

Leonia Municipal Bldg. | Flash Report No. 20 – Aug 30, 2022



PROJECT HIGHLIGHTS

Project Overview

- Design – Construction Documents completed 1/17
- General Contractor agreement executed 4/19
- Ground Breaking – 5/15
- GC Mobilization – 5/23
- Civil engineer – Site work ongoing
- Change order requests - Ongoing
- Schedule – Project on Schedule
- IT/AV/Security – Design planning - Ongoing
- Furniture – Ongoing
- Third party inspector – Metro Awarded Contract
- Parking lot logistics – Ongoing
- Unsuitable Soil Removal - Ongoing

KEY ACTIVITY FORECAST

Two Week Look Ahead:

- Repour of the South & East Footings
- Pour Elevator Area Footings
- Start Masonry Foundation up to FF
- Start Damp proofing & backfilling
- Install sleeves for electric, gas, sanitary & water
- Complete Pavers at North Walk
- Install sanitary manhole and cross drive to building
- Driveway isle design determination
- Change order approvals
- Unsuitable Soil Removal
- Facilities Committee Meeting – 9/22

KEY RISKS

Risks

- Material escalations & Shortages
- IT / AV / Sec Contractor Onboarding
- Geotech oversight & Removal of Unsuitable Soil

Risk Mitigation

- Identify long lead items
- Cost control milestones
- Change order mitigation
- Furniture design/ procurement & Selections
- Security / IT/ AV Design requirements
- Design team time management
- Construction team management
- Change order resolution & Execution

PROJECT TIMELINE

Micro Schedule	Duration	July 2022	Aug 2022	Sept 2022	Oct 2022	Nov 2022	Dec 2022
Construction	51 weeks	[Bar spanning July to Dec]					
Site Work	16 weeks	[Bar spanning July to Oct]					
Steel Erection	2 week				[Bar in Oct]		
Exterior Envelope	12 weeks					[Bar spanning Nov to Dec]	
Roofing	4 weeks						[Bar in Dec]

Time now

COST SUMMARY

Item	Budget	Actual	
CONSTRUCTION	\$10,984,481	\$7,425,044	↓
CONSULTANTS 10%	\$1,098,448	\$729,800	↓
FURN / APPLIANCE SIGNAGE	\$335,645	\$335,645	↓
IT/AV/SECURITY	\$254,925	\$254,925	↓
MISC & CONSTRUCTION CONTINGENCY 10%	\$405,768	\$788,857	↓
TOTAL	\$ 13,079,267	\$9,534,271	↓

KEY ISSUES

Key Issues

- Timeline – Adhere to master schedule and milestones
- Delays – RFI Clarification and timely decisions
- Change orders – Review and execute
- Shop Drawings – submittal process
- Construction –
 - Long Lead Items
 - Testing & decisions
 - Repour Concrete Footings
 - Geo tech compliance

CRITICAL PATH

Critical Path Schedule (Tasks)

- Special inspections
- Geo tech review and recommendations
- Construction Continuation
- Submittals & RFI approvals
- Supply chain & substitution procurement strategy
- Construction Harmony
- Furniture advisory
- IT/AV/Security advisory
- Unsuitable Soil Removal

INTERIOR RENO.

Interior Renovation (Existing Bldg.)	Budget
INTERIOR CONSTRUCTION	\$1,500,000
CONSULTANTS 10%	\$150,000
CONTINGENCY / ESCALATION 10%	\$165,000
TOTAL	\$1,815,000

Overall Project Status

Orange

