

Public Lands & Buildings Committee

The Public Lands & Buildings Committee met on Monday, April 1, 2019 in the Conference Room of the Lyndhurst Municipal Center.

Committee members present were Council members Jeff Price, David Frey and Steve Grushetsky. Also present were Council members Joe Gambatese, Joe Marko, Chuck LoPresti, Mayor Patrick Ward, Finance Director Mary Kovalchik, Law Director Paul Murphy, Greenspace Construction Services President Michael Scaparotti, Senior Project Director Dave Urbansky and Peter Bohan, both from Perspectus Architecture.

Chairman Price called the meeting to order at 6:30pm, stating the purpose is to discuss the Fire Station Expansion and Renovation Project. He then turned the meeting over to Mayor Ward.

Mayor Ward announced the first item of business being a brief walk through of the design from the architect, followed by an outline of the financial responsibility.

An overview of the site plan was presented by Mr. Urbansky. He confirmed they will work from the existing building design in order to remain consistent with the exterior image.

Mr. Scaparotti commented keeping within the limits of the budget has been a challenge. He cited changes made to remove a few columns, and a variance had to be obtained since there will not be an elevator. Upon demolition of the existing bay, a temporary facility will be erected.

Mr. Marko mentioned during the presentation last year, the opening of the temporary structure exited onto Mayfield Road, as it does currently. In the updated design, he noted the opening is on the side exiting onto Irene, and suggested a temporary traffic signal may be needed.

Mayor Ward remarked having the exit on to Irene will be a better scenario for traffic control during the construction phase. Also during construction, he mentioned the large ladder truck will be sent out for maintenance and then stored at an off-site location.

Chief Carroll announced arrangements have been made with other municipalities to use their reserve apparatus, and if needed the ladder truck can be brought back from storage. Regarding the large ladder truck, Mr. Frey inquired how often it is used on a weekly basis. Chief Carroll stated less than a dozen times per week, on average.

Mayor Ward spoke about the time taken to consider all situations and outcomes. He described an issue they uncovered with AT&T misplacing an equipment box during installation. He commented the box is being relocated by AT&T at their expense totaling over \$120,000.

Mrs. Kovalchik presented her financial reports, which included an estimated cost summary of the overall project. She indicated by sitting debt free for a long period of time has been beneficial to funding this project. Mrs. Kovalchik also provided an update from the 2019 Budget Summary Report Capital Funds in Review. She remarked if Council approves the proposed Fire Improvement Project, the financial impact will be solely to the Debt Services Fund. While focusing on the project itself, she indicated several important factors were addressed including delaying the project by three years to allow for fund stabilization, engaging with a CMAR, setting a budget well below the original feasibility estimate and work within that budget, and continuously reviewing a three to five year forecast to assure future funding is in place. Mrs. Kovalchik summarized by stating all of these factors were met.

Mayor Ward commented as calls for service continue to grow, the facility designed in 1973 had neither the equipment nor the personnel as we do today. He commended the fire department on successfully operating for as long as they have.

Mr. Gambatese thanked Mrs. Kovalchik for her time in preparing the summary. He wondered if there were any available grants from either the state or county to off-set the cost.

Mayor Ward stated there is an energy efficiency grant available from NOPEC.

Mr. Price inquired how much the project increases incrementally each year, if Council chooses to postpone for another year. Mr. Scaparotti stated there are many factors that would affect the costs; however, the increase would be approximately 4.5 percent or \$200,000 each year.

It was moved by Mr. Frey, seconded by Mr. Grushetsky, that the Public Lands and Building Committee make a recommendation to Council to approve the guaranteed maximum price of \$4,583,976.29 for the Fire Station Project.

The question was put to a voice vote and passed unanimously by the committee.

With no further business to discuss, the meeting was adjourned at 7:15 PM

Respectfully submitted,

Jeff Price, Chairman