

# Leonia Municipal Bldg. | Flash Report No. 7 – January 25, 2022



## PROJECT HIGHLIGHTS

### Project Overview

- Design – Construction Documents estimated to be complete by 1/17
- General Contractor bidding 1/20-3/01
- Construction Start anticipated beginning of April
- 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 – page turn with Leonia Building Dept
- Programming – New Building & Old Renovation
- Project Schedule review
- IT/AV/Security – vendor selection
- FF&E – vendor selection
- GZA monitoring wells installation
- RFP Project Introduction & Release
- Bond Adoption and Publication

## 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	7 weeks					[Bar]	
Construction Award / Start	52 weeks						◆

Time now



## COST SUMMARY

Item	Budget	Actual	
CONSTRUCTION	\$10,984,481	TBD	↓
CONSULTANTS	\$1,098,448	TBD	↑
FURN / APPLIANCE SIGNAGE	\$335,645	TBD	↑
IT/AV/SECURITY	\$254,925	TBD	↓
PROJECT CONT / BOND	\$367,528	TBD	↓
<b>TOTAL</b>	<b>\$ 13,041,027</b>	<b>TBD</b>	<b>↑</b>

## 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
<b>TOTAL</b>	<b>\$1,200,000</b>

Overall Project Status

Orange

