

State of New Jersey
Hazard Mitigation Grant Program
Letter of Intent



*Purchase and Installation of
Emergency Back-up Generators
(5% Initiative)*



City of Hoboken, N.J.

March 22, 2013

**State of New Jersey
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Letter of Intent**



Project Summary	
1. Applicant:	City of Hoboken
2. County:	Hudson, New Jersey
3. a. Project Eligibility: Did the municipality participate in the Multi-Hazard Mitigation Planning Process?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If no, does the municipality have its own multi-Hazard mitigation plan? <input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the mitigation strategy identified in your MHMP?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. a. Project Type:	<input type="checkbox"/> Flood Control <input type="checkbox"/> Acquisition <input type="checkbox"/> Elevation <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Other**
b. Describe Other:	5% Initiative – Purchase and Installation of Permanent Emergency Back-up Generators
5. a. Primary Point of Contact:	Stephen D. Marks, PP, AICP, CFM, LEED GA
b. Title:	Assistant Business Administrator
c. Address:	94 Washington Street, Hoboken, N.J. 07030
d. Phone:	(201) 239-6643
e. Fax:	(201) 420-2096
f. Email:	smarks@hobokennj.org
6. Is the community a small and impoverished community as defined by the State Hazard Mitigation Plan (reference)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. a. Does your jurisdiction participate in the NFIP?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. If so, does your jurisdiction participate in the Community Rating System (CRS)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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8. a. Do you have Flood Insurance?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. If so, is this a repetitive loss property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Cost Estimates*	Total Grant Request: \$1,332,750.00	<i>Local share: \$444,250.00</i>
\$1,777,000.00		
*Cost estimates are rough estimates that are subject to change. Cost estimate sources can include but are not limited to RS Means, contractor estimates, historical data, etc.		
10. Endorsement: I understand that the local share of project funding will be 25% of the total project cost and that we will contribute [x] all or [] seek funding elsewhere for the matching share of the mitigation project.		
Signed: <u>Dem Jim</u> Date: <u>3/22/13</u>		
Title: <u>Mayor</u>		

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Municipality Letter of Intent Instructions

1. **Applicant** - The applicant is a Municipality, Borough, City, Township or Private Non-Profit.

Municipality -- City of Hoboken

2. **County** - The name of the County the project is located in.

County of Hudson

3. **Project Eligibility** –

a. You are an eligible applicant if you, participated in a Multi-Hazard Mitigation Plan (MHMP).

Yes. (see attached resolution)

b. Please state if the project is identified as a mitigation action in the MHMP.

Yes. (see Hudson County All HMP initiatives: CH-18 on page 9.6-10

CH-14 on page 9.6.9

CH-16 on page 9.6.9

4. **Project Type** – (Please provide a brief description of the project, attach form if needed)

a. Identify mitigation project type (*5% Initiative – Purchase of Permanently Installed Generators*)

b. See page one for examples of other eligible mitigation projects

5. **List contact information for the primary point of contact.**

Stephen D. Marks, Assistant Business Administrator

City of Hoboken

94 Washington Street

Hoboken, N.J. 07030

6. **Check yes or no if this community is identified as impoverished.**

No.

7. a. Identify whether or not your community participate in the National Flood Insurance Program NFIP.

<http://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book>

Yes.

b. To verify if you community participate in CRS use the link below.

http://www.fema.gov/sites/default/files/orig/fema_pdfs/pdf/nfip/manual201105/content/19_crs.pdf

No.

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8. a. If the sub-applicant has flood insurance please check the box
b. Check box if the property is a repetitive loss property

9. Give an estimate of the project cost:

The engineer's estimate for the purchase and installation of permanent emergency back-up generators for critical community facilities is approximately \$1,777,000.00.

10. Endorsement – The cost share is 75% FEMA and 25% Applicant. The cost share can be in the form of in-kind or cash. Check if you will contribute all or seek funding elsewhere and sign.

The City of Hoboken will provide the 25% local match through either an in-kind (i.e. engineering services, design, construction administration and inspection) or cash.

Background

The City of Hoboken is located in Hudson County, New Jersey immediately across the Hudson River from mid-town Manhattan (New York City). According to the 2012 U.S. Decennial Census, the municipality has a population of 50,005 residents. There are 25,041 occupied households in the 1.275 square mile city. This includes over 12,000 condominium units mostly located in mid to high-rise mixed-use and residential buildings.

The city is bounded to the east by the Hudson River and the Upper New York Bay. To the south is New Jersey Transit's Hoboken Rail Yard and the "Downtown" neighborhood of Jersey City, N.J. with Route 78 and the Holland Tunnel. Immediately to the west are the Palisades cliffs, the "Heights" neighborhood of Jersey City, N.J. and the City of Union City, N.J. To the north is the Township of Weehawken with the Route 495 "Helix" leading to the Lincoln Tunnel.

Hundreds of years ago, Hoboken's "Castle Point" was an island outcrop surrounded by tidal wetlands until it was filled and developed by the first Europeans. The area was settled by Dutch and English colonist between 1633 and 1645. It became a self-governing township in 1849 and was incorporated as a city in 1855. Its grid-like roadway system was laid out in the early 1800s and its sewer system was constructed in the 1880s which still services the city to this day.

Topographically, the city resembles a bowl with higher elevations occurring along Castle Point and the Hudson River to the east and the Palisades Cliffs to the west. To the north and south

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are man-made structures including the Hoboken Rail Yards and the Hudson Bergen Light Rail tracks and embankment which are built at higher elevations than the center of the city.

Hurricane Sandy

On October 27, 2012 Governor Chris Christie declared a State of Emergency for the State of New Jersey in advance of Hurricane Sandy. On October 28, 2012 President Barack Obama issued an Emergency Declaration for the State of New Jersey and the City of Hoboken issued a mandatory evacuation order for the occupants of all ground level housing units. On October 29, 2012 at approximately 8:45 p.m. an estimated five-hundred-million (500,000,000) gallons of water from the Hudson River breached the shoreline and flooded the central and western portions of the city.

After the storm surge, all three electrical substations in Hoboken were flooded and most homes and businesses in the city lost electrical power. Critical community facilities were flooded and severely damaged, including the Hoboken University Medical Center ("HUMC"), three out of four of Hoboken's Fire Houses, the city's Department of Public Works ("DPW") garage and the city's Multi-Service Center which houses public health, social service, nutritional and recreation programs for elderly, disabled and low-income residents.

In all, it is estimated that over 1,750 ground level households and businesses were severely flooded. It took nearly 5 days for the waters to recede throughout the city and over a week for electricity to return to the more than 21,000 accounts that were without power. The Fire Department did not return to its damaged headquarters or fire stations for 10 days. It took over a month for the municipal DPW garage to be operational and the city's Multi-Service Center is still out of service.

Scope of Work

- ◆ **Purpose of project:** The City of Hoboken wishes to purchase and install natural gas fed permanent back-up generators for critical community facilities to deliver emergency and municipal services, without interruption, during power outages or disaster events. The project is consistent with the Hudson County All Hazards Mitigation Plan.

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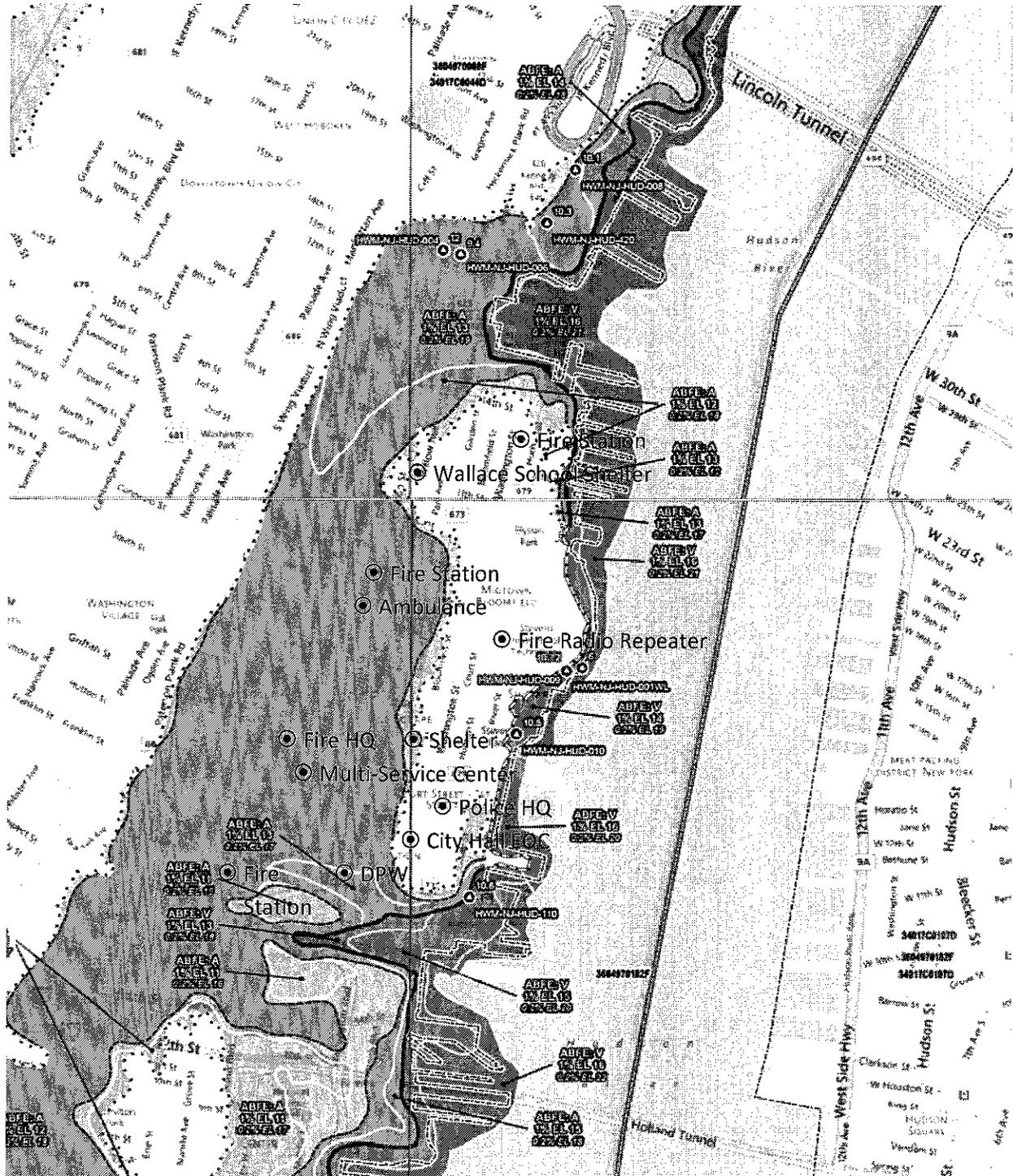


Figure 1 - Advisory Base Flood Elevation Map "ABFE" of Hoboken with approximate location of critical community facilities.

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- ◆ **Clear, concise description of the proposed project:** The City of Hoboken wishes to install permanent back-up emergency generators at critical community facilities. The city will work with its municipal engineers to install natural-gas fed generators above the Base Flood Elevation (“BFE”) at each location.

- ◆ **Identification of properties to be mitigated:**
 - Ambulance Squad, 707 Clinton St.;
 - City Hall/Emergency Operations Center, 94 Washington Street;
 - Fire Department Headquarters, 201 Jefferson Street;
 - Fire Department Radio Repeater, Stevens Institute of Technology
 - Fire Station, 1313 Washington St.;
 - Fire Station, 801 Clinton St.;
 - Fire Station, 501 Observer Highway;
 - Hoboken Shelter, 300 Bloomfield St.
 - Multi-Service Center, 124 Grand St.;
 - Police Department Headquarters, 106 Hudson St.;
 - Police Department Radio Repeater, 5 Marineview Plaza
 - Public Works Garage, 256 Observer Highway; and
 - Wallace School Shelter, 1100 Willow Ave.

- ◆ **Outcomes:** After the installation of the permanent emergency back-up generators, Hoboken’s critical community facilities will be able to function, operate and deliver important emergency and municipal services through power outages and disaster events. The entire city of 50,000 residents will benefit through the un-interrupted delivery of necessary services during disasters.

- ◆ **Identification of the hazards to be addressed:** The City of Hoboken suffered a tremendous blow not just from the flooding that Hurricane Sandy brought, but the widespread power outages which persisted for over a week after the storm. Police, fire and other emergency and municipal services related to rescue and recovery were severely hampered by the lack of electrical power. Installation of permanent emergency back-up generators will allow emergency first responders and recovery operations to function through any power outage.

- ◆ **Location within the community and/or geographic extent of the project:** Hoboken’s critical community facilities are spread-out throughout the city. The entire city is a densely populated urban landscape characterized by mid-rise and high-rise residential buildings. Many buildings are mixed-use with ground level retail establishments.

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Ambulance Squad, 707 Clinton St.; Longitude: (40°44'45.14"N); Latitude: (74° 1'58.67"W)
City Hall/EOC, 94 Washington St.; Longitude: (40°44'14.10"N); Latitude: (74° 1'53.23"W)
Fire Dept. HQ, 201 Jefferson St.; Longitude: (40°44'24.52"N); Latitude: (74° 2'15.76"W)
Fire Dept. Radio, Stevens Institute; Longitude: (40°44'33.93"N); Latitude: (74° 1'38.82"W)
Fire Station, 1313 Washington St.; Longitude: (40°45'10.03"N); Latitude: (74° 1'33.30"W)
Fire Station, 801 Clinton St.; Longitude: (40°44'48.88"N); Latitude: (74° 1'57.62"W)
Fire Station, 501 Observer Highway; Longitude: (40°44'13.05"N); Latitude: (74° 2'22.73"W)
Hoboken Shelter, 300 Bloomfield St. Longitude: (40°44'25.15"N); Latitude: (74° 1'52.66"W)
Multi-Service Center, 124 Grand St.; Longitude: (40°44'21.93"N); Latitude: (74° 2'11.32"W)
Police Dept. HQ, 106 Hudson St.; Longitude: (40°44'15.88"N); Latitude: (74° 1'47.94"W)
Police Dept. Radio, 5 Marineview Plaza; Longitude: (40°44'14.96"N); Latitude: (74° 1'45.55"W)
DPW Garage, 256 Observer Highway; Longitude: (40°44'11.10"N); Latitude: (74° 2'4.12"W)
Wallace School shelter, 1100 Willow Ave. Longitude: (40°45'4.06"N); Latitude (74° 1'51.59"W)

- ◆ **Feasibility and effectiveness:** The City of Hoboken will commission licensed professional engineers to design permanent emergency back-up generators above the base flood elevation ("BFE") for each respective facility. Exhibit C-1 is an engineer's cost estimate from Boswell Engineering detailing which type of generator is appropriate for each facility based upon size and type of use.

- ◆ **Alternatives considered:** Approximately 1,750 ground level housing units were flooded during Hurricane Sandy. All three electrical substations were flooded and severely damaged during the disaster causing power losses to over 20,000 households.
 1. The city has considered requesting "Blue Acres" funds from the State of New Jersey to buy-out ground level housing units in the flood hazard area. According to the 2010 U.S. Decennial Census, the median household value in Hoboken was approximately \$567,700. It would cost \$992,250,000 to buy-out these homes.

 2. The city is actively considering designing and installing a floodwall system to keep future storm-surges from breaching the coastline and penetrating the city. The approximate cost of such a system is over \$44,000,000.

 3. The city has applied for \$60,000,000 to acquire open space which can be utilized for minor flood reduction projects to reduce stormwater run-off and area flooding.

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4. The city has considered requesting funding on behalf of the 1,750 flooded homeowners for the increased cost of compliance (“ICC”). If each of the households were to receive \$30,000 to floodproof their homes, it would cost \$52,500,000.

5. The city is supporting the HMGP request for \$20,000,000 to install four wet weather pump station in Hoboken to reduce local flooding.

6. The city is actively considering the installation of stormwater retention system improvements through “Green Infrastructure” (i.e. green roofs, cisterns, rain gardens, tree pits, porous pavers, etc.) to reduce run-off and flooding. In fact, the city is submitting an HMGP Letter of Intent to make stormwater improvements at city hall and at key intersections around the city. This effort will require a comprehensive citywide approach to make a significant improvement.

- ◆ **Environmental and Cultural Resources consideration:** The permanent emergency back-up generators will be installed on existing municipal buildings and community facilities. It is not anticipated that the generators will adversely impact cultural or environmental resources. The city will use the U.S. Secretary of the Interior’s guidelines for historic sites for those resources which are considered historic.
- ◆ **Maintenance assurances:** The City of Hoboken will take full responsibility for the operation and maintenance of the newly installed emergency back-up generators.
- ◆ **Special project components:** The City of Hoboken will utilize standard natural-gas fed generators which are commonly used for critical infrastructure.
- ◆ **Other projects:** There are no other projects which are currently being implemented that would affect the proposed project.

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EXHIBITS

- ◆ COH-1: Hoboken City Council Resolution Adopting the Hudson County Multi-Jurisdictional Multi-Hazards Mitigation Plan, approved on January 16, 2013.
- ◆ COH-2: Boswell Engineering Estimate for Permanent Back-up Generators.

Introduced by: Ray B...
Seconded by: J...

CITY OF HOBOKEN
RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE ADOPTION OF THE
HUDSON COUNTY MULTI-JURISDICTIONAL
MULTI-HAZARDOUS MITIGATION PLAN**

WHEREAS, all of Hudson County has exposure to natural hazards that increase the risk to life, property and environment and the County's economy; and

WHEREAS, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS, a coalition of Hudson County municipalities with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Hudson County; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerabilities to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken that the City of Hoboken agrees to the following:

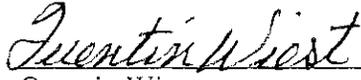
1. Adopts in its entirety, Volume I; Volume II, Section 8, the City of Hoboken jurisdictional annex (Section 9.6) and appendices of Volume II of the Hudson County Multi-Jurisdictional Multi-Hazard Mitigation Plan (the "Plan").
2. Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
3. Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
4. Will continue its support of the Mitigation Planning Committee as described within the Plan.
5. Will help to promote and support to mitigation successes of all participants in this Plan.

6. Will incorporate mitigation planning as an integral component of government and partner operations.

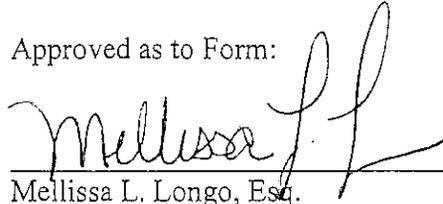
Date of Meeting: January 16, 2013

Reviewed:

Approved as to Form:



 Quentin Wiest
 Business Administrator



 Melissa L. Longo, Esq.
 Corporation Counsel

Councilperson	Yea	Nay	Abstain	No Vote <i>Absent</i>
Ravi Bhalla	✓			
Theresa Castellano	✓			
Jen Giattino	✓			
Elizabeth Mason				✓
David Mello	✓			
Tim Occhipinti	✓			
Michael Russo	✓			
President Peter Cunningham	✓			

A TRUE COPY OF A RESOLUTION ADOPTED BY
 THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
 AT A MEETING HELD ON: JAN 16 2013



 CITY CLERK



BOSWELL McCLAVE ENGINEERING
330 PHILLIPS AVENUE - SOUTH HACKENSACK, NJ 07606
PRELIMINARY COST ESTIMATE

Project: Emergency Equipment - Natural Gas Generators
 Municipality: City of Hoboken
 County: Hudson County
 Calculated by: REM
 Checked by: JAP

Job No: HO-478
 Date: 2/1/2013
 Revised: 3/22/2013

Note: All generators proposed below are natural gas generators

Item #	Description	Unit	Plan Quantity	If & Where Directed	Total Quantity	Unit Cost	Total Cost
1	200kW Backup Generator - City Hall	Unit	1		1	\$175,000.00	\$ 175,000.00
2	200 kW Backup Generator - Police Headquarters	Unit	1		1	\$175,000.00	\$ 175,000.00
3	100 kW Backup Generator - Fire Dept. Headquarters	Unit	1		1	\$125,000.00	\$ 125,000.00
4	75 kW Backup Generator - Fire Dept. Ladder Co. 1	Unit	1		1	\$90,000.00	\$ 90,000.00
5	75 kW Backup Generator - Fire Dept. Ladder Co. 2	Unit	1		1	\$90,000.00	\$ 90,000.00
6	75 kW Backup Generator - Rescue Company 1	Unit	1		1	\$90,000.00	\$ 90,000.00
7	75 kW Backup Generator - Public Works Facility	Unit	1		1	\$90,000.00	\$ 90,000.00
8	300kW Backup Generator - Multi-Service Center	Unit	1		1	\$250,000.00	\$ 250,000.00
9	50kW Backup Generator - Radio Repeater*	Unit	2		2	\$60,000.00	\$ 120,000.00
10	75kW Backup Generator - Hoboken Ambulance Squad	Unit	1		1	\$90,000.00	\$ 90,000.00
11	100kW Backup Generator - Hoboken Shelter	Unit	1		1	\$125,000.00	\$ 125,000.00
12	100kW Backup Generator -Wallace School	Unit	1		1	\$125,000.00	\$ 125,000.00

Subtotal: \$ 1,545,000.00
 SAY: \$ 1,545,000.00
 +15% Contingency: \$ 232,000.00
TOTAL: \$ 1,777,000.00

*Police Department radio repeater on roof of Marineview Plaza; Fire Department radio repeater on roof of Stevens Institute of Technology