



CURRENT PROJECT STATUS

June 26, 2018

MOUNTAIN LAKES SCHOOL DISTRICT

Key Events to Date:

Prior to September 26, 2017 Referendum

- ❑ Worked with the Facility Committee and the Administration to develop various alternatives for the proposed referendum.
- ❑ Based on the survey results, and Administration discussions, we placed various project options in five questions.

Referendum Question 1 is Approved 9/26/2017

- ❑ Conducted extensive programming meetings with the Facility Committee, the Administration, and the Faculty to determine the optimum use of all proposed spaces.
- ❑ Based on programming meetings FKA further developed all projects.

Bids Received for Briarcliff & Wildwood 5/8/2018

- ❑ 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.

Cost Review Process

- ❑ Identify items which could be removed or reduced from the projects to bring the cost back towards the budget.
- ❑ Met with the Administration, Finance & Facility Committees to review options.

Causes:

- ❑ Inaccurate Budget estimates.
- ❑ Timing. Bids were received 2 months prior to busy summer construction period.
- ❑ FKA included enhancements to the programmed areas for aesthetics which caused overages.

Proposed Action:

- ❑ Continue to investigate additional ways to reduce costs.
- ❑ Revise drawings with Board Approved Modifications.
- ❑ Re-Bid at a more competitive date, for proposed 2019 Summer Work.

Potential Project Modifications:



Potential Project Modifications



6/7/2018

PHASE 1: BRIARCLIFF ADDITIONS & ALTERATIONS						
#	ITEM	DEDUCTION	ADD	ITEMS NOT IN BUDGET	ADDITION REDUCTIONS	TOTAL
1	Remove Kitchen Windows	\$ 4,284	\$ 1,648		\$ 2,636	
2	Remove Kitchen Parapet	\$ 7,820			\$ 7,820	
3	Remove Kitchen Ceiling Doors	\$ 4,478	\$ 1,521	\$ 2,957		
4	Remove Maker Space Storefront	\$ 12,907		\$ 12,907		
5	Remove Lake Drive Office	\$ 77,207		\$ 77,207		
6	Remove Kitchen Entry Steps & Door	\$ 26,210	\$ 1,648	\$ 24,562		
7	Remove Kitchen Wall Tile	\$ 7,794	\$ 1,704	\$ 6,090		
8	Remove Gyp. Bd. @ Cafeteria Walls	\$ 9,939	\$ 3,573	\$ 6,366		
9	Remove Vestibule Storefront/Find Alternate	\$ 63,951		\$ 63,951		
10	Alternate Lights	\$ 7,594			\$ 7,594	
11	Remove VCT Floor Pattern	\$ 1,187			\$ 1,187	
12	Kitchen Equipment Reduction	\$ 10,000		\$ 10,000		
				\$ 204,040	\$ 19,237	\$ 223,277

PHASE 1: WILDWOOD ADDITIONS & ALTERATIONS						
#	ITEM	DEDUCTION	ADD	ITEMS NOT IN BUDGET	ADDITION REDUCTIONS	TOTAL
1	Remove Structure for 2nd Floor	\$ 84,747	\$ 21,257	\$ 63,490		
2	Remove Cafeteria Roof Parapet	\$ 23,586			\$ 23,586	
3	Remove Kitchen Ceiling Doors	\$ 4,478	\$ 2,148	\$ 2,330		
4	Remove Kitchen Wall Tile	\$ 7,906	\$ 1,728	\$ 6,178		
5	Remove Gyp. Bd. @ Cafeteria Walls	\$ 7,210	\$ 3,041	\$ 4,169		
6	Remove Masonry Wall @ Cafeteria	\$ 10,678			\$ 10,678	
7	Reduce Glazing @ cafeteria/Find Alternate	\$ 58,519		\$ 58,519		
8	Remove Suspended Ceiling in Existing Cafeteria	\$ 10,339	\$ 1,981	\$ 8,358		
9	Reduce Glazing @ Office/Find Alternate	\$ 68,273		\$ 68,273		
10	Reduce Glazing @ Vestibule/Find Alternate	\$ 79,894		\$ 79,894		
11	Remove Vestibule Terrazzo	\$ 6,295	\$ 1,137	\$ 5,158		
12	Reduce Front Façade	\$ 11,915			\$ 11,915	
13	Alternate Lights	\$ 6,020			\$ 6,020	
14	Remove VCT Floor Pattern	\$ 955			\$ 955	
15	Kitchen Equipment Reduction	\$ 10,000		\$ 10,000		
				\$ 306,369	\$ 53,154	\$ 359,523

PHASE 1: MOUNTAIN LAKES HIGH SCHOOL - FRONT ADDITION						
#	ITEM	DEDUCTION	ADD	ITEMS NOT IN BUDGET	ADDITION REDUCTIONS	TOTAL
1	Reduce Brick Veneer	\$ 23,592	\$ 15,013		\$ 8,579	
2	Remove Fab Lab Glass/Windows/Display	\$ 46,821	\$ 2,879	\$ 43,942		
3	Remove Courtyard Storefront	\$ 23,061	\$ 5,444	\$ 17,617		
4	Remove Tack Strip	\$ 5,714		\$ 5,714		
5	Reduce Vestibule Glazing/Find Alternate	\$ 116,209		\$ 116,209		
6	Remove Vestibule Terrazzo	\$ 15,724	\$ 2,971	\$ 12,753		
7	Replace CT in Office with carpet	\$ 10,946	\$ 4,555	\$ 6,391		
8	Alternate Lights	\$ 20,096			\$ 20,096	
9	Remove VCT Floor Pattern	\$ 5,080			\$ 5,080	
				\$ 202,626	\$ 33,755	\$ 236,381

TOTAL					\$ 819,181
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ADDITIONAL HIGH SCHOOL OPTIONS						
#	ITEM	SIZE	\$/SF	TOTAL	ADDITION REDUCTIONS	TOTAL
10	Remove 2 Classrooms	1600	\$ 300	\$ 480,000		
11	Lower/Flat Hall Roof	1500	\$ 50	\$ 75,000		
12	Flat Roof Over Stairs - Left Side	300	\$ 50	\$ 15,000		
13	Front Box Out - End of Hall	36	\$ 250	\$ 9,000		
14	Left Side Box Out	46	\$ 250	\$ 11,500		
15	Classroom Box Out	38	\$ 250	\$ 9,500		
16	Remove basement AC	1	\$ 10,000	\$ 10,000		
17	Reuse office/conference room partitions	490	\$ 35	\$ 17,150		
18	Flat roof over entry	150	\$ 100	\$ 15,000		
19	Remove alcoves in classrooms	10	\$ 100	\$ 1,000		
20	Remove hall lockers	97	\$ 250	\$ 24,250		
21	Replace won-Fire door	1	\$ 15,000	\$ 15,000		
22	Suspended ceilings at classroom entries	525	\$ 2	\$ 1,050		
23	Remove Basement	5000	\$ 20	\$ 100,000		
24	Remove 2nd Stair to Basement	200	\$ 200	\$ 40,000		
25	Basement Lights/Devices	23	\$ 100	\$ 2,300		
				\$ 197,150	\$ 628,600	\$ 825,750
				\$ 910,185		\$ 1,644,931

Additional Areas Under Review:

❑ Food Service Equipment. Look to save \$100,000 @ 3 Schools, \$300,000 Total

❑ HVAC/Building Controls. Look to save \$50,000 @ 3 Schools, \$150,000 Total

❑ Remove Building Permit Fees. Remove guess which could add \$100,000

❑ Existing Gas Line @ Wildwood. See if we can re-route it at lower costs

❑ Leave Briarcliff Main Office where is and install extensive cameras. Look to save \$100,000

❑ Rework/Reduce Vestibule and Main Office construction at the High School to reduce new construction costs



BRIARCLIFF M.S.



Mountain Lakes School District

Potential Project Modifications



6/7/2018

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BRIARCLIFF M.S.



**MOUNTAIN LAKES
SCHOOL DISTRICT**

**ADDITION & ALTERATIONS
PROJECT**

BRIARCLIFF MIDDLE SCHOOL
MOUNTAIN LAKES, NJ 07066

A PROFESSIONAL ASSOCIATION
Architects, Engineers, Interiors,
Planning & Project Management

300 Brampton Valley Road
Oakland, New Jersey 07266

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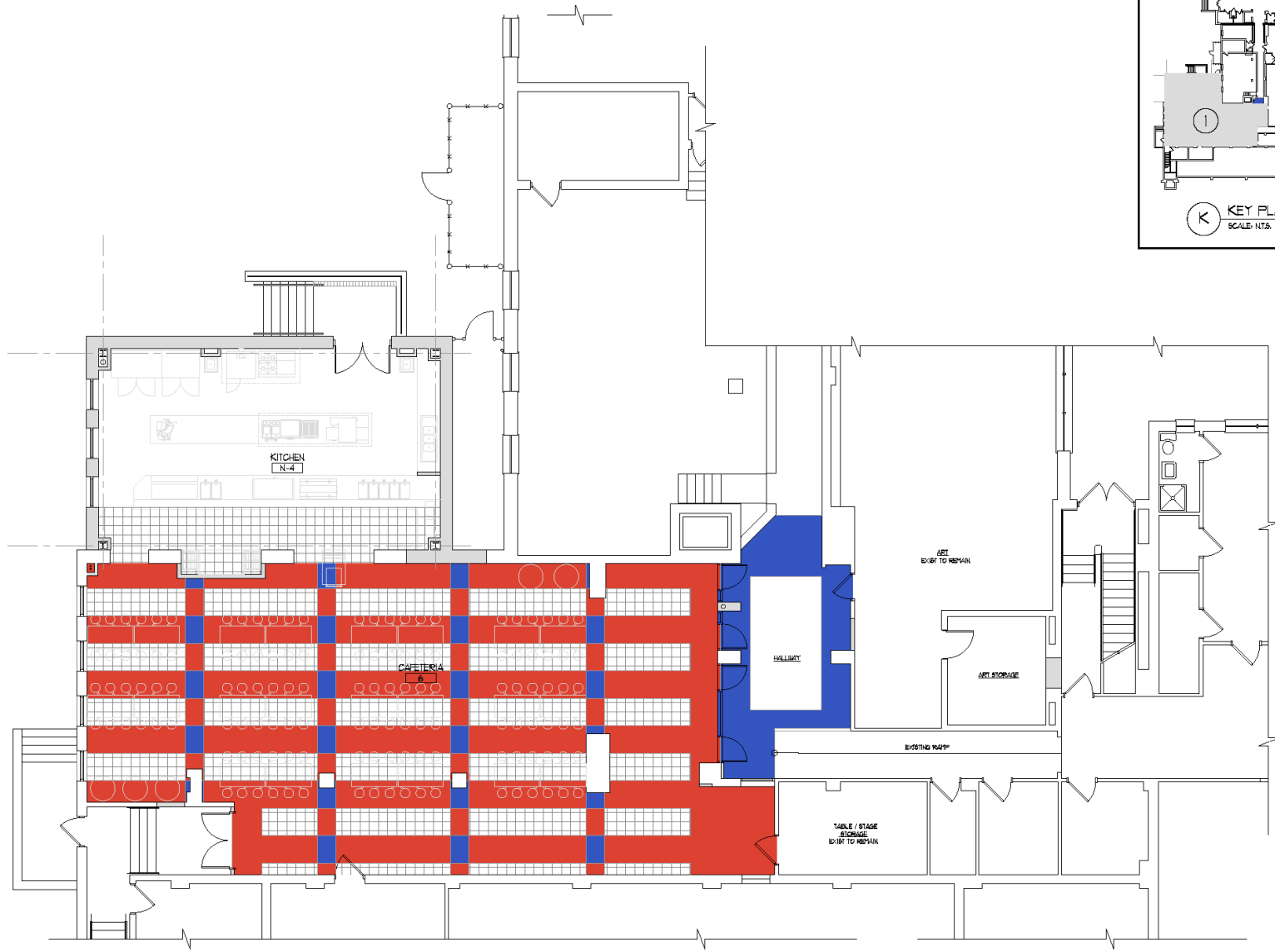
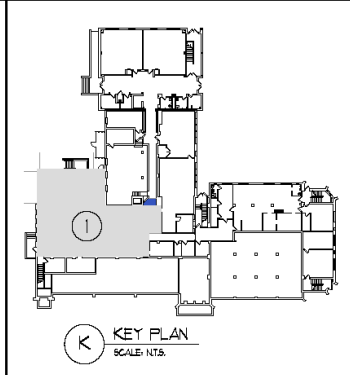
Signature:
 Thomas J. Kosten, A.I.A. A111394
 Michael R. Bierl, A.I.A. A101507700

1 3/30/2018 ISSUED FOR BID

Issue date: 3/30/2018
1727 IM TJK AS NOTED
project no. drawing check. issue

**PARTIAL
BASEMENT
FLOOR PLAN**

A-100



1 PARTIAL BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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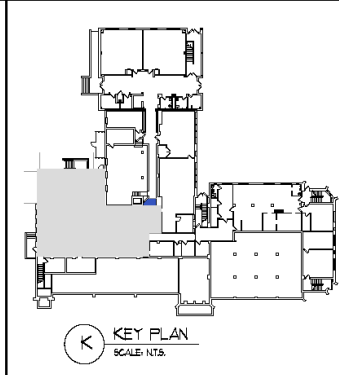
LOWER LEVEL PLAN – BRIARCLIFF MIDDLE SCHOOL



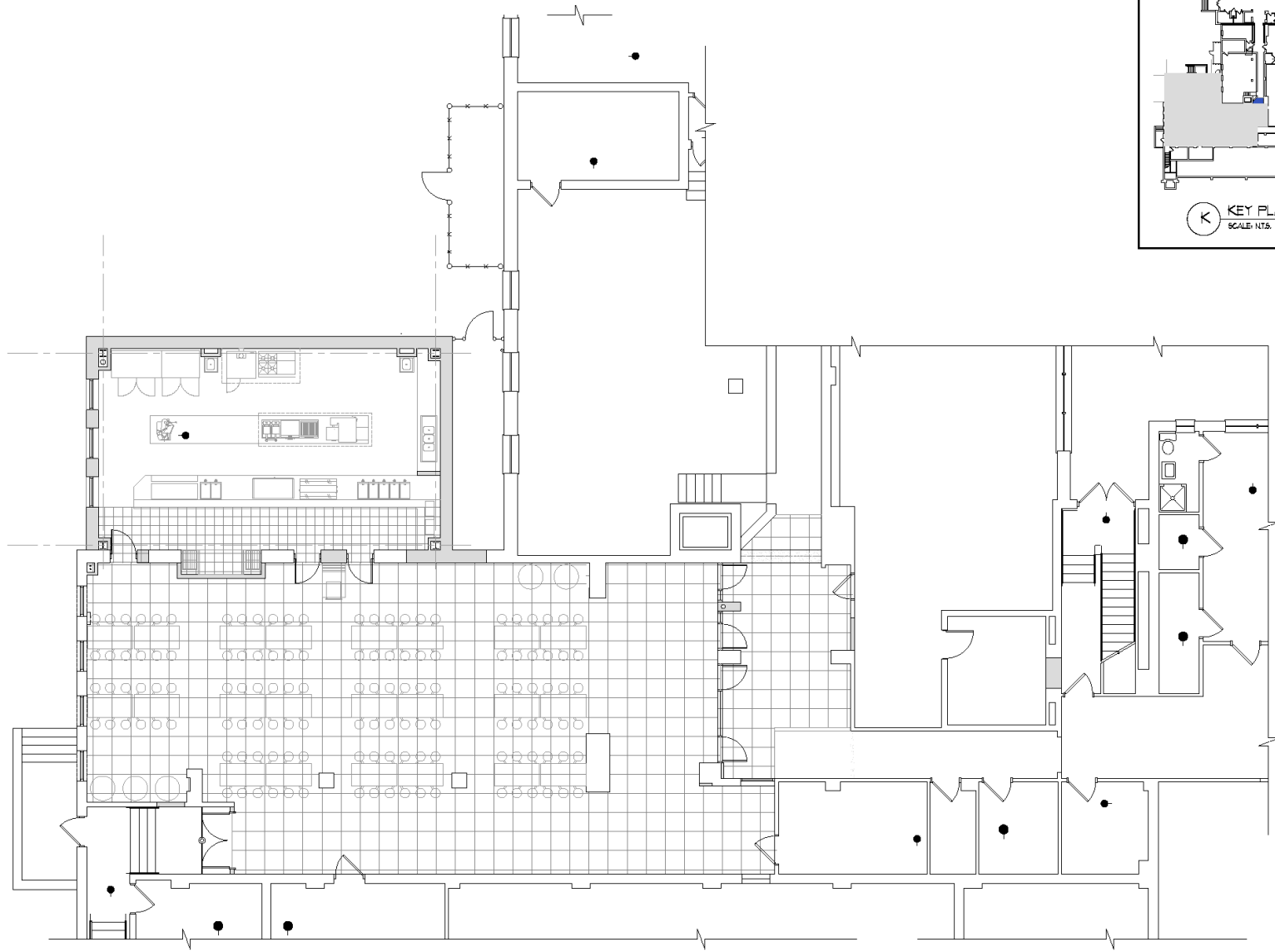
MOUNTAIN LAKES
SCHOOL DISTRICT

ADDITION & ALTERATIONS
PROJECT

BRIARCLIFF MIDDLE SCHOOL
MOUNTAIN LAKES, NJ 07066



KEY PLAN
SCALE: N.T.S.



1 ALTERNATE PARTIAL BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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 Michael R. Bierl, A.I.A. A101507700

1	3/30/2018	ISSUED FOR BID
Issue date: 3/30/2018		
172	MI	TJK
project no.	drawn	checked
		AS NOTED
		scale

**PARTIAL
BASEMENT
FLOOR PLAN**

A-100

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**MOUNTAIN LAKES
SCHOOL DISTRICT**

**ADDITION & ALTERATIONS
PROJECT**

BRIARCLIFF MIDDLE SCHOOL
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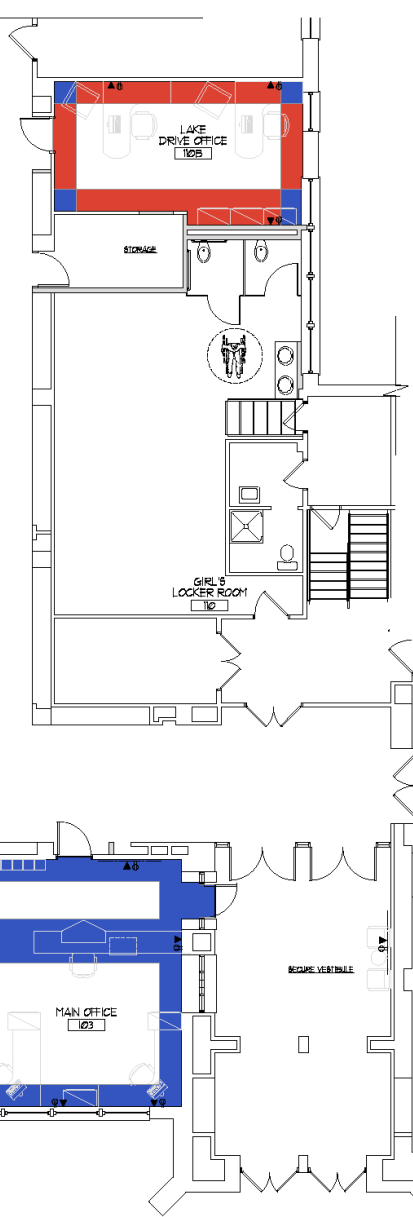
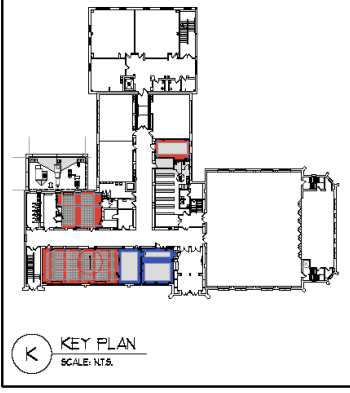
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Signature:
Thomas J. Kosten, A.I.A. AI11394
Michael R. Bierl, A.I.A. AI01507700

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Issue date: 3/30/2018		
1772	IM	TJK
project no.	drawing	check
		AS NOTED
		scale

**PARTIAL
FIRST FLOOR
PLAN**

A-101



1 PARTIAL FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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FIRST FLOOR PLAN – BRIARCLIFF MIDDLE SCHOOL



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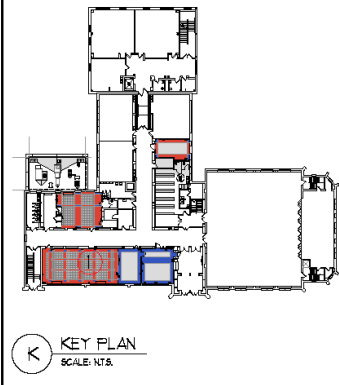
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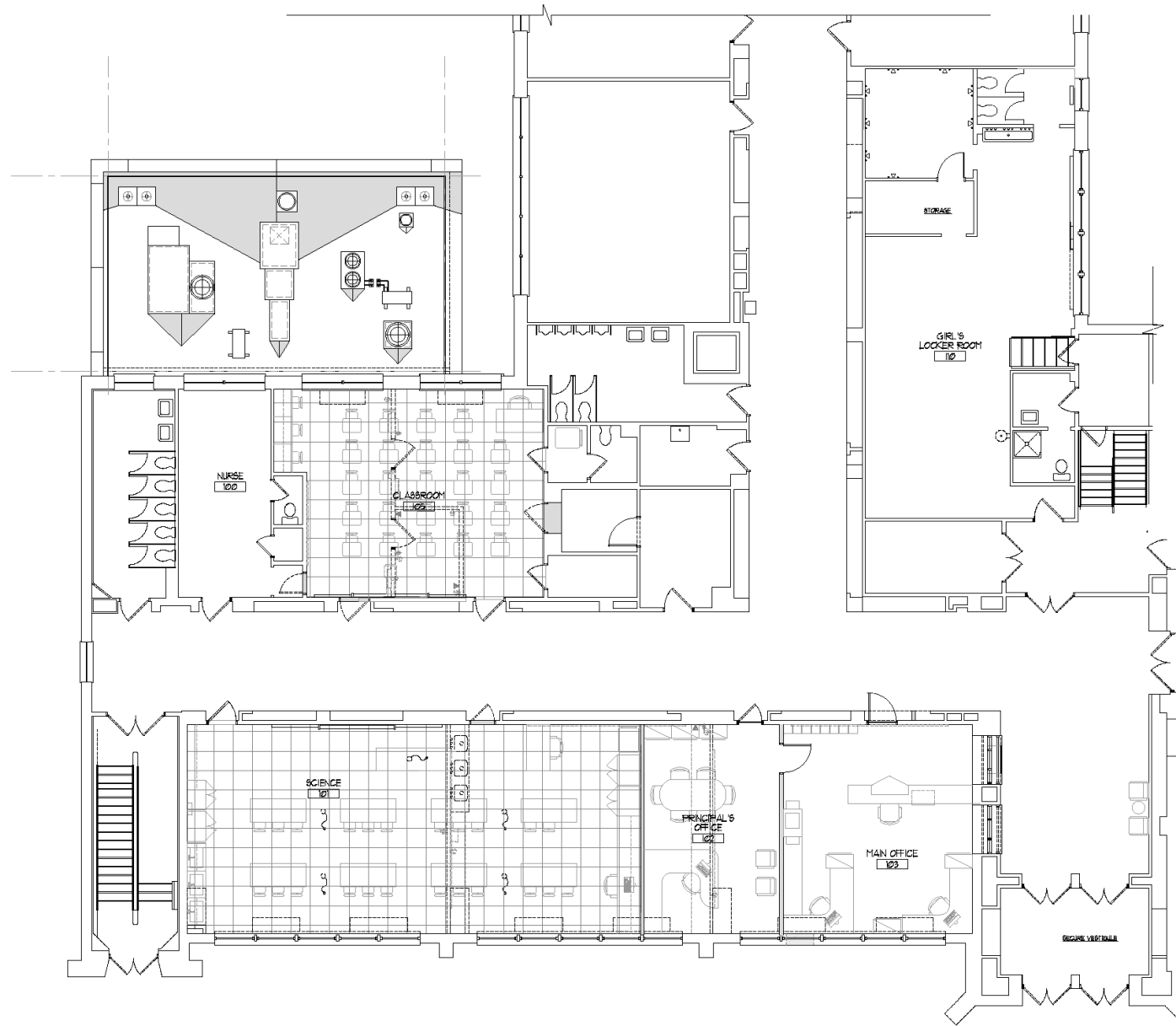
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Issue date: 3/30/2018		
172	IM	TJK
project no.	drawn	checked
		AS NOTED
		scale

**PARTIAL
FIRST FLOOR
PLAN**

A-101



KEY PLAN
SCALE: NTS



ALTERNATE PARTIAL FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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ALTERNATE FIRST FLOOR PLAN – BRIARCLIFF MIDDLE SCHOOL



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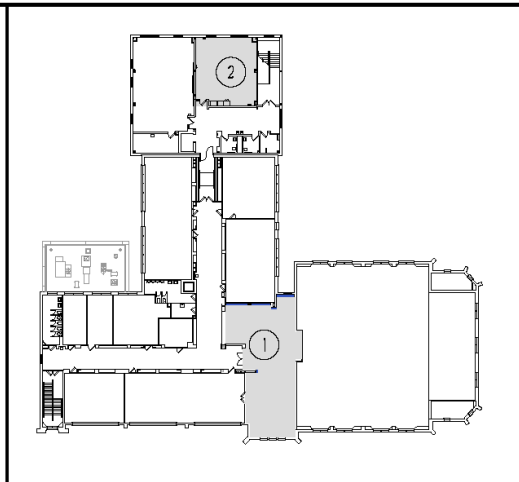
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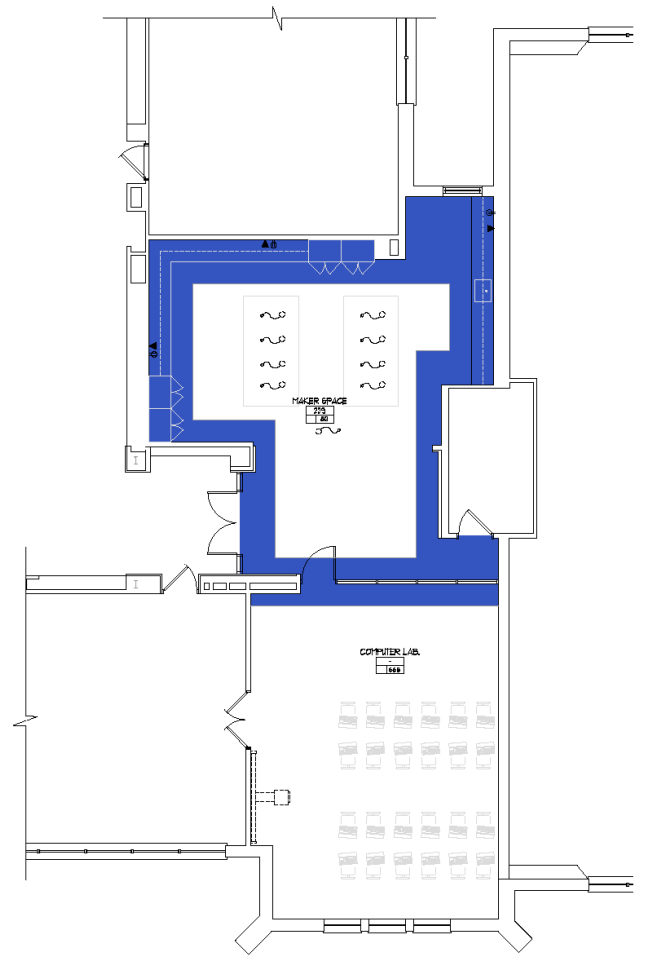
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Issue date: 3/30/2018		
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project no.	drawn	checked
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**PARTIAL
SECOND FLOOR
PLANS**

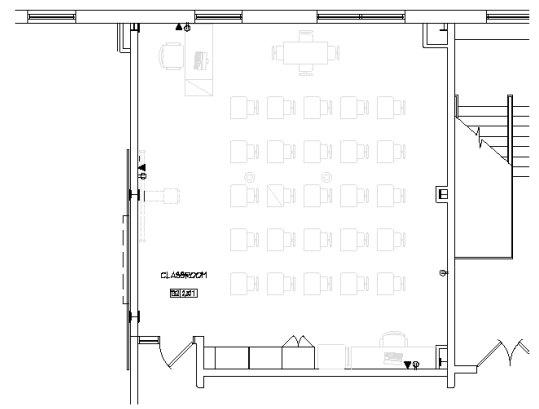
A-102



K KEY PLAN
SCALE: N.T.S.



1 PARTIAL SECOND FLOOR
PLAN AT (MAKER SPACE)
SCALE: 3/16" = 1'-0"



2 PARTIAL SECOND FLOOR
PLAN AT (CLASSROOM 209)
SCALE: 3/16" = 1'-0"

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SECOND FLOOR PLAN – BRIARCLIFF MIDDLE SCHOOL



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SCHOOL DISTRICT

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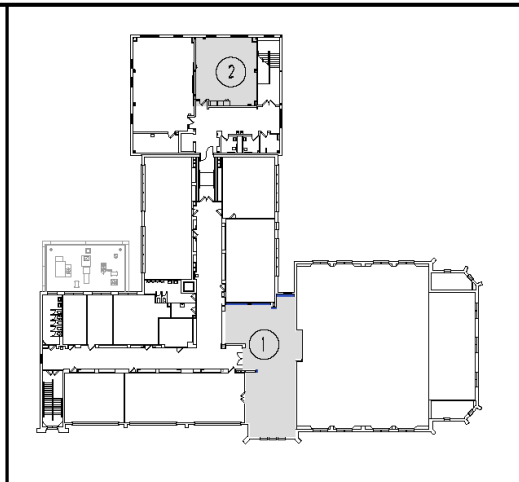
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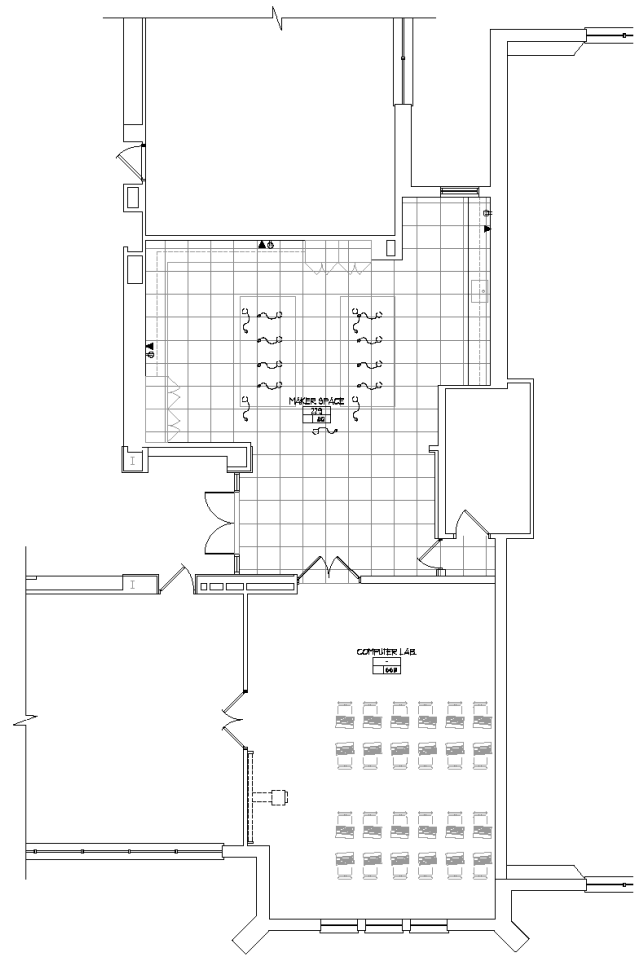
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issue date: 3/30/2018		
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project no.	drawn	checked
		A4 NOTES
		scale

**PARTIAL
SECOND FLOOR
PLANS**

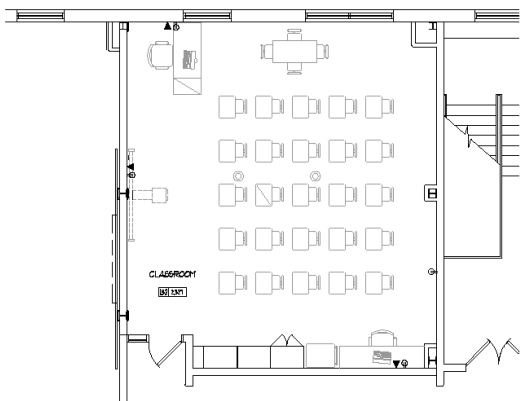
A-102



KEY PLAN
SCALE: N.T.S.



1 ALTERNATE PARTIAL SECOND FLOOR
PLAN AT (MAKER SPACE)
SCALE: 3/16" = 1'-0"



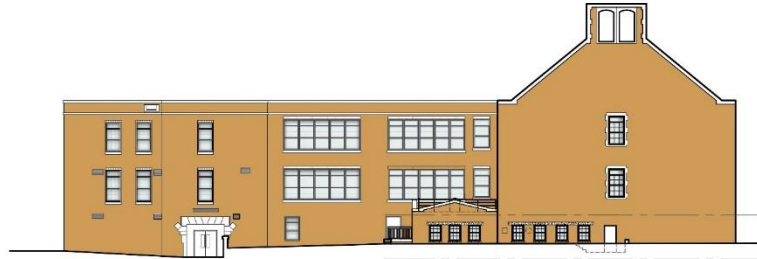
2 ALTERNATE PARTIAL SECOND FLOOR
PLAN AT (CLASSROOM 209)
SCALE: 3/16" = 1'-0"

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ALTERNATE SECOND FLOOR PLAN – BRIARCLIFF MIDDLE SCHOOL



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 PARTIAL WEST ELEVATION
SCALE: 3/16" = 1'-0"



MOUNTAIN LAKES
SCHOOL DISTRICT
ADDITION & ALTERATIONS
PROJECT
BRIARCLIFF MIDDLE SCHOOL
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 Michael R. Blair, A.I.A. A0150700

3/30/2018	ISSUED FOR R.O.
issue date:	3/30/2018
1927	TJK
project no.	drawn / checked
	AS NOTED
	2018

**EXTERIOR
ELEVATIONS**

A-200

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**MOUNTAIN LAKES
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PROJECT
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1	3/30/2018	ISSUED FOR RFP
2	3/30/2018	
3	4/27	TAK
4	project	drawn / checked
		AS NOTED
		2018

**EXTERIOR
ELEVATIONS**

A-200



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

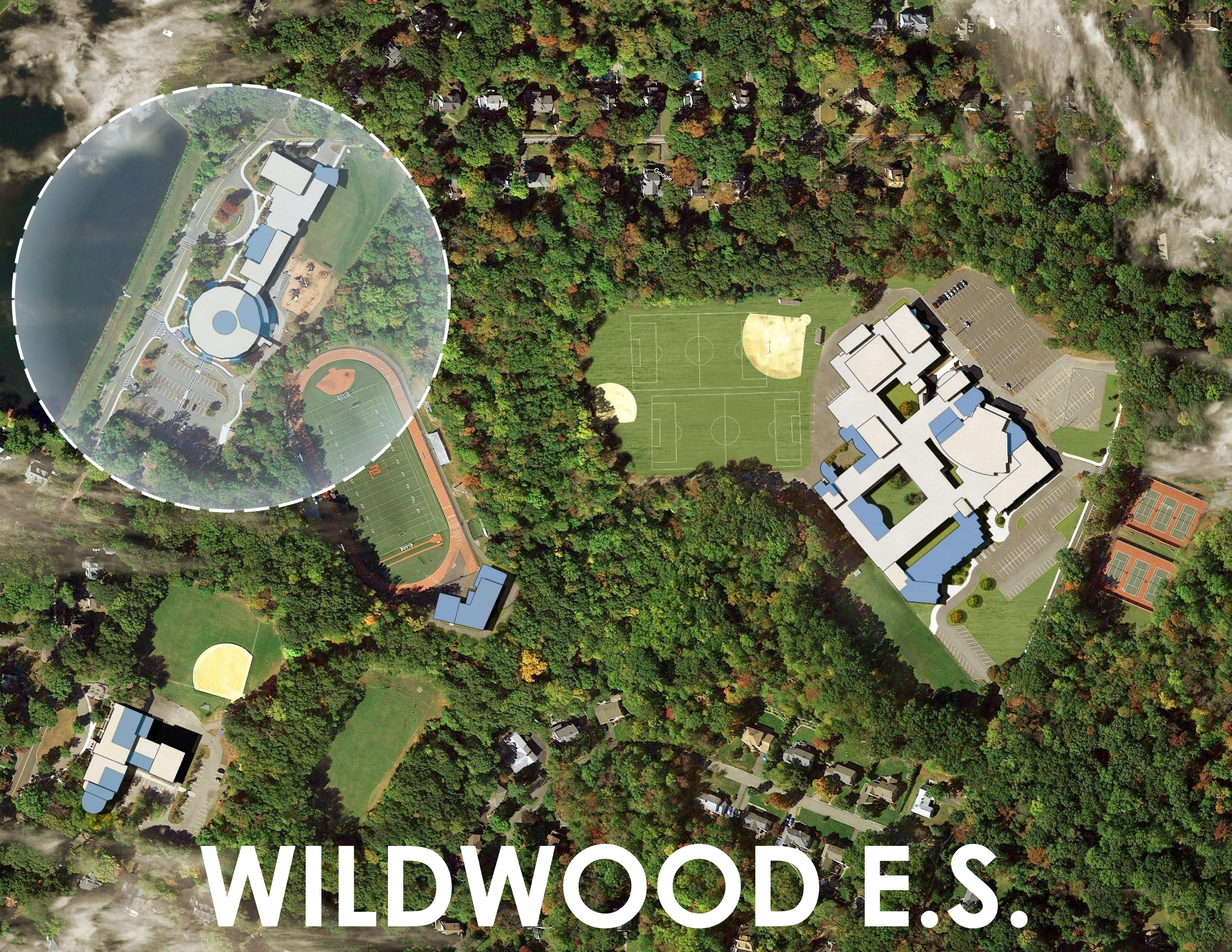


3 PARTIAL NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 PARTIAL WEST ELEVATION
SCALE: 3/16" = 1'-0"

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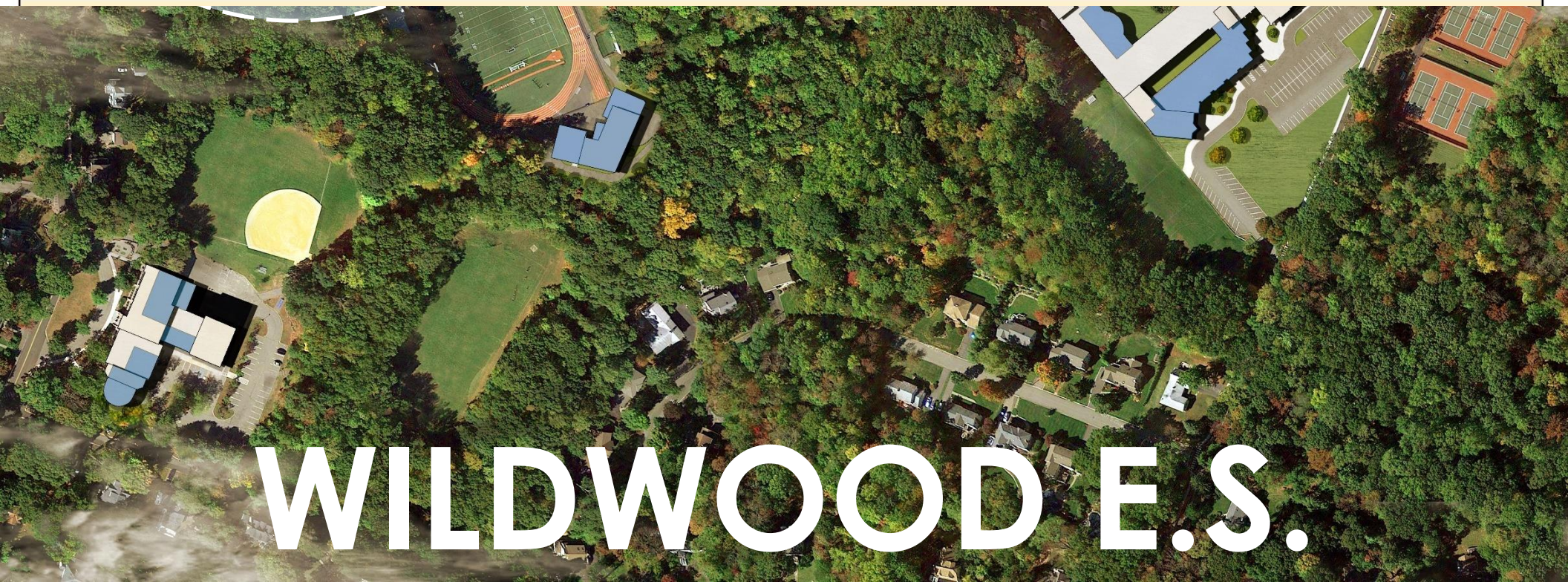


WILDWOOD E.S.



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WILDWOOD E.S.



**MOUNTAIN LAKES
SCHOOL DISTRICT**

**ADDITION & ALTERATIONS
PROJECT**

WILDWOOD ELEMENTARY SCHOOL
MOUNTAIN LAKES, NJ 07066

A PROFESSIONAL ASSOCIATION
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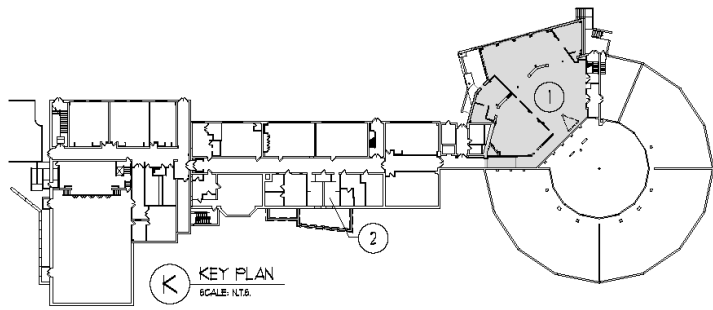
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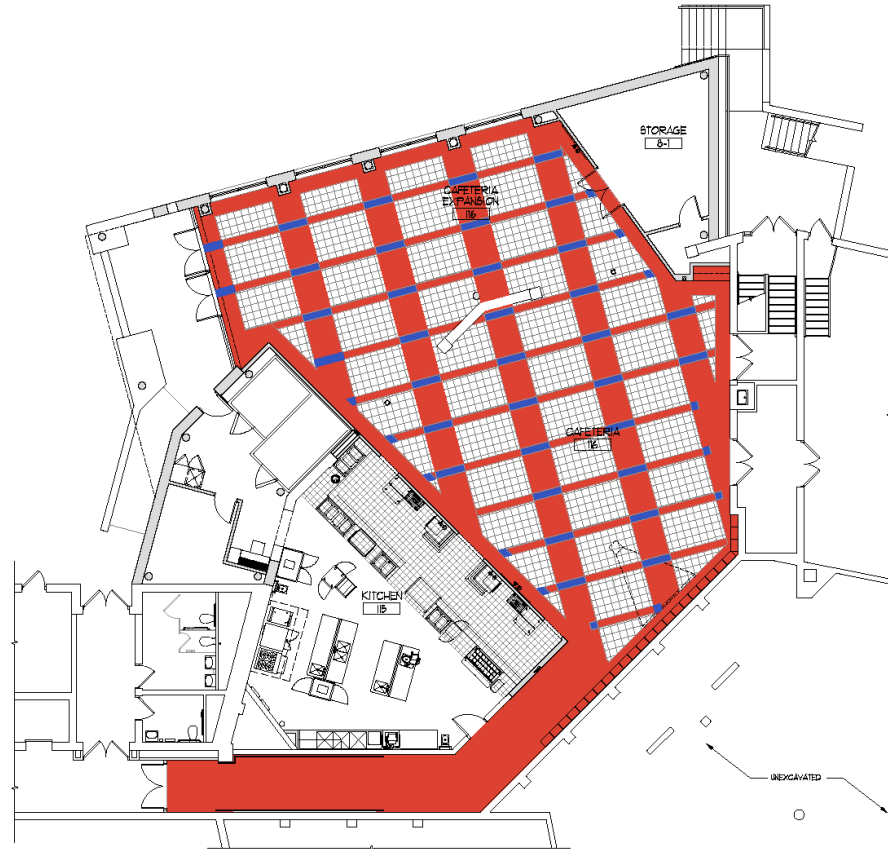
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	issue date:	3/20/2018
1720	1M	TJK
project no.	drawing	check
		AS NOTED
		scale

**PARTIAL
LOWER LEVEL
FLOOR PLANS**

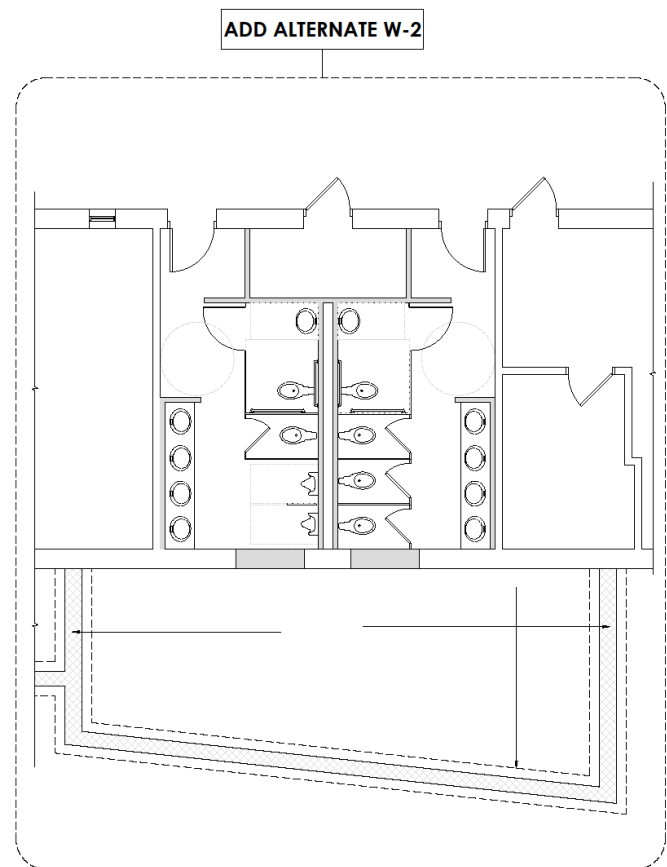
A-100



KEY PLAN
SCALE: N.T.S.



1 PARTIAL FLOOR
PLAN AT CAFETERIA / KITCHEN
SCALE: 1/8" = 1'-0"



2 PARTIAL FLOOR
PLAN AT RESTROOMS
SCALE: 1/4" = 1'-0"

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LOWER LEVEL PLAN – WILDWOOD ELEMENTARY SCHOOL



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ADDITION & ALTERATIONS
PROJECT

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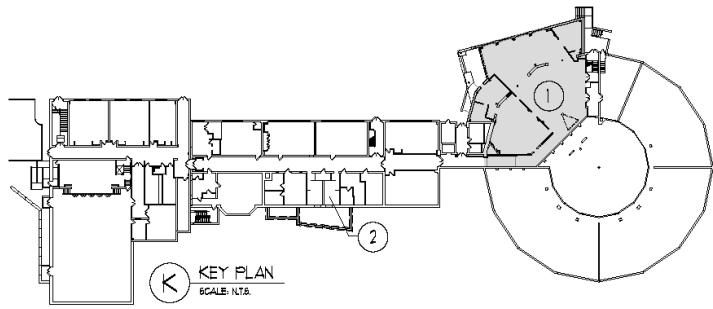
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ARCHITECTS

Signature:
 Thomas J. Kodan, A.I.A. AI11394
 Michael R. Bierl, A.I.A. AD1507700

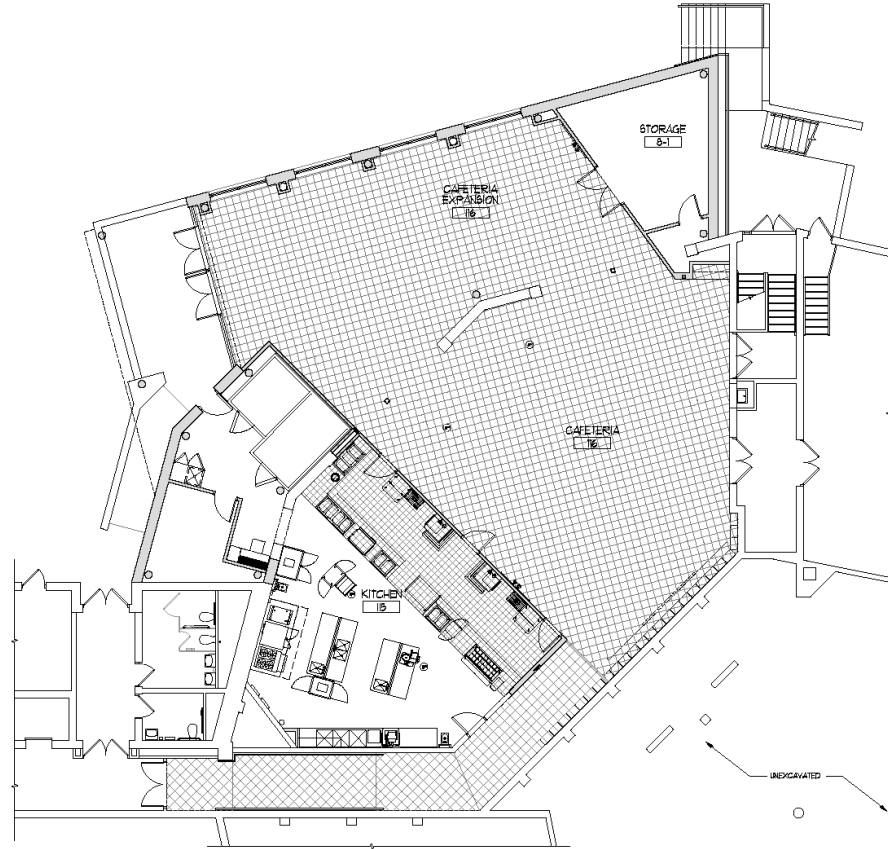
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	Issue date:	3/30/2018
	project no.	IM
	drawn	TJK
	check	AS
	NOTED	SCALE

**PARTIAL
LOWER LEVEL
FLOOR PLANS**

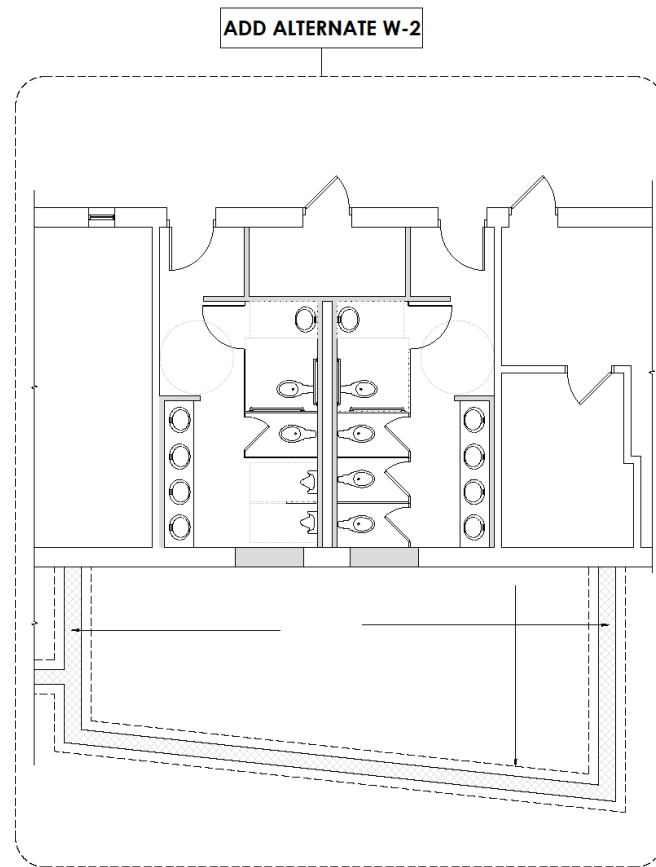
A-100



K KEY PLAN
SCALE: N.T.S.



1 PARTIAL FLOOR
PLAN AT CAFETERIA / KITCHEN
SCALE: 1/8" = 1'-0"



2 PARTIAL FLOOR
PLAN AT RESTROOMS
SCALE: 1/4" = 1'-0"

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ALTERNATE LOWER LEVEL PLAN – WILDWOOD ELEMENTARY SCHOOL



**MOUNTAIN LAKES
SCHOOL DISTRICT**
ADDITION & ALTERATIONS
PROJECT

WILDWOOD ELEMENTARY SCHOOL
MOUNTAIN LAKES, NJ 07046

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Oakland, New Jersey 07438

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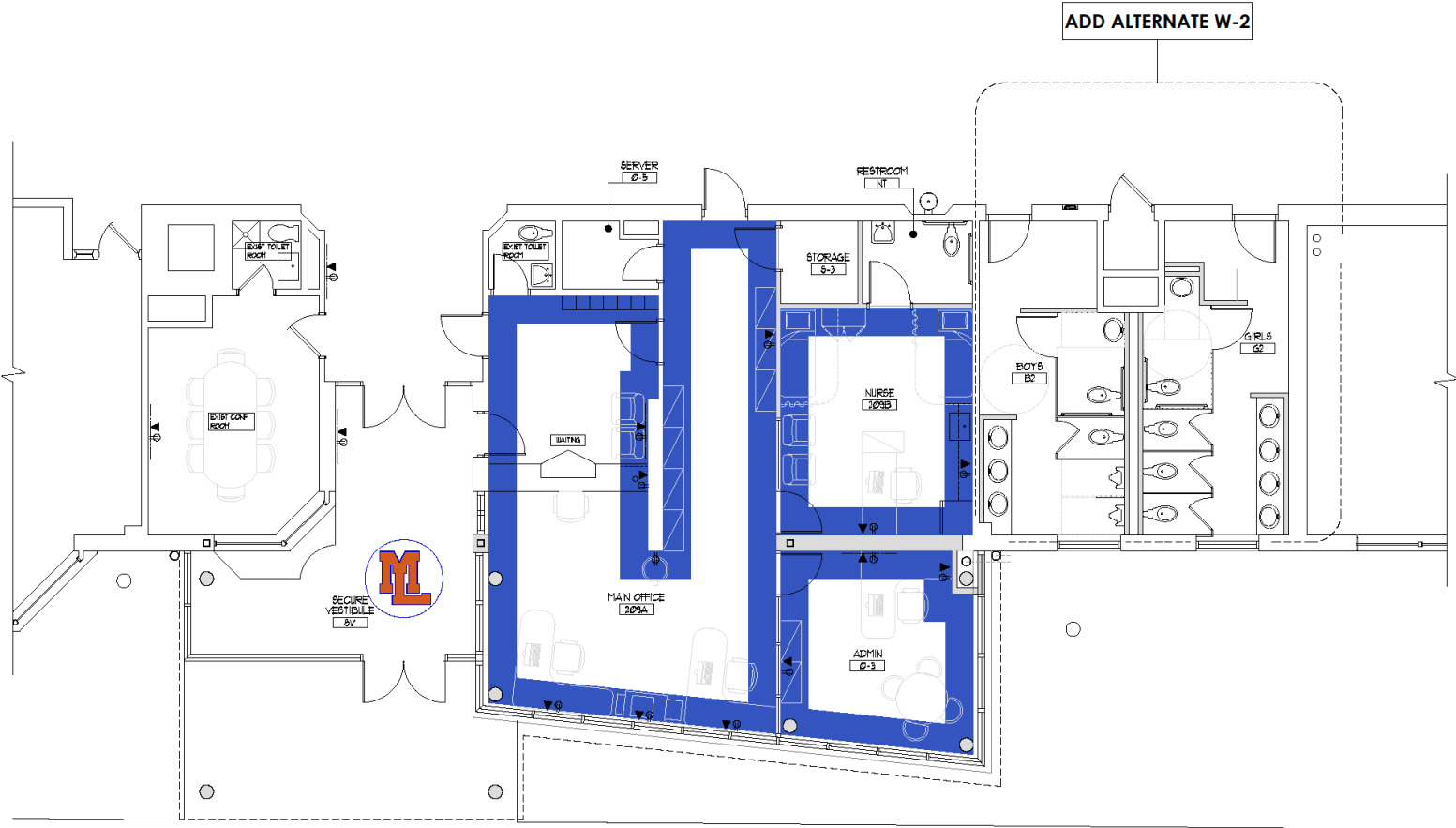
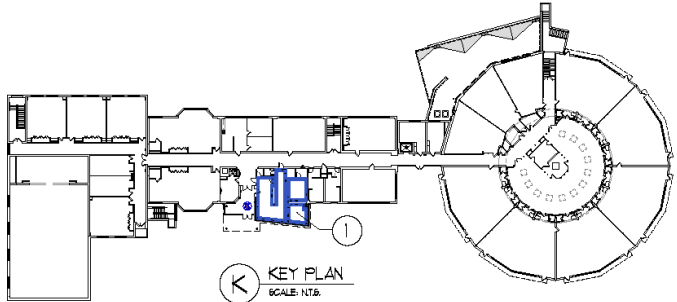
Signature:
 Thomas J. Kosten, A.I.A. All 1394
 Michael R. Bieri, A.I.A. A01507700

1	3/30/2018	ISSUED FOR BID
170	MM	TJK
project no.	drawn	check
		AS NOTED
		scope

**PARTIAL UPPER
LEVEL
FLOOR PLAN**

A-101

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1 PARTIAL FLOOR
PLAN AT ENTRY / MAIN OFFICE
SCALE: 1/4" = 1'-0"

UPPER LEVEL PLAN – WILDWOOD ELEMENTARY SCHOOL



MOUNTAIN LAKES
SCHOOL DISTRICT
ADDITION & ALTERATIONS
PROJECT

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Oakland, New Jersey 07438

2011.644.0001
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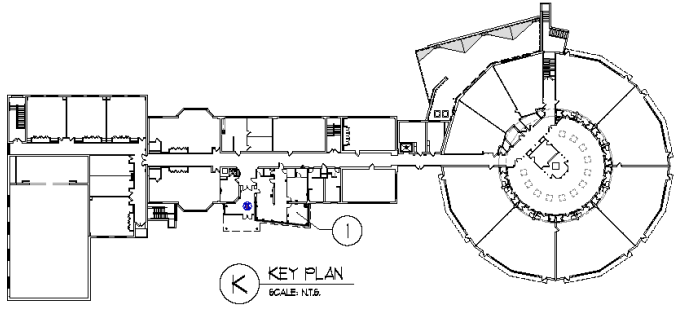
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ARCHITECTS

Signature:
 Thomas J. Kosten, A.I.A. A111394
 Michael R. Bieri, A.I.A. A101507700

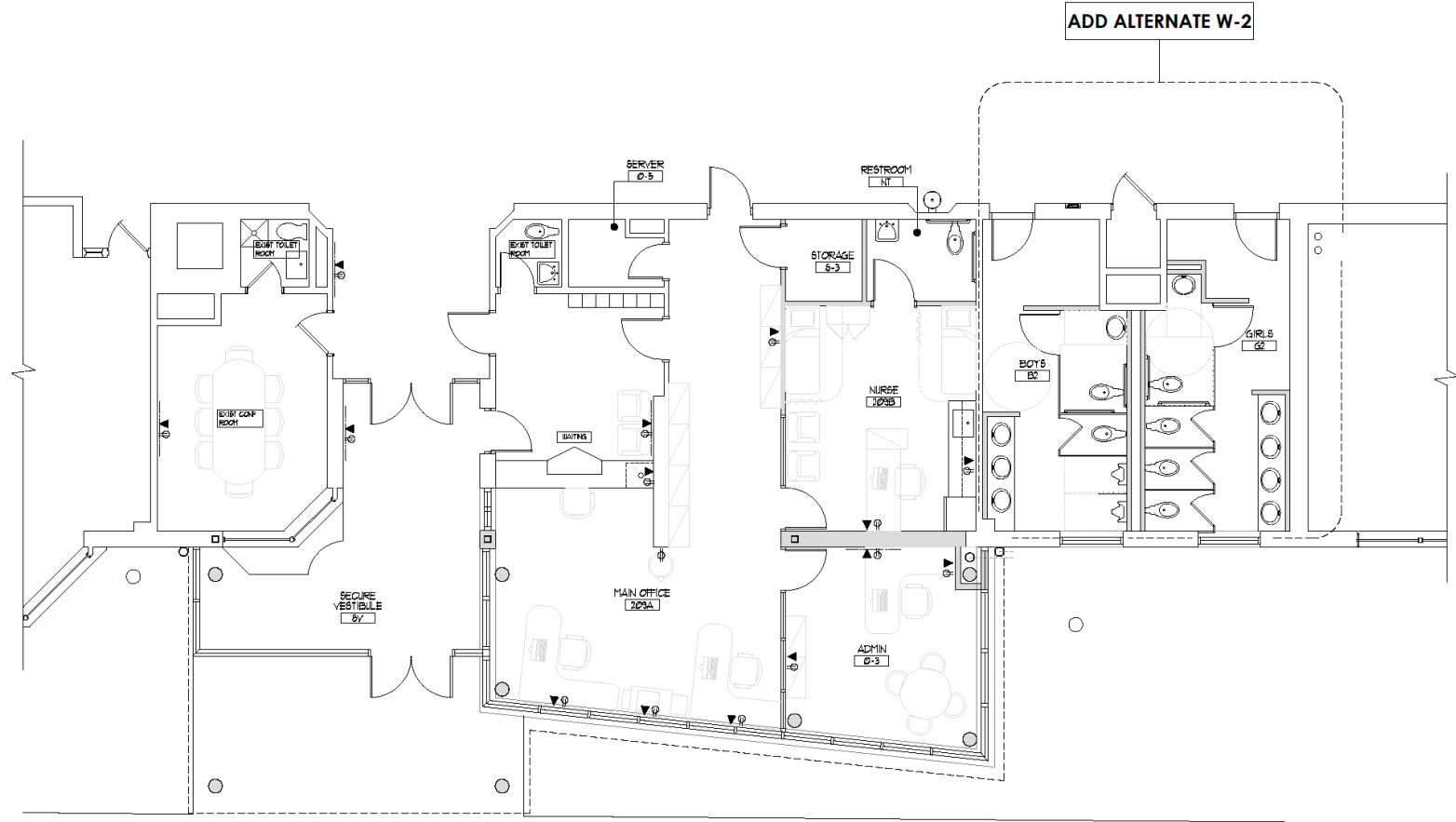
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170	MM	TJK
project no.	drawn	check
		AS NOTED
		scope

**PARTIAL UPPER
LEVEL
FLOOR PLAN**

A-101



KEY PLAN
SCALE: N.T.S.

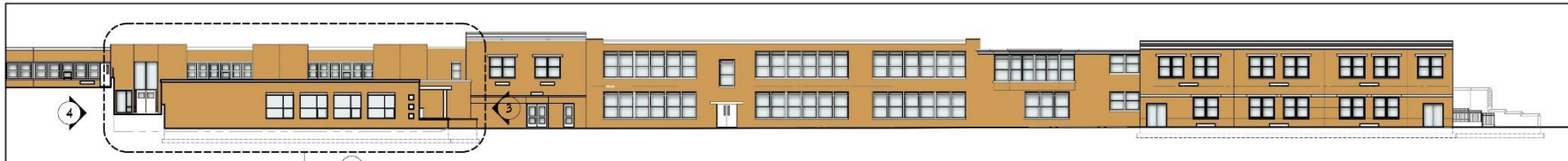


ADD ALTERNATE W-2

**ALTERNATE PARTIAL FLOOR
PLAN AT ENTRY / MAIN OFFICE**
SCALE: 1/4" = 1'-0"

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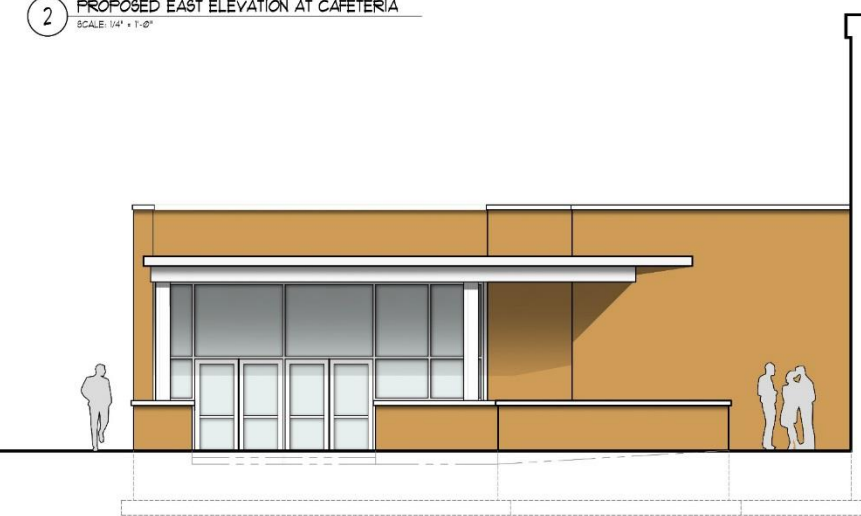
ALTERNATE UPPER LEVEL PLAN – WILDWOOD ELEMENTARY SCHOOL



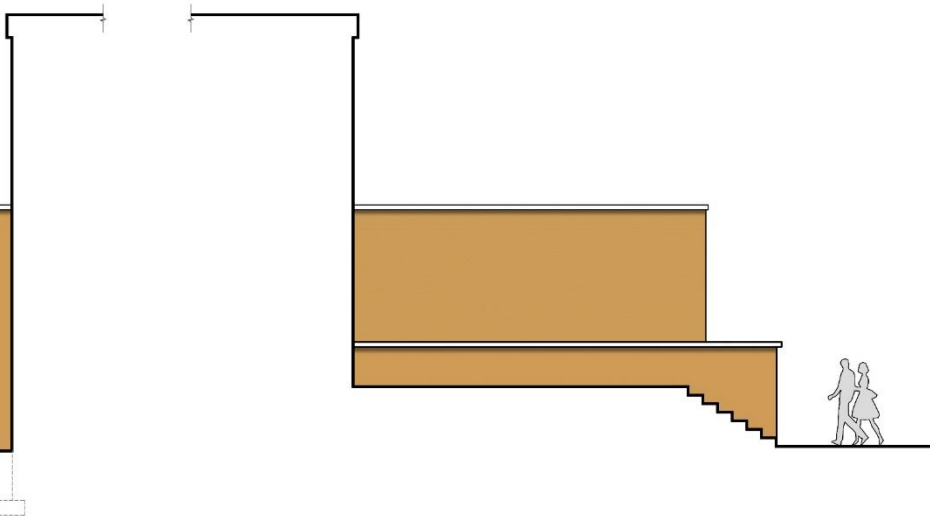
1 KEY EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION AT CAFETERIA
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION AT CAFETERIA
SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION AT CAFETERIA
SCALE: 1/4" = 1'-0"



MOUNTAIN LAKES
SCHOOL DISTRICT
ADDITION & ALTERATIONS
PROJECT
WILDWOOD ELEMENTARY SCHOOL
MOUNTAIN LAKES, NJ 07045

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305 Elmwood Valley Road
Clarks Summit, NJ 07433
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ARCHITECTS

Signature:
 Thomas J. Kaslen, A.I.A., A111394
 Michael R. Bert, A.I.A., A01537200

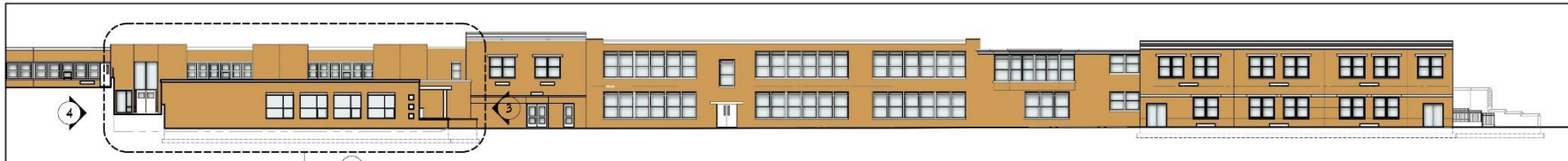
1	3/30/2018	ISSUED FOR BID		
	Issue date:	3/30/2018		
	1/28	IM	TK	AS NOTED
	project	drawn	check	notes

ELEVATIONS AT
CAFETERIA
EXPANSION

A-200



BACK ELEVATIONS – WILDWOOD ELEMENTARY SCHOOL



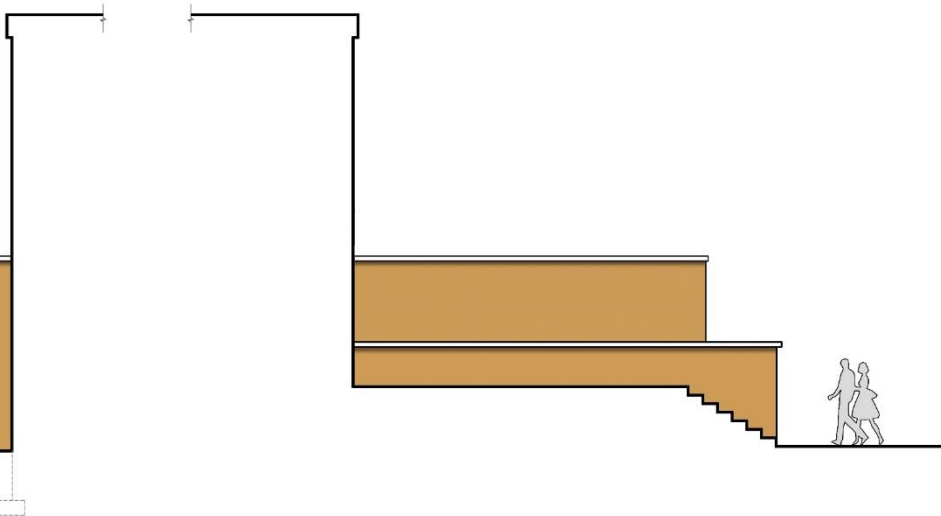
1 KEY EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION AT CAFETERIA
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION AT CAFETERIA
SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION AT CAFETERIA
SCALE: 1/4" = 1'-0"



MOUNTAIN LAKES
SCHOOL DISTRICT
ADDITION & ALTERATIONS
PROJECT
WILDWOOD ELEMENTARY SCHOOL
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Signature:
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 Michael R. Bierl, A.I.A., A01537700

1	3/30/2018	ISSUED FOR BID		
	Issue date:	3/30/2018		
	1/28	IM	TK	AS NOTED
	project	drawn	check	notes

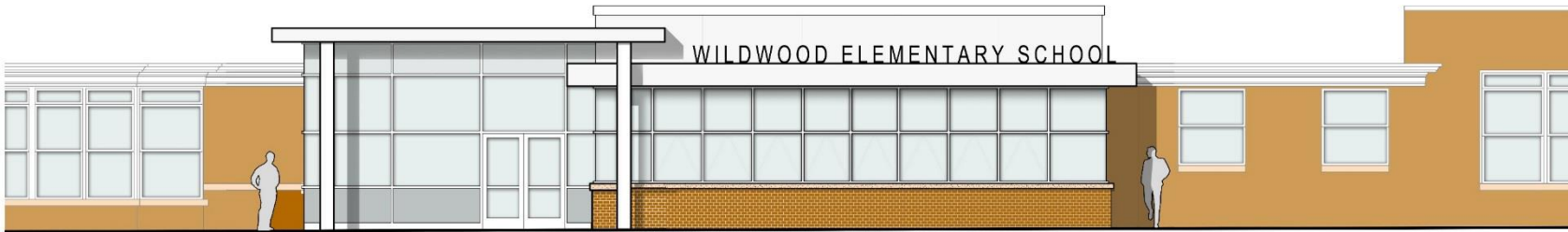
ELEVATIONS AT
CAFETERIA
EXPANSION

A-200

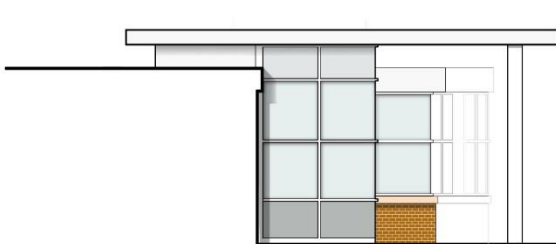
1 KEY WEST ELEVATION
SCALE: 1/16" = 1'-0"



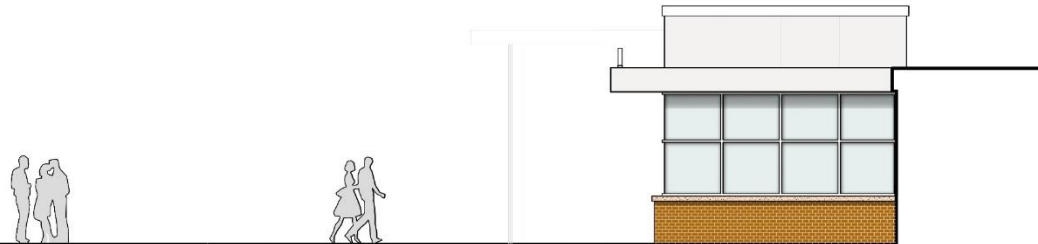
2 PROPOSED WEST ELEVATION AT ENTRY
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION AT ENTRY
SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION AT ENTRY
SCALE: 1/4" = 1'-0"



MOUNTAIN LAKES
SCHOOL DISTRICT

ADDITION & ALTERATIONS
PROJECT

WILDWOOD ELEMENTARY SCHOOL
MOUNTAIN LAKES, NJ 07066

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ARCHITECTS

signatory:
 Thomas J. Kosten, A.I.A. AI11394
 Michael R. Bieri, A.I.A. A01507700

1	12/14/2017	DES. DIV. SUBMISSION
date:	drawn:	checked:
project no.	1728	AS NOTED
	10/28	10/28

ELEVATIONS AT
NEW ENTRY
EXPANSION

1

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FRONT ELEVATIONS – WILDWOOD ELEMENTARY SCHOOL



**MOUNTAIN LAKES
SCHOOL DISTRICT**
ADDITION & ALTERATIONS
PROJECT
WILDWOOD ELEMENTARY SCHOOL
MOUNTAIN LAKES, NJ 07066

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Oakland, New Jersey 07456
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signatory:
 Thomas J. Kosten, A.I.A. AI11394
 Michael R. Bieri, A.I.A. A01507700

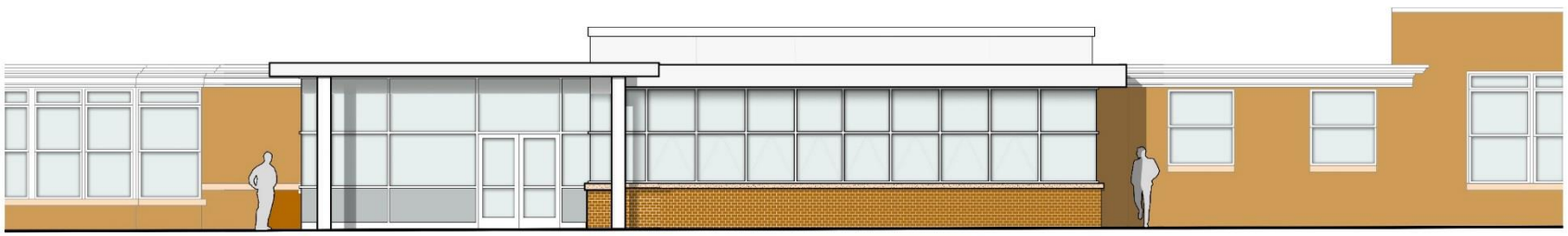
1	12/14/2017	DES. DIV. SUBMISSION
	date	drawn
	7/28	MSB
	project no.	check 1
		AS NOTED
		10/28

**ELEVATIONS AT
NEW ENTRY
EXPANSION**

1



1 KEY WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED WEST ELEVATION AT ENTRY
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION AT ENTRY
SCALE: 1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION AT ENTRY
SCALE: 1/4" = 1'-0"

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MOUNTAIN LAKES H.S.

PHASE 1: MOUNTAIN LAKES HIGH SCHOOL - FRONT ADDITION

1	Reduce Brick Veneer	\$ 23,592	\$ 15,013		\$ 8,579	
2	Remove Fab Lab Glass/Windows/Display	\$ 46,821	\$ 2,879	\$ 43,942		
3	Remove Courtyard Storefront	\$ 23,061	\$ 5,444	\$ 17,617		
4	Remove Tack Strip	\$ 5,714		\$ 5,714		
5	Reduce Vestibule Glazing/Find Alternate	\$ 116,209		\$ 116,209		
6	Remove Vestibule Terrazzo	\$ 15,724	\$ 2,971	\$ 12,753		
7	Replace CT in Office with carpet	\$ 10,946	\$ 4,555	\$ 6,391		
8	Alternate Lights	\$ 20,096			\$ 20,096	
9	Remove VCT Floor Pattern	\$ 5,080			\$ 5,080	
				\$ 202,626	\$ 33,755	\$ 236,381
TOTAL						\$ 819,181

ADDITIONAL HIGH SCHOOL OPTIONS		SIZE	\$/SF	TOTAL		
10	Remove 2 Classrooms	1600	\$ 300		\$ 480,000	
11	Lower/Flat Hall Roof	1500	\$ 50	\$ 75,000		
12	Flat Roof Over Stairs - Left Side	300	\$ 50	\$ 15,000		
13	Front Box Out - End of Hall	36	\$ 250	\$ 9,000		
14	Left Side Box Out	46	\$ 250		\$ 11,500	
15	Classroom Box Out	38	\$ 250		\$ 9,500	
16	Remove basement AC	1	\$ 10,000	\$ 10,000		
17	Reuse office/conference room partitions	490	\$ 35	\$ 17,150		
18	Flat roof over entry	150	\$ 100	\$ 15,000		
19	Remove alcoves in classrooms	10	\$ 100	\$ 1,000		
20	Remove hall lockers	97	\$ 250		\$ 24,250	
21	Replace won-Fire door	1	\$ 15,000	\$ 15,000		
22	Suspended ceilings at classroom entries	525	\$ 2		\$ 1,050	
23	Remove Basement	5000	\$ 20		\$ 100,000	
24	Remove 2nd Stair to Basement	200	\$ 200	\$ 40,000		
25	Basement Lights/Devices	23	\$ 100		\$ 2,300	
				\$ 197,150	\$ 628,600	\$ 825,750
				\$ 910,185		\$ 1,644,931

MOUNTAIN LAKES H.S.



**MOUNTAIN LAKES
SCHOOL DISTRICT**
ADDITION & ALTERATIONS
PROJECT

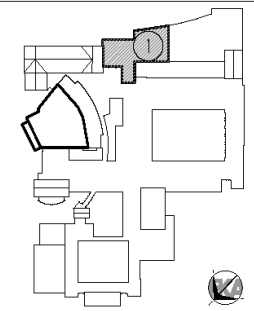
MOUNTAIN LAKES H.S.
MOUNTAIN LAKES, NJ 07046

A PROFESSIONAL ASSOCIATION
Architectural, Interiors,
Planning & Project Management
304 Ramapo Valley Road
Oxland, New Jersey 07648
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ARCHITECTS**

Signature:
 Thomas J. Koster, A.I.A. A111394
 Michael R. Bierl, A.I.A. A101507700

KEY PLAN: N.T.S.



1	04/30/2018	ISSUED FOR BID
		issue date: 04/30/18
	1725	30/1/18
	project no.	date
	T.K.	A.S. NOTED
	check	scale

**PARTIAL FIRST FL
PLAN AT MAIN
OFFICE / VEST
EXPANSION**

A-111



1 PARTIAL 1st. FLOOR PLAN @ MAIN OFFICE / ENTRY
SCALE: 1/8" = 1'-0"

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PARTIAL 1ST FL. PLAN – MOUNTAIN LAKES HIGH SCHOOL



**MOUNTAIN LAKES
SCHOOL DISTRICT**
**ADDITION & ALTERATIONS
PROJECT**

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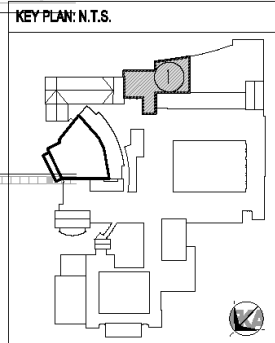
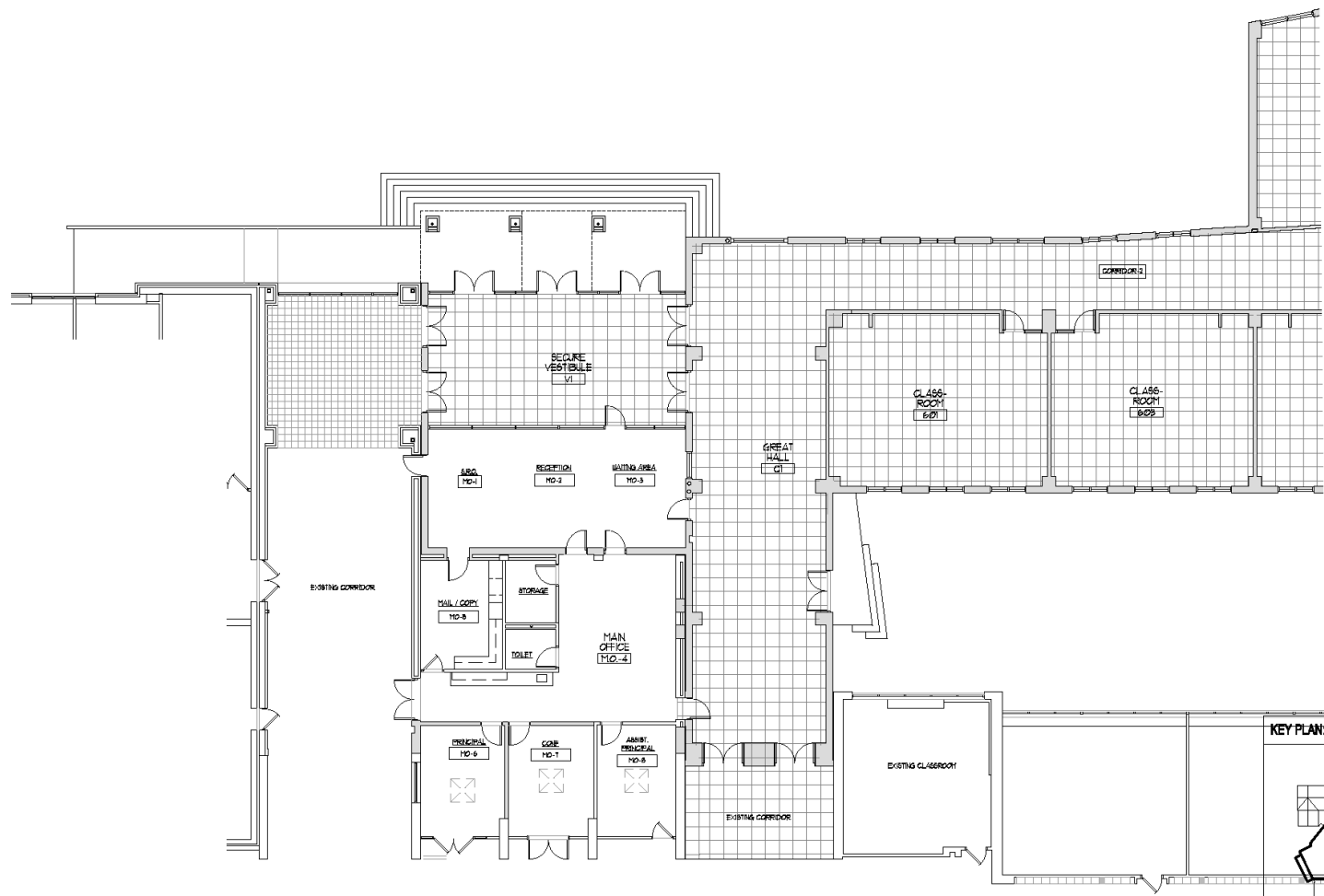
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ARCHITECTS

Signature:
 Thomas J. Kasten, A.I.A. A111394
 Michael R. Bieri, A.I.A. A101507700

1	04/30/2018	ISSUED FOR BID
		Issue date: 04/30/18
	TDJ	SM/IM
	project no.	drawn
		check
		A4
		NOTED
		SCALE

**PARTIAL FIRST FL
PLAN AT MAIN
OFFICE / VEST
EXPANSION**

A-111



1 ALTERNATE PARTIAL 1st. FLOOR PLAN @ MAIN OFFICE / ENTRY
SCALE: 1/8" = 1'-0"

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ADDITION & ALTERATIONS
PROJECT

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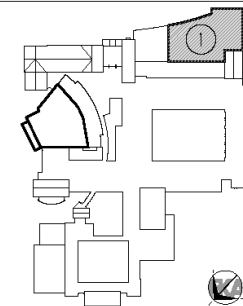
304 Ramapo Valley Road
Oxford, New Jersey 07468

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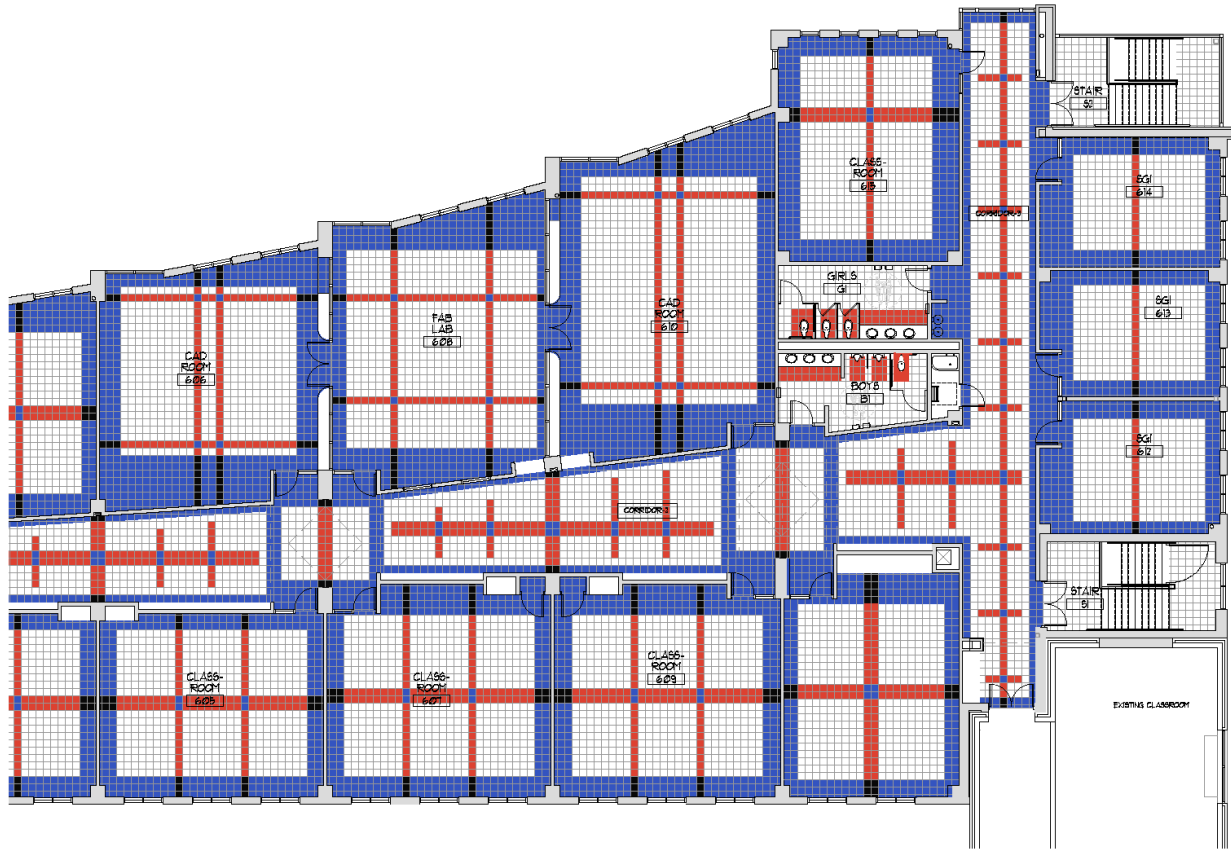
Signature:
 Thomas J. Kosten, A.I.A. A011394
 Michael R. Bier, A.I.A. A01507700

KEY PLAN: N.T.S.



**PARTIAL FIRST FL
PLAN AT CLASS
RM EXPANSION**

A-112



1 PARTIAL 1st. FLOOR PLAN @ CLASSROOMS
SCALE: 1/8" = 1'-0"

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PARTIAL 1ST FL. PLAN – MOUNTAIN LAKES HIGH SCHOOL



**MOUNTAIN LAKES
SCHOOL DISTRICT**
**ADDITION & ALTERATIONS
PROJECT**

MOUNTAIN LAKES H.S.
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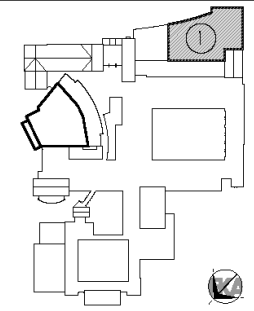
304 Ramapo Valley Road
Oakland, New Jersey 07748

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ARCHITECTS

Signature:
 Thomas J. Kasten, A.I.A. A111394
 Michael R. Bierl, A.I.A. A101507700

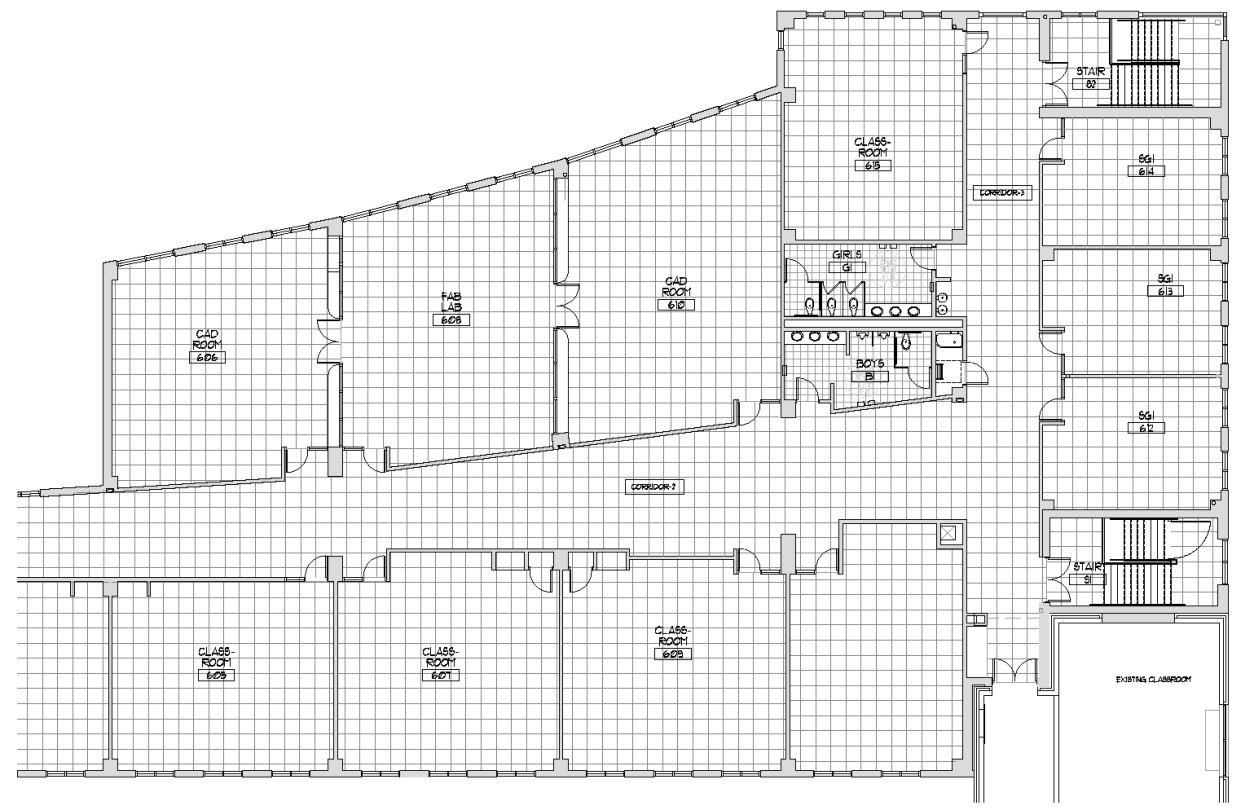
KEY PLAN: N.T.S.



1	04/30/2018	ISSUED FOR BID
		Issue date: 04/30/18
	TDJ	SM/MA
	project no.	drawn
	T.K.	check
	A4	NOTED
		SCALE

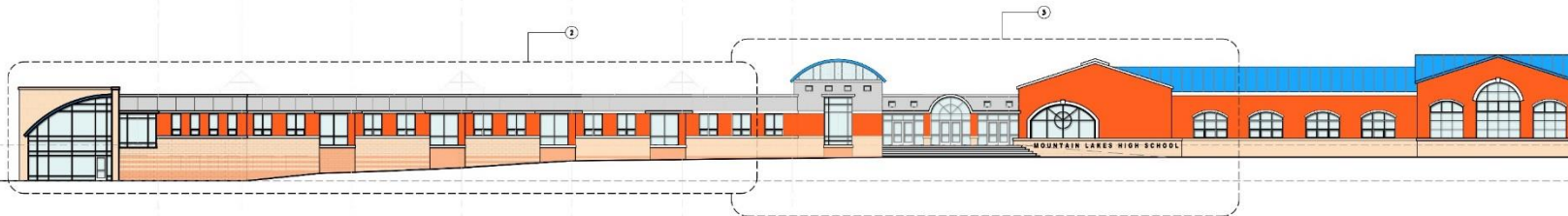
**PARTIAL FIRST FL
PLAN AT CLASS
RM EXPANSION**

A-112



1 ALTERNATE PARTIAL 1st. FLOOR PLAN @ CLASSROOMS
SCALE: 1/8" = 1'-0"

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1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

**MOUNTAIN LAKES
SCHOOL DISTRICT**
ADDITION & ALTERATIONS
PROJECT
MOUNTAIN LAKES H.S.
MOUNTAIN LAKES, NJ 07046

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 Michael R. Bari, A.I.A. A01507700

1	12/04/2017	DES. DEV. SUBMISSION
Issue date:		
026	NM	MRS
project no.	revision	sheet
AS NOTED		
sheet		

ELEVATIONS

A-200

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FRONT ELEVATION – MOUNTAIN LAKES HIGH SCHOOL



**MOUNTAIN LAKES
SCHOOL DISTRICT**

**ADDITION & ALTERATIONS
PROJECT**

**MOUNTAIN LAKES H.S.
MOUNTAIN LAKES, NJ 07046**

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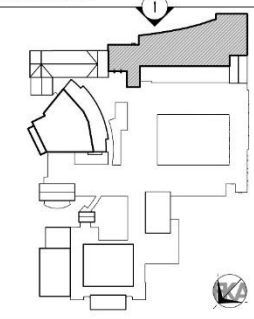
300 Ramapo Valley Road
Oscarus, New Jersey 07436

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Signature:
Thomas J. Kasten, A.I.A. A111594
Michael R. Bierl, A.I.A. A01507700

KEY PLAN: N.T.S.



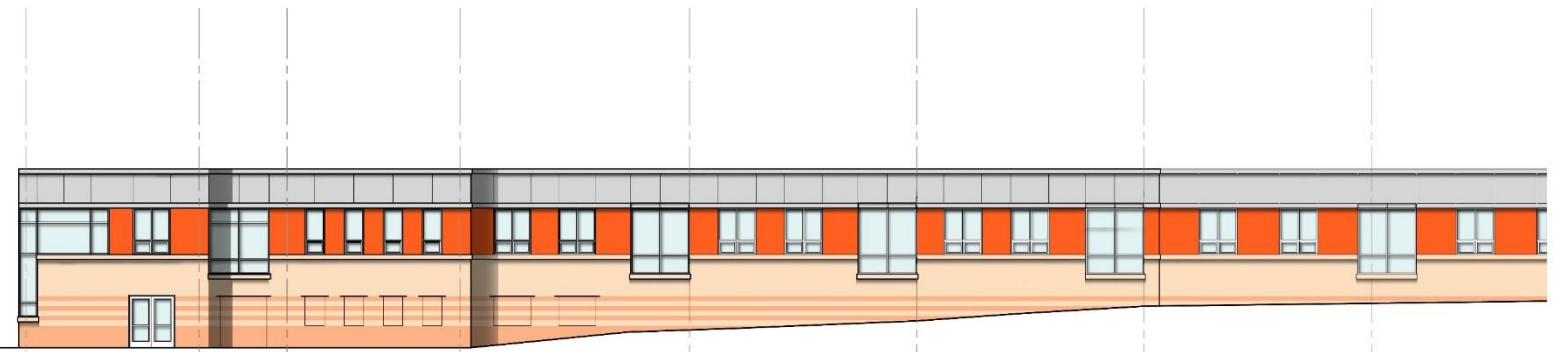
1	04/20/2018	ISSUED FOR BID
	Issue date:	04/20/2018
	1726	NM TJK
	Project no.:	(branch, client)
		AS NOTED
		Grade

ELEVATIONS

A-200



1 ALTERNATE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 ALTERNATE PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 ALTERNATE PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ALTERNATE FRONT ELEVATION – MOUNTAIN LAKES HIGH SCHOOL



**MOUNTAIN LAKES
SCHOOL DISTRICT**
ADDITION & ALTERATIONS
PROJECT

MOUNTAIN LAKES H.S.
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ARCHITECTS

Thomas J. Kofan

Signature:
 Thomas J. Kofan, A.I.A., A111394
 Michael R. Bierl, A.I.A., A01507700

1	04/20/2018	ISSUED FOR BID
	issue date:	04/20/18
	1726	NM TX
	project no.	(0000) (0000)
		AS NOTED
		scale

ELEVATIONS

A-201

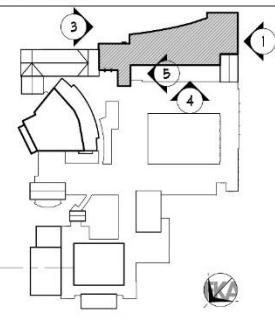
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

3 RIGHT ELEVATION AT ADDITION
SCALE: 1/8" = 1'-0"

4 REAR ELEVATION AT ADDITION
SCALE: 1/8" = 1'-0"

KEY PLAN: N.T.S.





**MOUNTAIN LAKES
SCHOOL DISTRICT**
ADDITION & ALTERATIONS
PROJECT

MOUNTAIN LAKES H.S.
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Signature:
 Thomas J. Kostan, A.I.A., A111394
 Michael R. Bierl, A.I.A., A01507700

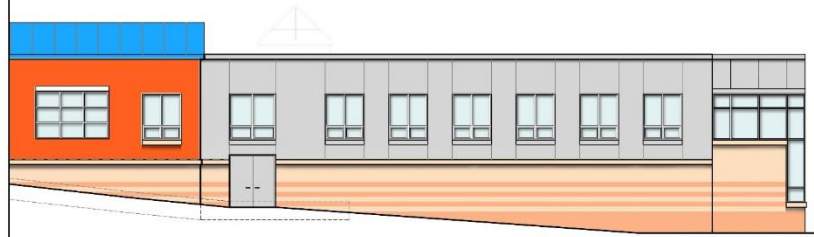
1	04/20/2018	ISSUED FOR BID
	Issue date:	04/20/18
	1726	NM TX
	project no.	(02)000 (02)003
		AS NOTED
		SCALE

ELEVATIONS

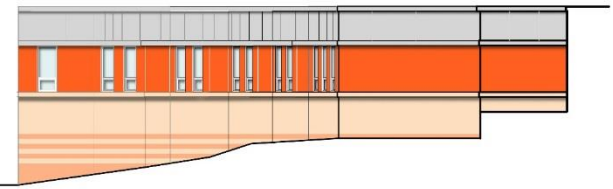
A-201



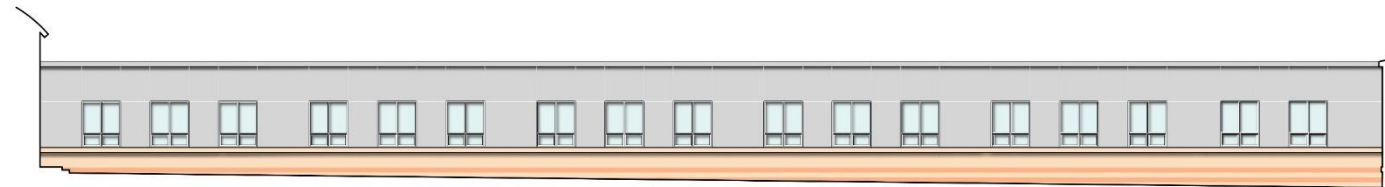
1 ALTERNATE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



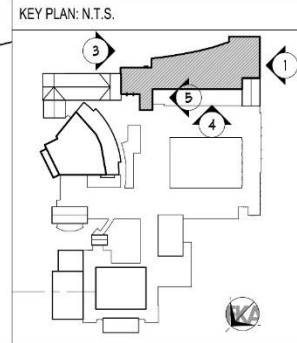
2 ALTERNATE PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 ALTERNATE RIGHT ELEVATION AT ADDITION
SCALE: 1/8" = 1'-0"



4 ALTERNATE REAR ELEVATION AT ADDITION
SCALE: 1/8" = 1'-0"





Mountain Lakes School District
Potential Project Modifications



6/7/2018

PHASE 1: BRIARCLIFF ADDITIONS & ALTERATIONS						
#	ITEM	DEDUCTION	ADD	ITEMS NOT IN BUDGET	ADDITION REDUCTIONS	TOTAL
1	Remove Kitchen Windows	\$ 4,284	\$ 1,648		\$ 2,636	
2	Remove Kitchen Parapet	\$ 7,820			\$ 7,820	
3	Remove Kitchen Coiling Doors	\$ 4,478	\$ 1,521	\$ 2,957		
4	Remove Maker Space Storefront	\$ 12,907		\$ 12,907		
5	Remove Lake Drive Office	\$ 77,207		\$ 77,207		
6	Remove Kitchen Entry Steps & Door	\$ 26,210	\$ 1,648	\$ 24,562		
7	Remove Kitchen Wall Tile	\$ 7,794	\$ 1,704	\$ 6,090		
8	Remove Gyp. Bd. @ Cafeteria Walls	\$ 9,939	\$ 3,573	\$ 6,366		
9	Remove Vestibule Storefront/Find Alternate	\$ 63,951		\$ 63,951		
10	Alternate Lights	\$ 7,594			\$ 7,594	
11	Remove VCT Floor Pattern	\$ 1,187			\$ 1,187	
12	Kitchen Equipment Reduction	\$ 10,000		\$ 10,000		
				\$ 204,040	\$ 19,237	\$ 223,277

PHASE 1: WILDWOOD ADDITIONS & ALTERATIONS						
1	Remove Structure for 2nd Floor	\$ 84,747	\$ 21,257	\$ 63,490		
2	Remove Cafeteria Roof Parapet	\$ 23,586			\$ 23,586	
3	Remove Kitchen Coiling Doors	\$ 4,478	\$ 2,148	\$ 2,330		
4	Remove Kitchen Wall Tile	\$ 7,906	\$ 1,728	\$ 6,178		
5	Remove Gyp. Bd. @ Cafeteria Walls	\$ 7,210	\$ 3,041	\$ 4,169		
6	Remove Masonry Wall @ Cafeteria	\$ 10,678			\$ 10,678	
7	Reduce Glazing @ cafeteria/Find Alternate	\$ 58,519		\$ 58,519		
8	Remove Suspended Ceiling in Existing Cafeteria	\$ 10,339	\$ 1,981	\$ 8,358		
9	Reduce Glazing @ Office/Find Alternate	\$ 68,273		\$ 68,273		
10	Reduce Glazing @ Vestibule/Find Alternate	\$ 79,894		\$ 79,894		
11	Remove Vestibule Terrazzo	\$ 6,295	\$ 1,137	\$ 5,158		
12	Reduce Front Façade	\$ 11,915			\$ 11,915	
13	Alternate Lights	\$ 6,020			\$ 6,020	
14	Remove VCT Floor Pattern	\$ 955			\$ 955	
15	Kitchen Equipment Reduction	\$ 10,000		\$ 10,000		
				\$ 306,369	\$ 53,154	\$ 359,523

PHASE 1: MOUNTAIN LAKES HIGH SCHOOL - FRONT ADDITION						
1	Reduce Brick Veneer	\$ 23,592	\$ 15,013		\$ 8,579	
2	Remove Fab Lab Glass/Windows/Display	\$ 46,821	\$ 2,879	\$ 43,942		
3	Remove Courtyard Storefront	\$ 23,061	\$ 5,444	\$ 17,617		
4	Remove Tack Strip	\$ 5,714		\$ 5,714		
5	Reduce Vestibule Glazing/Find Alternate	\$ 116,209		\$ 116,209		
6	Remove Vestibule Terrazzo	\$ 15,724	\$ 2,971	\$ 12,753		
7	Replace CT in Office with carpet	\$ 10,946	\$ 4,555	\$ 6,391		
8	Alternate Lights	\$ 20,096			\$ 20,096	
9	Remove VCT Floor Pattern	\$ 5,080			\$ 5,080	
				\$ 202,626	\$ 33,755	\$ 236,381
TOTAL						\$ 819,181

ADDITIONAL HIGH SCHOOL OPTIONS						
	SIZE	\$/SF	TOTAL			
10	Remove 2 Classrooms	1,600	\$ 300		\$ 480,000	
11	Lower/Flat Hall Roof	1,500	\$ 50		\$ 75,000	
12	Flat Roof Over Stairs - Left Side	300	\$ 50		\$ 15,000	
13	Front Box Out - End of Hall	36	\$ 250	\$ 9,000		
14	Left Side Box Out	46	\$ 250		\$ 11,500	
15	Classroom Box Out	38	\$ 250		\$ 9,500	
16	Remove basement AC	1	\$ 10,000	\$ 10,000		
17	Reuse office/conference room partitions	490	\$ 35	\$ 17,150		
18	Flat roof over entry	150	\$ 100	\$ 15,000		
19	Remove alcoves in classrooms	10	\$ 100	\$ 1,000		
20	Remove hall lockers	97	\$ 250		\$ 24,250	
21	Replace won-Fire door	1	\$ 15,000	\$ 15,000		
22	Suspended ceilings at classroom entries	525	\$ 2		\$ 1,050	
23	Remove Basement	5000	\$ 20		\$ 100,000	
24	Remove 2nd Stair to Basement	200	\$ 200	\$ 40,000		
25	Basement Lights/Devices	23	\$ 100		\$ 2,300	
				\$ 197,150	\$ 628,600	\$ 825,750
				\$ 910,185		\$ 1,644,931

Potential Savings:

\$1,644,931

- + Food Service Savings - \$300,000
- + Building Control Savings - \$150,000
- + Building Permit Fees - \$100,000
- + Briarcliff Office & Cameras - \$100,000

Current Potential = \$ 2,294,931



Mountain Lakes School District

PROPOSED SCHEDULE - High School, Briarcliff & Wildwood



6/26/2018

PHASE 1 2019

	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY 1, 2019 through September, 2020		
Finalize all modifications	█															
Revisions to FKA drawings			█													
Revisions to Consultants drawings			█													
Out to Bid #1					█											
Board Rejects Bid						█										
Out to Bid #2							█									
Board Rejects Bid & Negotiates								█								
Board awards contract								█								
GC awards Sub-Contractors									█							
Initial shop drawing review										█						
Fabrication & Delivery												█				
Construction Phase														█		
Interior Modifications														█		
Additions & Site Work														July 1, 2019 to Sept. 15, 2019		
Punch list and Close Out														July 1, 2019 to Sept. 15, 2020		

PHASE 2

								JULY	AUGUST	SEPTEMBER	OCTOBER	NOV
Preliminary Phase	█											
Design Development Phase	█											
Construction Document Phase	█											
Bid Phase	█											
Board awards contract	█											
GC awards Sub-Contractors	█											
Initial shop drawing review	█											
Fabrication & Delivery	█											
Construction Phase	█											

Can Start After Fabrication or Hold Until Summer 2020



Mountain Lakes School District PEC Breakdown

June 26, 2018



School:	MOUNTAIN LAKES HIGH SCHOOL			BRIARCLIFF MIDDLE SCHOOL			WILDWOOD ELEMENTARY SCHOOL		
	Cost	PEC	State Aid	Cost	PEC	State Aid	Cost	PEC	State Aid
QUESTION 1									
All Schools:	\$ 11,417,715	\$ 3,476,490	\$ 1,390,596	\$ 2,963,500	\$ 2,710,208	\$ 1,084,083	\$ 2,835,000	\$ 2,066,250	\$ 826,500
State Aid Renovations			\$ 1,048,826			\$ 1,036,550			\$ 612,000
			Mainly Phase 2			Phase 1 & 2			All Phase 1
State Aid Additions			\$ 341,770			\$ 47,533			\$ 214,500
			Approx. 5,975/SF of 22,000/SF of Additions			831/SF of 831/SF Kitchen Addition			Includes Kitchen/Café. & Office Additions

Renovation Aid	40% of Actual Estimate
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Addition Aid	40% of \$143/SF of Addition	\$350/SF Working Estimate
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COST SUMMARY:				
	TOTAL COST:	TOTAL PEC:	TOTAL AID:	LOCAL SHARE:
QUESTION 1	\$ 17,216,215	\$ 8,252,948	\$ 3,301,179	\$ 13,915,036

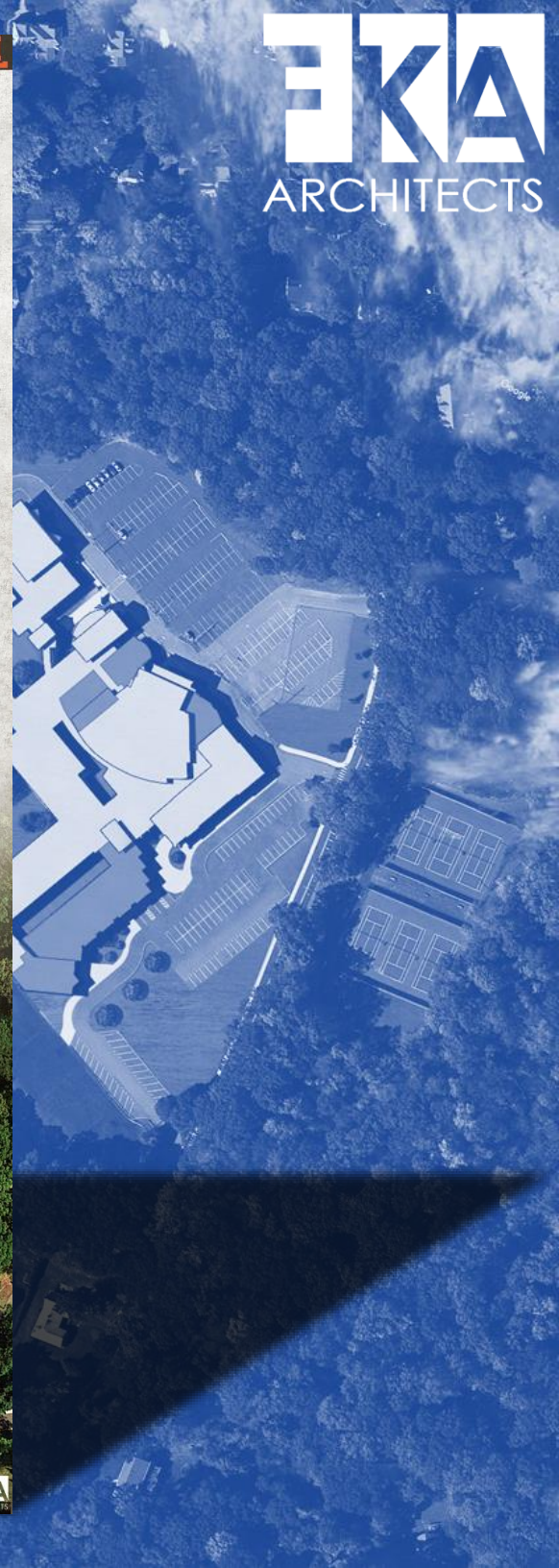
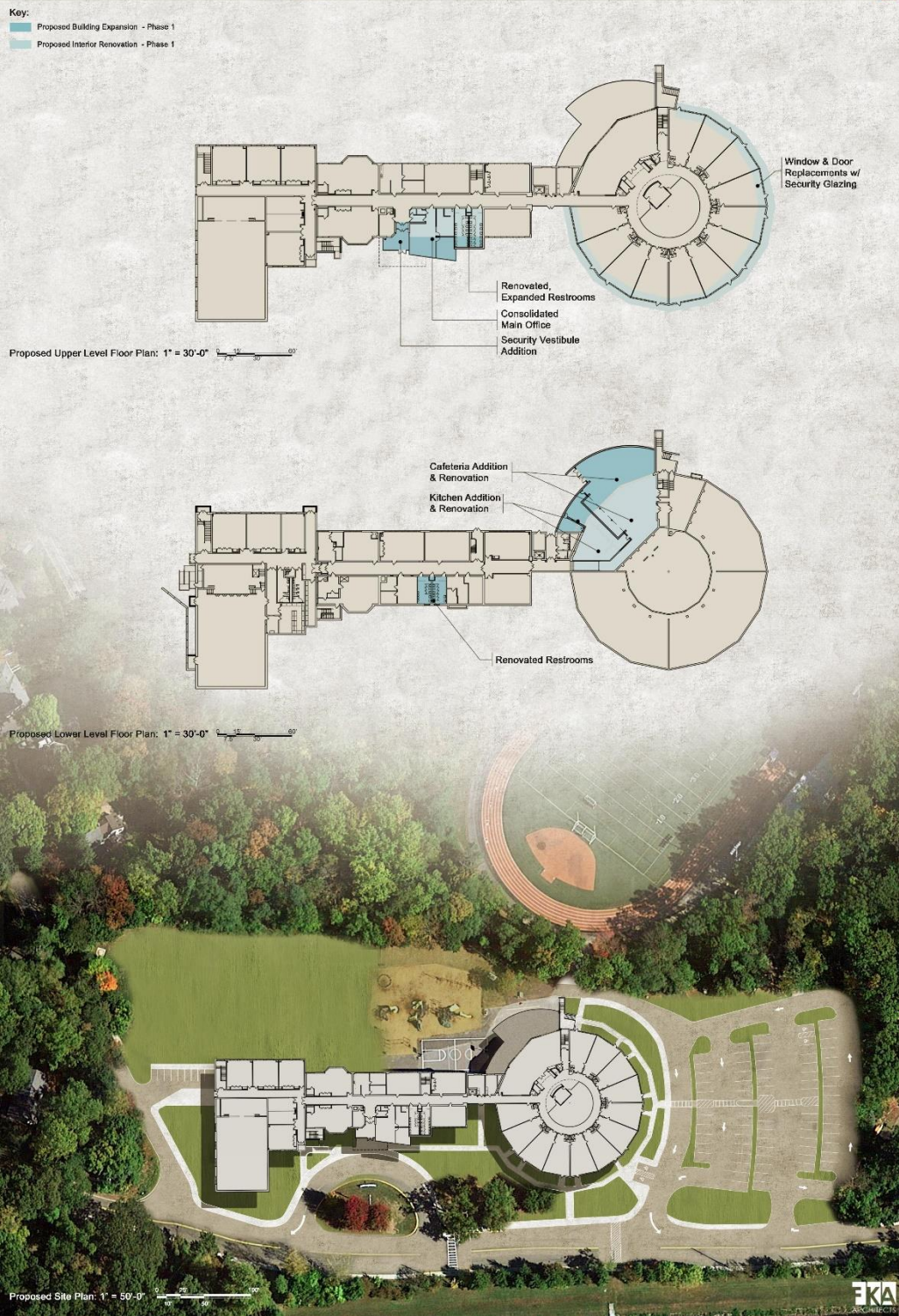


BRIARCLIFF MIDDLE SCHOOL PLANS



- Key:
- Proposed Building Expansion - Phase 1
 - Proposed Interior Renovation - Phase 1
 - Proposed Interior Renovation - Phase 2







MOUNTAIN LAKES HIGH SCHOOL PLAN



- Key:
- Proposed Building Expansion - Phase 1
 - Proposed Building Expansion - Phase 2
 - Proposed Interior Renovation - Phase 2



Proposed Floor Plan: 1" = 40'-0"

