



Fair Haven  
*New Jersey*

# Facilities Update

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DEPARTMENT OF PUBLIC WORKS (DPW) & FAIR HAVEN POLICE DEPARTMENT (FHPD)

23 JANUARY 2023

# 09 January 2023 Action Items

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## DPW

Structural Engineer

Identify List of Architects

Generate Roof Bids

Initiate Licensed Site Remediation Professional (LSRP) Discussion

Initiate Financial Discussion

Fuel Tank State Cost Assessment

## FHPD

Architect Discussion – Meet with The Goldstein Partnership

Receive and Disseminate the Budget Cursory Review by Legacy Construction Management (LCM)

Initiate LSRP Discussion

Initiate Financial Discussion

# LSRP & Financial Updates

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## LSRP

A request was made to CME to determine the extent of their environmental review and paperwork (NJ requirement)

- FHPD – 70% complete
  - The underground oil tank will be removed through state contract
- DPW – 33% complete

Meeting with CME to discuss next steps to take place week of 23 January 2023; discussion points include

- Finish Environmental Review
- Remediation Components

## FINANCIAL

Fair Haven hired a new Financial Consultant & Bond Consultant for 2023

It was confirmed from the new Bond Counsel on the previously approved bond ordinances (2022) that it covers both the new building for the Police Department and DPW renovation or new building

Next steps include meeting with Bond Counsel on the average life of the projects, which will impact the financing

- GB will have to amend the original ordinances

# DPW – 09 January 2023 Action Items

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Structural Engineer

Identify List of Architects

Generate Roof Bids

Fuel Tanks State Cost Assessment

# DPW – Structural Engineer Update (and Architects)

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Three Structural Engineering firms were identified and evaluated based on expertise, ability to accommodate scheduling, experience, and that their assessment is based on current structural codes

Scope Engineering was selected, and a purchase order initiated on 12 January 2023, to include identification of the following deliverables

- Signed and delivered written assessment by the licensed structural engineer with recommended remediation/mitigation
- Either in-person or virtual presentation of the results to the GB
- The assessment is to note of any significant structural issues requiring immediate attention, as well as to help inform whether the building can be renovated, repaired, improved, or demolished based on the threshold of structural issues identified
- The assessment includes an as-is rendering to support the structural assessment

Matt Martin, President of Scope Engineering, conducted an on-site visit on 19 January 2023

- Mr. Martin's verbal assessment is that the DPW Building is structurally sound and can accommodate a renovation
- Mr. Martin's formal assessment is pending delivery with targeting provision at the 30 January 2023 Special Meeting
- Mr. Martin also intends to provide a short-list of Architects he recommends to support next steps

# DPW – Roof Update (and Fuel Tank)

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Pending the Structural Engineer's formal assessment and decision to renovate DPW, it is possible to move forward with the roof project

The original roof bid specs were drafted by SDA Roofing, which has since been bought out by RMS Roofing

RMS is one of the 2 entities requested to produce a proposal

We expect to have a 2<sup>nd</sup> proposal by the 30 January 2023 Special Meeting

Pending receipt of the proposals and selecting the roofing company, a PO is issued and the DPW and Borough Hall roofs are to be assessed to define a scope of work and generate a cost estimate

From this point, the company is instructed to prepare bid specifications, which will be signed by Rich Gardella, Fair Haven's Engineer

After these documents are provided, the GB provides approval to put the job out to bid

Fuel Tank: Continued engagement to solicit a State contract to replace the current end-of-life (EOL)

# DPW – Proposed Next Steps & Milestones

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23 January 2023

- Collect required roof proposals (3) to support next steps specific to DPW and Borough Hall (lower roof)
- Continue work to receive a State-generated cost to replace the EOL fuel tanks
- Meet with the LSRP to outline clear next steps, and determine extent of remediation based on extent of site work

30 January 2023

- Formal Structural Engineering assessment provided
- Decision point to renovate or build a new DPW building
- Select Roof entity and request scope of work and cost estimate generated

06 February 2023

- Prepare bid specifications and position GB to approve roof

Milestones w/ SWAG Dates

- Roof Project Awarded – February 2023
- Architect Identified – February 2023
- Architect Awarded – March 2023
- Schematic Drawings & Rendering Presented – April 2023
- Resident Comment & Feedback – April 2023
- Construction Drawings – May – 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

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## 09 JANUARY 2023 ACTION ITEMS

Architect Discussion – Meet with The Goldstein Partnership

Receive and Disseminate the Budget Cursory Review by (LCM)

## 23 JANUARY 2023 AGENDA ITEMS

18 January 2023 Architectural Meeting

Proposed Schedule & Redesign Costs

Expected Cost Reduction Measures

Proposed Next Steps



# FHPD – 18 January 2023 Overview

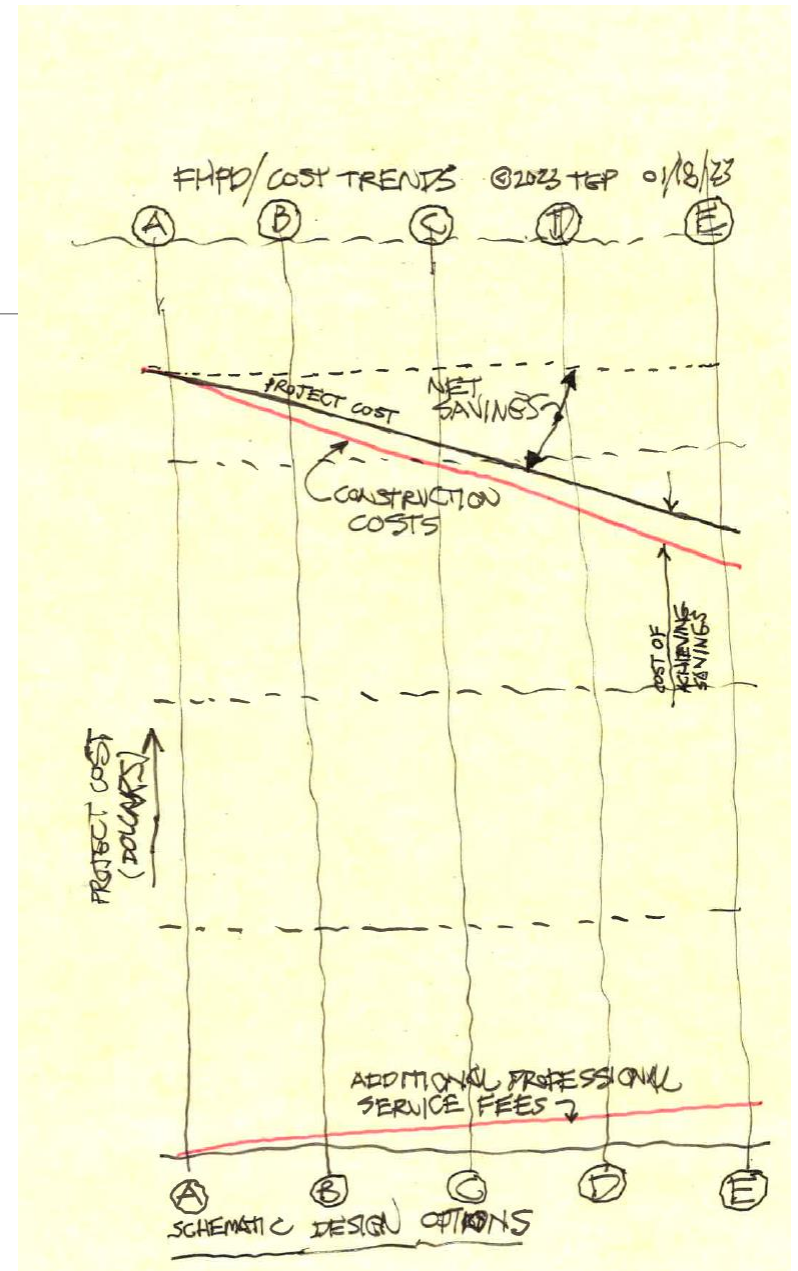
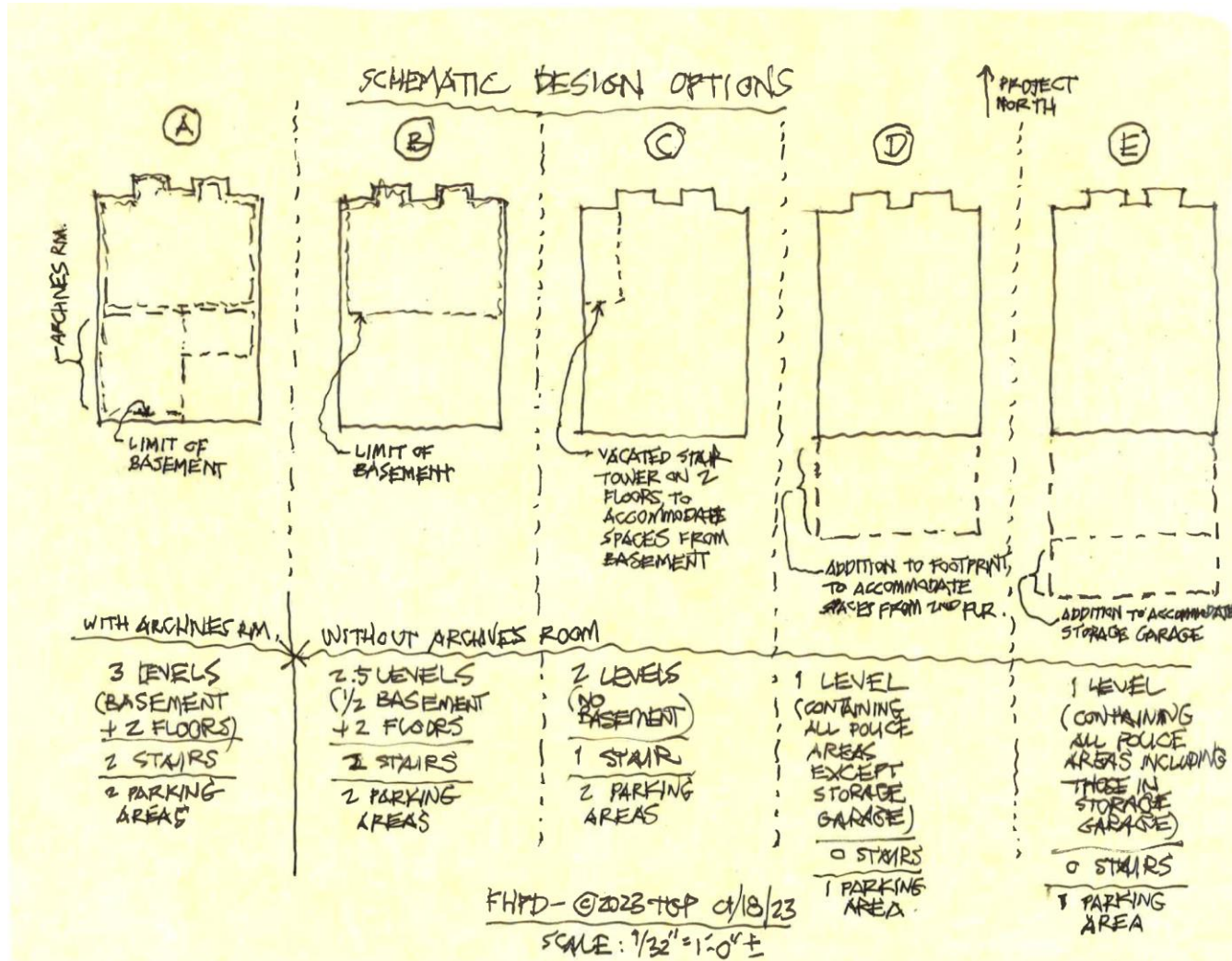
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Questions were collected from GB post the 09 January 2023 meeting and passed to The Goldstein Partnership to prepare for the 18 January 2023 discussion (see Appendix A for list)

The components of the discussion included the following:

- Historical context of the project
- Programmatic changes that will enable other design alternatives (eliminate Archives Room, eliminate parking adjacent to Park)
- 5 design options and corresponding research undertaken between 14 & 18 January 2023
- The Community Center
- Parking
- Off-Site Components
- Other Building Considerations

# FHPD – Schematic Design Options



# FHPD – Version E: Primary Changes

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1 Story

Removal of Basement

Removal of South Parking Area

Relocation of Police Garages from Storage Building to 1-story FHPD

- After relocating Police Garages out of the Storage Building, rotate that building so Community Room is visible from the North

Stand-Alone Community Center w/ Restrooms

Extend East Parking Lot to the South







# FHPD – Community Center

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## Background

- When the outbuilding was first conceived, it was referred to as the Police Storage Building (as that is what its original intent was)
- Public Bathrooms were then added to it, as well as a covered picnic area
- It was also discussed enclosing it to create a Community Room of a little more than 1,000 sq. ft., to replace the existing Community Room that will be demolished when the new FHPD is completed
- Assuming the Police Garages are incorporated into the new FHPD, the Police Storage Building will no longer contain storage or any other Police function
- Instead, it will contain Public Bathrooms and a Community Room
- Therefore, pending consensus and next steps, it probably makes sense to refer to this building as the Community Center

During our meeting, we discussed the possibility of rotating what will now be potentially considered the Community Center in order to make it more visible from the new parking lot

While additional possible design work occurred, this reorientation has another potential benefit

- Relocating the garage portion to the one-story FHPD, the outbuilding will be longer in the North/South direction than the East/West direction
- By rotating it 90 degrees, it gets shorter in the North/South direction, which will enable the parking lot to be extended even further South
- This also places the North wall of the new Community Center a little further from the South wall of the existing building, which will ease the process of building the new Community Center while the existing one is still standing

# FHPD – Parking

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Currently at 35 Fisk Street, there are 26 parking spaces, to include one designated as handicap parking

Version E of the redesign is expected to yield approximately the same number (or slightly more) of parking spaces as currently existing (pending Site Engineer confirmation)

- The Community Center extension may enable that lot to accommodate a couple of extra parking spaces, getting us closer to the capacity of the original lots
- It may make it possible to put a couple of ADA parking spots at the South end of that parking lot, immediately adjacent to the Community Center and potentially reserved for the Community Center

# FHPD – Off-Site Improvement – Sidewalk & Curb

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There were Off-Site Improvements originally planned along Fisk Street

Confirmed, if chosen, these can be implemented at any time in the future

There are no “preparations” that need to be made for them in the on-site construction

It is the recommendation of Frank H. Lehr Associates (project’s Site/Civil Engineering Consultant) that curb and sidewalk work such as planned along Fisk Street NOT be bonded with building projects, since the useful life of the former is far less than that of the latter

- If both are packaged and bonded together, Fair Haven will be paying off the debit on the off-site improvements long after their useful life will run out



# FHPD – Other Building Discussion Points

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Pre-Engineering metal buildings (such as so-called Butler buildings) cannot accommodate the required seismic ratings for Essential Public Facilities

Geothermal is cost prohibitive, and other cost-effective energy efficient options exist

Current Site Plan already includes infrastructure established to support future EV charging station installation, pending State guidance and regulation

Solar Panel roof possible, to include on-site construction, and requires input of solar design specialist for implications of array sizes and procurement options

The Underground Tank is to be removed via state contract

Initial engagement with JCPL is required to have temporary electric source established due to electric pole placement to serve existing FHPD (current service interferes with construction of new FHPD)

FHPD can be LEED-Like, specifically energy-efficient

- Seeking a commissioned LEED rating is not advantageous provided the size of the facility, additional costs (design through implementation), and extended lead time (given life and safety issues present)

POST MEETING ADDITION: It is worth considering framing the building with heavy timber (large laminated wood beams and columns) rather than with structural steel, as wood is a much more environmentally friendly material than steel

- It may cost a little more than steel, but may be available with a shorter lead time, and is a much greener product

# FHPD – Proposed Schedule & Redesign Associated Costs

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## SCHEDULE

Redesign – 4 Months (target February 2023)

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

Bidding – 1 Month

Evaluate Bids – 1 Month

Award & Contractor Mobilization – 1 Month

Start Construction – September/October 2023

Estimated Construction Time – 14 Months

Estimated Construction Complete – Fall 2024/Winter 2025

## REDESIGN ASSOCIATED COSTS

The associated redesign cost of the FHPD is a 30% - 50% lower fee (than starting from scratch, per The Goldstein Partnership) due to knowledge and effort to date + fees associated with the Community Center

No longer required to bifurcate current drawings (cost avoidance)

Redesign to align with new ADA codes, Stormwater Management rules, and IBC 2021

# FHPD – Expected Cost Reduction Measures

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Significant reduction in proposed square footage, on order of 2K – 2.5K square feet (sf) less than current design (Version E – Archive Room and Storage Room shown in current Basement Plan)

- Projected Building Cost Savings (Office @ \$560/sf; Medical Center @ \$779/sf)
  - 2K sf Reduction: \$1.12M - \$1.556M
  - 2.5K sf Reduction: \$1.4M - \$1.948M

Shorter construction period

- Due to the resizing of outbuilding so that the existing FHPD doesn't have to be demolished before the construction of the outbuilding can start

Less site work due to consolidation of all parking into one double-loaded parking lot

Inflation in continue decline

- However, any inflation above 0% requires using funds available

Temporary relocation space for FHPD and Community Center not required

# FHPD – Proposed Next Steps

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Between 23 & 30 January, conduct the following work:

- Work with The Goldstein Partnership and produce an updated proposal with schedule for the selected redesign and costs (3 - 4 day process) (see FHPD Appendix B for details)
- Engage with [Gabel Associates](#) to quantify Solar Panel feasibility and benefit
- Engage with the Rumson/Fair Haven Construction Official to document plan review requirements (will aid in producing a final schedule)
- Meet with the LSRP to gain fidelity on additional site remediation work required at 35 Fisk Street (confirm no other environmental concerns referencing previous assessment that no asbestos and lead were present)
- Follow-up with NJ specific to state contract to remove the underground tank present at 35 Fisk Street
- Gain additional detail on potential other parking solutions to enhance parking around 35 Fisk Street and supporting community areas
- Discussion with JCPL on establishing temporary electric source, removal of electric pole, and inclusion of underground electric infrastructure

The ultimate goal is to provide an updated proposal and schedule, with supporting details, for GB consideration for The Goldstein Partnership to be authorized to initiate the redesign and production of documents to put out-to-bid

- An updated cost estimate is generated so GB can determine the budget for the overall project
- Produce a parking calculation of the proposed parking lot

# FHPD Appendix A

## Questions Posed to The Goldstein Partnership

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### Safety

1. What if we rented PD trailers and removed the officers from 35 Fisk Street? Could we then build a 1-story PD? What do we expect the square footage to be based on the program requirements outlined in the presentation sent separately?

### Design

1. What additional design modifications can apply to the current design to reduce the square footage?
2. What costs are impacted by completely removing the basement of the current design?
3. What measures can be taken to make the current design more "quaint" and to fit into the residential area? Same traditional look and feel as the historic district and local businesses.
4. Can we discern the costs of the Sally Port, Processing Room and Cells are compared to the rest of the building? This list is derived based on Chapter 34 DOC required aspects of a Detention Facility. (Please include any other missing components). What percentage of costs are usually required related to these required aspects?
5. What are the costs, and lead times, associated with the sidewalk and curbs? What is the minimum required to ensure sitework prepares for this installation in phase 2?
6. What are the implication of the design on the parking lot and local community fields? If any?

### Future

1. What is the minimum work required to ensure the new FHPD can, at some point in the future, accommodate solar roof, electric charging stations, and geothermal HVAC?
2. What are the pros and cons to solar roof, electric charging stations, and geothermal HVAC?
3. What are the lead times and costs associated with solar roof, electric charging stations, and geothermal HVAC (not inclusive of available grants)?

# FHPD Appendix B

## Proposed Requirements

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- ❑ Version E (Police Department & Community Center w/ Public Bathrooms) bid under a single General Contract (DPW not part of this scope of work)
- ❑ Inclusive of off-site improvements
  - ❑ Separate packaging and bonding
- ❑ LEED-Like (not LEED certification)
- ❑ Meetings every 2-weeks to keep informed of progress
- ❑ Certain review, design and decisions elevated to GB for approval
  - ❑ Schematics Drawings & Rendering Presented (Resident Comment & Feedback Sought)
- ❑ Meeting w/ Rumson Construction Official
- ❑ Single Point of Contact (POC)
- ❑ Pedestrian path remains
- ❑ Maintain prevailing setback of the building from Fisk Street
- ❑ Base design from Program Requirements from 09 January 2023
  - ❑ Pending confirmation of training and/or conference room
  - ❑ Pending cost benefit analysis
- ❑ 1500 – 2000 sf in area for a solar panel array
  - ❑ Pending engagement/confirmation with solar design specialist
  - ❑ Pending cost benefit analysis
- ❑ Explore feasibility of using heavy timber framing, rather than structural steel
  - ❑ Pending cost analysis
- ❑ No Owner's Representative
- ❑ Cost Estimate delta from 2-story design to 1-story