



Fr: Rob.

BS  
11/19

# Master Project Schedule Addition and Alterations to Hixson Middle School Webster Groves School District

Date Prepared: January 8, 2019

## Pre-Construction Activities

Activity	Dates
Issue Request for Qualifications (RFQ) to Architects	<del>March 1, 2019</del> Feb 1, 2019
Response to RFQ	March 15, 2019
District Review of Qualifications Submitted	Week of March 18, 2019
Selection of Architectural / Engineering Firm (contingent upon approval of April 2019 referendum)	Week of April 1, 2019
April 2019 Referendum	April 2, 2019
Authorization to Proceed with Design Work	Week of April 8, 2019

## Architectural / Engineering Design Activities

Activity	Dates
Refine Program Data and Develop Architectural Space Plan	April 10, 2019 (Start) April 17, 2019 (Complete)
Schematic Design Phase (5 weeks)	April 18, 2019 (Start) May 23, 2019 (Complete)
Prepare Schematic Estimate of Probable Construction Costs	May 20, 2019 (Start) May 27, 2019 (Complete)
<i>District Review of Final Schematic Design Solution</i>	Week of May 27, 2019
Design Development Phase (5 weeks)	June 3, 2019 (Start) July 8, 2019 (Complete)
Prepare DD Estimate of Probable Construction Costs	July 5, 2019 (Start) July 12, 2019 (Complete)
<i>District Review of Final Design Development Documents and Cost Estimate</i>	Week of July 15, 2019

**Architectural / Engineering Design Activities** (continued)

<b>Activity</b>	<b>Dates</b>
<b>Construction Document Phase</b> (8 weeks)	July 15, 2019 (Start) September 9, 2019 (Complete)
Prepare Estimate of Probable Construction Costs (based on 95% complete Construction Documents)	September 2, 2019 (Start) September 9, 2019 (Complete)
<b>Bidding Phase</b> (4.5 weeks)	September 12, 2019 (Start) October 15, 2019 (Complete)
<b>Bids Due</b>	October 15, 2019
<b>Award of Construction Contract by BOE</b>	Week of October 21, 2019

**Construction Activities**

<b>Activity</b>	<b>Dates</b>
<b>Construction of Phase 1</b> (Academic Wing) ✓ (8 months)	November 1, 2019 (Start) June 30, 2020 (Complete)
<b>Construction of Phase 2</b> (Cafeteria Expansion) ✓ (3 months)	May 1, 2020 (Start) July 31, 2020 (Complete)
<b>Phase 3</b> (Demolition of Library) ✓ (1 month)	June 1, 2020 (Start) June 29, 2020 (Complete)
<b>Construction of Phase 4</b> (Administration and Library Wing) ✓ (6 months)	July 6, 2020 (Start) December 31, 2020 (Complete)
<b>Construction Suspended Until the Spring 2021 Semester is complete</b>	
<b>Construction of Phase 5</b> (Site Improvements to Elm Avenue Parking Lot and Drive Lanes and Renovation of Present Administration and Nurses' Clinic) (2 months)	June 1, 2021 (Start) July 30, 2021 (Complete)
<b>Instruction Begins at Hixson Middle School</b>	<b>August 2021</b>

Start of  
 construction  
 activity.