

Leonia Municipal Bldg. | Flash Report No. 9 – March 8, 2022



PROJECT HIGHLIGHTS

Project Overview

- Design – Construction Documents completed 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:

- Programming – Old Renovation
- Bond Resolution Adoption
- GC Contract Award & Negotiations
- Permit Review and Approval
- Building Permit

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	March 2022	April 2022	May 2022	June 2022	July 2022	Aug 2022
Bid & Negotiations	6 weeks						
Bond adoption / Finance	7 weeks						
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	↓
TOTAL	\$ 13,041,027	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

