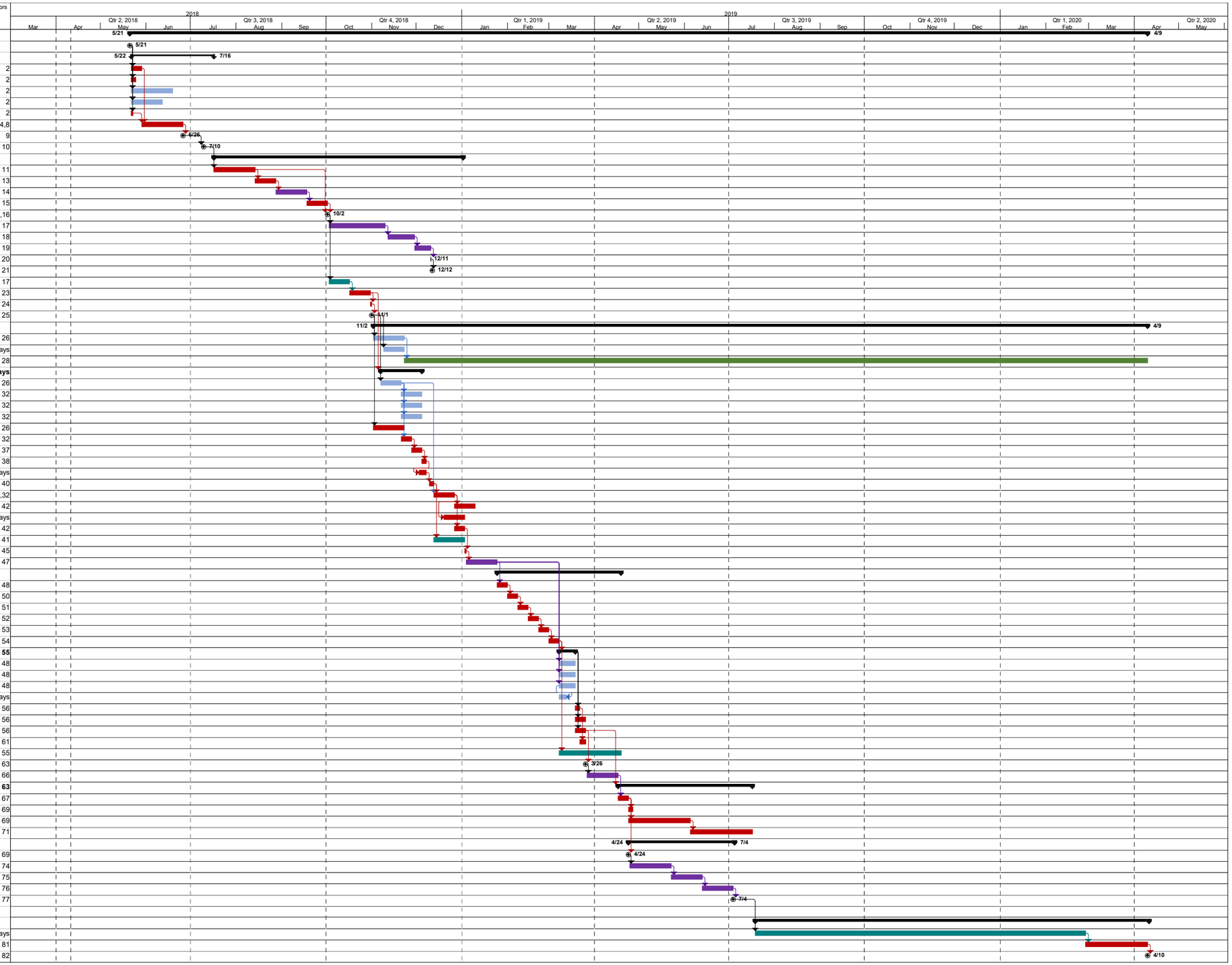
Perlman
Architects of Arizona

Perlman Architects Design Schedule
Maricopa Fire Administration Building
April 6, 2018

ID	Task Name	Business Days	Start	Finish	Predecessors
1	**Maricopa Fire Administration Building**	**494 days**	**Mon 5/21/18**	**Thu 4/9/20**	
2	Notice To Proceed /Project Kick-off	1 day	Mon 5/21/18	Mon 5/21/18	
3	**Investigative Services/Programming**	**40 days**	**Tue 5/22/18**	**Mon 7/16/18**	
4	Due Diligence Meeting with Planning Dept./User Group	5 days	Tue 5/22/18	Mon 5/28/18	2
5	Investigative Services/Review Owner Program	3 days	Tue 5/22/18	Thu 5/24/18	2
6	Geotechnical Survey and Report Services	20 days	Tue 5/22/18	Mon 6/18/18	2
7	Conduct Site and Alta Survey	15 days	Tue 5/22/18	Mon 6/11/18	2
8	User Group Charrette and Questionaire	1 day	Tue 5/22/18	Tue 5/22/18	2
9	Develop Program Document	20 days	Tue 5/29/18	Mon 6/25/18	4,8
10	Owner Review of Program Documents	10 days	Tue 6/26/18	Mon 7/9/18	9
11	Final Program Document Submittal	5 days	Tue 7/10/18	Mon 7/16/18	10
12	**Schematic Design Phase (SD)**	**121 days**	**Tue 7/17/18**	**Tue 1/1/19**	
13	Develop Site Plan & Floor Plan Concepts	20 days	Tue 7/17/18	Mon 8/13/18	11
14	Floor & Site Plan Concepts Presentation	10 days	Tue 8/14/18	Mon 8/27/18	13
15	Owner Review of Site & Floorplan Concepts	15 days	Tue 8/28/18	Mon 9/17/18	14
16	Site & Floor refinement & Elevation /Section Concepts	10 days	Tue 9/18/18	Mon 10/1/18	15
17	Planning and Zoning Commission First Submittal	1 day	Tue 10/2/18	Tue 10/2/18	13,16
18	Planning and Zoning First Review	28 days	Wed 10/3/18	Fri 11/9/18	17
19	Planning and Zoning Staff Comment and Resolutions	14 days	Mon 11/12/18	Thu 11/29/18	18
20	Planning and Zoning Final Approvals	7 days	Fri 11/30/18	Mon 12/10/18	19
21	Floor, Site & Elevation Concepts Presentation	1 day	Tue 12/11/18	Tue 12/11/18	20
22	Owner Review of Site, Floorplan, Elevation Review	15 days	Wed 12/12/18	Tue 1/1/19	21
23	CMAR SD Estimate of Probable Cost Statement	10 days	Wed 10/3/18	Tue 10/16/18	17
24	Final Schematic Design Package Preparation	10 days	Wed 10/17/18	Tue 10/30/18	23
25	Schematic Presentation	1 day	Wed 10/31/18	Wed 10/31/18	24
26	Final Schematic Design Package Submittal	1 day	Thu 11/1/18	Thu 11/1/18	25
27	**Design Development Phase (DD) 60% Submittal**	**375 days**	**Fri 11/2/18**	**Thu 4/9/20**	
28	Development of Prelimary Grading Plan	15 days	Fri 11/2/18	Thu 11/22/18	26
29	Development of Prelimary Landscape Plan	10 days	Fri 11/9/18	Thu 11/22/18	26FS+5 days
30	LOMR Submittal and Processing	360 days	Fri 11/23/18	Thu 4/9/20	28
31	Develop. of Build. Systems Concepts-S,M,P,E,FP	**20 days**	**Wed 11/7/18**	**Tue 12/4/18**	**4FS+5 days**
32	Structural Engineering	10 days	Wed 11/7/18	Tue 11/20/18	26
33	Fire Protection Engineering	10 days	Wed 11/21/18	Tue 12/4/18	32
34	Mechanical Engineering	10 days	Wed 11/21/18	Tue 12/4/18	32
35	Plumbing/Electrical Engineering	10 days	Wed 11/21/18	Tue 12/4/18	32
36	Development of Interior Finishes, Schedules, and RCP	15 days	Fri 11/2/18	Thu 11/22/18	26
37	Site Plan Detailing and Coordination	5 days	Wed 11/21/18	Tue 11/27/18	32
38	Floor Plan Detailing and Coordination	5 days	Wed 11/28/18	Tue 12/4/18	37
39	Reflected Ceiling Plan Detailing and Coordination	3 days	Wed 12/5/18	Fri 12/7/18	38
40	Exterior Elevations Detailing and Coordination	5 days	Mon 12/3/18	Fri 12/7/18	39FS-5 days
41	Roof Plans Detailing and Coordination	3 days	Mon 12/10/18	Wed 12/12/18	40
42	Sections & Int. Elevations Detailing and Coordination	10 days	Thu 12/13/18	Wed 12/26/18	41,32
43	Misc. Construction Details	10 days	Thu 12/27/18	Wed 1/9/19	42
44	Draft Specifications	10 days	Thu 12/20/18	Wed 1/2/19	42FS-5 days
45	Coordinate /Cross Check system consultants	5 days	Thu 12/27/18	Wed 1/2/19	42
46	CMAR DD Estimate of Probable Cost Statement	15 days	Thu 12/13/18	Wed 1/2/19	41
47	Design Development Phase (DD) 60% Submittal	1 day	Thu 1/3/19	Thu 1/3/19	45
48	Owner Review	15 days	Fri 1/4/19	Thu 1/24/19	47
49	**Construction Documents 90%**	**60 days**	**Fri 1/25/19**	**Thu 4/18/19**	
50	Final Code Check and Cover Sheet	5 days	Fri 1/25/19	Thu 1/31/19	48
51	Finalize Site Plan & Details	5 days	Fri 2/1/19	Thu 2/7/19	50
52	Finalize Floor Plans & Details	5 days	Fri 2/8/19	Thu 2/14/19	51
53	Finalize Reflected Ceiling Plan & Details	5 days	Fri 2/15/19	Thu 2/21/19	52
54	Finalize Exterior Elevations & Details	5 days	Fri 2/22/19	Thu 2/28/19	53
55	Finalize Roof Plans & Details	5 days	Fri 3/1/19	Thu 3/7/19	54
56	Develop of Build. Systems Concepts-S,M,P,E,FP	**7 days**	**Fri 3/8/19**	**Mon 3/18/19**	**55**
57	Structural Engineering	7 days	Fri 3/8/19	Mon 3/18/19	48
58	Fire Protection Engineering	7 days	Fri 3/8/19	Mon 3/18/19	48
59	Mechanical Engineering	7 days	Fri 3/8/19	Mon 3/18/19	48
60	Plumbing/Electrical Engineering	3 days	Fri 3/8/19	Tue 3/12/19	59SF-5 days
61	Sections & Int. Elevations	3 days	Tue 3/19/19	Thu 3/21/19	56
62	Details	5 days	Tue 3/19/19	Mon 3/25/19	56
63	Specifications	5 days	Tue 3/19/19	Mon 3/25/19	56
64	Product Cut Sheets	2 days	Fri 3/22/19	Mon 3/25/19	61
65	Development of CMAR DRAFT GMP	30 days	Fri 3/8/19	Thu 4/18/19	55
66	90% Construction Document Submittal	1 day	Tue 3/26/19	Tue 3/26/19	63
67	Owner Review	15 days	Wed 3/27/19	Tue 4/16/19	66
68	**Complete Construction Documents 100%**	**65 days**	**Wed 4/17/19**	**Tue 7/16/19**	**63**
69	Final Coordination w/ Consultants	5 days	Wed 4/17/19	Tue 4/23/19	67
70	Coordination Revisions & Final Plotting	3 days	Wed 4/24/19	Fri 4/26/19	69
71	Development of CMAR 100% GMP	30 days	Wed 4/24/19	Tue 6/4/19	69
72	Council Approval of GMP and Construction Agreement	30 days	Wed 6/5/19	Tue 7/16/19	71
73	**Municipality Plan Review**	**52 days**	**Wed 4/24/19**	**Thu 7/4/19**	
74	Submit for Building Safety Review	1 day	Wed 4/24/19	Wed 4/24/19	69
75	Building Safety Review	20 days	Thu 4/25/19	Wed 5/22/19	74
76	Revisions (approximate)	15 days	Thu 5/23/19	Wed 6/12/19	75
77	Building Safety 2nd Review	15 days	Thu 6/13/19	Wed 7/3/19	76
78	Permit Ready (approximate)	1 day	Thu 7/4/19	Thu 7/4/19	77
79					
80	**GMP Permit Packages**	**191 days**	**Fri 7/19/19**	**Fri 4/10/20**	
81	Buidling and Site Construction Duration	160 days	Fri 7/19/19	Thu 2/27/20	3FS+10 days
82	Punchlist and Final Completion	30 days	Fri 2/28/20	Thu 4/9/20	81
83	Project Complete/ Owner Move-in	1 day	Fri 4/10/20	Fri 4/10/20	82



Project: Tempe Fire Station No. 2
Date: Wed 4/11/18

Task | Split | Milestone | Summary | Rolled Up Task | Rolled Up Split | Rolled Up Milestone | Rolled Up Progress | External Tasks | Project Summary | External Milestone | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Progress | Deadline

Perlman Architects is not responsible for increases in the schedule caused by Owner & City review times. Perlman Architects reserves the right to modify the schedule if the Owner, City, Owner's Consultants deviates from and/or delays the schedule.