CURRENT PROJECT STATUS

April 15th 2019

MOUNTAIN LAKES SCHOOL DISTRICT
Key Events to Date

9/26/2017 - Referendum Question 1 is Approved

5/8/2018 - Bids Received for Briarcliff & Wildwood
The combined “Base Bid” of Briarcliff & Wildwood were $938,860 over the budget estimates.

The bids for Briarcliff & Wildwood were rejected and FKA was asked to look for ways to reduce costs.

6/4/2017 – BOE Reject Bid

Cost Review Process
Identify items which could be removed or reduced from the projects to bring the cost back towards the budget.

6/26/2017 – FKA Presentation to community
June 28th 2018 - RFP for construction management company

8/13/2018 - MAST was selected

9/12/2018 - Building Committee formed
MAST Assessment:

1. Cost inflation, no built in contingencies, inadequate soft costs

2. Timing. Bids were received 2 months prior to busy summer construction period.

3. Project with just WW and BC was not large enough to attract contractor interest.

4. Bidding process did not include critical project walk through
MAST Proposed Action:

1. Continue to investigate additional ways to reduce costs.

2. Increase project to include HS to attract larger pool of contractors.

3. Re-Bid at a more competitive date, for proposed 2019 summer work.

4. Rigorous bidding protocol, building walkthroughs, and contractor outreach.
October 15th 2018 Board of Education

Board made the following approval:

Phase I bid now includes HS, as well as WW and BC.

$3.3 Million reduction in overall project:
  • WW Front office expansion - Eliminated
  • BC Front office relocation - Eliminated
  • BC Renovated science lab - Eliminated
  • BC kitchen expansion – Eliminated
  • HS Basement addition – Eliminated
  • Central HVAC and lighting controls – Eliminated

The budget now correctly includes a 10% construction contingency and a 2% soft cost contingency that were not previously adequately accounted for.
PHASE I BIDDING PROCESS

30 contractors picked up bid package

16 contractors attended Pre-bid Meeting and walk through of all three schools

11 contractors submitted bids on March 6
Contractor Pre-Bid Meeting
1/22/19 - Pre-Bid Meeting
16 Contractors attended
After the Pre-Bid Meeting, most of the Contractors that attended the Pre-Bid Meetings walked the three schools.
REFERENDUM SUMMARY

$17.2m Referendum Approved 9/2017

Total Soft Cost – estimate
$2.66m architects, consultants, MAST, permits, bond fees

Phase I – HS, WW and BC – Construction 6/2019 through 1/2021
$10.7m cost of Phase I based on lowest bid received
$812k contingencies

Phase II – estimate $2.43m remaining
$1.8m HS Cafeteria Expansion (Required for block scheduling)

Phase II – estimate $630K remaining - choices to be made
$1.8m HS Auditorium
$750K BC boys and girls locker room
$580K BC gym/stage