

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 2nd 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

During the month of August 2019, Brockwell & Carrington (B&C) poured footings and continuing to excavate for the High School Addition. B&C anticipates completing the pouring of the footings / foundations for the new Addition by Mid- October 2019 and will then begin erection of steel. B&C completed the Site’s Water Retention System and completed with a base coat, the Faculty Parking area at the front of the Building for use at the start of school.

B&C substantially completed their work in the 1st Floor Science Labs, the Main Entrance, as well as the 2nd Floor Maker Space at Briarcliff Middle School. The Science Lab was able to be occupied for the start of the school year, while it is anticipated that the Maker Space will be substantially completed by the end of September 2019. B&C will complete the remaining work (including punchlist) for the Science Lab during weekends or school holidays while completing their work in the Maker Space during school hours.

B&C completed demolition of the Wildwood Entrance and new Handicap Access Ramp and sidewalk. In addition, B&C completed demolition of the existing Cafeteria / Kitchen. Demolition for the existing Kitchen / Cafeteria was able to start early because Mt. Lakes confirmed that they would not utilize the Kitchen / Cafeteria for the start of the new School Year (September 2019). B&C completed milling of the existing parking lot at Wildwood for the new cafeteria / kitchen expansion and started excavation for the footings / foundations.

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. All Parties will continue to look into ways to mitigate the 49 calendar day delay and try to complete the project by the original Project Completion Date of October 28, 2020.

MAJOR ISSUES

- [Release of Remaining Permits / Inspections / Mt. Lakes High School Temporary Egress Plan](#)– All Permits for Briarcliff and Wildwood have been released by the Mt. Lakes Building Department. The only Permits that still need to be released are the Building and Fire Protection Permits for Mt. Lakes High School. Mt. Lakes Building Department have provided comments for these Permits and FKA is in the process of submitting a response. Upon submission of responses to the comments, we anticipate release of these Permits.

With school starting on September 3, 2019, Mt. Lakes, MAST, B&C, and FKA presented a Temporary Egress plan for the High School to the Fire Marshall for approval. This proposed plan was approved by the Fire Marshall and B&C / Mt. Lakes installed all the requirements (Temporary Egress Doors, Exit Lighting, Signage) of the approved plan in time for the first day of school. This Temporary Egress Plan is now in effect for the school year.

- **Existing Underground Piping & Groundwater at Wildwood Kitchen / Cafeteria Expansion.** – During Excavation for the Kitchen / Cafeteria expansion, B&C encountered some existing pipes that were not shown on the drawings and groundwater. Excavation stopped and the Architect and their Engineers (Site / Civil & Structural) need to come out to the site to assess the situation and provide direction. B&C's work in this area is on hold until direction is provided and B&C submits an Allowance Adjustment for any additional work.