

 PAULI MALAJIAN ARCHITECTS revised 08.01.2023	Comments / Notes Milestones in Red are for Consultants <b>MILESTONES IN BOLD ARE PERMIT RELATED</b>	Date
		Responsible Party OWNER PHA PHA CONSULTANTS CONTRACTOR AGENCY

07/17/23-07/21/23	07/24/23-07/28/23	07/31/23-08/04/23	08/07/23-08/11/23	08/14/23-08/18/23	08/21/23-08/25/23	08/28/23-09/01/23	09/04/23-09/08/23	09/11/23-09/15/23	09/18/23-09/22/23	09/25/23-09/29/23	10/02/23-10/06/23	10/09/23-10/13/23	10/16/23-10/20/23	10/23/23-10/27/23	10/30/23-11/03/23	11/06/23-11/10/23	11/13/23-11/17/23	11/20/23-11/24/23	11/27/23-12/01/23	12/04/23-12/08/23	12/11/23-12/15/23	12/18/23-12/22/23	12/25/23-12/29/23	01/01/24-01/05/24	01/08/24-01/12/24	01/15/24-01/19/24	01/22/24-01/26/24	01/29/24-02/02/24	02/05/24-02/09/24	02/12/24-02/16/24	02/19/24-02/23/24	02/26/24-03/01/24	03/04/24-03/08/24	03/11/24-03/15/24	03/18/24-03/22/24	03/25/24-03/29/24	04/01/24-04/05/24	04/08/24-04/12/24	04/15/24-04/19/24	04/22/24-04/26/24	04/29/24-05/03/24	05/06/24-05/10/24	05/13/24-05/17/24	05/20/24-05/24/24	05/27/24-06/01/24	06/03/24-06/07/24	06/10/24-06/14/24	06/17/24-06/21/24	06/24/24-06/28/24	07/01/24-07/05/24	07/08/24-07/12/24	07/15/24-07/19/24	07/22/24-07/26/24	07/29/24-08/02/24	08/05/24-08/09/24	08/12/24-08/16/24	08/19/24-08/23/24	08/26/24-08/30/24	09/02/24-09/06/24	09/09/24-09/13/24	09/16/24-09/20/24	09/23/24-09/27/24	09/30/24-10/04/24	10/07/24-10/11/24	10/14/24-10/18/24	10/21/24-10/25/24	10/28/24-11/01/24	11/04/24-11/08/24	11/11/24-11/15/24	11/18/24-11/22/24	11/25/24-11/29/24	12/02/24-12/06/24	12/09/24-12/13/24	12/16/24-12/20/24	12/23/24-12/27/24	12/30/24-01/03/25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77

**MARJAREE MASON CENTER ADMIN BUILDING TI Workplan Schedule**

Task	Description	Responsible Party	Duration
<b>1</b>	<b>Schematic Design</b>		<b>15 WEEKS</b>
1.A	Execute Agreements		
1.B	PHA Field Measurements		
1.C	Execute Consultant Agreements		
1.D	Issue Prelim. Design Schedule / Concept Design Package / FP Base Plans to Consultants		
1.E	Civil to generate survey		
1.F	Team Kick-Off Meeting (Schedule, Phases, Scope, Concept Design)		
1.G	Consultants Field Measurements		
1.H	Team to Research, Review: MEP Systems Options, Struct. Considerations (Based on Concept Floor Plans)		
1.I	Prepare Docs. for DRC Submittal (Refine Site Plans, Landscape, etc.)		
1.J	DRC Meeting with City / Determine Entitlements Required		
1.K	Assist Owner with CM RFP		
1.L	CM selection (Owner item, provided for Reference Only)		
1.M	PHA to Develop Elevations, Sections, RCP's, etc. for Design Team		
1.N	PHA to Send RCP, Sections, etc. bases to Design Team		
1.O	Finalize MEP Systems, Struct. Direction		
1.P	Design Team to Prepare Schematic Design Dwgs. / Outline Specs		
1.Q	Detailed Code Research (establish proposed wall/floor assemblies, etc.)		
1.R	Submit Schematic Design Package to Owner / CM		
<b>2</b>	<b>Cost Estimate / Owner Review</b>		<b>5 WEEKS</b>
2.A	Owner Review of SD Package		
2.B	Cost Estimate by CM		
2.C	Owner/Arch Review Estimate		
2.D	Value Engineering (if necessary) + incorporation of Owner comments		
2.E	Issue final Schematic Design Package		
<b>3</b>	<b>Entitlement Phase</b>		<b>27 WEEKS</b>
3.A	Determine which entitlements are required (@ DRC meeting)		
3.B	Incorporate DRC comments / prepare entitlement (Zone Clearance only, add. services apply if different submittal required) documents		
3.C	Submit entitlement documents to Planning for review		
3.D	Estimated City Review Time (TBD, assumed 90 days)		
3.E	Address Planning comments (TBD, could vary depending on quantity and quality of comments received)		
<b>4</b>	<b>Construction Documents</b>		<b>20 WEEKS</b>
4.A	Initiate Construction Document Phase		
4.B	Generate Construction Drawings / Specifications		
4.C	50% CD submittal to Arch for Coordination + Owner + GC/CM		
4.D	50% CD estimate by GC/CM		

