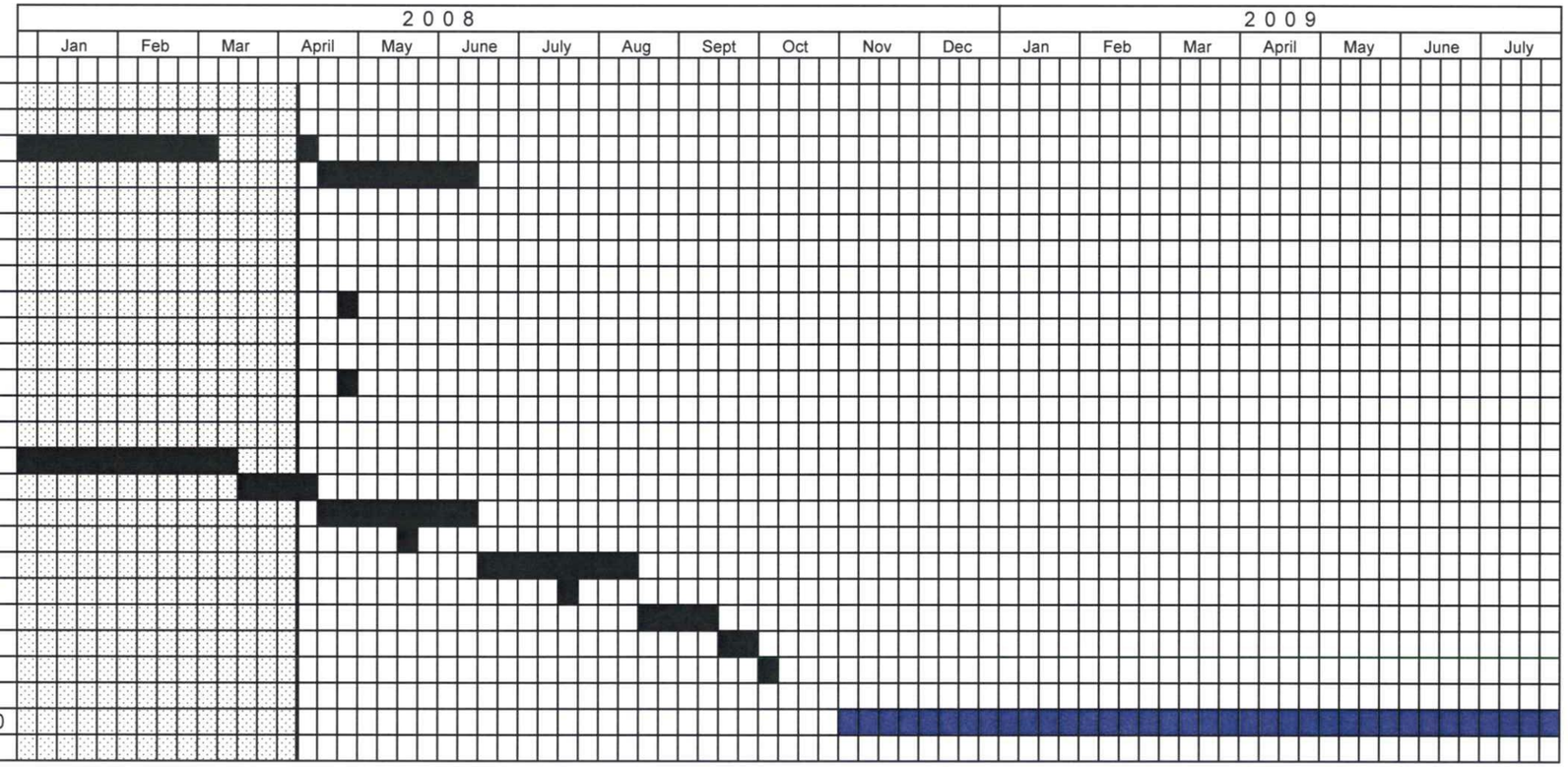
Ellis County Campus Project

revised 4/4/08

Preliminary Project Implementation Schedule

	duration	date
Real Estate Acquisition	19 weeks	6/15 - 11/5
Negotiations	6 weeks	6/15 - 7/15
Due Diligence	22 weeks	8/1 - 1/15
Closing	5 weeks	1/15 - 2/22
Architect/Engineer Consultant Selection	10 weeks	5/21 - 8/6
Technology Consultant Selection	10 weeks	9/1 - 10/22
Approve Contract in Commissioner's Court		4/28
Construction Manager-at-Risk Selection	10 weeks	8/1 - 10/22
Approve Contract in Commissioner's Court		4/28
Design		
Schematic Design		12/1 - 3/15
Schematic Design Estimate (Balfour Beatty)		
Design Development		4/15 - 6/15
50% Design Development Estimate (Balfour Beatty)		
Construction Documents		6/15 - 8/15
75% CD Estimate (Balfour Beatty)		
Public Advertisement/Bidding		8/15 - 9/15
Review Bids/Establish GMP		9/15 - 10/1
Approve GMP in Commissioner's Court		10/1
Construction (all projects included)	14 months	10/1/08-12/1/10