

CANCER PAVILION PROJECT

MONTHLY REPORT FOR FEBRUARY 2021

February 22, 2020

PROJECT DEVELOPMENT OVERVIEW

- Ownership of the site was transferred to the development entity, Cancer Pavilion Redevelopment Associates LLC, a wholly owned subsidiary of New Brunswick Development Corporation, as part of the overall project closing on January 7, 2021.

DESIGN

- Final Site Plan approval for the project was granted by the New Brunswick Planning Board at a public meeting held on January 12, 2021.
- Design Development architectural and engineering drawings were issued by the design team on January 31, 2021 for review by the project team. Design Development-level drawings were also issued for a comprehensive equipment program for the building as well as for furnishings and audio-visual equipment.
- The project team is planning for the issuance of early construction drawing packages for footings and foundations as well as structural drawings.

PERMITS & APPROVALS

The following reviews, permits and approvals have been obtained:

- ***Freehold Soil Approval***
- ***Preliminary & Final Site Plan Approval, New Brunswick Planning Board***
- ***Sidewalk Closure Permit, City of New Brunswick***
- ***FAA Approval***
- ***City of New Brunswick Technical Advisory Committee Review***
- ***Redeveloper Designation & Agreement, MCIA***

ENVIRONMENTAL ACTIVITIES

The following activities were completed or are underway with respect to site environmental investigation and remediation for the project:

- All construction and development will be performed in accordance with all relevant NJDEP regulations.
- The site has an active NJDEP SRP case covering the entire site. Prior to the reopening of the building as the Lincoln Annex School in 2016, three (3) on-site USTs were excavated and the

asbestos material on the interior portion of the building was abated under the direction of a LSRP. The historic fill was determined to be capped in place and a deed notice was recorded on February 2016.

- It is expected that the historic fill on site will be excavated and removed under the oversight of a LSRP, given the depth of the basement planned for the building.

SITE DEVELOPMENT ACTIVITIES

The following activities were completed or underway with respect to site development for the project:

- **Demolition:** Pre-demolition activity continues with asbestos abatement on the building's exterior and most utilities having been disconnected from the existing structure. The contractor will be cutting and capping water and sewer service lines to the existing building. Demolition on the existing structure will commence once abatement has been completed and all utilities disconnected.
- **Relocation of Electric Service Lines:** Discussions continue with PSE&G regarding the relocation of overhead electric lines as well as utility connections to the building. Engineering for the overhead relocation plan is being finalized.
- **Site Logistics Plan:** The project team is finalizing the construction logistics plan with the City.

CONSTRUCTION

The following is the current tracking on subcontractors hired as of January:

- Of the initial subcontractors hired, 6 are considered minority owned businesses and 7 are considered women-owned businesses. The value of the total services is \$3.37 million, of which \$1.19 million is associated with minority owned businesses and \$400,000 is associated with women owned businesses.

PROJECT BUDGET

Overall Estimated Project Budget:	\$750,000,000	(as of Schematic Design)
Total Invoices Paid or Incurred to Date:	\$ 67,400,000	

PROJECT SCHEDULE

Major Project Schedule Milestones:	March 2021	Commence Demolition
	July 2021	Commence Excavation
	April 2022	Commence Structure
	January 2023	Building Enclosed
Substantial Completion:	July 2024	