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MEMORANDUM

To: NJEDA & Project Specific Environmental Reviewer at NJDEP
From: Allison S. Iannaccone, CFM, Office of Municipal Engineer
Date: March 31, 2015
Re: Feasibility of Change to Scope of Work – Beach Haven Borough Hall & EOC Building

The Borough of Beach Haven has completed the RFQ process and selected a site architect to move forward with the building architectural drawings. Since Sandy devastated the area over two years ago, the Municipal Building has been uninhabitable and all Municipal functions have been occurring solely out of the Emergency Operations Center (EOC). As explained throughout our original application document, the Borough was seeking to both rehabilitate the existing EOC building and also construct a new Borough Hall building after demolishing the existing. After consulting with three (3) architects during the interview phase of the RFQ process, the Borough received similar questions from the professionals inquiring as to why the two (2) Borough services, i.e. Municipal Building and Emergency Operations, were not being combined. To that date, the Borough had not explored the option of potentially combining services within one (1) structure, however, since that time, the concept of combining services appears to be the most functional and resilient approach to be taken by the community.

At the recommendation of Kathleen Agesen, Project Manager at NJEDA, we are forwarding the following proposed Scope of Work change to your department for review. Essentially, we are requesting a determination of the following:

- Is it possible to combine the funding allocated for the Municipal Building and the EOC building so as to construct one (1) building at the current site of the municipal building, i.e. 300 Engleside Avenue, which would ultimately be approximately 15,000 SF total? This would include an additional 3300 SF of building area to essentially 'square off' the existing building footprint as well as approximately 5000 SF of 2nd floor space. By doing so, the Borough would be maximizing the orientation of the existing parcel, providing more services to the general public on the first floor instead of requiring residents or vacationers to access the 2nd level and enhancing the appearance of the exterior façade. The proposed building addition at the rear of the property would be constructed over an existing impervious asphalt parking lot which negates environmental issues related to stormwater runoff or negative impact to existing environmental features. In an effort to make an informed decision moving forward, we'd also like to know if a waiver could be provided from any further environmental review on this site as it is fully developed and the proposed areas of disturbance are considered associated established improvements to the building and no adverse environmental impact would be generated. The factor of time for additional environmental review would be a significant consideration for the Borough.

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This scope would abandon plans for any rehabilitation of the EOC building and a decision would be made as to future plans for the facility.

To support your review process, we have also included a revised Preliminary Budget Estimate as well as a revised site plan clearly indicating the proposed footprint area.

Please do not hesitate to call with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Allison S. Iannaccone". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Allison S. Iannaccone, CFM
Office of the Beach Haven Borough Engineer



PRELIMINARY SCOPE OF WORK ESTIMATE

Date: 3/30/2015
 Project Name: Beach Haven Municipal Building Site Improvements
 Project No.: BH-4-GNL
 Project Type: _____
 Municipality: Borough of Beach Haven
 Prepared By: Frank J. Little, Jr., P.E.,P.P.,C.M.E.

Item	Description	Quantity	Unit Price	Amount
1	BUILDING CONSTRUCTION			
a	Police Department			
	Area of Offices	4615 SF	\$281.00	\$1,296,815.00
	Area of Sallyport	450 SF	\$189.00	\$85,050.00
b	Borough Offices			
	Area of Offices	10000 SF	\$248.00	\$2,480,000.00
	Subtotal			\$3,861,865.00
2	INTERIOR			
	Furniture, Building Furnishings and Specialty Equipment	LS	Lump Sum	\$658,135.00
3	EXTERIOR			
	Site Furnishings and Landscaping	LS	Lump Sum	\$100,000.00

Total Estimated Construction Cost \$4,620,000.00
 Engineering/Architectural (10%) \$462,000.00
 Construction Management (10%) \$462,000.00
 Contingency (10%) \$462,000.00
Total Construction Cost \$6,006,000.00



 Frank J. Little, Jr., P.E.,P.P.,C.M.E.
 Borough Engineer