

December 2020 EXECUTIVE SUMMARY

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 MakerSpace.
- 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.

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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 Addition, during the month of December 2020, Brockwell & Carrington completed installation of all storefront and glass. B&C also completed all Casework (including the Reception Area), Finish work, and all Site Work (curbing, sidewalks, stairs, paving). Fascia installation, Terrazzo Flooring for Main Entrance and the Retaining Wall extension by the Athletic Field are scheduled to be complete the week of January 11, 2021. Upon completion of these items, B&C will apply for the Certificate of Occupation (C of O) and anticipate occupation of the New Addition by Mt. Lakes starting on Monday January 18, 2021.

For Wildwood Cafeteria / Kitchen expansion, during the month of December 2020, B&C addressed the remaining punchlist items (there are only 3 items remaining). Mt. Lakes provided & installed a New Dishwasher / Booster Pump and has scheduled the Health Inspector for sign off the week of January 4, 2021. Once we receive sign off from the Health Inspector, B&C will apply for the Final Certificate of Occupancy.

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

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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.

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 was delayed.

Now that B&C was able to confirm delivery dates for all remaining Equipment / Material, B&C issued their Schedule Update # 4 that accounts for all of the delays attributed to the Corona Virus Pandemic. This Schedule Update # 4 establishes a Revised Overall Project Substantial Completion Date of December 14, 2020. This is approx. a 30 day delay from the previous Substantial Completion Date of November 13, 2020 as per the previous Schedule Update # 3.

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MAST spoke to B&C regarding any potential submission of extended General Conditions based on this additional delay, but have not received any request from B&C.

Although B&C's latest Official Schedule Update shows a December 14, 2020 completion date, However, B&C suggested to not turn over the new addition to Mt. Lakes until their return from the Christmas / Winter break (January 4, 2021). Which will allow B&C to receive all final inspections and address the three (3) connection areas into the existing building. B&C stated in follow up Progress Meetings that due to the rising numbers of COVID-19 infections in the State of New Jersey, they are limiting the number of workers accessing the New Addition which may extend the January 4, 2021 Substantial Completion Date by two (2) weeks (January 18, 2021).

B&C are on schedule to substantially complete their work and apply for the Final C of O the week of January 11, 2021. MAST / FKA also stated that they will review and issue the punchlist to B&C the week of January 4, 2021 so that B&C can make every effort to address all of the interior punchlist items by the targeted January 18, 2021 occupancy date.

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. Mt. Lakes Board of Education approved a Change Order to B&C in the amount of \$75,000.00 to add more Construction Contingency to B&C's contract amount for additional Allowance Adjustments being submitted by B&C. This addition of AIA Change Order # 1 in the amount of \$75,000.00 now makes B&C's approved contract amount \$11,088,000. As per B&C's latest requisition (Requisition # 20 – December 2020), B&C have been paid \$ 10,861,906.72 leaving a contract balance of \$ 226,093.28 including retainage.

MAST has composed a Hard Cost Budget Report (December 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 # 20 (December 2020). B&C has submitted a total of ninety-six (96) Allowance Adjustments and twenty-six (26) 3rd Party Testing Invoices for a total of \$ 747,337.36. As of the end of December 2020, MAST / FKA has approved a total in the amount of \$ 559,413.72, which leaves a balance in B&C's Contract Allowances of \$15,586.28.

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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.

B&C issued their revised Schedule Update # 4 which accounts for all delays encountered (manpower / material) based on the impact of the Coronavirus Pandemic. This Schedule Update # 4 establishes a Revised Substantial Completion Date of December 14, 2020. This is approx. a 30 day delay from the previous Substantial Completion Date of November 13, 2020 as per the previous Schedule Update # 3. MAST spoke to B&C regarding any potential submission of extended General Conditions based on this additional delay, but have not received any request from B&C.