

Draft Report Building Inspections NJ Division of Fish & Wildlife

November 14, 2016



NEW JERSEY DIVISION OF
Fish and Wildlife

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November 14, 2016

Mr. Edward Mulvan
NJDEP, Natural & Historic Resources
Office of Resource Development
PO Box 404
501 East State Street, 4th Floor
Trenton, NJ 08625-0404

Re: Building Assessments
Division of Fish & Wildlife
Various Locations

DPMC: #W0223-00 / Work Order 07
L+G: 15359.07

Dear Mr. Mulvan:

The following is our DRAFT Report that assesses the conditions of nine (9) Division of Fish and Wildlife buildings.

The report includes Building Inspection Summary forms, narratives, code deficiencies, construction cost estimates (CCE), and total project costs (CWE) for each location.

Please review this information and advise if you have any questions.

Sincerely,

LAMMEY + GIORGIO ARCHITECTS



William P. Lammey, AIA

Encl.

L + G



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Executive Summary

Lammy + Giorgio was requested by the State of New Jersey to assist with assessing the existing conditions of nine (9) Division of Fish and Wildlife buildings at seven (7) locations throughout the northern area of the state.

From our viewpoint, and without programming interviews with stakeholders, we saw the functions that these buildings supported to be as follows:

- Garage facilities for storage and some maintenance of DFW vehicles.
- Office functions for staff who spend time both in the field and office.
- Administrative office functions.
- Public education functions.
- Specialty laboratory functions.

The basic garage/office type structures were modest and generally in the poorest condition of those observed. For the most part they could be replaced with pre-engineered structures that are well suited to vehicular storage or office uses. A special concern is noted at the Whittingham WMA Office, where cut out sections of roof rafters, missing roof collar ties, an unsafe attic stair, and questionable attic floor structure, suggest that the building should no longer be used. We recommend an immediate structural investigation.

For office facilities the conditions also vary. The wood frame Hedgehaven office is a sprawling structure with significant exterior, interior, plumbing, HVAC, etc. deficiencies. Although in need of significant renovation dollars, the Lebanon Fisheries Lab is of masonry and concrete construction, and could afford many years of service to the Division.

None of the facilities were ADA compliant. Any type of alteration work will require a certain percentage of construction dollars be spent for barrier-free improvements.

Deferred maintenance was another common theme that we observed. With State funding diminishing and attrition of staff without replacement, if some effort is not made to promptly address deficiencies the Division could quickly be facing higher costs than those estimated in our report.

This document is intended to assist the DFW with immediate and longer planning with respect to their facilities. In our opinion there are facilities that might be best abandoned and demolished. Consolidation of facilities that are within a few miles of each other may also be prudent.



Methodology

Lammey + Giorgio staff visited the sites on August 23, August 24, and September 1, 2016 to assess the physical conditions. They were accompanied by Don DeLuca of DEP. David Parsons, PE of Eastern Consultants, also visited the sites to assess the plumbing, HVAC and electrical conditions.

As there were no existing drawings of the facilities we measured each of the buildings. These floor plans allowed us to more accurately quantify the costs for needed improvements.

We reviewed possible code deficiencies with the State of New Jersey Uniform Construction Code, and all subcodes. We also relied on our experience with resolving Uniform Fire Code violations at other DEP buildings to anticipate potential deficiencies that could surface. We were not provided with Uniform Fire Code violations lists.

The New Jersey Division of Fish and Wildlife (DFW) Bureau of Land Management Building Inspection Summary sheets were completed for each structure.

Narratives that further describe our findings are also included. Detailed Construction Cost Estimates based on RS Means 2016 CostWorks and our experience with other structures were developed. Costs were escalated to January 2018 construction midpoint to allow time for funding commitments, scope of work development, selection of Architect/Engineer, design, bidding, and initiating construction. Construction Working Estimates, which include construction, fees, contingencies, permits, etc. are indicated for each location, and historically have represented approximately an additional 40% in costs.

Other supporting information includes basic floor plans of each structure and photographs of existing conditions.

Building Inspection Summaries, Narratives, Cost Estimates, Floor Plans, and Photographs

The above information is organized by location per the tabs that follow.