

CITY COUNCIL LIBRARY AD-HOC COMMITTEE

NEW LIBRARY DRAFT PROJECT SCHEDULE

Year Month Week	1st Quarter 2009				2nd Quarter 2009				3rd Quarter 2009				4th Quarter 2009				2010																						
	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		JANUARY		FEBRUARY		MARCH		APRIL								
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
BOND FINANCING	\$10.5 Million First Issuance (January 1, 2009 Thru May, 2009) Council Approval of Bond Documents (March 16, 2009) \$26.5 Million Second Issuance (January 1, 2010 Thru May, 2010) Council Approval of Bond Documents (Spring, 2010)																																						
BOND OVERSIGHT COMMITTEE	Council Approval of Role of Oversight Committee (May 19, 2009) Recruitment of Oversight Committee Members (June 2, 2009 Thru July 20, 2009) Council Selection of Oversight Committee (July 20, 2009) Financial Oversight Committee Review (July 2009 Thru End)																																						
RELOCATION to TEMPORARY LIBRARY BUILDING	Develop Lease Agreement (February 1, 2009 Thru September 7, 2009) Council Approval of Draft Lease Agreement (June 1, 2009) Council Approval of Final Lease Agreement (October 19, 2009) Design of Tenant Improvements (August 10, 2009 Thru October 19, 2009) City Review & Permit Landlord & Tenant Impr (September 21, 2009 Thru October 28, 2009) Lease Begins (October 28, 2009) Tenant Improvements (October 20, 2009 Thru January 15, 2010) Relocate Library to Temporary Building (January 18, 2010 Thru February 26, 2010)																																						
DEMOLITION of EXISTING LIBRARY BUILDING	PreDesign (April 1, 2009 Thru July 20, 2009) Design (July 21, 2009 Thru October 23, 2009) Plan Check (October 26, 2009 Thru December 29, 2009) Contract Bidding (December 29, 2009 Thru March 1, 2010) Bid Opening (February 3, 2010) Council Approval of Demolition Contract (March 1, 2010) Demolition (March 2, 2010 Thru April 30, 2010)																																						
CM SERVICES	Finalize RFP (July 1, 2009 Thru July 31, 2009) Consultant Selection Process (August 3, 2009 Thru December 4, 2009) CM Proposals Due (August 26, 2009) CM Oral Board (September 23, 2009) Council Approval of CM Selection (October 5, 2009) Council Approval of CM Contract (December 7, 2009) CM Services During Design and Bidding December 8, 2009 Thru April 19, 2010 Constructability Analysis (December 18, 2009 Thru February 12, 2010) CM Services During Construction (April 2010 Thru April 2012) CM Commissioning Assistance (April 2010 Thru May 2013)																																						
PREDESIGN of NEW LIBRARY BUILDING	Base Line Findings/Current Code Compliance (February 2, 2009 Thru March 16, 2009) Council Review of Base Line Findings (March 16, 2009) Library Technical Analysis (March 2, 2009 Thru June 29, 2009) Library User Agreement on Library Technical Revisions (June 29, 2009) LEED Sustainable Options and Scope Confirmation (April 1, 2009 Thru June 8, 2009) Council Approval of LEED Sustainable Options (June 8, 2009) Final Design Contract Council Approval (June 9, 2009 Thru August 3, 2009) Council Approval of Design Contract (August 3, 2009) Update Existing Arch and Site Review (August 3, 2009 Thru December 30, 2009)																																						
DESIGN and BIDDING SERVICES for NEW LIBRARY BUILDING	Preliminary Design Analysis (July 7, 2009 Thru July 31, 2009) Schematic (August 3, 2009 Thru September 4, 2009) Design Development (August 3, 2009 Thru October 16, 2009) Construction Documents (August 3, 2009 Thru February 12, 2010) Specifications (September 7, 2009 Thru February 12, 2010) Plan Check (November 16, 2009 Thru February 12, 2010) Constructability Analysis (December 18, 2009 Thru February 12, 2010) Contract Bidding (February 15, 2010 Thru April 19, 2010) Bid Opening (March 31, 2010) Council Approval of Construction Contract (April 19, 2010) Design Services During Construction (April 2010 Thru April 2012) Design Services for Commissioning (April 2010 Thru May 2013)																																						
CONSTRUCTION of NEW LIBRARY BUILDING	Construction (April 2010 Thru April 2012)																																						
COMMISSIONING of NEW LIBRARY BUILDING	LEED Certification Documentation (April 2010 Thru April 2012) LEED Measurement and Verification Commissioning (May 2012 Thru May 2013)																																						
PARKING LOT ACQUISITION & CONSTRUCTION	Acquisition (January 1, 2009 Thru April 2011) Construction (May 2011 Thru April 2012)																																						