

Facilities Master Plan

NJ Division of Fish and Wildlife

May 2021



Facility Evaluation

Draft Report
Building Inspections
NJ Division of Fish & Wildlife
Millville Shellfish Office
Millville Shop/Garage
Millville Land Management Office
 January 05, 2018



NEW JERSEY DIVISION OF
Fish and Wildlife

Lammy + Giorgio / Architects
 215 Highland Avenue, 8B
 Haddon Twp., NJ 08108



2018

Project	Est. Cost	DFW Provide	YEAR 1	YEAR 2	YEAR 3	CBT "Match"	#LM FA %	BLM Fed Aid	CBT Capital	Trails Grant	TOTAL
Tuckahoe	Septic system upgrade	\$15,000	1	X				\$5,500			\$51,000
Pequest	Replace Main Generator	\$50,000	2	X			\$42,500	0.15	\$7,500		\$50,000
Assunpink	New HVAC	\$80,000	3	X			\$52,800	0.34	\$27,200		\$80,000
Assunpink	Additional Parking lot	\$207,863.00	5	X						\$207,863.00	\$107,864
Pequest	Replacement of Wood Facia on all buildings and lot enclosure	\$100,000	6	X			\$81,000	0.15	\$15,000		\$100,000
Hackettstown	Rip Rap/Stone for pond bank repairs	\$20,000	7	X					\$20,000		\$20,000
Winslow	Panl-install gas and diesel pumps (regional office with essential personnel on site)	\$40,000	8	X			\$36,000	0.1	\$4,000		\$40,000
Clinton	replace downspouts/gutters	\$5,000	9	X			\$5,000	0.88	\$5,400		\$5,000
Millville Shellfish	New HVAC System (unit is it becomes an emergency repair)	\$5,237	11	X					\$5,237		\$5,237
Millville Shop	Interior	\$36,340.00	12	X			\$0	1	\$36,340		\$36,340
Hackettstown	Update Alarm System on Intensive Recirculation Facility	\$30,000	13	X			\$0		\$30,000		\$30,000
Tuckahoe	Floor Repair	\$3,830	15	X			\$3,447	0.1	\$383		\$3,830
Black River	Repair crack on foundation	\$1,500.00	19	X			\$0	1	\$1,500		\$1,500
Millville Shop	Replace Service Feed and panel in shop and electrical recommendations	\$7,762.00	22	X			\$0	1	\$7,762		\$7,762
Flatbrook-Roy	Roof and gutters (office and pole barn)	\$77,584.00	23	X			\$0	1	\$77,584		\$77,584
Millville Shop	HVAC	\$17,854.00	24	X			\$0	1	\$17,854		\$17,854
Millville Shop	Plumbing/water filter	\$4,029.00	25	X			\$0	1	\$4,029		\$4,029
Flatbrook-Roy	Garage	\$65,523	26	X			\$0	1	\$65,523		\$65,523
Black River	Interior (ake boards, downspouts, soffits)	\$12,545.00	27	X			\$0	1	\$12,545		\$12,545
Colliers Mills	Convert Sheet Range into Long range Crossover	\$5,000	28	X			\$0	1	\$5,000		\$5,000
Winslow	Security--install rolling security gate and electric door lock with remote release for interior door	\$18,000	29	X			\$11,500	0.1	\$1,500		\$35,000
Millville Shop	New Modular Building	\$227,000.00	30	X	Work with Ed		\$0	1	\$227,000		\$227,000
Flatbrook-Roy	HVAC(new Furnace)	\$13,430.00	31	X			\$0	1	\$13,430		\$13,430
Assunpink	Upgrade water fountains	\$5,000	33	X			\$3,300	0.34	\$1,700		\$5,000
Black River	Safety/View	\$8,650	34	X			\$0	1	\$8,650		\$8,650
Colliers Mills	Outside lighting for Pheasant Stocking	\$8,000	35	X			\$0	1	\$8,000		\$8,000
Millville Shop	Replace landing at parking lot	\$4,000.00	36	X			\$0	1	\$4,000		\$4,000
Millville Shellfish	LED lights	\$1,008	36	X					\$1,008		\$1,008
Flatbrook-Roy	Remove wall to create kitchen/break room	\$18,000.00	42	X			\$0	1	\$18,000		\$36,000
Black River	Regrade parking lot	\$7,268.00	43	X			\$0	1	\$7,268		\$7,268
Black River	HVAC (bathroom vent)	\$4,108	45	X			\$0	1	\$4,108		\$4,108
Flatbrook-Roy	Install kitchen (sink, plumbing)	\$60,000.00	46	X			\$0	1	\$60,000		\$50,000
Colliers Mills	Ad for Bar	\$10,000	48	X			\$0	1	\$10,000		\$10,000
Pequest	New HVAC System (unit is it becomes an emergency repair)	\$500,000	4		X				\$500,000		\$500,000
Winslow	Electrical--install electrical bonding jumper between hot and cold water pipes above gas water heater safety recall and replace existing lighting (interior, exterior, emergency) with LED fixtures	\$68,000	33		X		\$0				\$68,000
Winslow	Roof--essential valley flashing on roof and trim overhanging trees	\$13,000	34		X		\$0				\$13,000
Assunpink	Replace Existing Parking Lot	\$202,724.12	38		X		\$11,500	0.1	\$18,500		\$102,724
Hackettstown	5-Shop Storage Building to replace existing building	\$400,000	36		X		\$0		\$400,000		\$400,000
Winslow	Locate/replace HVAC system thermostats with programmable ones. Provide air balancing and add diffusers, clean existing ductwork, replace exhaust fan in women's restroom, install high efficiency air condition units	\$12,610	30				\$12,389	0.1	\$2,221		\$32,650
Pequest	Windows & Door replacement throughout entire facility	\$250,000					\$212,500	0.15	\$37,500	\$200,000	\$250,000
Tuckahoe	Pole Barn for ENSP	\$15,000			X		\$4,960	0.68	\$10,540	\$200,000	\$200,000
Clinton	HVAC	\$15,000			X		\$4,960	0.68	\$10,540		\$15,500
Hackettstown	Tar and Chip 5000 sq. yards of driveway	\$21,000			X				\$21,000		\$21,000
Clinton	Alarm/exit lighting	\$72,000	37			X	\$18,420	0.68	\$41,270		\$60,704
Colliers Mills	Pole Barn	\$68,000	38			X			\$68,000		\$68,000
Hackettstown	New roof on Gate Spring House	\$20,000	41			X			\$20,000		\$20,000
Clinton	Re pave parking lot / driveway	\$27,650	44			X	\$8,848	0.66	\$18,802		\$27,650
Clinton	To-ride, replace doors, Broom Room	\$17,490	47			X	\$5,937	0.68	\$11,893		\$17,490
Pequest	Produce repair through entire property (main parking lot, back parking lot and main public road)	\$250,000	17			X	\$212,500	0.15	\$37,500		\$250,000
Assunpink	Low wiring - a lockable cage for our electronic equipment	\$0	40			X			\$0		\$0
							\$934,160	\$899,021	\$1,765,245	\$107,864	\$3,706,290

work plan

Facility – Energy Upgrades

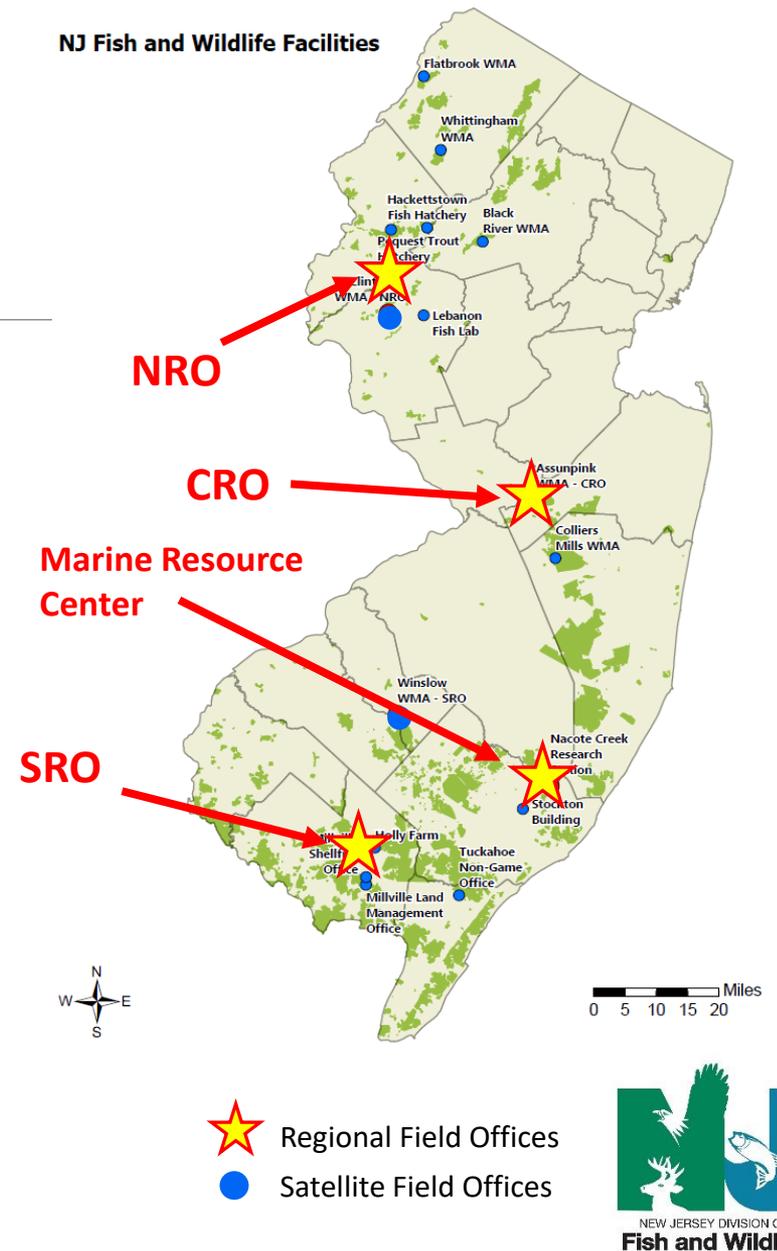


Facility	Total Measure Cost	BPU Incentive Amount	Cost to F&W	Annual Cost Savings*	Simple Payback (Years)*	Annual Energy Savings (KWh)*
Clinton WMA Office	\$9,252.82	\$6,476.97	\$2,775.85	\$2,661.98	0.85	21,664
Hackettstown Hatchery	\$36,937.58	\$25,856.31	\$12,581.27	\$6,371.19	1.5	56,056
Pequest Hatchery (all buildings)	\$152,201.25	\$98,419.84	\$53,894.60	\$17,259.97	2.13	423,052
Black River Office and Garage	\$9,797.87	\$2,840.26	\$6,957.61	\$1,318.54	4.99	
Assunpink (CRO)	\$16,905.51	\$11,833.86	\$5,071.65	\$5,217.97	1.36	44,109
Colliers Mills	\$5,293.43	\$3,705.40	\$1,588.03	\$1,600.32	0.83	11,153
Winslow (SRO)	\$33,270.23	\$18,733.71	\$14,536.52	\$7,169.12	1.79	41,967
Tuckahoe Office and Garage	\$4,449.57	\$3,114.70	\$1,334.87	\$1,217.75	0.7	9,330
Millville Land Mgmt. Garage	\$2,930.26	\$2,051.18	\$879.08	\$913.29	0.88	7,018
Total	\$271,038.52	\$173,032.23	\$99,619.48	\$43,730.13	2.28	614,349

Facility Plan Goals

Establish 4 Regional Offices

- Consolidation
 - Cost savings – shared services, energy, etc.
 - Improved collaboration – 74% staff in 4 locations
- Facility Modernization
 - ADA upgrades
 - Green design & energy efficiency improvements
 - Reliability and safety
 - Modern capabilities
- Improved Public Access
 - Maintain public hours
 - Interpretative areas
 - Companion public access plans



Northern Region Office

Goal: Construct a new building to consolidate 5 field offices

Consolidation: saves \$3.1 million in building repairs

Work location for 47 staff (20% of total)

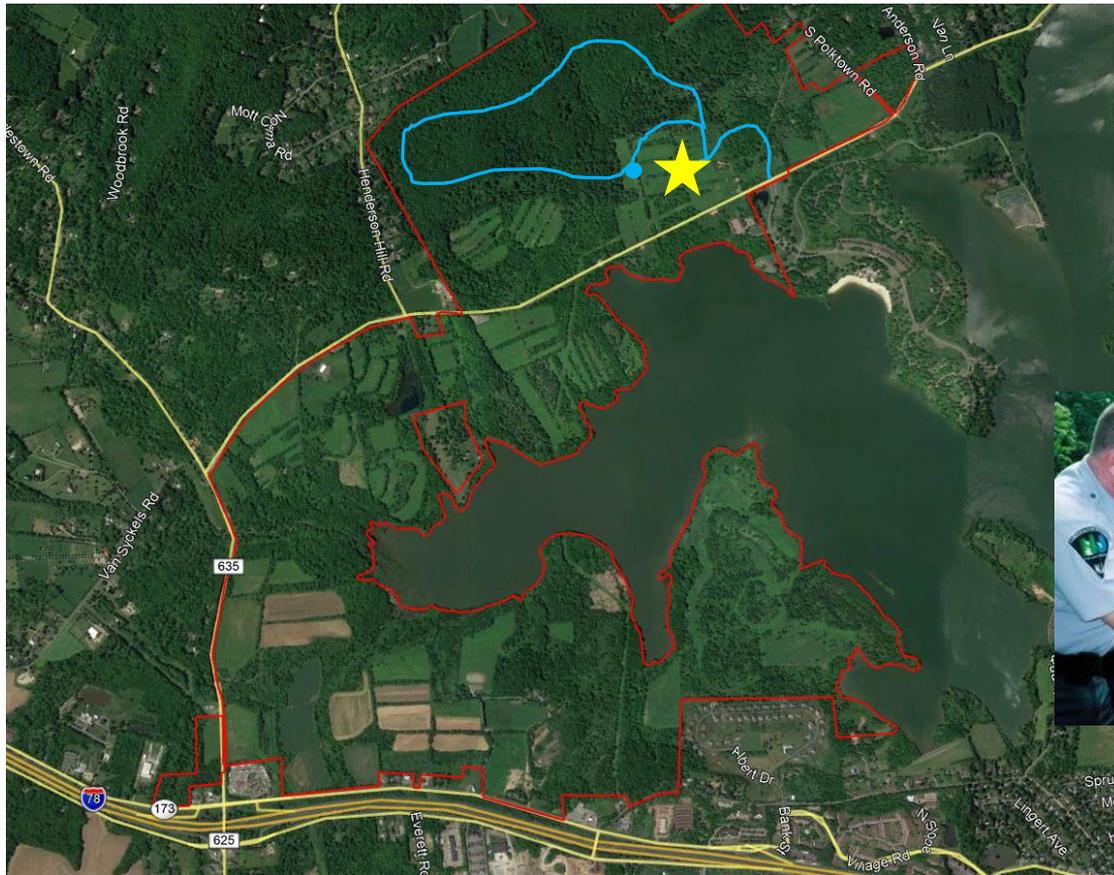
2020: Initiate design

2021/2022: Full design completed

2022/2023: Begin construction



NRO: Public Access Upgrades



Central Region Office

PHASE 1

Major addition completed 2019

Complete

Work location for 29 staff (13% of total)

PHASE 2

Parking lot expansion – 2021 *trails grant*

Conservation Center renovations 2021/2022

EV charging stations – 2022 *NJDEP grant*

Public access upgrades – 2021/2022

- trails, digital displays, education pond



CRO: Public Access Upgrades



Southern Region Office (Menantico WMA)

Goal: Renovate Holly Farm “Parent Center” to consolidate 3 field offices

Consolidation: saves \$1.1 million in building repairs

Work location for 29 staff (13% of total)

Located 5 miles from downtown Millville, NJ

2019: Acquired

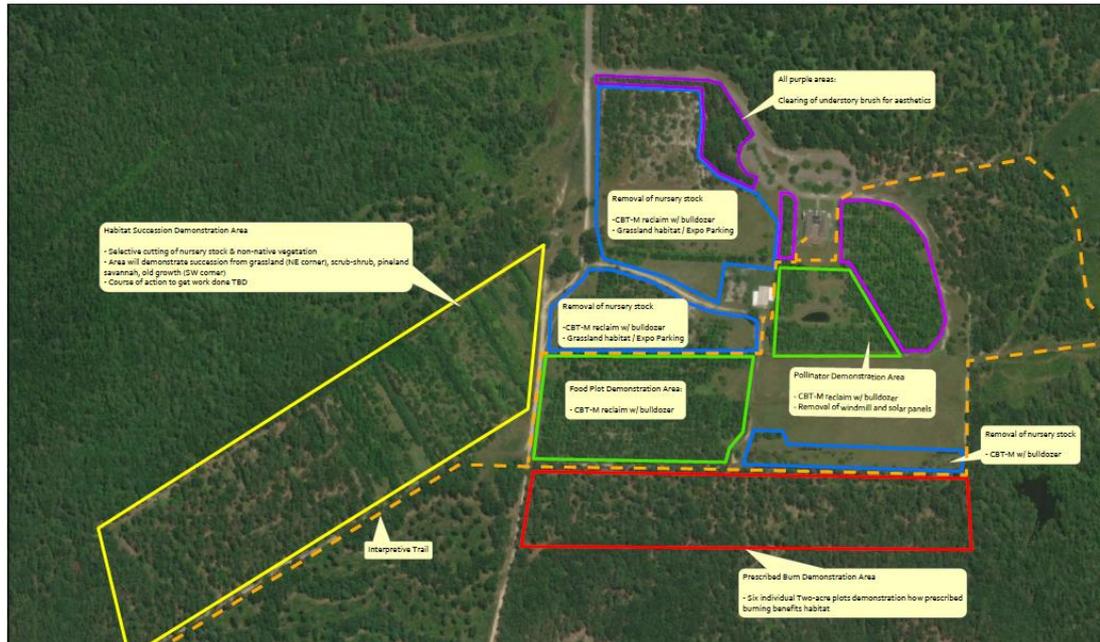
2020: Secured facility, begin habitat upgrades

2021: Renovation designs, continue habitat upgrades

2022: Construction, complete habitat & public access



SRO: Habitat and Public Access



Marine Resource Center

Goal: Construct a new building to consolidate 6 structures

Work location for 65 staff (28% of total)

2021/2022: Complete land swap with USFWS

2023: Begin building design

2024: Initiate construction



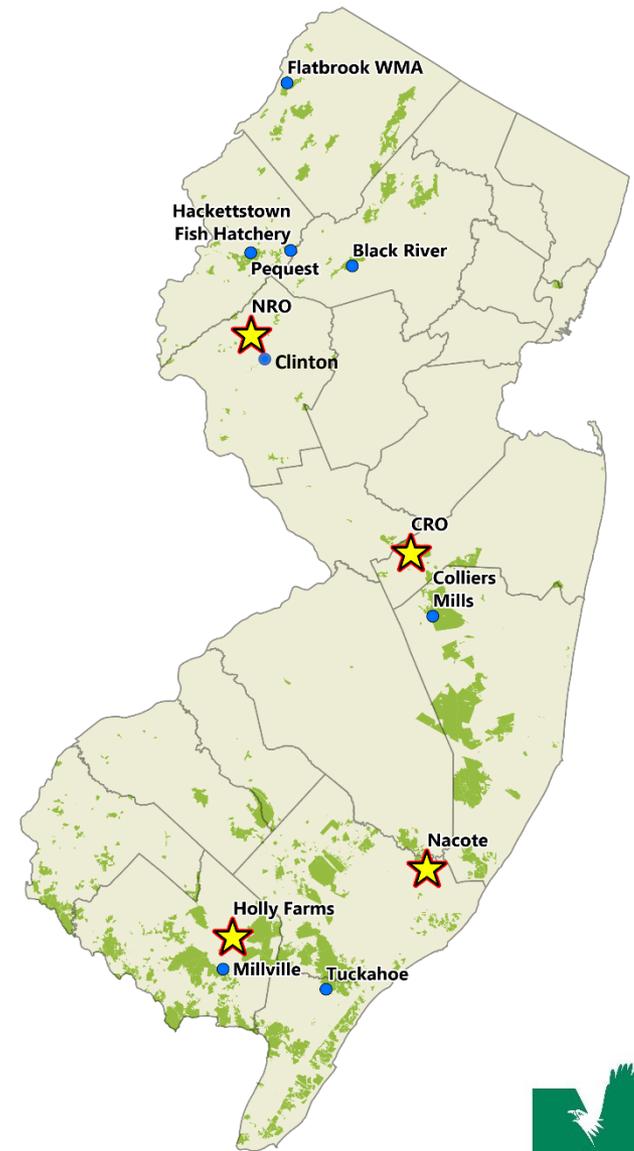
Final Regional Plan

Consolidate staff into 4 regional offices

- Northern Region Office
- Central Region Office
- Southern Region Office
- Marine Resource Center

Maintain 8 satellite field offices

Demolish 11 outdated, dilapidated structures



- ★ Regional Field Offices
- Satellite Field Offices