

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 November 2019, Brockwell & Carrington (B&C) completed excavation and pouring of the footings / foundations / piers for the High School Addition, with the exception along Column Line H through K between Column Line 6 through 10. This area needs to be left open in order to allow access for backfilling. Masonry Block work for the foundation walls up to grade has been completed in these areas. B&C completed waterproofing of the foundation walls along this Column lines and are in the process of backfilling these areas up to grade. B&C anticipated being ready to pour either the slab on grade or to start to erect steel during the month of November 2019, but due to weather issues and getting the required compaction required for backfilling, they were not able to start erecting steel this month. However, B&C is confident that they can push the project and start erecting steel in the month of December 2019.

B&C still needs to install the Unit Ventilators in the 1st Floor Science Labs. These Unit Ventilators have been on backorder but finally were shipped to B&C’s HVAC Subcontractor’s Office. B&C is scheduled to install these Unit Ventilators during the Holiday Break (12/23/19 – 12/31/19). B&C still have the Temporary HVAC Units in the 1st Floor Science Lab operational, while awaiting installation of the Unit Ventilators.

During the month of November 2019, B&C completed finish work (terrazzo flooring / paint/ ceiling tie-in) for Wildwood’s Main Entrance. The Wildwood main Entrance was turned back

over to Mt. Lakes for use. B&C completed the waterproofing for the Cafeteria / Kitchen expansion walls and reconnected the existing underground piping and started backfilling of foundation walls up to grade. B&C anticipated being able to start to pour the concrete slab and erect steel in November 2019, however due to weather issues that resulted in taking longer to achieve compaction required for backfill, B&C was not able to start erecting steel. B&C now anticipate erecting steel in December 2019. B&C completed interior track layout, sheetrock, & tape / spackle (for walls & soffits) for the new Cafeteria layout. B&C is scheduled to saw cut the existing Kitchen / Cafeteria slab for the new drain piping and electric during the Holiday Break (12/23/19-12/31/19).

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.

NOVEMBER 2019

B&C and MAST will meet during the month of December 2019 to update B&C's Project Schedule and B&C will issue their next Project Schedule Update # 3 during the Month 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**