



Fair Haven
New Jersey

Facilities Update

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

12 JUNE 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, Design Complete*

20 June – Planning Board Capital Review**

- Schematic Complete, Shift to CD

26 June – Pre-Qualify Public Hearing

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 Open House 2 Feedback Themes

Site Plan Specific

- The site plan that includes the 4 20' parking spaces on Allen Street was most preferred
- Include a bio retention basis/rain garden on third street side landscaping
- Questions around the Stormwater Management system
- Can we add a roof over the cardboard area to preserve it when it rains since this is when it can be recycled (and we yield revenue)?
- Can the platform be 80% cardboard/20% Styrofoam?
- Prepare for future EV parking spaces (like our approach with FHPD/FHCC)
- Some negative feedback received regarding finishing sidewalk on Maple Avenue

Fence

- Overwhelming requests for 8' fence (pre-Sandy heights)
- Use Tongue and Groove, wood based, around the entire perimeter

Elevations

- Overwhelming support for the grayish/bluish elevation
- One question was raised on if the stone wall on the north elevation is necessary or aesthetically required
- Use composite vice vinyl

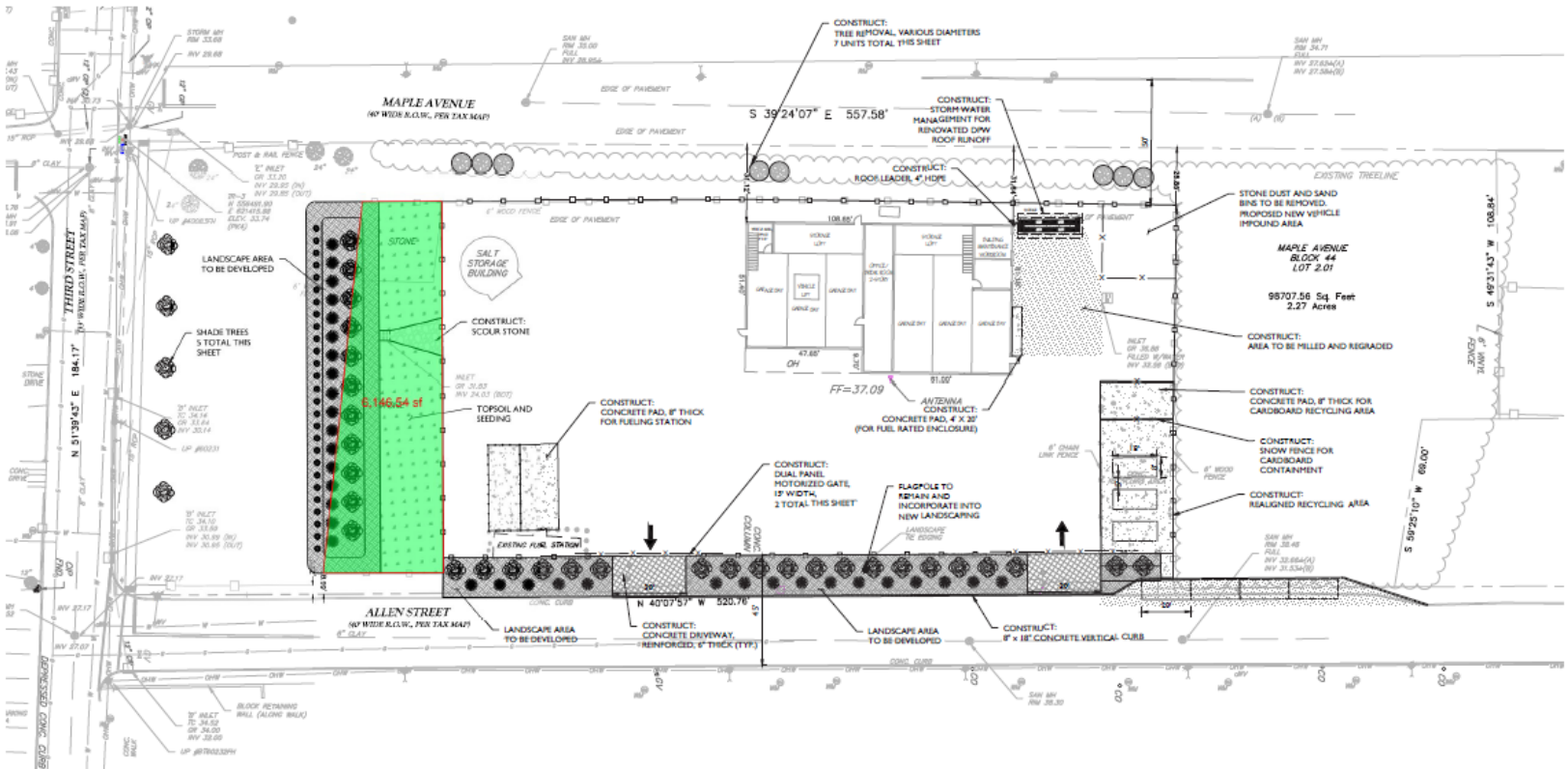
DPW Building

- Full support as long as Director of Engineering/DPW approval, is designed to support scalability, and programming is based on ensuring furniture is functional given the “office space” footprint is constricted

Overall Site Feedback

- Request Stop Signs and crosswalk between Allen/Cedar and Community Center fields be incorporated as part of 3rd Street Phase II

FHDPW Preferred Site Plan



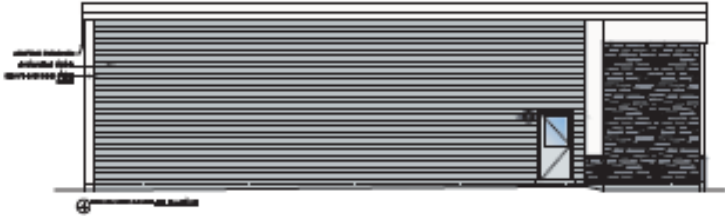
FHDPW Preferred Fence

Tongue-and-Groove



FHDPW Preferred Elevation

Option 1:



FHDPW Recommendation – Shift to Schematic Phase

The following are core components the project team took into consideration:

- The DPW project's success relies on balancing Design, Operational Management, Enforcement, and Education
- The focus is on balancing the renovation of the FHDPW with improving the site considerations
- Reduce the impact of an industrial site in a residential area
- Further insulate (through landscaping) the site from the surrounding residential areas
- Alleviate the recycling center pain point taking into consideration risk and cost

FHDPW Specific Design Inflection Point

Aligned with the core components, the project team took all feedback to date (2 mini open houses, 2 general open houses, etc.) to generate a recommended Design approach to support Schematic

- Shift the fence back upwards 5 (five) feet on Allen, reduce the overall site footprint by 6K square feet, and add 4 non-marked parking spaces on Allen (all predicated on analysis that DPW equipment “fits” accordingly, potential for minor reduction in square footage saved)
- Install a 6’ Tongue & Groove wood fence with automatic gates (3 in total; slight extension of 2 primary vehicle gates) balancing costs with intent (taking into consideration the additional curb and landscaping elevation adds upwards of 1’ – 2’ achieving the 8’ effect; also allowing time for the landscaping to “overtake” the fence height as it matures)
- Relocate the Police Impound inside of the DPW site, and potentially relocate the Sand/Stone Dust Bins
- Install the recycling center improvements without an awning (the awning directly impacts the ability to use the required machinery to prepare the cardboard for shipping)
- Do not proceed with any irrigation/sprinklers and use drought resistant, native Fair Haven trees/plants to further develop the landscaping barrier (keeping in line with current conditions)
- Add security measures to support enforcement, to include security cameras on recycling

FHDPW Specific Design Inflection Point (continued)

- Install bollard lighting for the new Fuel Tanks and residentially friendly lighting on the DPW building using a combination of photocell, timers, and motion sensors to support optimum light usage
- Use vinyl siding to achieve both the same visual aesthetics as PD/CC, in support of material requiring less maintenance over time (per Architect, vinyl is low maintenance, no paint or touch up required, easier to replace, includes a 5-year warranty prorated for up to 50-years, and costs 50% less than cementitious)
- 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
- Aesthetically design both the exterior of the DPW building and salt dome aligned with the recommended elevation/color leaving the stone on the north elevation to help “break up” the design
- Implement a 2-part stormwater management system to achieve proper balance between data quality and quantity
- Ensure the electric load can handle future EV charging stations

FHDPW Update (1 of 2)

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

Planning Board

- Received approval from the TDRC on 06 June to proceed with the 20 June Planning Board Capital Review

Prequalify Bidders

- 79% of qualified bidders can bid on the project (271 contractors in total)

Freehold Soil Conversation District

- Application details in progress since the extent of site disturbance exceeds 5K square foot

Construction Official

- Engagement with Rumson/Fair Haven Construction & Code Officials took place on 06 June 2023
- Critical discussion to inform Schematic Phase, support project momentum, and balance costs with design

LSRP

- LSRP officially retained and on 09 June 2023 conducted additional geophysical investigation for USTs
- No evidence withing the DPW building; likely suspected UST removed behind building

FHDPW Update (2 of 2)

Structural

- Except at one location at the rear of the building, the probes showed that the existing exterior stud walls are in sound condition
- Recommend providing an allowance for stud replacement/repair in our drawings; replacement of some sheathing and likely all insulation to occur

MEP & LVD

- MEP on-site walkthrough conducted on 01 June 2023 to support next steps
 - Components include: Ductless Systems (wall mounted), Exhaust Systems – Garage Bays; Air Lines; Electric to Each of Bays; All New Outlets; Sprinkler System (Fire)
 - Follow-up meeting targeting 14 June 2023
- LVD meeting scheduled 14 June 2023 to scope out IT requirements

Temporary Trailer Space

- On-site meeting with Mobilease Modular Space, Inc. took place on 01 June
- Receiving additional quotes to rent a total-mobile DPW office space

BFI

- Initial DPW programming occurred on 23 May 2023; DRAFT presentation provided 07 June 2023 for review
- Met on 09 June 2023 to discuss next steps (review proposal, received design drawings, work towards proposal for 23 June 2023; prior to 26 June 2023 GB meeting)

FHDPW Next Steps

Prepare for 20 June Planning Board (follow similar FHPD/FHCC process with shift to CD phase barring any significant shifts)

Shift to Schematic working with MEP and LVD (pending GB inflection point)

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

Work w/ BFI to DRAFT DPW Program Requirements, ensure functionality of design, and yield proposal (similar to FHPD/FHCC)

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

Receive two more State Contract for Fuel Tanks

Identify the cost of a trailer to support FTE displacement, and present plan to GB

Submit American Water fire suppression application

Identify the phasing of the DPW project outline with overall construction phase, site remediation work, and vehicle maintenance

Generate Cost Estimate (requires 3 weeks)

Post Planning Board and shift to CD Phase, engage Owner Representatives accordingly

Provide BFI CAD drawings to ensure furniture functionality

FHPD/FHCC Community Center Update

The Project Team (Architect, Engineers, MEP, Owner Representative, etc...) collectively assess the current FHCC should be closed longer than initially expected

While the intent was to ensure both the current FHPD and FHCC remain open, and in theory the drawings identify as such, there are several considerations to balance

- **Safety:** It is going to prove challenging to mitigate, continually, the safety factors balancing an active construction/demolition zone, single entry/exit into the FHCC, and vehicle ingress/egress
- **Antenna:** It is expensive and time constraining to develop a temporary solution to ensure the FHPD Antenna is powered (this is a critical item to ensure FHPD communication with County Dispatch)
- **Generator:** It is expensive and time constraining to further exacerbate the requirement of a temporary generator
- **Faster Construction Schedule:** Closing the FHCC earlier than expected will alleviate all safety, antenna, and generator concerns improving the construction schedule and temporary solutions (Owner Rep assessment)
- **Reduced Costs:** Closing the FHCC earlier than expected will reduce overall costs incurred to implement temporary measures (Owner Rep assessment)

The project team intends to work with the Superintendent of Schools and Director of Parks and Recreation to develop contingencies plans to determine which sites in Town we can use when/if the FHCC closes (pending GB inflection point)

- Bicentennial Hall is slated to be under construction during the same time period; inflection point to determine if we ask for an extension of time with Monmouth County (CDBG)

The final component to determine when the current FHCC closes permanently is determined after a contractor is selected (will ensure temporary bathrooms established to support field use)

Confirmation with the Construction Official that the current FHCC can be demolished and ensure the current FHPD remains

FHPD/FHCC 100% Cost Estimate Details

There are 5 categories beyond the building/site sub-total that add an additional 25% of costs

- 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 – Projection of how costs will increase between now and mid-point of construction

100% Cost Estimate received on 09 June 2023

- There are a total of 6 more components for the FHCC than the original plan
 - Sprinklers, Folding Partition, Kitchen, Acoustics, Manual Shades, Technology
- There are a total of 5 more components for the FHPD than the original plan
 - Sprinklers, LSRP, Lightning Protection, Fire Pump, Emergency Responder System
 - It is unknown if a Fire Pump is required
 - It is required to provide clear signals for emergency responder’s radios throughout interiors and it is possible a “booster” is required post completion of the building
 - The Environmental Remediation costs were confirmed and added into the total estimate

FHPD/FHCC Added Components

FHCC Added Costs - From Original		
Item	Sub-Total	Total w/ 25%
Sprinklers	\$16,675	\$20,844
Folding Partition	\$58,125	\$72,656
Kitchen	\$31,050	\$38,813
Acoustics	\$40,125	\$50,156
Manual Shades	\$9,150	\$11,438
Technology	\$93,650	\$117,063
Total	\$248,775	\$310,969

FHPD Added Costs - From Original		
Item	Sub-Total	Total w/ 25%
Sprinklers	\$47,089	\$58,861
LSRP	\$143,000	\$178,750
Lightning Protection	\$15,000	\$18,750
Fire Pump	\$100,000	\$125,000
Emergency Responder System	\$20,000	\$25,000
Acoustics	\$10,000	\$12,500
Total	\$335,089	\$418,861

FHPD/FHCC Schematic vs CD Comparison

	Schematic - 21 March 2023	100% CE 09 June 2023	Change	Primary Change Reason
FHPD Building (Sub-Total)	\$3,262,883	\$3,847,082	Increase	11 components increased; 5 components decreased
FHCC Building (Sub-Total)	\$1,393,382	\$1,529,095	Increase	Acoustics, Enhanced Partition, Shades, Kitchen
Site Work (Sub-Total)	\$1,107,000	\$1,230,119	Increase	LSRP Costs
General Conditions	8.00%	9.50%	Increase	Longer construction period assumed (18 months)
Construction Contingency	10%	2%	Decrease	Less unknowns (per TGP; Owner Rep review required)
Overhead & Profit	8%	8%	Neutral	N/A
Bond & Insurance	2.50%	2.50%	Neutral	N/A
Escalation	3.50%	1.50%	Decrease	Closer to start of construction; inflation moderation

Cost Compare / Building	Original (SF Calculated)***	3/1/2023 (Schematic)	6/1/2023 (100% Cost Estimate)	Dollar Change (From Original)	Percent Change (From Original)
FHPD Building (Sub-Total)	\$5,122,576*	\$3,262,883	\$3,847,082**	-\$1,275,494	-24.90%
FHCC Building (Sub-Total)	\$1,064,000*	\$1,393,382	\$1,529,095**	\$465,095	43.71%
Site Work (Sub-Total)	\$1,533,380	\$1,107,000	\$1,230,119**	-\$303,261	-19.78%
Off-Site Improvement (Sub--Total)	\$514,192	\$514,192	\$514,192**	\$0	0.00%
Total** (Sub-Total)	\$8,234,148	\$6,277,457	\$7,120,488	-\$1,113,660	-13.52%
Total w/ 25% Components	\$10,292,685	\$7,846,821	\$8,900,610	-\$1,392,075	-13.52%

* Uses Updated Cost / SF From 100% Cost Estimate (FHPD, \$592; FHCC, \$665)

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

***Original drawings did not include full add-ons identified on Slide 15

FHPD/FHCC Cost Components

- Building Construction

- Concrete
- Masonry
- Steel
- Carpentry
- Thermal Moisture Protection
- Doors/Hardware
- Finishes
- Specialties
- Equipment
- Furnishings
- Casework & Millwork
- Special Construction
- Conveying
- Sprinkler
- Plumbing
- HVAC
- Electrical

- Site Work

- LSRP Costs
- Stormwater Management
- Landscaping
- Bonding
- Furniture
- Off-Site Improvements
- Inspection & Monitoring Fees
- Technology / IT
- Construction Management
- Architect & Engineer
- Fisk Chapel Parking Solution (Engineering & Scope of Work – Occur Post Construction/Demo Complete)

FHPD/FHCC Inflection Point Objectives Achieved

The GB's decision to pre-qualify bidders for the FHPD/FHCC project provided an inflection point centered on allowing time to address the following:

- Review the substantially complete drawings and identify any inconsistencies (dozens of feedback points provided)
- Allow time for continued updates from the appropriations committee
- Move towards finalizing parking agreements with Fisk Chapel
- Move towards finalizing the memorial to be erected at the site
- Receive updated cost estimate and ensure we are authorized to bid with an authorized amount
- Ordinances are updated accordingly to support the project
- Prepare BidNet software for the bidding process

Since January, over 140 decisions points/next steps were brought to the GB for approval

The Project Team assesses we are GREEN to authorize to bid, predicated on receiving the final approval from DLGS to pre-qualify bidder

FHPD/FHCC Updates (1 of 2)

Construction Drawing Review

- Completed on 09 June 2023; feedback from over 20 stakeholders solicited

American Water

- Met with American Water on 12 June 2023 to finalize the design of Fire Suppression
- Confirmed current design suffices

BFI – State Contract Furniture Vendor

- Met 23 May 2023 to continue FHPD programming
- Met 09 June 2023 to discuss final cost and furniture plan

Bond & Finance

- Updated Cost Estimate pending; confirming authorized to go out to bid
- 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

Irrigation

- **GB decision point** regarding installing/not installing sprinklers at the FHPD/FHCC (TGP – Not Common)

Construction Claims & Monitoring

- Project team assesses project pre-testing and testing/monitoring should be included in the bid specs
- This is to mitigate any potential claims residents in surrounding area (for example, vibrations cracking a window)
- **GB decision point** required to move forward with this

Pre-Qualify Bidders

- On track to receive approval from DLGS after 19 June 2023 special GB meeting
- Pre-qualified bidder list includes 132 contractors (or 32% of pre-qualified contractors per State regulations)

FHPD/FHCC Updates (2 of 2)

Fisk Chapel & FHPD/FHCC Neighbor

- Fisk Chapel lawyer confirmed Church and Borough in agreement with concept of usage
- Follow-up meeting to occur to finalize Borough needs and hours/time of usage
- Site survey finalization completed; engagement with 66 Maple Avenue to occur week of 12/19 June

Community Center Program

- Final DRAFT program sent to **GB for review** week of 12 June 2023

FHCC Appropriation

- Appropriations Committee did report out a couple of projects the week of 15 May
- Projects do not appear to be cut, rather reduced in amount of funding
- Debt-ceiling discussion delayed decision point

Department of Correction (DOC)

- DOC sequencing items incorporated into overall project plan
- Additional materials provided to DOC, formal letter of approval forthcoming

Noise Ordinance Assessment

- Legal reviewed specifications for the project, together with applicable State regulations
- Assessment the installation of mechanicals does not violate any noise regulations

FHCC Exterior Drinking Fountains

- Units are to be frost resistance

Geotechnical

- Report assessed for both FHPD/FHCC; if something is different when work begins, requires a change order (based on different conditions)

FHPD/FHCC: Key Next Steps

Finalize FHCC Program Requirements

Authorize to bid and provide updates vis-à-vis contractors and estimated costs to GB to target award of project

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

Confirm no issues with parking lot given radio antennae location

Finished boards generated, pending successful selection of contractor, all of materials to be provided

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

Continue to track appropriations next steps

Meet with 66 Maple Avenue resident

Finalize overall project costs, and identify those items that requiring shifting to maintenance (requesting 1-year maintenance included in all aspects of project)

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

FHPD/FHCC: Sequence Items

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

FHPD: Schedule (Updated Since 22 May)

Redesign – 4 Months (Initiated 03 February)

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

Bidding – July 2023

- Target 12 June 2023 for approval
- Target submission after 19 June submittal to DLGS
- Evaluate Bids & Finalize Overall Costs

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/Winter 2025