

(Below is a typical list of project estimated milestones to use for discussing overall Project Schedule Goals.)

PHASE 1 PRE-DESIGN/CONCEPT DESIGN (PD)

- <-----
- 50% ● <-----
- 100% ● <-----
- Zoning/Building Code- Initial Research
- Certificate of Occupancy Records/Major Permits- Research
- Client to provide (Surveys, Reports, etc.)
- Kick-Off Meeting (Vision, Budget, Schedule, Protocols)
- Program Document
- As-Built Measurement/Drawings (Existing Buildings)
- Concept Sketch Design (See Agreement for List of documents)
- Client's Review, Comments, and Approval of each Stage

PHASE 2 SCHEMATIC DESIGN (SD)

- <-----
- 50% ● <-----
- 100% ● <-----
- Zoning/Building Code- Additional Research
- Proposed Schematic Design Documents (See Agreement for List of documents)
- Client's Review, Comments, and Approval of each Stage
- City Zoning and Building Officials/Plan Check Engineers; Review and Comments
- Client's Cost Estimator to provide Budget

PHASE 3

DESIGN DEVELOPMENT (DD)

- <-----
- 50% ● <-----
- 100% ● <-----
- Zoning/Building Code- Additional Research
- Client review and selection of Products/Finishes
- Consultant; Review, Comments, and Drawings
- Proposed Design Development Documents (See Agreement)
- Client's Cost Estimator to provide Budget
- Client's Review, Comments, and Approval of each Stage

PHASE 4

CONSTRUCTION DOCUMENT (CD)

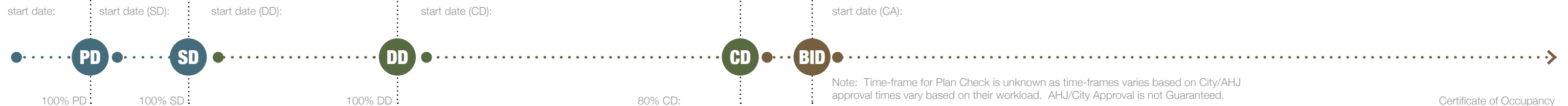
- <-----
- 50% ● <-----
- 80% ● <-----
- 100% ● <-----
- Zoning/Building Code- Additional Research
- Consultant; Review, Comments, and Drawings
- Proposed Construction Documents (See Agreement)
- Client's Review, Comments, and Approval of each Stage
- Plan Check Submission (Typically 80% Construction Documents)
- Client's Cost Estimator to provide Budget
- Plan Check Comments

PHASE 5

BIDDING AND NEGOTIATIONS (BID)

PHASE 6

CONSTRUCTION ADMINISTRATION (CA)



a What are your milestone goals?:

Such as; Submit for Plan Check on certain date, or Construction to begin during the month of.

b On average how long do expect your review will take for each stage?:

Such as; a week from time of Meeting or Drawings to Approval and Invoices paid to proceed.

c notes:

Note: Time-frame for Plan Check is unknown as time-frames varies based on City/AHJ approval times vary based on their workload. AHJ/City Approval is not Guaranteed.

Certificate of Occupancy