

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