Hansel Residence - Project No. 09013

Preliminary Design and Construction Schedule

	Design						Pricing Set				Permit Set				CD set				Permit Review				Construction				
	2009	2009 2010 2011																	2012	<u>. </u>							
Description	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Owner Approvals		•	•	•	•			•																			
Design																									'	Ì	
Completion of Schematic Design																											
Preliminary Pricing Set - Production and Issue																											
Cost Estimating and Contractor Selection				11111																							
Production of Building Permit Set																											
Building Permit Set Review/Approval																											
Production of Construction Documents																											
FF&E Design (aproximate schedule, specifics per Interior Designer)																											
Construction																											
Buildings/Infrastructure/Hardscaping/Landscaping																									4 '		
FF&E-Installatin period (purchase schedule per Interior Designer)																											

Owner Approvals

Feb 1st- Approval to start on production of Preliminary Pricing Set

March 1st- Approval to issue PPS drawings to contractors

March 15th- Approval to start on production of Building Permit Set

April 1st- Contractor selection

May 1st- Approval to submit permit drawings

August 1st- Approval to begin contruction based on Construction Documents to date

This projected design and construction schedule represents a rough estimate and is not guaranteed. Timelines could vary greatly based on several factors including, but not limited to:

- 1. Timely owner decision-making and approvals
- 2. Wade Design and other consultants' staffing capacity and project work load
- 3. Planning and Building Department permit review and approval schedules
- 4. Construction delays due to factors such as weather, contractor availability, value engineering and design changes, unforseen soil conditions, etc.
- 5. Availability and lead times for FF&E items

Wade Design Architects 2/12/2010