



Fair Haven
New Jersey

Facilities Update

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

27 FEBRUARY 2023

DPW Update

Architect:

Over ten (10) initial architects identified based on recommendations from other town officials and contacts within the Fair/Haven Rumson Construction office

Based on the recommendations, a Request for Information (RFI) was sent to six (6)

Out of this list, three Architects expressed interest in pursuing the project

- Acari & Iovino (Little Ferry NJ)
- TM-Architects (Wall, NJ)
- Kaplan Gaunt Desantis Architects (Red Bank, NJ)

Key components of the Architect design are renovation, recycling flow, AOC remediation, Fuel Tank replacement, removal of the six (6) commercial containers,

Fuel Tank:

The fuel tanks, which are EOL, also not compliant specific to the type of fence it is adjacent

We are requesting the Architect provide insight into potential areas the fuel tanks can move

This is primarily because the of State Contract price and other town anecdotes of replacing fuel tanks for significantly less dollars (magnitude of tens of thousands); prompting a bid approach

AOCs

CME next steps is dependent on the scope of work conducted at the site
CME is tasked to determine extent of mitigation work required to support the DPW renovation

Roof:

RMS completed their on-site visit for BH and DPW

Confirming with RMS ability to provide document for GB review on 13 March 2023

Pending completion of this, the project then goes out to bid and the contractor will have to post a performance and ultimately a maintenance bond (target bid award end of February 2023/beginning of March 2023)

Fire Suppression Possibility

A discussion with American Water leads the team to assess a fire suppression system is possible given the size of the water mains surrounding DPW (surrounded by 8" mains)

A Hydrant Flow Test (HFT) request was made to American Water to test the pressure and volume and confirm viability (no cost to Fair Haven)

This will inform the GB's decision on fire suppression at DPW

DPW: Proposed Next Steps & Milestones

13 March 2023 – Next Steps

Prepare overview of 3 Architect proposals for GB decision to select one to move forward

Monitor the status of American Water and the HFT

Confirm with CME extent of mitigation to inform the Architect's proposals

Continue Architect process with end-goal to identify an Architect to support next steps

Prepare Resident Engagement Plan

Roof Milestones w/ SWAG Dates (*updated since 06 February)

Bid Specifications Provided – March 2023

Roof Project Authorized – March 2023

Roof Project Awarded – March/April 2023

Contractor Mobilization – March/April 2023

Roof Construction – April/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 2)

Planning Board:

- On 21 February, we attended the Planning Board meeting, where the Technical and Design Review Committee was established
- Members of this committee (per Statute) are Jimmy Newell (Planning Board Representative), Betsy Koch (Council Liaison), Rich Gardella (Engineering), and Joe McGovern (Code Enforcement)

Fire Suppression:

- A Hydrant Flow Test (HFT) request was made to American Water to test the pressure and volume and confirm viability (no cost to Fair Haven)
- Discussions with American Water are underway to determine if the 2" EOL main is updated on Fisk in a manner conducive to the new FHPD and FHCC

BFI Furniture:

- Met with State Contract vendor on 23 February and began initial programming process
- BFI intends to provide a proposal
- Pending GB approval, BFI to then meet with key stakeholders to refine program process

LSRP:

- CME conducted additional investigative work on 17 February to inform next steps on the 3 AOCs
- Confirmed there is still fuel in the UST; analysis of soil to confirm no evidence of discharge (one side of the tank)
- CME's full report to inform sequencing of remediation of AOCs at 35 Fisk Street

JCPL

- Chief met with JCPL week of 06 February
- Initial analysis leads us to assess the main pole does not need to be relocated during construction
- There is a second pole/light that does and removal of this is being timed with construction to ensure the parking lot remains lit until then

Bond and Finance:

- Meeting scheduled for 01 March to discuss funding next steps
- Discussion ongoing specific to the ordinances including the Community Center

Windows:

- We will be specifying high-performance glass to satisfy the Energy Code
- It will be insulating glass, most likely with a low-e coating and other specific attributes.

FHPD/FHCC: Updates (2 of 2)

Parking:

- The proposed parking solution is a three-tiered approach (off-site improvements, more spots at 35 Fisk, and Fisk Chapel partnership)

Fisk Chapel

- On 17 February, the team met with the Reverend and Sister of the Fisk Chapel
- In principle, Fisk Chapel was onboard with a short-term solution to use their parking lot while construction occurred, and again post construction, understanding the Town would maintain the parking lot and sidewalks
- The Reverend planned to talk with a small group to receive initial input
- The team plans to provide a briefing to the small group

Landmark:

- A historical assessment in DRAFT to inform landmark decision point (not landmark status)
- Coordination with Fisk Chapel to inform the overall design of the landmark

IT Engagement

- On 15 February, we met with the IT Administrator to prepare for the upcoming technical designs of the FHPD and FHCC
- TGP's Technology Consultant will be preparing the Contract Documents for the technology aspects in the Police Building (town Technology POC to support review)

Construction & Code Official Engagement

- The team met with the Construction & Code Officials on 16 February 2023
- Ongoing discussions as we target provision of substantially complete drawings

Noise Ordinance

- We are continuing to research if our local noise ordinance requires an update based on the new FHPD and FHCC

Code Analysis

- The team is working with the Fair Haven/Rumson Construction Official specific to reviewing the code analysis for both FHPD and FHCC

Site Remediation

- With respect to the fill material, we will ultimately determine its suitability for reuse on this site, and the quantity that is available
- For the purpose of the Schematic Phase Estimate, we will assume that the Contractor does not have access to this material or that it is deemed unsuitable, with the understanding that that is the worst case scenario

Outline Specs

- The initial Outline Specs document was reviewed with comments incorporated. This document is to summarize the entire construction document package.

Open House Summary

Two “Open House” events occurred on 16 & 25 February, with 100 – 150 residents participating

Heyer, Gruel & Associates facilitated the open house, which yielded resident feedback, key themes, and direct input to the FHPD and FHCC

The feedback was categorized aligned with our phase 1 and phase 2 approach

- Feedback on 16 February focused on ensuring an appropriate kitchen was incorporated and a proper balance struck with the size of the lobby (code compliance)
- Feedback on 25 February focused on refining the functionality of the Community Center and ensuring maximum cost savings measurements

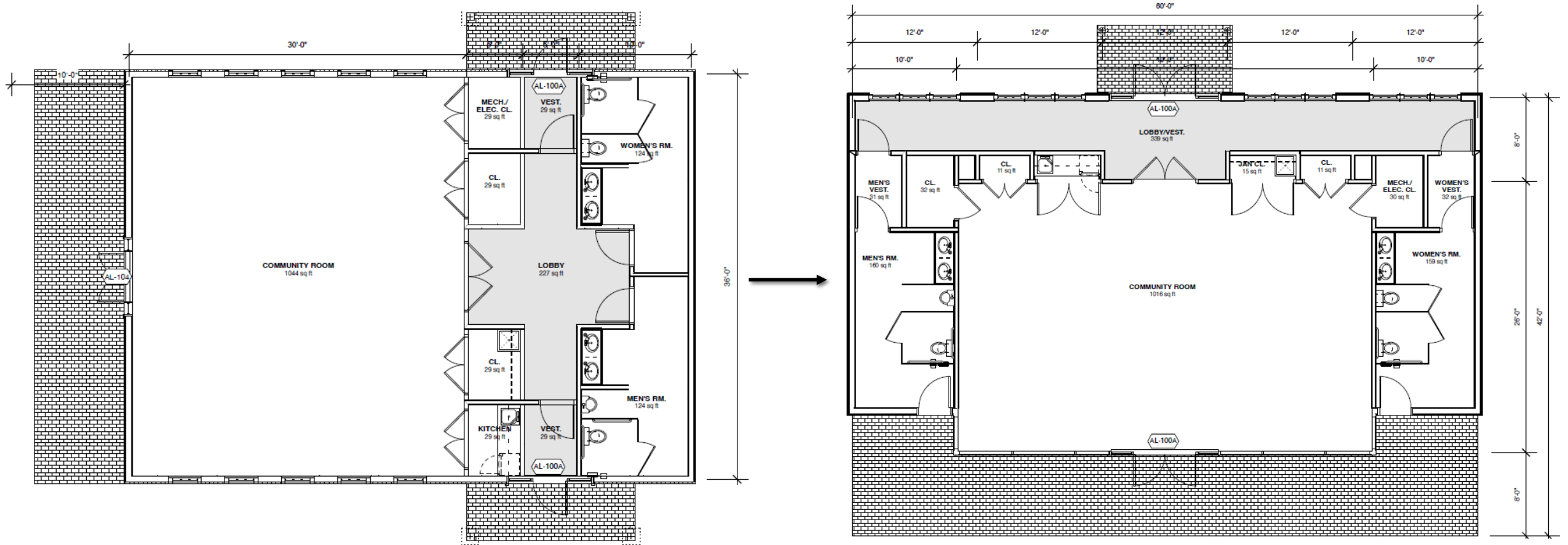
Across both events, the following sentiments were yielded:

- Clapboard Preferred
- Covered Porch Preferred
- Police Department Layout & Residential Volume Appreciated / Welcomed
- Overall Residential Friendliness Perspective Positive

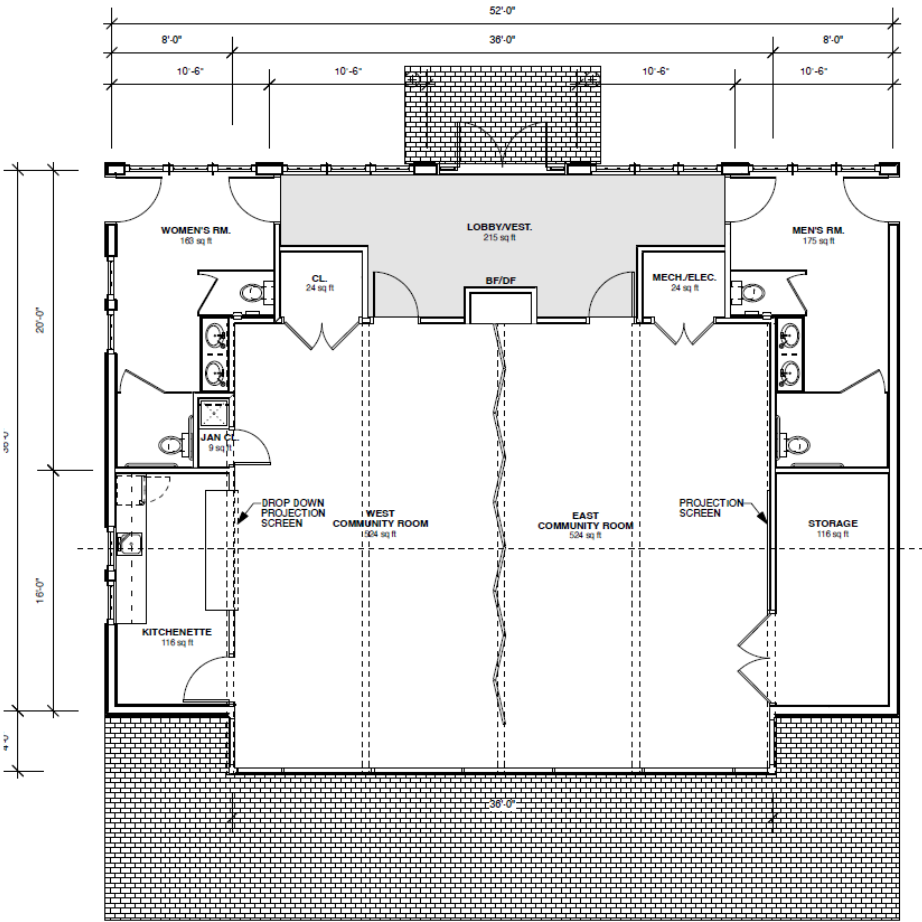
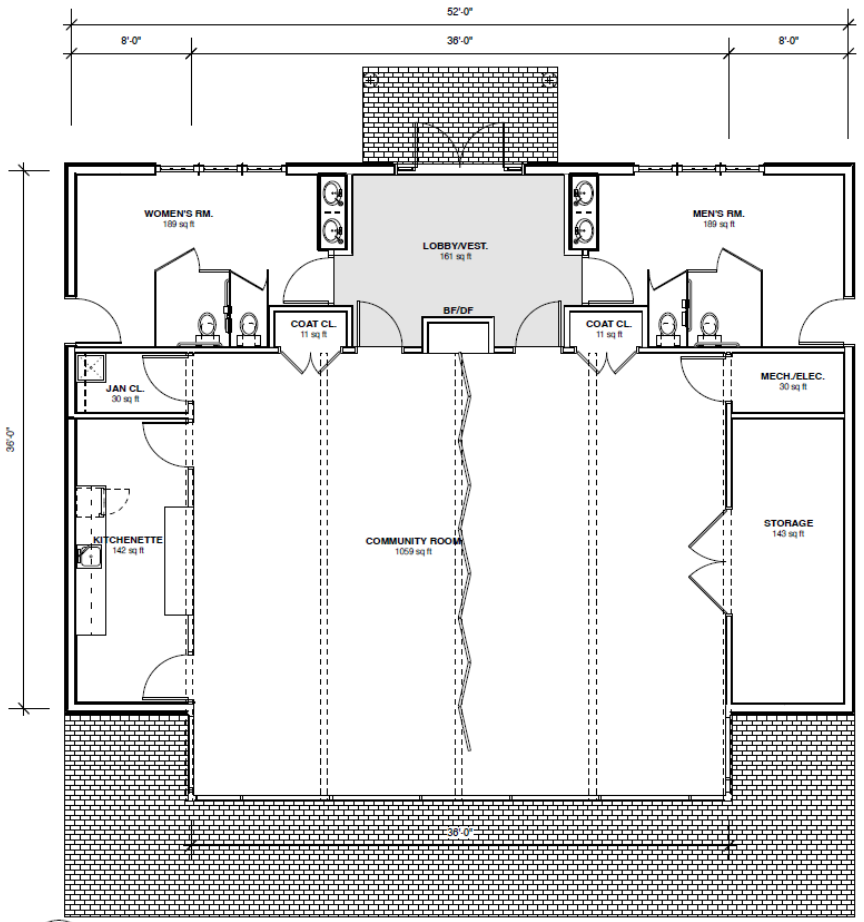
One key item raised, requiring outline of next steps, includes both replacement of the Multi-Purpose Wall and upgrades to the Community Center Fields and surrounding recreational area

During the 25 February Open House, Version 3 was selected as preferred design

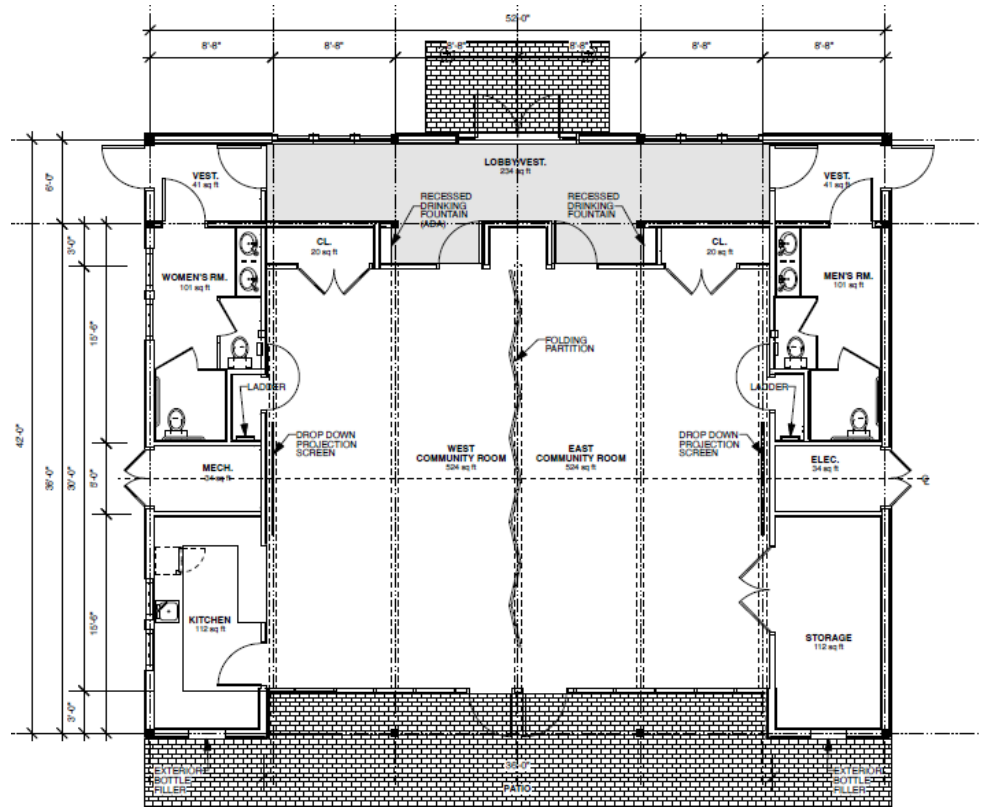
Community Center Evolution (Step 1 & Step 2)



Community Center Evolution (Step 3 & Step 4)



Community Center Evolution – Step 5



Key Design Aspects

- This design ensures the Community Center is not encroaching (as best as possible) on the setbacks on the East, South, and West sides
- Simplifies the roof lines for additional economical impact
- Continuity with the FHPD, focused on residential friendliness

Community Center Questions

Can we move both “Ladders” in either bathroom to the mechanical and electric room? Refinement Required: Place the “ladders” into the Mechanical and Electrical Rooms, pending feasibility of equipment layout.

Is it more cost advantageous to have the restrooms adjacent to each other? The reason we split them up was so that users could access each one individually, whether from the lobby or from the fields. If we move the Men's Room to the west side, it is either going to eliminate that possibility or reduce the similarity of the appearance of the front of this building with the front of the PD. Given that this is just a one-story building, running supply and waste lines the extra distance isn't going to be a big lift.

Is it possible to add in a drain in the HC bathrooms (and shower head) to use at a future date, should it be required? The code requires floor drains in gang bathrooms, so the drains will already be provided. Any provisions for showers would have to satisfy the ADA. In general terms, making room for showers would most likely necessitate increasing the lengths of the bathrooms in the North/South direction, which would ultimately necessitate shortening the Kitchen and Storage Room each by about 3'.

Is it possible to add baby changing stations in both bathrooms? Yes, already included in the design.

Can we add a canopy to the patio area? As currently envisioned, the roof will overhang the glass wall at the south side of the Community Center by 5'.

Can we include bottle filler/recessed drinking fountains inside the Community Center? Refinement Required: Include combo water fountain/bottle filler outside, and bottle fillers inside.

What is the cost difference (materials + labor) to install two Aluminum Folding Patio Doors in place of the two sections of windows in the south portion of the community center? Possible Refinement Require: Pending cost, team to review. Further, two other possibilities to be evaluated include making the entire south wall a folding glass wall, in which two of the panels are doors, as well as move the doors to the left and right ends and make the glass wall that runs from one door to the other a folding glass wall.

What do we give up by making the main community room a 10' roof and adding storage via an attic? If storage is provided, then access to it will be required. Providing a stair to access the attic is going to take up space. That space is what you are going to have to give up (In addition to the architectural character of the Community Rooms). Plus, the roof trusses are going to have to be more robust, to support the weight of whatever we store there, plus that space will have to have sprinklers and lighting (adding costs).

How much extra cost is there to add a basement to the community center? Significant increase, to include site excavation, materials, access stairs, lighting, HVAC, and sprinklers. The code may also require that an elevator be included to provide access to the basement for the disabled.

What about outdoor hose access: Refinement Require: Include two (2) hose bibbs in optimal locations.

Community Center Questions (Continued)

What about bathroom access? The bathrooms will be made available to the public; this process and procedure to be refined as the project progresses.

What about including other recreational components, such as a basketball court? The FHCC is not a recreational building, rather a Community Center. While the town is focused to include as much utility, certain components, such as indoor basketball or pickleball components, are not viable.

What about AED and first aid access? The team intends to work with Fair Haven First Aid and review the ability to add AED and other first aid components, as appropriate.

What about storage for the groups in town? Unfortunately, provided the number of groups in town, it is not viable to include enough storage for each component. Storage is prioritized to support the components of the FHCC, not individual groups or committees.

What about Rain Gardens or Rain Barrels? These are considered a phase 2 component and are contingent upon other stormwater factors beyond the 35 Fisk Street footprint.

What about Wi-Fi availability outside the FHCC? Wi-Fi will be made available only inside the FHCC, as to avoid loitering outside the building.

What about a bike rack? A bike rack will be included in the design. Design is initially focused on a SC design.

What about other components outside the 35 Fisk Street footprint? These are considered a phase 2 component and will be evaluated post the facilities project moving further.

What about acoustics? The interior component of the roof, and layout of the FHCC, is designed to reduce acoustic harshness. An acoustics consultant is part of the design process to support this.

Community Center Program Requirement

There was no Community Center Program Requirement to aid in the development and design of the FHCC

Based on the feedback from the Governing Body (GB), ad hoc resident inquiries, Director of Park and Recreation, and the two open houses, a DRAFT Community Center Program Requirement was produced

The components include Summary, Requirement Component, Group Usage, Group Size, Types of Actives, Current FHCC Deficiencies, FHCC Use, and both Technical and Non-Technical Requirements

The Non-Technical Requirements include:

- Chair/Table Combination Carts (maximize storage)
- Water Fountain and/or Bottle Filling Station (code requirement)
- Versatile Floor (support range of activities)
- Space to Erect a Stage
- 2 Exterior Hose Bibbs
- Dedicated Bike Rack

- Internal/External Bathroom Access
- Partition Ability (support 2 events at same time)
- Natural Light
- Acoustic Friendliness
- Parking Considerations
- Kitchenette
- Janitorial Closet
- Fire Suppression System
- Storage
- Electric & Mechanical Room
- Closet Space

The Technical Requirements include:

- Audio Visual and/or TVs
- Sound System
- Alarm System
- Assistive Listening System (code requirement)
- Cameras (Security focus; feed into FHPD)
- Wi-Fi (internal only-avoid after-hours loitering)

- Automated blinds for south window walls
- Automatic front doors
- Automatic locking external bathroom doors

The evolution of the FHCC from the original multi-purpose room / police storage requires enhanced design components (and slight increase in costs)

- Further, the updated codes require increased components not previously required

Gabel Associates – Feasibility Assessment

An opportunity was identified to host solar at the FHPD, DPW, and Borough Hall (Concession Stand was not viable due to pitched asphalt shingle roof)

Gabel's analysis identified both the maximum system size based on available roof space, and applicable system size aligned with current law and statute

Estimating the electric usage for FHPD, DPW, and Borough Hall, there are two different paths forward

The Power Purchase Agreement (PPA) yields approximately \$500/year in energy savings across the entirety of the solar portfolio project (FHPD, DPW, and Borough Hall)

The Direct Purchase / Self-Own yields approximately \$8,500/year in energy savings and \$11,500 in revenue (years 1 – 15)

- Years 16 – 20, this revenue drops by 75% per year
- The Ongoing Maintenance and Insurance is assessed to cost \$5,000 / year
- The costs associated with the solar portfolio project is \$200,000

FHPD/FHCC: Key Next Steps

Shift from Schematic into Design Development phase, noting the refinements required for FHCC

Authorize the redesign costs (FHCC only) incurred by both the expansion of the Community Center requirements and updated building codes (I.e., Assistive Listening System)

Work with the Planning Board and Construction Official specific towards provision of substantially complete drawings

- Currently, drawings are required 10 days ahead of a meeting date
- If targeting 21 March Planning Board engagement, likely difficult to have substantially complete drawings by 11 March
- Possible alternatives discussed include providing drawings on 19 March, or requesting a Special Planning Board Meeting on 04 April (pending)

Tour one more PD TGP built

Work with the Borough's Community Tree Expert (CTE) to review the trees to remain and provide a memo

Initiate the process to stage JCPL to remove the 2nd light pole, wire, and parking lot light (align with Town electrician)

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

Work with TGP to generate a parking analysis, including parking demand, existing parking, proposed parking, and off-street parking

Finalize the components of the FHCC Kitchenette to ensure compliance (no Commercial kitchen)

Work with the Borough's attorney on remaining project documentation, to include Outline Specs

FHPD/FHCC: Key Next Steps (continued)

Determine the feasibility of the Town's technology vendors conducting the install of technology, vice the Contractor (requires mapping out power and internet)

- Follow-up with key technology POCs

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

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

Work with TGP to understand the extent of Natural Gas versus Electric usage

- In line with State encouragement, the plan is to provide all-electric HVAC system, and completely avoid the need for natural gas service on the site

Reconfirm the FHPD design at a future state can support

solar; Confirm decision for FHCC to not support solar in the future (south-facing roof plane)

Follow-up with CME to confirm extent of AOC remediation and next steps (begin removing fuel immediately)

Work with American Water to determine next steps specific to Fire Suppression, and replacing the 2" main on Fisk Street

Continue to manage the DRAFT Project Plan

- Follow-up with town volunteer(s) to support Project Plan management

Work through the Noise Ordinance component

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

FHPD: Schedule

Redesign – 4 Months (Initiated 03 February)

- Schematic Design (1 Month)
- Design Development (1 Month)
- 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