



S.L. Leonard
& Associates, Inc.

CAMARILLO PUBLIC LIBRARY

Project Description:

New public library with state-of-the-art technology, meeting and conference space, café and highly themed children's areas on a 10 acre site

Architect:	Charles Walton Associates
Square Footage:	65,000
Site Size:	10 acres
Number of Floors:	2

Project Management Highlights:

S.L. Leonard managed this highly themed and successful project as the city's project manager from the inception of the design development stage through occupancy. The firm provided scheduling, constructability reviews and estimating. S.L. Leonard researched and recommended a multi-prime delivery method to the city, succeeded in avoiding the mega-inflation impacting projects bidding in 2004 by receiving bids within 3% of budget. The trade work was bid on a pre-qualified basis. Throughout the process S.L. Leonard interfaced with city staff & city council members and coordinated with county and state agencies.

In Our Clients' Words:

Working with a construction project manager instead of a general contractor was new for our city. I was impressed by how quickly Sean and his team gained the respect and acceptance of the Camarillo City Council, and began educating and advising us on how to meet budget constraints while also staying on schedule. Sean never sold, just educated, advised and directed. With commitment and direct communication, he pulled together and managed a team of diverse personalities and interests. We are very fortunate to have him on our team.

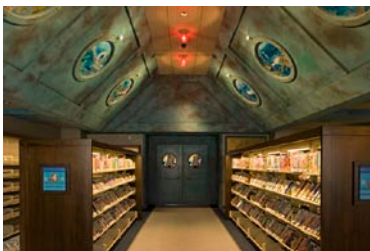
Jerry Bankston
Camarillo City Manager

We needed someone who could manage our project tightly, and we're very pleased with the way S.L. Leonard & Associates is handling our new library. Sean's leadership is keeping the project on budget and on schedule. He resolves any issues quickly, as they arise. He's an excellent communicator with all parties: city officials, contractors, architects and others, and that's key to keeping the project on track.

Robert Westdyke
Camarillo Assistant City Manager

S.L. Leonard & Associates is highly regarded as straightforward, honest, trustworthy and fair. Sean and his team look at every possible angle to determine the most effective and efficient way to shepherd the project through to completion.

Kevin Kildee
Mayor, City of Camarillo



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