

# ATTACHMENT D - PRELIMINARY SCHEDULE

## HAPPY VALLEY PUBLIC WORKS FACILITY MASTER SCHEDULE

ID	Task Name	Duration	Start	Finish	Half 1, 2026			Half 2, 2026			Half 1, 2027			Half 2, 2027			Half 1, 2028			Half 2, 2028			
					J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J			
1	<b>HAPPY VALLEY PUBLIC WORKS FACILITY</b>	<b>659 days</b>	<b>Mon 2/2/26</b>	<b>Tue 9/5/28</b>																			
2	<b>DESIGN &amp; PRECONSTRUCTION</b>	<b>349 days</b>	<b>Mon 2/2/26</b>	<b>Thu 6/17/27</b>																			
3	Owner's Rep RFP	16 days	Mon 2/2/26	Tue 2/24/26																			
4	Award and Finalize Contract	24 days	Wed 2/25/26	Mon 3/30/26																			
5	Develop/Award/Contract for Architect & Structural Design	54 days	Tue 3/31/26	Mon 6/15/26																			
6	Develop/Award/Contract for Civil Engineering Design	40 days	Tue 3/31/26	Tue 5/26/26																			
7	Complete Schematic Design Process	10 wks	Tue 6/16/26	Mon 8/24/26																			
8	Pause for Owner Review and Comment Period	15 days	Tue 8/25/26	Tue 9/15/26																			
9	<b>Design</b>	<b>155 days</b>	<b>Wed 9/16/26</b>	<b>Wed 4/28/27</b>																			
10	Design Development Process	10 wks	Wed 9/16/26	Tue 11/24/26																			
11	50% DD Pricing Set	0 days	Tue 10/20/26	Tue 10/20/26																			
12	Prepare Documentation for Land Use Approval	3 wks	Wed 9/23/26	Tue 10/13/26																			
13	Submit for Land Use Approval	0 days	Tue 10/20/26	Tue 10/20/26																			
14	Pause for Owner Review and Comment Period	15 days	Wed 11/25/26	Thu 12/17/26																			
15	Construction Documentation - Develop Permit Set	6 wks	Fri 12/18/26	Tue 2/2/27																			
16	Submit 75% Set for Building Permit Approval	0 days	Tue 2/2/27	Tue 2/2/27																			
17	Architect Incorporates Permit Comments Into CD's	10 days	Thu 4/15/27	Wed 4/28/27																			
18	Architect Issues 100% Construction Documents	0 days	Wed 4/28/27	Wed 4/28/27																			
19	RFQ & Selection Process for Qualified GC's	4 wks	Thu 4/1/27	Wed 4/28/27																			
20	Request for GC Proposals/GMP based on 100% CD's	5 wks	Thu 4/29/27	Thu 6/3/27																			
21	Establish GMP Contract with Selected GC / NTP Issued	2 wks	Fri 6/4/27	Thu 6/17/27																			
22	<b>ENTITLEMENTS</b>	<b>180 days</b>	<b>Tue 8/25/26</b>	<b>Wed 5/12/27</b>																			
23	<b>LAND USE APPROVAL</b>	<b>140 days</b>	<b>Wed 10/21/26</b>	<b>Wed 5/12/27</b>																			
24	LU Completeness Determination	20 days	Wed 10/21/26	Tue 11/17/26																			
25	Notice Period / Post Prop / Develop Staff Report	40 days	Wed 11/18/26	Tue 1/19/27																			
26	Design Review Board Meeting for Land Use Approval	0 days	Tue 1/19/27	Tue 1/19/27																			
27	Approval of Final Land Use	0 days	Tue 1/19/27	Tue 1/19/27																			
28	Zone Change Request Industrial to Institutional Completeness	20 days	Wed 10/21/26	Tue 11/17/26																			
29	Develop Zoning Staff Report & 2 Hearings	40 days	Wed 11/18/26	Tue 1/19/27																			
30	Zoning Update Metro Title 4 Map Review	80 days	Wed 1/20/27	Wed 5/12/27																			
31	Approval of Zoning Change	0 days	Wed 5/12/27	Wed 5/12/27																			

Project: Specht PW Schedule 04 Date: Thu 4/16/26	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

HAPPY VALLEY PUBLIC WORKS FACILITY  
MASTER SCHEDULE

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					J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J
32	<b>BUILDING PERMITS</b>	<b>50 days</b>	<b>Wed 2/3/27</b>	<b>Wed 4/14/27</b>																
33	Buidling & Sitework Permit Review	10 wks	Wed 2/3/27	Wed 4/14/27																
34	<b>CIVIL ROADWAY PERMITS</b>	<b>150 days</b>	<b>Tue 8/25/26</b>	<b>Wed 3/31/27</b>																
35	Civil Roadway Permit Review - 30%	8 wks	Tue 8/25/26	Tue 10/20/26																
36	Civil Roadway Permit Review - 90%	8 wks	Fri 12/18/26	Wed 2/17/27																
37	Final Review - Issue Permit	2 wks	Thu 3/18/27	Wed 3/31/27																
38	<b>PUBLIC WORKS FACILITY CONSTRUCTION</b>	<b>310 days</b>	<b>Thu 6/17/27</b>	<b>Tue 9/5/28</b>																
39	Issue Notice to Proceed to GC	0 days	Thu 6/17/27	Thu 6/17/27																
40	Mobilize to Site / Establish Temp Power	4 wks	Fri 6/18/27	Thu 7/15/27																
41	<b>Early Procurement/Release of Long Lead Items</b>	<b>180 days</b>	<b>Fri 7/16/27</b>	<b>Thu 3/30/28</b>																
42	Electrical Gear	9 mons	Fri 7/16/27	Thu 3/30/28																
43	Steel Building System	5 mons	Fri 7/16/27	Tue 12/7/27																
44	<b>Sitework</b>	<b>244 days</b>	<b>Fri 7/16/27</b>	<b>Thu 6/29/28</b>																
45	Mass Excavation / Site Grading	4 wks	Fri 7/16/27	Thu 8/12/27																
46	Retaining Walls	4 wks	Fri 8/6/27	Thu 9/2/27																
47	Rock Site for Winter Construction & Erosion Cntl	2 wks	Fri 8/13/27	Thu 8/26/27																
48	Install Site Utilities - Phase 1	16 wks	Fri 8/27/27	Tue 12/21/27																
49	Establish Storm Pond for Winter Construction	4 wks	Fri 9/3/27	Fri 10/1/27																
50	Site Concrete - Retaining Walls & Work Slabs	6 wks	Wed 12/22/27	Wed 2/2/28																
51	Site Vehicle, Decant, and Mat'l Storage Structures	8 wks	Thu 2/3/28	Thu 3/30/28																
52	Site Curb and Sidewalks	6 wks	Fri 3/3/28	Thu 4/13/28																
53	Finish Site Utility - Phase 2	6 wks	Fri 3/3/28	Thu 4/13/28																
54	Final Grading for AC Paving	2 wks	Fri 4/14/28	Thu 4/27/28																
55	AC Paving	4 days	Fri 4/28/28	Wed 5/3/28																
56	Landscaping & Irrigation	8 wks	Thu 5/4/28	Thu 6/29/28																
57	<b>Maintenance &amp; Operations Bldgs</b>	<b>220 days</b>	<b>Fri 8/27/27</b>	<b>Mon 7/10/28</b>																
58	Foundations & Slab on Grade	6 wks	Fri 8/27/27	Fri 10/8/27																
59	Concrete/CMU Façade	6 wks	Mon 10/11/27	Fri 11/19/27																
60	Erect Steel Framing, Roof & Façade	10 wks	Wed 12/8/27	Wed 2/16/28																
61	Install Glazing and OH Doors	3 wks	Thu 2/17/28	Thu 3/9/28																
62	Building in the Dry	0 days	Thu 3/9/28	Thu 3/9/28																

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