

September 2019

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.

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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

During the month of September 2019, Brockwell & Carrington (B&C) continued pouring footings / foundations / piers and completed the excavation required for the High School Addition. B&C anticipates completing the pouring of the footings / foundations / piers for the new Addition by Mid- October 2019. Masonry Block work for the foundation walls has started and B&C anticipates being ready for steel erection in November 2019.

B&C have been addressing any remaining contract work and punchlist work in the 1st Floor Science Lab and the 2nd Floor Maker Space at Briarcliff Middle School. The Science Lab was able to be occupied for the start of the school year, and B&C anticipates having the 2nd Floor Maker Space turned over for occupancy by the end of October 2019. B&C have been working on punchlist items for the Science Lab during weekends or school holidays while completing their work in the Maker Space during school hours.

B&C completed the installation of the new Exterior Doors for the Wildwood Entrance. However, Mt. Lakes decided to replace the interior doors in order to make a secure vestibule entrance, which was not part of B&C's contract work. Mt. Lakes anticipates having their Vendor complete the installation of the new interior doors by the middle of October 2019 and then B&C will complete their remaining finish work (terrazzo flooring / paint). All Parties anticipate being able to open up the Main Entrance by the end of October 2019. B&C's has been able to move

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forward with the excavation for the footing / foundations for the Kitchen / Cafeteria expansion based on the Architect's / Engineer's direction regarding the unforeseen conditions (existing underground piping & groundwater) and have started formwork for the footings / foundations. B&C anticipates pouring concrete and starting masonry block walls in October 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.

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 are continuing 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. B&C will submit their Schedule Update # 2 in the month of October 2019.

MAJOR ISSUES

- Release of Remaining Permits / Inspections / Mt. Lakes High School Temporary Egress Plan– **CLOSED**
- 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) came out to the site to assess the situation and provided direction. B&C's has moved forward with their work in this area based on the Architect's / Engineer's direction regarding these unforeseen conditions. B&C proceeded with this work on a Time & Material (T&M) basis and will be compensated through an Allowance Adjustment.