

# YCS 2019 Bond

Design & Construction Process Timeline

February 21, 2019

## Next Steps

- Programming (YMS & SWES)
  - Design Standards – Completed January 2019
  - Educational Specifications March 1, 2019 – August 2019
  - General Contractor/Construction Manager GCCM Selection February 2019 – June 2019
- Design (YMS)
  - Topographical Survey March 1, 2019 – April 11, 2019
  - Geotechnical Engineering March 1, 2019 – April 11, 2019
  - Transportation Study & Report March 1, 2019 – March 29, 2019
  - Conceptual Site Plans August 2019

Yelm Middle School Project Schedule	Start	Finish
Programming (Educational Specs.)	3/1/19	6/3/19
Schematic Design	4/1/19	7/25/19
Design Development	7/26/19	2/5/20
Construction Documents	2/5/20	6/9/20
Permitting	4/1/20	6/23/20
Subcontract Bidding	5/1/20	6/15/20
Construction	5/20/20	8/16/21
Substantial Completion		7/26/21
Punchlist/Closeout	7/26/21	10/31/21
Final Completion		11/1/21
Owner Move-In	6/15/21	8/16/21
Warranty	7/26/21	7/26/22

Southworth Elementary Project Schedule	Start	Finish
Programming (Educational Specs.)	3/1/19	6/3/19
Schematic Design	4/1/20	7/27/20
Design Development	7/28/20	2/5/21
Construction Documents	2/8/21	6/11/21
Permitting	4/1/21	6/23/21
Subcontract Bidding	5/1/21	6/15/21
Construction	6/15/21	8/16/22
Substantial Completion		7/26/22
Punchlist/Closeout	7/26/22	10/31/22
Final Completion		11/1/22
Owner Move-In	6/15/22	8/16/22
Warranty	7/26/22	7/26/23

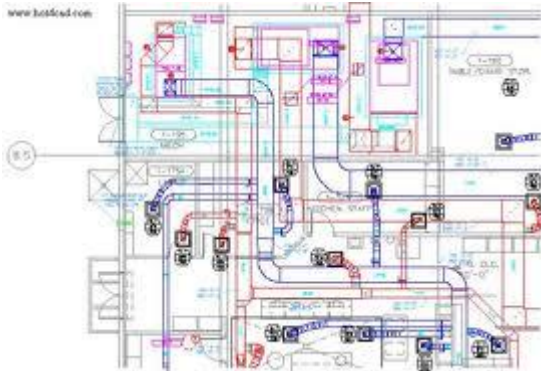
# Schematic Design - Conceptual



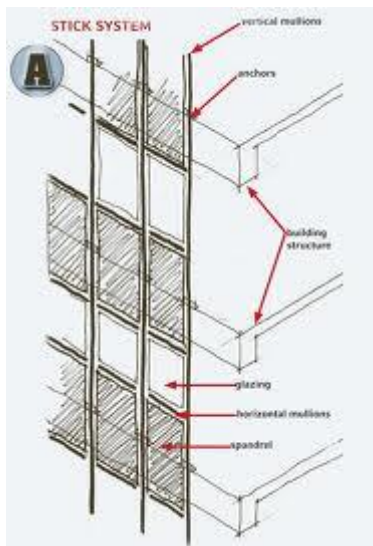
- Refine Program –basic spaces, scale and relationship of components.
- Conceptual site and building plans.
- Preliminary sections and elevations
- Development of approximate dimensions, areas and volumes
- Study model (s)



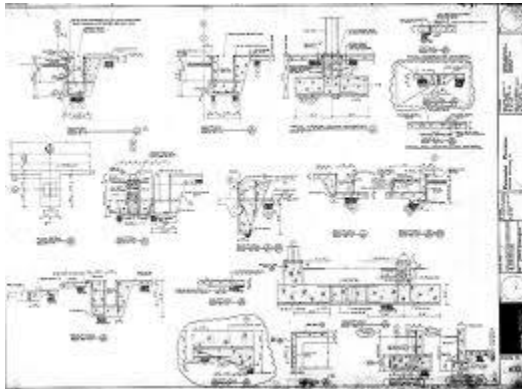
# Design Development - Systems



- Identification of Systems and Standards
- Typical construction details
- Value Engineering Study
- Final materials selections
- Equipment layouts



# Construction Documents – “Nuts & Bolts”



- Completed Plans & Specifications
- Permitting
- Negotiation of Guaranteed Maximum Price with GCCM
- Bidding & Procurement of Subcontractors & Suppliers
- OSPI School Construction Assistance Program – D-Form Process

