

Leonia Municipal Bldg. | Flash Report No. 25 – Nov 02, 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 - Completed

KEY ACTIVITY FORECAST

Two Week Look Ahead:

- Grouting of foundation,
- Digging and installing the interior footings & piers,
- Pouring Perimeter Piers,
- Setting Anchor bolts and bearing plates,
- Start east masonry exterior wall,
- Change order approvals
- Facilities Committee Meeting – 11/17

PROJECT TIMELINE

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

Time now

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
 - 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
- Interior footings and foundation walls

KEY RISKS

Risks

- Material escalations & Shortages
- IT / AV / Sec Contractor Onboarding

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

COST SUMMARY

| Item | Budget | Actual | |
|--------------------------|----------------------|---------------------|----------|
| CONSTRUCTION | \$10,355,133 | \$7,580,488 | ↓ |
| CONSULTANTS 10% | \$1,293,251 | \$1,034,295 | ↓ |
| FURN / APPLIANCE SIGNAGE | \$335,645 | \$341,668 | ↑ |
| IT/AV/SECURITY | \$254,925 | \$396,761 | ↑ |
| MISCELLANEOUS FEES | \$38,239 | \$38,239 | ↓ |
| DEMOLITION & REMEDIATION | \$801,479 | \$221,471 | ↓ |
| PROPERTY ACQUISITION | \$1,476,000 | \$1,476,000 | ↓ |
| TOTAL | \$ 14,554,672 | \$11,088,921 | ↓ |

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

