

Lawrence -Douglas County Fire & Medical Station No. 1 Deferred Maintenance and Remodel Project

Proposed Design & Construction Schedule

Date: January 11, 2016
Revision Date: May 25, 2017

A. DESIGN TEAM SELECTION

PROCUREMENT MILESTONE DATES

- Receive RFQ Responses
- Interviews as required

SIGNED CONTRACT W/ SELECTED DESIGN TEAM

B. STUDY REVIEW/PROGRAM WORK

FACILITY FIELD INVESTIGATION WORK

- All discipline field work activities
- Intiate Phase I Environmental Assessment Study

COMPARISION OF FIELD WORK TO ORIGINAL STUDY

- Comparison required to determine current condition of Facility

GENERATE LIST OF PROJECT NEEDS BASE ON FIELD WORK

- Generate a list of items to define project scope
- Generate estimates of probable costs for each item identified
- Present combined list of project scope items and costs to Owner

FINAL PROJECT SCOPE DEFINITION

- Submit Final Project Scope Document to Owner base on available dollars

APPROVAL TO MOVE FORWARD INTO SCHEMATIC DESIGN

C. SCHEMATIC DESIGN

CONFIRM CONCEPT AND REFINE

SD PROGRESS MEETING

- Concept Generation
- Option Discussions
- Narrowing of Design Focus
- Design Ideas
- Building Asthetics Review

SCHEMATIC DESIGN PRESENTATION

- Schematic Design Drawings, Budget Update, Schedule Review
- Owner approval to move into Design Development

D. DESIGN DEVELOPMENT

DEVELOP ALL ASPECTS OF BUILDING

DD PROGRESS MEETING

- Review Detailed Design Issues
- Confirm Form and Materials
- Review DD Estimate of Probable Cost
- Review Design Development Progress
- Review Revised DD Estimate of Probable Cost

DESIGN DEVELOPMENT PRESENTATION

- Design Development Drawings, Budget Update, Schedule Review
- Owner approval to move into Construction Documents

E. CONSTRUCTION DOCUMENTS

PROGRESS MEETINGS

- Review 45% Construction Documents Progress

CONSTRUCTION DOCUMENTS PACKAGE 90%

- Submit set for Owner Review
- Additional Review Meeting w/ Authority Having Jurisdiction

TEMPORARY HOUSING PROJECT BID & CONSTRUCTION

- Construction

OWNER VACATE BLDG FOR REMEDIATION WORK

- 4 Week Remediation Work (Complete prior to Costruction Award)

CONSTRUCTION DOCUMENTS PRESENTATION

- 100% Complete Construction Documents
- Release drawings for Bidding

F. BIDDING & AWARD

BIDDING & NEGOTIATIONS

- Pre-bid Conference for Contractors to Visit Site
- Receive Bids

G. CONSTRUCTION

SUBSTANTIAL COMPLETION

BUILDING OCCUPANCY/MOVE IN

