



Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee  
April 11, 2022

---

# Agenda

---

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

# Construction & Procurement Update

## Completed since December

- ✓ Existing Roof Demolition
- ✓ New Parapet Framing
- ✓ Prep for New Roof and HVAC Curb Installation
- ✓ Lower-Level Floor Grinding
- ✓ Elevator Block Work Substantially Completed
- ✓ Front Addition Steel Welding and Inspections
- ✓ Upper-Level Interior Partition Framing Substantially Completed
- ✓ Lower-Level Partition Lay-out
- ✓ Materials Contracted: Windows

## In Progress

- Roof Installation
- Lower-Level Interior Partition Framing
- Plumbing and Electrical Rough-In
- Window and Door Fabrication
- Procurement: Exterior Finishes Package (bids due April 14<sup>th</sup>)
- Procurement: Finalizing Lighting Package

## Looking Ahead

- Pour Front Addition Concrete Floor
- Exterior Wall Framing
- Exterior Finishes Mock-up and Installation
- Window and Exterior Door Delivery
- HVAC Ductwork and Equipment Delivery and Installation

# Roof Demolition and Prep Work Completed



# New Roof Deck, Framing, and New Roofing Material



# Elevator Blocking and Exterior Framing



# Exterior Framing and New Parapet



# New Second Means of Egress



# Interior Framing and Rough-In in Progress



# Schedule Update

## Construct Rear Addition: December 2020 – June 2023

Foundations – Above Grade Masonry – Steel Framing/Pour 2<sup>nd</sup> 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

# Budget Update

## Project Budget through 3.31.22

Total Budget	Expenses	Encumbered	Balance
\$4,539,000	(\$1,533,000)	(\$538,000)	\$2,468,000

## Project Contingency

Contingency Initial	Contingency Projected	Key Changes (cumulative)
\$89,000	(\$67,000)	<ul style="list-style-type: none"> <li>- Steel, stairs/railings, and other material cost increases</li> <li>- <b>Additional work: steel; stair exit footing; storm &amp; roof drains</b></li> <li>- Unexpected asbestos abatement and excavation issues</li> <li>- COVID-related HVAC upgrades</li> <li>- 420 Boulevard lease extension</li> <li>+ Roofing cost savings</li> <li>+ Sunshade design change</li> <li>+ Federal funding for HVAC upgrades</li> <li>+ <b>Demo equipment savings</b></li> </ul>

# Budget Update (continued)

- The construction team meets weekly to review staffing, schedule, and material pricing – with a focus on minimizing cost and delivering quality work
- Supply chain issues, materials cost increases, and a tight skilled labor market are challenges that the team is working to manage
- The project's current budget projection remains close to the original project budget
- Budget projections are updated monthly and will continue to be shared regularly throughout the duration of the project

# 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 has returned to in-person meetings at Mountain Lakes High School
- Planning Board and Zoning Board are continuing to meet virtually

## 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**