

PLANNING A SCHOOL RENOVATION PROJECT?

Here's Your Guide! MONTH-BY-MONTH CONSTRUCTION TIMELINE



Before beginning the process described below, work with your Architect and Construction Manager to establish a master tracking log or potential projects covering a period of five (and no more than ten) years.

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2018 OCTOBER

Review accomplishments of the previous summer and review master tracking log

2018 NOVEMBER

Establish scope of work for summer 2020 break and set parameters for potential work

2018 DECEMBER

Set a preliminary budget with design and construction contingency

2019 JANUARY

School Board releases architect of record to design the work for 2020

2019 FEBRUARY

Construction Manager verifies budget

2019 JAN/FEB

Administration incorporates / verifies that upcoming annual budget for 2019-2020 will support planned work

2019 MARCH

Architect completes schematic design phase

2019 APRIL

Construction Manager verifies schematic design budget



CONSTRUCTION TIMELINE [CONT.'D]

2019
MAY-JULY

Architect completes design development phase and explores existing conditions

2019
AUGUST

Construction Manager verifies design development budget; may identify alternates

2019
AUG-OCT

Architect completes the design and prepares the bid documents

2019
NOVEMBER

Construction Manager finalizes the budget review and sets any alternates

2019
DECEMBER

School Board reviews and authorizes the release of bid documents

2020
JANUARY

Construction documents are released for bid by Construction Manager

2020
FEBRUARY

Bids are received and reviewed by Construction Manager

2020
LATE FEB

School Board awards the work

2020
MARCH-MAY

Construction Manager prepares for summer 2020 work and orders materials

2020
JUNE-AUG

Construction Manager executes the scope of work

2020
AUG-SEPT

Construction Manager "fine tunes" work and corrects minor defects

2020
OCTOBER

Review and planning begins again

