

**BLOCK 99
SITEWORK, ADMINISTRATION AND
EVIDENCE BUILDINGS**

**SCHEMATIC DESIGN PACKAGE
EXECUTIVE SUMMARY**

APRIL 19, 2011



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TAB 1

INTRODUCTION AND PROCESS

1. INTRODUCTION AND PROCESS

Pennington County has experienced a great deal of growth and development. The design team undertook an extensive needs assessment and facilities master planning effort. The Master Plan effort consisted of three primary parts – the Facility Inventory and Assessment, the Needs Assessment, and Master Plan Option Development. The intention of this effort was to provide a base of information in order to support current and future decision-making to determine long-range facility solutions.

Subsequently, The County has decided to proceed with a design process to expand the current campus utilizing the projects and guidelines outlined in the Facilities Master-Plan. This process was organized around the following components; **Program Refinement, Workshop, Preliminary Design Reviews, Department Head Meetings/Review, and the Schematic Design Presentation.**



Program Refinement – The Design Team, Building Committee, and Department Heads through a series of meetings, further refined the building program to represent the most current thinking in regards to efficiencies that could be achieved as well as the incorporation of program components not previously scheduled for the new administration building. It was also anticipated that as the development of the building design evolved, we would continue to look for efficiencies and edit the program as required.

Workshop - The Design team lead the County in an extensive week long workshop process to vet the program and understand the best arrangement of building functions to serve both their constituents as well as employees. The process also vetted efficient building configurations relative to maximize daylight harvesting as well as to synthesize program organization and efficient HVAC distribution. The workshop presented 3 design directions representing different approaches to building function, site utilization, and construction phasing due to staggered site

availability. Pros and Cons of each direction were presented and debated. The design team aggregated these thoughts and re-presented a direction that formed the basis of the development of the schematic design. The workshop also included a visioning session to begin to understand a visual language that was appropriate for the new buildings and campus.

Preliminary Design Reviews – The Design Team presented through a series of subsequent meetings the development of the design. The development was illustrated through models, plans, and illustrations. The investigation involved finding the correct placement and organization of departments as well as investigation of the propriety of the buildings mass and materiality within the campus framework.

Department Head Meetings/Review – Several meetings with Department heads occurred to review program adjacencies within the new building as well as basic functional appropriateness. Internal department organization as well as ‘best configuration’ for efficient and optimal public service was pursued through an iterative process. This process will continue into Design Development as further refinement and detail are presented and scrutinized.

Schematic Design Review Presentation – The design team presented the schematic design of the building representing the building design to date. The schematic presentation included a budget review for all components; Administration Building, Evidence Building, Site and the Parking Ramp. Also presented was the design of these buildings through floor plans, models, and illustrations. The meeting concluded with a discussion about project construction and phasing.



TAB 2

DESIGN NARRATIVES

2. DESIGN NARRATIVES

ARCHITECTURAL DESIGN

Every new building and site must address and acknowledge a pre-existing context. For Pennington County, the Design team is sensitive to the nuances of place and precedent. The proposal is deeply responsive to context, to material, and to the campus cultural, historical, and physical environment. In this case particularly, we value the past as an inspiration to invent the future. The mass of the buildings *connect and mediate* between the existing campus structures and the smaller scale commercial and residential district to the east. The main Program components include: Treasurer, Finance, IT, Public Defender, States Attorney, Planning, Buildings and Grounds, Assessor, Equalization, 911, Emergency Operations Center, County Fire, and Evidence.

The proposal recognizes the distinct difference and nature of the north and south faces of the campus. The more formal north façade aligns itself literally and figuratively with the procession of campus buildings to the west, beginning with the Historic Courthouse. The facades' rhythm of openings, mass, and glazing maintain a dialogue with this building and its subsequent neighbors. The south facade stands in contrast to this pattern, but adjusts, like its neighbors, to a dynamic massing and materiality to capture the solar potential of its exposure. The main entrance to the complex is located here. The main transactional hall is a large public room, recalling the main public space of the other campus 'bookend' – the courthouse. This Hall is anticipated to be a gallery illustrating the history of the territory as well as the place of county business. The new Buildings sympathetically *re-present* the areas distinct geologic features, early pioneering history, landscape, native culture, and recent urban development.



CIVIL DESIGN – SITE DEVELOPMENT AND UTILITIES

The civil and utility infrastructure will require complete reconstruction and relocation of pavement, utilities, parking, and related site features. The site construction standards and construction methods will ensure that the site will include long term sustainability and low maintenance over the life of the facility. The critical site components include proper grading, drainage conveyance, utility service, parking, safe access, low maintenance high quality materials and related items. These important items will be addressed and will provide a quality facility for citizens of Pennington County.

The site construction will conform to local civil engineering standards, including general conformance with City of Rapid City Standard Specifications and ordinances. Standard details and customized site details will be utilized to provide the Owner with a high quality construction product. The specifications and standard details will allow the Contractor to utilize readily available materials with proven standards of the local Black Hills construction industry.

Existing utilities on or adjacent to the site include Black Hills Power (BHP), Knology, Midcontinent Communications, Qwest, Montana-Dakota Utilities (MDU) and City of Rapid City water and sewer mains. Alley vacation will require relocation of City sewer, MDU gas and overhead power (BHP) and overhead Knology fiber optic lines. Overhead utilities will all be relocated underground. Final sizing, location and sequencing of utility work will be coordinated with the respective utility companies.

Site designs will conform with storm drainage control and water quality requirements of the City of Rapid City. Site designs will incorporate on-site detention areas and treatment systems as needed to limit runoff quantities to no more than current flows, and to provide for water quality enhancement per City ordinances.

LANDSCAPE PLANNING DESIGN

The new campus landscape is intended to mimic the character and definition of the existing historic campus with some new accent elements drawn from the architecture and planning of the new buildings. Elements of the existing campus that are replicated are the percent of open space, the streetscapes of St. Joseph Street and Kansas City Street, and some of the common, hardy, drought tolerant plant species that have proven themselves on the site. The Block 99 site has three main landscape areas: that of the surrounding streetscapes, the main or South Courtyard, and the North Courtyard. All types incorporate parking, pedestrian movements, planting and irrigation.

The **South Courtyard** is arranged with a public plaza in the south west corner that links the old and new campuses together. This space is open with benches, plantings, site furniture and colored concrete paving patterns that create an open civic space for people to inhabit outside the front doors of the building. The Base Plan provides for an expansive landscape area of native / adapted lawn species along the entire south side. No parking is designated within the south courtyard in the base. An Alternate provides a parking plaza that serves approximately 31 vehicles. This is shown to replace the terraced plaza entirely, leaving the public plaza in the south western corner.

The **North Courtyard** is a parking court for 47 vehicles, servicing some employee parking, the Evidence Building, and visitor parking to the Administration Building. A Service Yard is located in the North East Corner of the site, with a form and material that is similar to the buildings. The North side of the Evidence Building is treated as a series of mini-plazas at each door.

The South side of the site is considered the functioning front door of the site and its **Streetscape** reflects that, maintaining views to the Administration Buildings and connecting the pedestrian routes back to the main campus. A little less than half of Kansas City Street will need to be rebuilt to tie the new construction into the street. The 2nd Street Streetscape moves from landscaped terraces on the south to lawn below a landscaped area similar to the treatment of the existing campus on St. Joseph Street. Along St. Joseph Street the landscape is simple lawn below a planted landscape similar to the North sides of the existing campus. The area behind the walk on St. Joseph is reserved for porous landscape detention, a stormwater treatment that allows storm water quality treatment and infiltration. Second Street contains an Alternate to provide an improved pedestrian crossing at midblock, connecting the West Administration Building Entrance to the Parking Garage with a bump out on the East and a raised pedestrian crossing across the street.

The designed landscape will conform to the City of Rapid City Landscape Regulations 17.50.300. The Rapid City Landscape Point requirements are as follows: Points Required = Site - Building Area: 71,366 points.

Prepared by Wyss Associates, Inc.

STRUCTURAL SYSTEMS DESIGN

Major items describing the structural construction for the administration and evidence building:

- Deep foundations consisting of driven steel piling supporting cast-in-place concrete pile caps.
- 4" concrete slab on grade will be constructed for the majority of the main level floors. The slab is to be constructed on top of 4' of imported engineered fill.
- The exterior walls of the facility consist of metal stud walls with either masonry veneers or some other architectural finish type of material. Portions below grade will have concrete foundation walls. Elevator and stairwell walls are anticipated to be constructed with concrete masonry units.
- The elevated floors of the expansion are anticipated to be constructed of steel beams supporting a steel deck and concrete floor system.
- The majority of the roof structures of the expansion will be constructed of a system of steel beam, steel bar joists, and steel decking. The steel framing will be supported by exterior masonry cavity walls in locations where those exist, and in the remaining areas are to be supported by steel columns.
- All of the roof framing is to be constructed at a relatively low slope of approximately $\frac{1}{4}$ " per foot. In some areas, it may be found to be more economical to provide tapered insulation than to slope the framing.

MECHANICAL SYSTEMS DESIGN

Energy Plant

The new Energy Plant will incorporate a heat recovery chiller which will scale into a new hybrid central geothermal system under the second phase of construction. This chiller will also be the primary heating source for the facility by producing condenser water at an elevated temperature for use in the heating water system (130 deg F). Low temperature heating coils and perimeter radiation will be used throughout the campus to allow the use of low grade chiller condenser heat and increase the efficiency of supplemental condensing boilers. Modular natural gas condensing boilers will be provided to supplement the heating system and will be used during times of limited or no chilled water production.

Administration Building HVAC

Variable Air Volume air handling equipment will be housed in a single location (3rd Floor Mechanical Room) to allow centralized system maintenance and increase efficiency of the airside energy recovery equipment. A single energy recovery unit will be provided for all air handlers in order to maximize energy recovery. A dedicated heat recovery chiller will serve a dual purpose by functioning as a redundant source of chilled water for mission critical systems.

Evidence Building HVAC

Mechanical design includes precision airflow control to maintain space pressure relationships, laboratory gas piping, exhaust snorkels, and biological safety hoods. Separate air handling units will be provided to serve the laboratories and office areas which will provide proper pressure control in all areas while minimizing capital and operational costs. Exhaust from fume hoods will be connected to a manifold to allow the use of a single laboratory exhaust fan and minimize bypass requirements through the use of a single, larger fan.

Plumbing Systems

Domestic hot water will be generated by two indirect fired water heaters located in the new Energy Plant (tanks with tube bundles connected to heating water boilers). Plumbing fixtures will be low flow type for water conservation.

Fire Protection

Facilities will be served by a wet sprinkler system installed in accordance with NFPA requirements.

Controls

A new Direct Digital Control (DDC) system will be installed for the Block 99 campus. Controls will be provided as part of the construction contract and will be competitively bid.

ELECTRICAL SYSTEMS DESIGN

General

The electrical schematic concept designs utilize the latest proven technologies yielding efficient and effective lighting and electrical systems/services to provide a safe and comfortable work environment.

Special considerations have been given to accommodate the required project phasing. The design also recognizes the need for commissioning for the electrical power and communications systems for the EOC and 911 to assure reliable operation.

Lighting/Controls

Illumination levels will generally be designed per IES recommendations. The design utilized the most efficient and proven fixtures with T-8 and compact fluorescent lamps and leading with 3500 K and 85 CRI and leading edge LED technologies. Lighting controls will generally include occupancy sensors with manual (off) controls provided in multi-function spaces. Controls will allow emergency fixtures remain off during the unoccupied times.

Power/Equipment

Site primary power will be reconfigured for underground services from two separate substations with a looped configuration for the best reliability possible. The Admin and Evidence/Energy facilities will each have large power services. Critical loads in the Admin building will be backed up by the Evidence/Energy service (separate substation) and a new generator and the Jail Annex generator, each with on-site fuels.

Signal/Systems

New signal systems will include voice-evacuation fire alarm, landline communications (data, phone, TV), and security systems (access and closed circuit cameras).

Critical Communications Radio

Critical communications for 911/Dispatch and the Emergency Operations Centers require redundant landline communications and uninterrupted power sources.

Relocation of the existing 911 Center will interconnection of the existing emergency communications radio antennae's on the west campus to the new 911 center being proposed in the 911 center. The existing site has approximately 30 radio Control Stations spread around the existing courthouse complex. The implications of relocating the 200 ft radio antennae system is still under study.

TAB 3

DESIGN DRAWINGS

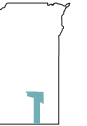


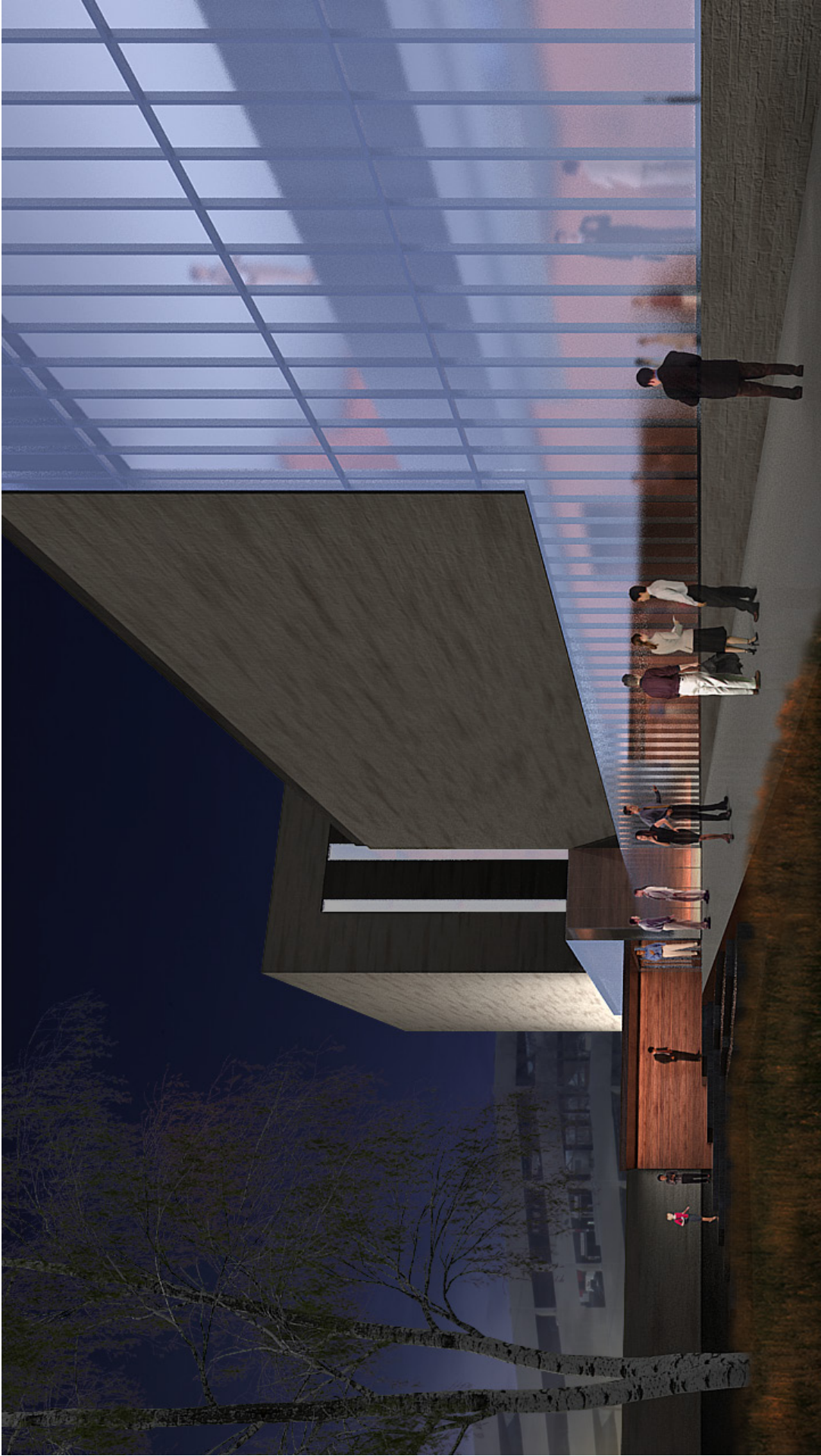
PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE





PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE





PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE



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ARCHITECTS

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Associates, Inc.
ARCHITECTS

Wynne
Associates, Inc.
ARCHITECTS



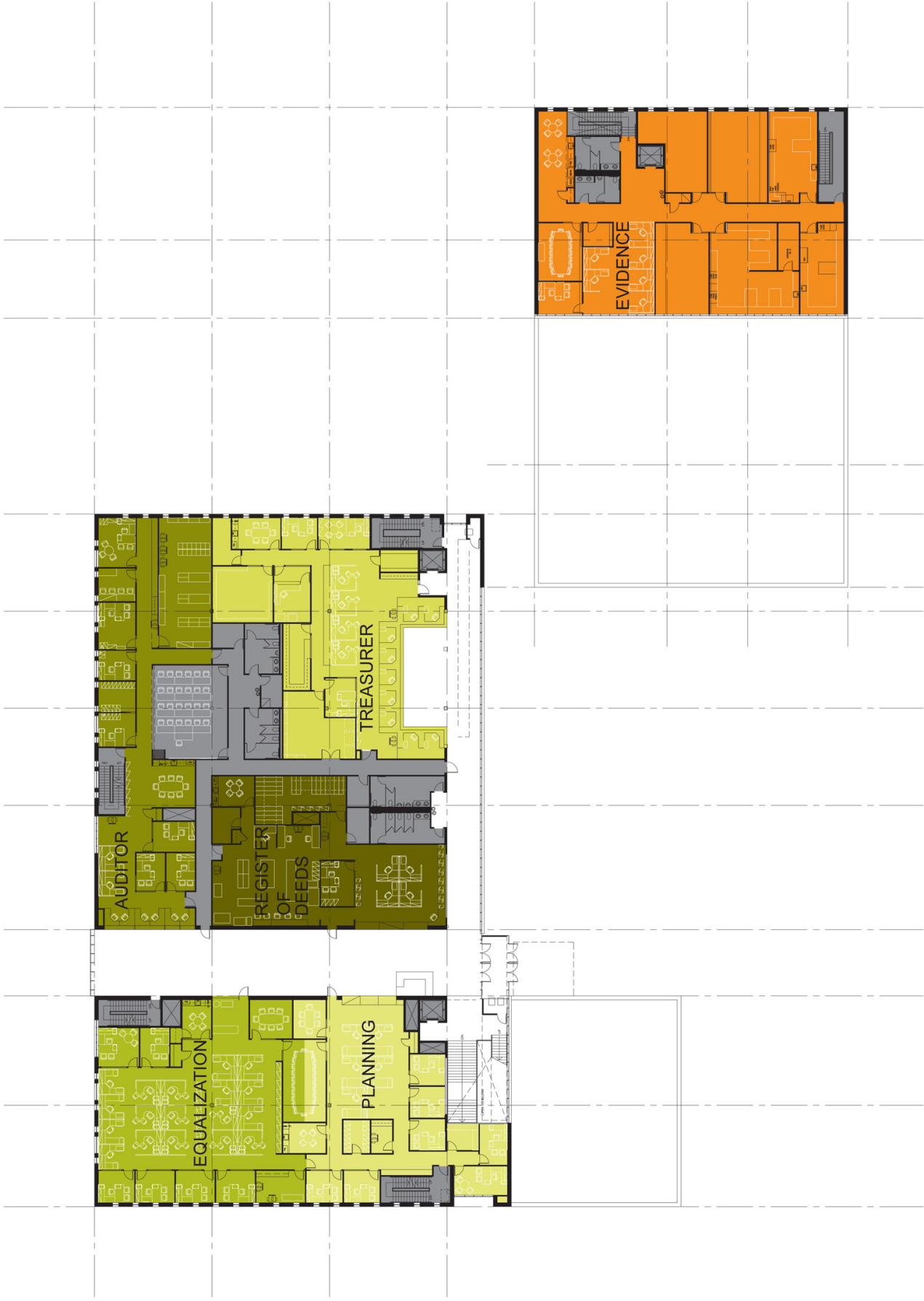
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1st FIRST FLOOR PLAN



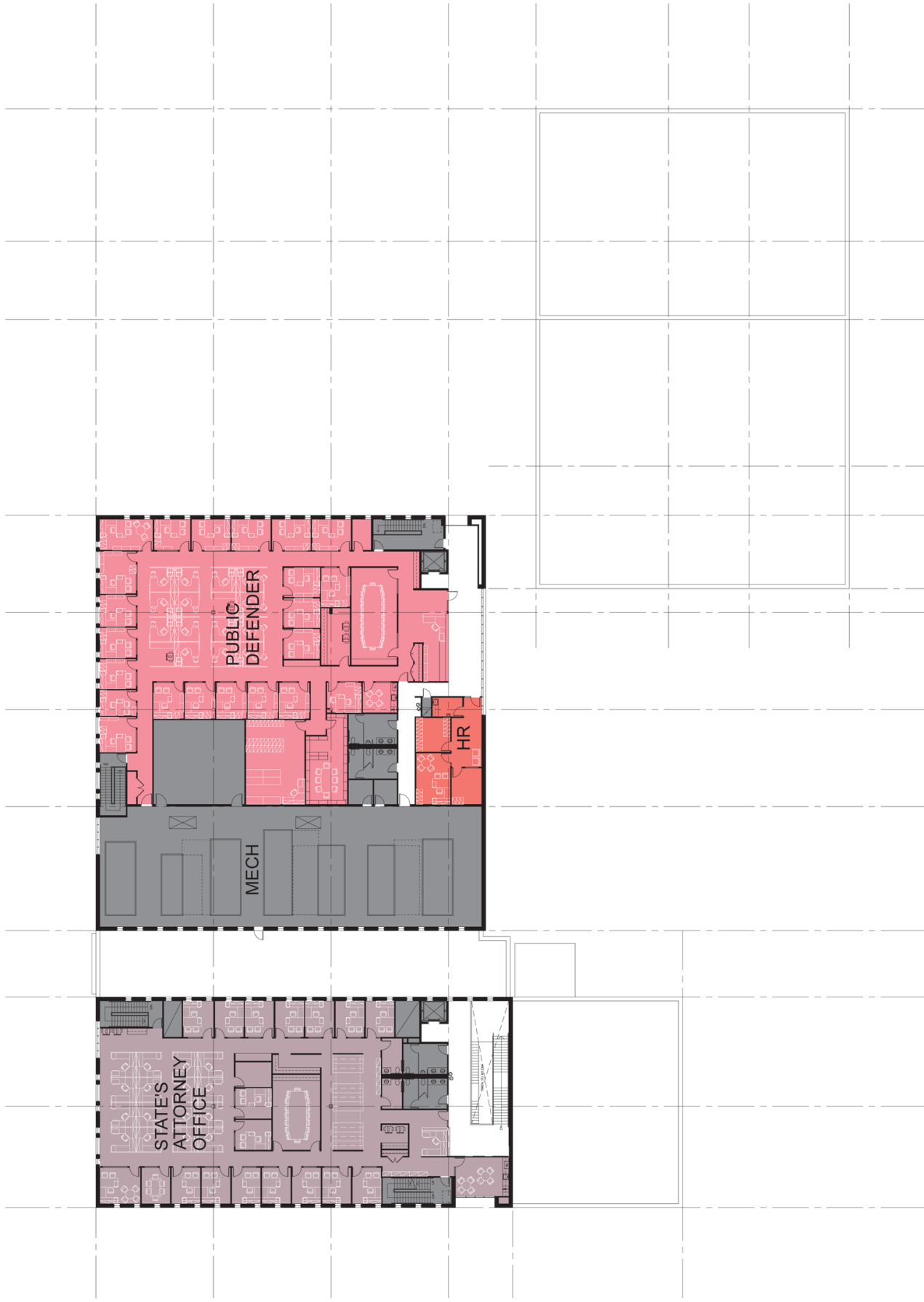
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2nd SECOND FLOOR PLAN



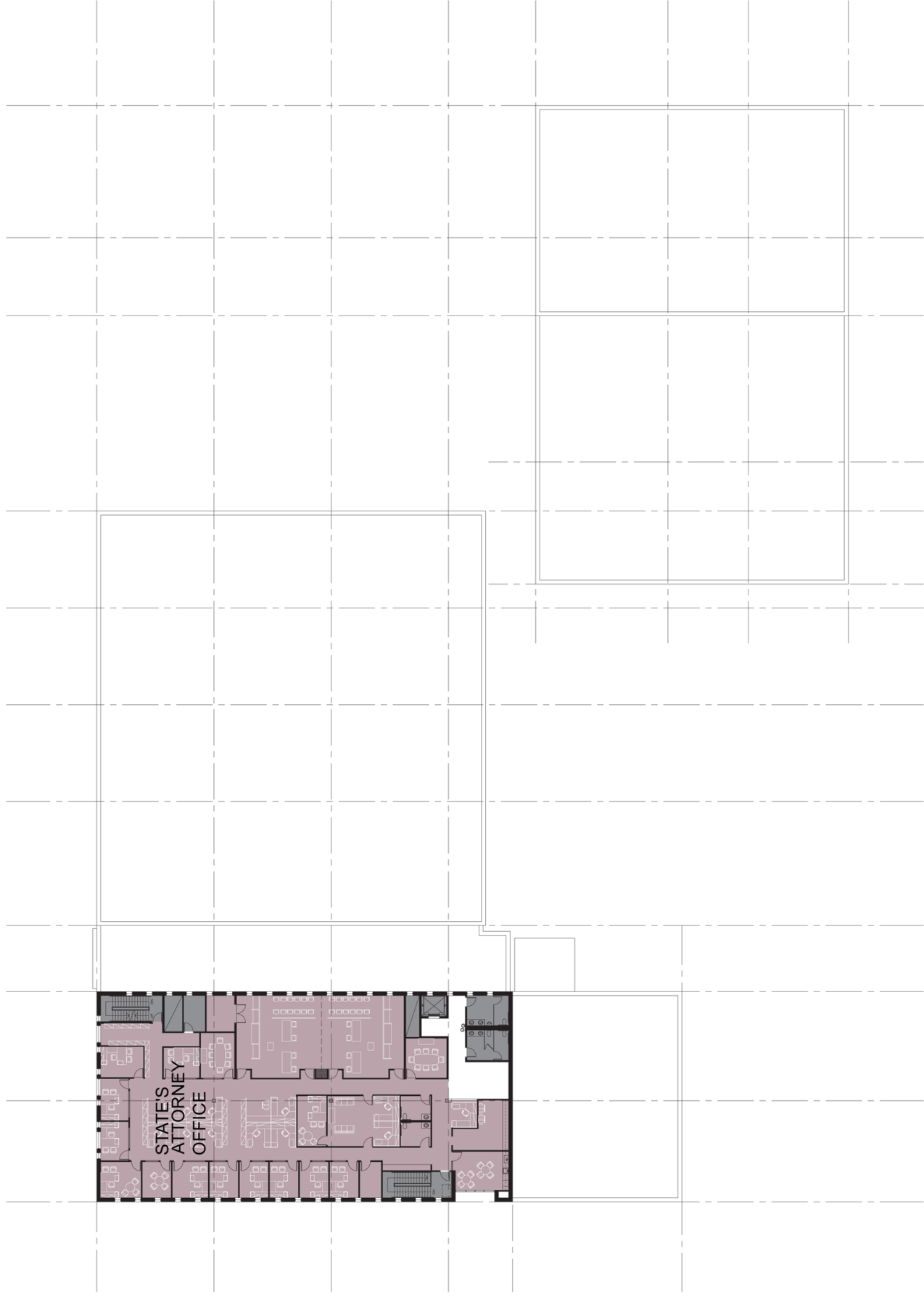
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3rd THIRD FLOOR PLAN



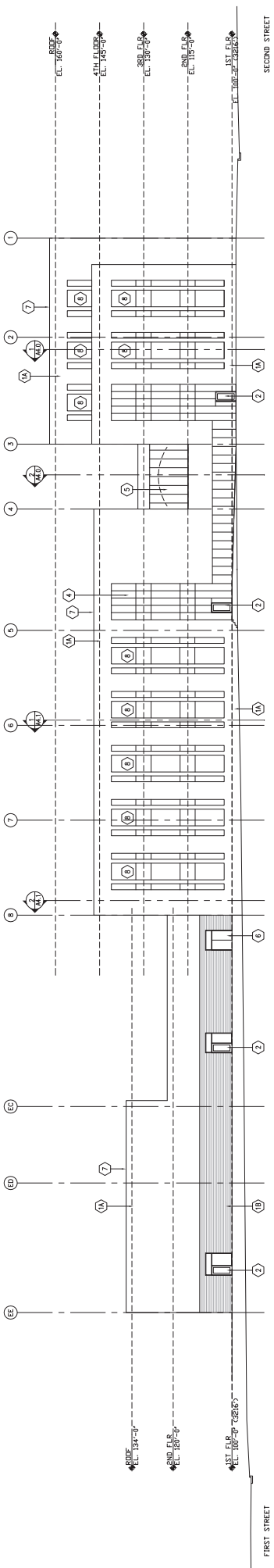
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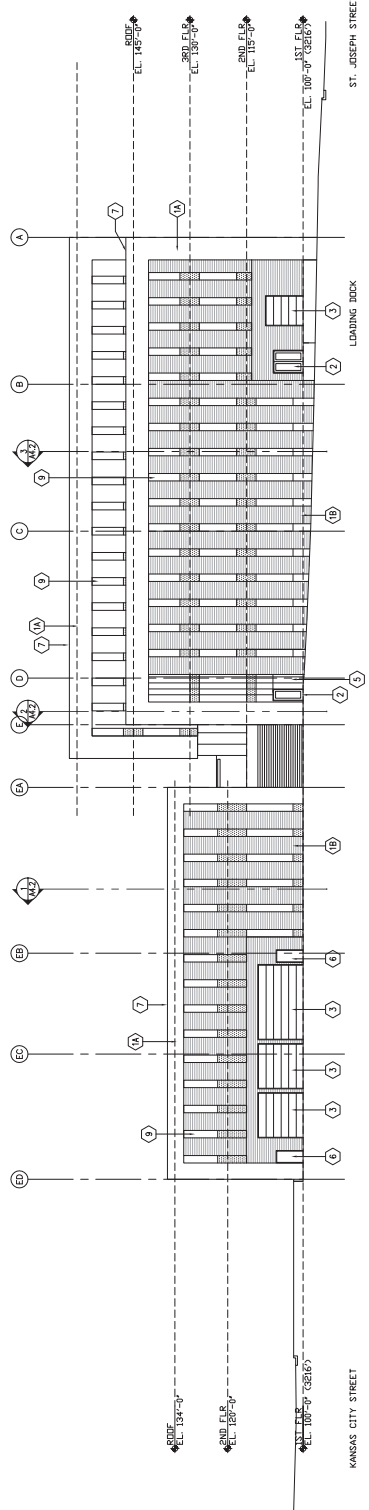
4 FOURTH FLOOR PLAN



PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE



1. NORTH ELEVATION
 NSU SCALE: 1/16" = 1'-0"



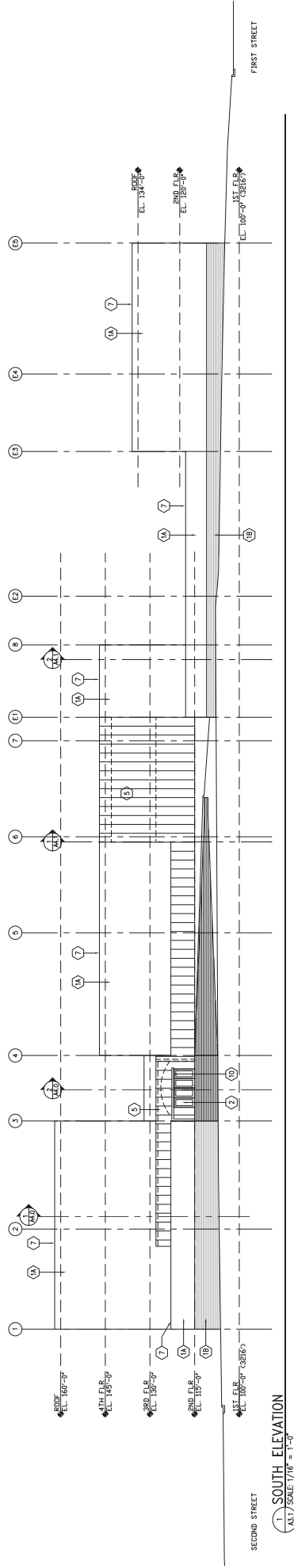
2. EAST ELEVATION
 NSU SCALE: 1/16" = 1'-0"

- ELEVATION NOTES
- 1A MASONRY VENER GAVITY WALL WITH STEEL STUD BACKUP, TYPE A
 - 1B MASONRY VENER GAVITY WALL WITH STEEL STUD BACKUP, TYPE B
 - 2 ALUMINUM ENTRANCE SYSTEM
 - 3 INSULATED OVERHEAD COILING DOOR
 - 4 STRUCTURAL GLAZED ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED REFLECTIVE GLAZING
 - 5 STRUCTURAL GLAZED ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED CLEAR, LOW-E GLAZING
 - 6 HOLLOW METAL DOOR AND FRAME
 - 7 MASONRY COPPING, TYP.
 - 8 STRUCTURAL GLAZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED REFLECTIVE GLAZING
 - 9 STRUCTURAL GLAZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED CLEAR, LOW-E GLAZING
 - 10 STEEL FRAME CANOPY WITH METAL PANEL CLADDING

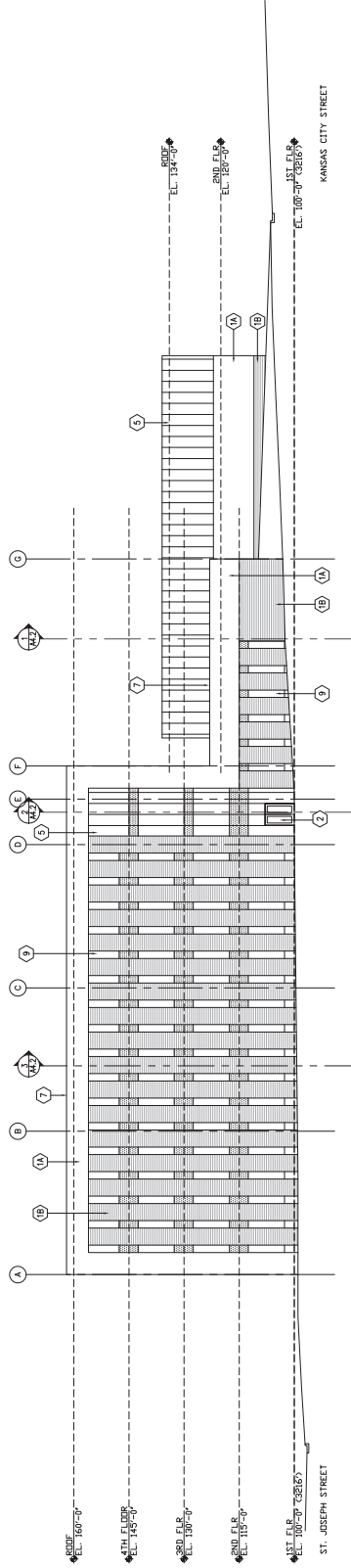
∞ ELEVATIONS



PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE



1. SOUTH ELEVATION
AS1 / SCALE: 1/16" = 1'-0"



2. WEST ELEVATION
AS1 / SCALE: 1/16" = 1'-0"

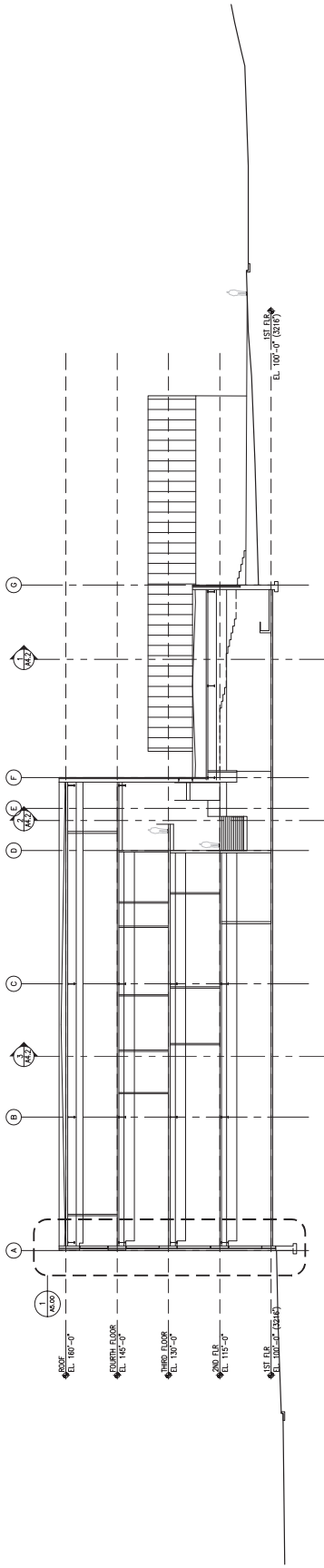
ELEVATION KEYNOTES

(1A)	MASONRY VENEER CAVITY WALL WITH STEEL STUD BACKUP, TYPE A
(1B)	MASONRY VENEER CAVITY WALL WITH STEEL STUD BACKUP, TYPE B
(2)	ALUMINUM ENTRANCE SYSTEM
(3)	INSULATED OVERHEAD COILING DOOR
(4)	STRUCTURAL GLAZED ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED REFLECTIVE GLAZING
(5)	STRUCTURAL GLAZED ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED CLEAR, LOW-E GLAZING
(6)	HOLLOW METAL DOOR AND FRAME
(7)	MASONRY COPPING, TYP.
(8)	STRUCTURAL GLAZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED REFLECTIVE GLAZING
(9)	STRUCTURAL GLAZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED CLEAR, LOW-E GLAZING
(10)	STEEL FRAME CANOPY WITH METAL PANEL CLADDING

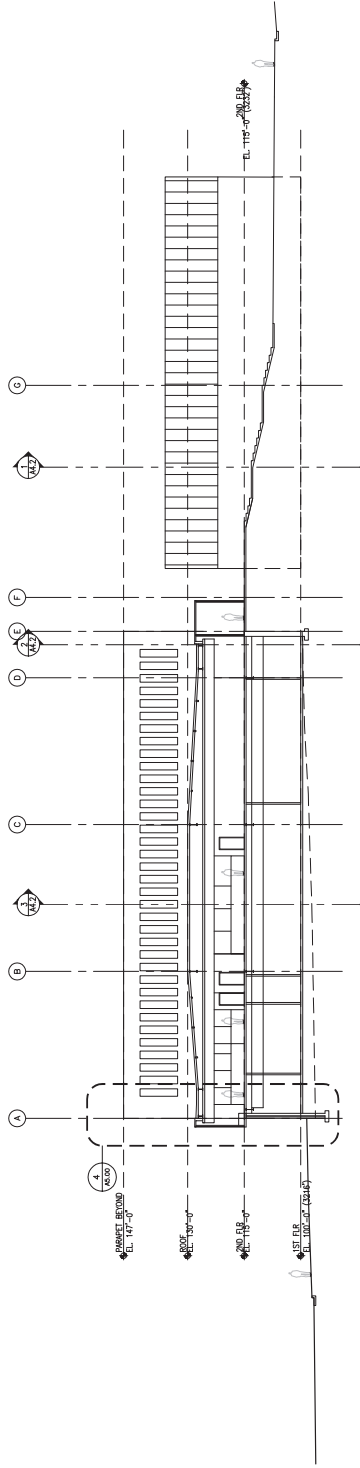
3. ELEVATIONS



PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE



1. BUILDING SECTION
ASB / SCALE: 1/16" = 1'-0"

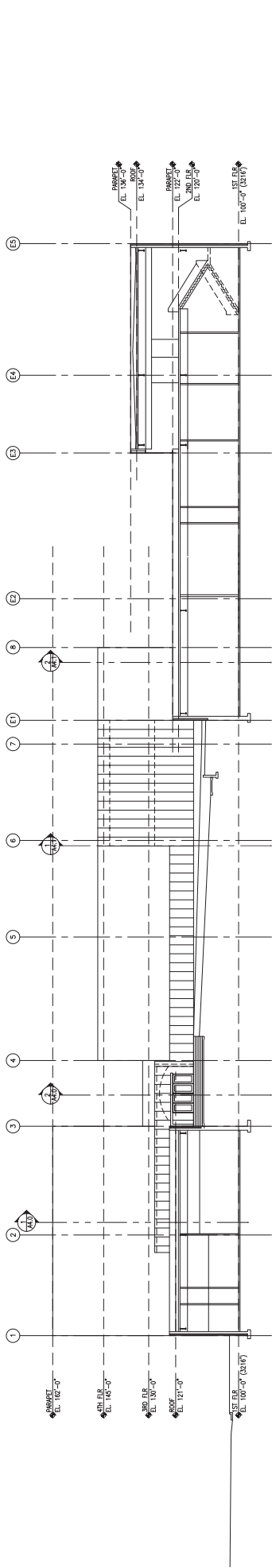


2. BUILDING SECTION
ASB / SCALE: 1/16" = 1'-0"

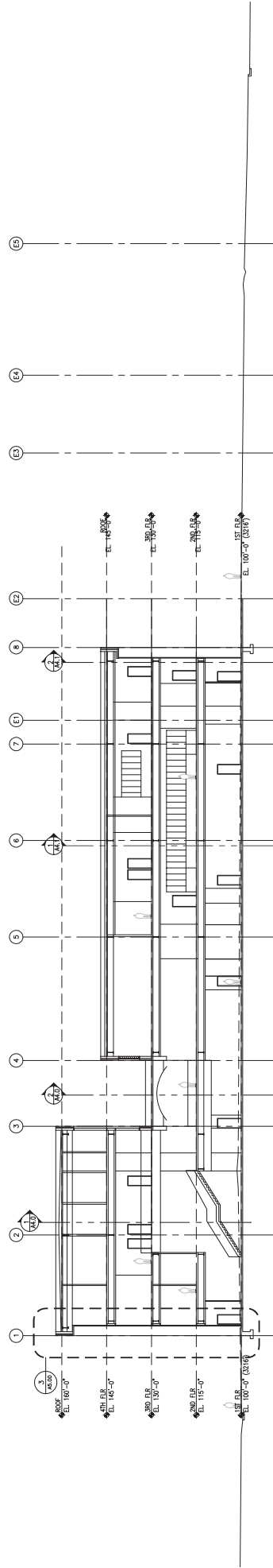
2 BUILDING SECTIONS



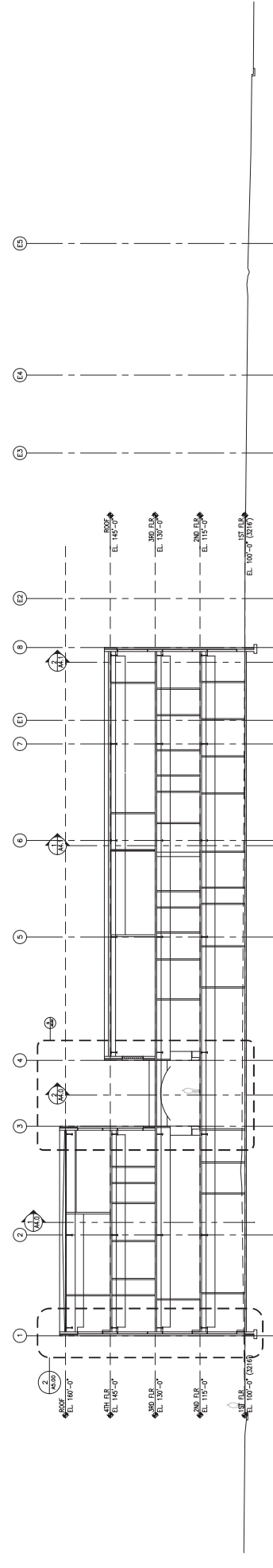
PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE



1. BUILDING SECTION
 1/4" = 1'-0"



2. BUILDING SECTION
 1/4" = 1'-0"



3. BUILDING SECTION
 1/4" = 1'-0"

21 BUILDING SECTIONS



PENNINGTON COUNTY CAMPUS EXPANSION SCHEMATIC DESIGN PACKAGE

TAB 4

BUILDING AREA TABULATIONS

4. BUILDING AREA TABULATION

PROGRAM SQUARE FOOTAGE COMPARISON

Administration Building

03.17.11

Building Area	Original Program	Refined Program	Current Schematic Design	Remarks
Departmental Spaces				
Human Resources	832	832	735	
Commissions	5061	4097	3690	
IT	2597	2427	3051	
Planning	3616	3243	3313	
Registrar of Deeds	4064	3557	3092	
Auditor	9029	7520	4654	
Treasurer	3360	3360	4268	
Equalization	4739	4739	4320	
Building and Grounds	15,041	3659	731*	*Majority of department offsite
State's Attorney Offices	13,969	13,969	14,572	
Public Defender	9708	9552	8320	
911	6727	7117	6956	
County Fire/Emergency Management	7675	7675	6252*	*Combined suite
Subtotal Departments	86,449	71,747	63,954	
Building Support	15,913	13,741	22,141*	*Includes lobbies and main corridors, Restrooms, Training Rooms, Mechanical, and Electrical rooms
Usable SF Total	102,362	85,488	86,095	
Building Factor (%)	11,374 (10%)	12,774 (13%)	11,850 (12%)	
Total Administration Building SF	113,735	98,262	97,945	

TAB 5

COST ESTIMATE REVIEW NARRATIVE

5. COST ESTIMATE REVIEW NARRATIVE

SITE

	Facilities Master Plan (FMP) 2011 Build Year	Schematic Design – 3.17.11
Square Footage	Included in the Administration and Evidence Buildings	
Construction Cost	Included in the Administration and Evidence Buildings	\$1,299,876.80
Costs / Sq. Ft.	Included in the Administration and Evidence Buildings	

ADMINISTRATION BUILDING

	Facilities Master Plan (FMP) 2011 Build Year	Schematic Design – 3.17.11
Square Footage	93,243 SF*	97,945 SF
Construction Cost	\$18,031,111.00	\$16,117,622.96
Costs / Sq. Ft.	\$193.38	\$164.55

* 911, Emergency Management and County Fire added approximately 15,000 SF of program space. Space program department spaces reviewed for efficiency with building committee. Department spaces were adjusted / reduced for a total addition to the program of 5,500 SF. A revised program was issued on 1-26-2011 with a total administration building goal of 98,262 SF

EVIDENCE BUILDING

	Facilities Master Plan (FMP) 2011 Build Year	Schematic Design – 3.17.11
Square Footage	22,433 SF**	22,080 SF
Construction Cost	\$4,181,848.00	\$4,696,241.74
Costs / Sq. Ft.	\$186.41	\$212.69

** The existing Evidence Building is approximately 15,000 SF. The facilities master plan was increased by 7,000 SF to accommodate future program needs to 22,000 SF. The FMP was reviewed with the building committee representatives and the City Police representatives at several meetings. The program was reduced and a revised program was issued on 1-26-2011 with a total Evidence Building of 18,641 SF. During Schematic Design the Energy Plant, Evidence Mechanical Room and Laboratory workstations were added. This increased the building square feet to its current size of 22,080.SF.

CONSTRUCTION COST TOTALS (ADMINISTRATION AND EVIDENCE BUILDINGS)

	Facilities Master Plan (FMP) 2011 Build Year	Schematic Design – 3.17.11
Square Footage	115,676 sf	120,025 sf
Construction Cost	\$22,212,959.00	\$22,011,970.86
Costs / Sq. Ft.	\$192.02	\$183.39

ALTERNATES

1 - LANDSCAPE ALTERNATE- Surface Parking Lot:

Delete surface parking lot with 29 parking spaces on south side of building, including curb and gutter bituminous paving and base and storm water management and all excavation fill and soil construction. Add cost for landscape plantings and hardscape features in place of surface parking lot.

Construction Cost	Cost Sq. Ft.
- \$101,770.64	\$0.84 / SF \$3,509.33 per Parking Space

2 - ADMINISTRATION BUILDING - Shelled Space (ALT#1 in estimate)

Shelled space at the first floor EOC, 911 and County Fire area:

At the first floor of the building in the Northwest corner, delete all of the interior partitions, doors and frames, ceiling tiles and grid and interior finishes. Delete the 3000 sf of access flooring at the 911 dispatch area and computer room. Delete all electrical and lighting and provide a minimal amount of power and lighting as necessary for emergency power and lighting. Mechanical system should be installed at minimum to provide conditioned ventilation for a shelled space. Total square feet for the shelled space is 11,677 SF. Refer to attached first floor plan with square feet indicated.

Construction Cost	Cost Sq. Ft.
- \$837,491.56	\$6.97 / SF

3 - ADMINISTRATION BUILDING - Floor Finish Change (ALT#4 in estimate)

Change the carpet tiles from a mid range cost of \$3.25/sf to better high range of \$3.75 sf cost.

Construction Cost	Cost Sq. Ft.
\$31,754.75	\$0.50 / SF

4 - MECHANICAL ALTERNATE - Hybrid Central Geothermal:

Add a hybrid system partial bore field with fewer vertical bores than a full central geothermal system and would require supplemental heat rejection through the use of a sprayed closed circuit cooler. Refer to mechanical narrative, Energy Plant, heat rejection.

Construction Cost	Cost Sq. Ft.
\$200,000.00 to \$250,000.00	\$1.66 to \$2.08 / SF

5 - MECHANICAL ALTERNATE - Heat Exchanger:

A closed-loop ground coupled heat exchanger using vertical bores would be employed as a thermal energy storage system. Refer to mechanical narrative, Energy Plant, heat rejection.

Construction Cost	Cost Sq. Ft.
\$300,000.00 to \$450,000.00	\$2.50 to \$3.75 / SF

6 - ELECTRICAL ALTERNATE - For 911, EOC and County Fire Emergency Power Generation:

There is energy diversity left in the existing 911 generator on campus. Add cost for a new electrical duct, wire and relocation of the associated electrical gear and switch.

Construction Cost	Cost Sq. Ft.
\$98,000.00	\$1.00 / SF

7 - PARKING RAMP ALTERNATE - Accessible Path and Stair Tower Enclosure:

Provide a guarded pathway across 2nd Street utilizing colored/patterned concrete across 2nd Street (30' x 6') @ \$12/SF (Stanley Johnson #), with Node Pedestrian Approaches at either side of 2nd Street. Provide a 6' x 63' stripe indicated walkway through the parking structure to the elevator location. Provide storefront assembly (clear non-insulated glass) on two sides of each, the west-central and the Southeast stair towers.

Construction Cost	Cost Sq. Ft.
\$191,927.00	\$3.19/SF

TAB 6

PROJECT SCHEDULE

PCCCE - FACILITIES PENNINGTON COUNTY COURTHOUSE CAMPUS EXPANSION

APRIL

S	M	T	W	TH	F	S
					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

MAY

S	M	T	W	TH	F	S
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				

JULY

S	M	T	W	TH	F	S
					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

NOVEMBER

S	M	T	W	TH	F	S
		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			

ACTUAL

PROJECT PHASE	TARGET	ACTUAL
Revised SD Plans to Mike K.	4.8.11	
Final SD Plans Review with BC	4.12.11	
Contract Format review with BC	4.12.11	
Narrative of Contract Proposal in Packets for 4.19 BOC Mtg.	4.13.11	
Presentation of final Schematic Design Package to BOC (GF & DB)	4.19.11	
Recommendation of Full Phase A/E contract to BOC (1st notice)	4.19.11	
Community Presentation Packet to BC	4.22.11	
Finalize A/E Fee Proposal with BC	4.26.11	
Full A/E Contract(s) Block 99 in Packets for 5.3.11 BOC Mtg.	4.27.11	
Contract for Full Phase A/E BOC action	5.3.11	
Evidence/Energy/Administration/Site-work DD Completion	≈ 7.22.11	
Evidence/Energy/Administration/Site-work CD Completion (Out to Bid)	10.14.11	
Evidence/Energy/Administration/Site-work Bid Date	11.15.11	
Parking Structure Completion	12.1.11	
Award Evidence/Energy/Administration/Site-work Action by BOC	12.6.11	
Notice of Award Evidence/Energy/Administration/Site-work	12.7.11	
Notice to Proceed Evidence/Energy/Administration/Site-work	12.21.11	
Substantial Completion Evidence/Energy	10.10.12	
Clear site for Administration	10.31.12	
Substantial Completion Administration	12.31.13	