

Leonia Municipal Bldg– Path to Rebid | Flash Report No. 1 – October 13, 2021



PROJECT HIGHLIGHTS

Project Overview

- 2 Christie street – No longer an option
- 1 Wood Park – Viable options discussed
- Pre-Design – Review of Architects 2 story concept
- Construction – Const type & standards for design
- Demolition – Complete and privacy fence installed
- Soils Remediation – Ongoing (30 days)
- Programming – Services included in new building
- Renovations – Services planned for existing Bldg
- Civil engineer – Site changes / Requirements
- Cost proposal – Review high level costs / expenses
- Schedule – Timing for all disciplines & bid
- Milestones – Meet expectation & Approvals
- Proposals – Start of process

KEY ACTIVITY FORECAST

Two Week Look Ahead:

- Township – notice to proceed
- Professionals – identify disciplines required
- Architect
- Structural
- MEP
- Civil
- PJM
- specialty consultants
- Proposals – submissions to the Leonia
- Public hearing – Resolution requirements
- Programming – New Building & Old Renovation
- Schedule update

KEY RISKS

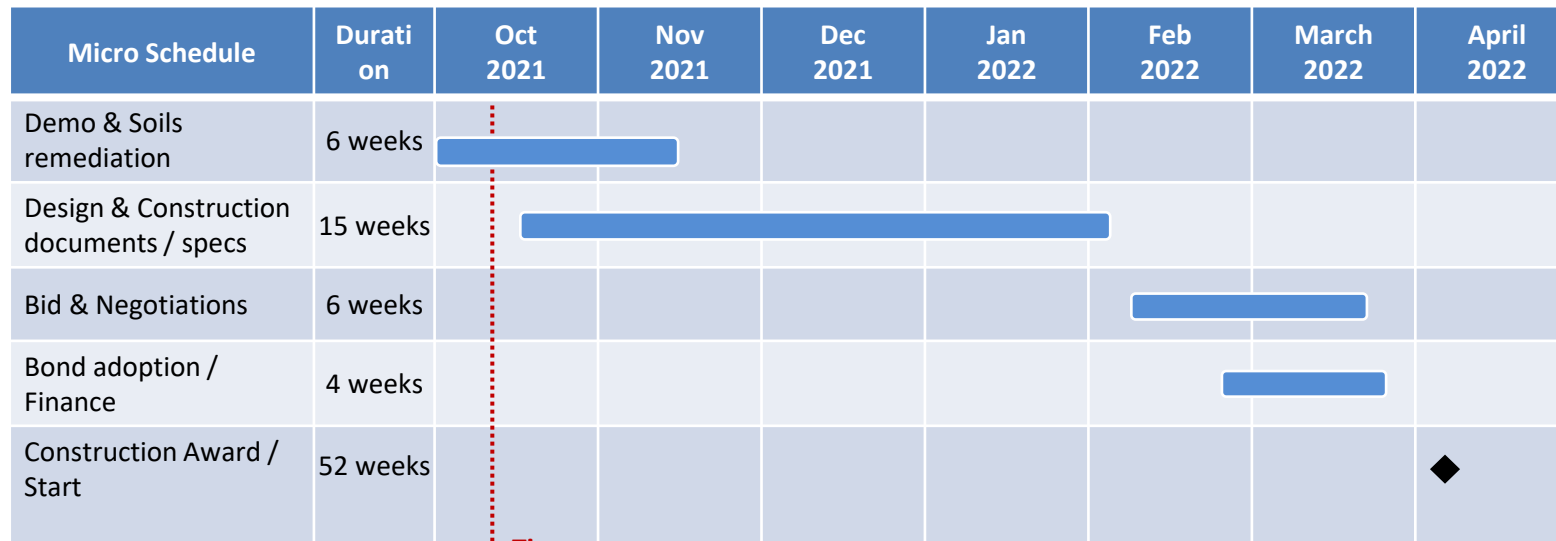
Risks

- Hearing – Town schedules & Approvals
- Notice to proceed
- Material escalations & Shortages
- Winter weather & Holidays
- Early purchase requirements – Bid docs

Risk Mitigation

- Condense schedule for spring construction start
- Identify long lead items
- Cost control milestones
- Furniture design/ procurement & Selections
- Security / IT/ AV requirements
- Design team time management

PROJECT TIMELINE



COST SUMMARY

Item	Budget	Actual	
CONSTRUCTION	\$10,913,868	TBD	↓
CONSULTANTS	\$1,091,387	TBD	↑
FURN / APPLIANCE SIGNAGE	\$254,205	TBD	↑
IT/AV/SECURITY	\$309,278	TBD	↓
PROJECT CONT / BOND	\$360,289	TBD	↓
TOTAL	\$12,929,027	TBD	↑

KEY ISSUES

Key Issues

- Soil Remediation – Complete NFA
- Design Kickoff – Programming & SD's
- Timeline – Need to adhere to Strick milestones
- Cost – controls and checks along the design phase
- Delays – notice to proceed and timely decisions
- Drawings – establish best overall construction type
- Civil – impacts and design changes
- Construction – establish construction start date
- Bid – trigger multiple competitive bids

CRITICAL PATH

Critical Path Schedule (Tasks)

- Complete remediation
- Identify scope of services
- Programming
- Schematic design
- Design development
- Furniture advisory
- IT/AV/Security advisory
- Construction docs
- Construction Bidding
- Award



INTERIOR RENO.

Interior Renovation (Existing Bldg)	Budget
INTERIOR CONSTRUCTION	\$1,000,000
CONSULTANTS 10%	\$100,000
CONTINGENCY / ESCALATION 10%	\$100,000
TOTAL	\$1,200,000

Overall Project Status

Orange

