

### 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

During the month of December 2019, Brockwell & Carrington (B&C) started to complete the excavation and pouring of the footings / foundations along Column Line H through K between Column Line 6 through 10. This area was left open in order to allow access for backfilling and now that backfilling is completed, B&C will complete the foundation. B&C also started waterproofing of the foundation walls along this Column lines. Previously, B&C anticipated being ready to pour either the slab on grade or to start to erect steel during the months of November / December 2019, but due to weather issues that continue to effect compaction required for backfilling, they were not able to start erecting steel this month. However, with backfilling completed during the month of December 2019, B&C has scheduled to pour the slab and erect steel during the month of January 2020. Once steel is erected and the concrete slab poured, B&C will look into ways to push the project and get the building enclosed and water tight during the months of February / March 2020.

B&C install the Unit Ventilators in the 1<sup>st</sup> Floor Science Labs over the December 2019 Holiday Break.

During the month of December 2019, B&C was able to complete the erection of steel and start the metal decking and floor slab prep for the Wildwood Cafeteria / Kitchen Expansion. B&C saw cut the existing Kitchen / Cafeteria slab for the new drain piping and electric during the December 2019 Holiday Break.

### 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 and MAST will meet during the month of January 2020 to update B&C's Project Schedule and B&C will issue their next Project Schedule Update # 3 at the end of January 2020.

### 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 –**Due to the delays encountered with the weather, steel erection / slab on grade is being pushed into the Winter Months. B&C needs to complete the steel erection / slab on grade during the month of January 2020 and then look to push the activities in the schedule to obtain Building enclosure.**