

Leonia Municipal Bldg. | Flash Report No. 2 – December 7, 2021



PROJECT HIGHLIGHTS

Project Overview

- Design – Construction Document estimated to be complete by 1/21
- Construction – Bids Anticipated for January, Construction Start anticipated for March
- Demolition – Complete and privacy fence installed
- Soils Remediation – Complete 11/5 – 2 year monitoring to start estimated 1/3
- 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
- Proposals – Start of process

KEY ACTIVITY FORECAST

Two Week Look Ahead:

- Professionals – to be selected
- Architect – Drawings in Progress
- PJM – CBRE Contract executed
- Programming – New Building & Old Renovation
- Schedule update
- Zoho Software to be distributed to required team members
- IT/AV/Security – Vendors to be discussed and selected

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

Micro Schedule	Duration	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	March 2022
Demo & Soils remediation	6 weeks	[Bar]					
Design & Construction documents / specs	15 weeks		[Bar]				
Bid & Negotiations	6 weeks				[Bar]		
Bond adoption / Finance	4 weeks						[Bar]
Construction Award / Start	52 weeks						[Bar]

Time now



COST SUMMARY

Item	Budget	Actual	
CONSTRUCTION	\$10,913,868	TBD	↓
CONSULTANTS	\$1,091,387	TBD	↑
FURN / APPLIANCE SIGNAGE	\$309,278	TBD	↑
IT/AV/SECURITY	\$254,205	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

