PROJECT UPDATES: *November 13, 2025*

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 emergency stairwell shafts have been constructed; and construction of the elevator continues (off site).

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 interior stud walls are in place, and the installation of sheet rock is completed. The installation of interior windows is completed (in hallways, etc.). Interior painting is completed; and the gym's ceiling and the ceiling over the stage have been painted. Accent decorative accents on the walls (wallpaper and tiling) have been installed in several areas. "Sea Isle City Recreation" lettering has been installed inside the office area near the main entrance.

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. Finish work on the exterior siding continues.

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

Installation of the building's insulation is completed, and the installation of the security system continues. The HVAC system is installed, and work on the fire suppression and fire alarm systems continues. Light fixtures have been installed in most areas. Work continues on the building's I.T. and audio-visual systems.

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

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 bathroom countertops is completed. The building's water fountains are in place. Appliances have been delivered for the kitchen.

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 installation of the elevated walking track's railing is completed, the sound-reduction panels are in place in the gymnasium and around the walking track, and installation of the walking tracks flooring has begun. Installation of safety padding has begun on the walls of the gym. Components for the gym's bleaches have been delivered.

Installation of millwork cabinetry is completed, and installation of countertops in the kitchen and other work areas is nearing completion. Carpeting is in place in the office area, in the Quiet Room, and in the second-floor meeting room. "Sea Isle City" lettering is in place in the office area.

Workers have begun polishing the interior poured cement floors in preparation for an epoxy top-coating. The floor of the parking garage has been top-coated with an epoxy finish. Installation of the gate system around the perimeter of the parking garage has begun.

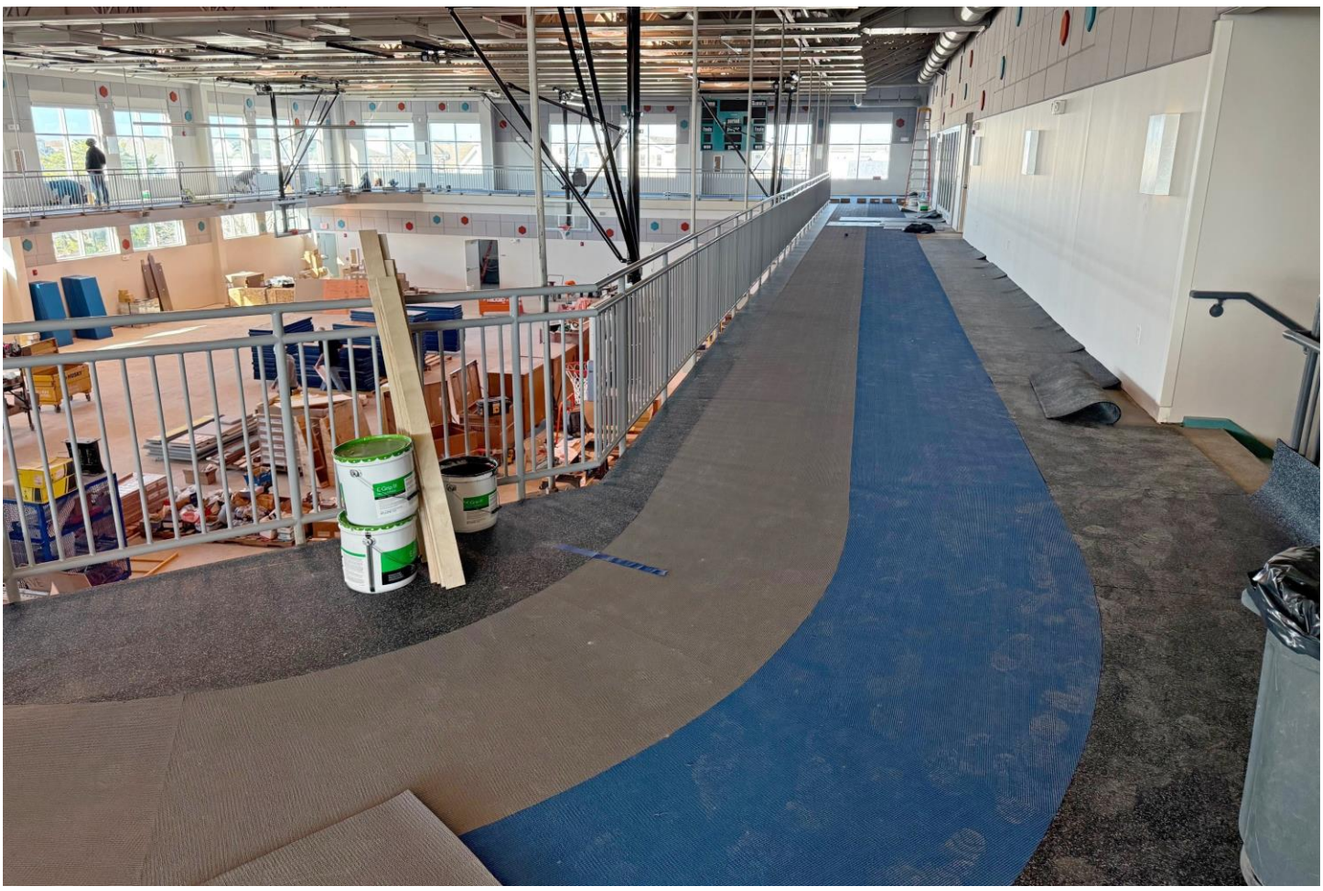
The building's emergency stairways are constructed, and work continues inside the emergency stairwells. The gas meter was installed, and the "above ceiling" inspections have taken place on the first and second levels.

Numerous subcontractors are working simultaneously on site. Construction is expected to be completed by the end of this year.

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, when work is being done on the Park Road-side of the building). Please use caution when driving or walking near this construction site.

The photos below of the Community Center construction site were taken on November 13:

The flooring of the Elevated Walking Track is being installed…



The main Women's Bathroom has fixtures in place…



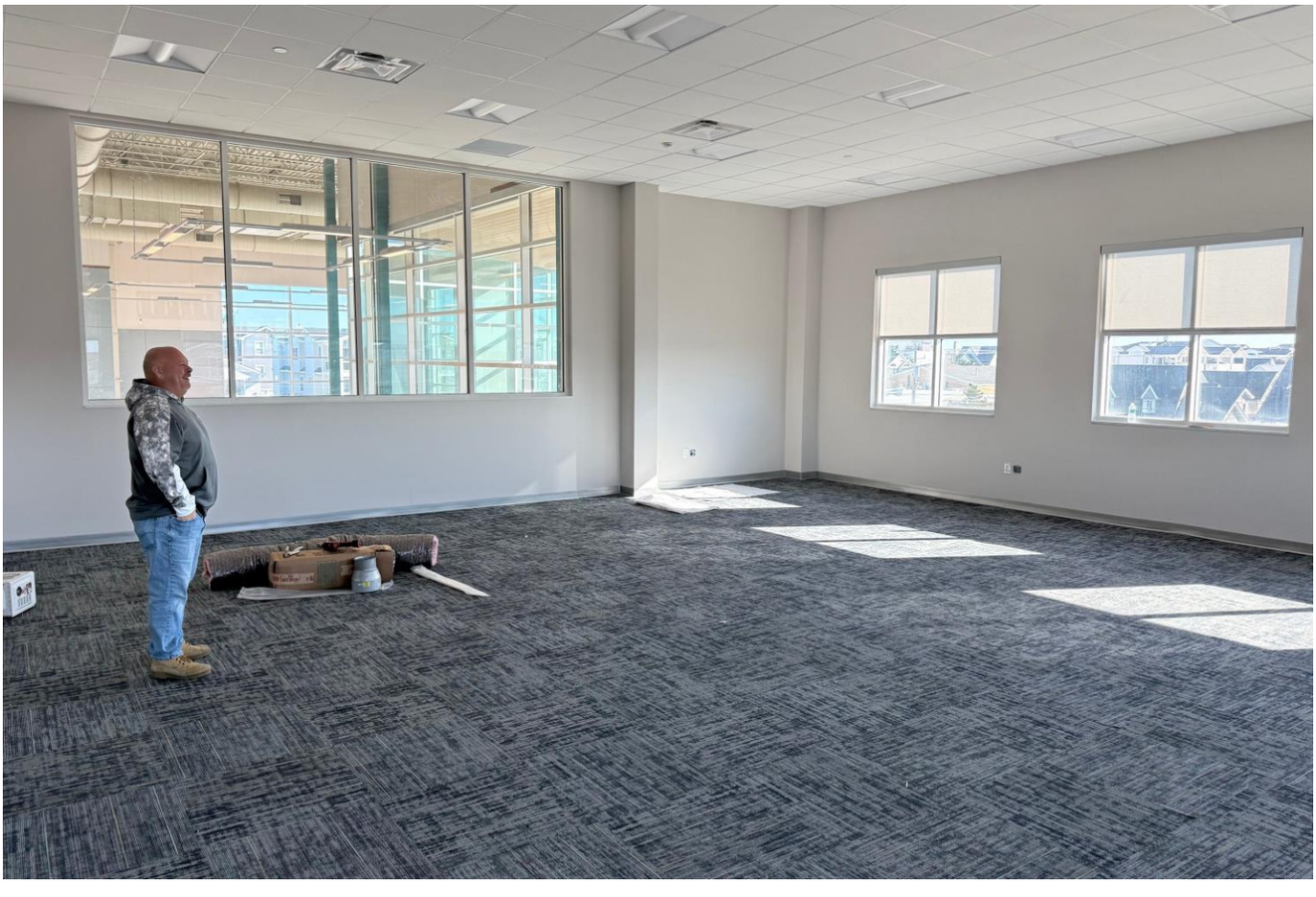
Workers are shown beginning to install safety padding on the walls of the gym…



Decorative tile and wallpaper accents are shown in the building's main corridor…



Like most of the building, the second floor meeting room has plenty of natural light…



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. Drainage work is expected to start soon.

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. A preconstruction meeting for this project was held on September 16, 2025. Construction is underway in the north-end of the Promenade and at 44th Street. Please expect temporary closures of the Promenade as work on this project progresses.

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 Hill, 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. Pipe work began has begun along 46th Street (Central to Park) and on Park Road. Please look for road closures in the work area.

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 on this project. This project has been completed, with some punch-list items still to be addressed.

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, with one punch-list item still to be addressed.

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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