

Leonia Municipal Bldg. | Flash Report No. 3 – December 14, 2021



PROJECT HIGHLIGHTS

Project Overview

- Design – Construction Documents estimated to be complete by 1/21
- Construction – GC bidding February-March
- Construction Start anticipated end of March
- Environmental – 2 year monitoring estimated to start 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:

- Architect – Drawings in Progress
- Subconsultants/professionals – updates
- Programming – New Building & Old Renovation
- Project Schedule review
- IT/AV/Security – vendor to be discussed and selected
- FF&E – vendor to be discussed and selected

KEY RISKS

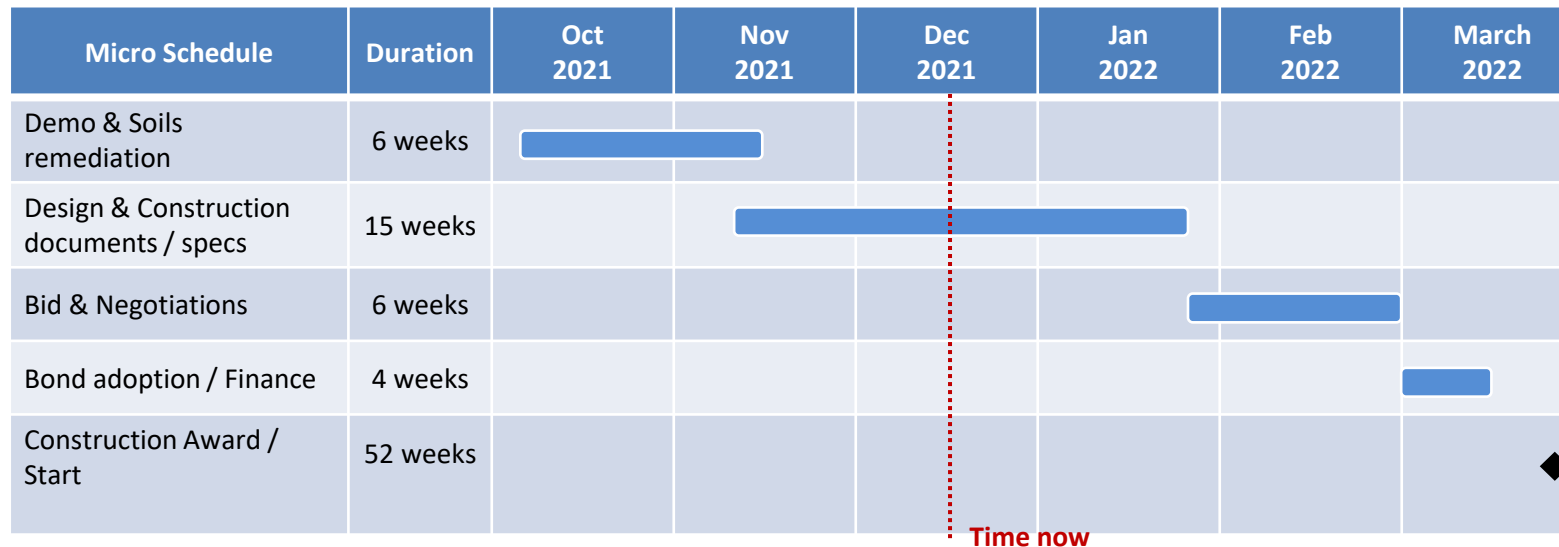
Risks

- 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



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 – Adhere to strict milestones
- Cost – controls and checks during 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

