PHASE 2

# Projects (CIP)

Turn needs into funded, scoped projects and manage from planning through closeout.

**$473M**

active CIP portfolio — 30 projects tracked from planning through closeout

## WHY YOU'RE HERE

Planning identified the need and secured funding. Now a capital project is formally scoped with a delivery method (Design-Bid-Build, CM at Risk, Progressive Design-Build), a budget authorization, a project manager, and a design team. The project lifecycle begins: Planning → Design → Construction → Closeout.

## WHAT HAPPENS HERE

- Project phases tracked: Planning → Design → Construction → Close Out → Closed
- Budget allocated by category: Engineering/Consulting, Construction/Implementation, Equipment, Permits, Land Acquisition
- Monthly cash flow distributions tracked Jan–Dec per fiscal year (S-curve)
- Risk register managed with probability, cost impact ranges, and response strategies
- Contractor submittals reviewed and approved through formal workflow
- Pay applications, POs, and vendor invoices processed and tracked
- Daily construction reports capture field progress and workforce counts
- Contract amendments and change orders logged with decision context
- Weekly PM status notes and key decision log maintained throughout

## DATA COLLECTED

**Project Record** `nex_project`

Phase, delivery method, budget, expenditures, % used, PM, designer, contractor — the complete project identity

**Cash Flow** `nex_projectbudget`

Budget by category with monthly expenditure columns (Jan-Dec) per fiscal year — powers the S-curve view

**Risk Register** `nex_riskregister`

Active risks with category, probability, primary impact (Cost/Schedule/Scope/Quality), and response plan

**Submittals** `nex_submittal`

Contractor shop drawings and specs tracked through review: Under Review → Accepted / Revise & Resubmit

**Pay Applications** `nex_contractorpayrequest`

Contractor pay requests with approval workflow — the financial heartbeat of construction

**Program Budget** `nex_programbalance`

FY-by-FY program envelopes with ledger tracking transfers, amendments, and timeline extensions

## ASK COPILOT

**Which CIP projects are trending over budget and why?**

Project 0388 (Lab Roof Repair) is 275% over budget — $550K spent vs. $200K authorized. Primary driver: unforeseen structural damage found during demolition. 2 other projects have >85% budget utilization with >20% timeline remaining.

**Summarize Project 9242 health and what needs leadership attention**

FFR Rehabilitation: Health Score 72/100. Budget 86% consumed, construction ~75% complete. Substantial Completion at risk — FFR startup delay and FEP interface conflict are open risks. Contingency draw authorization needed by Q1 2026.

**What contractor submittals are overdue across the portfolio?**

7 submittals past due date across 4 projects. Oldest: Project 9223 Effluent Pump Station, Pump submittal overdue 23 days — currently with contractor for Revise & Resubmit. Recommend follow-up before next pay application.

## DOCUMENTS

- Project Charters & Scope Documents
- Design Drawings & Specifications
- Contractor Submittals & Shop Drawings
- Daily Construction Reports
- Pay Applications & Invoice Packages
- Meeting Minutes & Decision Logs
- Change Orders & Contract Amendments

## WHAT THIS UNLOCKS

When construction reaches Closeout, completed assets are registered into EIMS through the Asset Batch (Name Builder) process — the literal handoff from CIP to the asset registry, with every new asset linked back to its originating project.

Next: Assets (EIMS) →

## POWERED BY

- CIP App (PMIS)
- Cash Flow App
- Power BI