

APRIL 2020

## BID / AWARD

This Project was advertised for Bid on January 7, 2019, with a bid due date of March 6, 2019. This project consists of additions and alteration work at three schools (Wildwood Elementary School, Briarcliff Middle School, and Mt. Lakes High School) as listed below:

### Wildwood Elementary School:

- New Main Entrance Security Vestibule
- Renovation / Expansion of Existing Kitchen / Cafeteria with New Kitchen Equipment
- New Upgraded Mechanical Systems, Lighting
- New Pedestrian Walkways, Curbing, Paving, and Landscaping

### Briarcliff Middle School:

- New Main Entrance Security Vestibule
- Renovation of Two Existing Classrooms for a New Science Room.
- Renovation of existing 2<sup>nd</sup> Floor suite on the Second Floor for new Maker Space.
- Upgraded mechanical systems, new lighting, finishes

### Mountain Lakes High School:

- New Main Entrance Security Vestibule
- Renovation / Reconfiguration of Main Office for the Principals Office & Office Staff.
- New addition of approximately 23,000 square feet which includes Ten (10) new classrooms, Corridor Space and Boys & Girls Restrooms.
- New Mechanical Systems, Lighting, Fire Alarm, & Fire Protection
- Exterior upgrades- Revised Parking Lot Layout for Additional Parking Spaces and Pedestrian Access, Exterior Lighting, Landscaping

This project was bid with three (3) Alternates listed as follows:

- Alternate # 1 – (Mt. Lakes High School) – Additional Two Classrooms in Addition (Base Bid includes 10 Classrooms)
- Alternate # 2 – (Briarcliff Middle School) – Relocation Main Office / Principal Office adjacent to Security
- Alternate # 3 – (Briarcliff Middle School) – Cafeteria Renovation / Kitchen Addition

Through Contractor outreach and bid advertising, thirty (30) Contractors picked up Bid Packages with a total of eleven (11) Contractors submitting bids.

The three (3) Low Bidders were as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alt. # 1</u>	<u>Alt. # 2</u>	<u>Alt. # 3</u>
Brockwell & Carrington	\$10,725,000	\$288,000	\$292,000	\$1,120,000
Benard Associates	\$10,730,000	\$355,000	\$337,000	\$1,306,000
Hall Building Corp.	\$11,147,000	\$275,000	\$325,000	\$1,290,000

The Mt. Lakes Building Committee made a presentation at their April 15, 2019 Board Meeting presenting all the project history from the initial referendum approval (\$17,216,215) in September 2017 through the Revised Phase 1 & Phase 2 Budgets. The resolution from this meeting was receiving Board approval to award Phase 1 including Alternate # 1 (Two Additional Classrooms) to Brockwell & Carrington in the contract amount of \$ 11,013,000. At this Board Meeting, the Building Committee also established the Revised Phase 1 Hard Cost Budget at a total of \$11,558,562.

#### CURRENT PROJECT STATUS

For Mt. Lakes High School, during the month of April 2020, Brockwell & Carrington continues exterior framing / sheathing, interior framing, interior masonry walls, as well as electrical / plumbing rough in, for the addition. In April 2020, B&C started exterior cast stone / brick and roof blocking installation and anticipate starting roofing installation in early May 2020. Once Roof is installed and Building is watertight, B&C will start installation of sheetrock. Due to the Corona Virus Pandemic and subsequent Manufacturer shutdowns, delivery of certain material (windows / metal panels / storefront) required to complete Building enclosure is being delayed, thus affecting Building Enclosure (See Major Issues). However, B&C's Subcontractor spoke to the Manufacturers and they anticipate re-opening their Factories in May 2020 and will therefore be able to provide anticipated delivery dates for these materials (windows / storefront/ metal panels). Once these dates are established, B&C can determine when they anticipate having Building enclosure so that they can schedule installation of finishes.

For Wildwood Cafeteria / Kitchen expansion, during the month April 2020, B&C substantially completed Roof installation. B&C's Mechanical Subcontractor is completing ductwork installation and the Plumbing and Electrical Contractor received all their Rough-In inspections. B&C's Carpenter completed interior framing and started ceiling grid installation. Upon completion of the ceiling grid installation, B&C's HVAC Subcontractor will start hanging the HVAC Cassette Units. Due to the Corona Virus Pandemic and subsequent Manufacturer shutdowns, delivery of the windows and storefront required to complete Building enclosure

APRIL 2020

was delayed. However, B&C's Subcontractor spoke to the Manufacturers and they anticipate re-opening their Factories in May 2020 and they anticipate providing the Windows & Storefront material by Mid-June 2020, which will allow B&C to enclose the Building and have their work complete by the end of June 2020. This would leave only start -up of the new Kitchen Equipment and punchlist items being completed in July / August 2020.

## SCHEDULE

As per B&C's Baseline Schedule (dated 4/29/19) they have 20 Months from the Notice to Proceed (NTP) Date of April 29, 2019 to complete the project, which will be by October 28, 2020. This Baseline schedule shows starting the interior Briarcliff / Wildwood work on 6/24/19 and the expansion work for Wildwood Kitchen and Mt. Lakes High School Classrooms on 5/28/19.

In June 2019, Footing / Foundation, Electrical, & Plumbing Permits have been released for Mt. Lakes High School. However, the decision by all Parties to not start the expansion for the Mt. Lakes High School until after Graduation (6/18/19) and delays in release of Permits, these start dates will be pushed back and updated in B&C's first schedule update.

B&C issued their first schedule update on July 16, 2019. This schedule update shows a 49 calendar day delay (based on Permits and waiting to start Site work at High School until after Graduation). Therefore this schedule update # 1 shows Substantial Completion on October 15, 2020 and Final Completion on December 16, 2020, which equates to a 49 calendar day delay.

On October 2, 2019, B&C submitted their Schedule Update # 2 (included in Section IV of this Monthly Report). This Schedule Update continues to show the Critical Path through Mt. Lakes High School Addition and shows Substantial Completion on September 11, 2020 and with inspections, punchlist and demobilization Final Completion on November 10, 2020. This equates to a 13 Calendar Day delay from the original contract completion date of October 28, 2020. To summarize B&C was able to make up 36 Calendar days from their Schedule Update # 1 (July 16, 2019).

While B&C was able to make up calendar days from their initial delay, B&C needed to use up Float in the project schedule to make up these days and might encounter additional calendar day delays on their next schedule update based on weather and possible other unforeseen conditions encountered.

B&C issued their next Project Schedule Update # 3 at the February 5, 2020 Construction Progress Meeting. Based on this Schedule Update, B&C is showing a total delay of 77 Calendar Days, which equates to a Substantial Completion date of 11/13/2020 and a Final Completion date of 1/15/2021.

APRIL 2020

B&C have officially requested a time extension (time with no compensation) for the original 38 Calendar Day delay from Schedule Update # 1 (Permit Issuance Delay). B&C was hoping to make up the additional 39 Calendar Day delay based on completing work activities early due to the favorable Winter weather. However, due to the Corona Virus Pandemic and subsequent Manufacturer shutdowns, delivery of certain material (windows / metal panels / storefront) required to complete Building enclosure is being delayed. Currently, B&C does not have confirmed delivery dates for this material thus affecting the target completion date for Building Enclosure and possibly delaying the overall Project Completion Date.

B&C was going to issue their next Schedule Update # 4 during the month of April 2020 once steel erection and slab on grade for the High School addition was complete. However, B&C is waiting until receiving confirmation of delivery of material (windows / storefront / metal panels, etc.) before they issue their next Schedule Update. B&C anticipate having this information sometime in May 2020 and will then look to issue their next Schedule Update # 4 in June 2020.

#### FINANCIAL OVERVIEW

At the April 15, 2019 Board Meeting the Building Committee broke down the \$17.2M Referendum amount for Phase 1 & Phase 2 as follows:

Phase 1 – Hard Costs - \$10.7M plus Contingency \$812M = \$11.5M

Phase 1 & 2 -Soft Costs (Estimated) - \$2.7M

Phase 2 – Hard Costs (Estimated Funds Remaining) - \$3M

Brockwell & Carrington's (B&C) approved contract amount is \$11,013,000 which includes \$500,000 in contingency allowances and the inclusion of Add Alternate No. 1 -Two Additional Classrooms at Mt. Lakes High School. As per B&C's latest requisition (Requisition # 12 – April 2020), B&C have been paid \$ 6,159,444.61 leaving a contract balance of \$ 4,853,555.39 including retainage.

MAST has composed a Hard Cost Budget Report (April 2020 Included in Section II of this Monthly Report) that lists expenditures of contract work and includes an Allowance Adjustment Log through Brockwell & Carrington's Requisition # 12 (April 2020). B&C has submitted a total of fifty (50) Allowance Adjustments and fifteen (15) 3<sup>rd</sup> Party Testing Invoices for a total of \$ 606,193.49. As of the end of April 2020, MAST / FKA has approved a total in the amount of \$ 420,268.43, which leaves a balance in B&C's Contract Contingency Allowance of \$ 79,731.57.

MAJOR ISSUES

- Release of Remaining Permits / Inspections / Mt. Lakes High School Temporary Egress Plan– **CLOSED**
- Existing Underground Piping & Groundwater at Wildwood Kitchen / Cafeteria Expansion. –**CLOSED**
- Mt. Lakes Addition – Steel / Slab / Building Enclosure – **CLOSED**
- Wildwood Elementary Cafeteria / Kitchen Addition – **CLOSED**
- Corona Virus Pandemic – Potential Project Delays – B&C provided notice regarding the potential impact of the Corona Virus Global Pandemic as it relates to some ongoing minor delays as well as more extreme potential project delays that they are and may continue to experience. Brockwell & Carrington stated that they will continue to work as material, manpower and Executive Orders permit, however much if not all of what is going on is beyond the control of B&C, MAST and even the School Board, so it is difficult if not impossible to predict what may come in the future days, weeks and months. B&C remain committed to this project's successful completion, but they do so with a complete reservation of rights for time and potential costs that may become associated with this pandemic.