



Fair Haven
New Jersey

Facilities Update

DEPARTMENT OF PUBLIC WORKS (FHDPW), FAIR HAVEN POLICE
DEPARTMENT (FHDP) & FAIR HAVEN COMMUNITY CENTER (FHCC)

10 JULY 2023

FHDPW Project Schedule (Updated)

20 May – Open House 1 (Complete)

31 May – Open House 2 (Complete)

06 June – TDRC Meeting (Complete)

12 June – Shift to Schematic (Complete)

20 June – PB Review (Complete)

- Schematic Complete, Shift to CD (Complete)

26 June – Pre-Qualify Public Hearing (Complete)

10 July (On Track)

- Approve Pre-Qualify Public Minutes
- Begin DLGS Approval Coordination
- Qualify GB Feedback Extent (**GB inflection point**)

24 July – Authorization to Bid*

- Cost Estimate Finalized
- All GB feedback received for CD phase
- Include Off-Site Improvements & Fuel Tanks

31 August – Bidding Period Complete

- Targeting overlap with FHPD/FHCC

11 September – Contractor Awarded*

Late September / Early October – Contractor Mobilization

*GB Approval Point

GutterBrush Simple Gutter Guards Max-Flow Filter Brush (10-year guarantee)



FHDPW Update (1 of 3)

CD Phase

- Working towards substantially complete to position GB for 24 July authorization to bid

Fire Suppression

- StoneRidge Engineering confirmed there are no other options for fire protection system
- Design to include future sprinkler mains and an area for a future fire pump; minimize risk with installing fire suppression infrastructure (**GB inflection point**)

DPW (and Facility Projects) Website

- Details continue to be added to the Fair Haven website that centralizes all project details, to include FHDPW, FHCC, and FHPD

Prequalify Bidders

- 79% of qualified bidders can bid on the project (271 contractors in total)
- Timing approval of Public Hearing minutes with authorization for bid on 24 July 2023 GB meeting

Rain Garden

- Currently all stormwater is collected to stormwater infrastructure; and drought resistance, low maintenance landscaping is sought
- Assessed Rain Garden is not viable; ensuring Fair Haven natives used for landscaping
- 12 June 2023 Guidance: “If deemed maintenance light, install a rain garden on the 3rd street landscaping side; if deemed high maintenance or not advisable due to stormwater management, maximize other traditional and/or non-traditional landscaping”

FHDPW Update (2 of 3)

BFI

- Furniture layout initial confirmation; follow-up work in progress to position BFI to produce the furniture proposal to support next steps

LSRP

- Additional investigation work required for UST behind DPW (Maple Avenue side)
 - There is a gas line which appears to be located directly above to the area where the potential UST is located; and a licensed driller to complete hand augers borings is required
- Specifications in production aligned with CD phase

Cost Estimate

- Current cost estimate is currently in progress
- Targeting 100% CD Cost Estimate prior to authorization to bid

Roof

- Coordination between FHDPW Team and RMS Roof ongoing; revisit leaf guards (**GB inflection point**)

LVD

- LVD page turn scheduled for 13 July 2023

FHDPW Update (3 of 3)

Fuel Tanks

- Meeting 11 July 2023 to discuss three State Contracts and outline next steps specific to FHDPW project sequencing

Styrofoam

- Confirmed 03 July 2023 with Middletown DPW that only Monmouth County residence are authorized to drop Styrofoam, and no interlocal agreements with Towns exist at this point to potential volume increase

Trailer

- 2nd quote from WillScot received (under \$100K) (**GB inflection point**)
- Includes plumbing/restroom (service covered under contract), water (service covered under contract), IT, ADA compliance, and electric (hook-up is our responsibility)

Owner Rep & Construction Official

- Meeting occurred 28 June to discuss value engineering and project sequencing
- New items identified
 - Coordinate with JCPL to ensure increase BTU is substantial with current infrastructure (Owner Rep)
 - Confirm same area usage based on existing, and building classification (Architect)
 - Parking Plan while construction occurs (Project Team)

Fence

- Gate cost is estimated at \$30K (\$15K per gate); with automated gates adding an additional cost of \$25K
- Recommendation to not proceed with automatic gates due to extent of additional work (electrician, mill and pave) and cost (almost doubles the cost) (**GB inflection point**)

FHDPW Next Steps

Based on extent of GB drawing review, work towards authorization for bid

Receive Cost Estimate updates aligned with CD phase

Work towards completing LSRP additional UST investigation on Maple Avenue side (will require GB approval of cost proposal)

Receive BFI DRAFT furniture costs

Monitor bifurcated Borough Hall and DPW Roof projects accordingly to ensure prevention of rework

Identify next steps to support EOL Fuel Tank replacement

Support next steps with selecting trailer company to support FTE displacement

Work to position Owner Representatives to manage construction project post CD review

Start discussing Communication plan aligned with both FHPD/FHCC project as well as other capital improvements

Confirm NJNG infrastructure supports project/renovation

Initiate the plan to auction the commercial trailers/cardboard compacts; and purchase landscape trailers

FHPD/FHCC 2-Phased Demolition Assessment

TGP, Omdex, and MEP met on-site FHPD/FHCC on 06 July and assessed demolishing and removal the FHCC prior is feasible

The fire alarm service company should be contacted to relocate the antenna that dials out from the FHCC and FHPD

- As this antenna was apparently relocated to its current spot in order to be effective, its best to have the fire alarm service provider find the best location for it—where it receives signal but is on the FHPD side
- The existing generator wiring will need to be relocated to be in parallel with the existing gas piping rather than the route it currently takes along the back of the FHCC
- All other wiring and plumbing simply needs to be capped at the wall between FHPD and FHCC and the HVAC can be completely removed

We will also show the demolition starting 7 feet into the FHCC (it is 42 feet long)

- As the FHCC roof lays over the FHPD roof and it is unclear if it is supported, and as the structural walls are all concrete masonry block and it is not clear whether they are reinforced or how well the three perpendicular walls are tied into the shared wall, this buffer space will allow for removals of the first concrete masonry block far enough away from the shared wall to not cause issues
- It is assessed we will find that the building is not well reinforced so the remaining 35 feet can be pulled down easily
- Even with that 7 feet of concrete foundation and wall remaining, it still allows for enough room to run conduit to the radio tower and work on the new CC comfortably
- Some shoring and temporary support of the roof structure may be required where the FHCC roof lays over the FHPD roof, but it is a minor load to carry temporarily and can sit right on the shared wall or be entirely removed depending on what is found during the demolition

FHPD/FHCC: Preparing for BID ASAP

Based on the fact 2-phase demolition is feasible, the project team is working towards putting out to BID ASAP

Next steps include:

- Based on 2-phase demolition; update documents accordingly
- With updated site survey, update documents accordingly (**pending GB inflection point**)
- The LSRP updates spec based on 2-phase demolition and additional asbestos/abatement investigation will be an addendum (**pending GB inflection point**)
- Once 2-phase demolition and site survey updates are made, we will go out to bid, informing the contractors of an addendum forthcoming specific to asbestos abatement and removal
- Review drawings from 1980s to support 2-phased demolition

Project team assessed it is beneficial to get the project out to bid and issue asbestos 2-phase approach as an addendum

- Will ensure legally, there is ample time for the bidders after the final addendum is issued

FHPD/FHCC Updates (1 of 2)

Pre-Qualify Bidders (132 eligible contractors)

- DLGS approval received 30 June 2023

Site Survey

- Sam Avakian is targeting completed site survey reconciliation by 10 July 2023
- Drawings to reflect site survey results (**GB inflection point**)

2 Phased Demolition

- TGP, Omdex, and MEP met on-site FHPD/FHCC on 06 July and assessed demolishing and removal the FHCC prior is feasible
- LSRP scope of work, to include additional investigative work, requires adjustment to accompany 2-phase demolition (**GB inflection point**)

American Water

- Fire Suppression application completed; proceeding with approved design (no hot box required)
- Pending Fisk main upgrade (targeted Fall 2023); conduct new HFT/MFT

BFI

- BFI furniture layouts approved; requested updated proposal and meeting to discuss financial implications

Bond & Finance

- For each USD \$1M saved in cost, Fair Haven avoids \$445K in interest over the course of the loan (plus the \$1M in principal)
- Once the Cost Estimate for FHDPW is generated, an overarching review of finances to occur, to include impact to taxes

FHPD/FHCC Updates (2 of 2)

Fisk Chapel Parking Agreements & Memorial Coordination

- Passing updated site survey to move towards finalizing soft & long-term parking agreements
- Identifying a portfolio of pre-fabricated memorials to work with Fisk Chapel on erecting at the site

Community Center Program

- Taking feedback from 26 June 2023 to finalize Program (Why) and Procedures (How)

FHCC Appropriation

- As of 23 June, Appropriations Committee has not gotten to the T-HUD bill where the FHCC project resides
- 2-week recess concluded 07 July
- Projects appear to be cut in half, if not two-thirds

Legal

- Borough Lawyers reviewed Contractor's contract, per AIA, and confirmed it is approved
- This positions the GB to award the Contractor and approve contract at one meeting

Meeting Space Contingency

- Initiated dialogue with the Knights of Columbus (KOC), in addition to BOE, to potentially use this space with closure of FHCC
- Next steps include to meet onsite with KOC, tour the facility, list the groups and usage, and discuss fees (**GB inflection point**)

FHPD/FHCC: Key Next Steps

Finalize FHCC program and procedures

Work towards publication of bid (meeting scheduled 13 July to prepare)

Work towards completion of additional asbestos investigation at FHCC, and update 2-phase asbestos and abatement removal for addendum inclusion

Work with Fisk Chapel on memorial and short- and long-term parking agreements

Confirm no issues with parking lot given radio antennae location

Continue discussion with BFI to work towards final FHPD/FHCC furniture program requirements

Continue to track appropriations next steps

Finalize overall project costs (FHPD, FHCC, FHDPW)

Assess cost and/or time savings with 2-phased demolition

Centralize Phase II Community Fields feedback for the GB to decide prioritization of this work for 2024

Contact fire alarm company to relocate antenna

Add Fisk main upgrade and subsequent HFT/MFT to overarching project plan

Continue discussions with BOE and KOC specific to alternate meeting space with FHCC closing earlier than expected

Work with Lehr to generate quote/cost estimate to design long-term parking solution for Fisk

FHPD: Schedule (Updated Since 26 June)

Redesign – 4 Months (Initiated 03 February)

- Schematic Design (1 Month) (Complete)
- Design Development (1 Month) (Complete)
- Construction Documents (Complete)

Bidding – July 2023

- 12 June 2023 Pre-Qualify Hearing (Complete)
- 19 June 2023 Minute Approval (Complete)
- 19 June DLGS Submission (Complete)
- DLGS Approval (Received 30 June)
- Evaluate Bids & Finalize Overall Costs (On Track)

Award Contractor – August 2023

Mobilization – September 2023

Start Construction – October 2023

- Estimated Construction Time – 12 Months
- Estimated Move/Demolition Time – 2/3 Months
- Estimated Site Work Completion – 2/3 Months

Estimated Construction Complete – Fall 2024 to Spring 2025