



Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee
November 22, 2021

Agenda

- Construction & Procurement Update
- Schedule Update
- Budget Update
- Borough Hall Administration & Public Safety Operations During Construction

Construction & Procurement Update

Completed since July

- ✓ Erect Steel for Front and Rear Additions
- ✓ Rear Addition Steel Welding and Inspections
- ✓ Footings & Foundation Work for Front Addition
- ✓ Front and Rear Upper-level Concrete Decking
- ✓ Interior Demolition of Lower Level
- ✓ Asbestos Remediation
- ✓ Materials Contracted: HVAC, Roofing, Elevator, and Exterior Framing Materials

In Progress

- Elevator Block Work
- Front Addition Steel Welding and Inspections
- Upper-Level Interior Partition Framing
- Materials Procurement: Windows

Looking Ahead

- Rear Addition Exterior Wall Framing
- Front Addition Concrete Entry
- Front Addition Exterior Wall Framing
- Demolish Existing Roof. New Parapet Framing
- Existing Building Interior and Exterior Framing
- Plumbing and Electrical Rough-In



Lower-Level Demolition Completed



Upper-Level Interior Framing In Progress



Steel Supports and Decking at Front Addition

Front Addition Steel and Elevator Shaft Block



New Waterproofing Along Existing Building



Rear Addition Concrete Deck Pour



Schedule Update

Construct Rear Addition: December 2020 – June 2023

Foundations – Above Grade Masonry – Steel Framing/Pour 2nd Floor – **Frame & Sheath Exterior Walls** – Roof – Fire Stairs Installation – Exterior Finishes & Windows – Interior Fit Out

Construct Front Addition: April 2021 – June 2023

Foundations – Above Grade Masonry/Elevator Shaft – Steel Framing/Pour 2nd Floor Deck – Frame & Sheath Exterior Walls – Entry Stairs Installation – Elevator Installation – Roof – Exterior Finishes & Windows – Interior Fit Out

Exterior Envelope/Interior Remodel: April 2021 – June 2023

Replace Roof – Exterior Finishes & Windows – Asbestos Remediation – First Floor Demo – **First Floor Walls** – First Floor Ceilings – Finishes – Fixtures – Second Floor Demo – **Second Floor Walls** – Second Floor Ceilings – Finishes – Fixtures

- **The schedule has been updated to reflect a projected June 2023 move-in date primarily due to availability of skilled labor**
- **The construction team is meeting weekly to review staffing, schedule, and material costs**

Budget Update

Project Budget through 10.31.21

Total Budget	Expenses	Encumbered	Balance
\$4,539,000	(\$981,148)	(\$351,830)	\$3,182,022

Project Contingency

Contingency Initial	Contingency 5.31.21	Net Changes Since 5.31.21	Contingency Current	Description of Key Changes Since 5.31.21
\$89,110	\$93,193	-\$57,846	\$35,347	<ul style="list-style-type: none"> - Unexpected asbestos abatement - Steel and stairs/railings cost increases - 420 Boulevard lease extension + Roofing cost savings + Federal funding for HVAC upgrades

- Total budget increase of \$24K due to federal (American Rescue Plan) funding of HVAC upgrades

Borough Hall Administration & Public Safety Operations During Construction

Borough Hall Administration

Borough Administration has relocated to 420 Boulevard for the duration of the project

Public Meetings

Borough Council, Planning Board and Zoning Board are reviewing plans for returning to in-person meetings

Mountain Lakes Police Department

The Police Department has relocated to 420 Boulevard and to a trailer facility at 400 Boulevard

ML Volunteer Fire Department

The Fire Department will remain at 400 Boulevard for the foreseeable future

Thank You