

Teaneck Municipal Complex Alteration and Addition

Teaneck, New Jersey

Architect

Arcari + Iovino Architects, P.C.



Photos Courtesy of Arcari + Iovino Architects, P.C.

The Township recognized the need to increase and improve the quality of its usable space. Their desire was to relocate several municipal offices located in the basement of the town hall to above-grade spaces for adequate light and air. In order to provide additional offices, meeting spaces and service areas, the Old Police Building, which had been vacant for 17 years, was renovated.

The existing façade of the Old Police Building was restored and repaired while the interior underwent a complete renovation. All that remained was the brick, concrete frame, and wood roof structure. All of the existing mechanical, electrical, and plumbing systems were removed and replaced with energy-efficient equipment. The structure, floor slabs and a majority of existing walls remained and received new finishes. New faux slate roofing was used as a reduced-weight alternative to the original slate. While the cupola is entirely





new due to the original having been in a state of significant disrepair, the original woodworking of the roof edges and pediment were restored and preserved.

An addition was also inserted between the Old Police Building and the Town Hall. The link between the two buildings was designed in a style which complemented the elements of the adjacent buildings. ADA compatibility issues were resolved by providing an elevator which reaches the unique floor levels of each building. The addition also improves the fire safety of the complex by providing a new protected egress stairway.

Product Information

Building Envelope: Redland Brick, Inc., American Art Stone, Inc.

Roofing: GAF

Windows: Pella **Entrances & Storefronts:** Rebco, Inc.

Interior: National Gypsum *Flooring:* Crossville, Johnsonite, Mannington

Daylighting/Skylights: Kawneer

Lighting: Axix, H.E. Williams, Inc., Evenlite, Luminaire

Elevator: Payton



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Architect

Arcari + Iovino Architects, P.C.
1 Katherine Street, Little Ferry, NJ 07643
www.aiarchs.com

Project Team**Structural Engineer:**

Gilsanz, Murray, Steficek, LLP
619 River Drive Center #1, 2nd Floor, Elmwood Park, NJ 07407

Mechanical & Electrical Engineer:

Omdex, Inc. Consulting Engineer
21 Cross Avenue, Midland Park, NJ 07432

General Contractor:

Brahma Construction Corp.
58 Wallington Avenue, #B, Wallington, NJ 07057

Project General Description

Location: Teaneck, New Jersey

Date Bid: July 2013 **Construction Period:** Oct 2013 to Apr 2015

Total Square Feet: 12,870 **Site:** +/- 1 acre.

Number of Buildings: One.

Building Sizes: Basement, 3,620; first floor, 4,625; second floor, 4,625; total, 12,870 square feet.

Building Height: Basement, 9'; first floor, 10' 6"; second floor, 10' 6"; total, 30'.

Basic Construction Type: Alteration/Addition.

Foundation: Cast-in-place, pier & grade beam.

Exterior Walls: Brick, cast stone. **Roof:** Builtup, composite shingles

Floors: Concrete. **Interior Walls:** Metal stud drywall.



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	37,699	1.37	2.93	—
GENERAL REQUIREMENTS	613,677	22.32	47.68	—
CONCRETE	162,500	5.91	12.63	Forming & accessories, reinforcing, cast-in-place (concrete breakdown: cubic yards foundation, 48; cubic yards floors, 75).
MASONRY	40,000	1.45	3.11	Unit.
METALS	165,900	6.03	12.89	Structural metal framing, joists, decking, cold-formed metal framing
WOOD, PLASTICS & COMPOSITES	242,500	8.82	18.84	Finish carpentry.
THERMAL & MOISTURE PROTECTION	169,000	6.15	13.13	Domprooing & waterproofing, thermal protection, steep slope roofing, membrane roofing, flashing & sheet metal.
OPENINGS	177,500	6.46	13.79	Doors & frames, entrances & storefronts, windows, hardware, glazing.
FINISHES	116,000	4.22	9.01	Plaster & gypsum board, tiling, ceilings, flooring, painting & coating.
SPECIALTIES	13,000	0.47	1.01	Toilet partitions, signage.
FURNISHINGS	7,570	0.28	0.59	Accessories, window treatments.
CONVEYING SYSTEMS	82,955	3.02	6.45	Elevator (1 passenger).
FIRE SUPPRESSION	72,500	2.64	5.63	Water-based fire-suppression systems.
PLUMBING	75,000	2.72	5.83	Piping & pumps, fixtures.
HVAC	367,000	13.34	28.52	Piping & pumps, air distribution, decentralized HVAC equipment.
ELECTRICAL	382,000	13.89	29.68	Medium-voltage distribution, lighting.
ELECTRONIC SAFETY & SECURITY	25,000	0.91	1.94	Fire alarm.
TOTAL BUILDING COSTS	2,749,801	100%	\$213.66	
EXISTING CONDITIONS	128,830			Demolition.
EARTHWORK	73,000			Grading, erosion, site.
EXTERIOR IMPROVEMENTS	54,500			Bases, ballards & paving.
UTILITIES	98,000			Water, storm drainage, sanitary sewerage
TOTAL PROJECT COST	3,104,131			(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO DECEMBER 2015: \$228.31 PER SQUARE FOOT

Regional Cost Trends

This project, updated to December 2015 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$166.70	\$2,145,422	Dallas TX	\$161.26	\$2,075,463	Los Angeles CA	\$215.62	\$2,775,057
Pittsburgh PA	\$210.19	\$2,705,097	Kansas City KS	\$217.43	\$2,768,377	Las Vegas NV	\$197.50	\$2,541,859
New York NY	\$268.17	\$3,451,331	Chicago IL	\$226.49	\$2,914,976	Seattle WA	\$215.62	\$2,775,057

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