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### 1.1 DESIGN/BUILD (DB) PROCESS

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The facility shall be designed and built by a single firm or team of firms (referred to as the Contractor or Design-Build Contractor) that has registered Architects and Engineers employed by or subcontracted to their organization.

### 1.2 PROPOSAL PHASE

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The Proposal Phase includes the period from the time of issuance of the Request for Proposal (RFP) through the selection process and the final award of the contract to the successful Offeror. Schedules below begin at the point of contract award.

### 1.3 DESIGN PHASE

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During the Design Phase, the Contractor shall develop and submit for review and acceptance the Charette, Revised Charrette Document, 35%, 65%, 95%, and 100% For Construction Document Submittals. Once the 100% For Construction Documents have been received and accepted by the Government, the Design/Build Team will be given acceptance to start construction.

### 1.4 CONSTRUCTION PHASE

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A letter of authorization will initiate the Construction Phase, which should normally occur within two weeks of 100% For Construction Documents acceptance.

### 1.5 SAMPLE DESIGN PHASE SCHEDULE

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The sample schedule and sequence of work shown below was prepared by the Government for the Design/Build Team’s use in its schedule preparation. This schedule is not intended to be the actual awarded design-build schedule. Upon receipt of the Notice to Proceed, the selected Design/Build Team will be required to submit its proposed design and construction schedule, based on their resources and approach for this project. Government performance and review periods cannot be altered in the Contractor’s proposed schedule which will be submitted for government review and acceptance. A Pre-work Conference is required for this contract. The Design/Build Team is encouraged to use Critical Path Method for efficient scheduling of the project and evaluate task sequencing for acceleration of the project schedule.

**PROJECT DESIGN SCHEDULE FOR 700 DAY CONTRACT DURATION**

<b>PROJECT SCHEDULE:</b>	<b>Duration</b>	<b>Calendar Days</b>
Notice to Proceed	Approx, 30 days after Award	Days After NTP
Design Quality Control Plan submitted	10	10
Pre-Work Conference	1	11
Charette Design Submittal Due	14	25
2 to 3-Day Charette Meeting	2	27
Revised Charette Design Submittal Due	5	32
Revised Charette Design Meeting	1	33
Schematic Design Submittal	21	54
Schematic Design Review	5	59
Schematic Design Conference	1	60
Red-Lined Corrected Final for Schematic Design Review	5	65
VA Backcheck on Schematic Design	5	70
A/E makes final Schematic Design Corrections	5	75
35% Design Submittal	21	96
35% Design Review	5	101
35% Design Conference	1	102
Red-Lined Corrected Final for 35% Design Submittal	5	107
VA Backcheck on 35% Design Submittal	5	112
A/E makes final 35% Design Corrections	5	117
65% Design Submittal	21	138
65% Design Review	5	143
65% Design Conference	1	144
Red-Lined Corrected Final for 65% Design Submittal	7	151
VA Backcheck on 65% Design Submittal	5	156
A/E makes final 65% Design Corrections	7	163
95% Design Submittal	21	184
95% Design Review	7	191
95% Design Conference	1	192
Red-Lined Corrected Final for 95% Design Submittal	10	202
VA Backcheck on 95% Design Submittal	5	207
A/E makes final 95% Design Corrections	10	217

100% Construction Documents Submittal	14	231
100% Construction Documents Review	5	236
100% Construction Documents Conference	1	237
Red-Lined Corrected Final for 100% Design Submittal	5	242
VA Backcheck on 100% Design Submittal	5	247
A/E makes final 100% Design Corrections	5	252
Plans & Specs – Ready for Construction	0	252
		252
A/E submits signed & sealed Certified Final Hard Copy Plans & Specs – Ready for Construction	0	252
Construction Office sends letter for Release of Construction	7	259
Construction Start	0	259
Construction	427	686
Construction End	0	686
Commissioning	14	700

All days are in calendar days. All design review meetings, conferences, and partnering sessions will be held at KC VA Medical Center during regular business hours. Securing a conference room is coordinated with the KC VA Medical Center. All construction meetings will be held at the project site.