



Fair Haven  
*New Jersey*

# Facilities Update

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

26 JUNE 2023

# FHDPW Project Schedule (Updated)

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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 (On Track)

10 July

- Approve Pre-Qualify Public Minutes
- Begin DLGS Approval Coordination
- All GB feedback received for CD phase

24 July – Authorization to Bid\*

31 August – Bidding Period Complete

11 September – Contractor Awarded\*

18/25 September – Contractor Contract Executed  
(Potential GB Special Meeting)

Late September / Early October – Contractor  
Mobilization

\*GB Approval Inflection Point

\*\*Follow FHPD/FHCC Process Leveraged

# FHDPW/Fire Suppression & EV Parking

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MEP conducted their assessment of both the existing electric infrastructure and water pressure specific to the Fire Suppression system

Based on the American Water HFT/MFT, the MEP assesses there is not enough pressure to support a stand-alone Fire Suppression system and a Water Pump is required (estimated \$100K)

The MEP assessment also noted that the current electric service cannot independently support (or jointly support) the Water Pump or future EV Parking, strongly suggesting to keep the service above ground given future upgrade required (service underground cost is estimated \$50K)

To support the Water Pump (and in essence the Fire Suppression system) and future EV Parking requires a JCPL upgrade on 3<sup>rd</sup> Street and Allen Street vis-à-vis 3-phase (estimated \$100sK & significant lead time)

- A three-phase power supply can transmit three times as much power as a single-phase power supply)

To support Fire Suppression, the Generator must be upgraded (estimated \$30K)

The Project's Team assessment is four-fold (**GB inflection point**)

- Keep current service as-is, and assess future EV when JCPL upgrades occur, based on number of unknown variables to include pole location and required site work (street torn up)
- Do not install electric service underground and assess underground infrastructure at a later point when the infrastructure is upgraded
- Implement certain design components (Fire Pump Room, Sprinkler Mains in Building) to support when Fire Suppression is possible to avoid "disrupting" the renovation post completion
- Work with JCPL to understand when 3-phase infrastructure can support 3<sup>rd</sup> Street and Allen Street

# FHDPW Update (1 of 3)

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## DPW (and Facility Project) Website

- Details continue to be added to the Fair Haven website that centralizes all project details, to include FHDPW, FHCC, and FHPD
- Intend to update with a FAQ section

## Planning Board

- Conducted the Capital Review with the PB on 20 June receiving unanimous approval with no specific recommendations noted; shifted to CD phase per previous GB inflection point on 12 June
- Formal memo of approval provided 23 June 2023

## 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 (24 July 2023 GB meeting)

## Freehold Soil Conservation District

- Application details in progress since the extent of site disturbance exceeds 5K square foot
- Application process takes 30 days after submission to approval
- Timing aligned with project schedule

## Construction Official

- Follow-up discussion with Construction Official scheduled for 28 June 2023

# FHDPW Update (2 of 3)

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## MEP

- MEP final scope analysis concluded 23 June 2023
  - Components include: Ductless Systems (wall mounted), Exhaust Systems – Garage Bays; Air Lines; Electric to Each of Bays; All New Outlets; Sprinkler System (Fire)
- NJ EV guidance was passed to the GB, as discussed during the 12 June 2023 meeting

## Roof

- Coordination between FHDPW Team and RMS Roof ongoing; decision point on leaf guards required (**GB inflection point**)
  - \$500 system + Contractor Install cost

## LVD

- LVD meeting completed 14 June 2023 to scope out IT requirements; pending provision of IT technology drawings

## Temporary Trailer Space

- Received quote from Mobilease Modular Space, Inc.
- Looking to receive additional quotes to rent a total-mobile DPW office space

# FHDPW Update (3 of 3)

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## BFI

- Reviewing DRAFT furniture layouts to secure a proposal of furniture costs based on updated CAD drawings provided

## LSRP

- Tracking LSRP next steps to ultimately close out AOCs for July 2025 DEP report

## Cost Estimate

- Current cost estimate is currently in progress; will be generated now the MEP is complete
- Targeting 100% CD Cost Estimate prior to Authorization to Bid

## Owner Representative Introduction

- Team and Owner Representatives meeting 28 June 2023 to begin transition and hand-off

## Vinyl Clarification\*

- The labor associated with vinyl siding is approximately 50% less than cementitious; not the cost of the materials
- Assessed benefits out vinyl still outweigh cementitious

# FHDPW Next Steps

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Receive Cost Estimate updates

Work with MEP and LVD on finalizing designs as we works towards CD page turn review

Monitor LSRP components (abatement and asbestos, AOC, UST investigation)

Finalize a DRAFT of furniture costs with BFI

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

Receive two more State Contract for Fuel Tanks

Generate two more quotes for a trailer to support FTE displacement, and present plan to GB

Work with the Owner Representatives on core components, to include CD review, project phasing, General Conditions, contract review

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

Assess Rain Garden component (final site piece requiring assessment)

# FHPD/FHCC Updates (1 of 3)

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## Site Survey

- There are critical discrepancies with current, available site surveys, that require reconciliation (**GB inflection point**)
- Coordination with FHPD/FHCC and Avakian Teams to ensure scope of work resolves issues (target completion week of 10 July 2023)
- All issues resolve around the Right of Way (ROW) that directly impacts both the FHPD/FHCC project and long-term Fisk Chapel parking solution (GB future inflection point)

## 2 Phased Demolition

- Post 12 June 2023 GB inflection point to conduct 2-phased demolition, structural assessment required to inform possibility (**GB inflection point**)
- Analysis includes impact to both cost and schedule impacts (initial assessment is positive)
- Pending structural assessment, slight scope change (from a timing perspective) for LSRP work (GB future inflection point)
- Meeting w/ Sean McNeil and BOE to discuss contingencies for meeting space (**GB inflection point**)

## American Water

- Fire Suppression application started; proceeding with approved design (no hot box required)

## BFI

- Meeting with BFI TBD to determine how we can refine furniture costs as we move forward



# FHPD/FHCC Updates (2 of 3)

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## 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

## Pre-Qualify Bidders

- Pre-qualify bidders request sent to DLGS on 20 June 2023; pending reply go out-to-bid
- Pre-qualified bidder list includes 132 contractors (or 32% of pre-qualified contractors per State regulations)

## Fisk Chapel & FHPD/FHCC Neighbor

- Pending site survey, short/long term agreements to be processed and finalized
- Meeting with 66 Maple Avenue occurred 16 June 2023

## Community Center Program

- Final workshop 26 June 2023 to generate approved Program (Why) to generate Procedures (How)

## Maintenance

- Including a 2-year bond (best practice) within the overall bid

# FHPD/FHCC Updates (3 of 3)

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## FHCC Appropriation

- As of 23 June, Appropriations Committee has not gotten to the T-HUD bill where the FHCC project resides
- 2-week recess starting, hence review likely not to occur until the week of 11 July earliest
- Projects appear to be cut in half, if not two-thirds

## DOC

- Working towards routine communication with DOC POCs as progress shifts towards bidding

## Memorial

- Team assessment to procure a pre-fabricated memorial to commensurate the project site (**GB inflection point**)

## Owner Representative

- With FHDPW coming “online” for the Owner Representatives, we are shifting weekly project meetings to accompany both the FHPD/FHCC and FHDPW projects
- Requesting to shift current Meeting Minute Action Items into a project plan to inform sequencing appropriately

# FHPD/FHCC: Key Next Steps

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Finalize FHCC Program

Work towards publication of bid

Continue working with Fisk Chapel on memorial and short- and long-term parking agreements (requires updated site survey)

Confirm no issues with parking lot given radio antennae location (requires updated site survey)

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)

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

Connect with Colts Neck to discuss lessons learned from contractor selection through project completion

Legal review to ensure contract/award is blessed in one GB meeting

# FHPD/FHCC: Sequence Items

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Shift towards a project sequencing schedule centralizing remaining tasks (tracked thus far) to be completed at an appropriate time

- Logistical Planning
- Plaque Content
- Construction Sign Content
- LSRP Work
- Pending Fisk Street upgrade, new HFT/MFT required to support Fire Suppression next steps
- Complete Kitchen, Fire Suppression, Monmouth County Soil Erosion, JCPL project applications (ensure all lead times to have checks generated identified as to not impact project schedule)
- Radio Scope of Work
- Generator Relocation
- FHCC Demolition Sequence
- Construction Monitoring Costs
- Finished Boards Generated

# FHPD: Schedule (Updated Since 12 June)

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## 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 (Pending)
- 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 – Winter 2024/Early Spring 2025