

Emeryville Center of Community Life

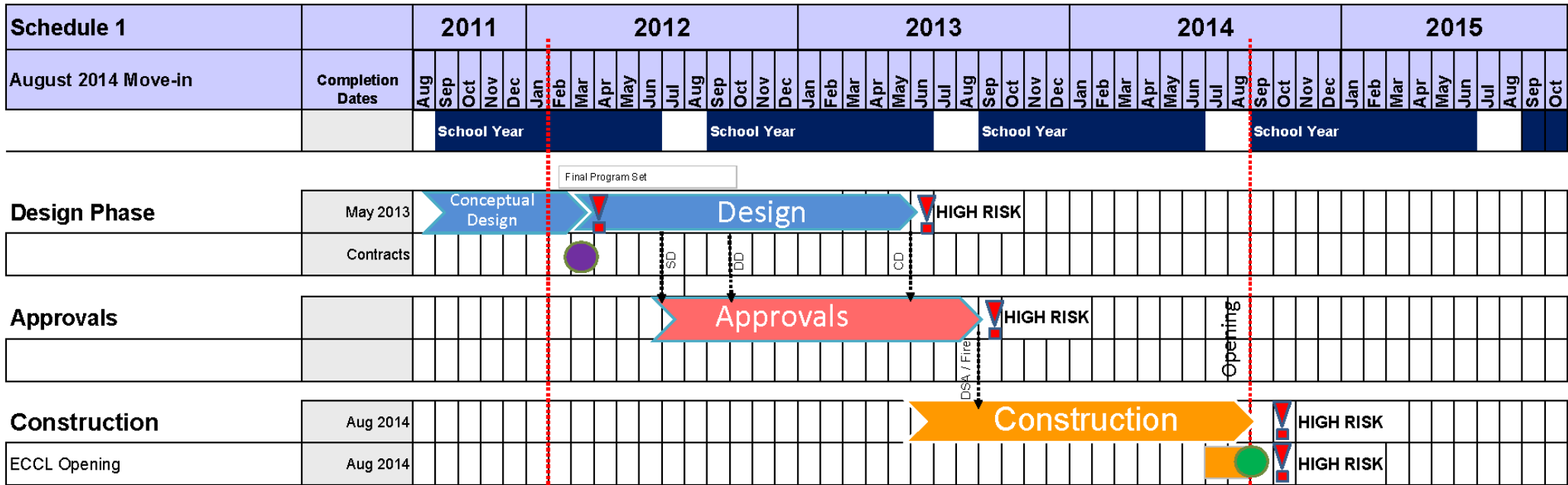
Project Schedule

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



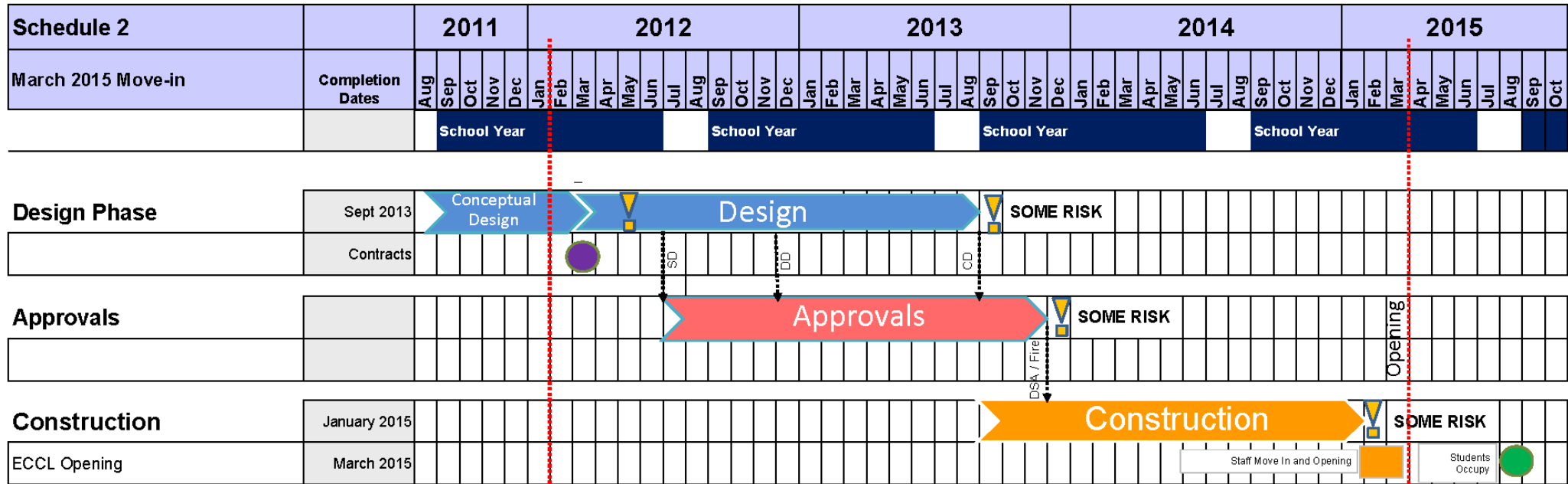
Students, district and city staff occupy by Aug. 2014



Schedule 1: Occupancy August 2014

EUSD Board Meeting
Feb 13, 2012

Schedule 2 Timeline



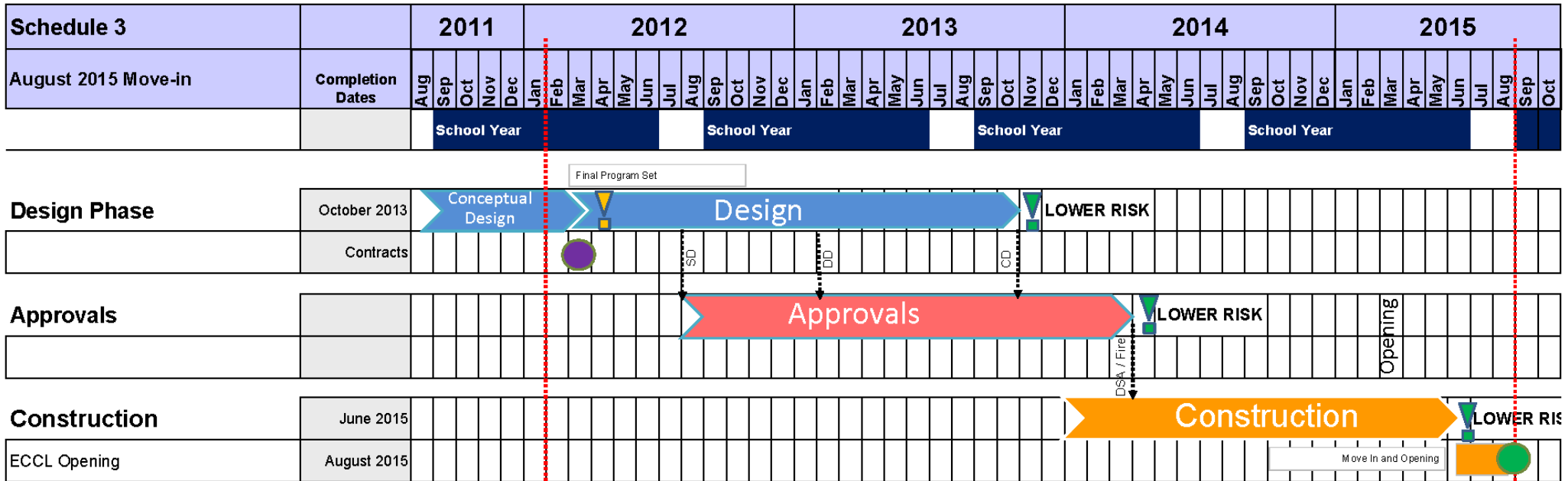
District and city staff occupy by 3/15/2015, students by Aug. 2015



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

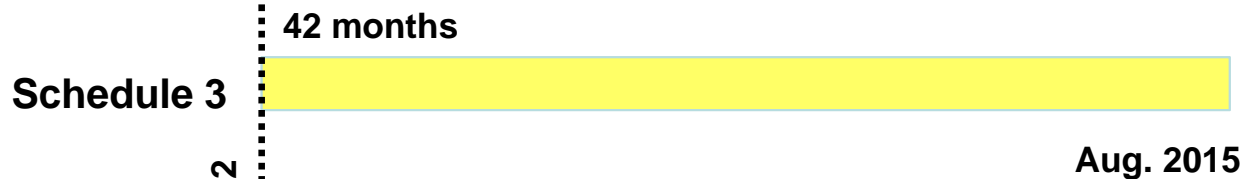
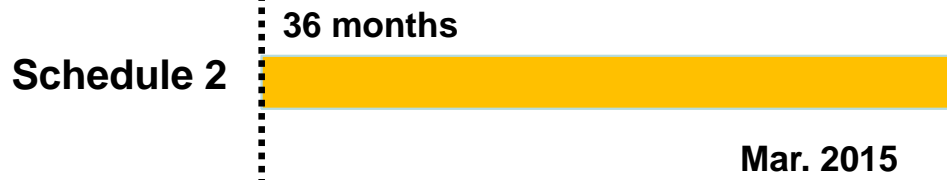
- Construction period – 18 months
- Possible Emeryville work hours limitations
- Possible Higher General Conditions costs
- Limited contingencies built in to schedule

Option:

OVERALL PROJECT DURATION

SPEEDOMETER

RISKOMETER



Mar. 2012

Option:

OVERALL PROJECT DURATION

SPEEDOMETER

RISKOMETER

