

Livingston High School
Board Meeting
November 20, 2006

Additions and Alterations to the
Livingston High School

PRESENTATION FOR
60% Document Update

November 20, 2006

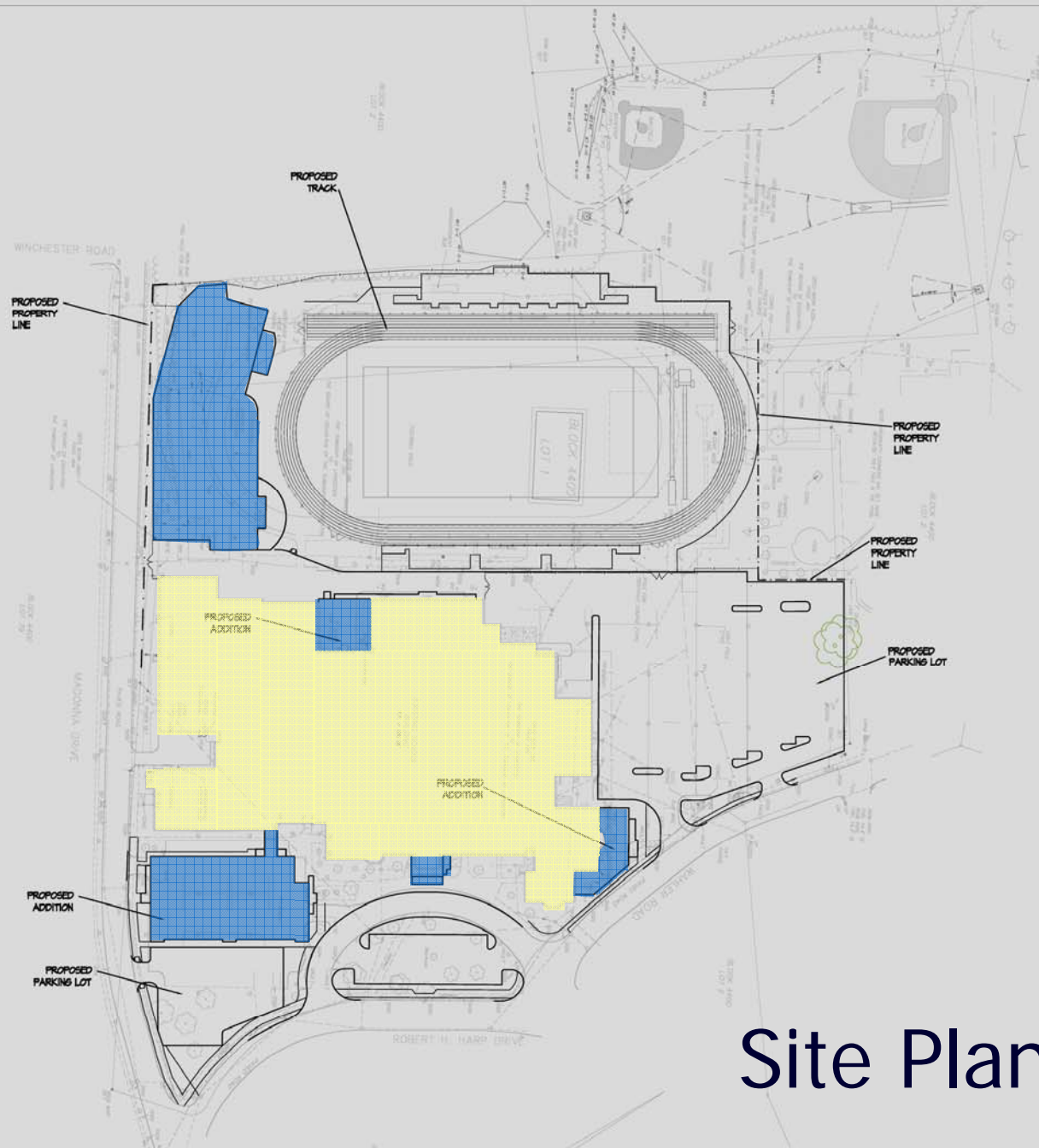
Turner

Option # 1 – Bid Strategy

- Stand Alone Field Contractor- Early bid package
 - ◆ Early Bid Package
 - ◆ Expedite Contractor's Procurement, Material Procurement
- Stand Alone General Contractor
 - ◆ Single Prime Contractor
 - Extensive phasing
 - Extensive renovation
 - Maximum accountability

Option # 2 – Bid Strategy

- Single Overall General Contractor
 - ◆ Contractor responsible for both fields and building construction
 - ◆ Extensive phasing
 - ◆ Extensive renovation
 - ◆ Maximum accountability



Site Plan



GIANFORCARO ARCHITECTS ENGINEERS & PLANNERS

555 EAST MAIN STREET
CHESTER, N.J. 07933
PHONE: (908) 879-6001
FAX: (908) 879-6000

- ARCHITECTURAL
- CIVIL
- STRUCTURAL
- CONSTRUCTION
- ENVIRONMENTAL
- MECHANICAL
- FORENSIC

ANTHONY GIANFORCARO
REGISTERED ARCHITECT
N.J. LIC. NO. 13998
PROFESSIONAL ENGINEER
N.J. LIC. NO. 30206
PA. LIC. NO. 43077

GEORGE T. GIANFORCARO
PROFESSIONAL ENGINEER
N.J. LIC. NO. 18288
PA. LIC. NO. 17377
N.Y. LIC. NO. 80282
PROFESSIONAL PLANNER
N.J. LIC. NO. 3501

ADDITIONS AND ALTERATIONS TO THE LIVINGSTON HIGH SCHOOL

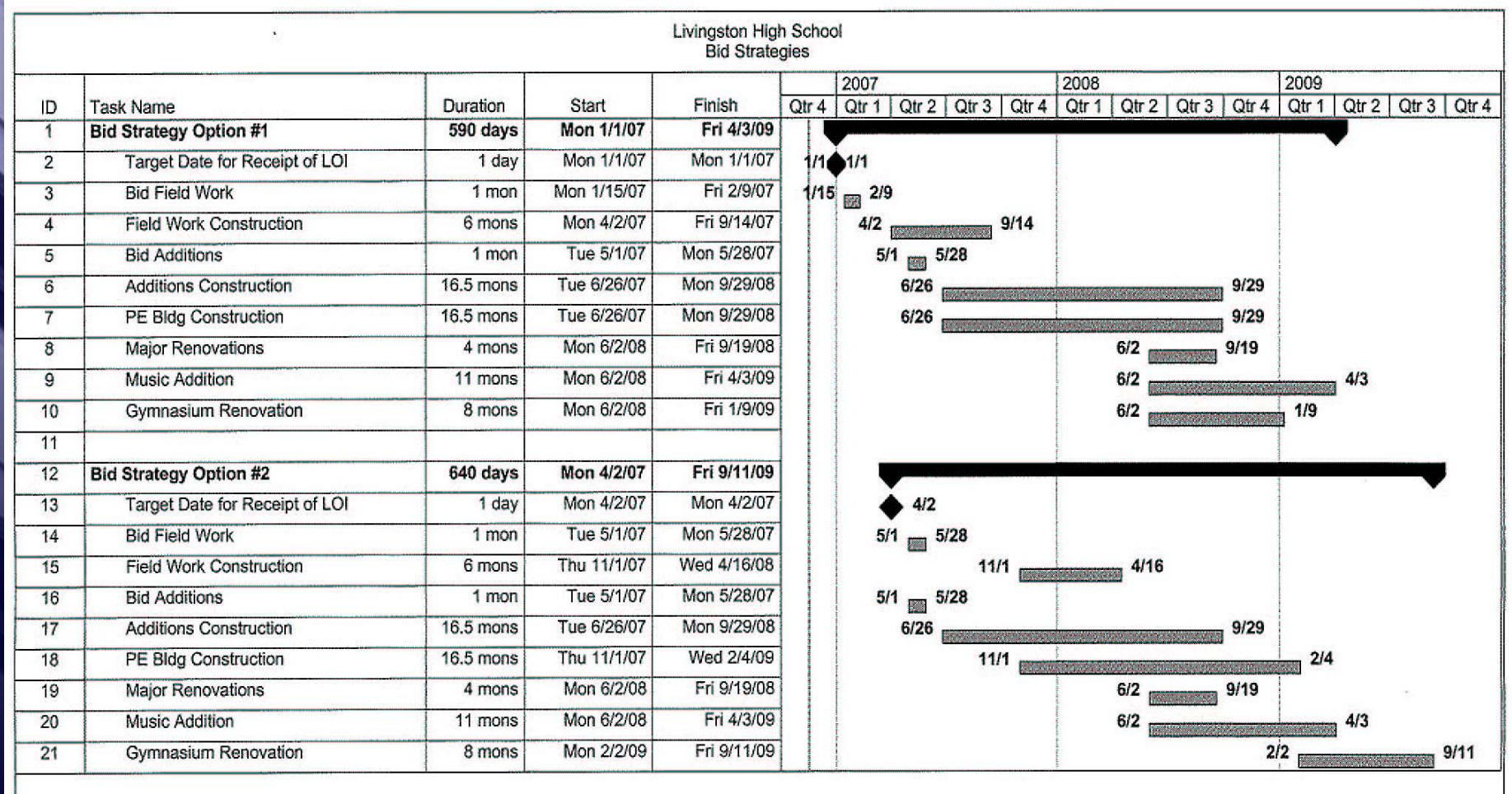
FOR THE LIVINGSTON BOARD OF EDUCATION
11 FOXCROFT DRIVE
LIVINGSTON NEW JERSEY

ESSEX COUNTY
NEW JERSEY
LOT 1 BLOCK 4400

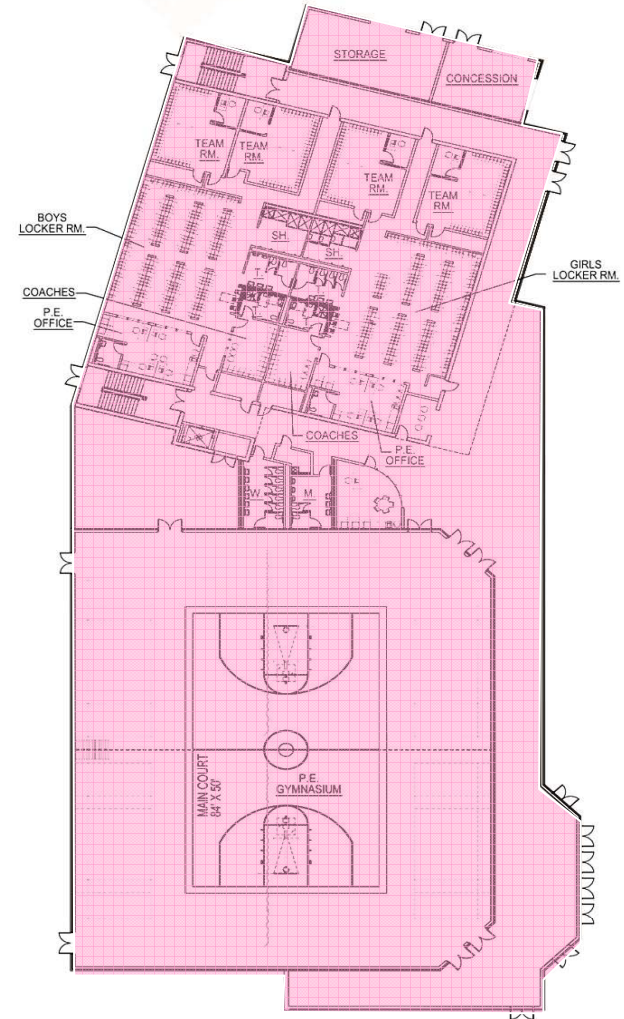
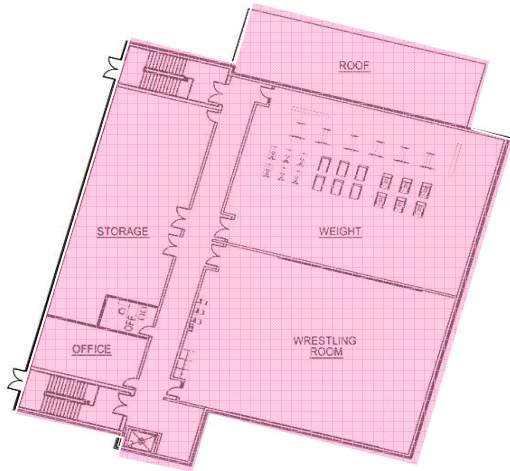
OVERALL SITE PLAN
SCALE: 1"=50'

DATE	DRAWN	CHECKED	BY
4/7/18	MS	SC	
PROJECT: LJVSP13			
SP-1			

Bid Strategy Timeline



PE Building



New P.E. Building 15 Months

Single Prime Contracting

Pro's

- **Single Source of Accountability**
- **Assurance of Budget Compliance at time of Bid**
- **Minimized Change orders for**
 - **Scope variation**
 - **Schedule delays**
- **Minimizes Risk for Multiple Phased Projects/Intermediate Milestones**
- **Encourages Bidder Interest from Qualified Accountable Contractors**
- **Minimizes Legal Costs/Involvement**
- **Lower Overall Project Costs**
- **More Predictable Project Result**

Con's

- **Perceived Additional Cost for Initials Bids**
- **Perceived Lack of Contractor Competition**

Referendum Budget

Total Referendum [Form DOE-130]	\$51.5MM
Less Soft Costs	(\$ 4.9MM)
Less Construction Contingency	(\$ 4.2MM)
Less Hazardous Material Abatement	(\$ 0.5MM)
<u>Less Communication Wiring/Equipment</u>	<u>(\$ 0.5MM)</u>
Total Referendum Hard Cost Budget	\$41.4MM

(Design Contingency of \$250,000 is included in the Hard Cost Budget)

Project Budget

Total 60% Estimate - including design contingency of \$2.7MM	\$42.3MM
Referendum Budget	<u>\$41.4MM</u>
Use of design contingency	<u>(\$.9MM)</u>
Remainder of design contingency in estimate	\$ 1.8MM

Add Alternates

- ◆ AC 2nd Floor Renovated Areas
- ◆ AC 1st Floor Renovated Areas
- ◆ AC Existing Gym
- ◆ Parking Lots



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