



State of New Jersey  
**LONG BEACH TOWNSHIP**  
**GOVERNMENT RECORDS REQUEST FORM**



6805 Long Beach Boulevard  
 Brant Beach, NJ 08008  
 Phone (609) 361-1000, ext. 6633 Fax (609) 494-4999  
 Danielle La Valle, RMC dvalle@longbeachtownship.com

**Important Notice**

The reverse side of this form contains important information related to your rights concerning government records. Please read it carefully.

**Requestor Information – Please Print**

First Name JACKIE MI \_\_\_\_\_ Last Name Fife  
 Mailing Address c/o Beach HAVEN Taxpayer's Association  
 City Beach HAVEN State NJ Zip 08008 P.O. Box 1236  
 E-mail jfife101@gmail.com  
 Business Hours Telephone: Area Code 609 Number 207-8456 Extension \_\_\_\_\_  
 Preferred Delivery: Pick Up \_\_\_\_\_ US Mail \_\_\_\_\_ On Site Inspect \_\_\_\_\_ Email   
 Circle One: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.  
 Signature J. Fife Date 2.6.2022

**Payment Information**

Maximum Authorization Cost \$ \_\_\_\_\_  
 Select Payment Method  
 Cash \_\_\_\_\_ Check \_\_\_\_\_ Money Order \_\_\_\_\_  
 Fees: Letter size @\$0.05  
 Legal size @\$0.07  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Extraordinary service fees dependent upon request.

**Record Request Information:** To expedite the request, be as specific as possible in describing the records being requested. Also, please include the type of access requested (copying or inspection), and if data, the medium requested and preferred method of delivery.

RE: ORDINANCE # 2022-25: Bond Drawance Authorizing Renovations & Improvements to the Emergency Operations Center.  
Please provide: How was the \$3,000,000.00 figure determined-  
Copy of <sup>All</sup> Construction Cost Estimate Sheets: Copies of any/all proposed Site Plans, Architectural Plans, Construction/Demo Plans.  
Any/all reports/details of proposed renovations - Any/all reports or details on proposed housing for 1st Responders - →

**AGENCY USE ONLY**

Est. Document Cost \_\_\_\_\_  
 Est. Delivery Cost \_\_\_\_\_  
 Est. Extras Cost \_\_\_\_\_  
 Total Est. Cost \_\_\_\_\_  
 Deposit Amount \_\_\_\_\_  
 Estimated Balance \_\_\_\_\_  
 Deposit Date \_\_\_\_\_

**AGENCY USE ONLY**

**Disposition Notes**  
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.  
 In Progress - Open \_\_\_\_\_  
 Denied - Closed \_\_\_\_\_  
 Filled - Closed \_\_\_\_\_  
 Partial - Closed \_\_\_\_\_

**AGENCY USE ONLY**

Tracking Information		Final Cost	
Tracking #	_____	Total	_____
Rec'd Date	_____	Deposit	_____
Ready Date	_____	Balance Due	_____
Total Pages	_____	Balance Paid	_____
Records Provided			
Custodian Signature _____		Date _____	

- Details or Reports on How or Who will make decisions on how many units will be designated for each of the responding organizations: Fire, Police, EMS, EMT - EMERGENCY MGMT.

**CONSTRUCTION COST ESTIMATE  
BOROUGH OF BEACH HAVEN  
EMERGENCY OPERATIONS BUILDING REPAIRS AND IMPROVEMENTS**

9/12/2022

<b>REPAIRS TO BUILDING (EAST AND WEST WINGS)</b>			
COST PER MARCH 2015 CCE			\$1,039,352.00
EXCALATION 2015 - 2022	27%	\$278,546.34	\$278,546.34
SUBTOTAL			\$1,317,898.34
ESCALATION 2022 - 2024 (7.5% PER YEAR)	15%		\$197,684.75
<b>TOTAL REPAIRS CONSTRUCTION COST ESTIMATE JUNE 2024</b>			<b>\$1,515,583.09</b>

<b>ACCESSIBILITY IMPROVEMENTS (EAST AND WEST WINGS)</b>			
COST PER MARCH 2015 CCE			\$379,138.00
EXCALATION 2015 - 2022	27%	\$101,608.98	\$101,608.98
SUBTOTAL			\$480,746.98
ESCALATION 2022 - 2024 (7.5% PER YEAR)	15%		\$72,112.05
<b>TOTAL REPAIRS CONSTRUCTION COST ESTIMATE JUNE 2024</b>			<b>\$552,859.03</b>

**TOTAL REPAIRS AND ACCESSIBILITY IMPROVEMENTS BASED ON RECOMMENDATIONS  
IN EMERGENCY OPERATIONS CENTER CONDITIONS ASSESSMENT (EAST AND WEST WINGS)** **\$2,068,442.12**

<b>REPAIRS AND RENOVATIONS TO WEST WING ONLY</b>			
COST PER MARCH 2015 CCE WITH EAST WING REPAIRS DEDUCTED			\$890,442.00
ACCESSIBILITY IMPROVEMENTS PER MARCH 2015 CCE WITH EAST WING REPAIRS DEDUCTED			\$239,317.00
SUBTOTAL			\$1,129,759.00
EXCALATION 2015 - 2022	27%	\$238,638.46	\$238,638.46
SUBTOTAL			\$1,368,397.46
ESCALATION 2022 - 2024 (7.5% PER YEAR)	15%		\$205,259.62
SUBTOTAL			\$1,573,657.07
NEW ELEVATOR AND LOBBY ENCLOSURE AND FOUNDATION /L.S.	1	\$85,000.00	\$85,000.00
NEW STANDBY GENERATOR FOR ENTIRE WEST WING /L.S.	1	\$225,000.00	\$225,000.00
NEW EXTERIOR GENERATOR PLATFORM /L.S.	1	\$9.00	\$9.00
ACOUSTICAL BARRIER WALLS AT GENERATOR /S.F.	400	\$14.00	\$5,600.00
ACOUSTICAL BARRIER WALL ENGINEERING & SHOP DRAWINGS /L.S.	1	\$4,000.00	\$4,000.00
DEMOLISH EXTERIOR STAIRS /EACH	3	\$1,600.00	\$4,800.00
NEW EXTERIOR STAIRS AND RAILINGS /RISE/F	42	\$510.00	\$21,420.00
RECONSTRUCT EXTERIOR PLATFORMS /S.F.	300	\$35.00	\$10,500.00
PAVEMENT MILLING AND RESURFACING /S.Y	2100	\$24.00	\$50,400.00
PARKING STRIPING /L.S.	1	\$1,200.00	\$1,200.00
CONTINGENCY 10%	10%	\$198,158.61	\$198,158.61

**TOTAL REPAIRS AND RENOVATIONS TO WEST WING CONSTRUCTION COST ESTIMATE JUNE 2024** **\$2,179,744.68**

<b>PROPOSED IMPROVEMENTS TO WEST WING</b>			
DORMITORY BATHROOM RENOVATIONS / EACH	6	\$9,000.00	\$54,000.00
OFFICE TOILET ROOM RENOVATIONS / EACH	1	\$5,000.00	\$5,000.00
NEW ACCESSIBLE TOILET ROOMS (MEN AND WOMEN) / EACH	2	\$13,000.00	\$26,000.00
INTERIOR FINISH IMPROVEMENTS /S.F	7236	\$9.00	\$65,124.00
WINDOW REPLACEMENT /EACH	21	\$2,800.00	\$58,800.00
CONTINGENCY 10%	10%	\$20,892.40	\$20,892.40

**TOTAL REPAIRS AND RENOVATIONS TO WEST WING CONSTRUCTION COST ESTIMATE JUNE 2024** **\$229,816.40**

<b>ADD FIRE SPRINKLER SYSTEM FOR EXISTING BUILDING</b>			
NEW SPRINKLER INSTALLATION /S.F.	6982.00	\$8.50	\$59,347.00
FIRE SERVICE ALLOWANCE	1.00	\$75,000.00	\$75,000.00
SUBTOTAL			\$134,347.00
ESCALATION 2022 - 2024 (7.5% PER YEAR)	15%		\$8,902.05
<b>TOTAL NEW FIRE PROTECTION SPRINKLER SYSTEM</b>			<b>\$277,596.05</b>

**TOTAL REPAIRS AND IMPROVEMENTS TO THE WEST WING** **\$2,687,157.13**

**CONSTRUCTION COST ESTIMATE  
BOROUGH OF BEACH HAVEN  
EMERGENCY OPERATIONS BUILDING  
ACCESSIBILITY IMPROVEMENTS  
3/27/15**

ITEM	QUAN.	UNIT AMOUNT		TOTAL	
		LABOR	TOTAL	LABOR	TOTAL
<b>EXISTING CONDITIONS (DIVISION 2)</b>					
<b>SITWORK</b>					
NEW STRIPING FOR ACCESSIBLE PARKING /STALL	1.00	\$60.00	\$100.00	\$60.00	\$100.00
SIGNAGE /EACH	1.00	\$50.00	\$250.00	\$50.00	\$250.00
AREA ADJUSTMENT DIVISION 2		5.50%	4.10%	\$6.05	\$14.35
<b>WOOD AND PLASTICS (DIVISION 6)</b>					
<b>CARPENTRY</b>					
CONSTRUCT RAMP AT MEETING PLATFORM /L.S.	1.00	\$1,280.00	\$1,500.00	\$1,280.00	\$1,500.00
NEW ELEVATOR /L.S.	1.00	\$18,800.00	\$85,000.00	\$18,800.00	\$85,000.00
AREA ADJUSTMENT DIVISION 6		27.20%	12.10%	\$5,461.76	\$10,466.50
<b>OPENINGS (DIVISION 8)</b>					
<b>DOORS AND WINDOWS</b>					
NEW LEVER HANDLE HARDWARE /EACH	14.00	\$40.00	\$210.00	\$560.00	\$2,940.00
AREA ADJUSTMENT DIVISION 8		24.10%	3.80%	\$134.96	\$111.72
<b>FINISHES (DIVISION 9)</b>					
<b>FINISHES</b>					
NEW CERAMAGAUD ACOUSTICAL CEILING PANELS /S.F.	50.00	\$0.60	\$3.89	\$30.00	\$194.50
PAINT WALLS /S.F.	240.00	\$0.49	\$0.99	\$117.60	\$237.60
NEW CERAMIC TILE FLOOR /S.F.	50.00	\$3.11	\$10.05	\$155.50	\$502.50
NEW 4 1/4" x 4 1/4" CERAMIC TILE WALL /S.F.	120.00	\$3.11	\$7.00	\$373.20	\$840.00
NEW 4" CERAMIC TILE COVE BASE /L.F.	28.00	\$4.62	\$10.80	\$129.36	\$302.40
DRYWALL PARTITION /S.F.	120.00	\$3.52	\$4.75	\$422.40	\$570.00
NEW TILE BACKER BOARD ON WALL /S.F.	120.00	\$1.37	\$3.18	\$164.40	\$381.60
AREA ADJUSTMENT DIVISION 9		34.50%	16.60%	\$480.40	\$502.75
<b>CONVEYING SYSTEMS (DIVISION 14)</b>					
<b>ELEVATOR</b>					
NEW ELEVATOR /L.S.	1.00	\$18,800.00	\$85,000.00	\$18,800.00	\$85,000.00
AREA ADJUSTMENT DIVISION 14		12.00%	12.00%	\$2,256.00	\$10,200.00
<b>GENERAL CONSTRUCTION COSTS</b>					
				SUB TOTAL	\$199,113.92
				TOTAL LABOR	\$199,113.92
				LABOR ADJUSTMENT FACTOR	16.00%
				LABOR ADJUSTMENT AMOUNT	\$31,858.23
				SUBTOTAL	\$230,972.14
				OVERHEAD	15.00% \$34,645.82
				PROFIT	10.00% \$26,561.80
				<b>TOTAL GENERAL CONSTRUCTION</b>	<b>\$292,179.76</b>



**CONSTRUCTION COST ESTIMATE  
BOROUGH OF BEACH HAVEN  
EMERGENCY OPERATIONS BUILDING  
REPAIRS  
3/27/15**

ITEM	QUAN.	UNIT AMOUNT		TOTAL	
		LABOR	TOTAL	LABOR	TOTAL
<b>GENERAL REQUIREMENTS (DIVISION 1)</b>					
<b>GENERAL REQUIREMENTS</b>					
BOND /L.S.	1.00	\$0.00	\$13,500.00	\$0.00	\$13,500.00
MOBILIZATION AND DEMOBILIZATION /EA	1.00	\$0.00	\$27,000.00	\$0.00	\$27,000.00
SCAFFOLDING /C.S.F.	24.00	\$207.00	\$75.00	\$4,968.00	\$1,800.00
<b>EXISTING CONDITIONS (DIVISION 2)</b>					
<b>DEMOLITION</b>					
DUMPSTER /EA.	1.00	\$0.00	\$900.00	\$0.00	\$900.00
RUBBISH HANDLING /C.Y.	20.00	\$50.00	\$55.00	\$1,000.00	\$1,100.00
REMOVE EXISTING CONCRETE SIDEWALK /S.Y.	56.00	\$6.60	\$12.75	\$369.60	\$714.00
REMOVE REINFORCED CONCRETE LANDING /C.F.	154.00	\$30.50	\$52.00	\$4,697.00	\$8,008.00
REMOVE REINFORCED CONCRETE STAIRS /C.F.	50.00	\$30.50	\$52.00	\$1,525.00	\$2,600.00
REMOVE BRICK AT LINTEL REPLACEMENT /S.F.	200.00	\$0.00	\$2.41	\$3.70	\$482.00
REMOVE LEADER /L.F.	196.00	\$0.86	\$1.32	\$168.56	\$258.72
REMOVE DAMAGED WALL SHEATHING /S.F.	96.00	\$0.55	\$0.84	\$52.80	\$80.64
REMOVE SEALANT /L.F.	1060.00	\$0.50	\$0.77	\$530.00	\$816.20
REMOVE DAMAGED CEILING PANELS ONLY /S.F.	940.00	\$0.38	\$0.58	\$357.20	\$545.20
REMOVE DAMAGED CEILING PANELS AND GRID /S.F.	180.00	\$0.47	\$0.73	\$84.60	\$131.40
<b>SITWORK</b>					
NEW SIDEWALK /S.F.	504.00	\$1.73	\$4.48	\$871.92	\$2,257.92
PAVEMENT INFILL /L.S.	1.00	\$1,280.00	\$1,800.00	\$1,280.00	\$1,800.00
AREA ADJUSTMENT DIVISION 2		5.50%	4.10%	\$601.72	\$807.46
<b>CONCRETE (DIVISION 3)</b>					
<b>CONCRETE</b>					
NEW CONCRETE ELEVATED SLAB /C.Y.	5.80	\$325.00	\$790.00	\$1,885.00	\$4,582.00
NEW CONCRETE STAIRS /L.F. Nos.	138.00	\$27.00	\$47.50	\$3,726.00	\$6,555.00
PATCHING AT CUT CONCRETE BEAMS /S.F.	80.00	\$9.00	\$39.00	\$720.00	\$3,120.00
AREA ADJUSTMENT DIVISION 3		26.20%	11.80%	\$1,658.72	\$1,682.33
<b>MASONRY (DIVISION 4)</b>					
<b>MASONRY</b>					
REPLACE BRICK AT LINTEL REPLACEMENT /S.F.	200.00	\$7.80	\$16.00	\$1,560.00	\$3,200.00
REPLACE STEEL ANGLE LINTEL /L.F.	84.00	\$4.60	\$13.60	\$386.40	\$1,142.40
AREA ADJUSTMENT DIVISION 4		32.00%	19.70%	\$622.85	\$855.45
<b>METALS (DIVISION 5)</b>					
<b>METALS</b>					
NEW GALVANIZED STEEL TUBE COLUMNS /EACH	18.00	\$50.00	\$355.00	\$900.00	\$6,390.00
GALVANIZATION /L.S.	1.00	\$0.00	\$500.00	\$0.00	\$500.00
HANDRAILS /L.F.	48.00	\$8.00	\$38.50	\$384.00	\$1,848.00
GUARDRAILS /L.F.	104.00	\$12.40	\$89.00	\$1,289.60	\$9,256.00
AREA ADJUSTMENT DIVISION 5		5.50%	0.00%	\$141.55	\$0.00
<b>WOOD AND PLASTICS (DIVISION 6)</b>					
<b>CARPENTRY</b>					
REPLACE ROTTED WOOD BELOW WINDOWS /L.S.	1.00	\$2,560.00	\$2,960.00	\$2,560.00	\$2,960.00
PLYWOOD WALL SHEATHING /S.F.	96.00	\$0.72	\$1.96	\$69.12	\$188.16
CORRECT GAP AT LOWER LEVEL ENCLOSURE /L.S.	1.00	\$160.00	\$185.00	\$160.00	\$185.00
AREA ADJUSTMENT DIVISION 6		27.20%	12.10%	\$758.64	\$403.31



**PLUMBING (DIVISION 22)**

<b>PLUMBING</b>					
SIGNS FOR GAS METERS	2.00	\$200.00	\$300.00	\$400.00	\$600.00
NEW GAS FIRED WATER HEATER EAST WING	1.00	\$7,800.00	\$12,000.00	\$7,800.00	\$12,000.00
RAISE PROPANE TANK	1.00	\$6,500.00	\$18,750.00	\$6,500.00	\$18,750.00
RAISE EAST WING WATER SHUTOFF VALVE	1.00	\$450.00	\$650.00	\$450.00	\$650.00
HANGERS AND HEAT TRACE SAN PIPE	1.00	\$8,500.00	\$18,700.00	\$8,500.00	\$18,700.00
REPLACE DRINKING FOUNTAIN	1.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00
RELOCATE WEST WING WATER HEATER	1.00	\$7,800.00	\$12,000.00	\$7,800.00	\$12,000.00
BATHROOM NEW WC	3.00	\$500.00		\$1,500.00	\$0.00
BATHROOM NEW LAV FAUCETS	3.00	\$120.00	\$220.00	\$360.00	\$660.00
BATHROOM NEW SHOWER VALVE	3.00	\$240.00	\$350.00	\$720.00	\$1,050.00
DEMOLITION	1.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
AREA ADJUSTMENT FACTOR		30.10%	14.10%	\$15,059.03	\$11,478.81
		SUBTOTAL			\$92,888.81
		TOTAL LABOR	\$65,089.03		
		LABOR ADJ. FACTOR	14.00%	\$9,112.46	
		SUBTOTAL		\$102,001.27	
		OVERHEAD	15.00%	\$15,300.19	
		PROFIT	10.00%	\$10,200.13	
		<b>PLUMBING TOTAL</b>			<b>\$127,501.59</b>

**HVAC (DIVISION 23)**

<b>HVAC</b>					
EAST WING - RELOCATE GAS FURNACES TO MAIN FLOOR	2.00	\$18,000.00	\$35,000.00	\$36,000.00	\$70,000.00
EAST WING - REPAIR BROKEN DUCT	1.00	\$100.00	\$150.00	\$100.00	\$150.00
EAST WING - TESTING & BALANCING DUCTWORK	1.00	\$4,500.00	\$6,000.00	\$4,500.00	\$6,000.00
WEST WING - REPLACE FAN COIL UNITS	10.00	\$5,400.00	\$9,750.00	\$54,000.00	\$97,500.00
WEST WING - MEETING ROOM UVS	2.00	\$5,400.00	\$9,750.00	\$10,800.00	\$19,500.00
WEST WING - NEW CHILLER AND PUMPS	1.00	\$54,000.00	\$150,000.00	\$54,000.00	\$150,000.00
WEST WING - KITCHEN HOOD SYSTEM	1.00	\$14,400.00	\$22,000.00	\$14,400.00	\$22,000.00
DEMOLITION	1.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
AREA ADJUSTMENT DIVISION 2		22.40%	8.90%	\$42,291.20	\$33,833.35
		SUBTOTAL			\$413,983.35
		TOTAL LABOR	\$231,091.20		
		LABOR ADJ. FACTOR	14.00%	\$32,352.77	
		SUBTOTAL		\$446,336.12	
		OVERHEAD	15.00%	\$66,950.42	
		PROFIT	10.00%	\$44,633.61	
		<b>HVAC TOTAL</b>			<b>\$557,920.15</b>



**ELECTRICAL (DIVISION 26)**

<b>ELECTRICAL</b>					
RAISE METER AND C/T CABINET	1.00	\$5,000.00	\$10,000.00	\$5,000.00	\$10,000.00
REPLACE EX. PANELBOARDS	3.00	\$3,000.00	\$7,500.00	\$9,000.00	\$22,500.00
NEW KITCH PANEL & SHUNT-TRIP	1.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00
CONNECT GAS FURNACES	2.00	\$200.00	\$200.00	\$400.00	\$400.00
CONNECT UNIT VENTILATORS	2.00	\$300.00	\$600.00	\$600.00	\$1,200.00
CONNECT FAN COILS	10.00	\$200.00	\$200.00	\$2,000.00	\$2,000.00
WIRE NEW KITCHEN HOOD	1.00	\$1,000.00	\$2,500.00	\$1,000.00	\$2,500.00
CONNECT NEW HOOD EF	1.00	\$1,000.00	\$1,500.00	\$1,000.00	\$1,500.00
CONNECT NEW HOOD MAU	1.00	\$200.00	\$200.00	\$200.00	\$200.00
CONNECT NEW CHILLER	1.00	\$5,000.00	\$10,000.00	\$5,000.00	\$10,000.00
CONNECT NEW CW PUMPS	2.00	\$2,000.00	\$3,500.00	\$4,000.00	\$7,000.00
CLOSE OPEN ELECTRICAL BOXES	40.00	\$80.00	\$90.00	\$3,200.00	\$3,600.00
DISCONNECT UV,FC, GF	20.00	\$500.00	\$500.00	\$10,000.00	\$10,000.00
ADD GFI/WP RECEPTACLES	6.00	\$150.00	\$225.00	\$900.00	\$1,350.00
NEW BATHROOM GFI RECEPT	14.00	\$150.00	\$200.00	\$2,100.00	\$2,800.00
REPLACE EX DAMAGED CIRCUIT/FT	200.00	\$5.00	\$12.00	\$1,000.00	\$2,400.00
REMOVE OBSOLETE WIRE & CABLE	1.00	\$5,000.00	\$6,000.00	\$5,000.00	\$6,000.00
NEW 1X4 LIGHT FIXTURES	15.00	\$100.00	\$250.00	\$1,500.00	\$3,750.00
RELAMP EX. 2X4 RECESSED	10.00	\$40.00	\$52.00	\$400.00	\$520.00
NEW LAMP BALLASTS	12.00	\$40.00	\$55.00	\$480.00	\$660.00
NEW LED WALL LIGHT - MIRRORS	7.00	\$100.00	\$250.00	\$700.00	\$1,750.00
NEW EMG BATTERY LIGHTS	6.00	\$200.00	\$400.00	\$1,200.00	\$2,400.00
NEW EMG REMOTE LIGHTS	8.00	\$250.00	\$350.00	\$2,000.00	\$2,800.00
NEW EXIT SIGNS	2.00	\$200.00	\$250.00	\$400.00	\$500.00
DISC. EX. GAS FURNACE CIRCUIT	2.00	\$200.00	\$250.00	\$400.00	\$500.00
DISC. EX. FAN COILS & UV	12.00	\$200.00	\$200.00	\$2,400.00	\$2,400.00
DISC EX. WATER HEATER	1.00	\$200.00	\$200.00	\$200.00	\$200.00
CONNECT NEW WATER HEATERS	2.00	\$200.00	\$500.00	\$400.00	\$1,000.00

CONTINGENCY 1.00 \$5,000.00 \$10,000.00 \$5,000.00 \$10,000.00

AREA ADJUSTMENT FACTOR 30.10% 14.10% \$20,461.98 \$16,205.13

SUBTOTAL	\$131,135.13
TOTAL LABOR	\$88,441.98
LABOR ADJ. FACTOR 14.00%	\$12,381.88
SUBTOTAL	\$143,517.01
OVERHEAD 15.00%	\$21,527.55
PROFIT 10.00%	\$14,351.70
<b>ELECTRICAL TOTAL</b>	<b>\$179,396.26</b>

**SUMMARY OF CONSTRUCTION COST BY TRADE**

GENERAL CONSTRUCTION	\$174,533.83
PLUMBING	\$127,501.59
HVAC	\$557,920.15
ELECTRICAL	\$179,396.26

**TOTAL \$1,039,351.83**

**BOROUGH OF BEACH HAVEN  
NEW MUNICIPAL COMPLEX**

**EMERGENCY OPERATION CENTER  
Condition Study & Estimates**



**RONALD A. SEBRING ASSOCIATES, LLC, ARCHITECTURE-PLANNING-DESIGN**  
405 RICHMOND AVENUE, POINT PLEASANT BEACH, NJ 08742 (732) 701-9444 FAX 701-9919

**EASTERN CONSULTANTS, MECHANICAL & ELECTRICAL ENGINEERING**  
2211 LEHIGH STREET, P.O. BOX 4539, EASTON, PA 18043-4539 (610) 258-6425 FAX 258-6466

**5-HOLE STRUCTURAL ENGINEERING**  
3 Quail Run, South Burlington, VT 05403, (802) 338-0233

March 30, 2015

**BOROUGH OF BEACH HAVEN  
NEW MUNICIPAL COMPLEX**

**EMERGENCY OPERATIONS CENTER**

**MUNICIPAL OFFICES  
March 30, 2015**

**EXECUTIVE SUMMARY**

- The main floor of the Emergency Operations Center is above the flood elevation for a critical action facility.
- The west wing of the EOC contains 5807 S.F. of floor area and is sufficient to accommodate the program requirements for the Police Department.
- The east wing of the EOC contains 4068 S.F. of floor area.
- The cost to correct deficiencies and bring the EOC in compliance with Federal Accessibility requirements is \$1,418,490. This cost can be mitigated by alterations and improvements required for a change of use.
- The construction of the existing Police Department will not support a second floor addition.
- Alterations and addition to the Police Department, a critical action facility, funded through a Federal Program, will require the finish floor to be raised by 3.4 foot. The existing building is not suited to be raised.
- Alterations and addition to the Police Department funded through a local finance will require the finish floor to be raised by .4 feet. This can be accomplished by the placement of an additional 5" of concrete over the existing floor slab. The cost of the alteration and addition is estimated to be \$1,459,503.
- Alterations and addition to the police department will require the temporary relocation of the department during construction.
- A grade level addition to the Police Department will restrict circulation to the service and parking areas at the Municipal Complex. Police parking would be eliminated.
- The cost to alter and expand the Police Department is greater than constructing a new building.
- It is recommended that the Police Department be relocated in new construction within the Municipal Building or at the renovated west wing at the EOC.
- It is estimated that the space currently occupied by the Police Department can be altered to accommodate borough offices, complying with the flood elevation requirements for \$508,875. New construction of the same size is estimated to cost \$719,123. The cost of renovation does not include façade improvements to that building or the filtration building.
- There is sufficient space on the proposed site of the new Municipal Building to construct a building accommodating the full building program. The estimated construction cost is \$3,857,934. This estimated amount does not include site work, furnishings, communication and IT systems.

## EMERGENCY OPERATIONS CENTER

### New Jersey Uniform Construction Code

The New Jersey Uniform Construction Code Act allows for the adoption of current model codes and standards for building construction. When current editions of model codes and standards are adopted, existing buildings are not required to be brought into compliance unless they are altered, enlarged, or the character of use is changed. The degree of compliance with new codes and standards when buildings are altered is governed by the New Jersey Rehabilitation Subcode. Additions, changes in use, and new construction must comply with current subcodes and standards. The only exception is that the Rehabilitation Subcode requires that 20% of applicable costs for alterations to primary function spaces or expansions be used to remove architectural barriers from the accessible path of travel to the primary function spaces. "Primary function space" means a room or space housing a major activity for which the building is intended including, office areas, assembly space, dwelling, and educational spaces, but not including kitchens, bathrooms, storage rooms, or other spaces supporting a primary function space.

The accessible path of travel includes accessible parking spaces, accessible exterior route, accessible building entrances, an accessible interior route to the altered area, accessible restrooms, accessible drinking fountains, and accessible telephones serving the altered primary function space. Windows, hardware, operating controls, electrical outlets and signage, mechanical systems, electrical systems, installations or alterations of fire protection systems or abatement of hazardous materials, the repair or installation of roofing, siding, or other exterior wall facade may be deducted from the overall cost of the project. Where it is technically infeasible to comply with the technical standards in the Barrier-Free Subcode, the work must comply to the maximum extent feasible.

The current Emergency Operations Center is a three-story structure containing approximately 11,490 sq. ft. of floor area. The area of the largest floor (Main Level) is approximately 9,875 square feet. The building consists of two wings. The West Wing, constructed in the late 1960s, is a masonry and reinforced concrete structure and the East Wing constructed in the late 1970s, is of wood frame construction. The roofs on both wings are low-slope.

The current Building Code would classify the West Wing of the Building as *Non-Combustible Unprotected Type II* construction. The East Wing would be classified as *Combustible Unprotected Type V* construction. Based on the most restrictive classification and use group, the permitted tabular building area, without frontage increases, would be 9,000 sq. ft. Because the building exceeds this limitation, any addition to this building will need to be separated from the existing construction with firewalls. No modifications to the building are required for Uniform Construction Code compliance unless it is altered.

The Main Floor of the EOC is at Elevation +14.9'. The Base Flood Elevation for a critical action facility is +11.0'.

### Americans with Disabilities Act (ADA)

The Americans with Disabilities Act of 1990, required all public accommodations and government buildings to have been retrofitted, removing architectural barriers to primary function spaces, where readily achievable, in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The ADA differs from the New Jersey Rehabilitation Subcode and Accessibility Subcode, adopted under the New Jersey Uniform Construction Code, in that compliance is not related to new construction activities. Compliance is mandatory requiring buildings to have been retrofitted to the extent readily achievable.

Under the Americans with Disabilities Act, as a minimum, 60% of the required entrances must comply with the Guidelines. Accessible routes should be provided to all primary and common spaces, which would include corridors, offices, and meeting space. Toilet and bathing rooms are required to be accessible. Where it is technically infeasible to alter existing toilet rooms for compliance, a single unisex accessible toilet room or bathing room may be provided on the same floor to satisfy this requirement.

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

As part of the building and site survey conducted on March 6th, the following areas of non-compliance with the ADAAG were noted:

- **Parking:** No accessible parking spaces are provided on the site. The site contains fourteen (14) parking spaces. For up to 50 parking spaces, at least one van accessible parking space must be provided. A van accessible parking space, an 8'-0" wide space with an adjacent 8'-0" wide access aisle, needs to be provided. Provision of the spaces will require restriping and signage as well as a new curb cut ramp.
- **Exterior Accessible Routes:** Existing concrete sidewalks are heaved and uneven and contain abrupt changes in level exceeding  $\frac{1}{4}$ ". The north and west sidewalks should be replaced in their entirety and the southerly sidewalk sections replaced as required.
- **Entrances:** The main entrance to the building is not in compliance with accessibility requirements. The existing exterior landing area is greater than  $\frac{1}{2}$ " below the finish floor of the building. Changes in level along an accessible route may not exceed  $\frac{1}{4}$ " if abrupt or  $\frac{1}{2}$ " if beveled 1:2. The exterior concrete walkway at the main entrance will need to be reconstructed to provide for the maximum elevation differential.



- **Toilet and Bathing Rooms:** There are no common area toilet rooms provided within the building. Individual single user toilet / shower rooms are provided throughout the existing offices and dormitory rooms. There is a single user toilet room located on the second floor within the area currently occupied as the Emergency Management Office. None of the existing toilet rooms or toilet / shower rooms are accessible. At a minimum, to comply with the requirements of the ADA, at least one accessible unisex toilet and bathing room must be provided. The room will need to be located in a common area.

If the building occupancy is to be changed, compliance with Plumbing Code requirements for common use toilet rooms with separate facilities for each sex may be required. If this is implemented, at least one of each type of fixture provided in each of the toilet rooms must be accessible.

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**



- **Exterior Doors:** Exterior exit doors require excessive force to open and close. The doors and/or hardware will need to be adjusted or replaced.
- **Interior Doors:** The majority of the existing interior doors are of sufficient width but are not equipped with lever handle hardware. Existing knob style latch and locksets should be replaced with lever handle hardware. Doors to walk in closets are less than the required clear opening width of 32" between the door in an open position and the frame stop and should be replaced with 32" wide doors.
- **Meeting Room Platform:** The raised platform at the Meeting Room is not accessible. The height of the platform is gymnasium stage is 6 1/2". A ramp is required to provide accessibility to the raised platform level. Because the rise is greater than 6" handrails will be required on both sides of the ramp.



- **Elevator:** An elevator will be required to provide accessibility to the main level floor of the building. The upper level Emergency Management Office and the lower level exercise room are less than 3,000 square feet and elevator access is not required to these areas by the ADA or the Rehabilitation SubCode.

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

- **Existing Stair:** The existing stair connecting the entrance level to the lower, main, and upper levels, is in good condition and the width, riser, and tread dimensions are in compliance with ADA and Code requirements. The existing handrails do not comply with Code or ADA requirements with respect to extensions and will need to be replaced or modified.



**Site Features**

- The bituminous pavement on the north side of the west wing was cut for the installation of a new gas line for the emergency generator. The opening is a tripping hazard and should be filled and paved.



- Existing concrete sidewalk sections that are heaved and displaced should be replaced.



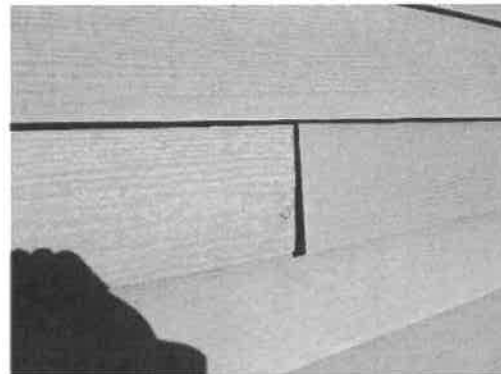
**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

**Exterior**

- **Roofs:** The existing roofs are in serviceable condition and are under warranty.
- **Gutters and Leaders:** Aluminum leaders (downspouts) throughout are dented and should be replaced with new prefinished aluminum leaders matching the existing size.
- **Main Entrance:** The main entrance door and storefront are single glazed, glazing gaskets are separating from the frames, and joint sealers are deteriorated. The door and storefront should be replaced for energy-efficiency. This improvement should be included as part of the elevator addition / alteration.



- **Wood Siding:**
  - Wood siding throughout the East Wing should be replaced where split and deteriorated and should be painted to prevent further deterioration.
  - Fiber cement clapboard siding is present at the south side of the upper level and at the east side of the West Wing. The fiber cement board is cupping and warping, butt joints not sealed, there is no sealant at the corner boards. New sealant should be installed at all butt joints and at the intersection between the fiber cement siding and the corner trim.





**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

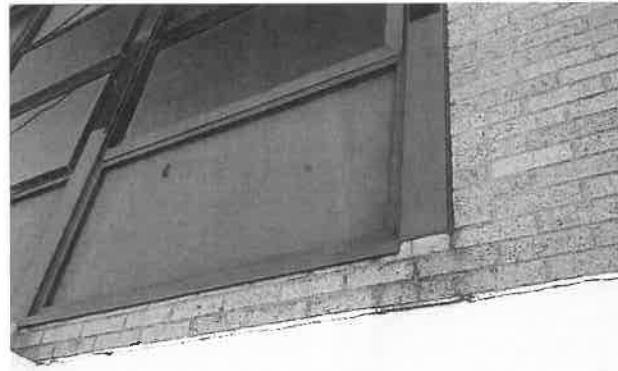
- At the northeast corner of the upper level, the vertical wood siding is significantly deteriorated, sections are missing, and building paper is also missing, leaving wall sheathing exposed to the weather. The vertical siding, building paper, and any weather damaged sheathing, should be replaced.



- The paint on the vertical wood siding on both wings is weathered and should be repainted. The weathering is most prevalent on the north side of the building.



- **Joint Sealants:** Joint sealants throughout the exterior require replacement, including the perimeters of window and door frames, and joints at siding butt joints and between wood siding and corner trim boards.



**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

- **Lower Level Enclosure:** The gap between the lower level wood enclosure and the piles should be closed.
- **Support Structure:** The wood support structure at the East Wing should be painted to prevent deterioration.



- **Windows:** The windows throughout the West Wing have broken hermetic seals and condensation stains between the insulating glass panes. Windows throughout the building have been painted over the original anodized aluminum finish at the sash, frame, and at spandrel panels. The paint is faded, weathered, and separating from the surface. Some wood sills beneath the windows are rotted and require replacement. At the upper level, two window sash have been removed to accommodate through-wall PTAC (packaged terminal air conditioning) units.

The necessary repair includes the replacement of glazing panels that have fogging damage due to loss of hermetic seal. Alternatively, for future use by the Borough, the windows throughout should be replaced with new low-emissivity, insulating glass units. Rotted wood sills should be replaced.



**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**



- **Lintels:** The steel lintels over the windows and doors at the West Wing are not galvanized and are deteriorated, rusting, and many are delaminating. Some lintels extend beyond the face of the brick. As these lintels delaminate they expand, cracking the brickwork and displacing the mortar joint. The result is additional water infiltration into the wall system, accelerated deterioration of the masonry wall system as a result of freeze thaw cycles, and loss of structural section on the lintels.

The lintels will need to be replaced. The brickwork above the lintel, and at bearing, will need to be removed, any construction above exposed brickwork temporarily shored, and a new lintel installed. Removed brickwork will need to be replaced with new material or salvaged brick.

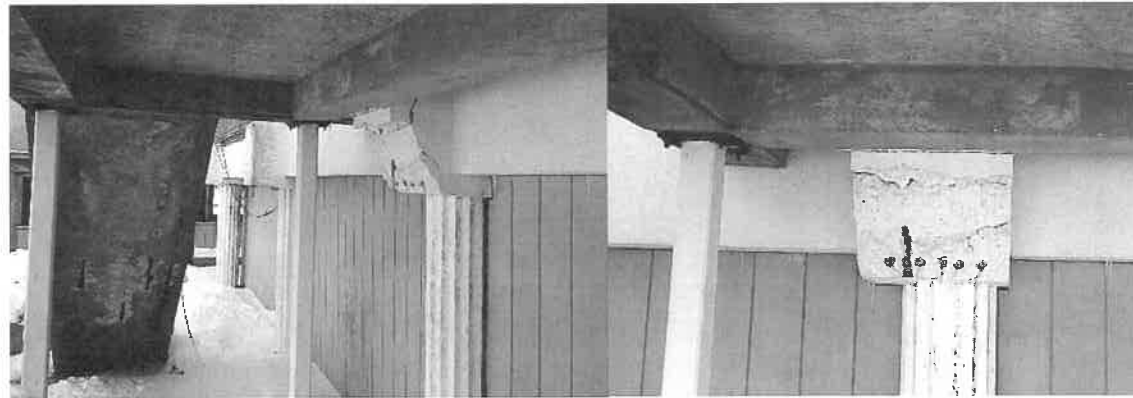


**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

- **Exhaust Duct Openings:** Exhaust duct openings at the north side of the West Wing are open and uncovered. Weather and bird proof vent covers should be provided.



- **Concrete Beam Extensions:** The exposed extensions of reinforced cast-in-place concrete beams about the perimeter of the West Wing, are cracking and spalling, exposing the ends of steel reinforcing. The extensions should be cut back to the face of the exterior, and coated with cement plaster.



**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

- **Concrete Stairs and Landings:** Structural evaluation recommends that the existing concrete stairs and landings on the north side and west side of the West Wing be removed and reconstructed in their entirety. The replacement stairs will be required to meet current Code requirements with respect to riser height, tread depth, and hand and guard rails. Reinforcement for exterior concrete should be epoxy coated.



**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

- **Wood Stairs and Landings:** Wood exit stairs are present at the east and west ends of the East Wing. The stairs are structurally sound. The stairs do not meet current code requirements with respect to tread depth or handrail configuration. There is no requirement to rehabilitate the stairs unless they are altered.



**Interior**

- **Ceilings:** Damaged and missing ceiling tiles should be replaced with new humidity resistant panels matching the existing finish and texture.



**Hazardous Material**

No hazardous materials survey has been provided for the building. Some elements were observed that may be asbestos containing, including spray applied fireproofing on the underside of the floor deck.

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

**PLUMBING**

- There are two gas services for the building. Signs must be provided on the wall next to each service to identify these as "Gas Service 1 of 2" and "Gas Service 2 of 2", in accordance with the gas company requirements.

Recommendation: Install signs on building adjacent to each gas service valve so that first responders know there is more than one gas valve to shut in event of emergency.

- The gas furnaces and gas piping in the East Wing are located in the mechanical room on the lower level below base flood elevation.

Recommendation: The existing furnaces should be relocated to the Main Level of the building. The existing gas piping must be relocated above the flood level and reconnected to the existing furnaces on the Main Level. The relocated units should be reconnected to the existing ductwork serving the Main Level.

- There is an abandoned gas-fired water heater in the East Wing Mechanical Room at the Lower Level that was flooded during Superstorm Sandy. Currently there is a smaller temporary electric water heater raised above the storm flood level to serve the offices.

Recommendation: All equipment in the Mechanical Room is below the current FEMA flood elevation and should be relocated to the Main Building Level. A new gas-fired heater of the same size and capacity of the existing non-operational flooded gas water heater should be installed on the Main Level of the building, and all water and gas piping run above the flood level and should be reconnected to the new gas water heater on the Main Level.

- The new gas-fired water heater that was installed in the West Wing is located in the Boiler Room on the Main Level. The water heater location restricts access to boiler controls and valves in its current location.

Recommendation: The gas water heater should be relocated to a new location on the Main Level.

- The emergency generator is propane fired. The propane tank is above ground and located in the lawn area on the north side of the building. The tank is anchored to a concrete slab. The tank is below the base flood elevation.

Recommendation: Raise the existing propane tank above the recommended flood elevation and reconnect piping to the generator.

- East Wing: The main water shut-off valve is below the base flood elevation.

Recommendation: Raise the 1-1/4" water main valve and plumbing piping above FEMA flood level and exposed pipe should be heat traced and insulated to prevent freezing.

- West Wing: The domestic water service line rises up through the unconditioned space below the Main Floor into the Boiler Room.

Recommendation: The water main above grade should be heat traced and insulated to prevent freezing.

- East and West Wings: All sanitary PVC piping located below the main floor is exposed to the elements. Many of the hangers are rusted and broken. The existing insulation is in poor condition making the piping susceptible to freezing.

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

Recommendation: The exposed pipes should be heat traced and insulated, and existing hangers and supports replaced with new galvanized hangers and supports.

- West Wing: There is an operational duplex sewage pump located below ground that is has dirt on top of the metal lid.

Recommendation: Maintain existing pumps and replace pumps when they fail.

**Plumbing Fixtures**

- There is an electric drinking fountain located in the East Wing hallway. It is not accessible and it is not operational.

Recommendation: Replace the non-operational drinking fountain with new electric drinking fountain.

- West Wing: Most dormitory rooms have bathrooms. Many of the fixtures are not functioning. Some of the bathrooms have had their fixtures removed. Bathrooms are not handicapped accessible. Some of the bathrooms have been gutted with just the rough-in piping left in place.
- Recommendation: No plumbing work is recommended in two toilet rooms where existing fixtures have been removed. In the West Wing there are three bathrooms, the water closets should be replaced, new faucets installed on lavatories and new shower valves and heads installed in showers.

**HVAC**

**East Wing:**

- Heating and air conditioning for this section of the building consists of two "Ducane" gas furnaces with split system air conditioning. Both of these furnaces are located in the lower level Mechanical Room on short platforms that raise them above a previous Superstorm Sandy flood level. The units need to be raised above the base flood elevation.

Recommendation: The existing gas furnaces, cooling coils, refrigerant lines, controls, and ductwork should be removed from the lower level Mechanical Room and installed on the Main Level of the building and reconnected to existing ductwork serving the Main Level.

- The ductwork is insulated sheet metal with flex duct branches to ceiling mounted diffusers or side wall register outlets. One flex duct is broken in the attic.

Recommendation: Inspect existing ductwork and make sure all joints are tight and repair any loose connections and reconnect any branch flexible ductwork. Reconnect existing supply and return ducts to gas furnaces and cooling coils relocated to the Main Level.

- Some of the supply grilles were covered to reduce air flow.

Recommendation: Following the relocation of furnaces and cooling coils to the Main Level, and making sure existing ducts are connected, testing and balancing of the HVAC equipment and distribution systems would be conducted to balance flow at all grilles, registers, and diffusers to correct air distribution problems.



**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

**West Wing:**

- Heat for the building is provided by a Weil-McClain gas-fired cast iron sectional boiler. This boiler produces hot water that is circulated throughout the building utilizing one pump. The boiler and pump are operational

Recommendation: Provide ongoing maintenance and boiler inspections and make sure pump is lubricated.

- Floor mounted fan coil units and fin tube radiators are located in various rooms of the West Wing. Space thermostats control the heat to the spaces by opening and closing a small control valve at each terminal unit and most of the valves are locked open and control wires removed. These fan coils have chilled water coils for cooling. Control valves are not functional and the central chiller was removed so there is no chilled water for the coils to cool the space

Recommendation: Replace all the fan coils with new heating and cooling coils with new control valves and thermostatic controls. Install a new remote chiller to provide chilled water so that fan coils can work as originally designed.

- The Gymnasium on the lower level contains a fan coil unit that provides heat. This entire space is below the base flood elevation. A portable dehumidifier is currently utilized to control humidity. There is no air conditioning. There is no mechanical ventilation.

Recommendation: This lower level room is below the FEMA flood level. We recommend removal of the fan coil and all heating and cooling in this space and this space be abandoned.

- The Meeting Room is located on the main level and is served by unit ventilators located on the exterior walls. These units have cooling coils but, chilled water is no longer available in these units. The units are noisy and in a state of disrepair.

Recommendation: Replace all the unit ventilators with new heating and cooling coils with new control valves and thermostatic controls. Install a new remote chiller to provide chilled water so that fan coils can work as originally designed. Provide ventilation louvers in outside walls so the unit ventilators can provide ventilation for the room.

- The building was originally constructed as a four pipe system and included a chiller (A four pipe system means that two pipes circulate hot water from the boiler for heat and two pipes circulate chilled water from the chiller for air conditioning). The chiller has been removed so the building does not have cooling other than portable air conditioning units that are present in the exterior walls.

Recommendation: Install a new chiller, pumps, and new chilled water piping, from the chiller to the new fan coils and unit ventilators. The new chiller should be installed above the main level of the building.

- There is a hood over the cooking equipment in the Kitchen but it is not providing adequate coverage. The cooktop should be pushed back so it is located fully under the hood. There is a second stove that does not fully fit under the hood. The fire suppression tanks have been removed so there is no suppression. An exhaust fan for the hood could not be located on the roof or side wall, it appears to have been removed.

Recommendation: The existing hood, exhaust duct, exhaust fan, fire suppression piping, and controls should be removed. The griddle and stoves should be moved closer together. A new kitchen hood, sized to cover the equipment installed below it, should be installed. The hood would be double duct type with exhaust and supply air chamber to bring conditioned makeup air in around the perimeter of the hood. A new combination hood exhaust fan and makeup air gas-

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

fired unit should be installed on the roof and new exhaust duct and supply air ducts run down to the exhaust hood. The hood shall be supplied with a new fire suppression system and all controls, and an interface to shut down electric power to cooking equipment located below the hood. A connection to the existing fire alarm panel should be provided to indicate trouble and alarm conditions for the hood.

**ELECTRICAL**

- **Electrical Service:** Building electrical service is provided from an Atlantic City Electric (ACE) pole, with three transformers, that is located on the north side of the West Wing. The electric meter is located on an exterior wall above grade at the West Wing. There are underground electric service conduits from the ACE utility pole to the building that rise up to a C/T cabinet located in the storage space at ground level grade, and then rise up to a 400-amp, 3-phase main distribution panel (MDP) in the Mechanical/Electrical Room on the main level. The MDP panel has a 2-pole circuit breakers to provide power to three old single-phase branch circuit panels in the West Wing, 3-pole breakers to other panels and equipment in the West Wing, and has a separate 225-amp, three-phase enclosed breaker tapped from the MDP to feed the East Wing of the building. Based on a review of the existing electric invoices with monthly demands for the building this service is adequate for the existing building.

- The C/T cabinet and meter are below the base flood elevation.

Recommendation: Relocate the C/T cabinet and meter to the Main Level where it is accessible to read on the exterior walkway of the West Wing.

- The standby generator is mounted outside on the concrete slab deck on the main level on the north side of the West Wing of the building. There is an existing propane tank mounted at grade that provides fuel to the generator. The generator is a 100 KW, 120/208 volt, 3-phase, 4-wire Spectrum Generator. The Generator has 430 hour run time which is low. I contacted EMR Power Systems, the generator service company who has been servicing it since 2012 under contract from the NJ State Police. They reported that the Generator has 450 hours actual run time, which is low. The last building full load transfer was tested last year. It is fully functional and all maintenance items have been completed, last inspected on February 5, 2015 by EMR Power Systems. The generator has capacity to handle current peak load on the building. Current peak load is 21.6 KW and generator is rated at 100 KW. (This Peak Connected Load does not include the chiller that was removed.)

Recommendation: The generator is serviced and maintained by an independent service contractor who is contracted by the New Jersey State Police. This service should be continued.

- The generator is connected to a 400-Amp, 3-phase automatic transfer switch (ATS) located in the Mechanical Room on the main level. The ATS has normal utility power and generator power feeds connected to it. When the utility power source is not available, the ATS starts the generator and switches automatically to generator power. When utility power is restored, it automatically restores utility power to the building and shuts down the generator. Further investigation is required to determine if this ATS will be able to provide power for the building and a new elevator.

Recommendation: The ATS switch is indoor and is in good condition. The switch is being serviced along with the generator and is fully operational. The last inspection was on February 5, 2015.

- There is an electrical panel located in the Kitchen that contains a shunt trip breaker that provides power to the range and griddle under the hood. The breaker may not be operating properly to shut off power to equipment.

**PROGRAM STUDY  
BEACH HAVEN MUNICIPAL BUILDING COMPLEX**

Recommendation: This panel should be replaced with a new panel and shunt-trip breaker for the new hood.

- Wiring and flexible metallic conduit in the ground floor that was exposed in the Gymnasium on the lower level is rusted through and has open sections of flexible metallic conduit with exposed conductors.

Recommendation: All damaged wires, cables, boxes, and conduit should be removed or, if they connect to circuits on the Main Floor above, replaced with waterproof fittings and conduit. We recommend that this room no longer be used and all wiring in the room below the main level should be evaluated to determine if it should be replaced due to flood damage and corrosion.

- There are open electrical boxes without covers throughout the building.

Recommendation: Install covers on all exposed electrical outlet and junction boxes.

- Most of the existing 1'x4', 2'x4' and 2' wall fluorescent fixtures in the building are operational, but some need new lights or ballasts, and a few need to be replaced.

Recommendation: Replace lamps and/or ballasts where needed. When ballasts are needed we recommend converting to electronic and replacing lamps with T8 type lamps to save energy and because the T12 lamps are being phased out of production. The broken bathroom fixtures should be replaced with new energy efficient T8 lamped fixtures.

- There are no exit signs over the two exit doors from kitchen. Exit signs should be installed over both doors.

Recommendation: Install new LED Exit signs.

- Exterior emergency exit discharge lights are missing and are required at all emergency exits from the building.

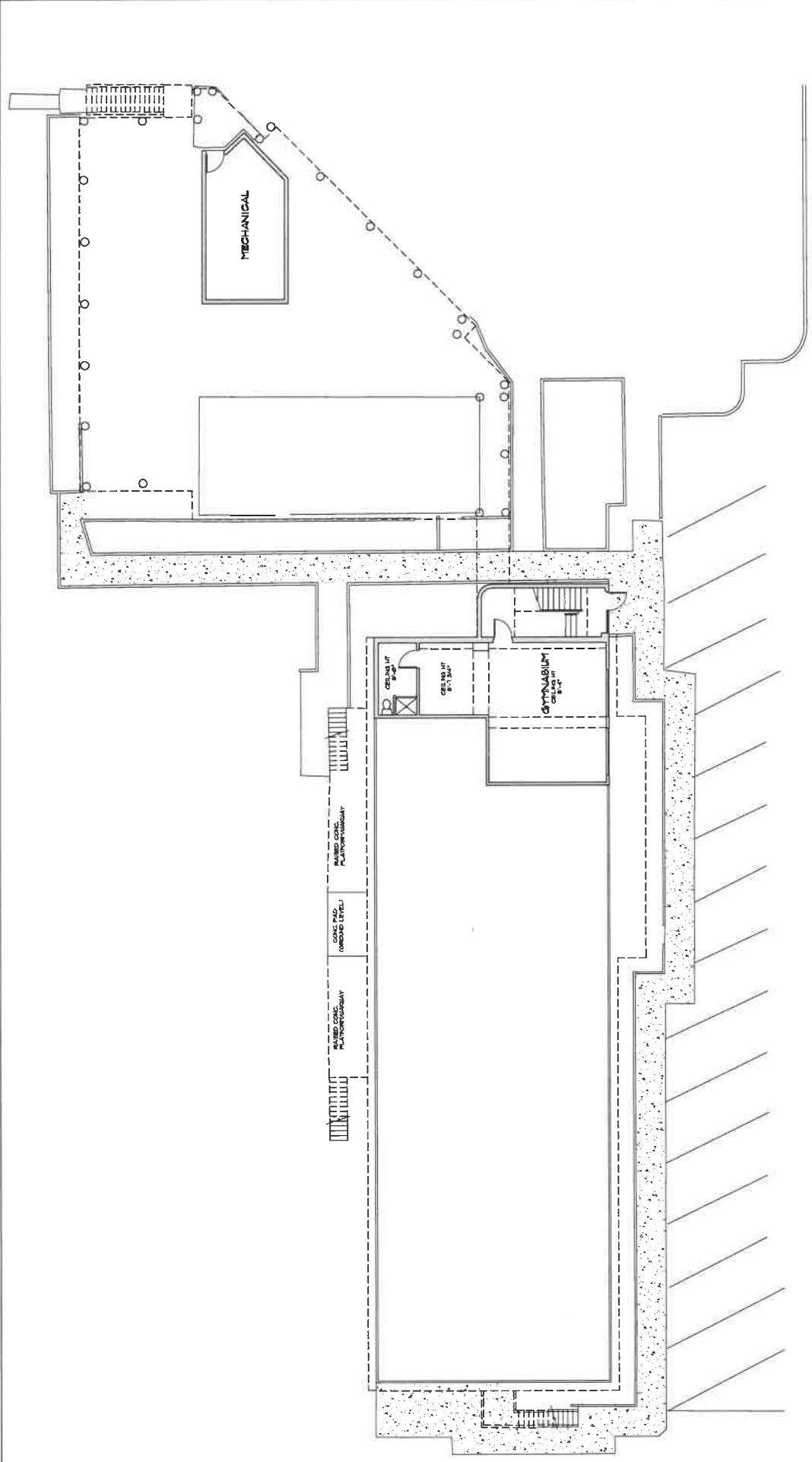
Recommendation: Install new LED battery packs inside with remote emergency light heads at each exit discharge from the building to light egress path at door and down stairs.

- Fire Alarm System: There is an existing fire alarm system with heat detectors in all spaces and pull stations at the exit doors. There is a mix of older horn/strobe annunciators installed and some newer horn/strobe annunciators in corridors.

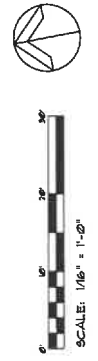
Recommendation: Maintain existing system and have it inspected and tested to provide yearly testing required by the Fire Marshal.

**Construction Cost Estimates:**

The estimated cost for repairs to the Emergency Operation Center is \$1,039,352. The estimated cost of improvements for compliance with the Americans with Disabilities Act is \$379,138.

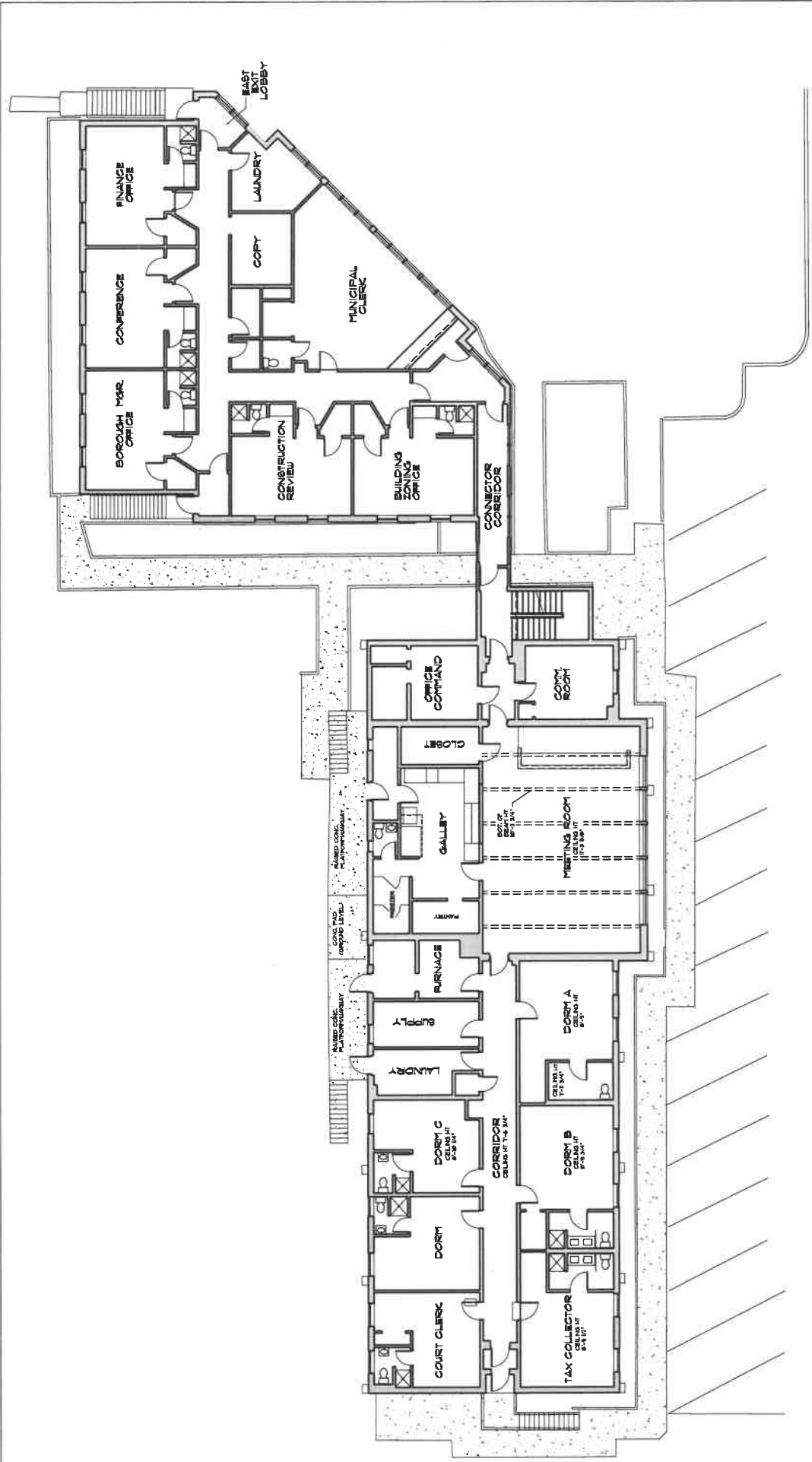


**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



EXISTING LOWER LEVEL FLOOR PLAN  
EMERGENCY OPERATIONS CENTER  
BOROUGH OF BEACH HAVEN

**RONALD A. SEBRING ASSOCIATES, LLC**  
ARCHITECTURE  
PLANNING  
DESIGN  
MARCH 27, 2015

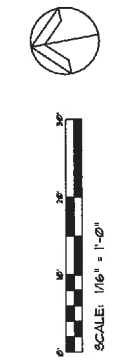
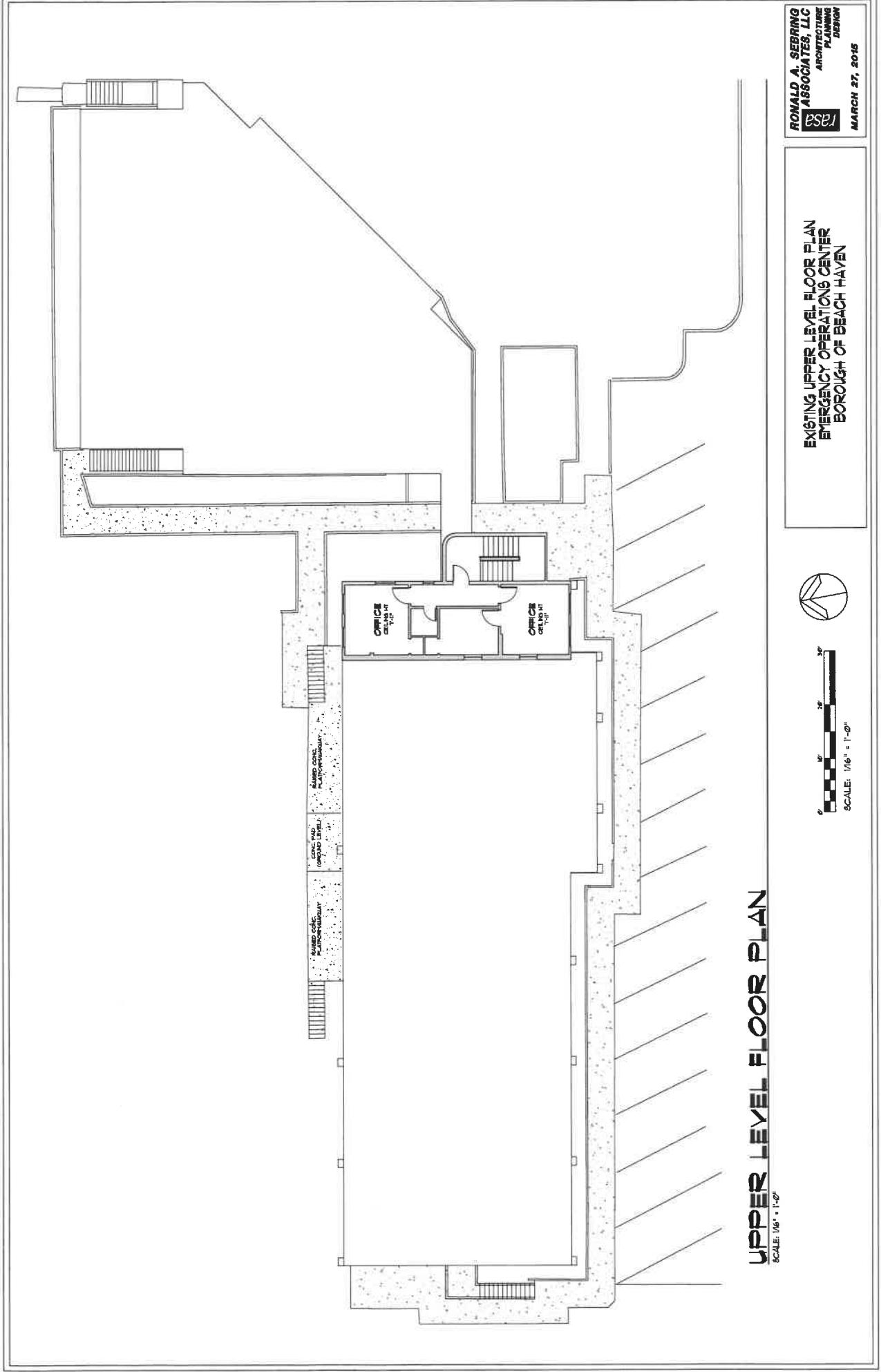


**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



EXISTING MAIN LEVEL FLOOR PLAN  
EMERGENCY OPERATIONS CENTER  
BOROUGH OF BEACH HAVEN

**RONALD A. SEBRING ASSOCIATES, LLC**  
ARCHITECTURAL PLANNING DESIGN  
MARCH 27, 2016



EXISTING UPPER LEVEL FLOOR PLAN  
 EMERGENCY OPERATIONS CENTER  
 BOROUGH OF BEACH HAVEN

**RSA**  
 RONALD A. SEBRING  
 ASSOCIATES, LLC  
 ARCHITECTURAL  
 PLANNING  
 DESIGN  
 MARCH 27, 2016