

Pella CSD  
New Lincoln Elementary School  
13.040

Updated: September 6<sup>th</sup>, 2013

PROPOSED PROJECT SCHEDULE DURATION

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Sep. 19 <sup>th</sup> 2013	<p><b>Schematic Design Complete</b></p> <ul style="list-style-type: none"> <li>• General Drawings: Floor Plans, Bldg. and Wall Sections, Exterior Elevations, and Rough out Details – Start to Cartoon Set.</li> <li>• All Drawings Indicate Scale and Relationship of project components</li> <li>• All Spaces are Defined</li> <li>• Floor Elevations are Established</li> <li>• Stairs and Elevators Locations Established</li> </ul>	4 Weeks
Sep. 23 <sup>rd</sup> 2013	<p><b>Consultant Schematic Design Complete</b></p> <ul style="list-style-type: none"> <li>• Preliminary Site and Landscape Plans</li> <li>• Preliminary Structural Plans</li> <li>• MEP / FP systems are defined.</li> <li>• HVAC system study options are complete with pricing to show owner.</li> </ul>	5 Weeks
Sep. 26 <sup>th</sup> 2013	<p><b>Schematic Design Estimates Complete</b></p>	1 Week
?	<p><b>Owner Review</b></p>	
?	<p><b>Board Meeting Presentation</b></p>	
Oct. 17 <sup>th</sup> 2013	<p><b>NM Design Development Complete</b></p> <ul style="list-style-type: none"> <li>• Plans Generally Complete Walls should be established</li> <li>• Interior areas Dimensioned</li> <li>• All Doors Tagged and Access Control Established</li> <li>• All Reflected Ceiling Plans are Complete</li> <li>• All Building Sections are on Sheets</li> <li>• All Wall Sections are on Sheets</li> <li>• All Details are on Sheets</li> <li>• Interior Elevations are roughed out, All casework blocked out</li> <li>• Elevator and Stairs are Placed and Set, Size and other Requirements Coordinated</li> </ul>	5 Weeks

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- All Interior and Exterior Materials Are selected and Approved by the owner
- Interiors should be well under way
- Draft of Project Manual is Complete
- Com Check is reviewed

?	Interior and Exterior Finish Meeting With Owner	
?	Furniture Meeting with Owner and User Groups, Get product for trial run.	
Oct. 21 <sup>st</sup> 2013	<b>Consultant Design Development Complete</b>	5.25 Weeks
	<ul style="list-style-type: none"> <li>• Civil and Landscape Plans are generally complete</li> <li>• Structural Plans Generally Complete: Beam, Slab, Lateral Design Elements Scheduled, and Detailed</li> <li>• MEP/FP plans generally complete, Equipment Scheduled, Riser Programs generally Complete, Duct Sizes are established</li> <li>• Chase Location and Sizes are Coordinated</li> <li>• Major Equipment Rooms are laid out</li> <li>• Plumbing and Storm Management Piping Modeled</li> <li>• Com Check is reviewed</li> </ul>	
Oct. 24 <sup>th</sup> 2013	<b>Design Development Estimates Complete</b>	1 Week
?	DD Owner Review	
?	Board Meeting Presentation	
Nov. 14 <sup>th</sup> 2013	<b>50% NM Construction Documents Complete</b>	4 Weeks
Nov 21 <sup>st</sup> 2013	<b>50% Consultant Documents Complete</b>	4 Weeks
	Nov. 28 <sup>th</sup> Thanksgiving	
Dec. 12 <sup>th</sup> 2013	<b>NM 75% Construction Documents Complete</b>	4 Weeks
Dec. 19 <sup>th</sup> 2013	<b>Consultant 75% Construction Doc's Complete</b>	3 Weeks
	Holidays	
Jan. 16 <sup>th</sup> 2014	<b>NM 95% Construction Documents Complete</b>	5 Weeks
Jan. 23 <sup>rd</sup> 2014	<b>Consultant 95% Const. Doc's. Complete</b>	5 Weeks
?	CD Review with Owner	

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Jan. 30 <sup>th</sup> 2014	Complete Final Document Coordination	2 Weeks
Feb. 3 <sup>rd</sup> 2014	Issue Construction Documents for bidding	0 days
Mar. 3 <sup>rd</sup> 2014	Receive bids	4 Weeks
Mar. 10 <sup>th</sup> 2014	Award bids	1 Week
Mar. 24 <sup>th</sup> 2014	Begin construction	2 Weeks
July 1 <sup>st</sup> 2015	Construction Substantial Completion	16 Months
July 13 <sup>th</sup> 2015	Owner Occupancy	1.75 Weeks