
DOUGLAS INTEREMDIATE / ELEMENTARY SCHOOL
MASSACHUSETTS SCHOOL BUILDING AUTHORITY
FINAL DESIGN PROGRAM /
ADVANCED SCHEMATIC DESIGN SUBMISSION

SECTION NINE: PROJECT SCHEDULE

Schedule Narrative

Schedule Development

This schedule is consistent with previous schedules published and distributed to the MSBA for discussion related to the inclusion of both a model school and green repair project within a single design agreement and a single construction contract. It maintains the two primary milestones of: 1) awarding the construction contract before the end of 2011 to maintain eligibility for funding in the Green Repairs Program and 2) occupancy of the new elementary school during the fall of 2013.

Design Phase / Bid Phase Milestones

The design phase milestones provided on this schedule are the standard review and cost estimating milestones for a traditional school project. It is acknowledged that this project is somewhat of a “hybrid” in that it includes a model school project and a green school project on an accelerated design and bidding schedule. It is anticipated that further discussion will occur between the project team and MSBA to arrive at modified list of deliverables for this project. Due to the development of the design of the model school heading into the design development phase it is anticipated that a different number of design review submissions and cost estimates should be considered to address the limited time available to complete the design documents and prepare the project for bidding. It should be noted that there is no “float” in the design and bidding schedule at this time. Any delay or delays in any activity or during the bidding period could impact the ability of the Awarding Authority to award this construction contract by the end of 2011.

Construction Durations

The schedule provided in this submission provides for a 19-month construction and FF&E installation period for the model school project, allowing occupancy in the Fall of 2013, a full semester earlier than had this been a traditional school design effort.

The Middle School Green Repair Project construction schedule will require a more detailed review and analysis now that the scope of work is better defined. It is anticipated that the scope might be modified slightly during the MSBA review process which might impact the construction phasing and durations. At this point in time the work during the summer of 2012 (1st Phase of Green Repair Middle School) is not clearly defined and the scope of work for the remaining scope (2nd Phase of Green Repair Middle School) appears to be aggressive to a point where a contractor may be required to accelerate their work, at a higher cost, to maintain this schedule. The project team is currently analyzing this scope of work and will prepare a summary of our findings for further discussions with the MSBA.

