

# Facilities Master Plan

*NJ Division of Fish and Wildlife*

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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



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



2018

Project	Est. Cost	DPW Provides	YEAR 1	YEAR 2	YEAR 3	CBT "Match"	BLM FA %	BLM Fed Aid	CBT Capital	Trails Grant	TOTAL
Tuckahoe	Septic system upgrade	\$51,800	1	X			\$45,900	0.15	\$5,900		\$51,800
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	\$207,863.60	5	X						\$207,863.60	\$107,864
Pequest	Replacement of Wood Fences on all buildings and lot enclosure	\$100,000	6	X			\$85,000	0.15	\$15,000		\$100,000
Hackettstown	Rip Rap/Stone for pond bank repairs	\$20,000	7	X					\$20,000		\$20,000
Winslow	Pump - install gas and diesel pumps (regional office with essential personnel on site)	\$40,000	8	X			\$36,000	0.15	\$4,000		\$40,000
Clinton	replace downspouts/gutters	\$5,000	9	X			\$4,500	0.08	\$500		\$5,000
Millville Shellfish	New HVAC System (unless 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	Upgrade Alarm System on Intensive Recirculation Facility	\$30,000	13	X					\$30,000		\$30,000
Tuckahoe	Floor Repair	\$3,830	15	X			\$3,447	0.15	\$383		\$3,830
Black River	Repair crack on foundation	\$1,900.00	19	X			\$0	1	\$1,900		\$3,500
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	Interior	\$65,523.00	26	X			\$0	1	\$65,523		\$65,523
Black River	Interior (bake house, 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	\$35,000	29	X			\$31,500	0.15	\$3,500		\$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/Flow	\$8,690	34	X			\$0	1	\$8,690		\$8,690
Colliers Mills	Stainless 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	\$35,000.00	42	X			\$0	1	\$35,000		\$35,000
Black River	Regrade parking lot	\$7,268.00	43	X			\$0	1	\$7,268		\$7,268
Black River	HVAC (bathroom vent)	\$4,108.00	45	X			\$0	1	\$4,108		\$4,108
Flatbrook-Roy	Install kitchen (sink, plumbing)	\$50,000.00	46	X			\$0	1	\$50,000		\$50,000
Colliers Mills	Art for bar	\$10,000	48	X			\$0	1	\$10,000		\$10,000
Pequest	New HVAC System (unless it becomes an emergency repair)	\$500,000	4		X				\$500,000		\$500,000
Winslow	Plumbing - install electrical bonding jumper between hot and cold water pipes above gas water heater (safety issue) and replace existing lighting (interior, exterior, emergency) with LED fixtures	\$66,000	39		X		\$55,000	0.15	\$11,000		\$66,000
Winslow	Roof - install valley flashing on roof and trim overhanging trees	\$13,000	34		X		\$11,000	0.15	\$2,000		\$13,000
Assunpink	Improve Existing Parking Lot	\$103,724.12	38		X		\$84,926	0.15	\$18,800		\$103,724
Hackettstown	3-bay Storage Building to replace existing building ( relocate/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 conditioner units)	\$400,000	35		X				\$400,000		\$400,000
Winslow	Windows & Door replacement throughout entire facility	\$32,650	30				\$28,985	0.15	\$3,665		\$32,650
Pequest	Pole Barn for ENSP	\$250,000					\$212,500	0.15	\$37,500	\$200,000	\$250,000
Tuckahoe	HVAC	\$15,500			X		\$14,960	0.08	\$540		\$15,500
Clinton	Tar and Chip 5000 sq. yards of driveway	\$21,000			X				\$21,000		\$21,000
Hackettstown	Antennae/ cell lighting	\$60,704	37			X	\$55,420	0.08	\$4,284		\$60,704
Colliers Mills	Pole Barn	\$568,000	38			X			\$568,000		\$568,000
Hackettstown	New roof on Gate Spring House	\$20,000	41			X			\$20,000		\$20,000
Clinton	New paved parking lot / driveway	\$27,450	44			X	\$8,840	0.08	\$18,610		\$27,450
Clinton	Seclude, replace doors, Restroom	\$17,690	47			X	\$1,937	0.08	\$15,753		\$17,690
Pequest	Profile 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	Law 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

# Facility – Energy Upgrades

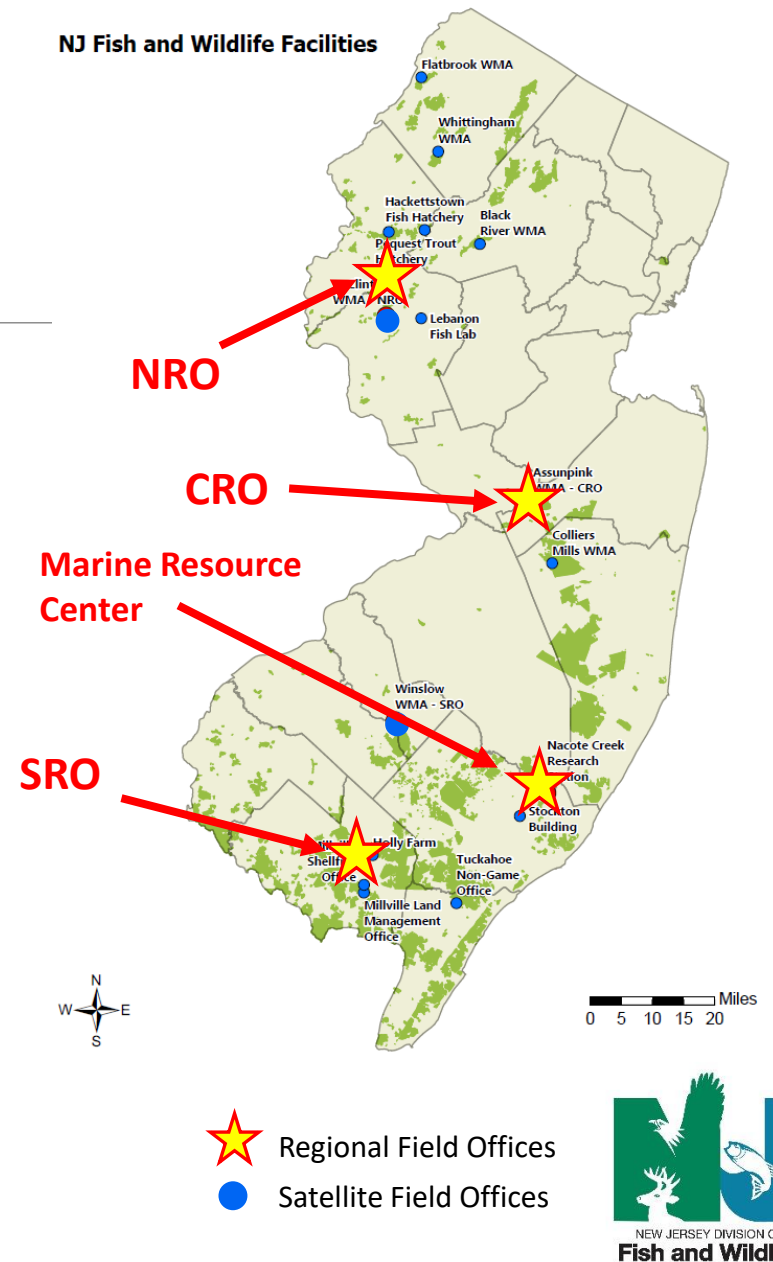


Facility	Total Measure Cost	BPU Incentive Amount	Cost to F&W	Annual Cost Savings*	Simple Payback (Years)*	Annual Energy Savings (KWh)*
Clinton WMA Office	\$9,252.82	\$6,476.97	\$2,775.85	\$2,661.98	0.85	21,664
Hackettstown Hatchery	\$36,937.58	\$25,856.31	\$12,581.27	\$6,371.19	1.5	56,056
Pequest Hatchery (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
<b>Total</b>	<b>\$271,038.52</b>	<b>\$173,032.23</b>	<b>\$99,619.48</b>	<b>\$43,730.13</b>	<b>2.28</b>	<b>614,349</b>

# 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

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***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

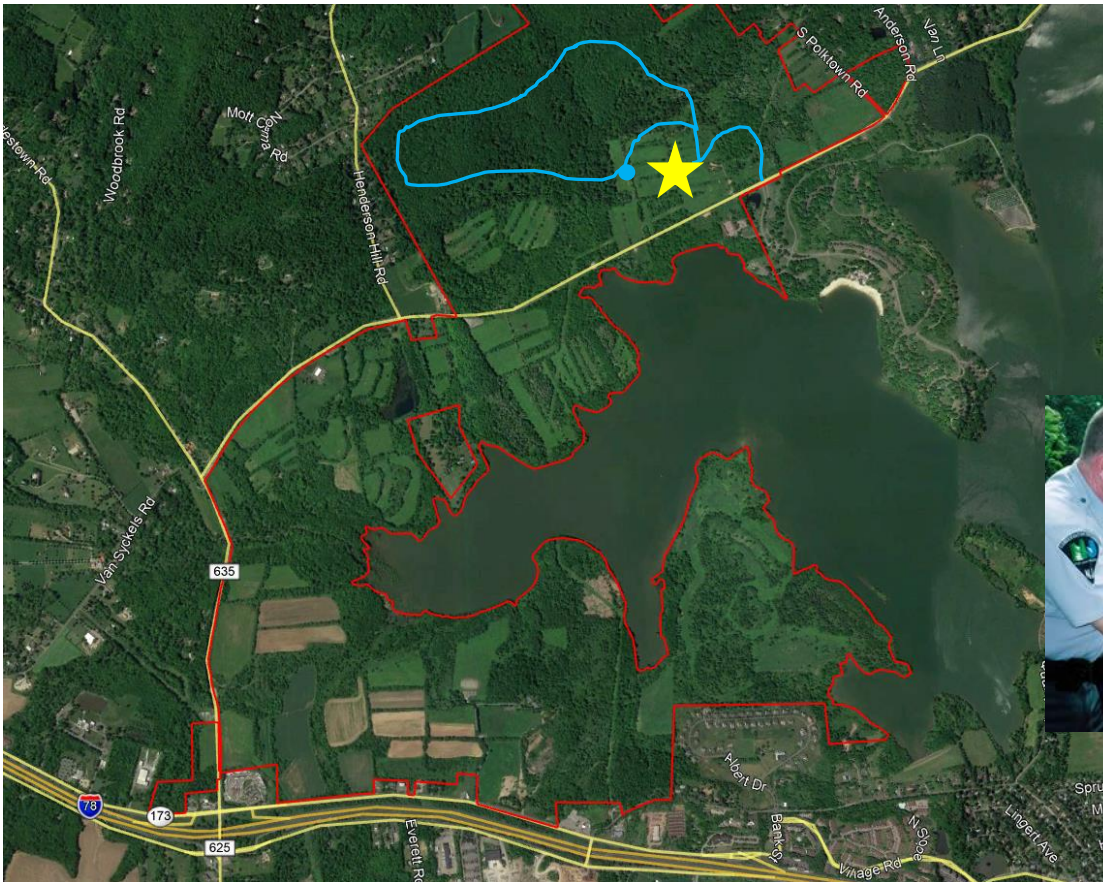
2021/2022: Full design completed

2022/2023: Begin construction





# NRO: Public Access Upgrades



# Central Region Office

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## 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

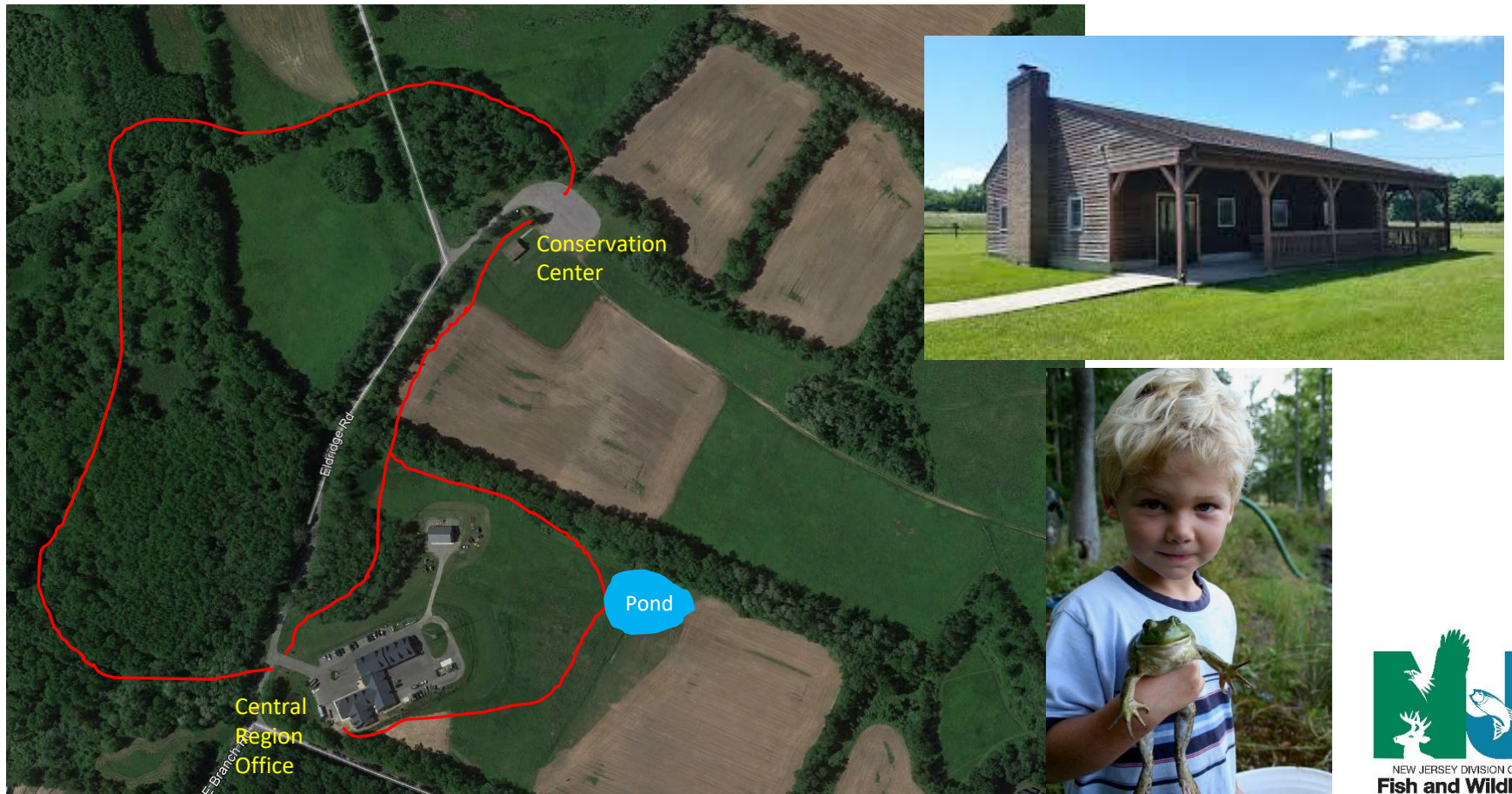
EV charging stations – 2022 *NJDEP grant*

Public access upgrades – 2021/2022  
- trails, digital displays, education pond





# CRO: Public Access Upgrades





# Southern Region Office (Menantico WMA)

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***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

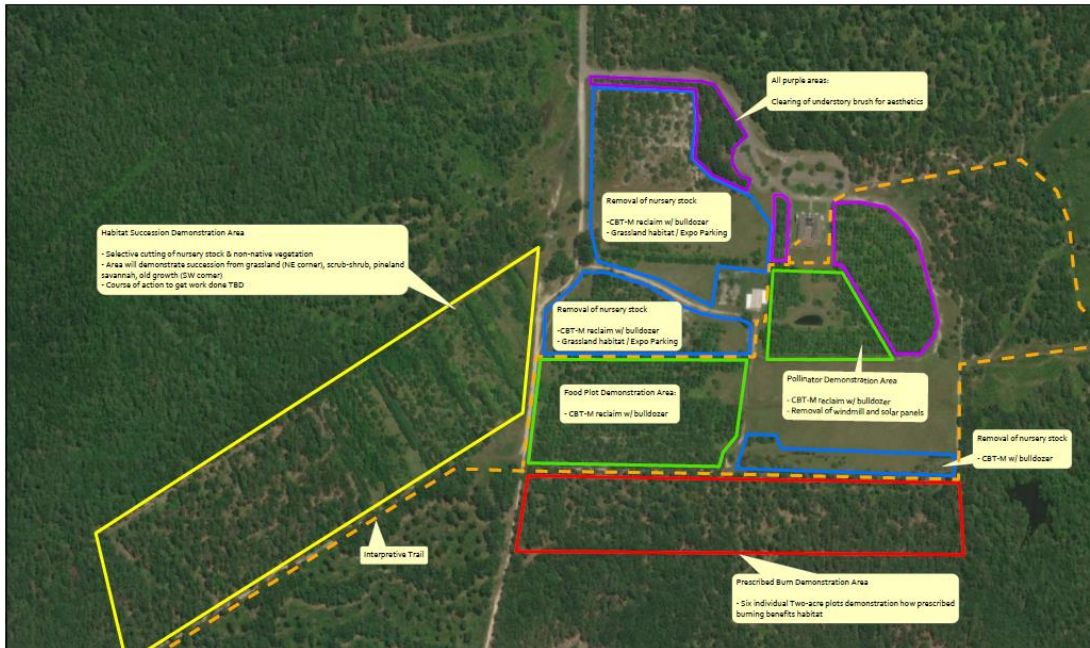
2020: Secured facility, begin habitat upgrades

2021: Renovation designs, continue habitat upgrades

2022: Construction, complete habitat & public access



# SRO: Habitat and Public Access





# Marine Resource Center

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***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

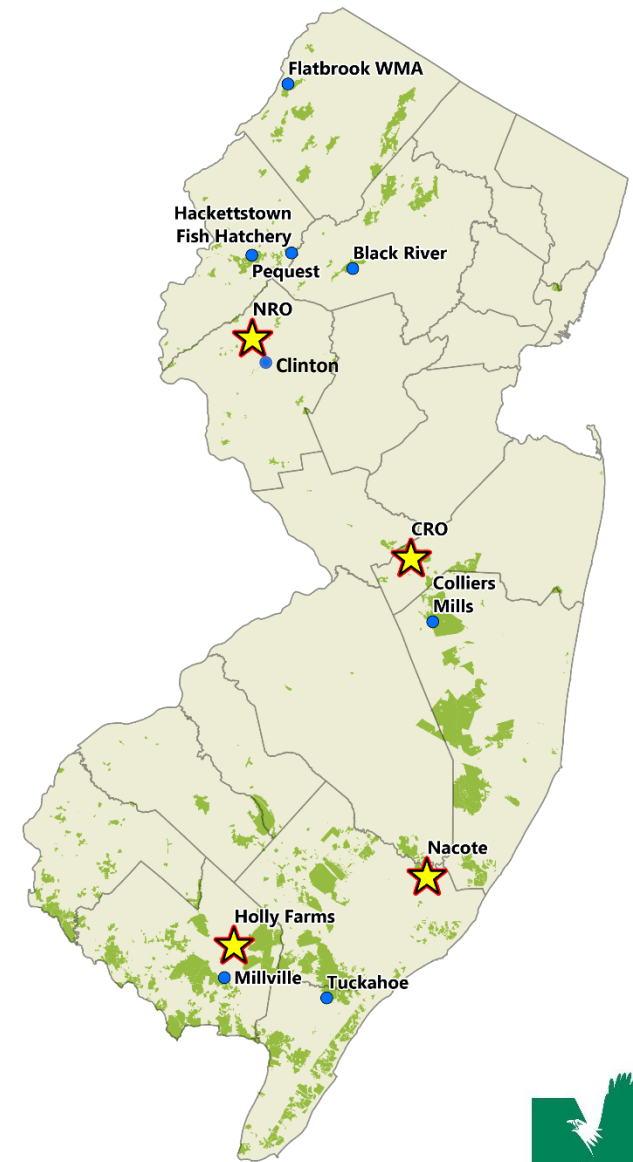
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Consolidate staff into 4 regional offices

- 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

