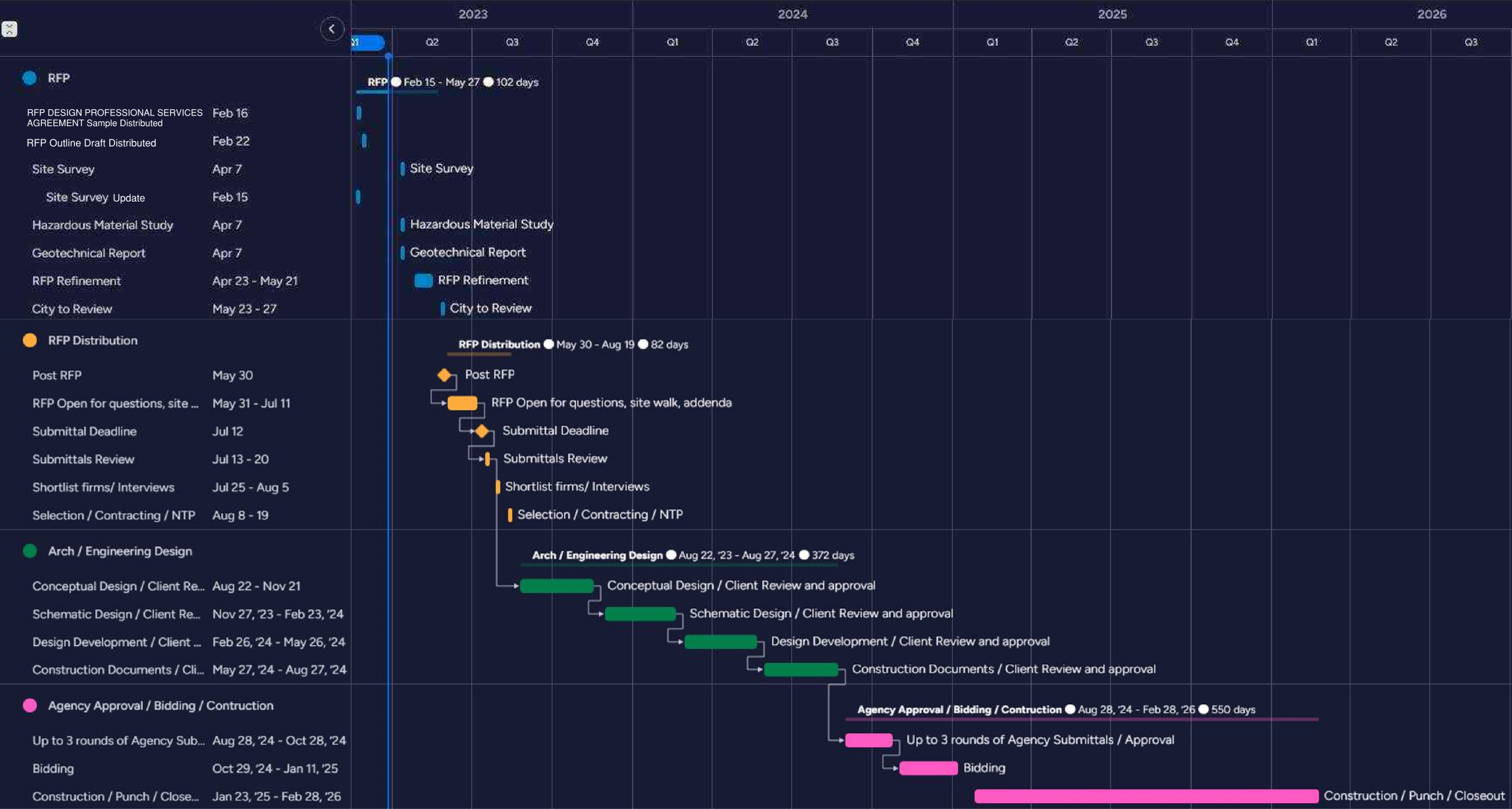
2023
2024
2025
2026
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3
RFP
RFP DESIGN PROFESSIONAL SERVICES AGREEMENT Sample Distributed Feb 16
RFP Outline Draft Distributed Feb 22
Site Survey Apr 7
Site Survey Update Feb 15
Hazardous Material Study Apr 7
Geotechnical Report Apr 7
RFP Refinement Apr 23 - May 21
City to Review May 23 - 27
RFP Feb 15 - May 27 102 days
Site Survey
Hazardous Material Study
Geotechnical Report
RFP Refinement
City to Review
RFP Distribution
Post RFP May 30
RFP Open for questions, site ... May 31 - Jul 11
Submittal Deadline Jul 12
Submittals Review Jul 13 - 20
Shortlist firms/ Interviews Jul 25 - Aug 5
Selection / Contracting / NTP Aug 8 - 19
RFP Distribution May 30 - Aug 19 82 days
Post RFP
RFP Open for questions, site walk, addenda
Submittal Deadline
Submittals Review
Shortlist firms/ Interviews
Selection / Contracting / NTP
Arch / Engineering Design
Conceptual Design / Client Re... Aug 22 - Nov 21
Schematic Design / Client Re... Nov 27, '23 - Feb 23, '24
Design Development / Client ... Feb 26, '24 - May 26, '24
Construction Documents / Cli... May 27, '24 - Aug 27, '24
Arch / Engineering Design Aug 22, '23 - Aug 27, '24 372 days
Conceptual Design / Client Review and approval
Schematic Design / Client Review and approval
Design Development / Client Review and approval
Construction Documents / Client Review and approval
Agency Approval / Bidding / Contruction
Up to 3 rounds of Agency Sub... Aug 28, '24 - Oct 28, '24
Bidding Oct 29, '24 - Jan 11, '25
Construction / Punch / Close... Jan 23, '25 - Feb 28, '26
Agency Approval / Bidding / Contruction Aug 28, '24 - Feb 28, '26 550 days
Up to 3 rounds of Agency Submittals / Approval
Bidding
Construction / Punch / Closeout