



PROJECT UPDATES:

January 8, 2026

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) was poured. The steel beams for the building's superstructure have been installed. The cement block elevator shaft and emergency stairwell shafts were constructed.

The installation of the roof is completed, and the roof-top HVAC units have been installed. Waterproofing efforts are completed. The building's exterior windows have been installed; and the building is "watertight." The installation of the decorative cornice molding along the exterior roofline has been completed. The installation of the building's exterior brick siding is completed, and the installation of accent tiles on the building's exterior is completed.

The cement for the building's ADA ramp and front steps has been poured. The building's glass front doors have been installed, and the lobby's interior doorway vestibule is constructed. Work on the exterior front entrance "canopy" is completed.

The interior stud walls were installed, installation of the building's insulation is completed, and the installation of sheet rock was completed. The installation of interior windows and doors was completed (in hallways, etc.).

Interior painting is completed (except for some touch-up work, which continues); and the gym's ceiling and the ceiling over the stage have been painted. Decorative accents on the walls (wallpaper and tiling) have been installed in several areas.

Installation of the fire suppression and fire alarm system is completed. The HVAC system is installed and has been activated. Installation of security system continues.

Framework for the stage in the main meeting room has been completed, and the installation of other stage components nears completion. The installation of drop ceiling framework is completed, and most of the ceiling tiles are in place. The Golf Simulator Room and "Wall Ball" Room have been framed, and the Golf Simulator system has been installed.

The installation of ceramic tiles has been completed in the bathrooms and changing rooms, and the application of tile-grout is completed. The bathroom floors are in place, and the installation of toilets, urinals, sinks and bathrooms stalls is completed. The building's water fountains are in place, and the plumbing system is operational.

The gymnasium's basketball backboards and hoops have been installed. The stairway connecting the gymnasium and the building's upper level has been constructed. The elevated walking track's railing has been installed, and sound-reduction panels are in place in the gymnasium, around the walking track and in the lobby. Installation of safety cushions on the walls of the gym has been completed. The gym's two scoreboards are in place. The gym's flooring system and the bleachers have been installed.

Decorative metal roofing materials are in place over the lobby's interior vestibule and interior overhang leading to the exterior patio. Work on the building's sound system and AV system are completed, and work on the interior lighting systems is completed.

Installation of millwork cabinetry is completed, and installation of countertops in various rooms nears completion. The kitchen's tile backsplash has been installed, and the kitchen appliances have been delivered. Carpeting is in place in the office area and in the second-floor meeting room. "Sea Isle City Recreation" lettering is in place in the office area.

Work on the polished cement floors continues and nears completion. The cushioned flooring for the elevated walking track and the adjacent "warm up" area is in place. The vinyl flooring in the Main Meeting Room and kitchen has been installed. Electronic message boards are in place in the lobby. The flooring in the Fitness Classroom is in place, and the installation of mirrors in the Fitness Classroom is nearing completion, following some delays from the factory.

The floor of the parking garage has been top-coated with an epoxy finish. Installation of the security fencing in the parking garage is completed, and the parking garage's retractable security gates are in place. Installation of the handrails on the exterior ADA ramps are substantially completed.

The building's emergency stairways are constructed and work in the stairwells is nearing completion. The gas meter was installed, and the "above ceiling" inspections have taken place on the first and second levels. Site work continues on the exterior parking lot and around the building's perimeter, and cement work has begun all around the building. Installation of the asphalt parking lot is expected to begin next week. New trees for the landscaping have been delivered and will be planted as work progresses.

Exterior electric work continues, and most of the building's exterior lights are in place (with the exception of the hardscaped gardens adjacent to the building and in the parking lot). Interior and exterior finish work continues.

Work continues on the building's elevator; however, we've encountered delays with parts necessary for construction of the elevator, which will push our move-in date to late January / early February.

PLEASE NOTE: The contractor has closed the sidewalks adjacent to the Community Center site along 45th and 46th Streets, however the sidewalks along Park Road and Central Avenue are open to pedestrians (with some exceptions, while necessary work is being done). Please use caution when driving or walking near this construction site.

The photos below of the Community Center were taken on January 8...

This photo of the building's exterior was taken from 46th Street at Central Avenue...



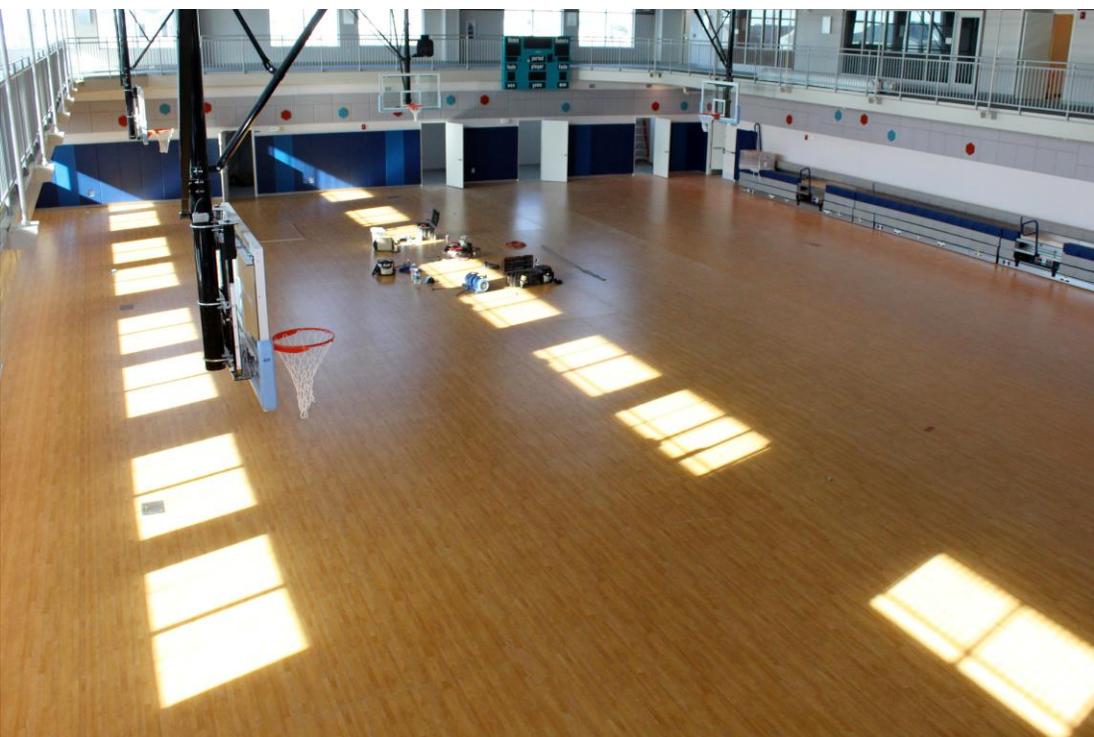
Grading and cement work continues in the parking lot...



Cement work continues around the property, including on the 46th Street side of the building...



The gymnasium's floor is in place...



The gymnasium's bleachers have been installed...



55th Street Roadway Construction

On September 9, 2025, City Council awarded a contract in the amount of \$506,877.50 to South State Inc., of Bridgeton, NJ, for roadway reconstruction. This project will encompass 55th Street, from Landis Avenue to Roberts Avenue. Concrete work is complete, and road grading is underway. Drainage work will be completed soon. The photo below of 55th Street (looking west from Central Avenue) was taken on January 8...



Promenade Improvements / Boardwalk Preservation Fund

On August 26, 2025, City Council awarded a contract in the amount of \$1,344,967 to Channel Marine Construction, of Clermont, NJ, for improvements to Sea Isle City's Promenade, including replacing and improving bulkheads at various locations, upgrading several street-end ramps and installing new ADA ramps at 32nd and 40th Street. The construction of an ADA Ramp at 47th Street has recently been added to this project. A preconstruction meeting for this project was held on September 16, 2025. Construction is underway, and cap repairs continue at various locations. Currently work is in progress at 33rd Street. Please expect temporary closures of the Promenade as work on this project continues (closures will typically one-to-two blocks at a time). Work on this project will continue through the winter.

Storm Sewer Improvements

On August 12, 2025, City Council awarded a contract in the amount of \$880,892.00 to Fred M. Schiavone Construction, of Malaga, NJ, for the installation of new drainage pipes for Phase One of a Flood Water Pumping System that will ultimately serve the area between Park Road and Landis Avenue, from 43rd to 47th Street. A preconstruction meeting for this project was held on August 26. Construction has taken place along 46th Street and continues on Central Avenue. Please look for road closures in the work area. The photo below of Central Avenue looking north from 46th Street (top) and 46th Street looking west from Central (bottom) were taken on January 8...



Excursion Park Lighting

On July 22, 2025, City Council awarded a contract in the amount of \$176,048.75 to Lee-Way Electrical, of Buena, NJ, for the installation of two new light poles at Excursion Park that will illuminate the park's lawn when needed during special events. A preconstruction meeting was held on August 12, 2025. Construction on this project will not begin until after the 2026 President's Day Weekend.

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. This project has been completed.

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). This project has been completed.

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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