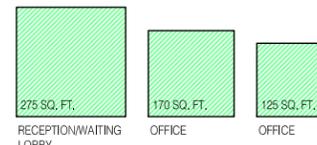
MEETING SPACE

650 GSF



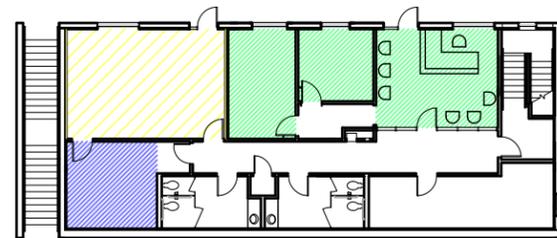
RECREATION DEPT.

1,560 GSF



HUMAN SERVICES

570 GSF



SECOND FLOOR

TOTAL NET SQ. FT.: 2,780 GSF

TOTAL GROSS SQ. FT.: 4,950 GSF

Existing Space Analysis

Recreation Building

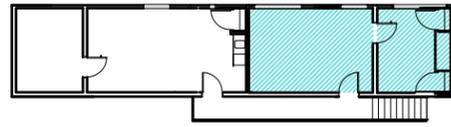
Princeton Facilities Consolidation Study

KSS Proj. No. 21665
April 5, 2012

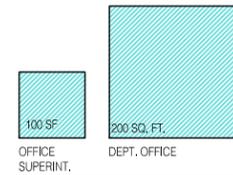
KSS Architects

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Princeton, New Jersey 08542



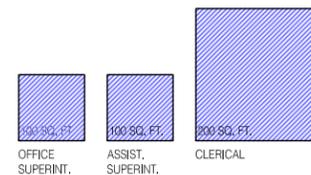


BOROUGH PUBLIC WORKS BUILDING



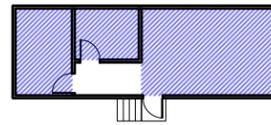
PUBLIC WORKS - BOROUGH

300 GSF



PUBLIC WORKS - TOWNSHIP

400 GSF



TOWNSHIP PUBLIC WORKS TRAILER

TOTAL NET SQ. FT.: 700 GSF
 TOTAL GROSS SQ. FT.: - GSF

Existing Space Analysis

Public Works

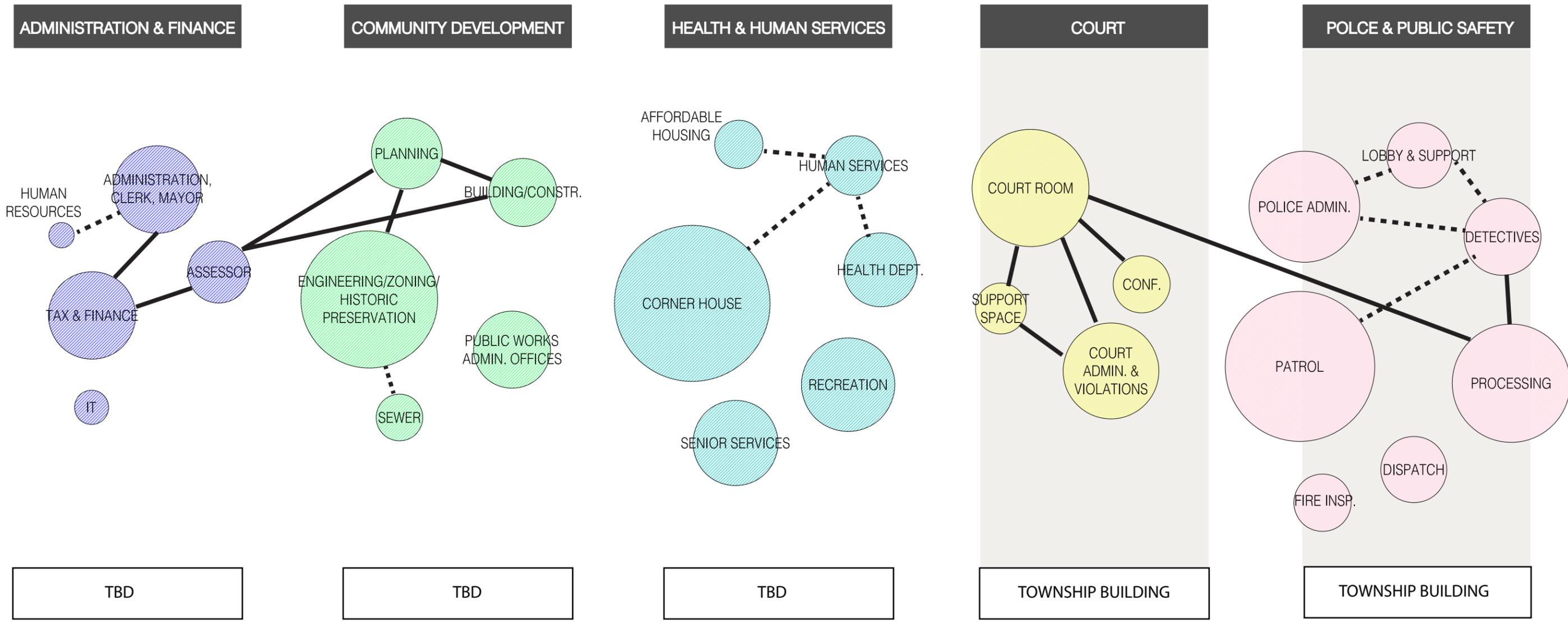
Princeton Facilities Consolidation Study

KSS Proj. No. 21665
 April 5, 2012

KSS Architects

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 Princeton, New Jersey 08542

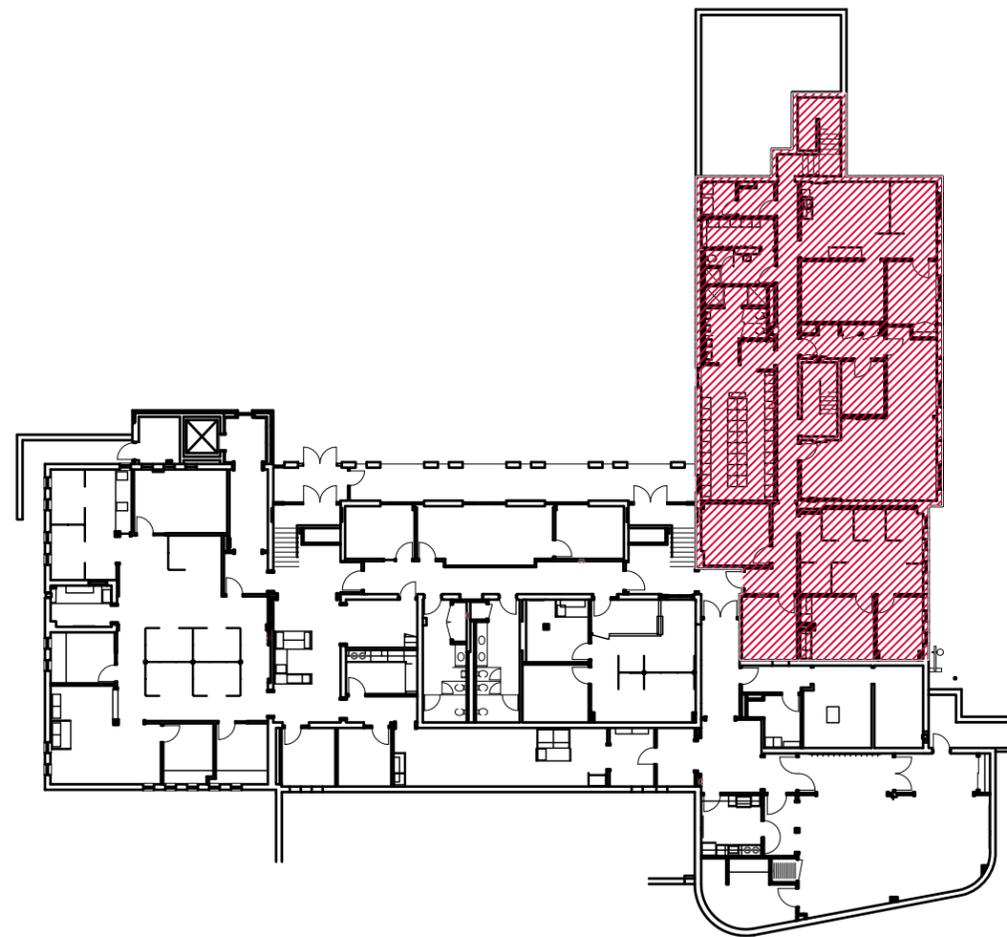




Existing Space Analysis: Programmatic Relationships & Adjacencies

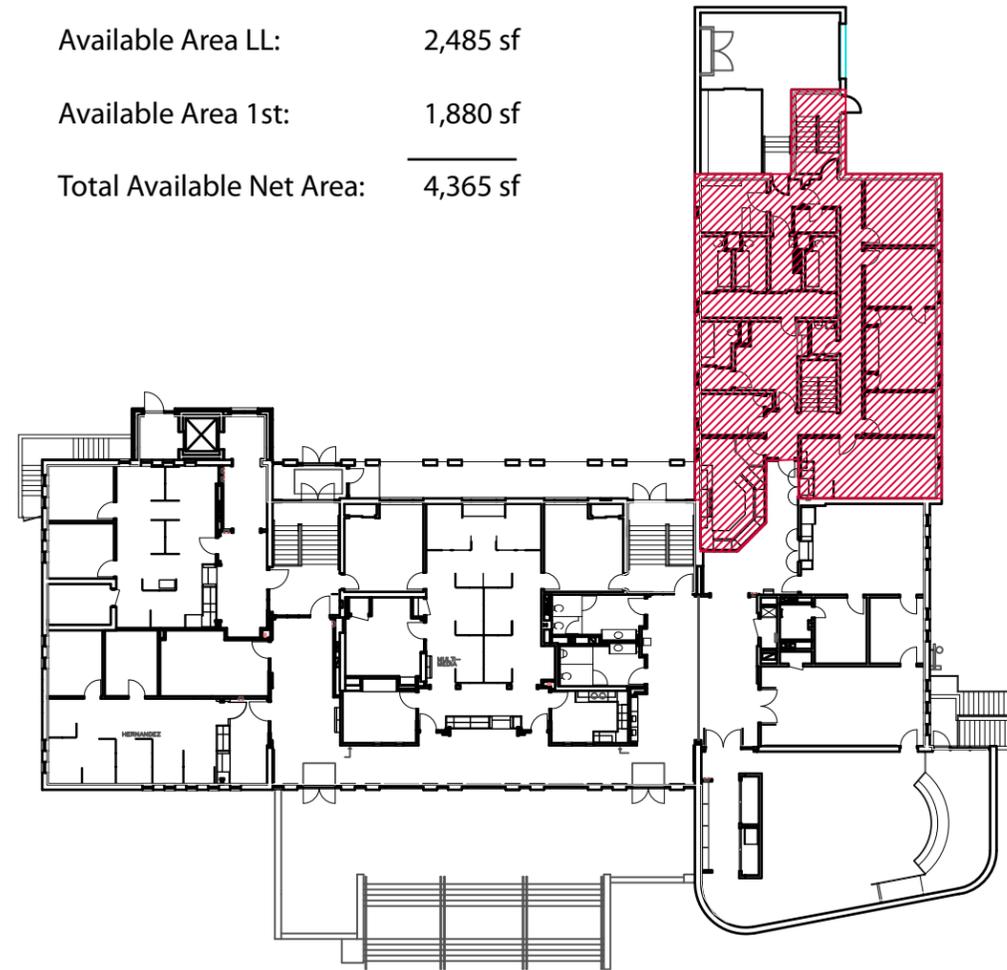
Princeton Facilities Consolidation Study



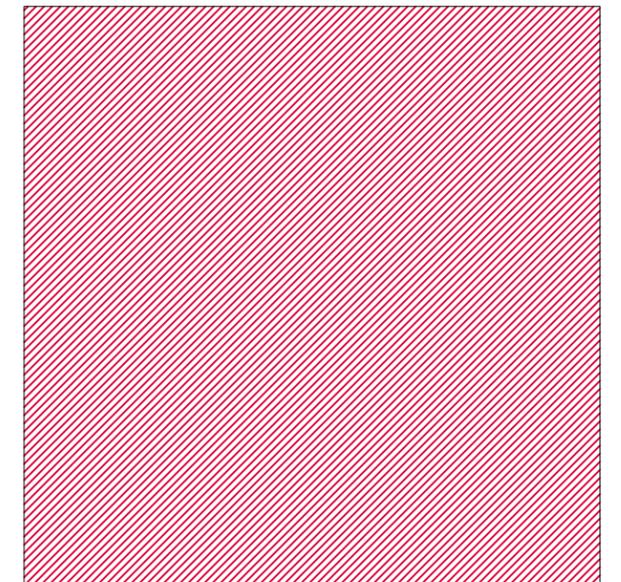


Lower Level Plan

Available Area LL:	2,485 sf
Available Area 1st:	1,880 sf
Total Available Net Area:	<u>4,365 sf</u>



Upper Level Plan



Net Program Area: 11,320

Police & Public Safety Area Diagram - Borough Hall

Princeton Facilities Consolidation Study

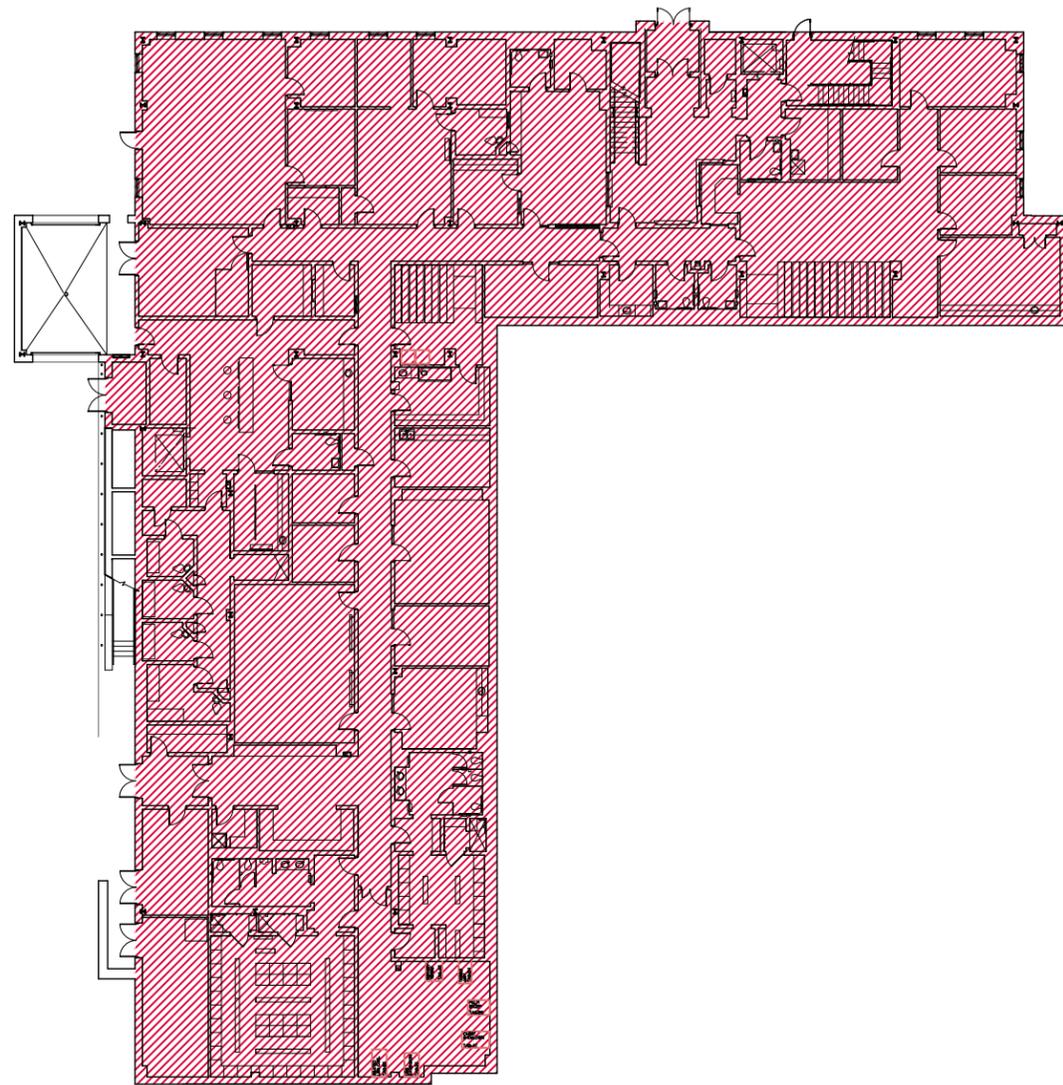
KSS Proj. No. 21665

May 9, 2012

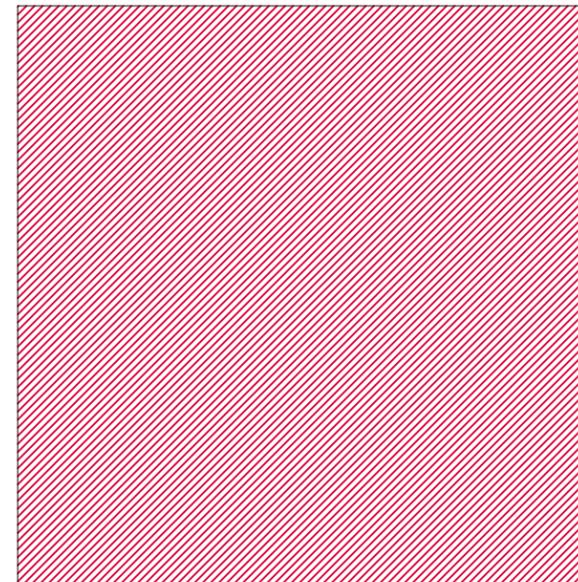
KSS Architects

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Princeton, New Jersey 08542





Available Net Area: 11,070 sf



Net Required Program Area: 11,320 sf

Police & Public Safety Area Diagram - Township Building

Princeton Township Municipal Building Lower Level

Princeton Facilities Consolidation Study

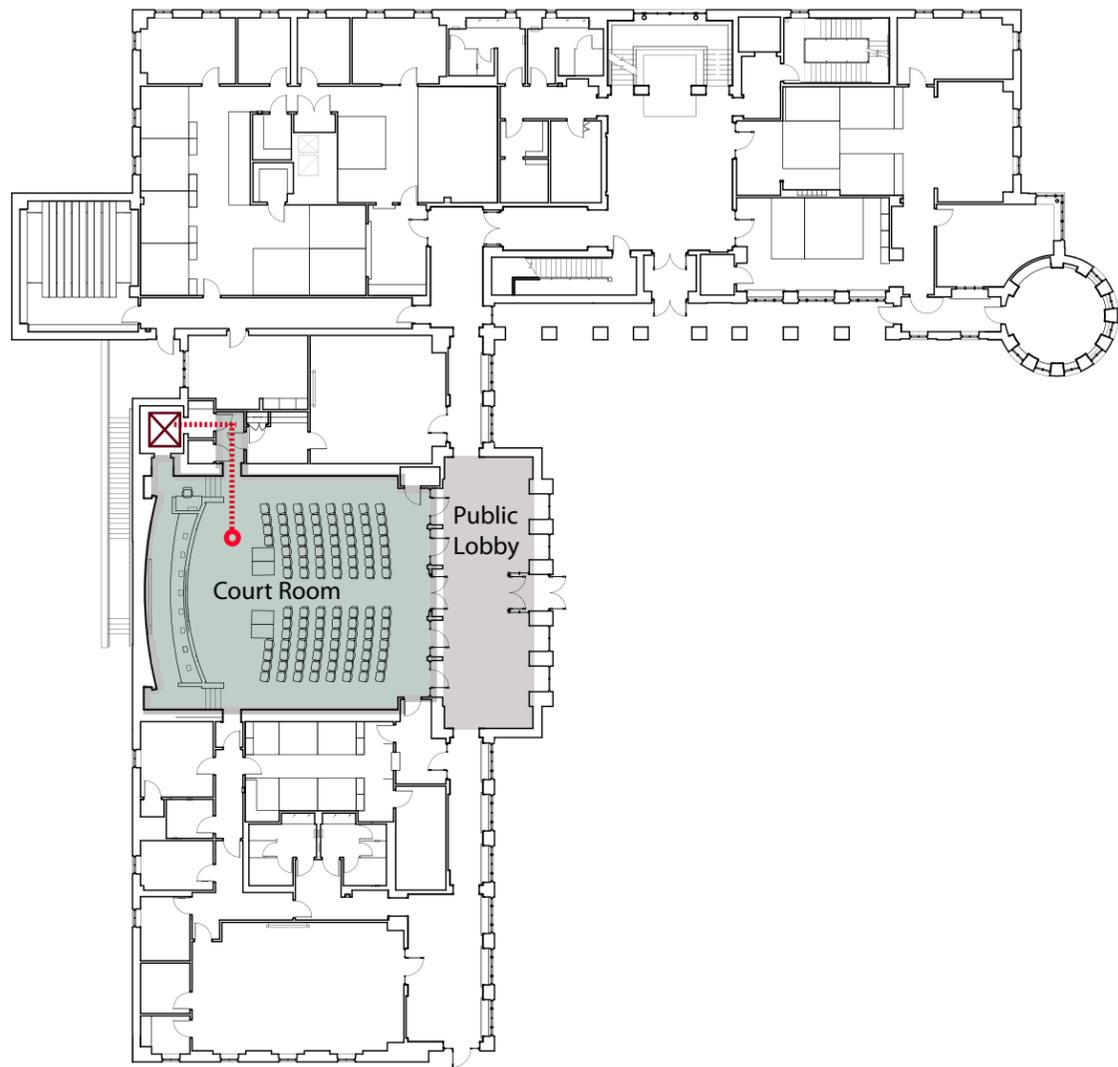
KSS Proj. No. 21665

May 9, 2012

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Princeton, New Jersey 08542





1st Floor - Municipal Court and Violations



Lower Level - Police Department

Circulation Pattern from Holding Cells to Court Room - Township Building

Princeton Township Municipal Building

Princeton Facilities Consolidation Study

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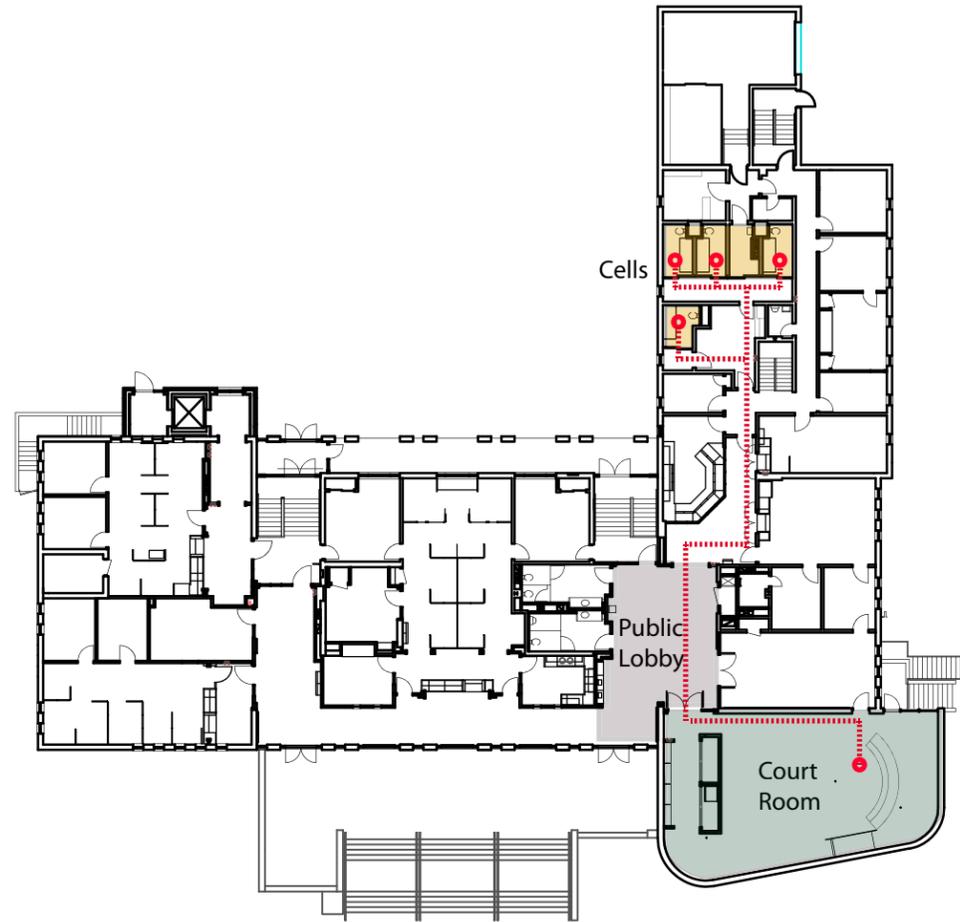
May 9, 2012

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Circulation Pattern from Holding Cells to Court Room - Borough Hall

Borough Hall Upper Level

Princeton Facilities Consolidation Study

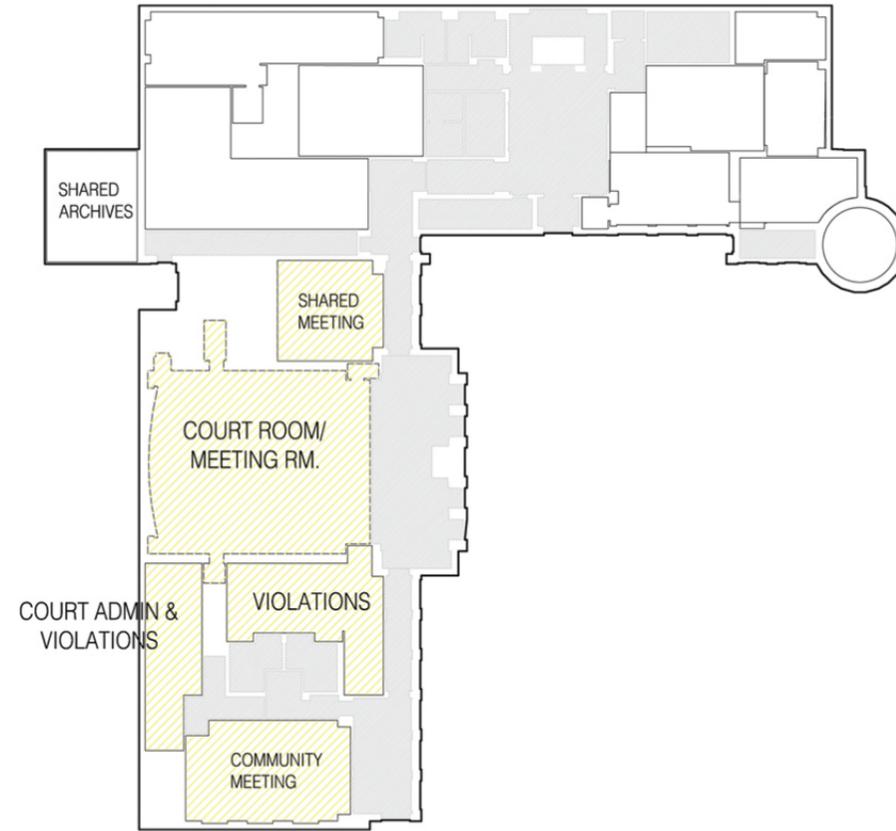
KSS Proj. No. 21665
May 7, 2012

KSS Architects
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Princeton, New Jersey 08542

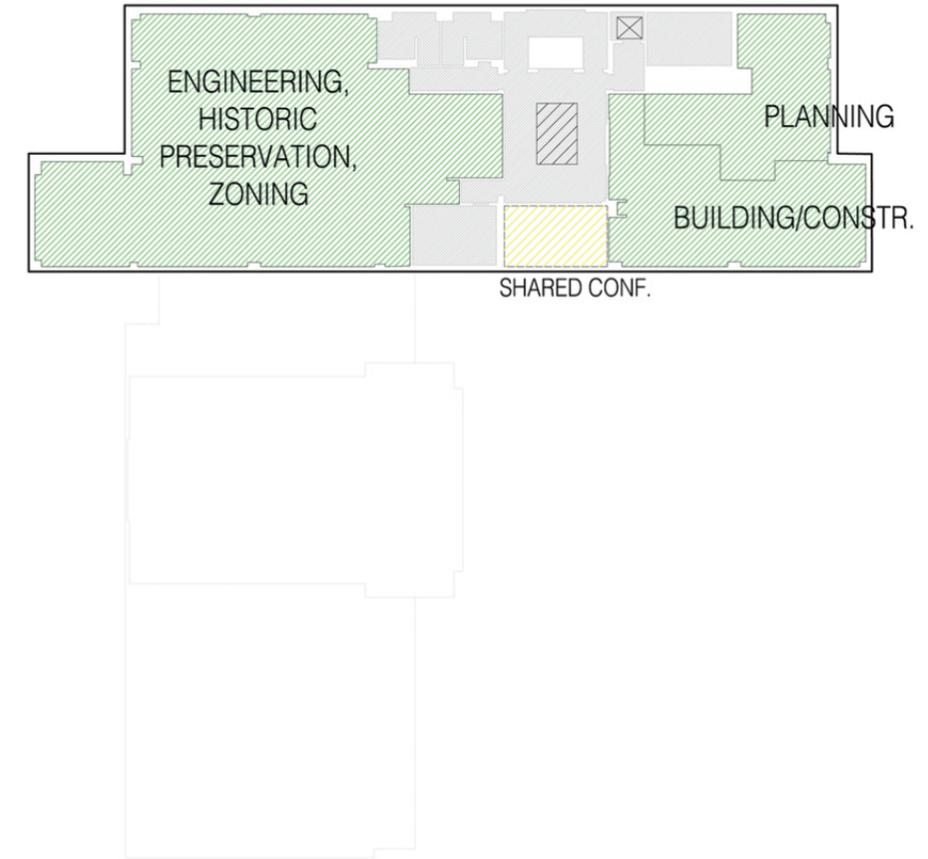




LOWER LEVEL: POLICE AND PUBLIC SAFETY

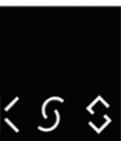


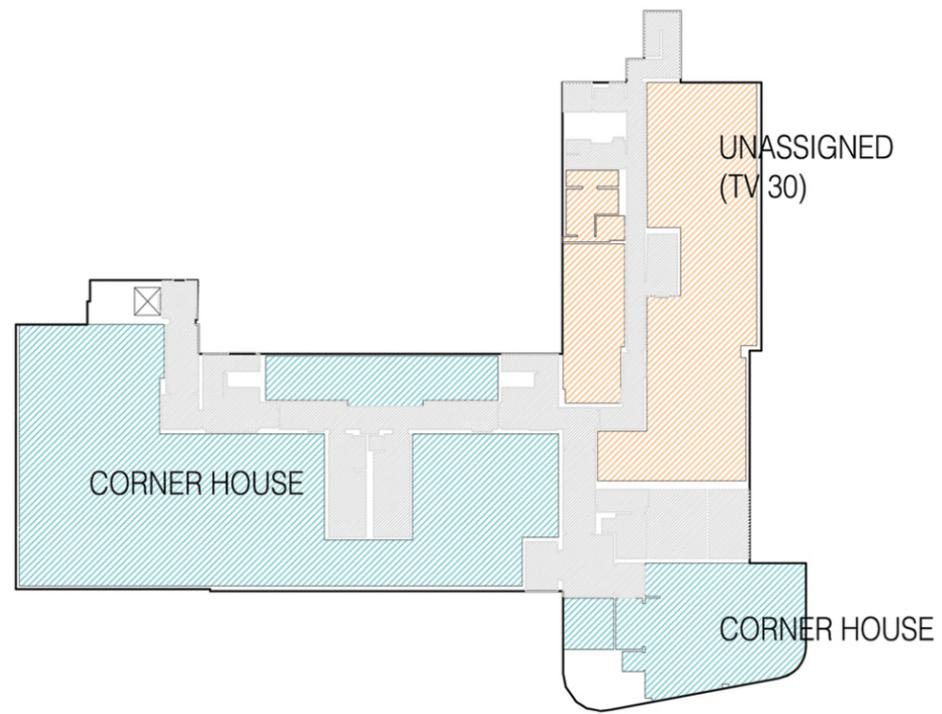
FIRST FLOOR: COURT AND VIOLATIONS



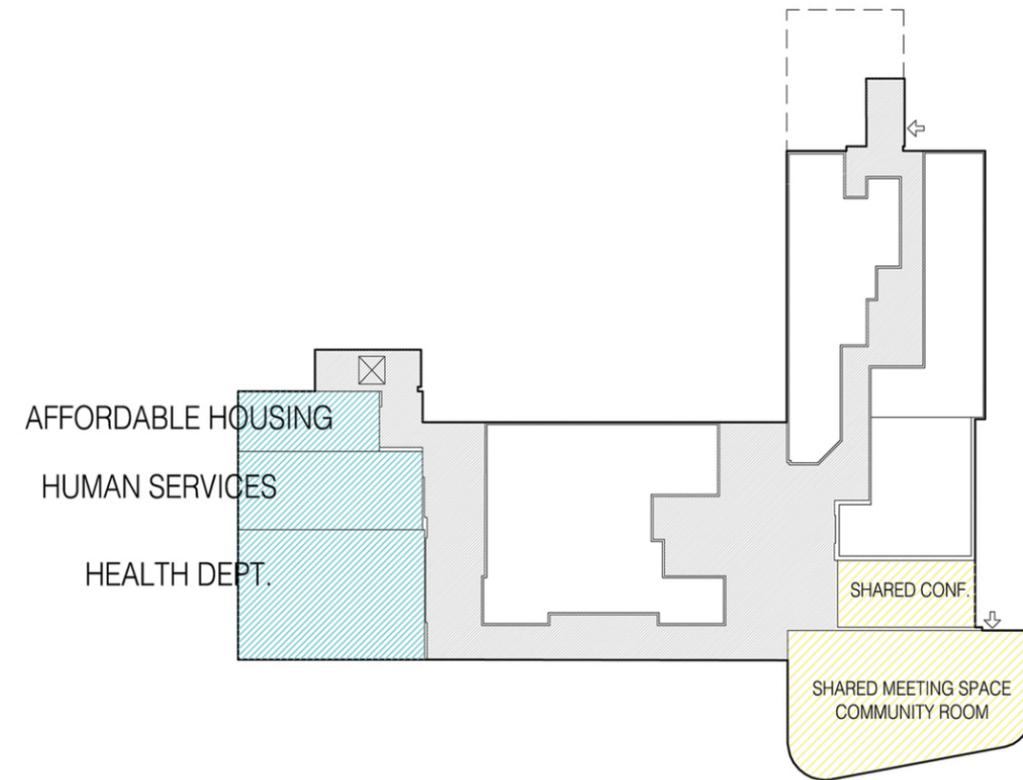
SECOND FLOOR: COMMUNITY DEVELOPMENT

WITHERSPOON BUILDING



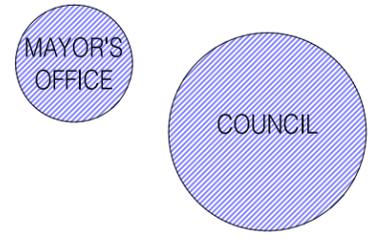


LOWER LEVEL: CORNER HOUSE

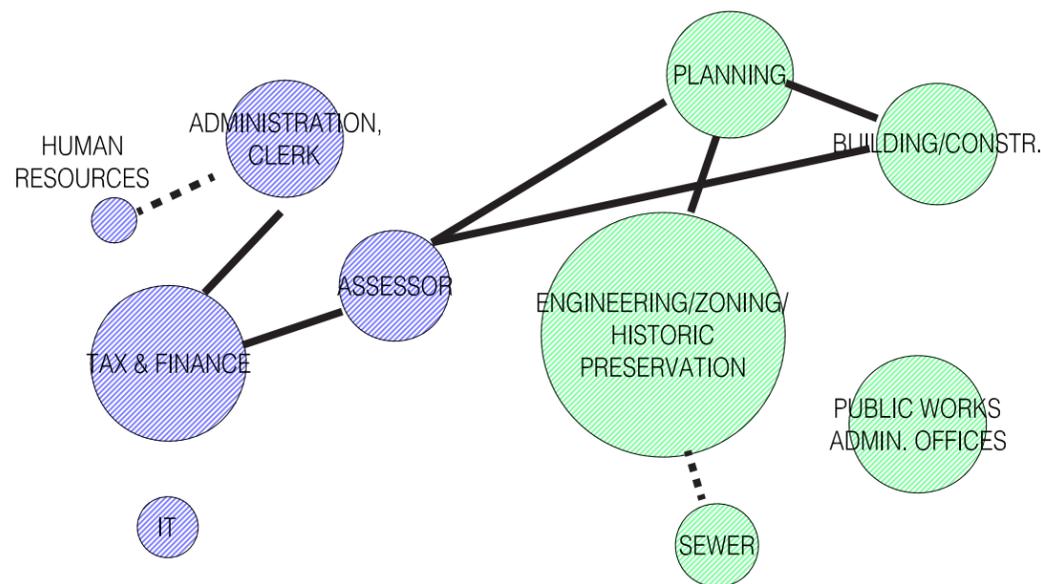


UPPER LEVEL: HEALTH AND HUMAN SERVICES

EXECUTIVE & LEGISLATURE

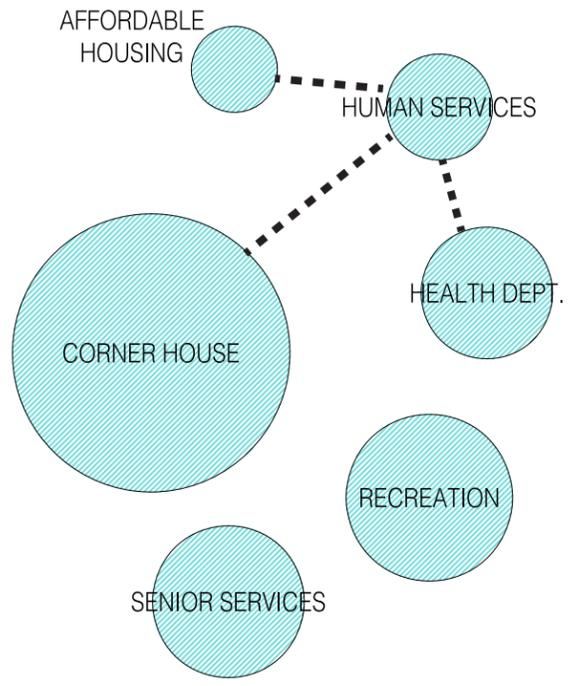


ADMINISTRATION & FINANCE



TBD

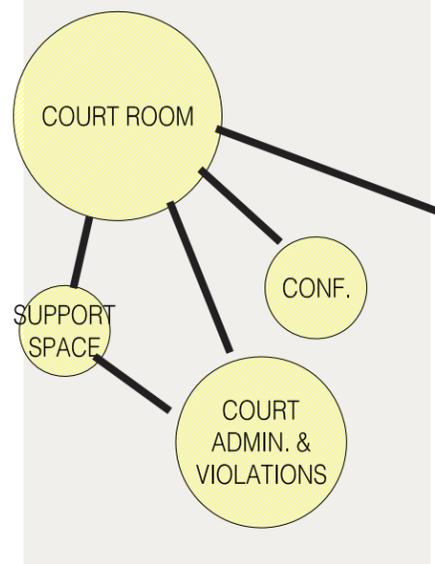
COMMUNITY DEVELOPMENT



HEALTH & HUMAN SERVICES

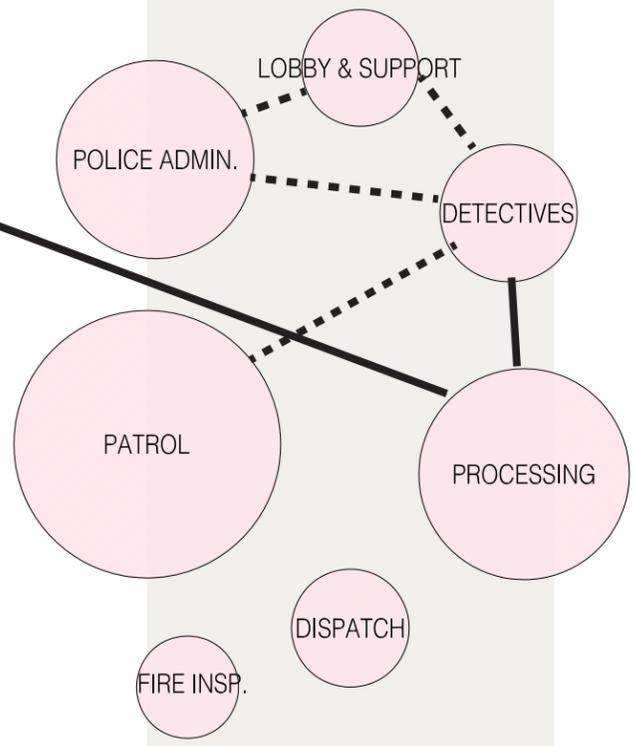
TBD

COURT



TOWNSHIP BUILDING

POLICE & PUBLIC SAFETY



TOWNSHIP BUILDING

Existing Space Analysis: Programmatic Relationships & Adjacencies

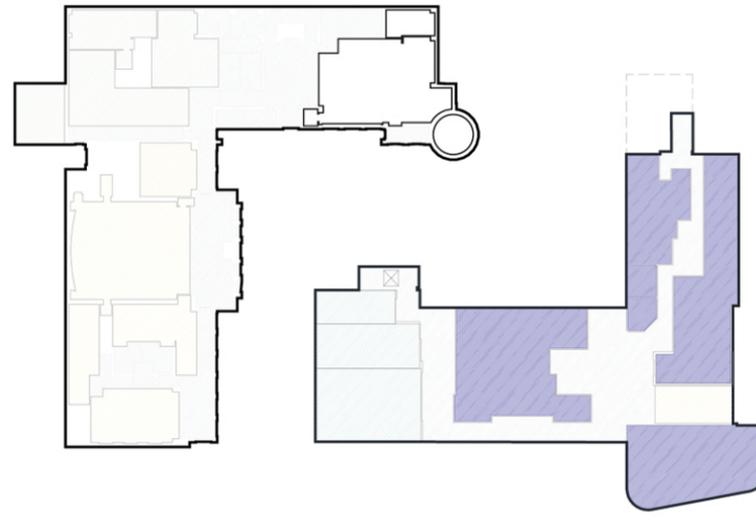
Princeton Facilities Consolidation Study



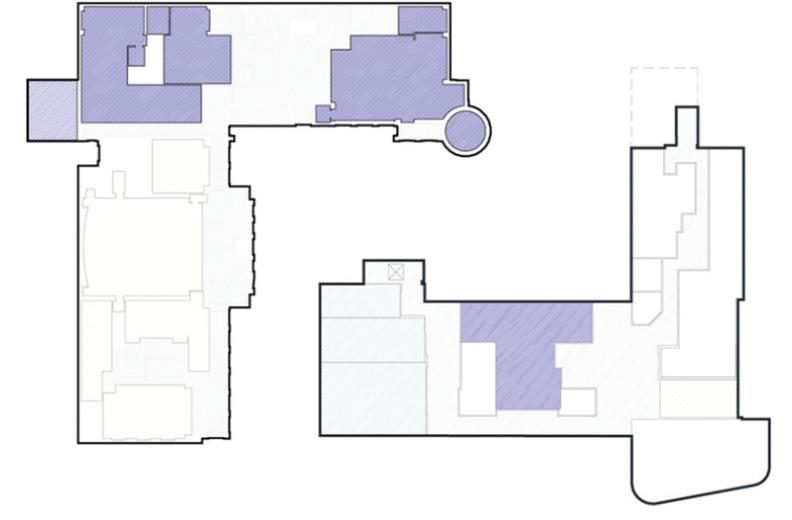
Option 1



Option 2



Option 3



COST



COST



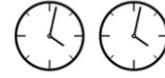
COST



TIME



TIME



TIME



PROGRAM RELATIONSHIP



PROGRAM RELATIONSHIP



PROGRAM RELATIONSHIP



PARKING



PARKING



PARKING



WALKABILITY



WALKABILITY



WALKABILITY



TOWN PROMINENCE

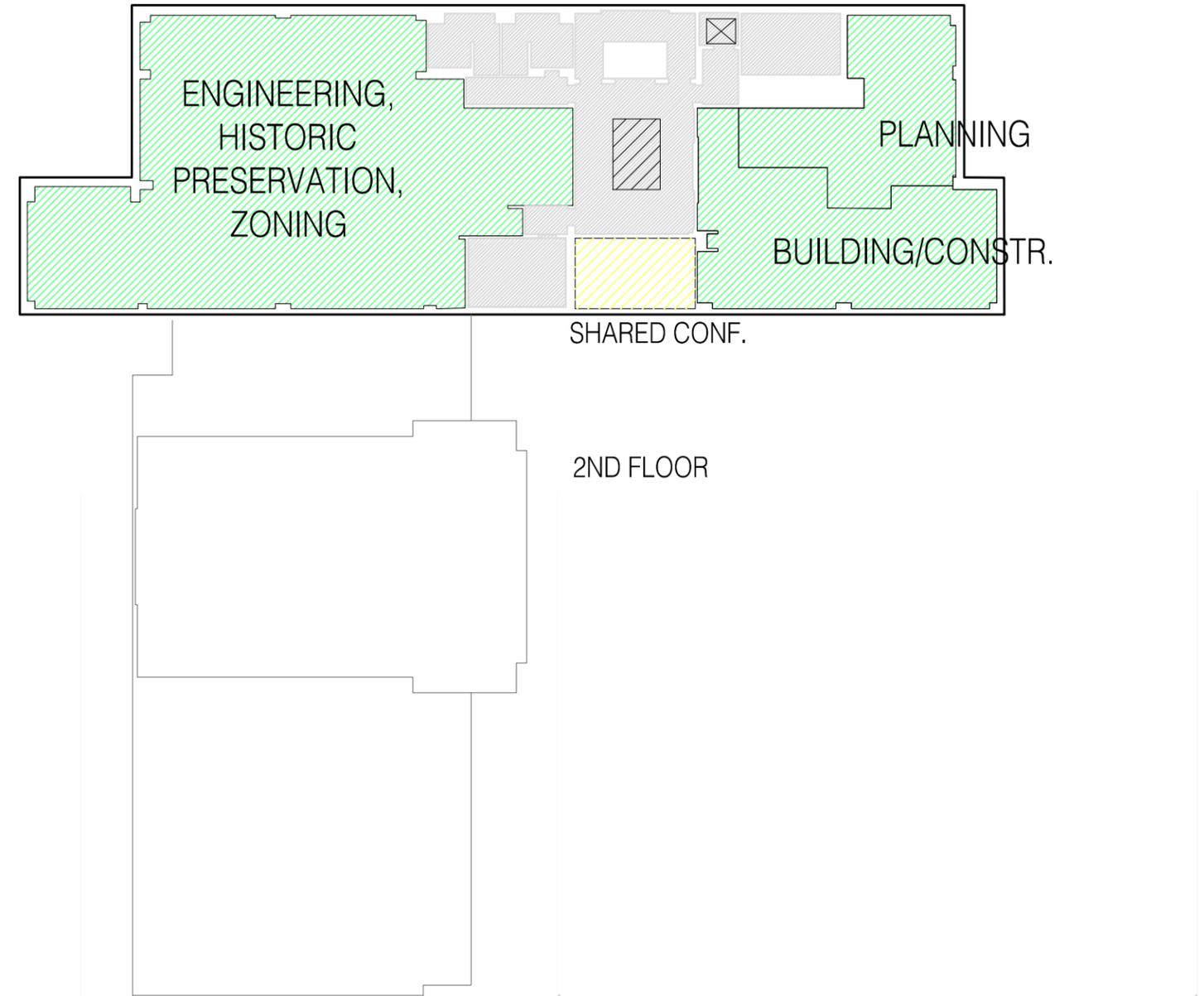
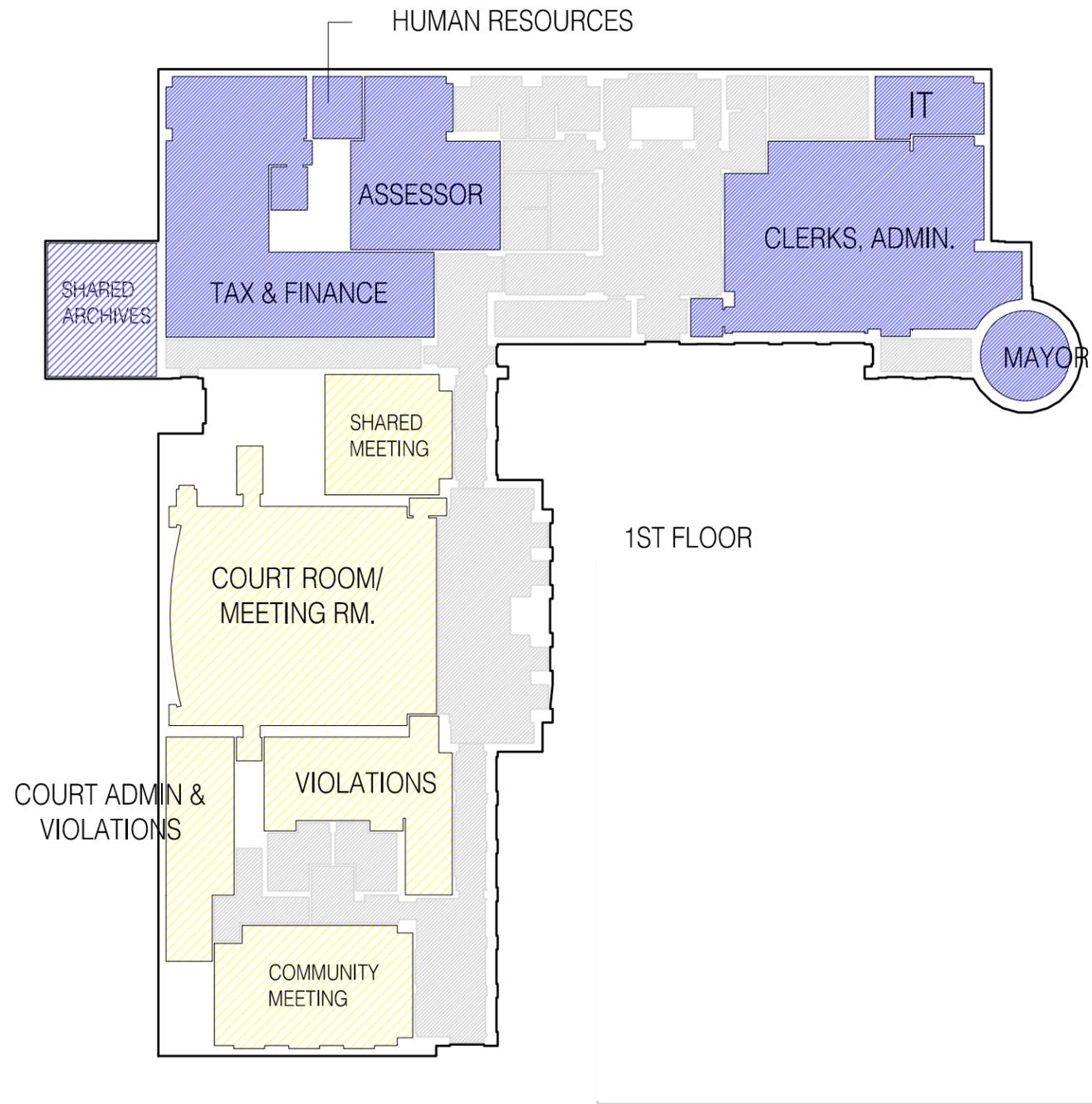


TOWN PROMINENCE



TOWN PROMINENCE



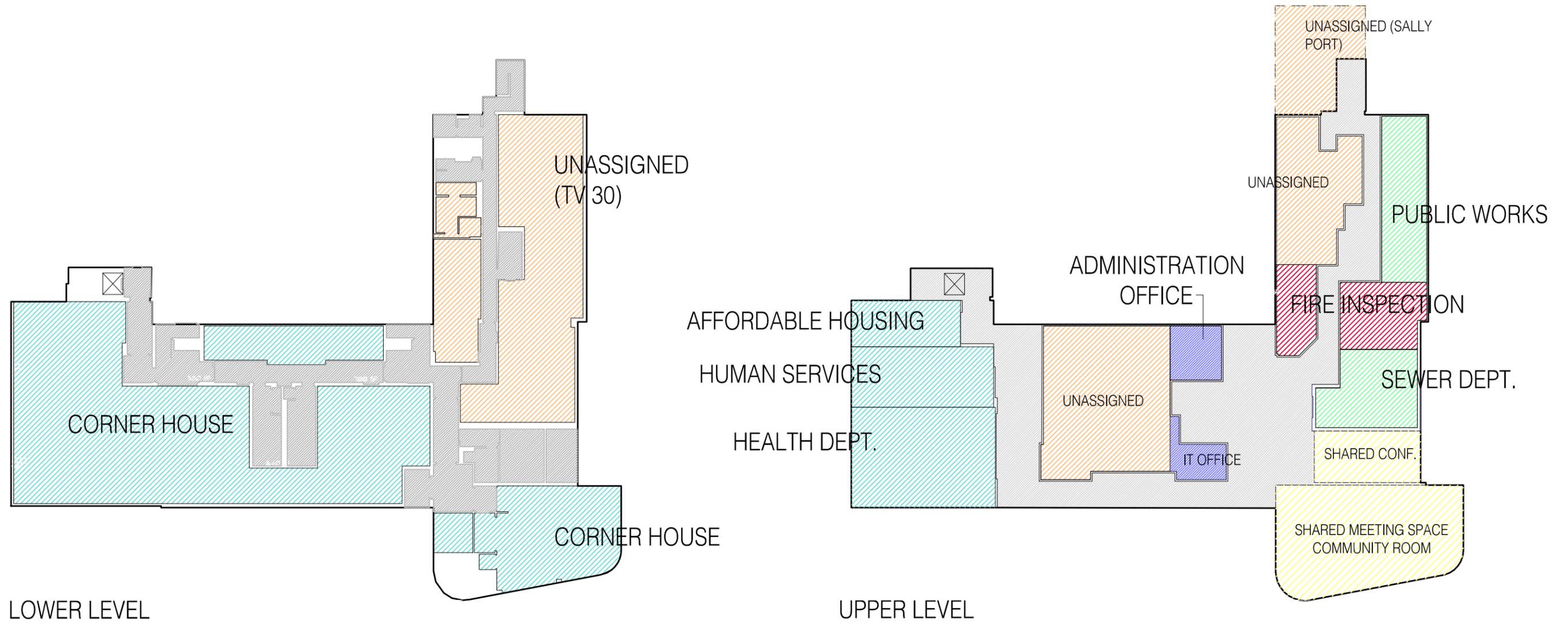


Option 1: Administration, Mayor, & Community Development Scheme

Witherspoon Municipal Building

Princeton Facilities Consolidation Study





Monument Hall



Princeton Facilities Consolidation

Summary of Recommendations:

Borough Hall

- Affordable Housing (west upper level)
- Human Services (west upper level)
- Health Department (west upper level)
- Fire Inspection (east upper level)
- Public Works dept, and SOC management personnel (east upper level)
- Downtown Administrative Offices (Mayor & Administrator)
- Corner House (west lower level)
- Space to be offered to TV30 on a rental basis (east lower level, including possible use of the sally port)
- Community and Municipal meeting room (present Borough Council Room)
- Unassigned space that could be modified for future municipal or community use

Township Municipal Complex

- Police Dept and Police Dispatch (present locations)
- Municipal Court, Violations Bureau and supporting functions (present locations)
- Mayor, Administrator and Municipal Clerk's office (present locations)
- Engineering Dept, Zoning and Historic Preservation (present locations)
- Planning, Building and Construction Departments (present locations)
- Township Committee /Court Room and Community Room to be kept for municipal and community use

Princeton Facilities Consolidation

Request for Action:

1. Approve recommendation for department locations
2. Authorize administrators to request a proposal from KSS for a Phase 2 of the Facilities work. In Phase 2: the layout and modifications will be designed per recommendations for location of departments. Prepare bid packages and contracts for facilities modifications.
3. Conduct a separate study to define the extent of the potential parking problem at both buildings after the merger and to recommended solutions.
4. Separate Study of File Storage Management and Archiving
5. Manage Phase 2 through the professional staff with oversight by the subcommittee on behalf of the TTF as needed.