

CANCER PAVILION PROJECT

MONTHLY REPORT FOR JANUARY 2021

January 25, 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.
- Final Site Plan approval for the project was granted by the New Brunswick Planning Board at a meeting held on January 12, 2021.

DESIGN

- Design Development drawings will be issued by January 31, 2021. The project architect has continued to engage the many user groups from the Cancer Institute as it completes this phase of building design. They have also continued to refine the equipment program for the building. The Construction Drawing phase will commence in February. The first construction drawing packages to be complete will include footings and foundations together with structural drawings.

PERMITS & APPROVALS

The following reviews, permits and approvals have been obtained:

- ***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:

- Mobilization on site has commenced. Asbestos abatement activities on the building's exterior have started. Upon completion of abatement work, demolition will commence.
- Discussions continue with PSE&G regarding the relocation of overhead electric lines as well as utility connections to the building.

CONSTRUCTION

- Following is the current tracking on subcontractors hired to date:
 - 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:	\$63,600,000	

PROJECT SCHEDULE

Major Project Schedule Milestones:	January 2021	Complete Design Development
	July 2021	Commence Excavation
	April 2022	Commence Structure
	January 2023	Building Enclosed
Substantial Completion:	July 2024	