

PK
4/8/19

Master Project Schedule Addition and Alterations to Hixson Middle School Webster Groves School District

Date Prepared: Revision February 24th, 2019

Pre-Construction Activities

<i>Activity</i>	<i>Dates</i>
Issue Request for Qualifications (RFQ) to Architects	February 11th, 2019
Response to RFQ	February 25th, 2019
District Review of Qualifications Submitted	February 26 th thru March 15th, 2019
RFQ evaluation finalize/summary	March 18 th
Project Tours	March 19 th thru March 22 nd
Interviews	March 25 th thru March 29th
Develop RFQ BOE Recommendation	April 1 st thru April 4th
April 2019 Referendum	April 2, 2019
Recommendation to BOE	April 8, 2019

Architectural / Engineering Design Activities

<i>Activity</i>	<i>Dates</i>
Refine Program Data and Develop Architectural Space Plan	April 24, 2019 (Start) May 8th, 2019 (Complete)
Schematic Design Phase (8 weeks)	May 8th, 2019 (Start) July 3rd, 2019 (Complete)
Prepare Schematic Estimate of Probable Construction Costs	June 25th, 2019 (Start) July 4th, 2019 (Complete)
<i>District Review of Final Schematic Design Solution</i>	Week of July 8th, 2019
Design Development Phase (8 weeks)	July 15th, 2019 (Start) September 6th, 2019 (Complete)
Prepare DD Estimate of Probable Construction Costs	September 3rd, 2019 (Start) September 12th, 2019 (Complete)
<i>District Review of Final Design Development Documents and Cost Estimate</i>	Week of September 16th, 2019

Architectural / Engineering Design Activities (continued)

<i>Activity</i>	<i>Dates</i>
Construction Document Phase (8 weeks)	September 23rd, 2020 (Start)

	November 15th 2020 (Complete)
Prepare Estimate of Probable Construction Costs (based on 95% complete Construction Documents)	November 2, 2020 (Start) November 9, 2020 (Complete)
Final District Review	November 15 th thru November 26 th
Submit to City for Review and Permitting	November 26 th (review time TBD)
Bidding Phase (6 weeks)	January 6th, 2020 (Start) February 14th, 2020 (Complete)
Bids Due	February 14th, 2020
Bid review/interviews	February 17 th thru February 28 th
Develop recommendation to BOE	To Admin for BOE packet by March 4th
Award of Construction Contract by BOE	March 9th

Construction Activities

Activity

Dates

Construction of Phase 1 (Academic Wing/Multipurpose)
(11 months)

March 10th, 2020 (Start)
February 18th 2021 (Complete)

NOTE: Temporary Library location will be needed and will be coordinated with Facility. The Start and Completion dates of Phases 2 and 3 in summary may be revised.

Construction of Phase 2 (Demolish the Library)
(1 months)

June 1st, 2020 (Start)
July 1st, 2020 (Complete)

Phase 3 (Construction of Admin/Library Wing)
(7 month)

July 1st, 2020 (Start)
February 1st, 2021 (Complete)

Construction of Phase 4 (Cafeteria expansion)
(5 months)

March 1st 2021 (Start)
July 1st, 2021 (Complete)

Phase 5 (Admin/Nurses Clinic)

May 29th thru July 30th

District Move

Summer of 2021

Construction of Phase 5 (Site Improvements to Elm Avenue Parking Lot and Drive Lanes)
(2 months)

May 29, 2021 (Start) or sooner if possible
July 30, 2021 (Complete)

Instruction Begins at Hixson Middle School

August 2021