



MIDDLESEX COUNTY ADMINISTRATION BUILDING

New Brunswick, NJ

Prior to 1999, Middlesex County Administration offices had been housed in deteriorating, inefficient buildings throughout New Brunswick. Occupancy costs for the County at the time exceeded \$12.00 per square foot. The County needed efficient space professionally managed as a first-class office building. Keating Partners' property management team was involved during the design and construction of the new County Administration Building offering input that assured operating efficiency once construction was completed.

Keating Partners exceeded client expectations for the following:

Fiscal Controls: Keating Partners has kept County operating expenses at or below 1999 levels without compromising quality of service. Zero-based budgeting; regularly bidding out service contracts; and using in-house expertise for HVAC maintenance are just a few of the measures Keating Partners has taken to enable the County to balance its budget and redirect limited resources to critical programs and services.

Security: Since 9/11, the County has regularly evaluated the need to protect its employees and visitors without compromising accessibility to the public. Our property management team has partnered with the County Sheriff and Administrator to develop a security plan for the building that accomplishes this goal. A 24-hour security presence, access control turnstile doors, visitor ID badge system, strategically located cameras, department panic buttons and card-key access to public stairwells are just a few of the tools we have utilized to improve security at this property.



Services

Property Management

Size

112,000 SF

Use

Office

Owner

Civic Square II Redevelopment Associates, LP

Tenant

County of Middlesex



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