



MAST

EKA  
ARCHITECTS

# CURRENT PROJECT STATUS



April 15<sup>th</sup> 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 28<sup>th</sup> 2018 - RFP for construction management company

8/13/2018 - MAST was selected

9/12/2018 - Building Committee formed

MAST

# 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 15<sup>th</sup> 2018 Board of Education

Board made the following approval:

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

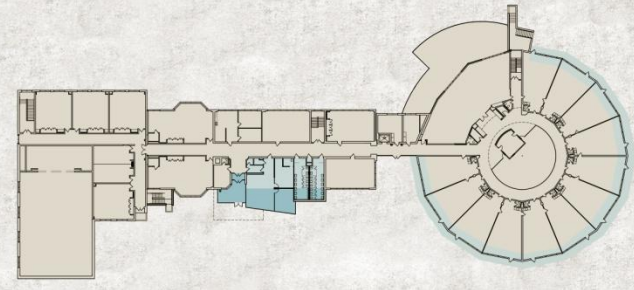
\$3.3 Million reduction in overall project:

- 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*

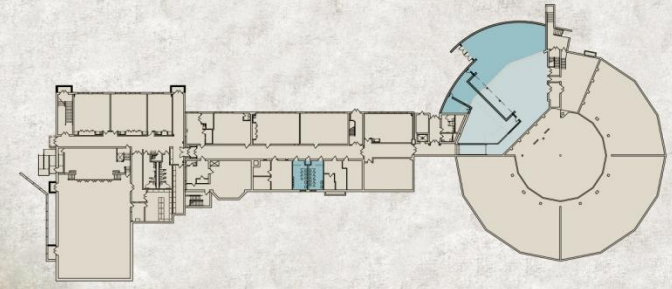
The budget now correctly includes a 10% construction contingency and a 2% soft cost contingency that were not previously adequately accounted for.



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



Proposed Upper Level Floor Plan: 1" = 30'-0" 0" 7.5 30 60



Proposed Lower Level Floor Plan: 1" = 30'-0" 0" 7.5 30 60



Proposed Site Plan: 1" = 50'-0" 0" 10 50 100





Key:

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

Proposed Second Floor Plan: 1" = 20'-0"



Proposed First Floor Plan: 1" = 20'-0"



Proposed Lower Level Floor Plan: 1" = 20'-0"





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







MOUNTAIN LAKES HIGH SCHOOL

## 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.



# March 6<sup>th</sup> 2PM Bid Submission



# 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





MOUNTAIN LAKES HIGH SCHOOL