PROJECT UPDATES: *July 24, 2025*

In accordance with our typical practice, during the summer season we try to limit the amount of construction taking place on public property in order to minimize the disruption to our residents and visitors, as for many this time of the year is precious. However, this summer there is one exception to that policy: the construction of Sea Isle City's future Community Center, which involves some short-term inconveniences that will result in long-term benefits for our community. Also, we are in the process of preparing and putting into place plans for the next round of capital improvements throughout the City. As these projects move forward through the design, bidding, and construction phases, we will continue to provide you with updates on their progress.

New Community Center

Following an asbestos removal process, Sea Isle City's former public-school building at 4501 Park Road was demolished in the spring of 2023. During the summer of 2023, surcharge soil was placed on the property as part of Phase 1 Site Preparations for the future Community Center. Then, after a four-month review process of our construction documents by the New Jersey State Comptroller's Office, the project went out to bid; and on February 27, 2024, City Council awarded a contract in the amount of $21,093,000 to Ernest Bock & Sons, of Philadelphia, for the construction of the Community Center.

On March 5, 2024, a pre-construction meeting took place, attended by numerous representatives from Bock & Sons, as well as Architect Henry Hengchua, the Project Managers, Mayor Desiderio, the City's Business Administrator, and several other City officials. In April 2024, Bock & Sons began to mobilize equipment on the site. Next, an electric service pole was installed, test pilings were driven, and unwanted vegetation and debris were removed. Also, storm water drainage pipes were installed, underground utility work took place around the perimeter of the building, and the installation of more than 520 foundation pilings was completed.

The building's structural support flooring system was installed, and the garage's concrete flooring (under the building) has been poured. The steel beams for the building's superstructure have been installed. The cement block elevator shaft and stairwell shafts have been constructed; and the installation of the interior emergency exit stairwells continues.

The installation of the roof is completed, and the roof-top HVAC units have been installed. All of the building's windows have been installed, except for two window openings that are being used for the access of construction materials. The building is now considered "watertight," however the addition of further waterproofing components on the outside of the building continues. The installation of the building's insulation is completed, and the installation of the security, electrical, plumbing, fire suppression and interior HVAC systems continues.

All the interior stud walls are in place, and the installation of sheet rock is approximately 90% completed. Construction of the elevator continues. Painting the interior walls has begun. Installation of ceramic tile in the bathrooms has begun

The installation of the building's exterior siding components continues, and the installation of the decorative cornice molding along the roofline and installation of the building's exterior brick siding continues. Cement for the building's ADA ramp and front steps has been poured.

This project is on schedule, and construction is expected to be completed in the autumn of 2025.

PLEASE NOTE: The contractor has closed the sidewalks adjacent to the construction site along 45th and 46th Streets, however the sidewalks along Park Road and Central Avenue are open to pedestrians. Please use caution when driving or walking near this construction site.

The photo below of the Community Center construction site were taken on August 7…

This photo shows the 46th Street side of the building…



The elevated outside patio (on the 45th Street side of the building) will be accessible from the lobby. It will have outdoor seating and landscaping…



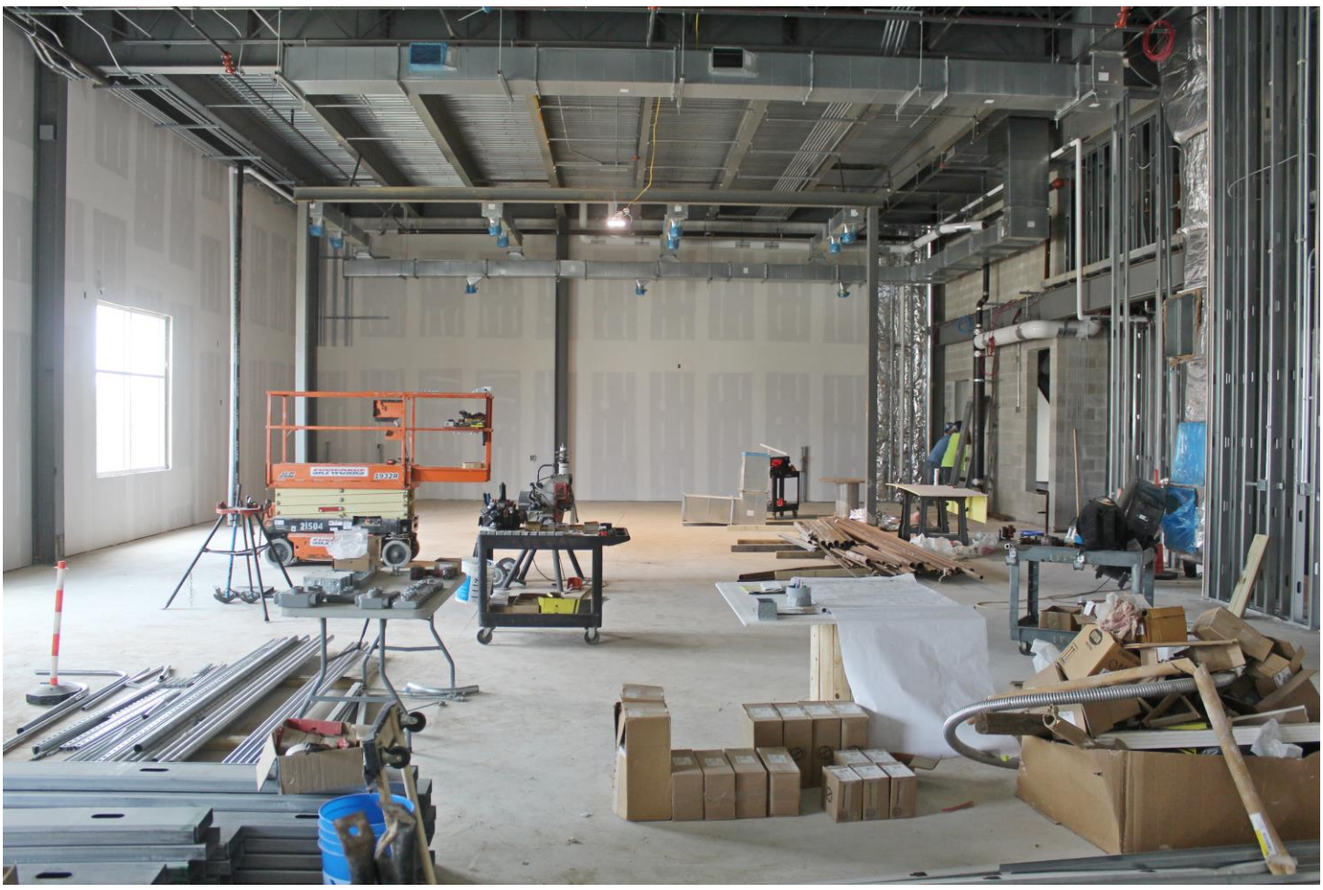
When entering the lobby through the main entrance (at left), visitors will see the front counter and the Recreation Office in front of them (at right). The window-opening shown on the second level (upper right) will allow natural light to enter the walking track and also offer a view of the lobby from above…



The Fitness Room (on the main level) will be used for a variety of exercise classes and other programs that require a large open space…



The Community Meeting Room (on the main level) will be used for AARP luncheons, Garden Club meetings and presentations, Women's Civic Club meetings, voting on Election Day, and other functions. It will include a modern audio/visual system, a stage, a kitchen, and tables and chairs that can moved to accommodate different types of events…



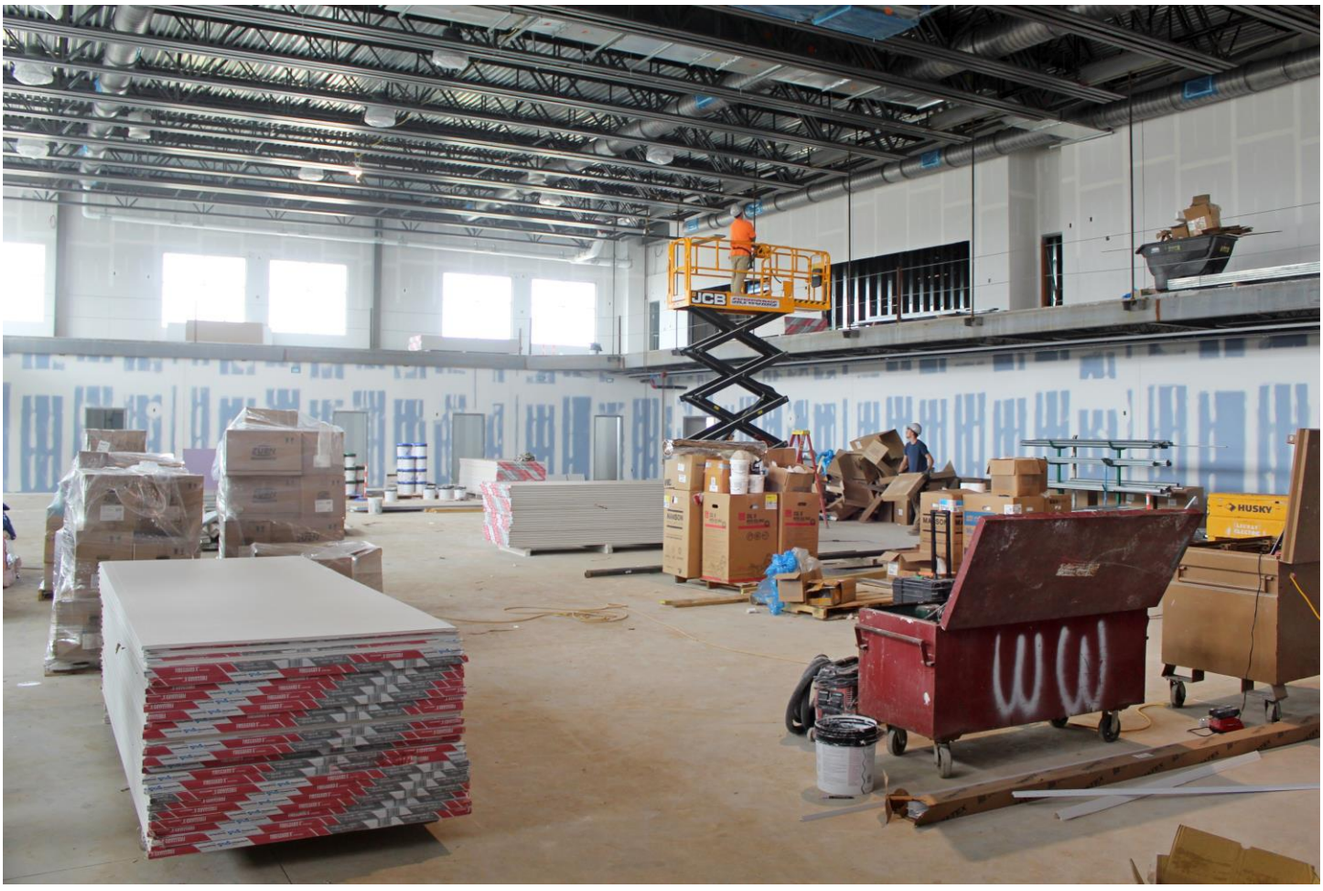
This Multi-Purpose Room (AKA: "Arts Room") on the first level will be used for art classes, afterschool programs and other gatherings…



The Elevated Walking/Running Track (overlooking the Gym below) will have three lanes and plenty of natural light….



The Community Center's Gymnasium will include an NBA-size basketball court as well as stripes on the floor for volleyball and pickleball games. The Gym will also have a modern flooring system, bleachers for spectators, scoreboards and a retractable curtain that can divide the space in half…



County Drainage Construction on 55th Street (Landis Avenue to Roberts Avenue)

The County has completed work on the outfall upgrades along 55th Street. This work involved the construction of a new 36-inch outfall pipe that will take runoff from the Landis Avenue watershed and discharge into the meadow (wetlands) at the street-end. The existing city drainage system will remain in place but will be upgraded in size at Roberts Avenue. Both parallel systems will discharge into a new valve chamber that will be constructed at the street-end. Check-valves will prevent tidewater from backing up into the system. The installation of the new precast concrete valve chamber has been completed. This project has been completed.

County Drainage Construction 32nd Street and Landis Avenue

In conjunction with the 55th Street Drainage Project (detailed above), the County is also making drainage improvements along Landis Avenue from 31st Street to 33rd Street. New stormwater piping has been installed on 32nd Street with a larger trunkline also included, and this line will discharge into the meadow (wetlands) at Central Avenue, replacing the existing point of discharge. The new outfall will be constructed and equipped with a tidal check-valve. The outfall will be protected from erosion through the construction of a steel sheet retaining wall. Landis Avenue and 32nd Street have been paved. This project has been completed.

55th Street Water Distribution System Replacement

On December 24, 2024, City Council awarded a contract in the amount of $234,711.50 to Gemini General Contracting, of Mullica Hill, NJ, for the replacement of the water system on 55th Street. A preconstruction meeting took place on January 15, 2025. Work on this project has been coordinated with the county drainage project on 55th Street. Replacement of the water main and water service replacements has been completed. This project has been completed.

Roadway Reconstruction – Cini Avenue

On November 12, 2024, City Council awarded a contract in the amount of $322,293.05 to South State, Inc., of Bridgeton, New Jersey, for the repaving of Cini Avenue from JFK Boulevard to 36th Street. “Test Holes” were dug to mark underground utilities. Drainage work has been completed. The concrete work and paving have been completed on this project. Work on this project has been completed, with punch-list items to be addressed after Labor Day.

Roadway Reconstruction - various streets

On August 13, 2024, City Council awarded a contract in the amount of $656,129.00 to Think Pavers, of Mt. Royal, NJ, for the reconstruction of:

- 38th Street (Landis Avenue to Central Avenue)
- 58th Street (Landis Avenue to Central Avenue)
- 59th Street (Central Avenue to Sounds Avenue)
- Sounds Avenue (59th Street to the Dealy Field Kayak Launch & Hockey Court)

A preconstruction meeting took place on September 11, 2024. Concrete work and all paving related to this project have been completed. The contractor has painted the parking lines where needed (including the handicapped spaces by the Kayak Launch). Work on this project has been completed, with punch-list items to be addressed after Labor Day.

75th Street Bulkhead

On June 11, 2024, City Council awarded a contract in the amount of $281,050 to R. A. Walters & Sons, Inc., of Cape May Court House, NJ, for the replacement of the bulkhead at 75th Street and the bay. The installation of the bulkhead and street-end paving have been completed. This project has been completed, including the installation of the Bollards.

Storm Sewer Repair – 324 45th Place

On March 26, 2024, City Council awarded a contract in the amount of $66,010 to Think Pavers, of Mt. Royal, NJ, for the repair and replacement of the storm sewer, which (by an easement) runs through the above referenced property. A preconstruction video was completed. Work on this project has been completed.

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