

A RESOLUTION OF THE TOWNSHIP OF NORTH BRUNSWICK CONFIRMING THE APPLICATION AND AUTHORIZING ACCEPTANCE OF FUNDS UNDER THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS GRANT PROGRAM TOWARDS THE MUNICIPAL COMPLEX IMPROVEMENT PROJECT

WHEREAS, Hurricane Ida impacted New Jersey on Wednesday, September 1, 2021, bringing severe weather conditions including strong winds and heavy and sustained rainfall in some areas; and,

WHEREAS, the storm caused severe water damage to municipal facilities, infrastructure, vehicles and equipment, including the Municipal Complex on Hermann Road that experienced extensive water damage; and,

WHEREAS, the Township has applied for funding from various federal, state and local agencies to assist with various projects and programs, specifically for costs associated with building enhancements for future resilience and to improve the stormwater system that services the area of the Municipal Complex and surrounding developed properties; and,

WHEREAS, in May of 2023, pursuant to Resolution 175-5.23, the Township submitted a grant application through Assemblyman Danielsen's office, requesting financial assistance in funding projects under the Grant-In-Aid Program administered by the New Jersey Department of Community Affairs to carry out various improvement projects at the Municipal Complex and adjacent property, including the construction of a pavilion along Hermann Road; and,

WHEREAS, Assemblyman Danielsen's office has provided notification that the Township has been approved to receive \$1,500,000.00 towards the Municipal Complex, including the adjacent Pavilion; and,

WHEREAS, it would be in the best interest of the Township of North Brunswick to accept said funds with no matching funds required.

NOW THEREFORE, BE IT RESOLVED, on this 20th day of November 2023, by the Township Council of the Township of North Brunswick hereby acknowledge the receipt of funding approval; and,

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to execute and sign any and all documents in order to effectuate the receipt of the Grant monies between the Township of North Brunswick and the State of New Jersey, Department of Community Affairs, as facilitated through Assemblyman Danielson's office under the Grants-In-Aid Program for FY2024; and,

BE IT FURTHER RESOLVED that upon receipt of the grant agreement from the New Jersey Department of Community Affairs, the Council does further authorize the execution of any such grant agreement and upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of North Brunswick and the New Jersey Department of Community Affairs; and,

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

Cavel Gallimore
Chief Financial Officer

Justine Progebin
Business Administrator

Ronald Gordon, Esq.
Township Attorney
Approved as to legal form

RECORDED VOTE:

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
HUTCHINSON				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
MEHTA				
MAYOR WOMACK				

I hereby certify that the above Resolution was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on November 20, 2023.

Lisa Russo
Township Clerk



To: Assemblyman Joe Danielsen
From: Justine Progebin, Business Administrator
CC: Francis Womack, III - Mayor
Ron Gordon, Esq. - Township Attorney
Wayne Dibofsky, Office of Assemblyman Joe Danielsen

Re: **Municipal Complex Special Project Funding Requests –
Office of Assemblyman Joe Danielsen**



North Brunswick’s Municipal Complex was constructed in the early 90’s along Hermann Road. Many of the community’s municipal services are located within the building; including the Police Department, Office of Emergency Management, Recreation Services, the Municipal Clerk, Water, Tax, the Building and Construction Office, Municipal Court, the Office of the Mayor and other administrative departments. In addition, the building has rooms available for civic and non-profit organizations that use the building as a meeting location, with the exception of the Food Bank Organization which had been provided dedicated space for ongoing operation.

The building was starting to show signs of its age approaching 30-years old and in recent years there has been routine maintenance and renovations as deemed necessary. This included updates to HVAC equipment within the mechanical room, phased replacement of flooring, updates to light fixtures and ceiling tiles, replacement of the roof and EFIS dome over the courtroom, phone and network upgrades, and most recently re-pavement of the parking lots.

In 2020, while the building was closed to the public due to COVID-19, the Township Police Department underwent a major renovation that included the relocation and updates to the 9-1-1 Dispatch Center. In addition, the Radio Improvement Project was completed by early 2021 that was part of a Shared Services Agreement to join the County Communication System.

Hurricane Ida impacted New Jersey in September of 2021, bringing severe weather conditions, including strong winds and heavy and sustained rainfall in some areas. The storm caused severe damage in North Brunswick to municipal facilities, infrastructure and equipment, most notably the Municipal Complex. Many sections of the structure experienced water damage by either flood, façade/window frame penetration and from above with overburdened gutters and downspouts.

The flood waters caused extensive damage to the mechanical room that is located within the basement which included the boilers, air handlers and kindred ductwork, and the electrical room. In addition, the two Trane chiller units located ground-level behind the building were lost from elevated flood waters in the rear of the building. Coming out of COVID-19 created an additional strain with supply shortages, making it difficult to secure the proper replacement equipment with engaged contractors, in short, leaving the structure without climate control for an extended duration.

While Departments that operated out of the building were relocated to temporary facilities, the infrastructure network for the municipality has continued to be located within the Municipal Complex. The system collectively has been affected by the physical impacts of the climate variability, now having a shortened useful life which has expedited the need for replacement.

The Township has contracted with various professionals to assist municipal officials in navigating the insurance claims process along with FEMA applications for restoration and future mitigation projects. Firms including USA Architects, CME Associates, BDO USA, and T&M Associates have been instrumental in providing a thorough review of the building and making sound recommendations. After months of review with insurance representatives, contracts have been authorized for remediation and restoration efforts. However, to date there are areas that have not been approved by insurance and/or FEMA, leaving it up to the Township to bridge the financial gap. Since 2022, the Township has issued \$23 million in temporary financing to keep contracted work moving while areas are under review. All said, remediation and restoration costs inclusive of contents, infrastructure network, temporary location fees and vehicle loss will be in excess of \$30 million.

While the building was closed for restoration, the Mayor and Council took this opportunity to have an evaluation done on the Municipal Complex, reviewing the layout and design from the 90's. The needs of the community have changed over the past thirty years and the events of Hurricane Ida have created an opportunity to see the building for what it could be, serving the community of today. The population has nearly doubled, large residential developments have been constructed including Renaissance, Governor Point, and TOD by the anticipated train station. With growth, the Township has also seen a change in demographics, which is now rich in diversity, with a population that's made up of approximately 20 percent black or African American, 20 percent Hispanic or Latino origin and 20 percent Asian. In addition, many long-time residents are aging, increasing the community's senior population.

In addition to the change in population is the change in our climate. As part of the restoration efforts, a review of the Municipal Complex included new construction codes and standards that have been updated to account for today's extreme weather events such as snow, heavy rain and large storms. The benefits of having a resilient facility can be viewed as two-fold. Not only will this preserve the structure from future damage but can also be repurposed during a weather event to serve the community. As part of the well planned original design, the left Administrative wing of the building was constructed with an undeveloped third-floor, creating a footprint for future growth. Professionals reviewed the layout and have provided a recommendation to elevate the first and second floor administrative activities to now occupy the second and third floor, freeing up the first floor for development.

The first floor would then be renovated, replacing office space with an open layout that can serve the senior population during normal operation, but promptly be converted and used as an emergency facility when deemed necessary. Existing building features that make this location ideal include the generator, that was installed following Hurricane Sandy, the direct fiber and network infrastructure, Police and OEM proximity, and large courtroom space for meeting / sleeping cots. Municipal funds have been exhausted in restoration efforts and we kindly hereby ask for your assistance with funding the projects listed herein below that are not eligible under Insurance or FEMA.



Request for Consideration 1:
Building Improvement - Senior Programming / Resilience Facility – \$4,000,000 – 1 Year
First floor - kitchen and meeting area

The first floor of west Administrative wing is approximately 8,000 SF. The request is for funding to renovate this office space to an open floor plan with commercial kitchen, meeting dais, elevated ceilings, large entry doors and LVT flooring. The architectural rendering below reflects the primary use for senior services. The kitchen, side doors, dais and flooring has been designed to convert the space as-needed during storm events.



Exhibit – Architecture’s Rendering

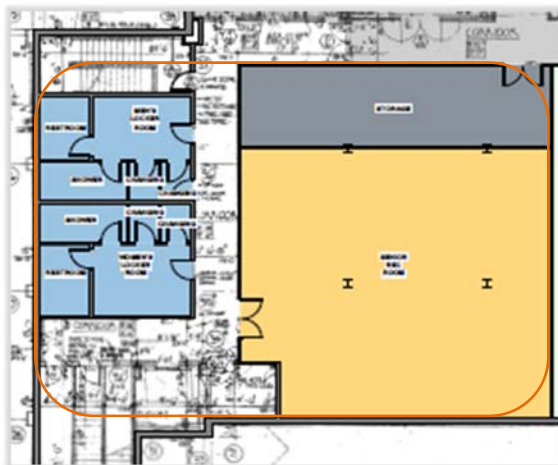
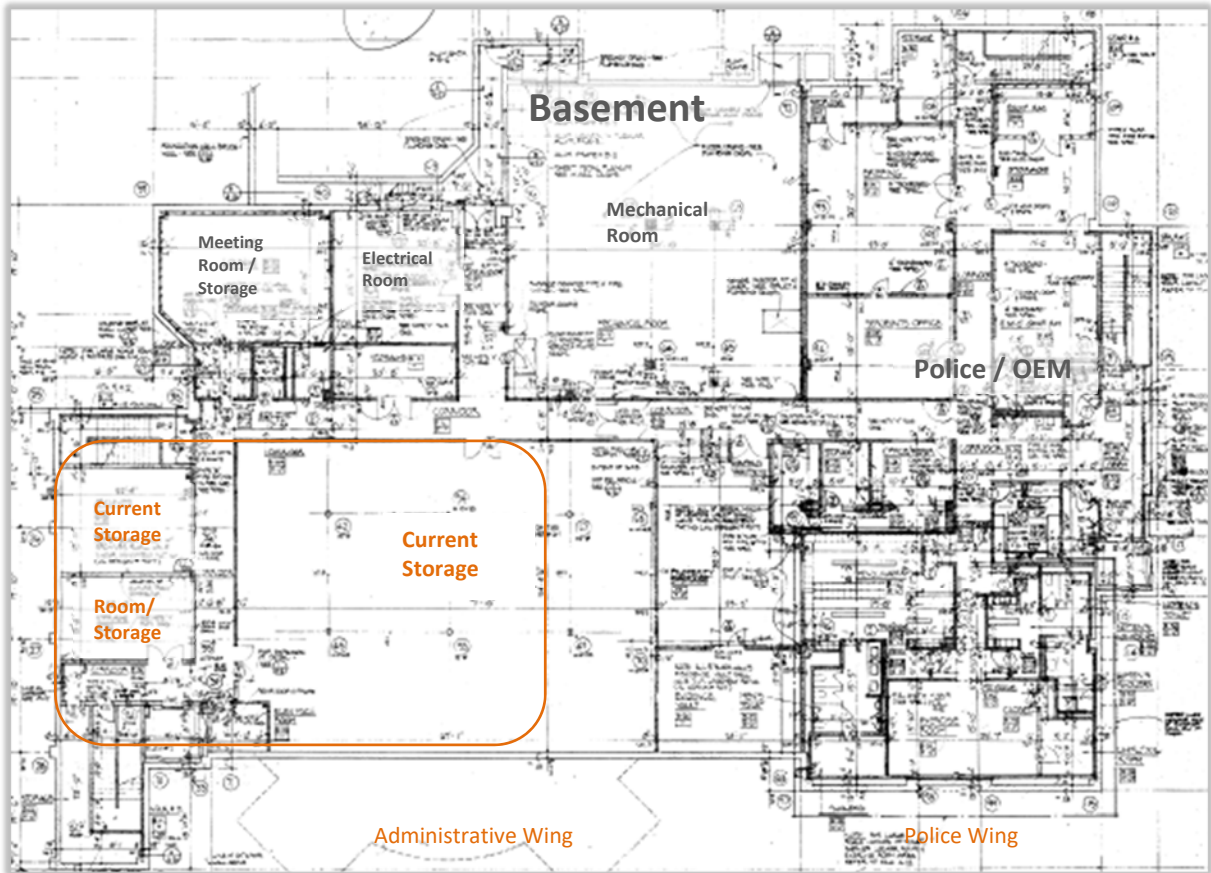
USA Architects – First floor Senior Services



Request for Consideration 2:

Building Improvement - Senior Programming / Resilience Facility – \$1,000,000 – 1 Year shower/locker rooms and gym

There is no basement below the Administrative wing of the building. The basement starts under the courtroom in the center of the building and extends to the right wing, housing the Police Department of Office of Emergency Management. The space under the courtroom has been used primarily for supply storage and records retention. The request is for funding to renovate the undeveloped basement under the courtroom in the center of the building to include locker rooms and gym space. The primary use for senior services but has been designed to convert the space as-needed during storm events for showers and the gym space for cots and sleeping quarters.



Request for Consideration 3: Programming – pavilion – \$2,000,000 – 1 Year Construction

In 2022, the Township received \$500,000 towards the construction of a pavilion by the Municipal Complex . This was primarily for police and school youth programming. Following a review of the Municipal Complex, a recommendation has been made to expand on the original design of the pavilion to accommodate large gatherings and have the space available for use by members of our diverse community, also bringing utilities to the site. The cost estimate for the amended structure as seen below is estimate at \$2.5 million.



Mayor Francis Womack
710 Hermann Road
North Brunswick, NJ 08902

RE: FY2023 Budget Requests

Dear Mayor Womack,

I am informing your office that in the FY2023 budget I was able to secure \$500,000 for North Brunswick Township. As you requested, this money is earmarked for the construction of a new pavilion.

Should you have any questions, please feel free to reach out to our office at 732-247-3999.

Best Regards.

Always at your service,

Assemblyman Joseph Daniels
17th Legislative District

