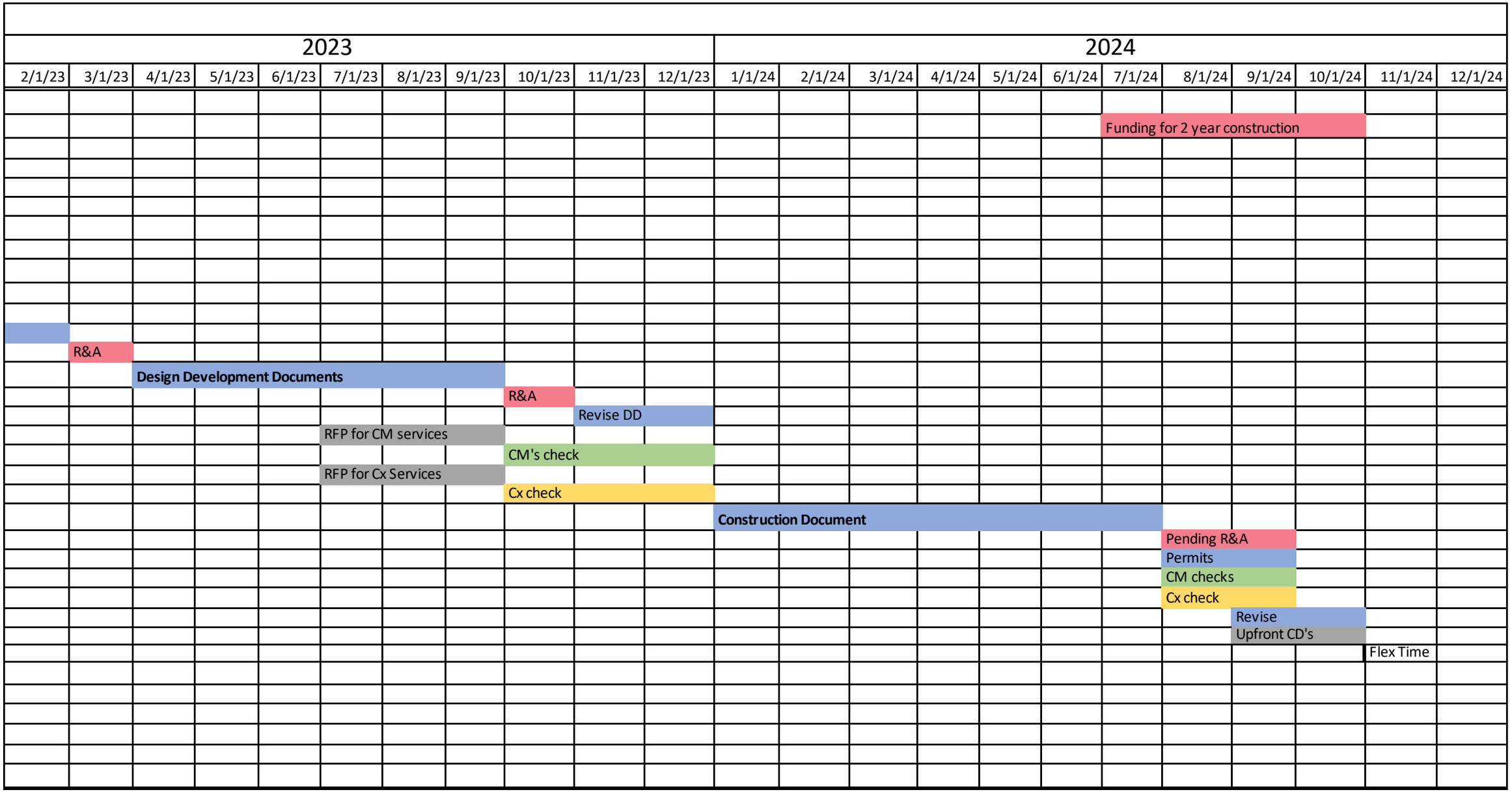
STATE HOUSE EXPANSION -PHASE I	ESTIMATED TIMELINE FOR POTENTIAL PHASE I PROJECT Note: This is an Aggressive Timeline Schedule														
Prepared for the SH Legislative Advisory Committee 10/18/21	2021		2022												
By Architectural Restoration Consulting - Tricia Harper, Architect	11/1/21	12/1/21	1/1/22	2/1/22	3/1/22	4/1/22	5/1/22	6/1/22	7/1/22	8/1/22	9/1/22	10/1/22	11/1/22	12/1/22	1/1/23
Federal/Legislative Commitment for Funding															
Legislative Budget Adjustment					Pending approval				Funding Available for A&E for SD/DD/CD/CA						
Owners Representative Draft RFP for Architectural & Engineering (A&E) Services	RFP for A&E														
Owners Rep.to sends out Request for Proposals (RFP) for A&E Services			A&E												
Owner/Legislature reviews RFP for A&E Service/Interviews				R&A											
Owner Rep.writes contract for A&E Services if funding available (fee's ~10-15%)					Contract										
Programming- A & E to update Existing Programs for State House						Programming									
Owner/Legislature approve Program Phase & Estimate								R&A							
Schematic Design (SD) Document & Estimate- A&E									Schematic Design Documents						
Owner to review & approve Schematic Design (SD) & SD Estimate													R&A		
Review SD with Fire Safety/Hist Presv/Cap Complex														Others review	
Revised SD & Estimate based on owner/AHJ review															Revise
Owner/Legislature 2nd review of SD & Estimate for approval to proceed to DD															
Design Development (DD) Document & Estimate -A&E															
Owner/Legislature to review & approve Design Development (DD) & DD Estimate															
Review DD with Fire Safety/Historic Presv/Capital Complex/Environmental															
Write & send out RFP for Construction Managers based on DD															
CM hired for Pre-Con services to review DD docs for constructability															
RFP to Hire Commissioning Consultant based on DD (2-4%)															
Commissioning(Cx) a DD check of building system to meet owner req.															
Construction Document (CD) & Estimate - A&E															
Owner review & approve CD's & Final Estimate(s) from Architect & CM for BID															
A&E prepare final submittals for required permits by Fire Safety/Environmental															
CM reviews CD's for constructability															
Cx checks CD's for building systems coordination to meet owners requirements															
A&E makes final revisions to CD's based on **all** reviews from Owner, Fire Safety....															
Owner provides State required documents for Bid package.															
BREAK - Allow for 2 month overrun/flex for CD process until Bid															
CM sends Construction Documents out to subcontractors for bids															
Owner reviews CM's Guarantee Maximum Price (GMP) proposal to extend contract															
A&E Construction Administration (CA) Phase begins															
Construction Starts															
Legislative Session Pause															
% Shown for fees are relative to the Construction Estimate															


2023
2024
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Funding for 2 year construction
R&A
Design Development Documents
R&A
Revise DD
RFP for CM services
CM's check
RFP for Cx Services
Cx check
Construction Document
Pending R&A
Permits
CM checks
Cx check
Revise
Upfront CD's
Flex Time

2025												2026										
1/1/25	2/1/25	3/1/25	4/1/25	5/1/25	6/1/25	7/1/25	8/1/25	9/1/25	10/1/25	11/1/25	12/1/25	1/1/26	2/1/26	3/1/26	4/1/26	5/1/26	6/1/26	7/1/26	8/1/26	9/1/26	10/1/26	11/1/26
Bid																						
		CM GMP																				
Construction Administration																						
				Construction Starts												**Construction Season**						Complete
Legislative Session												Legislative Session										

	2027																	
12/1/26	1/1/27	2/1/27	3/1/27	4/1/27	5/1/27	6/1/27	7/1/27	8/1/27	9/1/27	10/1/27	11/1/27	12/1/27						
Phase I					Construction Phase II Begins?													
	Legislative Session																	