

Leonia Municipal Bldg. | Flash Report No. 31 – Feb 21, 2023



PROJECT HIGHLIGHTS

Project Overview

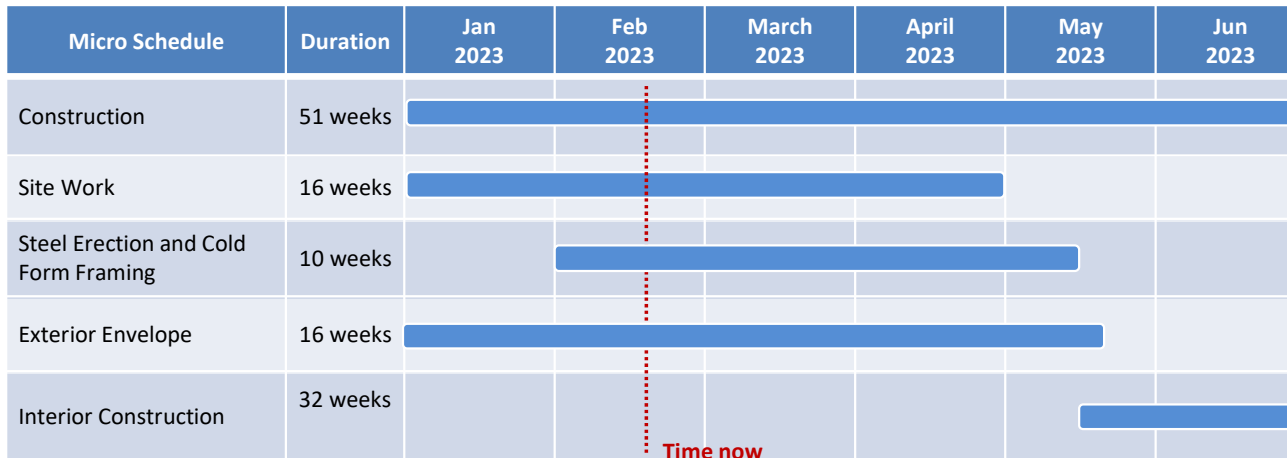
- Design – Construction Documents completed 1/17
- General Contractor agreement executed 4/19
- Ground Breaking – 5/15
- GC Mobilization – 5/23
- Civil engineer – Site work ongoing
- Change order requests - Ongoing
- Schedule – Contractor to schedule update
- IT/AV/Security – Design planning - Provided
- Furniture – Changes provided
- Leveraged CBRE Fusion Partnership for early delivery of generator

KEY ACTIVITY FORECAST

Two Week Look Ahead:

- Grouting top of walls and setting pour stops
- Install second floor metal decking
- Installing forms and diamonds at column
- Pouring slabs at stair locations
- Cold form framing for Second Fl
- Roof Structure Framing & Joists
- Coordinate Telecom & Pole removal
- Change order approvals
- Facilities Committee Meeting – 02/23
- Telecom funding approval

PROJECT TIMELINE



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 Building Envelope
- Submittals & RFI approvals
- Supply chain & substitution procurement strategy
- Construction Harmony
- Police Lockers Approval
- Furniture advisory
- IT/AV/Security advisory

KEY RISKS

Risks

- Material escalations & Shortages
 - IT / AV / Sec Contractor Onboarding
- ### Risk Mitigation
- Identify long lead items
 - Cost control milestones
 - Change order mitigation
 - Floor selections and Carpet substitutions/LVT
 - Security / IT/ AV Design approval
 - Design team time management
 - Construction team management
 - Change order resolution & Execution

COST SUMMARY

Item	Budget	Actual	
CONSTRUCTION	\$10,355,133	\$7,705,118	↓
CONSULTANTS 10%	\$1,293,251	\$1,034,295	↓
FURN / APPLIANCE SIGNAGE	\$335,645	\$335,645	↓
IT/AV/SECURITY	\$254,925	\$431,577	↑
MISCELLANEOUS FEES	\$38,239	\$38,239	↓
DEMOLITION & REMEDIATION	\$801,479	\$221,471	↓
PROPERTY ACQUISITION	\$1,476,000	\$1,476,000	↓
TOTAL	\$ 14,554,672	\$11,242,344	↓

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

