



PRESS RELEASE
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Feasibility Study Completed for Buildings 32 and 42 in the Loft District at The Peninsula at Bayonne Harbor

Bayonne - The Bayonne Local Redevelopment Authority (BLRA) retained Windigo Architects in 2004 to evaluate the feasibility of renovating the former military warehouse Buildings 32 and 42 and to determine whether renovation (adaptive reuse) or demolition and new construction would be a more viable alternative. A presentation of their findings was given to the Commissioners at the July 21 BLRA Board meeting.

Buildings 32 and 42 were originally constructed in 1942 and functioned primarily as warehouse space for the former Military Ocean Terminal (MOTBY). They are located in what is now called the Loft District.

Structural Issues

Windigo indicated that by retaining the existing buildings the project would be governed under the New Jersey Rehabilitation Subcode (NJRS), which governs repairs, renovations, alterations, changes and additions to existing buildings. If the existing foundation remains (and the buildings are renovated within their existing footprints), the existing buildings are considered a reconstruction and the height limitations and gross square footage can remain the same.

If the existing footprint is deviated or changed, a more stringent code would be applicable. This would require extensive structural changes and adherence to current seismic requirements, which would escalate costs.

Architectural Considerations

Windigo indicated that due to the massiveness and solidity of the existing buildings, extensive renovation would be required to make them suitable for enjoyable residential life. In addition, the deep dark interior spaces would need to be modified. The primary advantage of new construction over the reuse of the existing buildings would be greater flexibility in the overall design of the building.

Adaptive Reuse -versus- New Construction

The cost estimate for the proposed adaptive reuse in the design prototype tested by Windigo is \$94,450,000. The estimated cost for a new building in the design prototype tested by Windigo is \$93,841,000.

The BLRA will review the report submitted by Windigo and weigh the various scenarios presented in their feasibility study. A copy of the presentation provided by Windigo at

the July 21 Board Meeting is available for download on the BLRA's website at <http://www.bayonnenj.org/blra>.

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