



Permanent Modular Office under 10,000 sq. ft.

Entry Name: Borough of Lakehurst Police Station

Entrant: Commonwealth Mobile Modular
Affiliate: Penn Lyon Homes Corporation
Location: Lakehurst, NJ
Building Use: Police Station

Number of Modules: 4
Average Module Size: 13 x 60 x 14
Total Square Feet: 2560
Days to Complete: 99

Architectural Excellence

The Borough of Lakehurst Police Station, designed by Design Ideas Group of Deal, NJ provided for the renovation of a former EMT building and 2,560 square foot modular addition. The four-piece modular building was just one part of the overall project under the direction of Santorini Construction of Neptune, NJ. Careful coordination was required since transitions between existing and new was critical. Secure interview rooms would be accessible only from the existing building. The existing brick exterior would become the interior walls of the new squad room. And the hinged roof system would require precision to end seamlessly into the existing roof structure. The new addition included a new public entrance; administrative offices and squad room; male and female locker rooms; and a secure records area and secure evidence, weapons and interview rooms.

Technical Innovation

When Santorini Construction was awarded the Borough of Lakehurst Police Station project, they wanted a single source with demonstrated knowledge in modular and conventional construction. Understanding that resources needed to focus on the site-work and renovating a borough landmark, Santorini relied on Commonwealth's unique blend of experience to assist in coordinating the delivery and completion of the modular addition. Our approach eliminated the need for multiple prime contractors without compromising quality. It provided exceptional modular design consultation, value-added engineering, and an unparalleled experience in joining both the conventional and modular construction requirements needed to complete the project. As a Prime Contractor, Commonwealth worked closely with the GC's other contractors to complete the interior and exterior finishes in time to meet the scheduled July, 2009 Grand Opening.

Cost Effectiveness/Energy Efficiency

The Lakehurst Police Station needed to be functional, yet secure. Products such as EFCO windows and doors not only provided energy efficiency with its double glazing and tinting, but it met the requirements for Small Missile Testing. Water conserving fixtures from Kohler and American Standard and value-engineered lighting circuits will provide long term savings to the Borough. By understanding how modular construction could be adapted to the existing structure, the Borough saved tremendous demolition costs. Work on the renovation and the new addition was completed concurrently allowing for a more aggressive completion schedule saving the borough significant time and money.