

Emeryville Center of Community Life

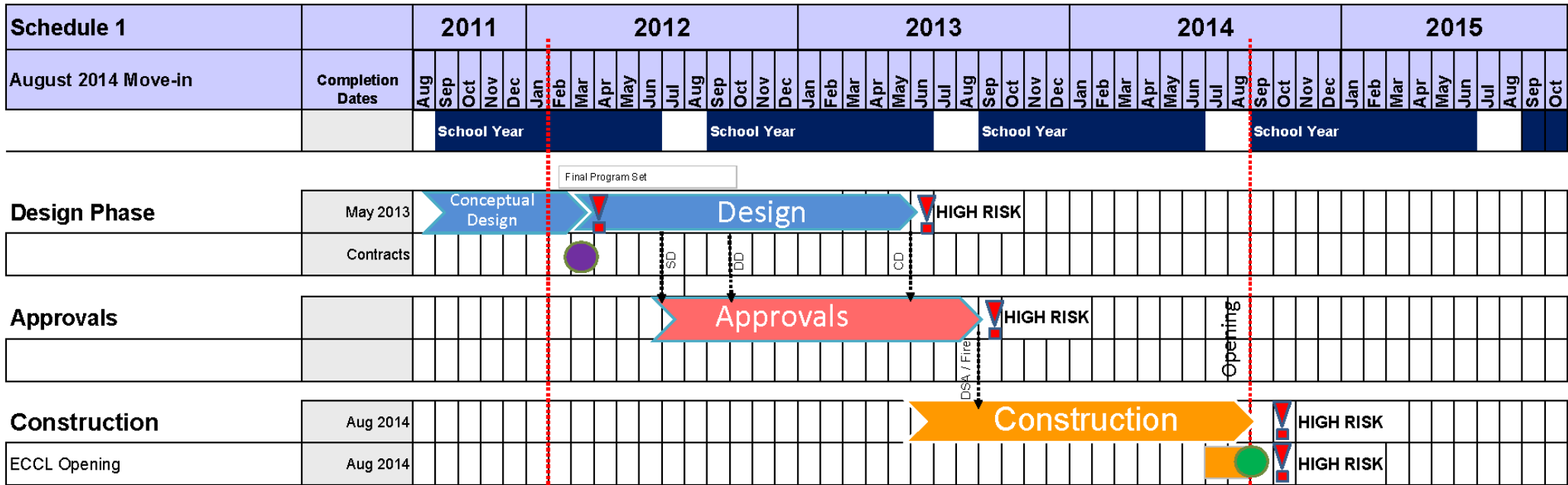
# Project Schedule

**We understand the school district's goal to achieve ECCL occupancy by Fall 2014**

**Nexus Partners and Turner Construction have carefully evaluated this schedule in light of:**

- **Necessary Documentation & Coordination**
- **Review & Approvals Performance by all parties**
- **Construction Duration, Volume and Work Hour Limitations**

# Schedule 1 Timeline



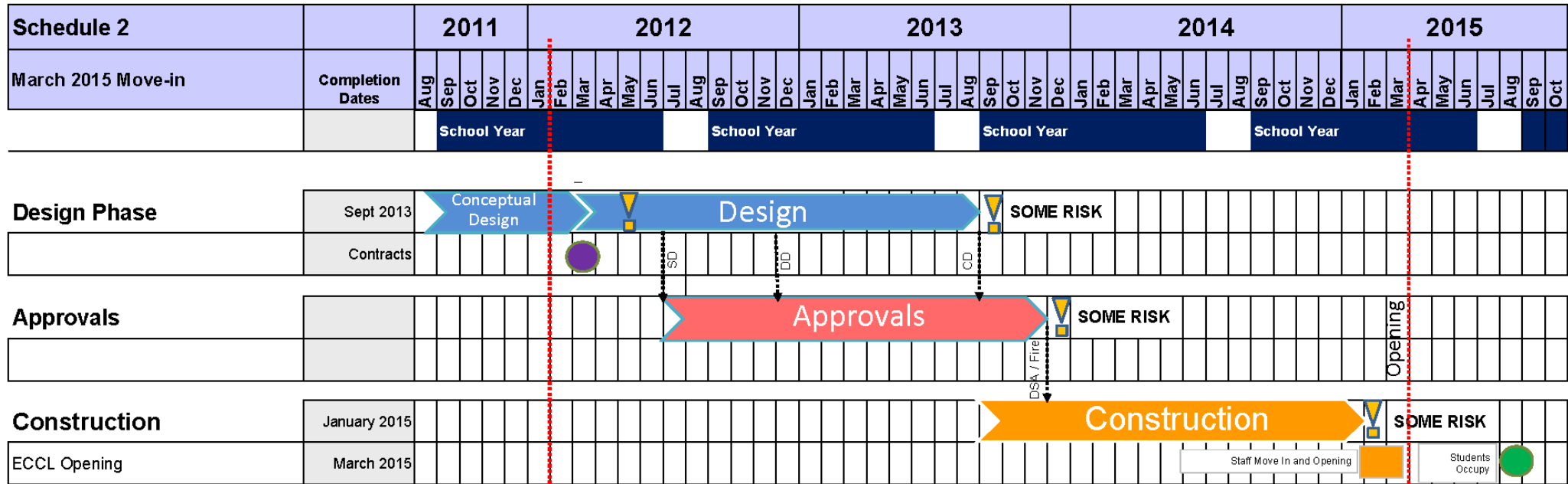
Students, district and city staff occupy by Aug. 2014



Schedule 1: Occupancy August 2014

EUSD Board Meeting  
Feb 13, 2012

# Schedule 2 Timeline



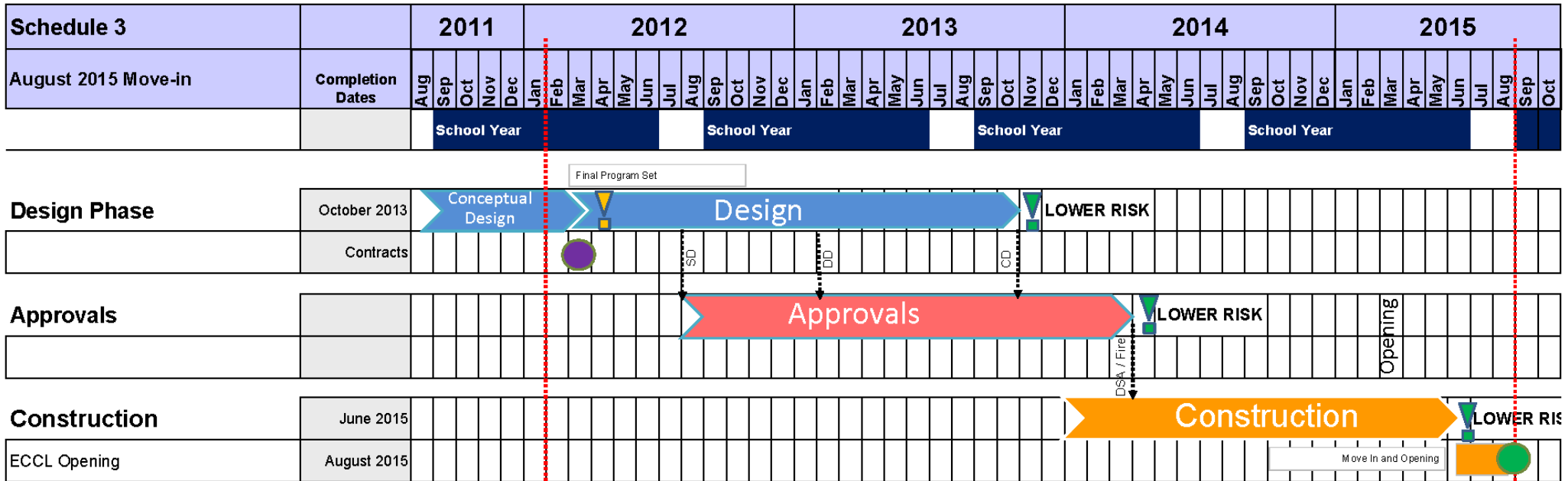
**District and city staff occupy by 3/15/2015, students by Aug. 2015**



**Schedule 2: Occupancy March 2015**

**EUSD Board Meeting  
Feb 13, 2012**

# Schedule 3 Timeline



Students, district and city staff occupy by Aug. 2015



Schedule 1: Occupancy August 2015

EUSD Board Meeting  
Feb 13, 2012

# Schedule 1 Evaluation Summary

## DESIGN & DOCUMENTATION

- Design & program input cannot be accommodated beyond 4/2012
- Team must be authorized to proceed ahead of milestone approvals - phases overlap
- Team coordination & communication compromised
- No schedule contingencies built in

## APPROVALS / AGENCIES

- Owner & Agencies must accelerate all reviews
- No contingencies built in for Agency delays (CEQA, DSA, Fire)

## CONSTRUCTION

- Insufficient construction time (13 mos.) Need 17 mos. Min.
- Emeryville work hours limitations
- Higher General Conditions costs likely
- No contingencies built in to schedule

SPEEDOMETER



OUT OF  
RANGE

RISKOMETER



EXTREME

# Schedule 2 Evaluation Summary

## DESIGN & DOCUMENTATION

- Limited program and design input beyond 4/2012
- Design Team must be authorized to proceed ahead of milestone approvals
- Team coordination & communication compressed but manageable
- Limited schedule contingencies built in

SPEEDOMETER



HIGH  
doable

RISKOMETER



HIGH  
manageable

## APPROVALS / AGENCIES

- Owner & Agencies must accelerate all reviews
- No contingencies built in for Agency delays (CEQA, DSA, Fire)

## CONSTRUCTION

- Construction period set to 17 month minimum
- Possible Emeryville work hours limitations
- Possible Higher General Conditions costs
- Limited contingencies built in to schedule

# Schedule 3 Evaluation Summary

## DESIGN & DOCUMENTATION

- Allows for Program and design input beyond 4/2012
- Design Team is authorized to proceed upon milestone approvals
- Team coordination & communication optimized
- Schedule contingencies built in

SPEEDOMETER



MODERATE

RISKOMETER



MODERATE

## APPROVALS / AGENCIES

- Owner & Agencies must be efficient with all reviews
- Contingencies built in for Agency delays (CEQA, DSA, Fire)

## CONSTRUCTION

- Construction period – 18 months
- Possible Emeryville work hours limitations
- Possible Higher General Conditions costs
- Limited contingencies built in to schedule

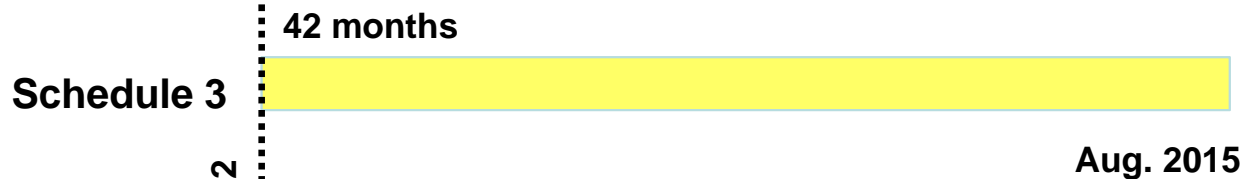
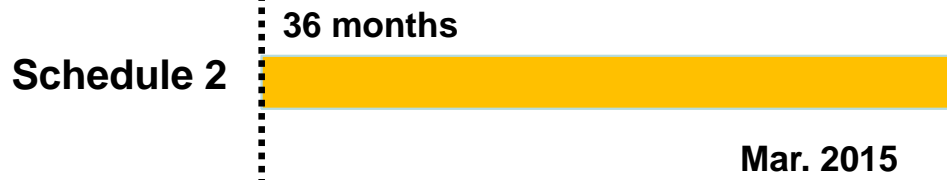


# Option:

## OVERALL PROJECT DURATION

## SPEEDOMETER

## RISKOMETER



Mar. 2012

# Option:

## OVERALL PROJECT DURATION

## SPEEDOMETER

## RISKOMETER

