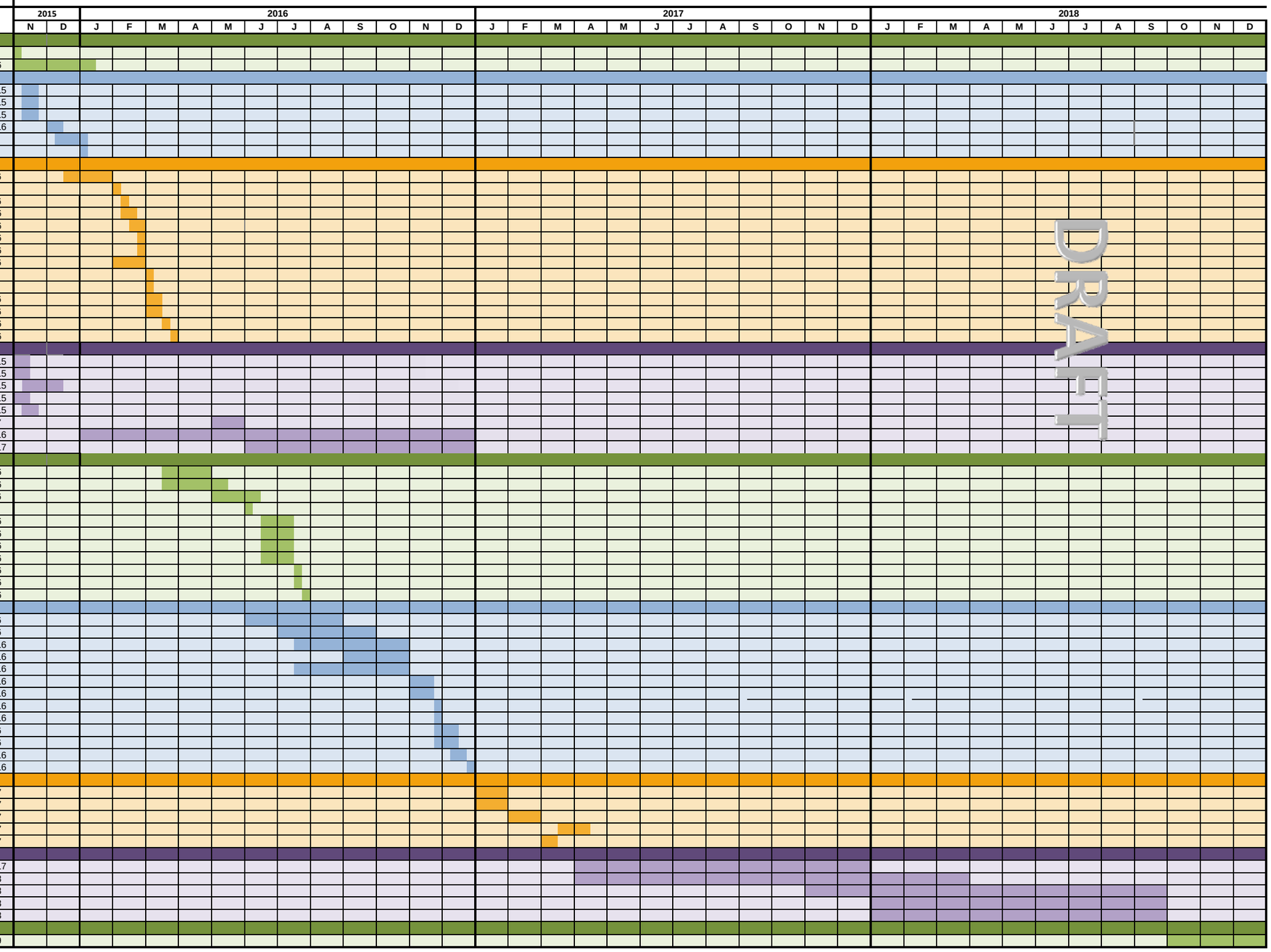
Polaris Career Center
Preliminary Design & Construction Schedule
Prepared by Architectural Vision Group, Ltd.
September 2015

	Task Name	Start	Finish
	Phase 1 - Design Phase		
1	Bond Issue (Nov. 3rd)		
2	CMR Selection Process	11/6/2015	1/15/2016
	Phase 2 - Develop Program of Requirements (P.O.R.)		
3	Review Existing Programs & Related Spaces	11/13/2015	11/27/2015
4	Review Owners Vision for New Programs	11/13/2015	11/27/2015
5	Meet Faculty to Discuss Questionaire & Staff's Input	11/13/2015	11/27/2015
6	Discuss Faculty's Input With District Administration	12/4/2015	12/11/2016
7	Finalize Program of Requirement	12/14/2015	1/4/2016
8	Board approval of P.O.R.	1/4/2016	1/8/2016
	Phase 3 - Schematic Design (S.D.)		
9	Develop Schematic Design	12/15/2015	1/29/2016
10	User Group Meeting #1 (Admin. & Faculty)	2/1/2016	2/5/2016
11	Refine Block Schematic #1	2/8/2016	2/12/2016
12	User Group Meeting #2 (Admin. & Faculty)	2/15/2016	2/19/2016
13	Refine Schematic #2	2/19/2016	2/23/2016
14	Final Schematic Design Layout	2/22/2016	2/26/2016
15	Establish Structural System	2/22/2016	2/26/2016
16	Determine M/E/P System	2/1/2016	2/28/2016
17	Outline Specifications	3/1/2016	3/7/2016
18	S.D. Estimate	3/1/2016	3/7/2016
19	CMR Constructability	3/7/2016	3/21/2016
20	Scheduling and Sequencing Review	3/7/2016	3/21/2016
21	CMR Estimate	3/22/2016	3/22/2016
22	Board Approval of Schematic Design	3/28/2016	3/31/2016
	Phase 4 - Early Site Package		
23	Land Survey RFQ	11/6/2015	11/13/2015
24	Soil Boring RFQ	11/6/2015	11/13/2015
25	Site Survey	11/14/2015	12/14/2015
26	Phase I Environment RFQ / Issue P.O.	11/6/2015	11/13/2015
27	Develop Soil Boring Map & Report	11/13/2015	11/20/2015
29	Early Site Work Design & Construction	5/1/2016	5/30/2017
28	Aquire Site Permits	1/1/2016	12/30/2016
30	Site Fence Contract Duration	6/1/2016	12/30/2017
	Phase 5 - Design Development (D. D.)		
31	Develop Interior & Exterior Design Options	3/15/2016	4/30/2016
32	Develop M/E/P Structure & Systems Technology	3/15/2016	5/15/2016
33	Select Interior & Exterior Design Options	5/1/2016	6/15/2016
36	Develop Bid Package Strategy	6/1/2016	6/6/2016
37	CMR Constructability	6/15/2016	7/15/2016
38	Scheduling and Sequencing Review	6/15/2016	7/15/2016
39	CMR Estimate	6/15/2016	7/15/2016
40	D.D. Estimate	6/15/2016	7/15/2016
41	User Group Meeting #3 (Admin.)	7/18/2016	7/22/2016
42	Finalize Estimate / Budget Review & D.D. Specification	7/18/2016	7/22/2016
43	Board Approval Design Development	7/25/2016	7/29/2016
	Phase 6- Construction Documents (C.D.)		
44	Finalize Structural System	6/1/2016	8/30/2016
45	Finalize M/E/P & Technology Systems	7/1/2016	9/30/2016
46	Finalize Interior & Exterior Options & Details	7/15/2016	10/30/2016
47	Finalize Specifications	9/1/2016	10/30/2016
48	Finalize Site Details & Design	7/15/2015	10/30/2016
49	Submit 90% Set for GMP to CMR	11/1/2016	11/22/2016
50	Develop C.D. Estimate	11/1/2016	11/22/2016
51	CMR GMP Proposal	11/22/2016	11/29/2016
52	Review Architect's Scope of Work Statement	11/22/2016	11/29/2016
53	CMR/AE Reconciliation	11/30/2016	12/9/2016
54	Develop Alternates	11/30/2016	12/9/2016
55	Finalize Budget & Estimate	12/12/2016	12/19/2016
56	Board Approval of Construction Documents	12/29/2016	12/30/2016
	Phase 7- Bid & Award		
57	Agency Approvals / Secure Building Permits	1/1/2017	1/31/2017
58	Advertising	1/1/2017	1/31/2017
59	CMR Bidding and Award	2/1/2017	2/28/2017
60	CMR Site Mobilization	3/15/2017	4/15/2017
61	Board Approval of CMR Contracts	3/1/2017	3/15/2017
	Phase 8 - Construction Phase		
62	High Bay industrial Program Construction	4/1/2017	12/30/2017
63	Second and Third Floor Construction	4/1/2017	3/30/2018
64	Customer Sertvice Program Area Construction	11/1/2017	9/30/2018
65	Academic Core & Support Space	1/1/2018	9/30/2018
66	First Floor Low Bay Area Construction	1/1/2018	9/30/2018
	Phase 9- Project Close Out		
67	All Building Close Out	10/1/2018	2/28/2019