

Referendum Building Committee Report - 10/10/18

The Referendum Building Committee had its third meeting with MAST and FKA last Wednesday, October 10. Attendees were representatives from MAST, FKA, Dr. Mucci, Mr. Borgo, Mr. Prusina, Ms. Goldthwaite, Dr. Gentul, and Mrs. Cipriano-Spoto. Rich Mancuso and Joe Chang also attended at the invitation of the Committee.

Ted Domuracki, MAST's President and Principal in Charge and Troy Marzziotti, Vice President, are here tonight.

As a reminder, the committee was formed to attend regular meetings with MAST and FKA, provide progress reports to the Board and community, evaluate recommendations and present them to the Board for approval when time allows, and to make time-sensitive decisions on behalf of the Board when necessary.

The purpose of last week's meeting was to review MAST's recommendations developed in conjunction with FKA for eliminations of scope, value engineering and bid alternates in preparation for the new bid for Phase I of the referendum. We discussed the recommendations in detail, made some additional changes and prepared our final recommendation for the Board.

We will be seeking the Board's approval this evening to move forward with this bid package recommendation.

In developing their recommendation, MAST revised the components of the budget based on the high bids received in May for Wildwood and Briarcliff Phase I. The budget also maintains a 10% construction contingency and the addition of a 2% soft cost contingency.

MAST also laid out a project schedule (which I will review in more detail later) and a bid strategy, which we collectively believe will generate aggressive bids with the possibility of recovering a portion of the high bids received for WW and BC Phase I last May. While there are no guarantees, factors that will help drive more aggressive bids include:

- The new bid will combine the Phase I projects for WW, BC and the HS, which represent approximately 76% of the overall referendum projects. The larger size of the bid package is expected to attract a greater number of bidders and bigger contractors.
- The target date to go out to bid is January 9, 2019, which coincides with when contractors are building their book of business for the summer.
- The bid-to-award period will be extended to two months, which allows bidders to make site visits and see first-hand the projects' constructability and sites' accessibility for staging despite the complexity of the design plans. The longer window also allows time to respond to requests for additional information.
- The original bid specs included all soft costs other than the architect's fees. Soft costs include: permits, environmental engineers, third party testing, utility tie-ins, etc. The new bid will exclude soft costs from the contractors and will be negotiated

directly by the district but still paid from referendum funds. This change removes cost uncertainty for the contractors.

As a reminder, the original Phase I projects are as follows:

- At Wildwood the
 - Kitchen and cafeteria renovations and additions
 - New security vestibule, main office addition and renovation, and replacement of windows on the wheel (the latter is already underway)
- At Briarcliff
 - Renovation of the 6th grade science lab, creation of a new maker space, adding a Lake Drive office and converting the home economics room to a classroom
 - Kitchen and cafeteria renovations and additions
 - Relocation of the main office and conversion of that space to a classroom
- MLHS
 - Addition of 12 classrooms and 3 small group instruction rooms, and new front entrance, office and security vestibule.

Based on the revisions to the budget noted above, the Referendum Building Committee is recommending the following eliminations of scope and value engineering, which will reduce costs by \$3.3 million. Approximately, \$1.5 million of the cost reductions represent items that will have little to no impact on the educational and safety and security improvements.

- Wildwood Elementary School
 - Remove Structure Capacity for 2nd Floor on Top of Cafeteria
 - Eliminate Cafeteria Roof Parapet & Masonry Wall
 - Reduce Glazing @ Cafeteria Storefront – 3M Security Film in lieu of Armor 1 Glazings
 - Eliminate Main Office Addition / Renovation (security vestibule remains)
 - Eliminate HVAC/ Building Controls – stand alone vs tie in to building system
 - Eliminate Lighting Controls -Watt Stopper – stand-alone vs tie in to building system
 - Reduction in Food Service Equipment
 - Rerouting of Gas Line to Inside of Building
- Briarcliff Middle School
 - Eliminate Lake Drive Office (an add-on after the referendum passed)
 - Leave Existing Security Vestibule (Change Doors, 3M Film, Additional Cameras) – Completed this summer
 - Eliminate Storefront between New Maker Space & Computer Lab
 - Leave Classroom 209 - Home Economics As Is
 - Eliminate HVAC/ Building Controls – stand-alone vs tie in to building system
 - Eliminate Lighting Controls -Watt Stopper – stand-alone vs tie in to building system
- Mountain Lakes High School

- Remove Basement for the Addition, 2nd Stair to Basement, and A/C for Basement
- Eliminate Curved Roof over Stairs - Left Side
- Eliminate Hallway Lockers (enough capacity currently)
- Eliminate HVAC/ Building Controls – stand-alone vs tie in to building system
- Eliminate Lighting Controls -Watt Stopper – stand-alone vs tie in to building system
- Eliminate Additional Parking Spaces (7 spots) = no change in current number of spaces.

In addition to these eliminations and VE, we needed further cost reductions to ensure that we would have the funds to move forward with at least a significant portion of the Phase I projects. Consequently, we are recommending the elimination of three projects from the base bid for Phase I totaling \$1.8 million and including them as three individual alternate bids. With this change, our bid package will consist of the base bid, which will represent 84% of the original Phase I scope plus the three add alternates.

By structuring the bid in this way, we are putting ourselves in the best position to stay on budget for the base bid. If the base bid comes in under budget, we then have the flexibility to include each alternate bid sequentially until we reach our construction cost budget for Phase I. While it is possible that one or more of the add alternates could be added back into the overall scope, we should assume at best that one and perhaps none will be included. The add alternates we are recommending in this priority order are:

1. The first add alternate is 2 additional classrooms in the MLHS new addition at the front of the school (The base bid will now be for 10 classrooms instead of 12).
 - If this we are only able to construct 10 new class rooms at MLHS, we will still be able to move to block scheduling, we will still gain incremental flexibility preparing the master schedule and we will still be able to add incremental courses and programs. Of course, 12 new classrooms is more optimal but we can manage with 10.
2. The second add alternate is the relocation of the Briarcliff main office and principal's office adjacent to the security vestibule and conversion of the existing offices to new classroom.
 - Over the summer we created the security vestibule with the existing doors and added additional video cameras for the office to view. If we cannot add this alternate bid, we will need to add a receptionist in the hallway to ensure visitors clearing the security vestibule proceed to the office to check in.
3. The third add alternate will be the Briarcliff kitchen and cafeteria renovation and addition
 - While the BC kitchen and cafeteria need renovation, the existing space is manageable and the building administration recognizes that other projects should receive higher priority.

The combination of the Eliminations, Value Engineering and Add Alternates totaling \$3.3 million puts our budget back on track and best positions us to complete the base bid projects for Phase I while maintaining the original budget for Phase II projects.

Once the Board approves the bid package, MAST and FKA will prepare all necessary documentation including revised design plans for all three buildings reflecting the eliminations, value engineering and add alternates. This process should be complete by early to mid-December based on a Board approval tonight, and final bid packages will be ready the first week of January. We will plan to open the bid process on 1/9/19 and will remain open for 2 months, followed by a two-week review period and an anticipated award date the third week of March. Once awarded, we would expect to have the contractor on site the third week of April.

The preparation of detailed plans for the Phase II bid is underway, with a target completion by the end of February.