



FRIENDSWOOD HIGH SCHOOL ADDITIONS & RENOVATIONS

Friendswood Independent School District

Project No. 20381

Project Schedule

November 16, 2020

CM At-Risk (2-step Process)	December 14, 2020 – February 8, 2021
CM@R delivery method to Board of Trustees	December 14, 2020
Run Advertisements	December 18 & 21, 2020
Release RFQ	December 22, 2020
Pre-Proposal Conference	January 6, 2021
Receive CM@R Qualifications Statements	January 11, 2021
Establish Short List – Notify for Step 2	January 15, 2021
Receive Step 2 Proposals (Fees, GC, Precon)	January 22, 2021
Evaluate Proposals by Selection Committee	January 25 – 27, 2021
Conduct Interviews & Rank Selections	January 28 – 29, 2021
Negotiations Completed / Review Contracts	February 1 – 2, 2021
Board Approval of CM@R Contract & Fees	February 8, 2021
Programming and Planning	January 11, 2021 – January 31, 2021
Project Kick-Off Meeting	January 14, 2021 (proposed)
Fine Arts Benchmarking Tour	December 17, 2020
Benchmarking Tours (if needed for PAC, etc)	January 18 – 22, 2021
CTE Master Planning	January 14 – 30, 2021
Schematic Design (SD)	February 1 – April 12, 2021
Design Charrette (2 days)	February 1 – 5, 2021
Meeting(s) with Key Stakeholders	February 15 - 19, 2021
SD Design Review with District	March 1 – 5, 2021
SD Design Review with District	March 15 – 19, 2021
Present Final SD Design for Approval	March 29 – April 2, 2021
SD Presentation to Board of Trustees	April 12, 2021
Design Development (DD)	April 13 – June 14, 2021
Departmental Meetings	April 19 – 23, 2021
DD Design Review with District	May 3 – 7, 2021
DD Design Review with District	May 17 - 21, 2021
Present Final DD Design for Approval	May 31 – June 4, 2021
DD Presentation to Board of Trustees	June 14, 2021



Construction Document (CD) Phase	June 15, 2021 – January 14, 2022
50% CD's Issued for District/CM@R Review	
50% CD Review w/ District	
Receive 50% Estimate from CM@R	
75% CD's Issued for District/CM@R Review	
75% CD Review w/ District	
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85% Issue for GMP for District/CM@R Review	January 14, 2022
85% Issue for GMP review w/ District	
Issue Permit Set for Plan Review	
GMP Development Phase	January 15, 2022 – March 1, 2022
GMP (Final) Received from CM@R	
GMP approval from Board of Trustees	March 14, 2022
Notice to Proceed	March 15, 2022
Construction Administration (15 months)	March 15, 2022 – April 30, 2024
Sitework Package	January 2022
Substantial Completion – Site/Detention	October 15, 2022
Substantial Completion - Auditorium	January 9, 2023
Substantial Completion - Gymnasium	June 15, 2023
District Move-In – Auditorium/Gym	June 16 – July 31, 2023
Substantial Completion – CTE/Renovations	April 30, 2024
100% Substantial Completion	April 30, 2024
District Move-In – All Remaining Work	May 1 – July 31, 2024



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