

# Fair Haven Police Department

Facility Research & Analysis and Proposed Action Plan

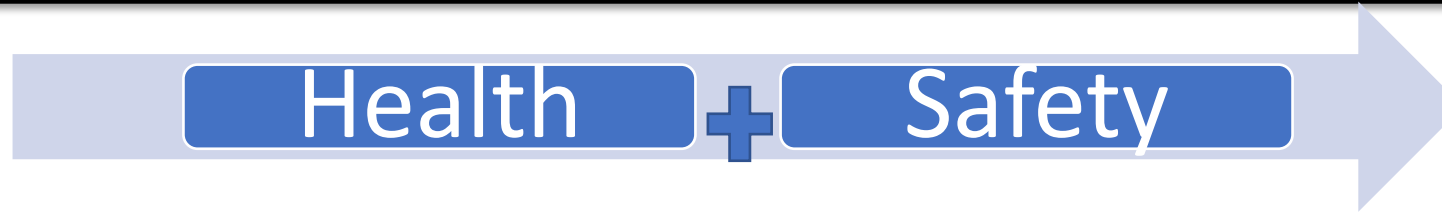
09 January 2023



Fair Haven  
*New Jersey*



# Executive Summary



**Health and Safety:** 2 health & safety Critical Requirements, paired with 1 major requirement based on the Department of Corrections' (DOC) 28 April 2022 on-site inspection, require a decision to **renovate the current building or build new construction** immediately.



The decision point to either **renovate the current building or build new adjacent to the current building** is based on 3 (three) factors:

1. The **cost analysis** of each solution
2. A determination if the **delta between a renovation\* and new build** meets an **acceptable level of financial risk and debt burden**
3. The cost of a new build supports exponentially longer longevity of the FHPD structure (time and cost associated with the decision/redesign is minimus)

The design should support future FHPD scalability, to include the potential addition of officers and clerk presence

- **Current State:** The clerk is onsite from 0930 to 1430. Outside those hours, there is no guarantee an officer is present in FHPD.
  - If a task or item is required at **FHPA after 1430, Officers must come off the road** to attend.
  - Based on Industry Standard to enhance monitoring of CCTV at key locations in town (School, Concession Stand, Borough Facilities), the FHPD currently must discern when to be on the road versus inside FHPD to monitor accordingly outside of clerk hours.

Data analysis supports the construction of a 4,688 square foot (sf) police department. In 2021 in the Eastern U.S., medical centers cost around \$720/sf, community buildings cost \$648, office buildings cost \$518, retail spaces cost \$424 and schools cost \$349.

- This data suggest a 4,688 sf at \$779/square foot (adjusted for 8.15% inflation) would cost USD \$3,650,451.
- Current Design Plans include an 8,500+ sf police department (some redesign is possible due to ADA code compliance changes expected in March 2023).

# Critical Requirement 1: Health - Mold Remediation

- Systemic **mold issue** throughout the FHPD requires **immediate** remediation.
- Per the [Environmental Protection Agency \(EPA\)](#), **mold can grow on or fill in the empty spaces and crevices of porous materials**, so the mold may be difficult or impossible to remove completely.
  - The EPA and [Centers for Disease Control and Prevention \(CDC\)](#) stress the importance of **stopping the source of mold growth and ensuring the building is dried out appropriately**
- A **complete assessment** would be required to determine the full extent of mold throughout the structure.
  - Examples of porous materials include concrete, untreated wood, drywall, carpeting, wallpaper, and acoustical ceiling tiles.
- Prior to mold remediation, we need to ensure measures are in place to **prevent mold growth.\***
- Mold Remediation requires work defined, per the NJ Rehabilitation Subcode, as renovation (NJ Rehabilitation Subcode applies to any building in NJ, per the NJ Department of Community Affairs).
  - In addition to demolition work and mold analysis, remediation could include the replacement of windows, doors, ceilings, paint, floors, and walls (as the source of mold growth is identified). \*\*
  - Renovation, per the NJ Rehabilitation Subcode, includes specific requirements and compliances, as well as ensuring the building is code compliant as outlined in [§5:23-6.5 Renovations](#).

# Critical Requirement 2: Safety

- The FHPD building is **not suited to safely, securely, and properly handle suspects**, presenting risks to both **FHPD officers and surrounding community**.
- The current flow of a suspect in custody fluctuates between secure and non-secured locations.
  - Secure (PD Vehicle) → Non-Secure (PD Front Door, Stairs, & Foyer) → Secure (Processing Room) → Non-Secure (Foyer, 2 Sets of Stairs, Hallway) → Secure (Cells)

**Main Entrance and  
Processing Room (2  
flights of stairs)**



**Holding Cell  
(flight of stairs)**

- Proper security **separations between the operational areas and the public** are necessary. (Per the International Association of Chiefs of Police ([IACP](#)))
- Redesigning the **flow of how the FHPD manages a suspect's movement and improving the physical security** for both the officer and community, requires an alteration, (per the NJ Rehabilitation Code).
  - Alteration, per the NJ Rehabilitation Subcode, includes specific requirements and compliances, as well as ensuring the building is code compliant as outlined in [§5:23-6.6 Alterations](#).

# Major Requirement 1: Grandfather Clause

- Certain standard components of the FHPD are **waived** vis-à-vis Grandfather Clause as outlined in the Department of Correction (DOC) 28 April 2022 on-site inspection:
  - *Cells Construction, Cell Doors*
  - *Holding Room/Processing Room (FHPD currently has a multi-purpose room)*
  - *Sally Port*
- There are additional components of the FHPD **requiring attention** to ensure compliance:
  - *Installing a female locker room*
  - *Adhering to ADA Compliance Building Structure protocols*
- Items within the FHPD that are outdated and not up to the [Department of Justice \(DOJ\) Guidelines](#) include:
  - *HVAC*
  - *Camera System*
  - *Interview Room*
  - *Weapons & Equipment Storage*
  - *Dispatch Room*
  - *Records Storage*

Current

Future

# Prior Safety Incidents

1. Officer injured in the cell area while securing a suspect. The officer could not return to work due to injuries.
2. Suspect escaped.
3. Suspects resisted arrest in the parking lot. (multiple incidents)
4. Suspect fell down the stairs when moved from the processing room to the cell.
5. One suspect escaped the Processing Room (via a phone call ruse) and walked freely through FHPD since the room was not secured (structurally).

***\*\*Issues that likely would have had a different outcome with proper building code upgrades\*\****

# FHPD by the numbers



## Fair Haven Police Department

### Going above and beyond the call of duty ...

- **Rapid Deployment Force (RDF)** : 3 FHPD officers, to include the Chief of Police, are part of Monmouth County Response Team (SWAT).
- **Negotiator** : 1 FHPD officer is authorized to negotiate in a hostage situation; integrated with Monmouth County and NJ State Police.
- **Active Shooter Cadre** : FHPD is part of Monmouth County Active Shooter Response Team; FHPD Chief of Police leads this effort.
- FHPD participates in NJ state initiatives, including the **prescription drop off box** (located inside main entrance).

# Local Police Department Comparison\*\*

Town	Land area in square miles	Water area in square miles	Population	Households	# of School Students	# of Officers	Sq Ft of Current PD (est)
<u>Fair Haven</u>	<b>1.59</b>	<b>0.52</b>	<b>6269</b>	<b>2038</b>	<b>1000</b>	<b>13</b>	<b>5000</b>
<u>Rumson</u>	5.07	<u>2.05</u>	7343	2265	979	16	5000
<u>Little Silver</u>	2.71	<u>0.61</u>	6131	2224	785	16	5500
<u>Highlands</u>	<u>0.74</u>	<u>0.65</u>	<u>4545</u>	<u>2671</u>	192	15	5000
<u>Spring Lake</u>	<u>1.33</u>	<u>0.41</u>	<u>2749</u>	<u>1393</u>	181	14	4000
<u>Atlantic Highlands</u>	<u>1.26</u>	<u>3.3</u>	<u>4312</u>	<u>1829</u>	311	15	4500
<u>Shrewsbury</u>	<u>2.16</u>	<u>0.03</u>	<u>4260</u>	<u>1374</u>	479	16	5500
<u>Monmouth Beach</u>	<u>1.04</u>	<u>1.03</u>	<u>3226</u>	<u>1485</u>	236	13	3000
<u>Oceanport</u>	3.17	<u>0.62</u>	6150	2384	599	15	10000
<b>Average</b>	<b>2.1189</b>	<b>1.02</b>	<b>4998.33</b>	<b>1962.56</b>	<b>529.11</b>	<b>14.78</b>	<b>5278*</b>

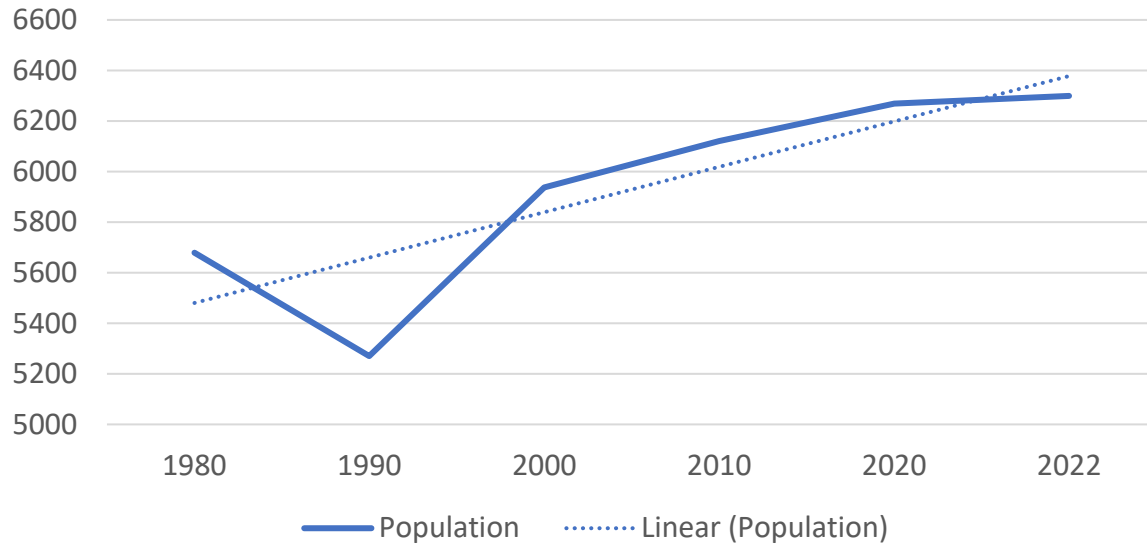
\*Oceanport's facilities include multiple aspects of the Borough – Removing from average calculation yields a value of 4,688 square feet.

\*\*Towns with a 2-officer minimum

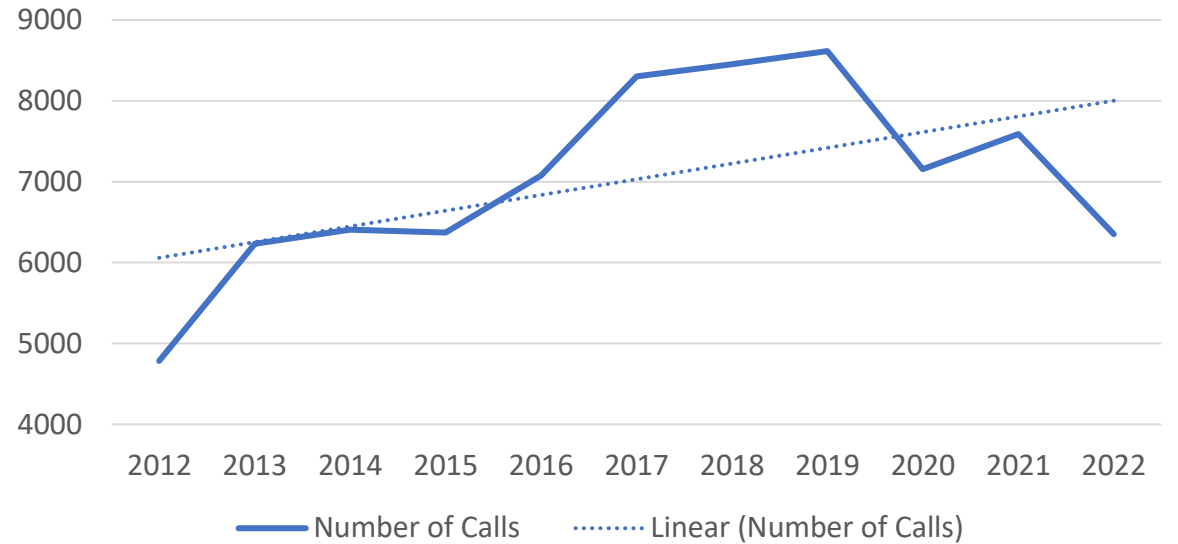


# FHPD Service Calls & Population Trends

## Population



## Number of Calls



- 2012 – New System Implemented 17 September (1595); Extrapolated
- 2022 – As of 01 December 2022
- Calls do not include calls made and/or VM left for the FHPD

# FHPD Program Requirements

(Based on DOJ Guidelines, DOC Statute, IACP, and Fair Haven's Needs)

- ▶ Processing Room
- ▶ Evidence Room
- ▶ 2 Cells
- ▶ Bullpen
- ▶ Chief of Police Office
- ▶ Detective Office, Sargent Office
- ▶ Shared Captain/Lieutenant Office
- ▶ Storage (Inside and/or Outside)
- ▶ IT Room/Closet
- ▶ Weapons Storage
- ▶ OEM Storage
- ▶ Conference and/or Training Room
- ▶ Continuity w/ Fields & Community Center

- ▶ Interview Room
- ▶ Male and Female Locker Rooms
- ▶ ADA Compliance
- ▶ Sally Port

- Current Building
- Not in Current Building

# Design Analysis

- The current architectural drawings were reviewed against the FHPD Program Requirements based on the DOJ Guidelines, DOC Statutes, and IACP.
  - The basement is a total of 2,978 sf, first floor is a total of 3,520 sf, and second floor is a total of 2,155 sf.
- The estimated Base Bid includes a FHPD of “Base Course” at 3,600 sf (10,800 sf total) and detached FHPD Detached Building of “Base Course” at 1,800 sf.
- There are a variety of deductions made based on the purpose and intent of a police department.
  - An analysis of space, specifically file inventory, informs a required archive space.
  - There often are two (2) Interview Rooms (one reserved for “soft” purposes, such as interviewing a witness or victim, and another for interviewing suspects).
  - A police department is likely considered a B-Business Use (the same use group that a professional office would fall under).
  - The areas containing the cells would be considered I-3, Institutional Use, if it accommodates more than five persons.
  - Cell design and construction is state statute and defined by the DOC’s requirements for Municipal Detention Facilities.
- Irrespective of any changes to the current design, potential redesign is likely given the barrier-free codes (ADA) are changing and will go into effect in March 2023 (the new codes require more area for rest rooms, lavatories, corridors, etc).
  - This also presents an opportunity to update the elevator to a commercial elevator since a guideline to save space is using a machine-room-less elevator (elevator equipment room is currently in the basement).
- Additional consideration is required for an underground tank currently at 35 Fisk Street, utilities that present a known unknown variable until evaluated completed, and adequate parking.

# Proposed Solutions & Next Steps

**Five** potential solutions that exist based on the current situation:

1. Renovate the Existing Facility
2. Acquire and Adapt Another Existing (Non-Law Enforcement) Building
3. Construct a New Facility at 35 Fisk Street
4. Construct a New Facility at a New Location (FHPD Only)
5. Construct a New Facility Combined w/ Other Borough Facilities

**Next steps include the following:**

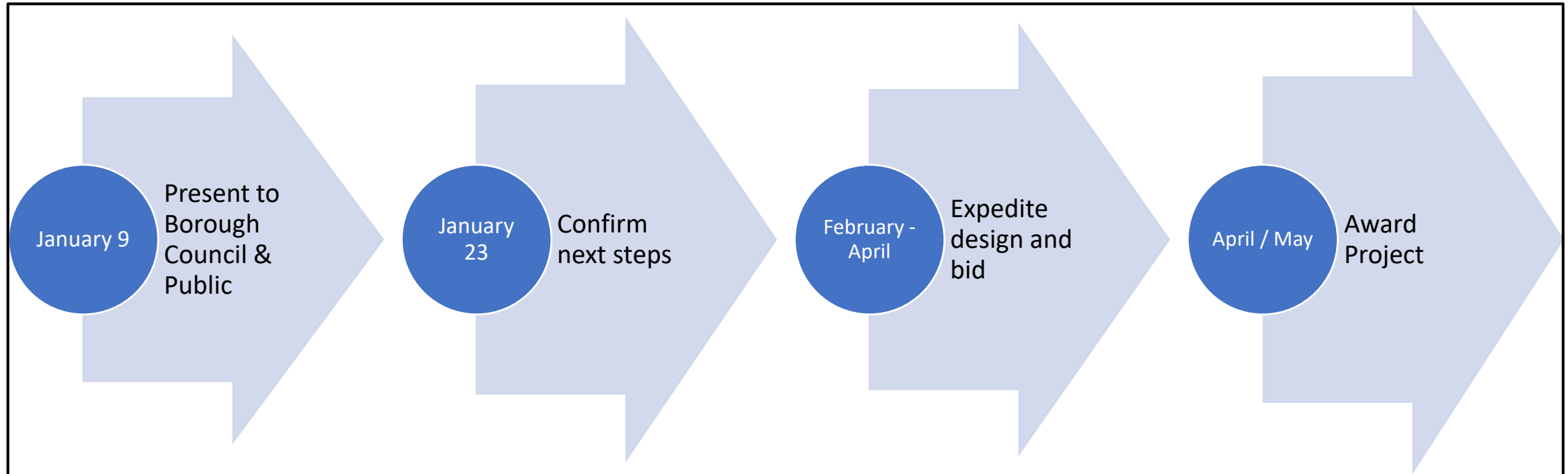
Confirm the assumption that #2, #4 and #5 are not viable

Generate cost estimates for #1 and #3, pending viable route

Conduct a cost analysis and move forward with next steps



# 2023 Proposed Timeline & Next Steps



- Bifurcate DPW and PD, as appropriate to support next steps, and determine next redesign steps
- Provide clear direction to finish design (with Community Center space taken into consideration) via Renovation or New Build, to work towards bidding/awarding project

***\*\*Potentially have weekly Town Council meetings until project is awarded\*\****

***\*\*Design/redesign drawings on average takes 6 weeks to produce, and 6 weeks to review\*\****

# Appendix

# Updated NJ Rehabilitation Subcode

- Traditionally, the New Jersey Uniform Construction Code has made the requirements that are applicable to new buildings also apply to buildings whose use is changed; applicable to buildings undergoing rehabilitation with the extent of the requirements depending on the amount of money being spent on the building; and to some extent applicable to existing buildings that have an addition constructed.
- Buildings whose use was changed and buildings receiving rehabilitation costing more than 50 percent of the replacement cost of the building were required to comply with all the provisions of the Uniform Construction Code for new buildings.
- This subcode takes a new approach. The requirements that apply to a project are based upon the type of work being done rather than on the extent of the work.
- There is only one exception to this rule. In the case of reconstruction work, as the term reconstruction is defined in this subcode, there are some requirements which must be met when the project is a large one in floor area.

# The National Institute for Occupational Safety and Health (NIOSH)

- Moisture allows indoor mold to multiply on building materials and surfaces. People inside buildings may be exposed to microbes and their structural components, such as spores and fungal fragments. Mold may produce substances that can cause or worsen health problems. These substances vary depending on the mold species and on conditions related to the indoor environment. Moisture can also attract cockroaches, rodents, and dust mites. Moisture-damaged building materials can release volatile organic compounds that can also cause health problems.
- Researchers have not found exactly how much exposure to dampness-related substances it takes to cause health problems. Studies report that finding and correcting sources of dampness is more effective at preventing health problems than counting indoor microbes. NIOSH has developed a tool to help assess areas of dampness and prioritize remediation of problem areas in buildings.



# Rehabilitation Subcode Definitions

- **Repair**
  - The restoration to a good or sound condition of materials, systems and/or components that are worn, deteriorated or broken using materials or components identical to or closely similar to the existing.
- **Renovation**
  - The removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures.
- **Alteration**
  - The rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the loadbearing capacity of or which imposes additional loads on a primary structural component.
- **Reconstruction**
  - Any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied. Reconstruction may include repair, renovation, alteration or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings.
- **Change of Use**
  - Change from one use to another use in a building or tenancy or portion thereof.
- **Additions**
  - Increase in the footprint area of a building or an increase in the average height of the highest roof surface or the number of stories of a building.

# International Association of Chiefs of Police

- The International Association of Chiefs of Police (IACP) is the world's largest and most influential professional association for police leaders. With more than 32,000 members in over 170 countries, the IACP is a recognized leader in global policing, committed to advancing safer communities through thoughtful, progressive police leadership. Since 1893, the association has been serving communities by speaking out on behalf of law enforcement and advancing leadership and professionalism in policing worldwide.
- The IACP is known for its commitment to enhancing community safety by shaping the future of the police profession. Through timely research, programming, and unparalleled training opportunities, the IACP is preparing current and emerging police leaders—and the agencies and communities they serve—to succeed in addressing the most pressing issues, threats, and challenges of the day.
- The IACP is a not-for-profit 501c(3) organization headquartered in Alexandria, Virginia. The IACP is the publisher of The Police Chief magazine, the leading periodical for law enforcement executives, and the host of the IACP Annual Conference, the largest police educational and technology exposition in the world. IACP membership is open to law enforcement professionals of all ranks, as well as non-sworn leaders across the criminal justice system.

# Fair Haven Supporting Census Data Link

- 1980 to 2020 [Census Overview](#)
  - 1980 – 5,679 Population
  - 1990 – 5,270 Population
  - 2000 – 5,937 Population
  - [2010](#) – 6,121 Population
  - [2020](#) – 6,269 Population
  - [2022](#) – 6,299 Population

# Definitions

- [Mold Remediation](#) – The term mold remediation is defined as “the removal, cleaning, sanitizing, demolition, or other treatment, including preventive activities, of mold or mold-contaminated matter that was not purposely grown at that location.” Tradewinds Env'tl. Restoration, Inc. v. St Tammany Park LLC, 578 F.3d 255 (5th Cir. La. 2009)
- [Sally Port](#) – Sally port is an enclosed entry and exit area used either for vehicular or pedestrian traffic with gates or doors at both ends, only one of which opens at a time.
- [Grandfather Clause](#) - A grandfather clause, also known as grandfather policy, grandfathering, or grandfathered in, is a provision in which an old rule continues to apply to some existing situations while a new rule will apply to all future cases. Those exempt from the new rule are said to have grandfather rights or acquired rights, or to have been grandfathered in. Frequently, the exemption is limited, as it may extend for a set time, or it may be lost under certain circumstances.

# Citations

*\*The renovation is contingent upon changing the purpose of the current building to meet FHPD requirements (35 Fisk Street's purpose was not a Police Department). (page 2)*

*\*\*In 2021 in the Eastern U.S., medical centers cost around \$720 per square foot, community buildings cost \$648, office buildings cost \$518, retail spaces cost \$424 and schools cost \$349 (page 2)*

*\* The [EPA](#) provides nine (9) tips, while the [CDC](#) seven (7). Both stress the importance of stopping the source of mold growth and ensuring the building is dried out appropriately. (page 3)*

*\*\* Renovation, per the NJ Rehabilitation Subcode, includes specific requirements and compliances, as well as ensuring the building is code compliant as outlined in [§5:23-6.5 Renovations](#). (page 3)*