



Fair Haven
New Jersey

Facilities Update

DEPARTMENT OF PUBLIC WORKS (DPW), FAIR HAVEN POLICE
DEPARTMENT (FHPD) & FAIR HAVEN COMMUNITY CENTER (FHCC)

27 MARCH 2023

DPW Update

Architect

- Met w/ Grammar Designs (FNA Kaplan Gaunt & DeSantis) on 18 March 2023
- Discussion for Executive Session, pending

Roof

- RMS provided their design specs and supporting documents
- Authorizing to go out to bid
- Costs to be finalized based on bidding
- Confirming DPW roof maintain capability to host solar

Schematic Phase Proposed Breakdown

- 28 March 2023
 - Architect Kick-Off (pending GB approval on 27 March)
 - Review Program Requirements
- Week of 03 April & 10 April
 - Resident Meeting (Allen Street)
 - Resident Meeting (Maple Street)
- 15 April
 - Open House 1
- 17 April
 - Governing Body Meeting
- 29 April
 - Open House 2
- 08 May
 - Governing Body Meeting – Switch to Design Development

DPW: Proposed Next Steps & Milestones

17 April 2023 – Next Steps

Pending selection of the Architect, conduct kick-off

Initiate Schematic Phase Plan, to include Resident Engagement

Roof Milestones w/ SWAG Dates (*updated since 27 February)

Bid Specifications Provided – March 2023 (complete)

Roof Project Authorized – March 2023 (targeting)

Roof Project Awarded – April 2023

Contractor Mobilization – April 2023

Roof Construction – May 2023

Renovation Milestones w/ SWAG Dates

Architect Identified – March 2023 (updated since 06 February)

Architect Awarded – March 2023

Schematic Drawings & Rendering Presented – April 2023

Resident Comment & Feedback – April 2023

Construction Drawings – May to July 2023

Bidding – August 2023

Evaluate Bids – September 2023

Award & Contract Mobilization – October 2023

Begin Renovations – November 2023

Estimated Construction Time – 10 Months

Estimated Completion Time – Summer 2024

FHPD/FHCC Updates (1 of 3)

Technical Design & Review Committee (TDRC)

- Briefed the TDRC on 16 March 2023
- TDRC recommended 03 April 2023 special Planning Board meeting for FHPD & FHCC Capital Review

BFI – State Contract Furniture Vendor

- Focus on architectural perspective specific to the furniture considerations
- Confirmed floor plan will inform budget, programming requirements, and preliminary design (all in progress for provision on 17 April)

Digital Bid Document Process

- Starting the discussion on the digital process to go out to bid, as outlined in the initial proposal
- Looking to finalize this process for full GB review

UST Environmental Remediation

- Identified the company (Lorco) to remove the old oil fuel out of the UST

- Receiving 3 quotes of the LSRP entity to monitor both the removal of the UST as well as asbestos within the current 35 Fisk Street structure

Noise Ordinance

- Assessed no modifications to Fair Haven's noise ordinance is required
- Legal to confirm

CTE & Lighting Analysis

- Recommendation to save 1 tree at the 35 Fisk Street sight (formal memo provided)
- Recommendation to install bollard lighting on pathway between Fisk and field area to ensure low impact to residential area

Resident Engagement

- Continued resident engagement, predominantly surrounding 35 Fisk Street

FHPD/FHCC Updates (2 of 3)

American Water

- Meeting pending to discuss next steps, specific to the upgrade of the 2" galvanize pipe

FHCC Kitchen

- Requires application with County, per Monmouth County Regional Health Commission
- Pre-operational inspection required
- Routine inspection on a yearly basis
- Must meet requirements for N.J.A.C. 8:24

FHPD List of Names

- Confirmed names of each location within the PD, aligned with FHPD Program Requirements

FHCC Recommended Flooring

- Roppe Rubber Tile

Stormwater Management

- Rain Garden proposed for install between the foot path and FHPD

Owner Representative

- Continued researching previous Owner Reps identified; interview with two
- Economies of scale present to support FHPD, FHCC, and DPW

LSRP

- Receiving 3 quotes for the LSRP to monitor both the removal of the UST as well as demolition of asbestos related items

Fisk Chapel

- Met w/ Fisk chapel on 19 March; agreement to move forward with parking solution
- Next steps include conducting site survey
- Looking to begin discussions in next couple of weeks on design components, for both parking and Landmark
- Grading plan model provided to support site design

Bond & Finance

- With cost estimates derived, scheduling next meeting with Bond & Finance to discuss next steps

FHPD/FHCC Updates (3 of 3)

Retail Service Period / Bond Offer

- Bonds sold through sold through the Monmouth County Improvement Authority as one large transaction
- Not possible to reserve a portion of the sale for residents to buy since all needs to be sold together

Fire Official Review

- Plans for fire access suffice

Possible State Appropriation

- Submitted all required documentation between 16 and 26 March 2023
- Decision known within 2 months if funding of FHCC to move forward
- Fund received and spent in 2024

Technology

- Met on 24 March to further refine the technology components; aligned with the phases of the project
- Finalizing technology requirements to inform CD Phase as well as cost
- Confirmed in-house technology resource to conduct installs of certain pieces of technology equipment

Toured 2nd TGP Building

- Toured UBPD on 20 March; confirmed renovation/new build cost \$6M - \$7M
- Walkthrough supported current assessments

Community Center Program Requirements

- Met with the Director of Parks and Recreation (DPR) on 17 March to discuss finalizing multiple components of the FHCC Program, including processes to use.
- Pending feedback from DPR, next meeting TBD to review updates.

Multi-Purpose Wall

- Research is ongoing, to include cost estimates
- TGP to review conducting design (inclusive in current cost) post Planning Board preparation

Generator

- Generator sized accordingly and specs provided to project team.
- Confirming generator fits in desired location.
- Confirming secondary POP in location.

Roppe Rubber Tile

rubber tile

Home > rubber tile

raised design profiles

7 color palettes

smooth finish

introducing **renew** RUBBER TILE AND TREAD

NEW PALETTE!

BIO-BASED CONTENT 15%

Red List Chemical Free

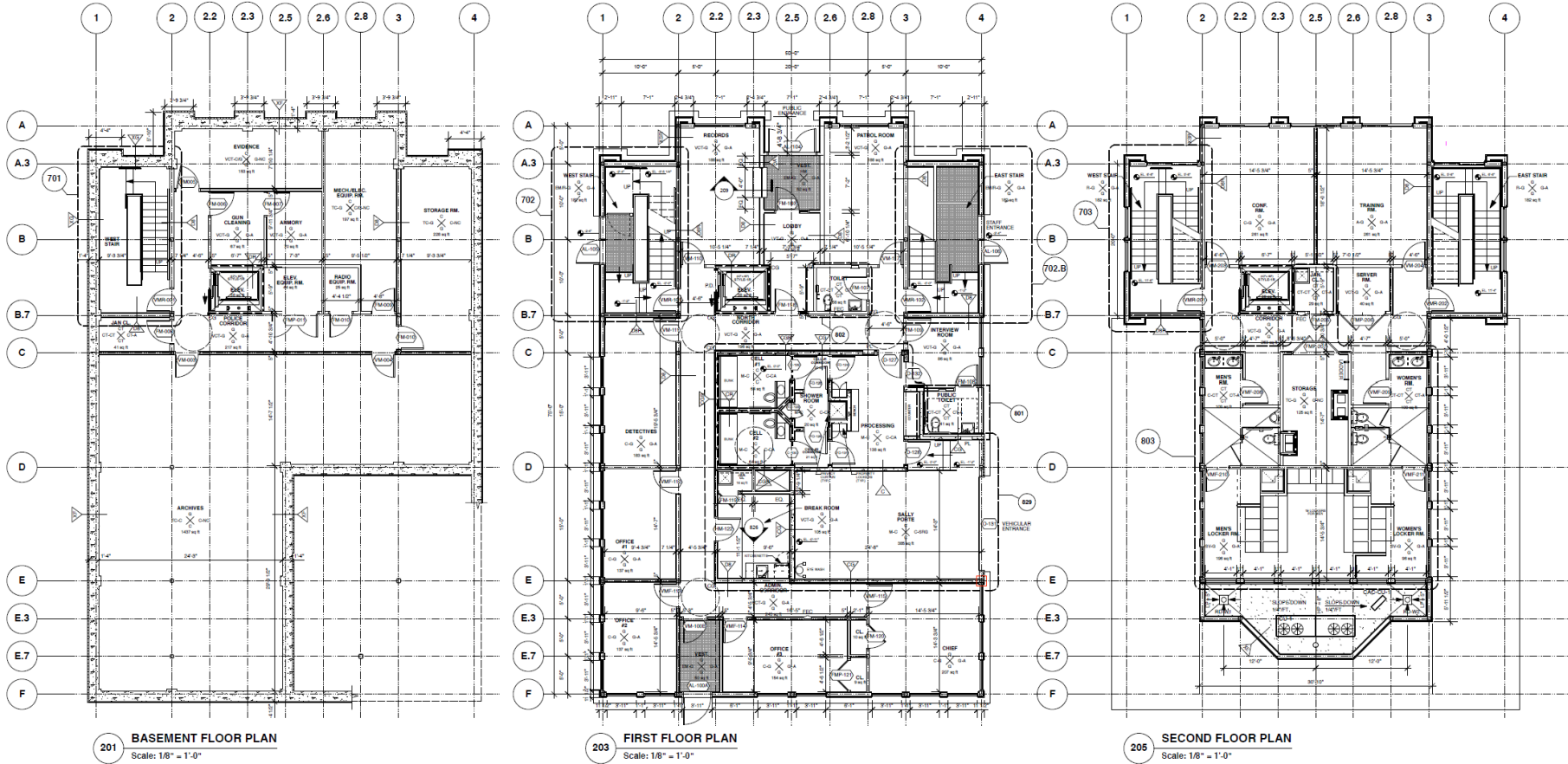
GREENGUARD

proudly made in the **USA**

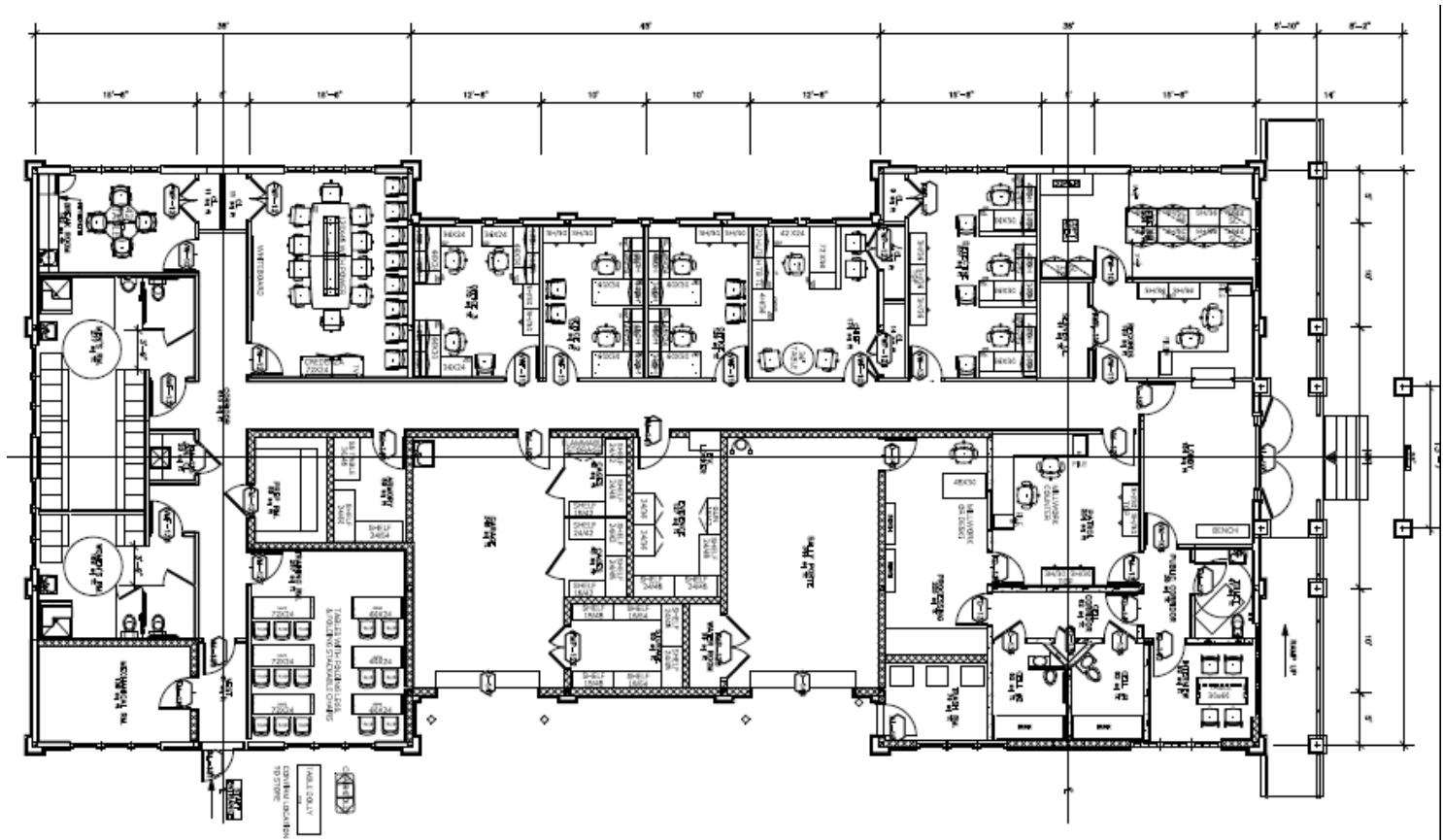
rubber tile

All Roppe rubber tiles combine functionality and good looks. Our rubber flooring is naturally slip resistant and provides outstanding underfoot comfort and noise reduction. Choose from a variety of profiles and colors, including our new ReNew palette featuring cork-infused rubber.

FHPD Version A (8,653 sf)

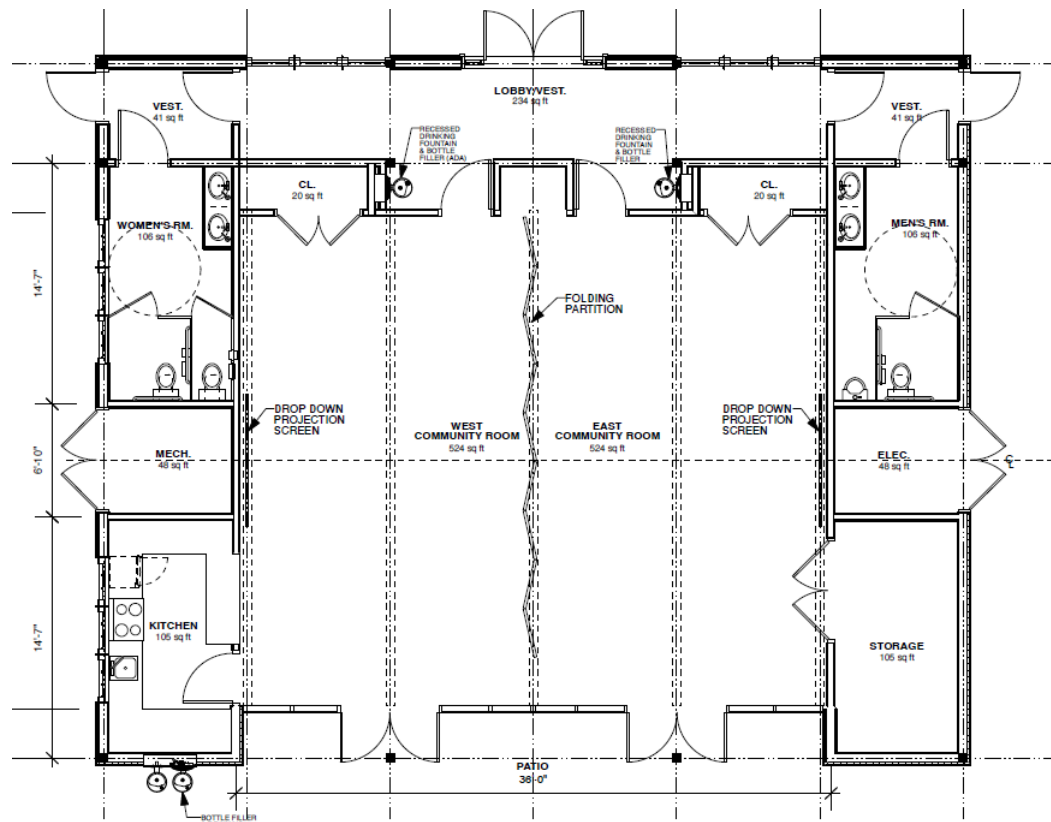
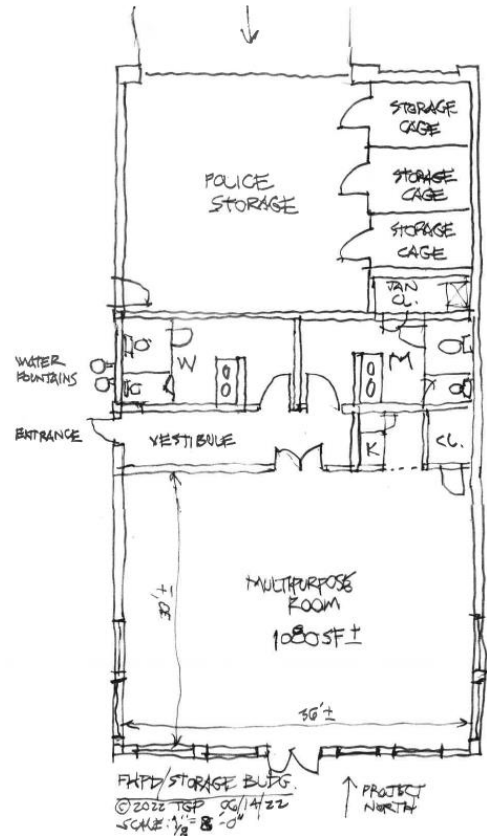


FHPD Version E (6,350* sf)



*Includes canopies

FHCC – Version A (1,600 sf) vs. Version E (2,300*)



*Includes canopies

FHPD & FHCC Cost Estimate Details

Schematic level estimates; refinement expected in CD Phase

- 36% increase between Building Cost and Construction Total
 - General Conditions: Contractor Related Items (Pay Supervisor, Rent Dumpsters, House Cleaning, Surveyor for Dimensional Control)
 - Design / Estimate Contingency – “Cushion” based on fact cost estimate based on schematic composition
 - Overhead & Profit: General Contractor overhead and profit
 - Bond & Insurance: Based on bond’s Contractor must get to build a construction project
 - Escalation – Allow to Be Q4.2023: Projection of how costs will increase between now and mid-point of construction

Designed to support solar arrays at both buildings

FHCC larger and evolved

Sprinkler systems

Technology is a placeholder (final Schematic in progress)

Upgrades to sitework include the patio at the CC, costs associated with new stormwater regs, EV provisions, and fire lines from the street to serve the sprinkler systems

FHPD & FHCC Cost Estimate

TGP Cost Estimate	
Sub-Total	\$5,763,265
General Conditions (8%)	\$461,061
Design Contingency (10%)	\$622,433
Overhead & Profit (8%)	\$547,741
Bond & Insurance (2.5%)	\$184,862
Escalation (3.5%)	\$265,278
Total	\$7,844,640

TGP Cost Estimate - Site Work	
Sub-Total	\$1,107,000
General Conditions (8%)	\$88,560
Design Contingency (10%)	\$119,556
Overhead & Profit (8%)	\$105,209
Bond & Insurance (2.5%)	\$35,508
Escalation (3.5%)	\$50,954
Total	\$1,506,787

36% increase over site sub-total

TGP Cost Estimate - FHPD	
Sub-Total	\$3,262,883
General Conditions (8%)	\$261,031
Design Contingency (10%)	\$352,391
Overhead & Profit (8%)	\$310,104
Bond & Insurance (2.5%)	\$104,660
Escalation (3.5%)	\$150,187
Total	\$4,441,256

36% increase over building sub-total

TGP Cost Estimate - FHCC	
Sub-Total	\$1,393,382
General Conditions (8%)	\$111,471
Design Contingency (10%)	\$150,485
Overhead & Profit (8%)	\$132,427
Bond & Insurance (2.5%)	\$44,694
Escalation (3.5%)	\$64,136
Total	\$1,896,595

36% increase over building sub-total

Cost Comparison: Version A vs. Version E

Cost Compare / Building	Version A*	Version E	% Change	Dollar Change
FHPD	\$4,447,642	\$3,262,883	-26.64%	\$1,184,759
FHCC	\$969,600	\$1,393,382	43.71%	-\$423,782
Site Work	\$1,533,380	\$1,107,000	-27.81%	\$426,380
Total**	\$6,950,622	\$5,763,265	-17.08%	\$1,187,357

FHCC Added Costs	
Sprinklers	\$14,400
Folding Partition	\$37,000
Kitchen	\$25,000
Technology (Placeholder)	\$117,000
Timber***	\$84,905
South Wall****	\$80,000
FHPD Added Costs	
Sprinklers	\$73,800

*Uses Updated Cost / SF (FHPD, \$514; FHCC, \$606)

**Before General Conditions, Design Contingency, Overhead & Profit, Bond & Insurance, Escalation

***Upgrade to Timber not Included

****Upgrade to South Wall not Included

FHPD & FHCC – Electric vs. Natural Gas

Natural Gas vs. Electric Construction Costs

- \$42.50/sf vs \$57.33/sf
- FHPD – \$96,000 (base) / \$130,560 (base + 36%) more
- FHCC – \$34,500 (base) / \$46,920 (base + 36%) more

NJ Generated Electricity

- Natural Gas – 50%
- Nuclear – 44%
- Coal – 2%
- Biomass – 1%
- Solar – 1%
- Other – 2%

Cost to run NJNG to FHPD and FHCC unknown at this time

- The most economical approach with gas heating involves the use of rooftop units, as are common on commercial office buildings
- We can accommodate such a unit on (or in an equipment well within) the roof of the PD, but there is no place to put such a unit on the CC
- Significant design changes given aspects of the HVAC design

Relevant Data Points

- NJ is encouraging the construction of all electric buildings
- Savings would be reduced by cost of stronger roof trusses to support NG units (units visible, impact solar)
- It is expected more and more electricity will be generated with cleaner source

Steel vs. Timber Primary Differentiators

- Key differences are appearance, sustainability, and cost
 - Average 6% - 8% additional cost for timber
 - FHPD – \$233,000
 - FHCC – \$84,905
 - Carbon emission process less for timber
 - Steel has higher tensile strength
 - Rectangular timber members can span approximately the same distance as steel I-beams of similar width and depth
 - Steel is non-combustible, but, in a fire, it will lose strength, whereas timber, in a fire, will develop an insulating layer of char.
 - Steel requires non-combustible wrapping, whereas timber maintains a “slow-burning” property
- Neither steel or timber used requires maintenance beyond painting (where protected from the weather)

FHPD/FHCC: Key Next Steps

Continue to work with the Construction Official towards provision of substantially complete drawings (targeting official review during Construction Document phase)

Continue engagement with Fisk Chapel on developing a short/long term parking plan, as well as begin design of the landmark

Submit FHCC Commercial Kitchen application

Initiate Owner's Representative next steps (pending GB Executive Session discussion)

Provide final input on the type of flooring for the FHCC based on the FHCC Program Requirement

Continue working through logistical planning of the project site components, including staging of materials and ingress/egress to the eventual construction site

Work to have UST fuel for FHPD removed immediately

Continue to work with American Water to determine replacing the 2" main on Fisk Street

Continue to manage the DRAFT Project Plan

Receive initial cost from BFI and outline next steps, to include refining furniture program requirement

Present the FHPD/FHCC to the Planning Board for capital review

Shift from Design Development to Construction Documents post Planning Board Capital Review

- Coincides with no further substantive changes

Continue research into multi-purpose wall

Provide the GB the Architectural and Engineering drawings passed to the Planning Board for the 03 April special meeting

Finalize costs to extend FHCC canopy

Target Department of Correction (DOC) sign-off of FHPD design

Finalize landscape design, working with Fair Haven's CTE

Work with TGP to meet project objectives and deadlines as outlined in the AIA agreement signed, and ensure this is consistent with his invoice submission of work to date

FHPD: Schedule

Redesign – 4 Months (Initiated 03 February)

- Schematic Design (1 Month) (Complete)
- Design Development (1 Month) (Current Stage)
- Construction Documents (2 Months)

Bidding – 1 Month

Evaluate Bids & Finalize Overall Costs – 1 Month

- Building Construction (FHPD and Community Center)
- Site Work (Stormwater Regs, Demolition)
- Residential Aesthetics
- Landscaping
- Environmental Remediation (including removal of the underground tank and remediation of the building and site)
- Bonding Costs
- Furniture Costs
- Temporary Electric Service
- Off-Site Improvements
- Inspection Fees (although the Borough may choose to waive Bldg. Dept. fees, there are still testing fees (for concrete, steel, etc.) that the Borough will incur.)

- Relocation Costs (unless all work of moving from the existing building into the new buildings will be handled by Borough staff)
- Owner-Furnished Equipment (telephone system, etc. Note: The building will include conduits, but not wiring or equipment)
- Contingencies (including inflation allowance)
- Construction Management (if the Borough decides to retain one in conjunction with the construction of this project)
- EV Charging Provisions (beyond the “infrastructure” called for in the site design)
- Solar array (and associated engineering)
- Fire Suppression System

Award & Contractor Mobilization – 1 Month

Start Construction – September/October 2023

Estimated Construction Time – 12 Months

Estimated Demolition Time – 2 Months

Estimated Construction Complete – Fall 2024/Winter 2025