

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**

A Contractor Kick Off Meeting with Brockwell & Carrington (B&C), MAST, FKA, and Mt. Lakes Board of Ed was held on April 23, 2019. MAST issued a Notice to Proceed Letter to B&C establishing April 29, 2019 as the project start date and issued to B&C an AIA Contract for signature, which has been fully executed. With the April 23, 2019 start date, the contractual contract completion date will be October 28, 2020 (20 Month Duration).

On May 3, 2019, B&C received the signed & sealed construction drawings and submitted them to the Mt. Lakes Building Department for issuance of all Building Permits. B&C has submitted Site Logistics Plans for the work at the schools and have proceeded with the submittal / RFI process.

B&C anticipated receiving Permits by May 23, 2019 (approx. 10 calendar days from submission of signed & sealed drawings to the Mt. Lakes Building Department). However, the Building Department is still reviewing the drawings and anticipate releasing Permits the week of June 10, 2019.

Upon release of Permits (Footing / Foundations), B&C will start work for the Wildwood Kitchen expansion. As discussed with B&C, work for Briarcliff Middle School, Wildwood Elementary School, and the Mt. Lakes Classroom expansion will start once classes are completed for the school year (June 19, 2019).

## 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.

However due to Permits not yet being released and the decision by all Parties to not start the expansion for the Mt. Lakes High School until after the school year (6/19/19), these start dates will be pushed back and updated in B&C's first schedule update. After receipt of the first schedule update, all Parties will review to determine if this delay will ultimately delay the overall project completion date.

## MAJOR ISSUES

**Release of Permits** – As per Brockwell & Carrington's (B&C) Baseline Schedule, the Critical Path for the project goes through the Mt. Lakes High School Classroom Expansion. B&C anticipated receiving release of Footing / Foundation permits by 5/28/19 and starting excavation for the Mt. Lakes High School Classroom expansion. However, due to Graduation commencement scheduled at the High School on 6/18/19, all Parties agreed to postpone the start of excavation in this area until after Graduation. This will result in a project delay, which B&C will reflect on their first schedule update. However, if the Footing / Foundation Permits for the Mt. Lakes Classroom Expansion are not released prior to the revised start date after Graduation, there will be an additional project delay. All Parties will keep communicating with the Mt. Lakes Building Department to confirm that they complete their review and release the Footings / Foundations Permit prior.