

An aerial photograph of a town, likely Hamilton Township, showing a mix of residential and commercial buildings, green spaces, and a network of roads. The image is overlaid with a semi-transparent dark blue filter. The text is centered in the upper half of the image.

# HAMILTON TOWNSHIP NEW MUNICIPAL COMPLEX

MERCER COUNTY IMPROVEMENT AUTHORITY  
January 22, 2024



# Introductions



**Jeffrey S. Martin**  
**Mayor**  
Hamilton Township



**John Wright**  
AIA, LEED AP BD+C  
**Principal**  
Spiegle



**Kyrie Martin**  
AIA  
**Associate**  
Michael Graves



**Karen Robison**  
PMP, LEED GA  
**Project Leader**  
CME Group



**Dave Smith**  
AIA  
**Project Manager**  
Spiegle



**Brandon Alterman**  
Assoc. AIA, LEED GA, WELL AP  
**Architectural Designer**  
Spiegle



**Jill DiClementi**  
IIDA, NCIDQ  
**Associate Principal**  
Spiegle



**Anthony P. Inverso**  
**Senior Managing Director**  
Phoenix Advisors, LLC

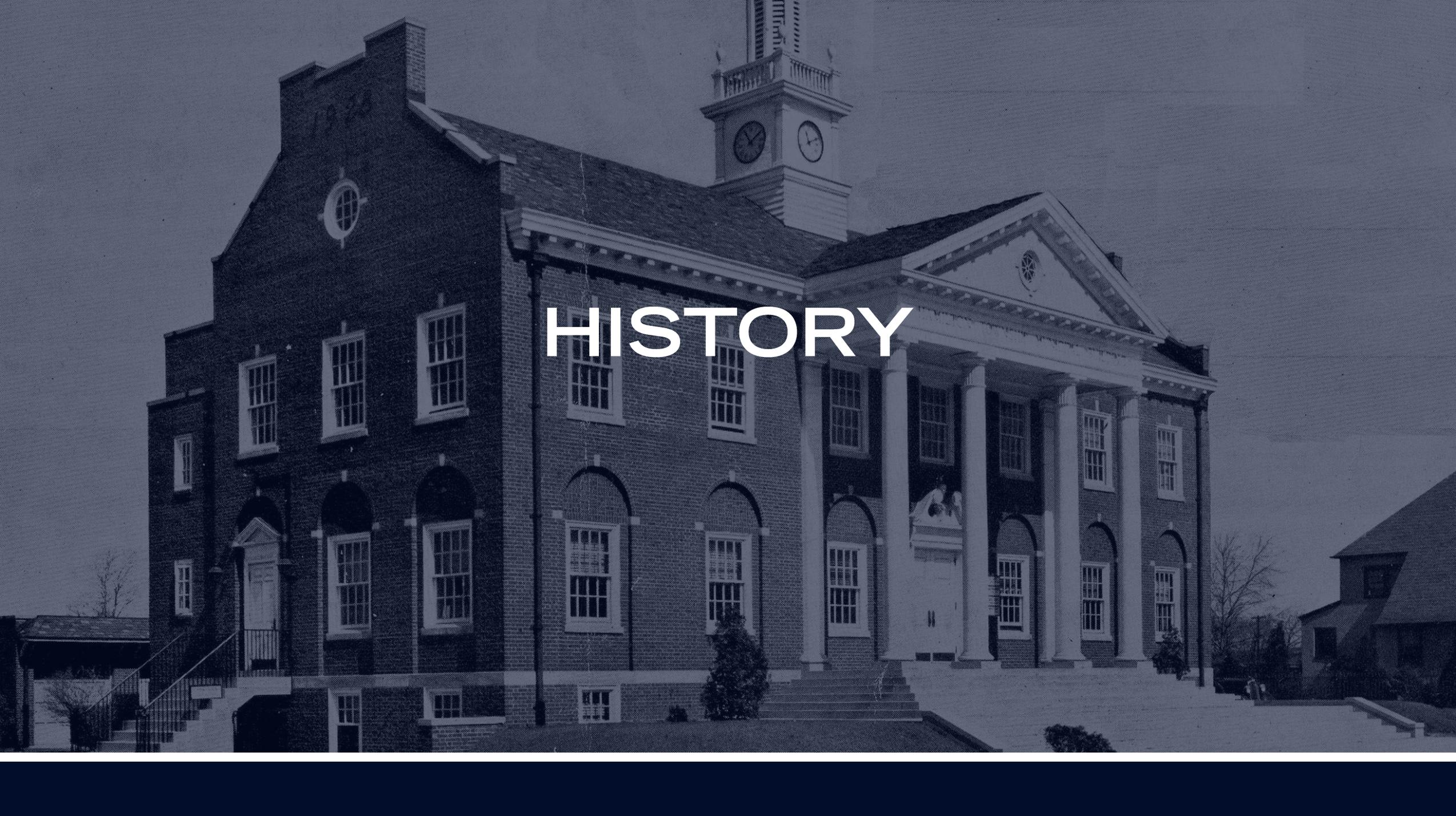
# Where We are Today

*“The current municipal building, built in 1928, has served the Township well over the past nearly 100 years,” said Mayor Jeff Martin. “In 1930, Hamilton’s census was 27,121; we are more than three times that number in 2020 at over 92,000 and need a facility that can properly serve our residents and a much larger community.”*

- Consolidating five Township offices
- Consolidating two Board of Education locations
- Three buildings to close



# FINALLY!



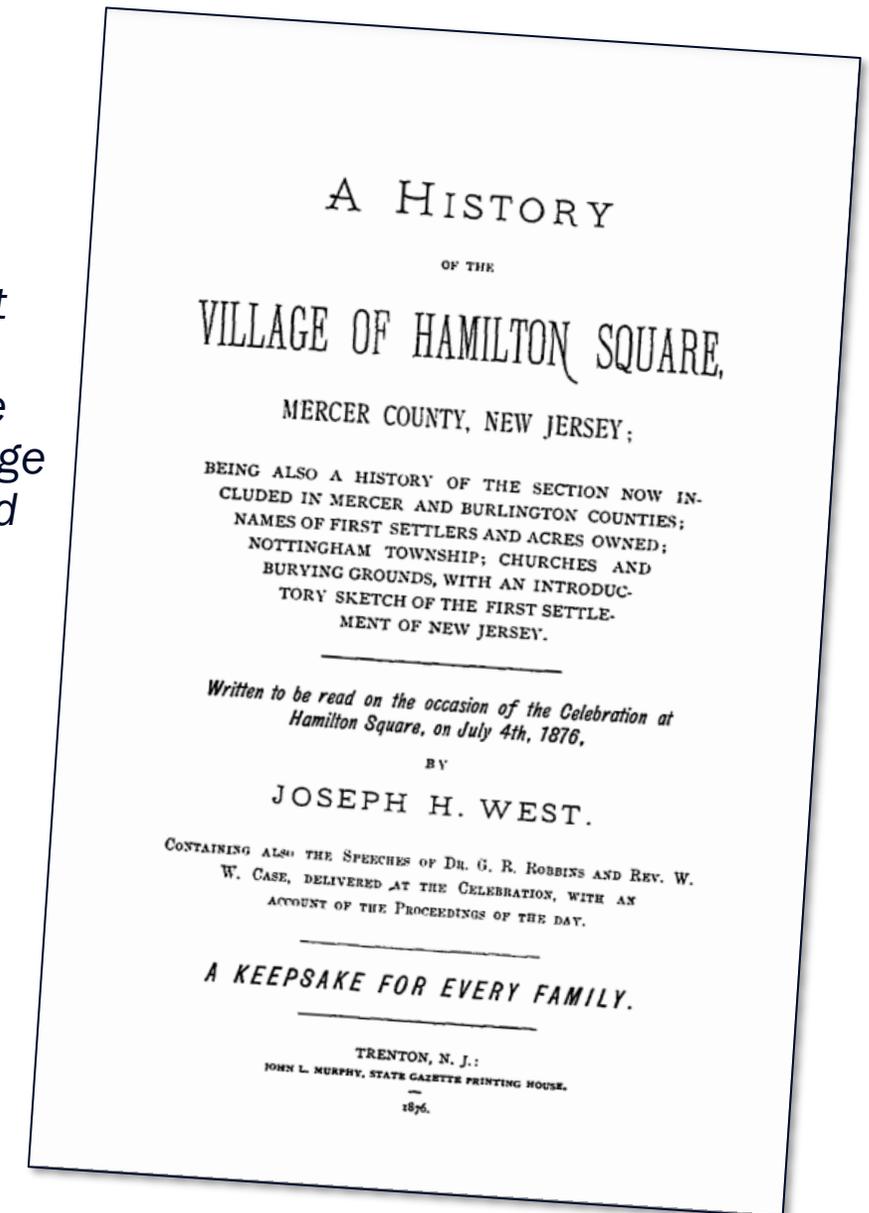
# HISTORY

# Hamilton Township Schools

*“The first school building that I have any account of stood as early as 1800; to the west of the village along the old road, and on land now belonging to Jeremiah Reed. This stood there for many years. The next stood on the corner now occupied by the brick store. This was moved afterwards to the Baptist tie yard in front,- and finally to the rear of the tie yard. This was used until 1851, when the building now used by Judge Hammell as a tenant house was built. In a few years this was sold, and school was kept for a while in the lower room of Odd Fellows Hall.*

*In 1857 the present schoolhouse was built, and this is to be moved a short distance on a larger lot and enlarged considerably. Among the first teachers, who taught our grandparents the elements of an education, may be mentioned Thomas Wood and Jeremiah Reed, Sr. The present teacher is Joseph L. Watson.”*

# 1880

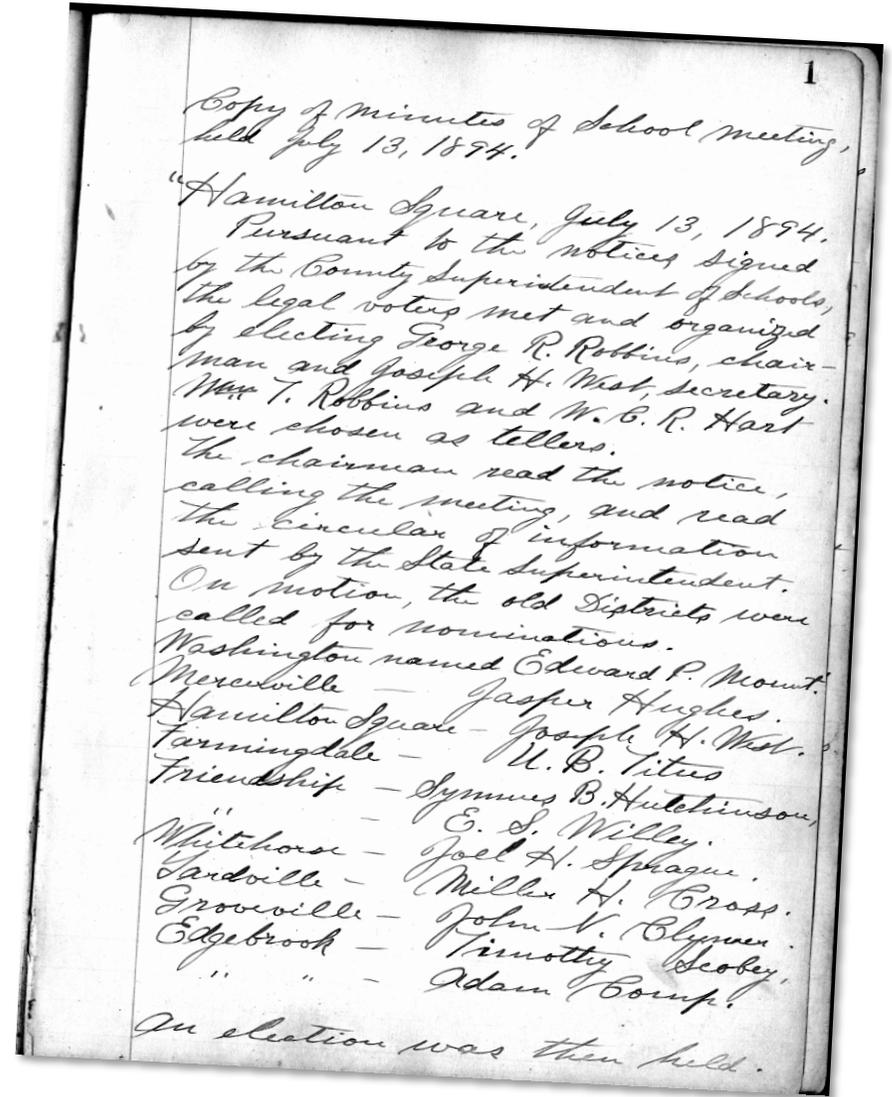


# First Meeting of the Hamilton Township School Board

Hamilton Township's first recorded school board meeting was held on July 13, 1894 at the school in Hamilton Square. At this meeting, the board voted to number the schools, and trustees were appointed for each school. The initial schools placed under the jurisdiction of the board, and their assigned numbers were:

- No. 1) WASHINGTON
- No. 2) MERCERVILLE
- No. 3) HAMILTON SQUARE
- No. 4) EDGEBROOK
- No. 5) FRIENDSHIP
- No. 6 ) WHITEHORSE
- No. 7) YARDVILLE
- No. 8) GROVEVILLE
- No. 9) FARMINGDALE

# 1894



# Census of 1898

The census of 1898 showed Hamilton with 981 school-age children.

- 517 formally enrolled in the township school system
- Twenty-five children attended private schools
- 339 didn't attend school

In those days, it was not unusual for children to work on farms, or in factories. Truancy was an accepted fact, and a formal truancy program was yet to be implemented.

# 1898



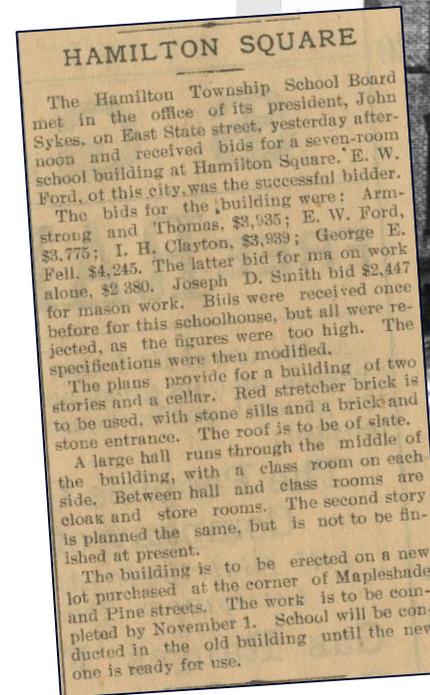
# Hamilton Square School

Because the school on Nottingham Way needed extensive repairs, the Board of Education Trustees decided to purchase land on the corner of Pine Street (now Park Avenue) and Maple Shade Avenue.

In 1898 construction began on the four-room school building which was to cost no more than four thousand dollars. John Sykes, president of the Board of Education, officiated at the school's dedication on December 1, 1899.

In 1924 twelve rooms were added providing for kindergarten through eighth grade.

# 1899



Park Avenue & Maple Shade School Building  
(Now Used as District Offices)

# Hamilton Square School

**1909 April 3**

*Trenton Evening Times:*

The teaching staff of Hamilton Square School will shortly be increased from three to four.

**1916 June 15**

*Trenton Evening Times:*

School Board meeting where “a thorough renovation of Hamilton Square School was considered.”



Hamilton Square School Circa 1910

# 1909



# Need for a Municipal Building

*“It is not so very long ago that the Township Committee met in the various hotels scattered about Hamilton Township, for the purpose of ‘giving them business.’ But gradually, the committee met more and more often in the little office of Township Clerk W.C. Rockhill Hart. This office could hardly accommodate the Committee, let alone the public with business to bring before it, but even under these difficulties, it was felt to be an improvement over the hotel meeting places.”*

Meetings were held in homes of officials and township hotels, and briefly at Willey School in Broad Street Park until one room was made available in Greenwood School in 1918.

# 1918



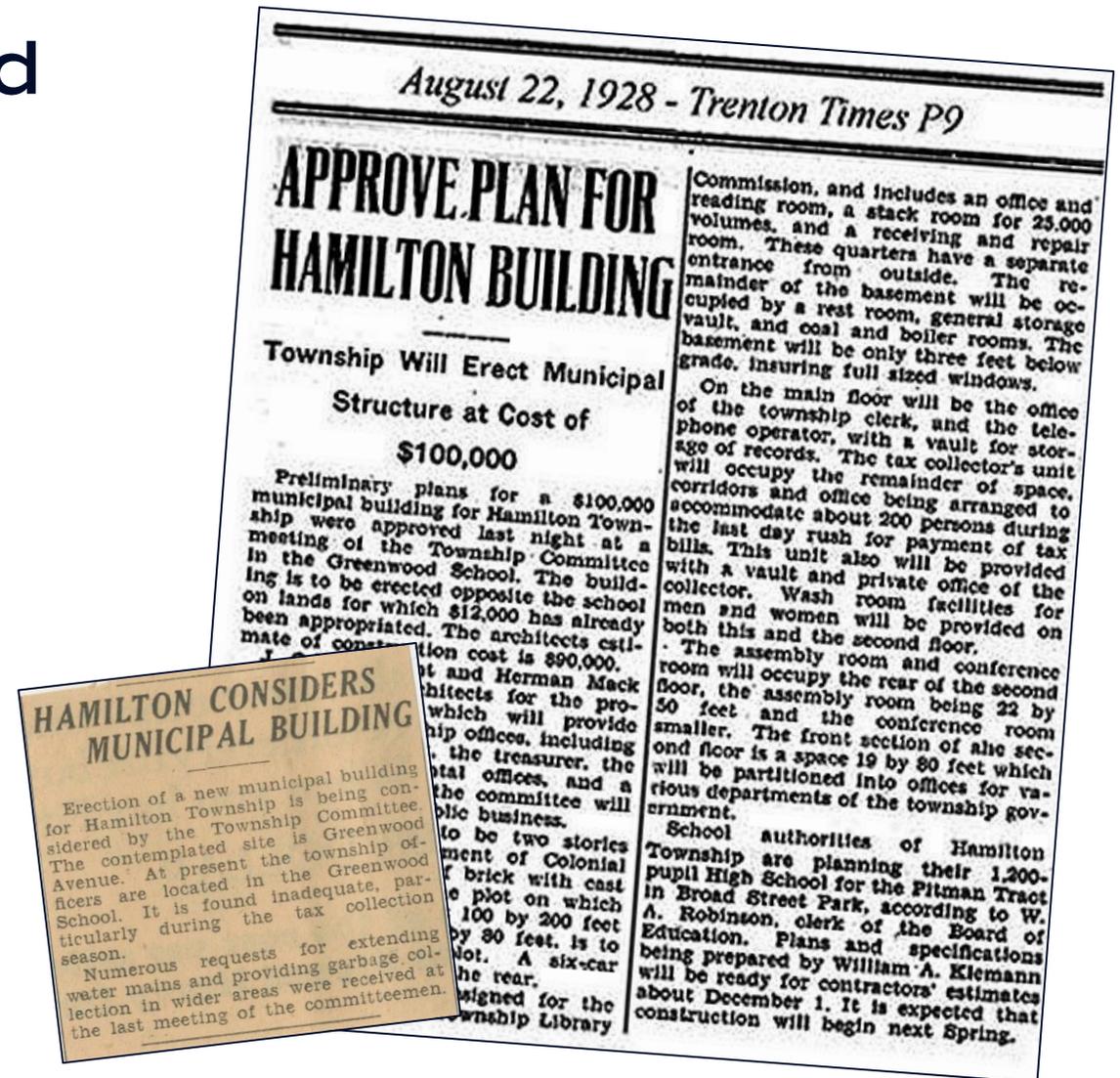
1919 No. 324 West Trenton Trolley

# Municipal Building Considered

*“At present the township offices are located in the Greenwood School. It is found inadequate, particularly during the tax collection season.”*

*“J. Osborne Hunt and Herman Mack are associated architects for the proposed structure, which will provide quarters for township offices, including the township clerk, the treasurer, the assessor, departmental offices, and a board room where the committee will meet to conduct public business.”*

# 1928



# Municipal Building Completed as Hamilton Grows

The New Municipal Building was completed in 1929. The land on which it is built had been part of the 500-acre Fashion Stud Farm, owned by millionaire Henry D. Smith.

- Cost \$100,000
- From 1929 - 1975, the Hamilton Township Library was housed in the basement



# 1929



# Municipal Building Dedication



Enterprise Volunteer Fire Company - Municipal Building Dedication - 1929



1929



# 1970's

- 1977: Hamilton Square School Closes in June of 1977
- 1979: Hamilton Township Board of Education Offices began using the former Hamilton Square School as its headquarters in November of 1979



# 1970's

# 2020's

## Population Growth of Hamilton

1900	1930	1960	1990	2020
4,164	27,121	65,035	86,553	92,297

- As of the 2021–22 school year, the district had an enrollment of nearly 12,000 students. There are 23 schools; 3 high schools, 3 middle schools, 17 elementary schools, and 1 special education alternative program for middle/high school students. Students are taught and cared for by 1,750 certified and non-certified staff members.



# 2020's



A photograph of three people in an office setting. On the left, a man with a beard and short hair, wearing a light-colored checkered button-down shirt, is seated at a table and writing on a document with a red pen. In the center, a man with long dark hair tied back, wearing glasses and a light blue button-down shirt, is leaning over the table, looking at the document. On the right, a woman with long dark hair, wearing a dark purple ribbed sweater, is also leaning over the table, looking at the document. The background shows a wall with several framed architectural drawings or posters. The word "TEAM" is overlaid in large, white, bold, sans-serif capital letters in the center of the image.

**TEAM**

# Project Team



# About Spiezele

## 2023 AIA NEW JERSEY **FIRM OF THE YEAR**

**70**

YEARS OF HISTORY  
& HEADQUARTERED  
IN HAMILTON

**110**

EMPLOYEE  
OWNERS

**100%**

EMPLOYEE OWNED

**63**

TOP 100 GREEN  
DESIGN FIRMS 2020

**175**

TOP 300  
ARCHITECTURE FIRMS





# SITE

# The Site



# Previous Site Conditions



# Acquisition of Adjacent Property



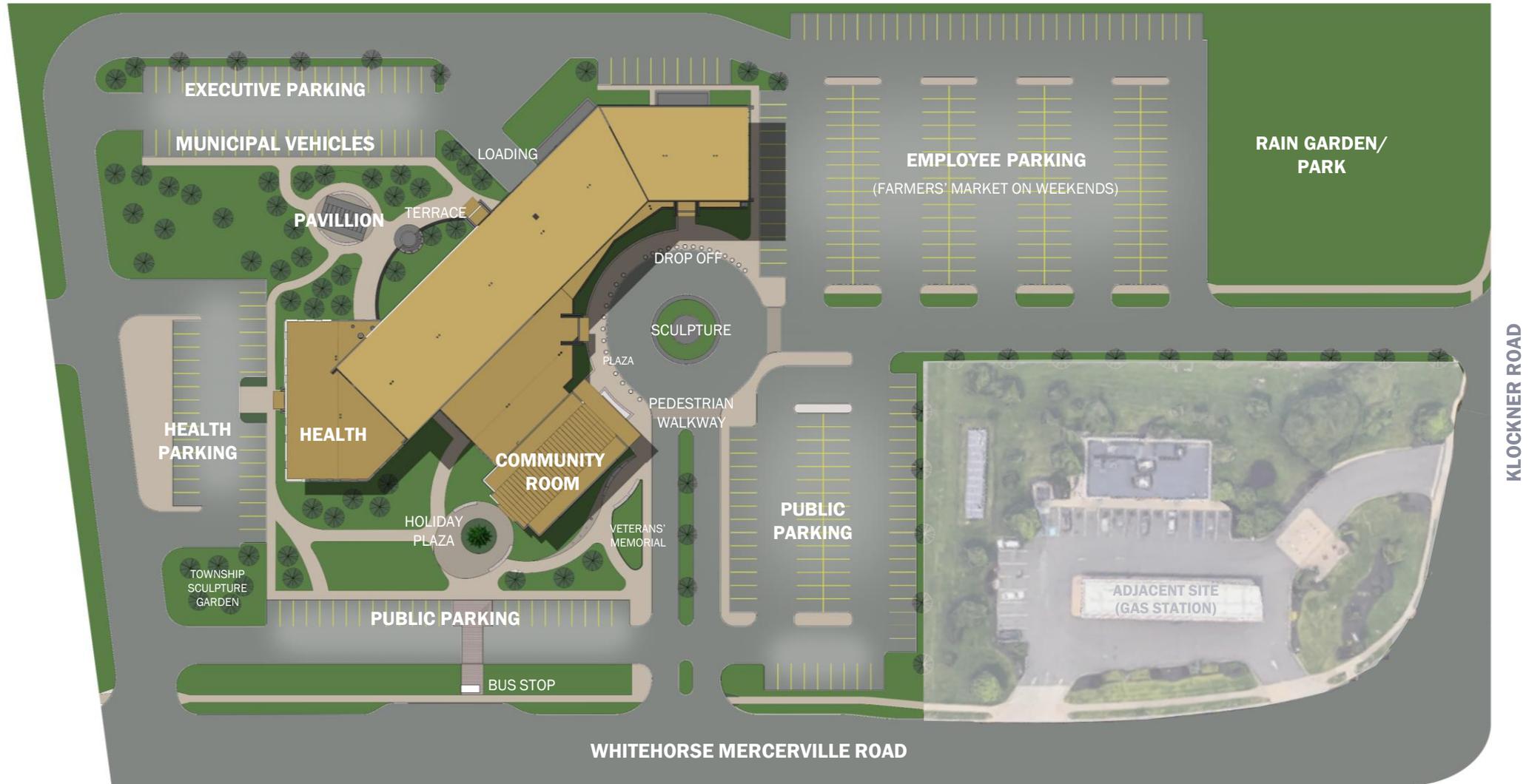
# Demolition: July 2023



# Present Conditions



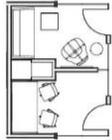
# Site



A group of people are gathered around a table, looking at and pointing to various architectural drawings and blueprints. The drawings include floor plans, elevations, and technical diagrams. Some people are holding pencils, suggesting they are actively engaged in the design process. The word "PROGRAMMING" is overlaid in large, white, bold, sans-serif capital letters across the center of the image. The background is slightly blurred, focusing attention on the hands and the documents.

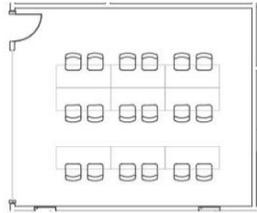
# PROGRAMMING

# Programming



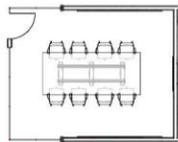
## HUDDLE ROOM

Non-reservable, 2 people



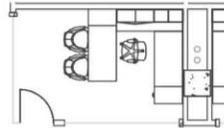
## WORKROOM

Team space for 10-20 people



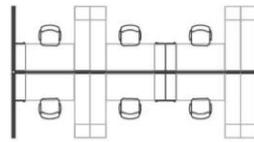
## CONFERENCE ROOM

Reservable, various sizes for meetings of 6-16 people



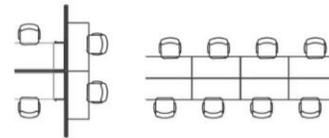
## OFFICE

Dedicated for all officers



## WORKSTATION

Dedicated for employees and contractors

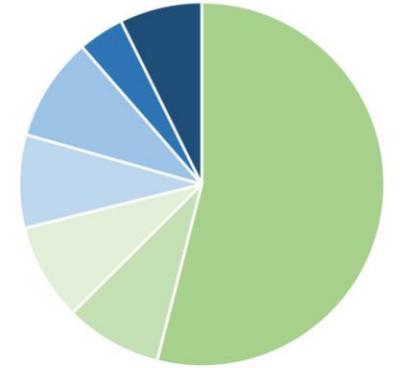


## HOTELING

Non-dedicated work space for visitors and vendor contractors

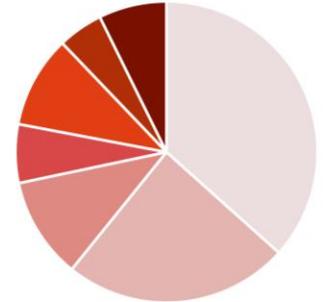
### TOWNSHIP & HEALTH PROGRAM

- WORKSTATIONS
- WORK SUPPORT
- MEETING ROOMS
- LOCAL STORAGE
- REMOTE STORAGE
- COMMUNITY
- CLINIC
- SUPPORT



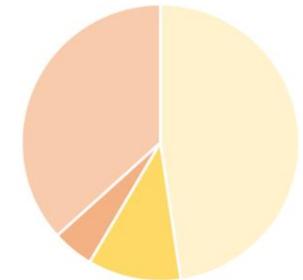
### SCHOOL DISTRICT PROGRAM

- WORKSTATIONS
- WORK SUPPORT
- MEETING ROOMS
- TRAINING ROOM
- LOCAL STORAGE
- REMOTE STORAGE
- SCHOOL DISTRICT SUPPORT SPACE



### COMMON PROGRAM

- COMMUNITY
- STAFF
- BUILDING SUPPORT
- MEETING
- WAITING
- RESTROOMS



# TOWNSHIP

14 DEPARTMENTS

125+ STAFF

## KEY FEATURES

COUNCIL ROOM

MULTIPURPOSE ROOM  
FOR COMMUNITY  
EVENTS

TIMELINE WALL

COMMUNITY CAFE

ACCESSIBLE  
TRANSACTION AREAS

CONSOLIDATED  
FACILITIES INTO SINGLE  
LOCATION

# HEALTH

5 DEPARTMENTS

25+ STAFF

## KEY FEATURES

CLINIC AREA

MULTIPURPOSE ROOM  
FOR VACCINATION  
CLINICS AND OTHER  
HEALTH FORUMS

ACCESSIBLE  
TRANSACTION AREAS

SEPARATE RECEPTION  
AREA FOR PATIENT  
PRIVACY

CONSOLIDATED  
FACILITIES INTO SINGLE  
LOCATION

# SCHOOL

13 DEPARTMENTS

120+ STAFF

## KEY FEATURES

BOARD OF EDUCATION  
MEETING ROOM

PROFESSIONAL  
DEVELOPMENT  
TRAINING ROOM

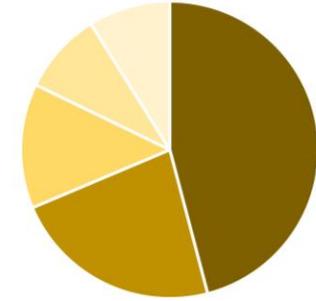
IT TRANSACTION AREA

STUDENT-RUN CAFE  
OPPORTUNITY

MULTIPURPOSE ROOM  
FOR SCHOOL EVENTS

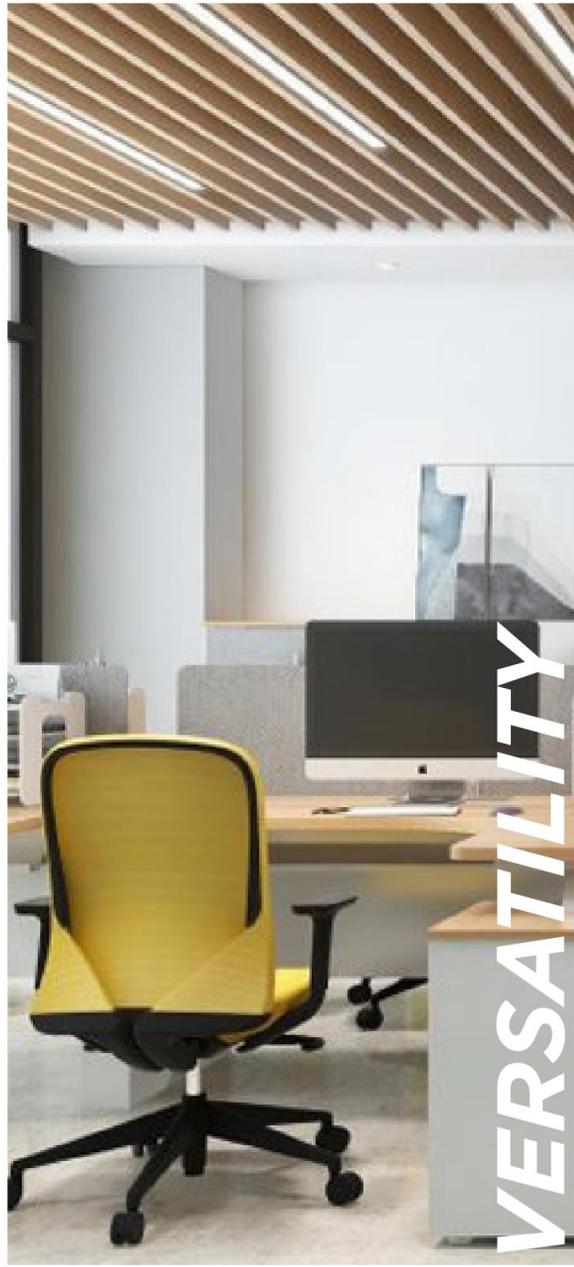
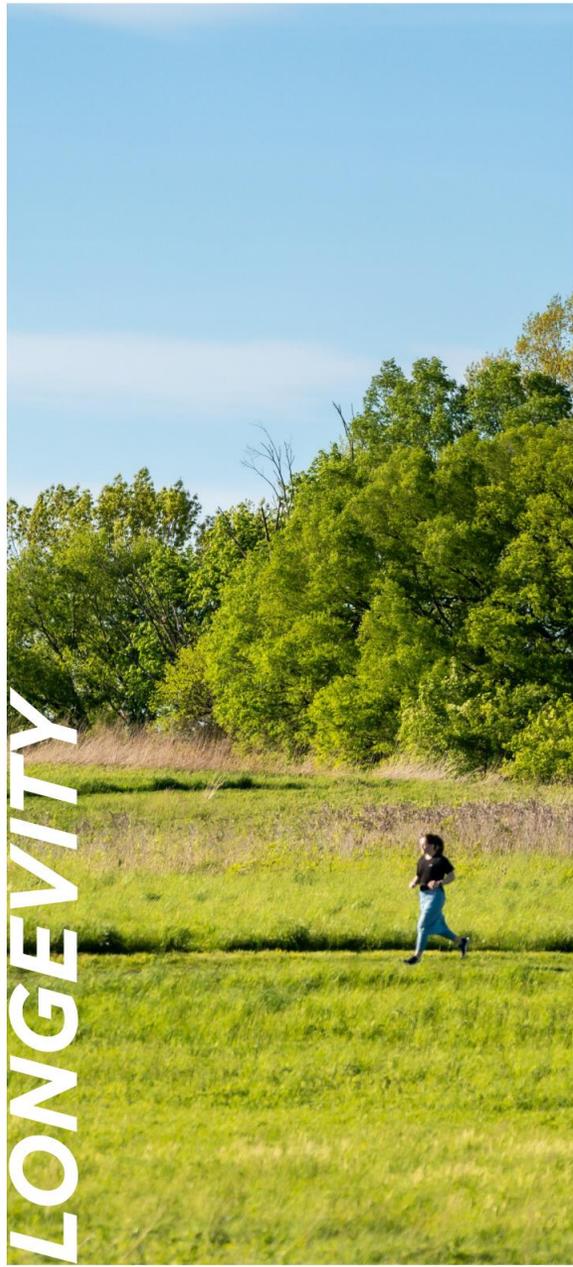
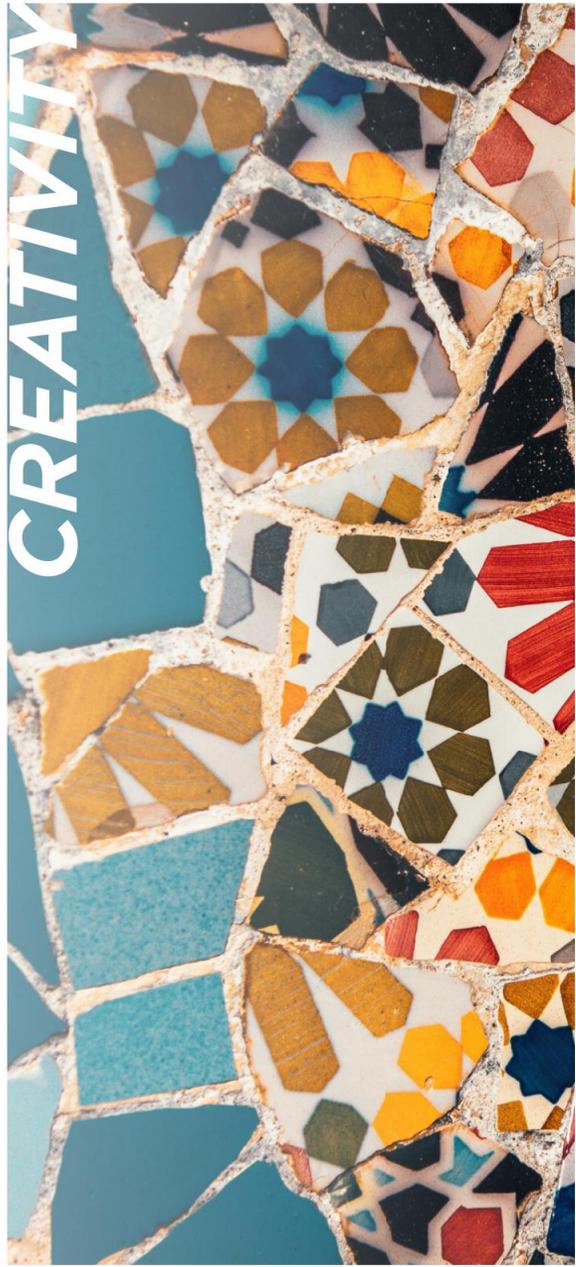
CONSOLIDATED  
FACILITIES INTO SINGLE  
LOCATION

ME / WE / US



■ ME ■ ME SUPPORT ■ WE ■ US SHARED ■ US SUPPORT







SHOWCASE

GATHER

ENRICH



IMPACTFUL

TIMELESS

SUSTAINABLE



TRANSPARENCY

SERVICE

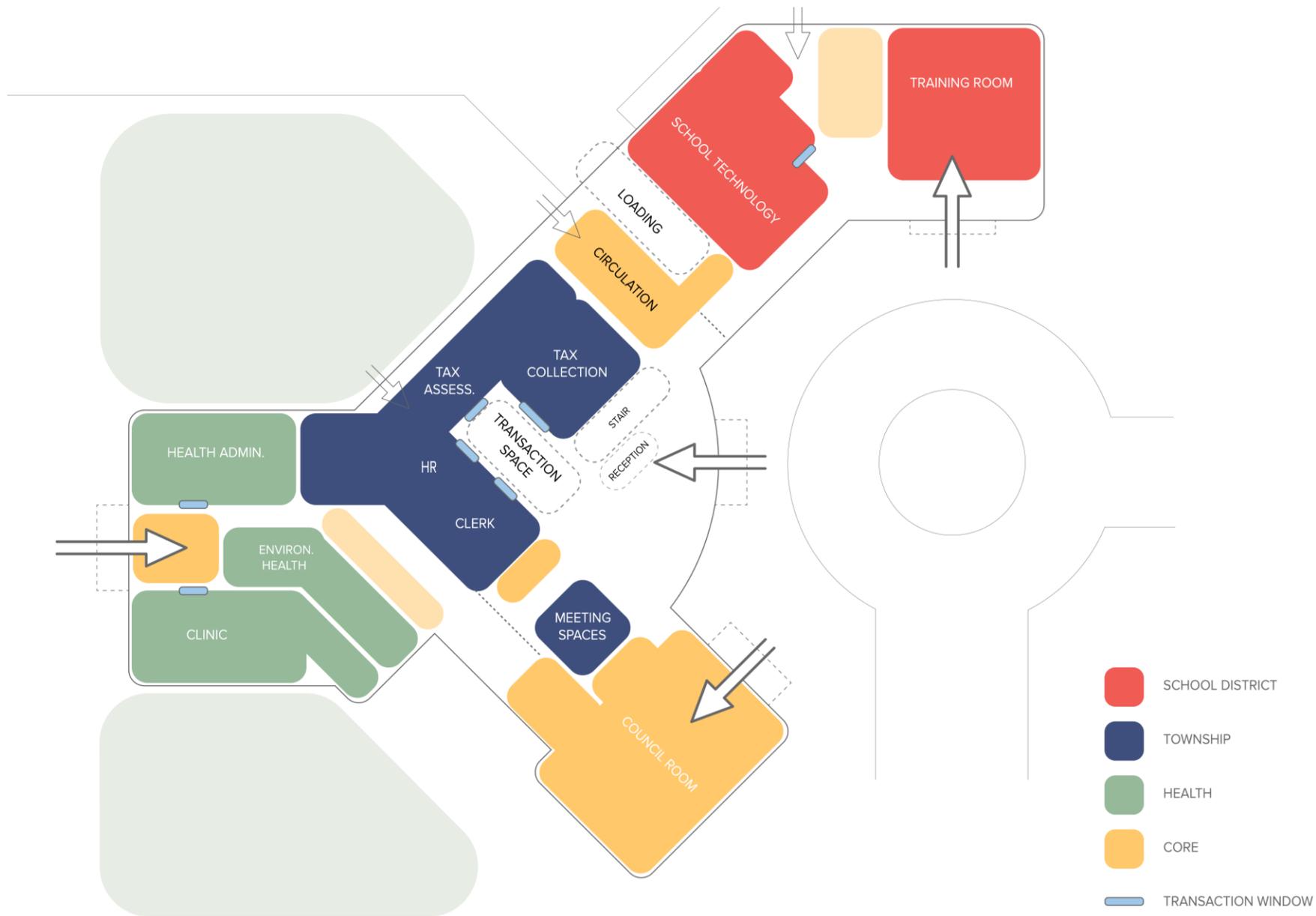
WELLNESS



FLEXIBLE

ADAPTABLE

TRANSFORMABLE



## GROUND FLOOR PROGRAM

TAX COLLECTION  
HUMAN RESOURCES  
CLERK  
TAX ASSESSMENT

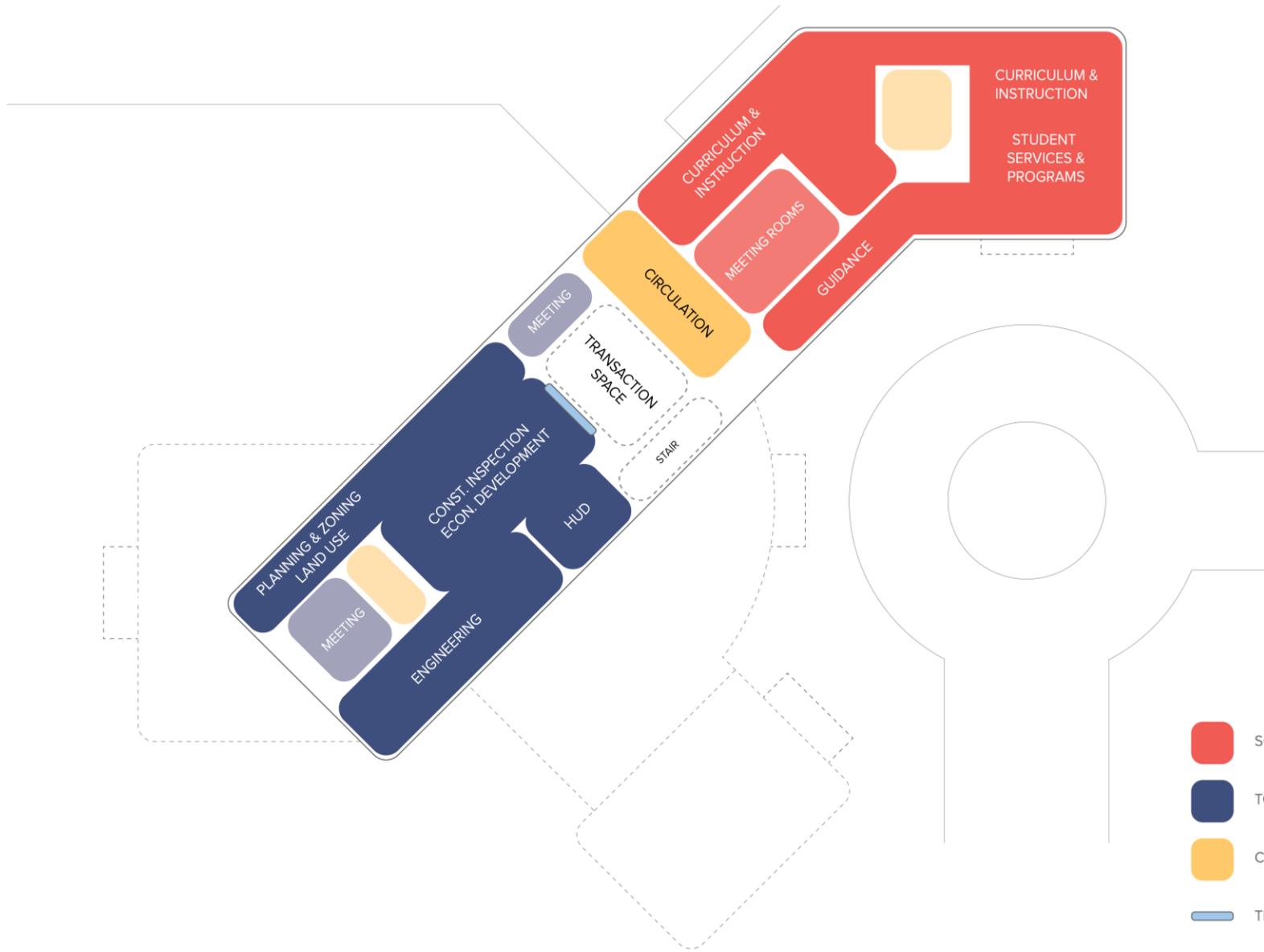
HEALTH ADMINISTRATION  
ENVIRONMENTAL HEALTH  
CLINIC

SCHOOL TECHNOLOGY  
PROFESSIONAL  
DEVELOPMENT (TRAINING)

SHARED MULTIPURPOSE ROOM FOR:  
COUNCIL MEETINGS  
SCHOOL BOARD MEETINGS  
COMMUNITY FUNCTIONS  
SCHOOL FUNCTIONS  
PERFORMANCES

ART WALK  
HAMILTON TIMELINE  
RECEPTION  
CAFE  
PUBLIC AMENITIES

- SCHOOL DISTRICT
- TOWNSHIP
- HEALTH
- CORE
- TRANSACTION WINDOW



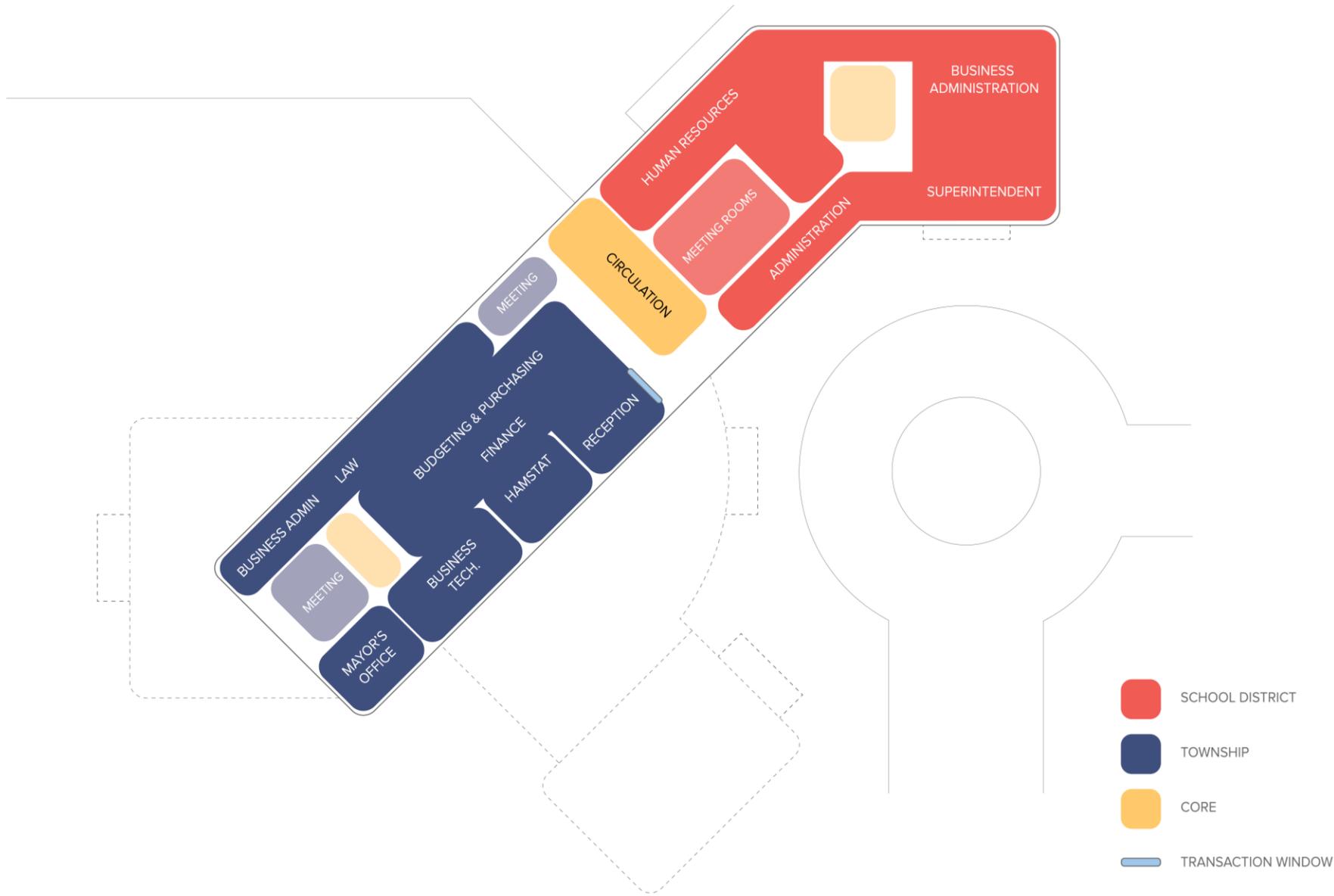
## SECOND FLOOR PROGRAM

ENGINEERING  
 PLANNING & ZONING  
 LAND USE  
 CONSTRUCTION  
 ECONOMIC DEVELOPMENT  
 HUD

CURRICULUM & INSTRUCTION  
 GUIDANCE  
 STUDENT SERVICES &  
 PROGRAMS

CIRCULATION  
 TRANSACTION AREA  
 PUBLIC AMENITIES

- SCHOOL DISTRICT
- TOWNSHIP
- CORE
- TRANSACTION WINDOW



## THIRD FLOOR PROGRAM

MAYOR'S OFFICE  
 HAMSTAT  
 ADMINISTRATION  
 BUDGETING & PURCHASING  
 FINANCE  
 LAW

SUPERINTENDENT'S OFFICE  
 HUMAN RESOURCES  
 ADMINISTRATION  
 BUSINESS ADMINISTRATION

CIRCULATION  
 TRANSACTION AREA  
 PUBLIC AMENITIES

- SCHOOL DISTRICT
- TOWNSHIP
- CORE
- TRANSACTION WINDOW





# DESIGN

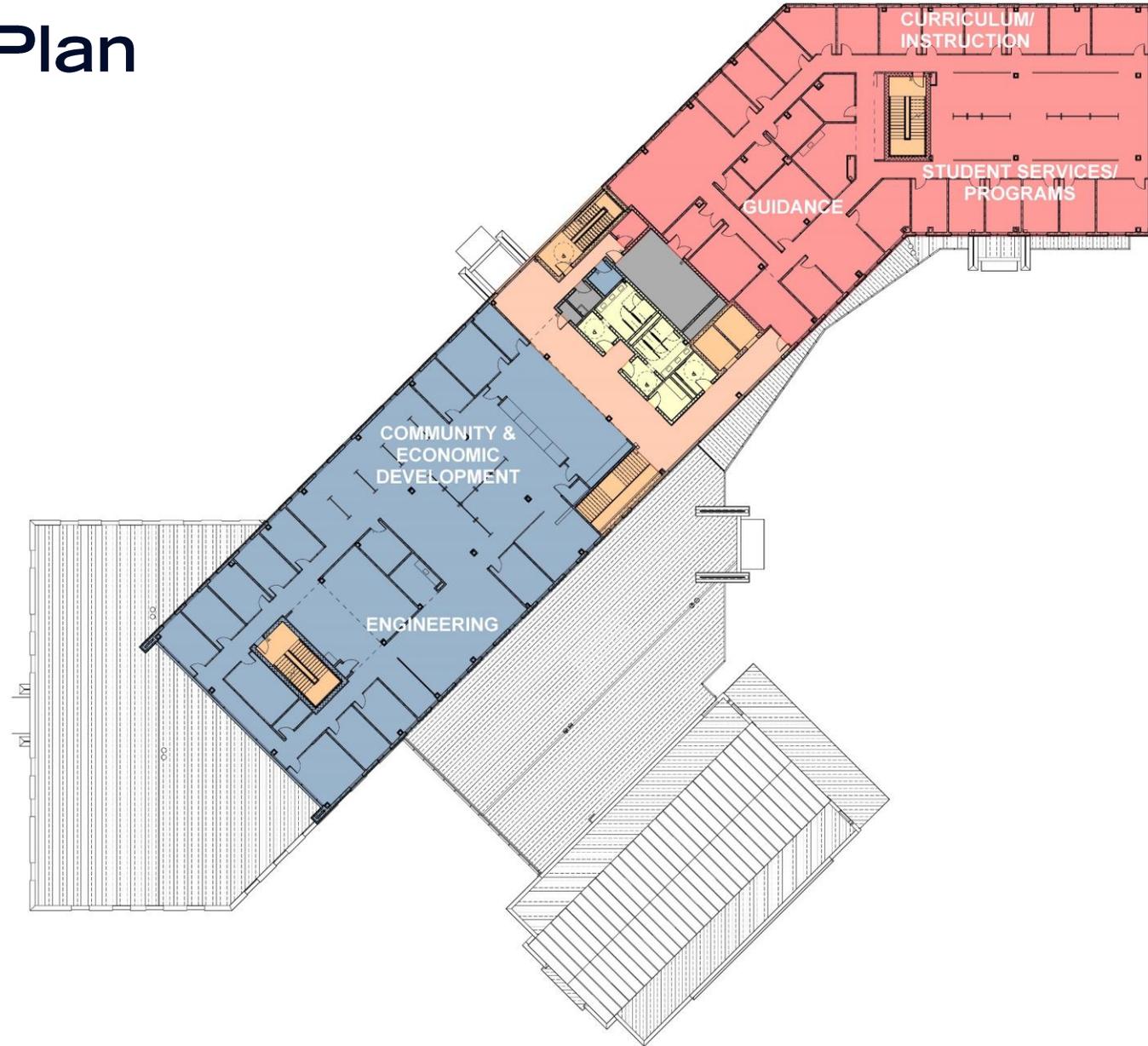
**TRANSPARENCY**  
**WELCOMING**  
**COMMUNITY**  
**FLEXIBILITY**  
**ACCESSIBILITY**  
**COLLABORATION**  
**EFFICIENCY**  
**SUSTAINABILITY**  
**RESPONSIBLE**



# First Floor Plan



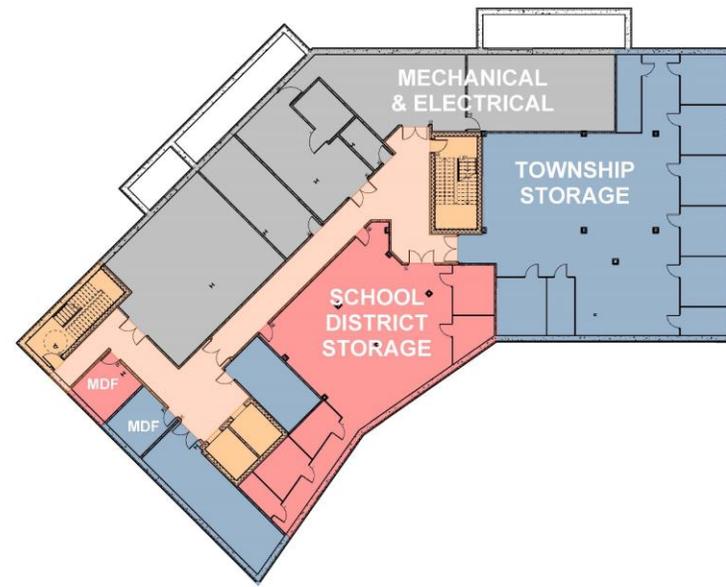
# Second Floor Plan



# Third Floor Plan



# Basement Floor Plan





HAMILTON TOWNSHIP  
NEW MUNICIPAL COMPLEX

spieze



MICHAEL  
GRAVES







Township of  
Hamilton





Department of  
Health











HAMILTON TOWNSHIP

Township of  
Hamilton











HEALTH ADMINISTRATION









The image features a close-up, slightly blurred background of green leaves. The leaves are in various shades of green, from a vibrant lime green to a deep forest green. The veins of the leaves are visible, creating a textured pattern. Overlaid on this background is the word "SUSTAINABILITY" in a bold, white, sans-serif font. The text is centered horizontally and vertically, standing out clearly against the darker green areas of the leaves.

**SUSTAINABILITY**

# Sustainable Design

- Redevelopment of blighted site
- Stormwater management
- Connectivity to nature
- Daylighting and views
- Energy efficiency
- Improved occupant comfort
- Ergonomics



# Sustainable Design

## Pursuing LEED Silver Certification

- EV Parking spots day 1 and EV parking spots for the future
- Restoring the site for wildlife and stormwater management
- Building systems to reduce energy output
- Using recycled materials
- Analyzing life cycle analysis
- Pursuing credits that focus on our region specifically

 LEED v4.1 BD+C  
Project Checklist

Project Name: Hamilton Municipal Complex  
Date: January 22, 2024

Y	?	N	Credit	Points
1			Integrative Process	1
<b>6 1 9 Location and Transportation</b>				
			LEED for Neighborhood Development	16
1			Sensitive Land Protection	2
4			High Priority Site and Equitable Surrounding Density and Diverse Uses	1
			Access to Quality Transit	5
			Bicycle Facilities	1
			Reduced Parking Footprint	1
			Electric Vehicles	1
<b>3 6 1 Sustainable Sites</b>				
			Construction Activity Pollution Prevention	6
1			Site Assessment	1
1	1		Protect or Restore Habitat	1
			Open Space	1
1	1	1	Rainwater Management	1
			Heat Island Reduction	2
			Light Pollution Reduction	1
<b>6 2 3 Water Efficiency</b>				
			Outdoor Water Use Reduction	6
			Indoor Water Use Reduction	2
			Building-Level Water Metering	3
2			Outdoor Water Use Reduction	3
3			Indoor Water Use Reduction	2
			Optimize Process Water Use	2
1			Water Metering	3
<b>14 6 13 Energy and Atmosphere</b>				
			Fundamental Commissioning	6
			Minimum Energy Performance	6
			Building-Level Energy Metering	1
			Fundamental Refrigerant Management	1
5			Enhanced Commissioning	1
4	6	8	Optimize Energy Performance	8
1			Advanced Energy Metering	2
			Grid Harmonization	2
3			Renewable Energy	2
1			Enhanced Refrigerant Management	2

 LEED v4.1 BD+C  
Project Checklist

Project Name: Hamilton Municipal Complex  
Date: January 22, 2024

Y	?	N	Credit	Points
<b>9 3 2 Materials and Resources</b>				
			Storage and Collection of Recyclables	13
1	3	2	Building Life-Cycle Impact Reduction	5
2			Environmental Product Declarations	2
2			Sourcing of Raw Materials	2
2			Material Ingredients	2
2			Construction and Demolition Waste Management	2
<b>11 4 1 Indoor Environmental Quality</b>				
			Minimum Indoor Air Quality Performance	16
			Environmental Tobacco Smoke Control	Required
1	1		Enhanced Indoor Air Quality Strategies	2
3			Low-Emitting Materials	3
1			Construction Indoor Air Quality Management Plan	1
			Indoor Air Quality Assessment	2
1			Thermal Comfort	1
2			Interior Lighting	2
2	1		Daylight	3
1			Quality Views	1
1			Acoustic Performance	1
<b>6 0 0 Innovation</b>				
5			Innovation	6
1			LEED Accredited Professional	1
<b>3 1 0 Regional Priority</b>				
1			Regional Priority: Sensitive Land Protection	1
1			Regional Priority: Surrounding Density and Diverse Uses	1
1			Regional Priority: Protect or Restore Habitat	1
1			Regional Priority: Specific Credit	1
<b>58 24 29 TOTALS</b>				
				Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

A person wearing a light blue long-sleeved shirt is seated at a desk, focused on financial work. Their right hand holds a black pen, poised over a calculator. Their left hand rests on an open spreadsheet or ledger. The desk is cluttered with various items: a pair of glasses, a spiral-bound notebook, a smartphone, and several sheets of paper. The scene is dimly lit, with a soft blue tint, creating a professional and concentrated atmosphere. The word "BUDGET" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

**BUDGET**

# Municipal Building Cost Study

Township	Year Completed	Sq. Ft.	Budget	Escalated Budget	Cost per Sq. Foot
Montgomery	2022	62,000	\$35,000,000	\$38,587,500	\$622.38
Hamilton	2026	98,800	\$60,000,000		\$607.29
Lacey	2026	52,000	\$35,000,000		\$673.08



# Cost/Financing of the Project

- A portion of the project costs are expected to be financed initially with 1-year bond anticipation notes this year.
- Approximately \$60,000,000 of general obligation bonds are expected to be issued by the Township in 2025 to pay off the notes and fund the balance of the project costs.
- Board of Education will pay a portion of the debt service based on its share of space in the building (amount TBD).

<u>Assumptions</u>	
<b><u>Bond Anticipation Notes</u></b>	
Par Amount:	\$30,000,000
Term:	1 Year
Borrowing Rate (est.):	3.75%
Projected Issuance Date:	May 15, 2024
<b><u>Bonds</u></b>	
Par Amount:	\$60,000,000
Term:	30 Years
Borrowing Rate (est.):	4.00%
Projected Issuance Date:	May 15, 2025
BOE Share of Debt Service (est.):	33.33%
<b><u>Assessed Valuation Information</u></b>	
2023 Assessed Valuation:	\$8,868,318,900
2023 Average Home Assessed Valuation:	\$216,300

# Cost/Financing of the Project (continued)

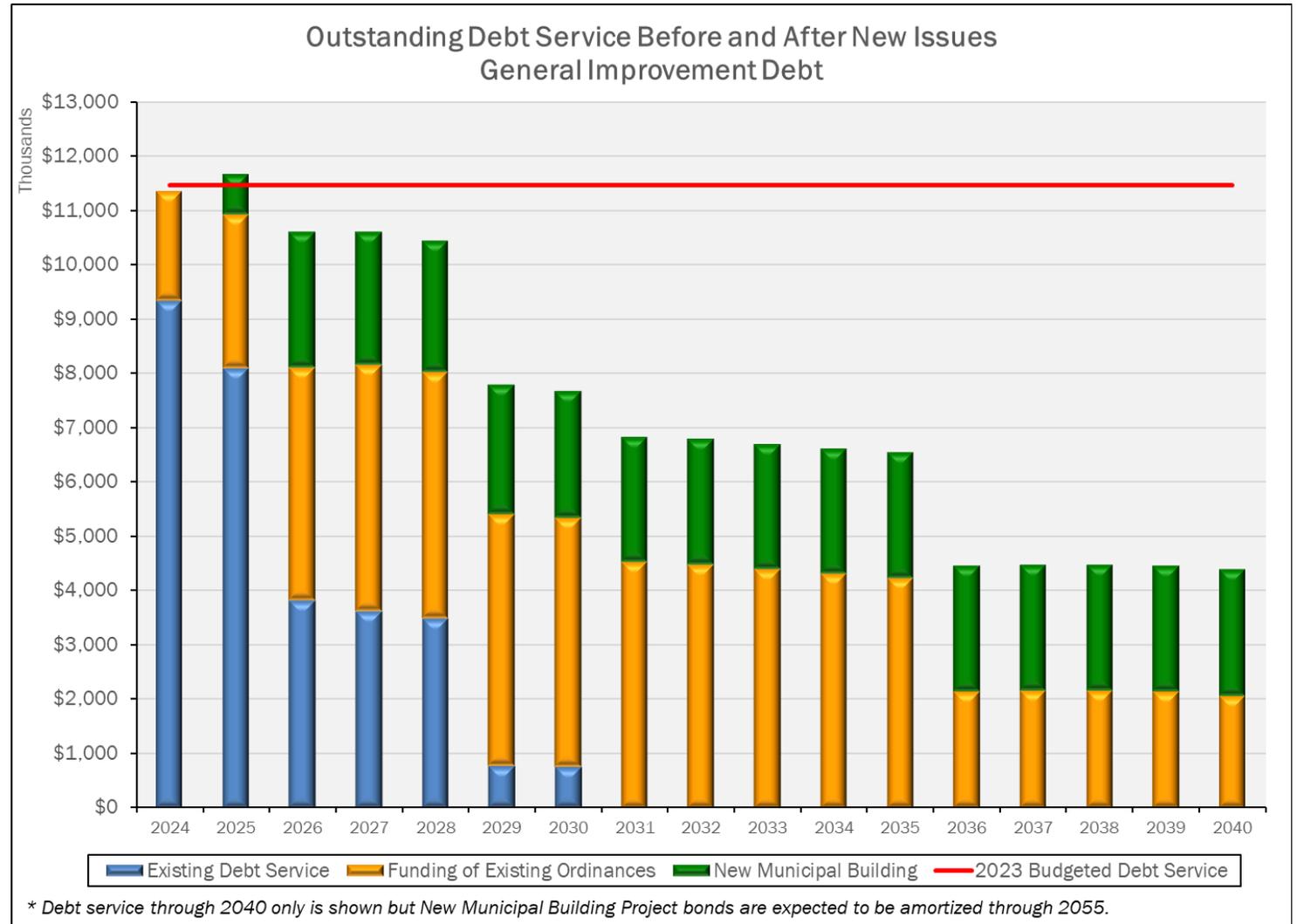
- Borrowing plan will be coordinated with project spending needs.
- Debt issuance will be phased in over the next few years as the project is constructed.
- Phasing in of new debt service payments will match pattern of existing Township debt service.

<b>2023 Budgeted Debt Service:</b>	<b>\$11,467,000</b>
<b><i>Projected Debt Service Summary (2024 to 2026)</i></b>	
<b><u>2024 Projected</u></b>	
Existing Aggregate Debt Service:	\$9,316,890
Existing Note Principal & Interest:	\$2,029,260
<b><i>New Municipal Building Debt Service*</i></b> :	<b><u>\$0</u></b>
<b>Total 2024 Projected Debt Service:</b>	<b>\$11,346,150</b>
<b><u>2025 Projected</u></b>	
Existing Aggregate Debt Service:	\$8,092,144
Existing Note Principal & Interest (estimate):	\$1,035,528
Other Existing Bond Debt Service (estimate):	\$1,784,000
<b><i>New Municipal Building Debt Service (Notes)*</i></b> :	<b><u>\$750,038</u></b>
<b>Total 2025 Projected Debt Service:</b>	<b>\$11,661,710</b>
<b><u>2026 Projected</u></b>	
Existing Aggregate Debt Service:	\$3,822,695
Existing Note Principal & Interest:	\$0
Other Existing Bond Debt Service (estimate):	\$4,278,820
<b><i>New Municipal Building Debt Service (Bonds)*</i></b> :	<b><u>\$2,500,813</u></b>
<b>Total 2026 Projected Debt Service:</b>	<b>\$10,602,328</b>

\* Net of Board of Education Share of debt service.

# Cost/Financing of the Project (continued)

- Upcoming declines in existing debt service payments will allow the municipal building debt service to blend in.
- Total annual debt service in 2025 and beyond is expected to remain around or below 2023 levels.
- Flexibility will remain for future financing of other general capital projects without a spike in overall debt service.



# Cost/Financing of the Project (continued)

- Alone, the tax impact of new building debt service would be approximately 2.5 cents (about \$25 for every \$100,000 of assessed valuation).
- Due to timing and overall debt service pattern, only a minimal tax impact is expected (about \$2 for every \$100,000 of assessed valuation).

<i>Tax Impact Summary - New Municipal Building Bonds</i>			
	<u>Per \$100 of A.V.</u>	<u>For Every \$100,000 of A.V.</u>	<u>\$216,300 Avg Home A.V.</u>
Average Tax Impact (New Building Only):	\$0.025	\$25.08	\$54.25
Incremental Tax Impact (vs. Existing Debt):	\$0.002	\$2.00	\$4.33

# Schedule

- **Jan 2024:** Receive Comments from State Comptroller
- **February 2024:** Complete Construction and Permit Documents
- **March 2024:** Advertise for Bid
- **April 2024:** Submit for Permits  
Town Approval of Funding / Resolutions
- **May 2024:** Award Project to a Contractor
- **Summer 2024:** Break Ground
- **Summer 2026:** Occupancy

A person's hands are shown assembling a grey plastic architectural model of a building on a desk. The model consists of several interconnected rectangular blocks. In the foreground, there are architectural plans with red and blue markings. The word "QUESTIONS" is overlaid in white, bold, sans-serif font in the center of the image. The background is a blurred office setting.

**QUESTIONS**



**PEOPLE. PASSION. PURPOSE.**