



Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee
September 28, 2022

Agenda

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

Construction & Procurement Update

Completed since April

- ✓ Roof Installation
- ✓ HVAC Roof Curbs, Ductwork and Piping Penetrations
- ✓ HVAC Equipment Delivered & Installed (OAU-1 & Miscellaneous Air Handling Equipment)
- ✓ Exterior Wall Framing & Sheathing
- ✓ Elevator Cab & Equipment Delivered and Preparations for Elevator Installation
- ✓ Front Addition Concrete Floor and Sally Port Floor (Including new Radiant Heating System)
- ✓ Interior Partition Framing
- ✓ Permanent Power Connection Completed
- ✓ Value Engineering of Upper-Level Lighting

In Progress

- Exterior Window & Door Delivery
- HVAC Interior Ductwork (Currently 90% Complete)
- Plumbing Rough-In (Currently 90% Complete)
- Electrical Rough-In (Currently 90% Complete)
- Sanitary Sewer Connection
- Sheet Rock Installation

Looking Ahead

- Exterior Window & Door Installation
- Exterior Finishes Systems (Stucco, Stone & Wood) Installation
- Elevator Equipment & Infrastructure Installation
- Low Voltage Fire, Security, Police & AV Wiring
- HVAC Roof Top Units 1 (Dec '22), 2 (Jan '23), 3 (Mar '23) Delivery and Installation

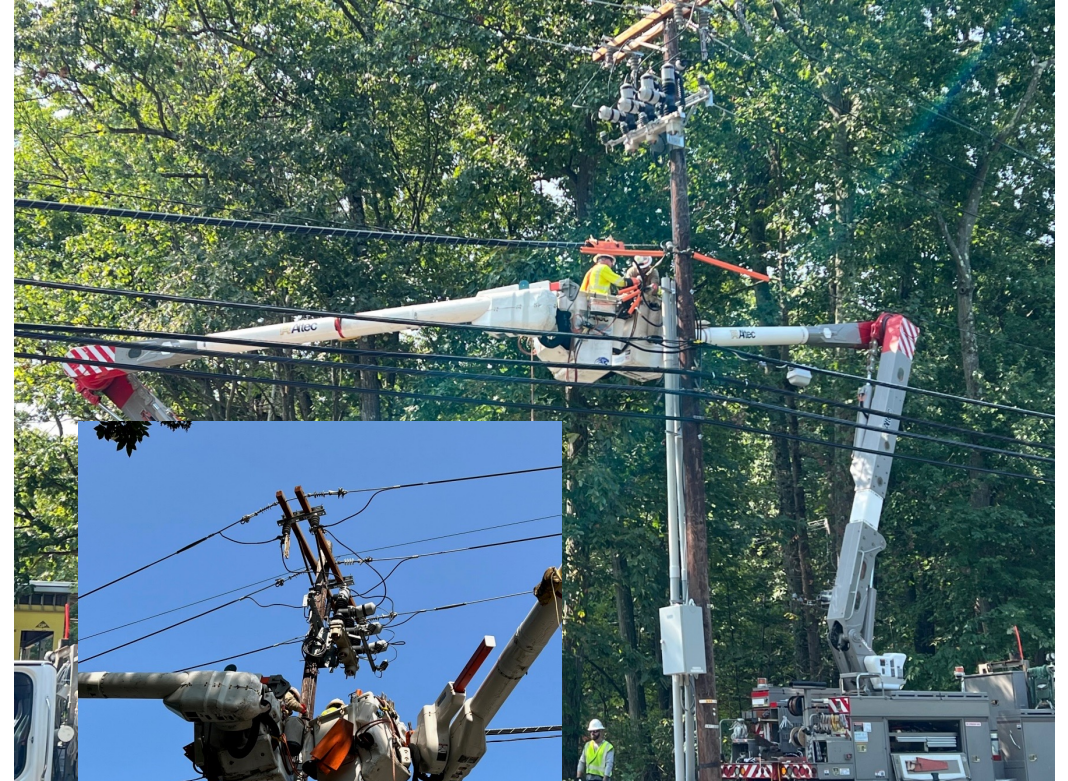
Roof & Equipment Installation



Exterior Framing & Sheathing



Electrical Rough-In & Power Connected



HVAC Ductwork Interior Installation & Plumbing Rough-In



New Egress at Rear-Side of Building



Interior Partitions & Sheetrocking



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 Windows & Finishes** – **Rough-Ins & Equipment Installation** – 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 – Roof – Entry Stairs Installation – **Elevator Installation** – **Exterior Windows & Finishes** – **Rough-Ins & Equipment Installation** – Interior Fit Out

Exterior Envelope/Interior Remodel: April 2021 – June 2023

Replace Roof – Asbestos Remediation – First & Second Floor Demo – Frame First Floor Walls – Frame Second Floor Walls – **Exterior Windows & Finishes** – **Rough-Ins & Equipment Installation** – Interior Fit Out

 Work Completed
 **Work In Process**
 Work To Be Completed

Budget Update

Project Budget through 8.31.22

Total Budget	Expenses	Encumbered	Balance
\$4,539,000	(\$2,325,000)	(\$433,000)	\$1,781,000

Project Contingency

Contingency Initial	Contingency Projected	Key Changes (cumulative)
\$89,000	(\$73,000)	<ul style="list-style-type: none"> - Steel, stairs/railings, and other material cost increases - Additional work: steel; stair exit footing; storm & roof drains; sanitary sewer installation - Unexpected asbestos abatement and excavation issues - COVID-related HVAC upgrades - 420 Boulevard lease extension + Roofing cost savings + Sunshade design change + Federal funding for HVAC upgrades + Demo equipment savings + Metal Stud Walls

Budget Update (continued)

- The construction team meets twice a month 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
- Current budget projections remain very close to the original budget; budget projections are updated monthly

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 and Planning has returned to in-person meetings at Mountain Lakes High School
- Zoning Board is 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