



Fair Haven
New Jersey

Facilities Update

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

22 MAY 2023

FHDPW Project Schedule (Updated)

20 May – Open House 1 (Complete)

(GB Meeting)

31 May – Open House 2

25 August – Bidding Period Complete

06 June – TDRC Meeting

11 September – Contractor Selected
(GB Meeting)

12 June – Design Phase Complete*
(GB Meeting)

18 September – Contract Executed
(Potential GB Special Meeting)

20 June – Planning Board Review

25 September – Contractor Onboarded

26 June – Schematic Phase Complete*
(GB Meeting)

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

24 July – Authorization to Bid

FHDPW Open House 1 Feedback Themes

The DPW project's success relies on balancing Design, Operational Management, Enforcement, and Education

The project looks to address three main components (in priority order):

- 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

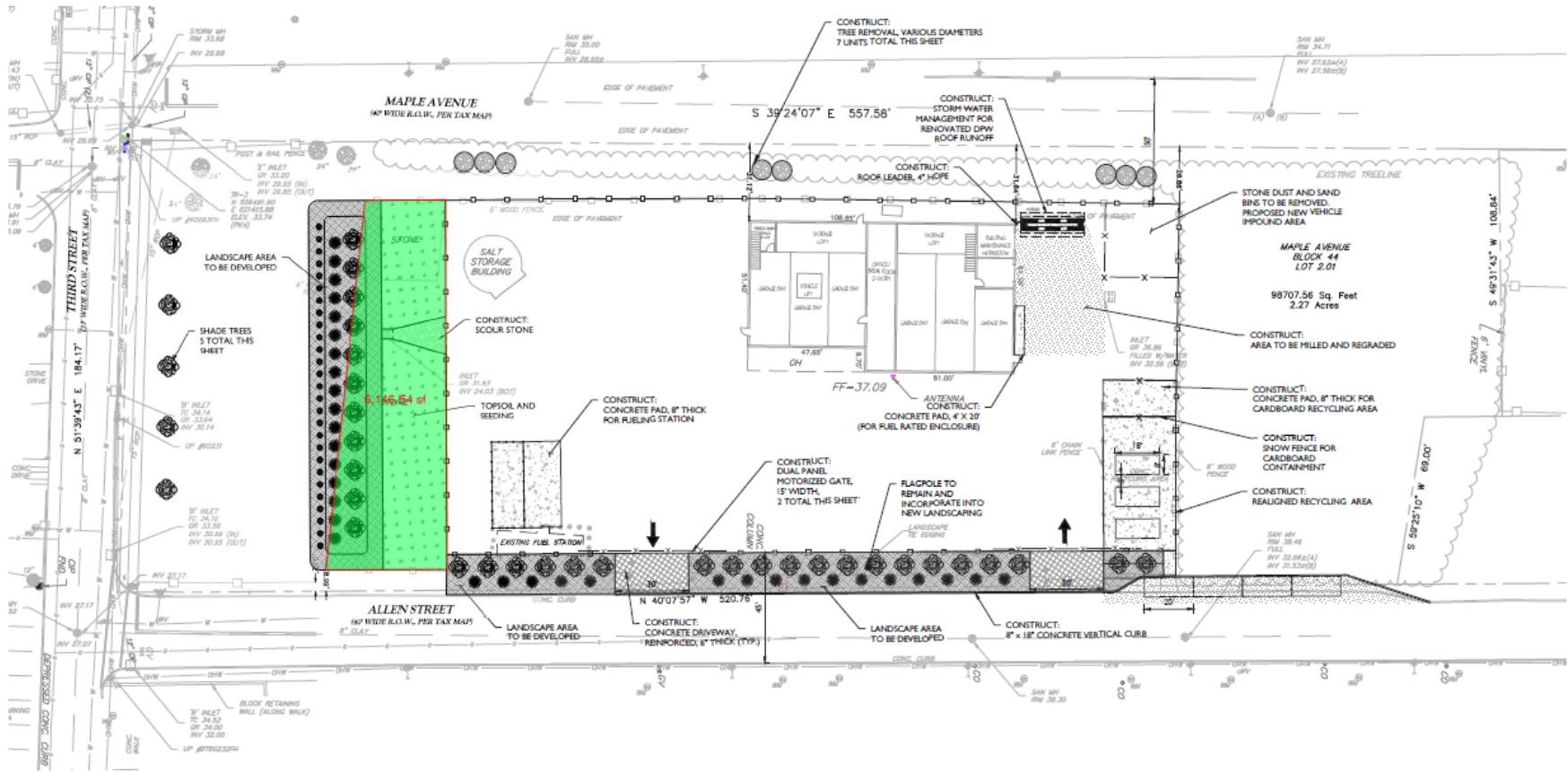
The following themes emerged:

- Option 2 site plan that reduced the size of the DPW footprint by over 6K square feet was preferred
- An 8' foot fence is preferred
- The landscaping buffer sufficed
- No opening in the fences with a preference of some combination of wood and stone
- Preference for stone and horizontal siding for the exterior of the DPW building
- Front door of the DPW should only be half glass
- The recycling center requires another iteration as the sentiment was to not impact Hendrickson lots and attempt to see if 3 parking spaces could be placed within the site

For Open House 2, goal is to enhance (as appropriate) the stations aligned the following:

- Additional iterations with other possibilities for the recycling center location (while balancing cost and design)
- Wood/stone combination fence options
- 4-sided elevations capturing 3 different types of stones and hardieplank/vinyl combinations

FHDPW Preferred Site Plan



FHDPW Update

DPW (and Facility Project) Website

- Created a new link on the Fair Haven website that centralizes all project details, to include FHDPW, FHCC, and FHPD

Planning Board

- Provided an update on the DPW project to the Planning Board on 16 May 2023
- Highlighted upcoming 06 June 2023 TDRC and targeted capital review in June

Prequalify Bidders

- The team assessed prequalify bidders is likely not warranted for the DPW project provided its reduced scope compared to FHPD/FHCC (requesting GB feedback & direction)

Freehold Soil Conversation District

- Coordination required with Freehold Soil provided the extent of site disturbance exceeds 5K square foot

Stormwater Management

- Based on Engineering analysis of the proposed roof

replacement, there will be a sheet flow of stormwater to seven down spouts replaced to overland flow

- Recommendation to capture the stormwater in two systems because the main bay in the back of the building is where all existing utilities run into the building so this will avoid utility conflicts

Risk Assessment

- Fair Haven's Risk Manager assessed not having residential vehicles operating through DPW area would be the best option

Construction Official

- Engagement with Rumson/Fair Haven Construction Official is in progress to support project schedule

Selected Site Demolition

- Selected site demolition complete; walk through scheduled for 26 May 2023 to inform design

Temporary Trailer Space

- On-site meeting Mobilease Modular Space, Inc. pending.

FHDPW Next Steps

Prepare for 31 May 2023 Open House

Prepare for 06 June Technical Design & Review Committee (TDRC)

Pending design selection, engagements with MEP and LVD teams to occur

Continue engagement with Construction Official

Continue working with LSRP (abatement and asbestos, AOC, possible UST investigation)

Meet w/ BFI on 23 May to begin DPW programming, and ensure design matches furniture functionality

Bifurcate Borough Hall and DPW Roof accordingly

Request two more State Contract for Fuel Tanks

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

Submit American Water fire suppression application

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

FHPD/FHCC Pre-Qualify Bidders

The Borough is in contact with Department of Community Affairs (DCA) to support the pre-qualification process

The team met on 15 May 2023 to track each component, using Colts Neck PD as an example

- **Public Notice:** Published on 19 May in both the Asbury Park Press and Star Ledger (also published on the Borough's website)
- **Affidavit of Publication:** Will be formally submitted by the Clerk as part of the final submission package (we will include a screenshot of the Borough website posting)
- **Prequalification Language:** This will appear in our bid advertisement and the locations where same will appear, along with copies of the documents that bidders will be required to submit
- **Resolution # 2023-147:** On the GB's 22 May 2023 agenda for adoption
- **Public Hearing Minutes:** A certified copy of these minutes will be submitted by our Borough Clerk following the public hearing and subsequent minute approval
- **Standard Certification Form – As provided by DLGS:** This will be completed and formally submitted by our Borough Clerk as part of the final submission package

Targeting 19 June 2023 special GB meeting to approve public hearing minutes taken on 12 June 2023

FHPD/FHCC Inflection Point

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

- Review the substantially complete drawings and identify any inconsistencies
- Allow time for an update from the appropriations committee
- Finalize parking agreements with Fisk Chapel
- Finalize 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

FHPD/FHCC Updates (1 of 2)

Substantially Complete Drawings

- Substantially complete drawings provided on 19 May 2023

American Water

- American Water confirmed upgrade to Fisk Street main in Q4.2023 during 11 May 2023 meeting
- Adding a fire suppression component as an Alternate in case it is required post new HFT/MFT

Construction Sign

- TGP recommends a construction sign outlining key stakeholders of the project (request GB input)
- Team revised the proposed construction sign to only include relevant information about the contractor and contact information (focus is safety & communication)

Cornerstone (and Plaque)

- TGP instructed to include a Cornerstone at FHPD; TGP confirmed a cornerstone not viable at FHCC due to exterior composition

- Team assessed including a plaque is standard, best practice, and recommended (request GB inflection point)

BFI – State Contract Furniture Vendor

- Meeting w/ BFI 23 May 2023 to continue programming and next steps

Department of Correction (DOC)

- DOC provided verbal GREEN light during 19 May 2023
- Additional materials provided to DOC, formal letter of approval forthcoming

Cost Estimate

- Substantially complete documents passed to cost estimator; targeting provision by 02 June 2023

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)

FHPD/FHCC Updates (2 of 2)

Fisk Chapel

- Meeting on 19 May 2023 to discuss both short- and long-term parking agreements, as well as memorial
- Church planned to follow-up week of 22 May
- Site survey generated, currently under review

Acoustics Report

- Acoustics Consultant reviewed the site drawings and made several recommendations to further facilitate acoustic friendliness

Bond & Finance Counsel

- Confirmed the useful life for the facilities project to 20 years
- Reiterated we cannot charge the offsite church parking lot improvements to the bond ordinance; requires funding through budgeted capital
- Offsite improvements at DPW on Maple Avenue are acceptable (right of way component)

Community Center Program

- Meeting on 24 May 2023 to review DRAFTed FHCC Program

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
- Continuing to monitor

33 Fisk Street & 66 Maple Avenue

- Met w/ 33 Fisk Street resident on 19 May and discussed project, confirmed coordination
- Engagement with 66 Maple Avenue pending finalization of site survey components

Generator

- Generator Contractor confirmed trade-in required (cost neutral) since Bicentennial Hall is 2-phase (current generator is 3-phase)
- Quote forthcoming, effort to be sequenced accordingly

FHPD/FHCC: Key Next Steps (1 of 2)

Finalize with Legal on noise ordinances and alignment with Local and State

Continue working with LSRP on additional asbestos/abatement investigation required

Pending Fisk Street upgrade, new HFT/MFT required to support Fire Suppression next steps (placeholder action item)

Complete Kitchen, Fire Suppression, and JCPL project applications

Meeting with Director of Parks & Recreation on 24 May 2023 to finalize FHCC Program

Receive updated cost estimate for FHPD/FHCC 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

FHPD/FHCC: Key Next Steps (2 of 2)

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

Receive three (3) bids for the work to ensure radios are not impacted through project

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

Meet with BFI on 23 May to continue furniture project progression

Continue to track appropriations next steps

Meet with 66 Maple Avenue resident, pending site survey analysis

FHPD: Schedule (Updated Since 08 May)

Redesign – 4 Months (Initiated 03 February)

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

Bidding – 1 Month (Target 12 June 2023*)

Evaluate Bids & Finalize Overall Costs – 1 Month

- Building Construction
- 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 – October 2023

Estimated Construction Time – 12 Months

Estimated Demolition Time – 2 Months

Estimated Construction Complete – Fall 2024/Winter 2025