



2Q 2021 Project Update

Borough Hall & Public Safety Infrastructure Advisory Committee

June 28, 2021

Agenda

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

Construction Update

Completed this Quarter

- ✓ Masonry Block Walls for Rear Addition
- ✓ Install Metal Door Frames in Rear Addition
- ✓ Rear Addition Structural Steel Delivery
- ✓ Preparations to Erect Steel
- ✓ Interior Demolition of 2nd Floor
- ✓ Removal of Existing Air Handling Equipment
- ✓ Upper-Level Floor Grinding / Leveling
- ✓ Front Entry Demo & Front Addition Excavation
- ✓ Borough Admin Move to 420 Boulevard
- ✓ ML Police Department Move-Out

In Progress

- Rear Addition Construction
- Footings & Foundation Work on Front Addition
- Procurement of Front Addition Structural Steel
- Interior Demolition of 1st Floor
- Removal of Attic Insulation in Preparation for Roof Removal
- Materials Procurement: HVAC, Roofing and Windows

Next Quarter

- Erect Rear Addition Steel
- Exterior / Interior Wall Framing on Rear Addition
- Rear Addition Fire Stair Procurement
- Completion of Footings & Foundations for Front Addition
- Front Addition Structural Steel Delivery
- Interior Framing for New Partitions in Existing Building



Masonry Block Walls for Rear Addition



Masonry Walls for Rear Addition – 1st Floor Complete



Front Addition Construction Begins

Front Addition - Excavation & Prep for Slabs



Interior Demolition



2nd Floor Demo Complete & Grinding/Leveling Floors



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 – Fire Stairs Installation – 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 – Entry Stairs Installation – 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

- The project is currently on-track for August 2022 completion
- The availability of skilled labor and post-Covid material pricing are being monitored as potential issues
- The construction team is meeting weekly to review staffing, schedule and material costs

Budget Update

Project Expenses through 5.31.21

Total Budget	Expenses	Encumbered	Balance
\$4,515,000	(\$503,663)	(\$225,420)	\$3,785,917

Project Contingency through 5.31.21

Initial Contingency	Net Changes	Description of Key Changes	Current Contingency
\$89,110	+\$4,083	<ul style="list-style-type: none"> - Unforeseen Site Issues (Rear Addition) - HVAC Upgrades (COVID-related) - Additional Steel & Steel Price Increase - 420 Blvd Lease Extension & Prep Work + Elimination of Sun Shades + Preliminary Architect Design (Balance). 	\$93,193

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 meetings will be held in-person starting in July at the Mountain Lakes High School Media Center
- Planning Board and Zoning Board are reviewing plans for returning to in-person meetings

Mountain Lakes Police Department

- The Police Department is in the process of relocating to 420 Boulevard and trailer facilities at 400 Boulevard

ML Volunteer Fire Department

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

Thank You