



**To:** DFSD Board of Education  
**From:** Ken Slentz, Superintendent  
**Date:** 11 February 2025 (REVISED 20 February, 2025)  
**Re:** Background information on recommendation for Phase 2 contract awards

Board members: In addition to the information shared in the February 9 *Review* regarding an apparent low bidder and their withdrawal request, I wanted to provide some additional background for tomorrow night's meeting.

1. **Phase 2:** As a reminder, this project is so named as it is a 2019 voter-approved capital project, a summary of which is included in the BoardDocs file for your review. At that time, the board explained to the public that if bids came in such that there were funds remaining, a second phase - phase 2 - would continue and address specific areas that are within the original project scope. By taking this approach, a second referendum was not required.
2. **Remaining Funds:** We have just over \$5M remaining from the original project that we are currently working with. The recommendations for the base bids and specific alternates total approximately \$3.3M. The remaining funds include fees for architects, engineers, and construction management per their respective contracts. In addition, *contingency funds* remain that would allow us to address any unforeseen/unknown issues in any of the areas of the project scope (e.g., drawings did not include piping inside of a wall that will need to be removed before work can continue), purchase certain furniture, etc.
4. **Scope of Work Summary** (see *Appendix A* for additional detail):
  1. Springhurst Elementary School
    - Ceiling replacement and associated work in rooms M-49, M-51, M-52, M-53
    - Replacement of gymnasium curtain
    - Renovation of cafeteria operable panel partition
    - Renovation of dumpster enclosure
    - Construction of new external concrete stair leading to playground/tennis courts on the west side of the gym where the stone area currently is
  2. Middle/High School
    - Renovation of art room M112 & 117, special education room M117, science room 301, and auditorium storage room 120C
    - Re-roof for grade (ground) level roof outside of bathrooms on the first floor of the high school

- Construction of new security entrances at middle and high schools (similar to what we have at Springhurst)
- Renovation of driveway behind the HS gymnasium
- Rebuild last section of the retaining wall above the aqueduct trail
- Upgrades to fire alarm system

5. **Cost Overruns:** Given the imminent and ongoing threat of tariffs on certain materials such as aluminum, it is understandable to worry about how this might impact the costs of certain contracts. Here, the board is protected in a number of ways:

1. *Submitted Bids:* Responsible bids include estimated cost escalations for most scenarios that we might envision.
2. *Cost Allowances:* Responsible bids include specific cost allowances to address known aspects of the project that may require additional funding to address (e.g., a higher grade carpet or floor tile than what was specified). Any unused allowances are credited back to the district in the future sign-offs.
3. *Contingency Allowance:* As noted above.
4. *Performance Bonds:* Once an award is made, the district is protected by a performance bond which in essence is an insurance policy that we can make a claim against in the case of work that is not completed or not completed to the specifications.
5. *Contract Management:* This is an area in which Calgi excels. We work closely with them to monitor change orders - submissions by the contractor to amend the contract to address an identified known or unknown - that would seek to use allowances or contingency funds. There are owner-initiated change orders, but they are not relevant to this conversation.

6. **Single Bidders:** Because only one bid was received for contracts 3 and 5, a reasonable question would be, “Are we getting a good bid given that there is no competition?” First, it is important to note that no contractor was aware that no other bids would be submitted, so their pricing was designed to be competitive. Second, if the analysis of the bid determines that the costs are unreasonable relative to the market and therefore *not* competitive, the district has the option of re-bidding. In this case, the total cost of each respective bid is quite low, so unreasonable costs would have been easy to detect. Accordingly, Calgi’s analysis determined that each single bid was fair and reasonable. Related, there are a number of issues to consider and balance when determining if a rebid is warranted. These include the risk of losing the initial bidder and their associated cost proposal, the risk of receiving no bids given that contractors are already booked for summer and fall construction, potentially higher cost proposals in a subsequent bid, and the potential loss of time in procuring materials. Again, given

that the proposals for these contracts were determined to be fair and reasonable, there is no reason to consider a rebid.

7. **Communications:** In the next *Updates from the District Office*, I will address all areas of capital construction including phase 2.

Please let me know if you have any questions.

**APPENDIX A**  
Phase 2 Contract Details

**Contract 1: MHS/SES-1 GC General Work Prime Contract – Pierotti Corp.**

1. Springhurst Elementary School
  - Ceiling replacement in Room M-49, M-51, M-52, M-53
  - Replacement of gymnasium curtain
  - Renovation of cafeteria operable panel partition
2. Middle/High School
  - Renovation of art room M112 & 117
  - Renovation of special education room M117
  - Renovation of science room 301
  - Renovation of auditorium storage room 120C
  - Re-roof for grade (ground) level roof (Outside of toilet rooms T-100 & T-101)
  - Construction of new security office at middle school single entry point
  - Construction of new security office at high school single entry point

**Contract 2: MHS/SES-2 SC Site Work Prime Contract – Paladino Concrete Creations Corp.**

1. Springhurst Elementary School
  - Renovation of dumpster enclosure
  - Construction of new external concrete stair leading to playground/tennis courts (west side of the gym where the stone rip rap currently is)
2. Middle/High School
  - Renovation of driveway (Behind the HS gymnasium)
  - Rebuild last section of retaining wall above the aqueduct trail

**Contract 3: MHS/SES-3 MC Mechanical Work (HVAC) Prime Contract – Joe Lombardo Plumbing & Heating of Rockland, Inc.**

1. Springhurst Elementary School
  - HVAC work for ceiling replacement in Room M-49, M-51, M-52, M-53
2. Middle/High School
  - HVAC work for renovation of special education room M117
  - HVAC work for renovation of science room 301
  - HVAC work for renovation of auditorium storage room 120C
  - HVAC work for construction of new security office at middle school single entry point
  - HVAC work for construction of new security office at high school single entry point

**Contract 4: MHS/SES-4 EC Electrical Work Prime Contract – Talt Electric**

1. Springhurst Elementary School
  - Electrical work for ceiling replacement in rooms M-49, M-51, M-52, M-53
  - Electrical work for cafeteria operable panel partition
2. Middle/High School
  - Electrical work for renovation of special education room M117

- Renovation of science room 301
- Electrical work for renovation of auditorium storage room 120C Stage left)
- Electrical work for re-roof for grade (ground) level roof (Outside of toilet rooms T-100 & T-101)
- Electrical HVAC work for construction of new security office at middle school single entry point
- HVAC work for construction of new security office at high school single entry point
- Fire alarm work

Contract 5: MHS-5 PC **Plumbing Work** Prime Contract – Joe Lombardo Plumbing & Heating of Rockland, Inc.

1. Middle/High School

- Plumbing work for renovation of art room M112 & 117
- Plumbing work for renovation of special education room M117
- Plumbing work for renovation of science room 301