



1Q 2021 Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee

March 22, 2021

Agenda

- Construction Update
- Schedule
- Budget Update
- Borough Hall Administration & Public Safety Operations During Construction
- Updated Exterior Elevations
- HVAC Upgrade

Construction Update

Completed

- ✓ Excavation for Back Addition
- ✓ Footings for Back Addition
- ✓ Foundation Walls for Back Addition
- ✓ Slabs for Back Addition
- ✓ Demolition of Former Council Chambers
- ✓ Demolition of Former Board of Education Space
- ✓ Utility Work under Back Parking Lot
- ✓ Drainage Work under Back Parking Lot

In Progress

- Masonry Block Walls for Back Addition
- Materials Procurement
- Preparation for Borough Hall Administration move to 420 Boulevard

Next Steps

- Borough Hall Administration Move to 420 Boulevard
- On-Going Construction of Back Addition
- On-Going Interior Demolition
- Excavation for Front Addition



Breaking Ground! Excavation for Back Addition



Footings for Back Addition



Foundation Walls for Back Addition



Slabs for Back Addition



Demolition of Former Council Chambers



Demolition of Former Board of Education Space

Schedule: December 2020 – August 2022

Construct Rear Addition: December 2020 – December 2021

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

Construct Front Addition: April 2021 – May 2022

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

Exterior Envelope/Interior Remodel: April 2021 – August 2022

Replace Roof – Exterior Finishes & Windows – 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 Expenses through 2.28.21

Total Budget	Expenses	Encumbered	Balance
\$4,513,000	\$293,633	\$149,971	\$4,069,396

Borough Hall Administration & Public Safety Operations During Construction

Borough Hall Administration

- Relocate to 420 Boulevard
- 1st or 2nd week of April moving date

Public Meetings

- Continue virtual meetings in the near-term
- Assess alternative locations in preparation for return to in-person meetings

Mountain Lakes Police Department

- Remain on-site in the near-term

ML Volunteer Fire Department

- Remain on-site in the near-term



Updated Exterior Elevations

HVAC Upgrade

In consultation with the project architect and mechanical engineer, the committee recommended modifications to the building's HVAC System design in response to the continuing Covid-19 pandemic:

Roof Top Unit (RTU) "Purge Cycle" (No Additional Upfront Cost):

- One Hour Cycle as Required.

Enhanced MERV 13 Filter Maintenance on RTUs (Additional +/- \$2,000 Annually):

- Upgrade to Monthly vs. Quarterly Maintenance

Heat Pump - Needlepoint Biopolar Ionization (Additional +/- \$2,200 Upfront Cost):

- Two Test Units in Public Spaces

RTUs - Catalytic Air Cleaning System (Additional +/- \$20,000 Upfront Cost):

- Add System to the Three Roof Top Air Handling Units

The Committee recommended approving these upgrades with the understanding that these expenses will be covered by 1) federal COVID aid, 2) project savings, or 3) the additional allocation of funds.

Thank You