



Fair Haven
New Jersey

Facilities Update

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

17 APRIL 2023

Solar

FHCC Solar – Gabel No-Go Analysis

- Due to the orientation, only half of this roof faces south, so only half of the roof can produce solar electricity
- Solar must be built a safe distance from the edge of the roof, further reducing the available space
- The roof is pitched, which means any system will require attachments
- Gabel's recommendation is to avoid roof penetrations
- Gabel assesses adding this facility will not make the portfolio of potential projects any more attractive to possible power purchase agreement providers

Solar Cash Flow Analysis

- The analysis was for a 25-year period
- Assumed that Fair Haven would pay the professional fee out of pocket
- Fair Haven will not be paying any tax and will receive ITC of 30%
- For the debt payment, Gabel assumed the total cost minus the professional cost will be the amount financed at 4% over 15 years
- 25-year cumulative cashflow from Solar Portfolio is equal to \$89,904 (\$299.68/month)

Gabel Assessment of Solar Industry

- The technology will likely continue to advance
- The costs usually don't decrease, but the efficiency of the panels increases
- There are things that could change over the next five years (incentive landscape, Federal incentives, State incentives, cost of money (interest rates), cost of energy, age of roof, labor)
- In 5 years, we could see more advancements and reductions in costs of micro-inverters that could lessen the likelihood that one panel could cause a problem with production on other panels
- American made panels are expected to be on the market in 5 years. While we do expect the technology to continue to improve in 5 years, we do not expect it to improve dramatically.

Both FHPD and FHCC designed to support a solar roof, irrespective of go/no-go as of today's requirements

DPW Initial Resident Engagement

On 06 & 08 April 2023, met with Allen Street, 3rd Street, and Maple Avenue key points of contact (POC) previously involved with the DPW Facility Project

The primary take away is that multiple mechanisms are required to mitigate the land use impact of an industrial site in a residential neighborhood (in a cost-effective manner recognizing this is a Renovation, not a new site build)

The Community Engagement Goal is to generate a design that responds to the feedback to inform discussion with the public at upcoming Open House events (focused on landscape buffer, recycling center, and fence)

Topics of the engagement included:

- Categories of concern (Sight, Sound, Smell, Feel)
- Primary Stress Point (Allen)
- Recycling Area
- Enclosure/Fence
- Vehicular and pedestrian circulation

Residents understood and acknowledged the following:

- A balance of design and operational management is required to ensure the inherent use conflict of an industrial site in a residential area is mitigated
- A balance of design and cost will inform the final project
- The renovation of the DPW is based on the DPW Program Requirements documented in early January

DPW Update

Project Kick-Off

- Kick-off occurred on 29 March, post 27 March GB meeting
- All supporting documentation provided accordingly to inform Schematic Phase
- Key difference from FHPD/FHCC; renovation vice a new build – requires a balance of cost and design

As-Built Drawing

- Meeting occurred on 03 April to collect measurements to render as-is drawings (As-Built Drawings Complete)

CTE Assessment

- CME conducted its site survey of the DPW site on 07 April 2023
- All four sides of the DPW site evaluated to determine next steps to support the landscaping buffer, formal assessment forthcoming

LSRP Sync

- Meeting occurred on-site 04 April 2023 with the primary goal to review AOCs
- An additional, possible UST identified on the Hendrickson side of the DPW (requires further investigation; separate SOW)

- New DEP Soil Remediation published; less material required to be excavated (supporting decreased costs)

Site Review

- Meeting occurred on-site 04 April 2023 to review the scope of the project

Fire Suppression

- GB decision-point required 17 April 2023 to move forward (or not)

Low Voltage Design

- Initial engagement with LV POC (same professional who is supporting FHPD/FHCC) to be scheduled

Roof

- Going out to bid pending finalization of design specs and supporting documents (costs to be finalized based on bidding)
- Engagement between RMS Roof and KGD in progress to ensure projects align and no rework/redesign

EOL Fuel Tanks

- Discussions with WhiteMarsh occurring to inform bid specs and documents

DPW DRAFT Project Schedule

20 May – Open House 1

03 June – Open House 2

05 June – Schematic Phase Complete
Potential Special GB Meeting

06 June – Potential Meeting w/ TDRC

20 June – Planning Board Review / Shift from
Design Development to CD

21 July – CD Complete

24 July – Authorization to Bid
GB Meeting

25 August – Bidding Period Complete

11 September – Contractor Selected
GB Meeting

25 September – Construction Starts

**Goal is to optimize economies of scale
aligning FHDPW and FHPD/FHCC**

DPW Next Steps

Meeting with DPW Low Voltage Design team to outline technology requirements

Confirm abatement and asbestos scope of work for overall project (no work required for roof, confirmed 17 April)

Begin furniture design discussion to ensure maximum functionality of the renovation

Schedule Open House discussions accordingly

Ensure continued alignment between RMS Roof and KGD Architect

Finalize impact to project based on DEP Soil Remediation updated guidance

Track Monmouth County Soil Erosion trigger, pending impact to square footage of soil

Continue discussions with WhiteMarsh to determine cost to replace EOL Fuel Tanks (likely relocation on-site)

Continue assessing Stormwater Management, aligned with remediation of identified AOC

Receive CTE assessment of vegetation/landscaping

Begin the discussions and identify the cost of a trailer to support FTE displacement

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

Decision point on Fire Suppression to inform next steps

Engage with TDRC Chair to discuss DPW Planning Board Capital Review timing

FHPD/FHCC Planning Board – 03 April 2023 Special Meeting

FHPD/FHCC presented to the PB on 03 April receiving support of the project

- Full memo in GB packet for 17 April 2023

Conclusion: In accordance with its responsibilities under N.J.S.A. 40:55D-31, the Planning Board has concluded that the project as presented addresses the concerns identified in the Fair Haven Planning Board's 2016 Reexamination Report, as well as all of the concerns previously expressed by the Planning Board in a report to Mayor and Council (March 23 2021), contemporaneous with the Planning Board's review of an earlier iteration of the Police Building project

Per previous GB direction, Mayor directed to shift into the CD Phase

- Target 22 May 2022 GB authorizing project to bid, predicated also on Construction Official approval
- Drawings to be provided prior to GB
- Owner Representatives to review CDs to ensure completeness & accuracy

Drawings locked, no substantive changes

FHPD/FHCC Updates (1 of 2)

Owner Representative

- Onboarded successfully; conducted introductions on 11 & 14 April with FHPD/FHCC Team, Fair Haven Construction Official, and Borough Team

Fisk Street Topographic Survey

- FHPD/FHCC & Fisk AME additional site survey work in progress to support shot/long term parking solution
- Survey and base map for Fisk Street to enable extension of sidewalk along north side of Fisk Street to Locust Avenue

Bidnet

- Software to support bidding process onboarded with 2 (two) borough employees identified supporting
- Demo of the program and on-boarding to occur week of 17 April 2023

Appropriations Update

- Meeting w/ key POCs on 13 April

Technology & IT

- Meeting occurred on 07 April 2023 to discuss IT procurement list, site-decommission, and building “turnover”

BFI – State Contract Furniture Vendor

- Received DRAFT Furniture Budget and Furniture Presentation from BFI on 14 April 2023
- Initial review and progress, with update forthcoming 08 May 2023

UST Environmental Remediation

- Lorco pumped out 250 gallons of mostly water from the UST
- LSRP required to oversee UST and asbestos removal (GB decision point for LSP professional at 17 April meeting)

Noise Ordinance

- Legal is in the process of reviewing specification sheets of the outdoor technology to confirm alignment with local and state noise ordinances

American Water

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

FHPD/FHCC Updates (2 of 2)

FHCC Kitchen

- Requires application with County, per Monmouth County Regional Health Commission

FHCC Recommended Flooring

- Sample designs forthcoming from TGP and aligned with creative designer

Finish/Color Boards

- Pending successful selection of contractor, all of materials to be provided

Fisk Chapel

- Received original late 1800s deed
 - Engagement with legal to start the short/long term discussions
- Site survey proposal received
 - Pending site survey completion, looking to start discussions on design components, for both parking and Landmark

Bond & Finance

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

Community Center Program Requirements

- Targeting DRAFT updated program and procedures documentation mid-May to support new FHCC

Multi-Purpose Wall

- Research is ongoing

Antenna Location

- Additional site survey work commencing to validate location of Antenna specific to location of the new parking lot

Canopy

- Current canopy extends 5' from the south glass wall of the FHCC
- Building design to extend the canopy as a Phase II to allow both Phase II design of the CC Fields as well as installment of a natural canopy

Low Voltage Sync

- Meeting on 17 April occurred confirming FHCC Technical Requirements captured

FHPD/FHCC: Key Next Steps

Work towards GB authorizing project going out to bid 22 May 2023

Continue to work with the Construction Official towards provision of substantially complete drawings

Continue engagement with Fisk Chapel on developing a short/long term parking plan and design of the landmark

Submit FHCC Commercial Kitchen application

Submit FHCC/FHPD Fire Suppression application

Continue working through logistical planning of the project site components, including sequencing, staging of materials, ingress/egress, and safety

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

Prepare for the GB the BFI proposal and cost estimate

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

Finalize landscape design, working with Fair Haven's CTE

Owner Rep review of CD to prevent rework and redesign, target page turn week of 24 April

Additional antenna site survey work

Begin centralizing all project costs into a single location

Identify list of long-lead items (specific to supply chain)

Work with Legal on the short/long term parking solution vis-à-vis Fisk AME, and noise ordinance alignment

Meet with Bond & Finance team to discuss funding next steps

Continue to track appropriations next steps

Start Phase II discussion for Community Center fields and surrounding area (initially target Summer 2024)

FHPD: Schedule

Redesign – 4 Months (Initiated 03 February)

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

Bidding – 1 Month (Target 22 May Authorize to Bid)

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