



Fair Haven  
*New Jersey*

# Facilities Update

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

24 JULY 2023

# Facilities/Owner Representative Communication Plan

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Weekly on-site project meetings take place on Wednesday for both FHDPW and FHPD/FHCC

Meeting minutes, daily contractor reports, and two week look aheads are documented and disseminated

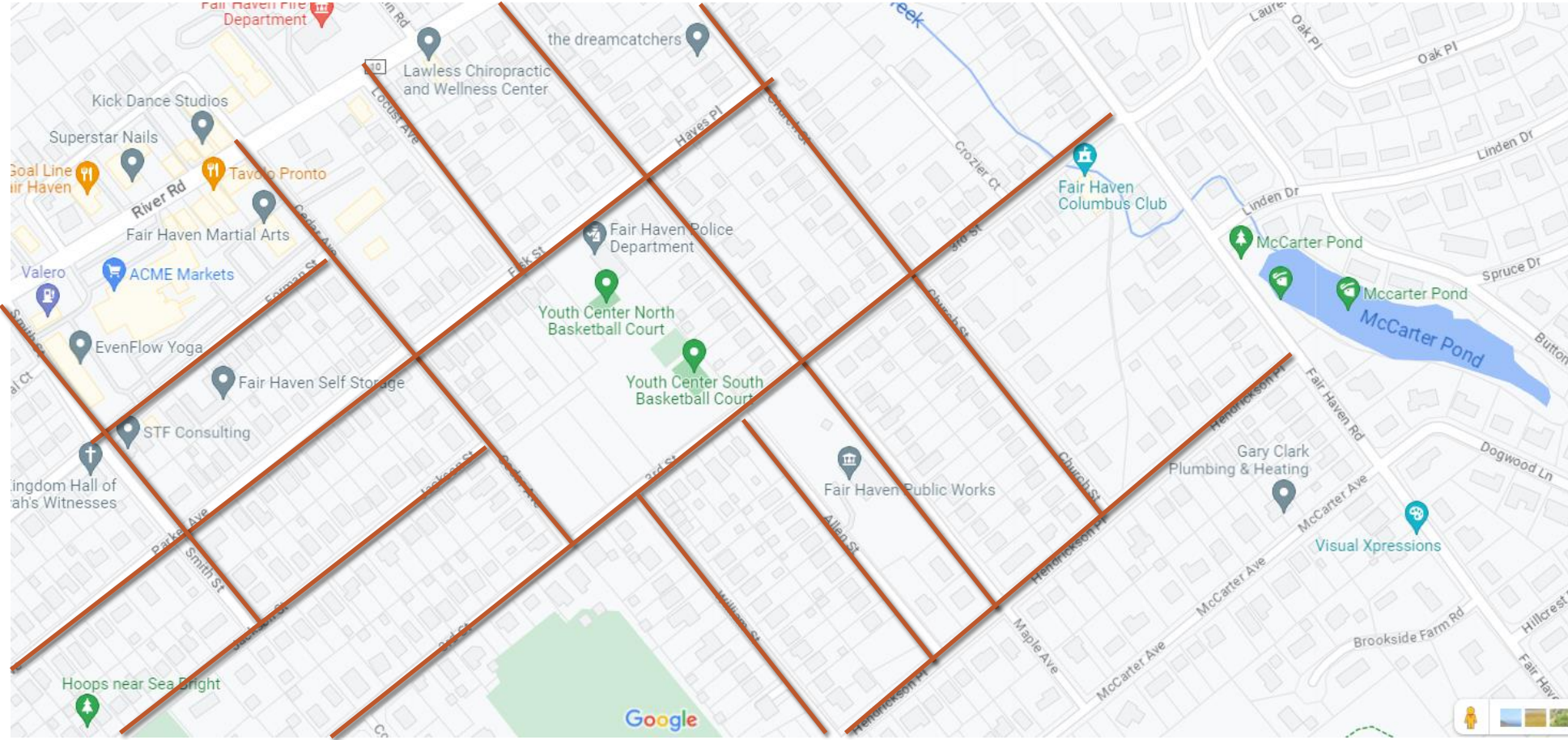
Documentation to be available to the Governing Body (GB) via SharePoint OneDrive location

Status reports to be provided from Facilities Committee to GB during scheduled GB meetings

All questions, comments, and concerns can be pointed to the Facilities Committee to address

\*\*A Communication Plan, writ large, is in DRAFT and will be discussed at the next Communication Committee meeting; formal update with GB to occur post meeting\*\*

# Facilities/Impacted Area



# Facilities/Purge & Auction Plan

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On 18 July 2023, conducted site walk through to develop an initial approach to purge, auction, and store FHPD, FHCC, and FHDPW related items

The team is targeting completion of the following by 08 September 2023 to support the facilities timeline;

- FHCC
  - Storage Purged, Items for Auction Identified, Items Requiring Temporary Storage Identified
- FHPD/FHCC
  - Exterior Site Prepared for Contractor (Shed Emptied, Basketball Light Removed)
- FHDPW
  - Commercial Containers Content Purged, Items for Auction Identified, Items Requiring Temporary Storage Identified
  - Exterior Site Purged, Items for Auction Identified, Prepared for Contractor, Items Requiring Temporary Storage Identified
  - Interior Site Purged, Items for Auction Identified, Prepared for Contractor, Items Requiring Temporary Storage Identified

The initial approach is to hold 2 auctions (each requiring a separate resolution) at two different phases of the project (near-term and long-term)

Each project to rely on dumpsters as required to support purging

# FHDPW Project Schedule (Updated)

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20 May – Open House 1 (Complete)

31 May – Open House 2 (Complete)

06 June – TDRC Meeting (Complete)

12 June – Shift to Schematic (Complete)

20 June – PB Review (Complete)

- Schematic Complete, Shift to CD (Complete)

26 June – Pre-Qualify Public Hearing (Complete)

10 July (Complete)

- Approve Pre-Qualify Public Minutes
- Begin DLGS Approval Coordination
- Qualify GB Feedback Extent

24 July – GB Feedback on Drawings Provided\*

- All GB feedback received for CD phase

07 August – Authorization to Bid\* (**GB inflection point – request for special GB meeting**)

- Cost Estimate Finalized
- Include Off-Site Maple Avenue Improvements & Fuel Tanks

31 August – Bidding Period Complete

- 3 week overlap with FHPD/FHCC

11 September – Contractor Awarded\*

Late September / Early October – Contractor Mobilization

\*GB Approval Point

# FHDPW/Temporary Operational Plan

(GB inflection point)

In lieu of spending \$100K on a temporary trailer, and being presented with further space challenges, use the 2<sup>nd</sup> floor of the Concession stand as a temporary space to support FTE displacement

In addition to purchasing 2 landscape trailers (discussed last meeting), purchase both a vehicle maintenance and fielding trailer to support organized mobilization

Evaluating possibility to allow Vehicle Maintenance, Building Maintenance, and Foreman to drive their Borough vehicles to/from home (future GB inflection point)



# FHDPW/Temporary Storage Plan

(GB inflection point)

Maintain the commercial containers until no longer required to support storage

In addition to DPW site, also block off 3<sup>rd</sup> Street with temporary fence (8' per Chapter 33 IBC) to support temporary storage

Rent additional storage pods, as required and appropriate, using both 3<sup>rd</sup> Street and Tennis Courts as additional temporary storage locations

Some brush/leaf vehicles stored temporarily at Brush Site, as needed and aligned with the Green Acres Brush Disposal Site Recognition



# FHDPW/Construction Bifurcation

(GB inflection point)

DPW site being “split” into 2-zones

Salt Dome, Fuel Tank, and some site scope of work to require further coordination with DPW zone

Recycling center to be closed during renovation of site due to inability to use equipment to remove cardboard

Working with Chief of Police to put temporary camera pole in vicinity to prevent illegal dumping

- Potential capital improvement (future GB inflection point)
- Camera Pole can be utilized in multiple future moments





# FHDPW/Automatic Gate

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## Additional Analysis / Data Points

- There is currently not enough power (per the Electrical Engineer) to power the gates (adding HVAC to current service is the primary reason)
- In addition to trenching and running power, the Electrical Service at the site would have to be updated (previous GB inflection not to do this due to costs and to treat as a Phase II)
- It would cost between 140K and 175K to mill and pave the site (if needed)
- The hardware to upgrade to automatic gates costs \$20,350
- The automatic gate moves industrial gates up to 5,500 lbs. at 1 ft./sec (trucks would idle up to 30 seconds to wait)

## Final Assessment

- Due to costs, operational ability, impacts to Allen Street, it is best to treat automatic gates as a Phase 2 where the electricity service is upgraded and trenching and a final mill/overlay for the lot may be completed and fully designed for other improvements
- 4 gates are not viable due to the impact to the recycling area
- The best layout (based on coordination with the Vendor) was to have both gates operate towards each other along the parking area
- Exit move away from Fuel Station and Entrance away from Recycling area
- Begin the application process with JCPL to upgrade service to support future requirements, to include EV (**GB Inflection Point**)

# FHPDW Updates (1 of 3)

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## CD Final Review

- Page turn scheduled for 26 July 2023 to ensure all program requirements captured
- Coordination across entire Project Team underway
- Final on-site scoping review occurred 14 July 2023
- Digital copies of drawings available
- Previous GB feedback/requests completed

## LSRP

- Investigation tentatively scheduled for 01 August for borings to confirm if additional UST is on Maple Avenue (**GB inflection point**)
  - There is a gas line which appears to be located directly above to the area where the potential UST is located; and a licensed driller to complete hand augers borings is required
- LSRP on-track to provide specifications to support bid schedule

## Prequalify Bidders

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

## Rain Garden

- By raising the berm a few inches on the 3rd Street side, a Rain Garden is to be installed
- It will be behind the berm, so it will not be visible to the public unless they know what to look for, but it will offer a greener stormwater management solution

## Fuel Tanks

- Met 11 July 2023 to discuss three State Contracts and outline next steps specific to FHPDW project sequencing
- Initial cost estimates are sub \$500K

# FHPDW Updates (2 of 3)

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## BFI

- Finalizing BFI programming requirements from Architect
- DRAFT proposal in production, to include cost analysis

## Landscape Plan

- Landscape plan reviewed by CTE with feedback incorporated

## Cost Estimate

- Current cost estimate is currently in progress
- Targeting 100% CD Cost Estimate prior to authorization to bid

## Area Usage

- Ron Grammar satisfied usage assessment requirement with Nick Fabiano, Construction Official

## NJNG

- Initial engagements with NJNG in progress to ensure current infrastructure supports renovation components

## Signage

- Signage and decals to be the responsibility of the Owner Rep and Borough to support (not financially advantageous for Architect to own)

# FHPDW Updates (3 of 3)

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## LVD

- LVD page turn occurred 13 July 2023 with on-site technology scoping finalization occurring 14 July 2023

## Finished Boards – Post Contractor Selected

- Finished boards to be provided post contractor selected
- Reliance on professionals and interior designers to support design components

## DPW (and Facility Projects) Website

- Details continue to be added to the Fair Haven website that centralizes all project details, to include FHDPW, FHCC, and FHPD

## Monmouth County Soil Erosion

- Application successfully submitted, initiated 30-day lead time approval

## Site Analysis – Vehicles

- Conducted analysis specific to vehicle size and site analysis to finalize site layout

## Roof

- Coordination between FHDPW Team and RMS Roof ongoing

## Verizon

- Initial discussion with Verizon POC took place 24 July 2023 to ensure internet available at Concession Stand

# FHDPW Next Steps

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Conduct a Preparation for Bid meeting (like FHPD/FHCC process)

Finalize 100% CD Cost Estimate & ensure CD are updated based on 26 July 2023 page turn and programming requirements

Complete LSRP additional UST investigation on Maple Avenue side by 01 August 2023

Target Authorization to Bid (FHDPW, Off-Site Improvements, Fuel Tanks) on 07 August 2023 special GB meeting (**GB inflection point**)

Put the FHDPW project out to bid by 11 August 2023

Receive BFI DRAFT furniture costs (future GB inflection point)

Ensure Borough Hall roof project is bifurcated to go out to bid separately, and work with RMS Roof to receive Salt Dome specs (future/**current GB inflection point**)

Implement Operational Plans to support project period (Storage, Construction Bifurcation, Concession Stand)

Meet with Communications Committee to implement Communication Plan

Coordinate with NJNG specific to infrastructure capacity

Implement Purge & Auction Plan

Work with Verizon to ensure internet connectivity is turned on at Concession Stand

# FHPD/FHCC Updates (1 of 3)

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## Bid Status

- FHPD/FHCC project out to bid as of 4:15PM EST
- All documents available digital on BidNet for GB consumption
- Page turn comparison scheduled for 26 July 2023 to ensure all changes captured from previous feedback (internal only)
- Fire Pump is the only alternate in the bid, confirmation pending HFT/MFT which is pending Fisk main upgrade
- Bidding window is 24 July to 31 August targeting overlap with FHDPW 11 August to 31 August
- FHPD/FHCC onsite walkthrough for Contractors scheduled for 09 August from 11AM to 2PM

## Borough Attorney

- Prepared Borough Attorney for contract receipt 31 August upon bidding completion
- Require guidance specific to an Alternate Bid scenario TGP highlighted

## American Water

- Fisk Street main upgrade started 24 July 2023

## LSRP

- On-site additional asbestos investigation completed on 21 July 2023
- 1980s drawings passed from TGP to Colliers to support asbestos abatement and removal plan
- Colliers working with TGP to issue updated asbestos specifications and addendum

# FHPD/FHCC Updates (2 of 3)

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## BFI

- Updated proposals based on feedback in progress
- Discerning items within State Contract and those not to address furniture purchasing plan

## Appropriations

- The T-HUD bill passed out of the full committee 18 July 2023
- FHCC made it into the bill, funded at \$1.05 million
- This is a major step, however not final as next step is federal approval

## 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)
- Once the Cost Estimate for FHDPW is generated, an overarching review of finances to occur, to include impact to taxes

## Contingency Space Planning

- Discussions regarding Knight of Columbus and Church of the Nativity ongoing (**GB inflection point**)

## Site Survey Impact

- Final survey from Avakian revealed FHPD & FHCC required a shift 1.5 feet west and path 1' west
- All drawings and documents updated accordingly

## Address Confirmation

- Address for FHPD and FHCC to be the same as 35 Fisk Street

# FHPD/FHCC Updates (3 of 3)

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## Fisk Chapel

- Meeting took place on 21 July 2023 with attorneys to discuss full scope and outline next steps
- Short term agreement is in progress
- Long term agreement pending design of site (future GB inflection point)
- Post short term agreement execution, shift to finalizing pre-fabricated memorial
- Generating cost to design long term agreement (future GB inflection point)

## Tennis Courts & Basketball Courts

- Both to be closed during the construction period
- Tennis Courts are assessed to be beyond economically viable to repair
- Basketball Courts are assessed both requiring extensive repair (as of today), and likely to impact future FHCC use
- Project team assessment to issue an addendum to have these demolished after construction and replaced with seed and soil (**GB inflection point**)

- As Community Fields Phase II effort gets underway, this area will be “ready” for approved GB changes

## Antennae

- Site survey and Lehr analysis confirms no issues with parking lot given radio antennae location

## 2-Phase Demolition

- 2-phased demolition process, with supporting drawings, produced and bid documents updated

## FHCC Fire Alarm Antennae

- Antennae is being relocated from FHCC roof to FHPD roof to support 2-phased demolition

## Fence

- 8’ fence to be used to cordon off construction area
- Temporary bathrooms to be ordered to support Community Center field use during all seasons, except Winter (**GB inflection point**)



# FHPD/FHCC: Key Next Steps

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Track Community Center field Phase I improvement to ensure alignment with FHCC/FHPD project by adding to project plan

Receive quotes from TGP/Lehr to design the Fisk Chapel Improvements

Finalize FHCC program and procedures

Monitor bidding process, and issue both demolition and asbestos and abatement removal addendums, pending Lehr and Colliers completion respectively (**pending GB inflection point**)

Finalize short-term parking agreement, and continue working with Fisk Chapel towards memorial selection and long-term parking agreement execution

Receive updated costs from BFI specific to furniture

Continue to track appropriations next steps

Finalize overall project costs (FHPD, FHCC, FHDPW)

Assess cost and/or time savings with 2-phased demolition

Centralize Phase II Community Fields feedback for the GB to decide prioritization of this work for 2024

Relocate fire alarm antennae from FHCC to FHPD

Continue discussions with BOE and KOC specific to alternate meeting space with FHCC closing earlier than expected (pending future GB inflection point)

Confirm JCPL application completed and no risks specific to load and vault

Target provision of signed and sealed drawings to Construction Official

# FHPD: Schedule (Updated Since 10 July)

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## Redesign – 4 Months (Initiated 03 February)

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

## Bidding – July 2023

- 12 June 2023 Pre-Qualify Hearing (Complete)
- 19 June 2023 Minute Approval (Complete)
- 19 June DLGS Submission (Complete)
- DLGS Approval (Received 30 June)
- Evaluate Bids & Finalize Overall Costs (On Track)

## Award Contractor – September 2023

## Contract Schedule – Per Plan NTE 18 Months

- Mobilization – 1 Month
- Construction – 14 Months
- Demolition – 2 Months
- Site Improvements Finished – 1 Month

## Targeted Project Completion – March 2025