OVERSIGHT COMMITTEE MEETING

January 12, 2026

A meeting of the Borough of Caldwell's Oversight Committee was held at 11:30 AM on January 12, 2026 in the Firehouse OEM Office, 30 Roseland Avenue, Caldwell, New Jersey.

ATTENDEES: Councilman Daniolowicz, Councilman Brown, Councilman Jurgensen, Alex Palumbo, Tom Tucci, Joe Haines from Dass Haines Architecture and Tim Baumgarten (and two colleagues) from Matrix New World.

OBJECTIVES: To provide a status update on the renovations for 80 Bloomfield Avenue.

To discuss and finalize some of the design features for the Caldwell Carnegie Building (the Original Library Building)

80 BLOOMFIELD AVENUE PROGRESS UPDATE:

- Lots of coordination being conducted on the final details for the building.
- HVAC is 98% installed but not operational yet. (currently using temporary heat)
- Waterproofing in the basement is completed.
- Carpets are being installed, as well as vanities for the bathrooms.
- Trying to obtain a final move-in date. (Likely the end of February or early March)
- A test run and demonstration will be scheduled, after final installation of the HVAC system, to balance the thermostats and ensure that the VAV boxes and other accessories work properly. Mr. Palumbo and Jake Pohlman will be present for the demonstration and test run.
- Time clocks will be installed on the thermostats for heat and A/C.
- There will be a pre-install meeting scheduled for the generator.

CONSTRUCTION PROJECT FOR THE CALDWELL CARNEGIE BUILDING (aka Original Library Building),

268 Bloomfield Avenue, Caldwell

- Discussion of the name of the building. Should it be considered "the Caldwell Civic Center"? The committee asked for more time to brainstorm a possible new name for the building.
- Definition of the use of the building was identified as the following: meeting space for town organizations, arts and crafts events, event functions for the Town Green and a space to house historical items and artifacts for the Borough.
- A question was posed if a special insurance policy would need to be obtained for liability issues with outside parties using the space. Councilman Brown suggested looking at the history of the West Caldwell Civic Center to see how their space was utilized.

Site Plans for the Caldwell Carnegie Building:

Mr. Baumgarten provided an overview of some of the site plan features proposed for the property:

- The Flood Mitigation Package was submitted to FEMA, depicting a proposed swale that would lead a straight path from the uphill catch basin, where the existing culvert overflows first. It will disperse

into the lower parking lot, deterring water from the library. The swale will be made of earth with a bottom that will be constructed of "rip rap".

- The grades will have to be slightly lower than originally planned.
- Proposing stairs from the upper level on site to the lower level and a connecting driveway from the upper and lower parking lots.
- A small portion of the retaining wall has collapsed and will need to be stabilized.
- Intending to light the building on the exterior of the building from below and angling the lights toward the building to minimize light pollution.
- The new retaining wall will need to be extended so that it ties into the old retaining wall.
- Mr. Haines added that the site work for Phase One will be limited to the front of the building, the Provost Square side, and the portion of the building that is adjacent to the Town Green. Since there is other site work that needs to be done in the area, additional work for the rear of the building will have to be postponed until the next phase.
- Mr. Haines additionally mentioned that the plan calls for extending the platform area by the stairs in the front of the building.
- In the back corner of the building, a basement entry door is proposed.

Architectural Designs for the Caldwell Carnegie Building:

Mr. Haines provided an overview of the plans for the building:

- Based on the Structural and Mechanical Reports for the building, it was indicated that both existing HVAC units will need replacement. The plan proposes two replacement units to be placed on the rooftop and one unit to be installed in the basement, to be hung on a stand, so that it does not sit on the floor. They would recommend an efficient HVAC system; forced air, with four corner ducts.
- Planning to replace the roof.
- Installation of a small house-sized generator on the roof of the building.
- There is a small leak in one corner of the roof. The drain will need cleaning.
- Repositioning of downspouts for more effectiveness and possibly create additional overflows.
- Insulate the interior of building, including the original rafters.
- Repointing of some of the exterior brick of the building.
- Installation of a sprinkler system.
- Planting of some landscaping to soften the aesthetics by the front ramp.
- Sidewalk on side facing Provost Square will remain.

- BASEMENT PLANS
  - Closing every window except three in the back right corner.
  - One of the walls has split wood joists. They will need to add a steel beam for support.

- FIRST FLOOR
  - Every room on the plans labeled a "multi-purpose room".
  - Front ramp will be redesigned. Currently not ADA compliant, due to the grade of the slope.
  - The main entrance will be on the front left-hand side of the building.
  - The terrace door will be an additional means of egress but will remain locked most of the time.
  - A small electrical room is proposed with drop air and the installation of an exhaust fan for heat.
  - Two bathrooms proposed. One will be ADA compliant with a janitor's closet in between.
  - A water fountain will be installed.

- Proposing a wider hallway, approximately 7 ft. wide to allow for gathering areas outside of the multi-purpose rooms.
- Room #1 and Room #3 will be the main event rooms, with Room #2 considered as an overflow room. Proposing pocket doors for Rooms #1 and #3.
- Proposing LVT (luxury vinyl tile) that looks like wood throughout the first-floor space, except for the vestibule area and the bathrooms, which will be tiled. The LVT is water and scuff resistant and easily replaceable, if needed in the future.
- It was suggested that Councilwoman Hunkele select the stains and finishes for the flooring and walls.
- Focus should be placed on Room #1 and Room #3 as focal points. Some suggestions presented were exposing the beams on brackets and wrapping them, using stains instead of paint for finishes, and using old-fashioned fixtures like pendant lights that are sealed.
- 13 ft. ceilings are proposed for Rooms #1 and #3. An emphasis was stressed on making these two rooms cohesive.
- Room #2 is smaller and has more existing ductwork. An idea was posed to install high hat lighting or "pancake lights" with a dimmer switch for this room.
- The kitchen area will consist of a 3-compartment sink, an electric convection oven, a stainless-steel fridge, and a garbage receptacle.
- An attempt will be made to keep any existing archways and to re-center the doorways in the multi-purpose rooms.
- It was decided by the Committee Members that the first floor would not need any additional built-ins, wainscotting, or chair rails.
- Acoustic panels were discussed but vetoed by the Committee Members due to cost and the difficulty in making them inconspicuous in the rooms.
- Television monitors should be installed in each of the room, preferably one to provide historical information and one to used, as needed, for technical support for events. Mr. Haines noted that there is limited wall space, especially in Room #2.

- EXTERIOR OF THE BUILDING:
  - Emphasis on keeping the exterior of the building sleek and simple.
  - There is existing rib cover block on the Provost Square side. Proposing a stone-looking hard stucco, with underlying foam, utilizing the existing rib block to create drainage underneath. Two options were proposed: a lighter grey color for most of the building with stone cladding for a base on the bottom, in a darker color, or a lighter stone on the bottom and a simulation red brick on top.
  - Mr. Haines suggested metal storefront windows divided with panels on the Provost Square side and aluminum clad doors, to simulate what would have been the original look of the building.
  - Mr. Haines originally proposed a simpler look for the 1970s addition portion of the building that is adjacent to the Town Green, but was asked by Committee Members to install double windows matching the rest of the exterior for this part of the building as well, to keep the buildings charm and make the exterior look more uniform.
- Mr. Palumbo and Ray Sullivan would be consulted for information on placement of cameras, however, Committee Members stated that they would like to see at least one camera in each room.
- A speaker system should be installed, with electric that could extend into the Town Green. A few outlets should be installed by the bushes for easy access for holiday decorations. Additionally, the electric should be run to the flagpole area as well.

Overall Themes and Discussion Points for the Carnegie Building:

- An emphasis should be placed on trying to compliment the history of the building, while utilizing long-lasting materials and finishes.
- The plans should tie all the windows in the building together so that there is a cohesiveness that demonstrates the historic charm of the building.

Budget and Preliminary Time-Line for the Carnegie Building Project:

- Building is approximately 3200 sq. ft. @ approximately $365 per sq. ft. of construction, the cost would be $1,168,000. Mr. Haines cautioned the Committee Members that the realistic cost, since there is site work as well, would probably be around **$1,900,000 - $2,000,000.**
- Councilman Daniolowicz stated that he would like to try and keep the cost to approximately **$1,600,000.**
- A request was made to have the Site Plans, Architectural Plans, and Mechanical Plans all finalized by February 12th (one month), with the intention to have the Governing Body approve by Resolution, to go out to bid for the work at the February 17th Council Meeting. Awardment of the bid would take place no later than the April 7th Council Meeting, which would allow ample time for advertising and review of the bids.

The meeting concluded at 1:33 PM.

Respectfully Submitted,

Kim Conlon

Deputy Clerk