



CITY COUNCIL STAFF REPORT

DATE: December 18, 2013 CONSENT CALENDAR
SUBJECT: POLICE DEPARTMENT REMODEL ARCHITECTURAL DESIGN AGREEMENT
FROM: David H. Ready, City Manager
BY: Special Projects Coordinator

SUMMARY

The proposed action would result in an Architectural Design Contract for remodel work at the police Department building.

RECOMMENDATION:

1. Approve an architectural design contract for the remodel of the Police Department lobby/records area, the detective bureau, and the training center with Urrutia A.I.A. and Associates, Inc. in an amount not to exceed \$79,700.
2. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

The Police Chief and his staff have requested that three areas of the Police building be considered for remodel. First, the lobby/records area which is under sized, provides no privacy for patrons and provides little or no security for the staff; Second, the detective bureau which is over-crowded and has a very "closed in" feeling; and Third, the training center which is in need of acoustical and cosmetic upgrades as well as a complete audio visual upgrade.

Staff has met with Frank Urrutia of Urrutia AIA and Associates to discuss the various needs of the building and Mr. Urrutia has provided three separate proposals for upgrades to the three problems areas identified by the Police Department. Mr. Urrutia's firm is one of the City's existing on-call architectural firms, with offices located in Palm Springs. The proposals delineate the three tasks as follows:

ITEM NO. 2H

- Task 1 Records and Lobby Remodel Design (See attached Proposal)
- Task 2 Detective Bureau Remodel Design (See attached Proposal)
- Task 3 Police Training Center Remodel Design (See attached Proposal)

FISCAL IMPACT:

The maximum contract under the three proposals totals \$79,700.00, broken down as follows:

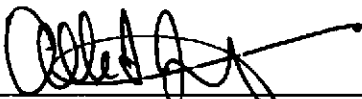
Schedule of Compensation

Compensation for design and professional architectural services shall be lump sum as follows:

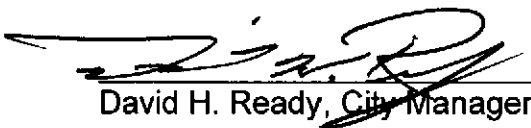
<u>Work Items</u>	<u>Task 1</u>	<u>Task 2</u>	<u>Task 3</u>
Pre-Design Site Analysis	\$ 2,200	\$ 1,600	\$ 8,000
Schematic Design	\$ 4,900	\$ 2,000	\$ 2,000
Construction Documents	\$17,050	\$10,050	\$12,500
Bidding	\$ 800	\$ 600	\$ 600
Construction Admin.	\$ 5,750	\$ 2,950	\$ 3,200
TOTAL	\$30,700	\$17,200	\$26,300
 Reimbursable Expenses*	 \$ 2,500	 \$ 1,500	 \$ 1,500

* At cost plus 10%

Funds for this work are available through Measure "J" accounts 260-4500-59440 and 59452.



Allen Smoot, Special Projects Coordinator


David H. Ready, City Manager

Attachment:

1. Proposals (3)
2. Timeline



165 Luring Drive
Palm Springs, CA 92262
760.327.6800
760.327.6813 fax

design@urrutiaarchitects.com

November 21, 2013

Mr. Allen Smoot
Special Projects Coordination – City Manager's Office
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA. 92263-2743

**RE: Proposal for Professional Design and Engineering Services – Palm Springs Police Department – Records and Lobby Remodel
Palm Springs, CA.**

Dear Mr. Smoot:

Urrutia Architects is pleased to provide the City of Palm Springs with our proposal for professional architectural and engineering services to include the redesign of the existing Lobby and Records Department. The proposal will include the expansion of the existing Lobby toward the street.

Scope of Work

The following will summarize our understanding of the scope of work. The City Police Department is proposing to enlarge the existing Lobby area and to redesign the existing Records Department. A conceptual plan was submitted (see attached) by the Department as a starting point which includes an expanded Lobby, vestibule area, and added reception booths for the records personnel. Based on the above description, the following shall be included in the scope of work:

- Two fully functional work stations with privacy. Should be designed for sit down desk height.
- Soundproof glass between the two new stations for privacy.
- Replace existing hard surface flooring with more sound absorbing type flooring.
- New blinds for Lobby glass to provide privacy between Records Department and Lobby.
- Remove some glass between Records Department and Lobby for visual privacy.
- New Waiting area with new furniture and finishes.
- New secure doors at new entrance. Possible secured vestibule. Consider

- electronic activated locks at entrance doors.
- New signage and information dispensers in entry area.
- Upgrade these areas to meet current ADA requirements.
- Cameras in Records/Lobby areas to allow surveillance of persons entering Lobby.
- Provide door opening release buttons at every desk in the records Department.
- Pull out drawer in copy machine room work table.
- New ceiling vents.
- New desks in Records Department.
- New flooring in all Records and Break Room.
- Paint all walls in these areas.
- Consider a new air purification system.

We are assuming that the project will be subject to review by only the following agencies/departments:

- City of Palm Springs Police Department
- City of Palm Springs Planning Department and Architectural Review Commission
- City of Palm Springs Building Department
- Meet 2013 CBC codes and 2013 Title 24 requirements.

Scope of Services

Based on the above Scope of Work, Urrutia Architects will provide Architectural and Engineering Services including Design and Construction Documents to include the following services:

- Architectural
- Electrical Engineering
- Mechanical Engineering
- Structural Engineering

A. Pre-Design/Site Analysis Phase:

a. Urrutia Architects and their consultants shall provide the following services:

- Architectural design shall include review of existing construction documents and record drawings furnished by the City of Palm Springs. Assumption is that drawings are available for review and use in preparing existing CADD based drawings. Once a base plan is prepared of the existing facility, a site visit shall be conducted to verify existing conditions match the original drawings.
- Electrical and mechanical engineering shall consist of a site visit to document the existing power sources, electrical panels, and HVAC systems and loads for this area.

B. Schematic Design Phase:

- a. Urrutia Architects shall prepare schematic design drawings which will consist of the following:
- Architectural design shall include a proposed floor plan layout, furniture layout, finish floor plan, reflected ceiling plan, exterior elevations, and finish material selections. The Architect shall be responsible for the coordination of all consultants work; provide the City Police Department with delineated layouts for review and comment; attend all meetings, including City review meetings; and scheduling of all consultant's work.

C. Construction Document Phase:

- a. For the purpose of this proposal, all construction documents created for this project shall be a part of a single set of construction drawings for this project. Phasing the project was not considered in this proposal. Urrutia Architects and their consultants shall prepare detailed construction documents based on the final design drawings approved by the City of Palm Springs and the Police Department, which will, in general, consist of the following:
- Title sheet with code analysis and ADA requirements.
 - Partial Site Plan to identify location of work in the overall building.
 - Site Remodel and Demolition Plan.
 - Demolition Floor Plan, including temporary construction walls.
 - Remodel floor plan and finish schedule.
 - Reflected ceiling plan and details.
 - Exterior elevations.
 - Sections.
 - Structural drawings and details.
 - Electrical demolition plan and remodel plan.
 - Mechanical Plan including load calculations to determine added heat load effect on existing mechanical system; analysis to determine if new unit is required for additional area.

- Furniture plan and floor finish plan.
- Specifications prepared in CSI format.
- Attend meetings as required.

D. Bidding Phase:

- a. Urrutia Architects shall assist the City of Palm Springs in soliciting and obtaining bids from general contractors for this project as an overall single project through the public noticing process. During the course of the bidding process, if requested by the City of Palm Springs, the architect shall prepare and issue addenda, respond to bidders' RFI's, review bids, and make final recommendations.

E. Construction Administration Phase:

- a. Urrutia Architects shall provide professional services during the course of construction that shall include the following:
 - Provide clarification and interpretive drawings to the contractor.
 - Review and respond to RFI's from the contractor.
 - Review submitted changes in construction and costs proposed by the contractor. Process any Change Orders during the construction phase.
 - Review Applications for Payment from the Contractor and make recommendations for payments.
 - Visit the job site bi-weekly to review the progress of work and answer any questions the contractor may have. Document the site visits with photographs and written memos which will be distributed.
 - Review and process shop drawings and submittals.
 - Prepare punch lists during substantial completion and final punch lists to close out the project.
 - Documentation of all warranties, guarantees, and operation manuals.

F. Proposed Compensation

To provide the services described in this proposal, the following compensation is proposed:

A total fixed cost of **\$30,700.00**, plus reimbursable expenses.

- A. Pre-Design/Site Analysis Phase:
A fixed sum of **\$ 2,200.00**, plus reimbursable expenses.
- B. Schematic Design Phase:
A fixed sum of **\$4,900.00**, plus reimbursable expenses.
- C. Construction Document Phase:
A fixed sum of **\$17,050.00**, plus reimbursable expenses.
- D. Bidding Phase:
A fixed sum of **\$ 800.00**, plus reimbursable expenses.
- E. Construction Administration Phase:
A fixed sum of **\$5,750.00**, plus reimbursable expenses.

Reimbursable Expenses:

Reimbursable Expenses are in addition to the Architect's compensation, and include actual expenditures made by the Architect and the Architect's employees and Consultants in the interest of the Project for the expenses listed in the following Subparagraphs:

- Long distance communications;
- Fees paid in securing approvals of authorities having jurisdiction over the Project;
- Reproductions of drawings, specifications and other documents;
- Postage and special handling of documents;
- Finish/ detailed models requested by the Client,

We are proposing an estimated budget of \$2,500.00 for reimbursable expenses.

Exclusions include the following:

- Geotechnical reports or testing.
- Landscape or Irrigation Design.

Assumptions include the following:

- The City of Palm Springs shall provide the Architect with copies of "as built" drawings of remodel area, including structural, architectural, mechanical, and electrical data or any other drawings of scope related information relevant to this project that may assist the Architect in the preparation of their drawings.
- The City of Palm Springs, through the City Procurement Process, will prepare and provide the City's "boiler plate" specifications and general condition requirements for bid and construction purposes. The Architect will provide performance specifications for materials specified.

If our proposal is acceptable, please have the City prepare an agreement for our services. Should you have any questions, please call me. I look forward to hearing from you.

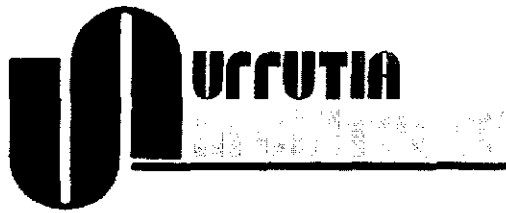
Sincerely,


Urrutia Architects

Francisco J. Urrutia, AIA/FARA

President

California License # C7467



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November 21, 2013

Mr. Allen Smoot
Special Projects Coordination – City Manager’s Office
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA. 92263-2743

**RE: Proposal for Professional Design and Engineering Services – Palm Springs Police Department – Detective Bureau Remodel
Palm Springs, CA.**

Dear Mr. Smoot:

Urrutia Architects is pleased to provide the City of Palm Springs with our proposal for professional architectural and engineering services to include the redesign of the existing Detective Bureau area within the Police Department.

Scope of Work

The following will summarize our understanding of the scope of work. The City Police Department is proposing to have the existing Detective Bureau area re-designed to be more efficient with regard to space layout and energy. A conceptual plan was submitted by the Department (see attached) as a starting point which includes repositioning of office cubicles and work spaces to improve the work flow. Based on the above description, the following shall be included in the scope of work:

- Provide separate space for storage.
- Provide space plan for thirteen offices.
- Natural light is important in considering space plan for offices.
- Redesign existing lighting in ceiling to provide for more efficient lighting for work spaces.
- Replace existing floor surfaces with new flooring.
- Select new furniture systems for space plan. Include system design that will provide for more natural lighting, such as glass panels.
- New signage for offices.
- Ensure these areas will meet current ADA requirements.
- Provide selections for new furniture, desks, flooring, and wall finishes.
- Re-paint all walls in these areas.

- Provide seismic anchorage of all heavy storage (file) units or equipment.

We are assuming that the project will be subject to review by only the following agencies/departments:

- City of Palm Springs Police Department
- City of Palm Springs Planning Department and Architectural Review Commission
- City of Palm Springs Building Department
- Meet 2013 CBC codes and 2013 Title 24 requirements.

Scope of Services

Based on the above Scope of Work, Urrutia Architects will provide Architectural and Engineering Services including Design and Construction Documents to include the following services:

- Architectural
- Electrical Engineering
- Structural Engineering (For seismic anchorage only)

A. Pre-Design/Site Analysis Phase:

a. Urrutia Architects and their consultants shall provide the following services:

- Architectural design shall include review of existing construction documents and record drawings furnished by the City of Palm Springs. Assumption is that drawings are available for review and use in preparing existing CADD based drawings. Once a base plan is prepared of the existing facility, a site visit shall be conducted to verify existing conditions match the original drawings.
- Electrical engineering shall consist of a site visit to document the existing power sources, data sources, lighting fixtures and controls, and electrical panels for this area.

B. Schematic Design Phase:

a. Urrutia Architects shall prepare schematic design drawings which will consist of the following:

- Architectural design shall include a proposed floor plan layout, reflected ceiling plan, furniture layout, and finish material selections. The Architect shall be responsible for the coordination of all consultants work; provide the City Police Department with delineated layouts for review and comment; attend all meetings, including City review meetings; and scheduling of all consultant's work.

C. Construction Document Phase:

a. For the purpose of this proposal, all construction documents created for this project shall be a part of a single set of construction drawings for this project. Phasing the project was not considered in this proposal. Urrutia Architects and their consultants shall prepare detailed construction documents based on the final design drawings approved by the City of Palm Springs and the Police Department, which will, in general, consist of the following:

- Title sheet with code analysis and ADA requirements.
- Partial Site Plan to identify location of work in the overall building.
- Demolition Floor Plan, including temporary construction walls, if required.
- Remodel floor plan and finish schedule.
- Reflected ceiling plan and details.
- Structural anchorage details.
- Electrical demolition plan and remodel plan.
- Furniture plan and floor finish plan.
- Specifications prepared in CSI format.
- Attend meetings as required.

D. Bidding Phase:

a. Urrutia Architects shall assist the City of Palm Springs in soliciting and obtaining bids from general contractors for this project as an overall single project through the public noticing process. During the course of the bidding process, if requested by the City of Palm Springs, the architect shall prepare and issue addenda, respond to bidders' RFI's, review bids, and make final recommendations.

E. Construction Administration Phase:

- a. Urrutia Architects shall provide professional services during the course of construction that shall include the following:
- Provide clarification and interpretive drawings to the contractor.
 - Review and respond to RFI's from the contractor.
 - Review submitted changes in construction and costs proposed by the contractor. Process any Change Orders during the construction phase.
 - Review Applications for Payment from the Contractor and make recommendations for payments.
 - Visit the job site bi-weekly to review the progress of work and answer any questions the contractor may have. Document the site visits with photographs and written memos which will be distributed.
 - Review and process shop drawings and submittals.
 - Prepare punch lists during substantial completion and final punch lists to close out the project.
 - Documentation of all warranties, guarantees, and operation manuals.

F. Proposed Compensation

To provide the services described in this proposal, the following compensation is proposed:

A total fixed cost of **\$17,200.00**, plus reimbursable expenses.

- A. Pre-Design/Site Analysis Phase:
A fixed sum of **\$ 1,600.00**, plus reimbursable expenses.
- B. Schematic Design Phase:
A fixed sum of **\$2,000.00**, plus reimbursable expenses.
- C. Construction Document Phase:
A fixed sum of **\$10,050.00**, plus reimbursable expenses.
- D. Bidding Phase:
A fixed sum of **\$ 600.00**, plus reimbursable expenses.
- E. Construction Administration Phase:
A fixed sum of **\$2,950.00**, plus reimbursable expenses.

Reimbursable Expenses:

Reimbursable Expenses are in addition to the Architect's compensation, and include actual expenditures made by the Architect and the Architect's employees and Consultants in the interest of the Project for the expenses listed in the following Subparagraphs:

- Long distance communications;
- Fees paid in securing approvals of authorities having jurisdiction over the Project;
- Reproductions of drawings, specifications and other documents;
- Postage and special handling of documents;
- Finish/ detailed models requested by the Client,

We are proposing an estimated budget of \$1,500.00 for reimbursable expenses.

Exclusions include the following:

- Geotechnical reports or testing.
- Mechanical Design.

Assumptions include the following:

- The City of Palm Springs shall provide the Architect with copies of "as built" drawings of remodel area, including structural, architectural, and electrical data or any other drawings of scope related information relevant to this project that may assist the Architect in the preparation of their drawings.
- The City of Palm Springs, through the City Procurement Process, will prepare and provide the City's "boiler plate" specifications and general condition requirements for bid and construction purposes. The Architect will provide performance specifications for materials specified.

If our proposal is acceptable, please have the City prepare an agreement for our services. Should you have any questions, please call me. I look forward to hearing from you.

Sincerely,


Urrutia Architects

Francisco J. Urrutia, AIA/FARA

President

California License # C7467



165 Luring Drive
Palm Springs, CA 92262
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design@urrutiaarchitects.com

November 30, 2013 (Revised)

Mr. Allen Smoot
Special Projects Coordination – City Manager's Office
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA. 92263-2743

**RE: Proposal for Professional Design and Engineering Services – Palm Springs Police Department – Training Center Remodel (Revised)
Palm Springs, CA.**

Dear Mr. Smoot:

Urrutia Architects is pleased to provide the City of Palm Springs with our proposal for professional architectural and engineering services to include the redesign of the existing Training Center.

Scope of Work

The following will summarize our understanding of the scope of work. The City Police Department is proposing to have the existing Training Center ceilings enhanced and remodeled. In addition, the existing operable partitions between rooms are leaking sound between rooms which will require an acoustical analysis of the existing conditions. The following shall be included in the scope of work:

- Redesign the existing ceilings to make them more aesthetically pleasing.
- New ceiling HVAC registers.
- Repaint all walls in these areas.
- Coordinate electrical with AV system to be provided by others.
- Study sound isolation between rooms for the existing operable partitions. Evaluation of the existing performance of the operable partitions, determine if the acoustical seals are allowing sound leakage and to what extent.
- Provide recommendations for acoustical materials to be included in the ceiling design. May include acoustical wall panels.

We are assuming that the project will be subject to review by only the following agencies/departments:

- o City of Palm Springs Police Department
- o City of Palm Springs Planning Department and Architectural Review Commission
- o City of Palm Springs Building Department
- o Meet 2013 CBC codes and 2013 Title 24 requirements.

Scope of Services

Based on the above Scope of Work, Urrutia Architects will provide Architectural and Engineering Services including Design and Construction Documents to include the following services:

- Architectural
- Electrical Engineering
- Mechanical Engineering
- Acoustical Engineering

A. Pre-Design/Site Analysis Phase:

a. Urrutia Architects and their consultants shall provide the following services:

- Architectural design shall include review of existing construction documents and record drawings furnished by the City of Palm Springs. Assumption is that drawings are available for review and use in preparing existing CADD based drawings. Once a base plan is prepared of the existing facility, a site visit shall be conducted to verify existing conditions match the original drawings.
- Electrical and mechanical engineering shall consist of a site visit to document the existing power sources, electrical panels, and HVAC registers and systems for this area.
- Acoustical engineering shall include an evaluation of the existing operable partition system and shall include the following:
 - i. Measurement of the Noise Insulation Class of the operable partitions and provide test reports. This will include assessing the sound over the top of the track.
 - ii. Assess the acoustical leaks and their locations, and include in test reports.
 - iii. Tape over the acoustical leaks, re-measure the NIC to indicate the best possible performance for the operable walls, in the event their acoustical seals can be refurbished.

- iv. Provide recommendations as to whether the seals can be refurbished or if the operable partitions need to be replaced.
- v. Provide recommendations regarding locations where acoustical leakage or sound flanking paths were discovered.

B. Schematic Design Phase:

- a. Urrutia Architects shall prepare schematic design drawings which will consist of the following:
 - Architectural design shall include a proposed reflected ceiling plan and finish material selections. The Architect shall be responsible for the coordination of all consultants work; provide the City Police Department with delineated layouts for review and comment; attend all meetings, including City review meetings; and scheduling of all consultant's work.
 - Integration of acoustical recommendations for ceiling and wall materials that will enhance the acoustical qualities within each room.

C. Construction Document Phase:

- a. For the purpose of this proposal, all construction documents created for this project shall be a part of a single set of construction drawings for this project. Phasing the project was not considered in this proposal. Urrutia Architects and their consultants shall prepare detailed construction documents based on the final design drawings approved by the City of Palm Springs and the Police Department, which will, in general, consist of the following:
 - Title sheet with code analysis and ADA requirements.
 - Partial Site Plan to identify location of work in the overall building.
 - Demolition Reflected Ceiling Plan.
 - Remodel Reflected ceiling plan and details.
 - Electrical demolition plan and remodel plan.
 - Mechanical demolition and remodel plan.
 - Specifications prepared in CSI format.
 - Attend meetings as required.

D. Bidding Phase:

- a. Urrutia Architects shall assist the City of Palm Springs in soliciting and obtaining bids from general contractors for this project as an overall single project through the public noticing process. During the course of the bidding process, if requested by the City of Palm Springs, the architect shall prepare and issue addenda, respond to bidders' RFI's, review bids, and make final recommendations.

E. Construction Administration Phase:

- a. Urrutia Architects shall provide professional services during the course of construction that shall include the following:
 - Provide clarification and interpretive drawings to the contractor.
 - Review and respond to RFI's from the contractor.
 - Review submitted changes in construction and costs proposed by the contractor. Process any Change Orders during the construction phase.
 - Review Applications for Payment from the Contractor and make recommendations for payments.
 - Visit the job site bi-weekly to review the progress of work and answer any questions the contractor may have. Document the site visits with photographs and written memos which will be distributed.
 - Review and process shop drawings and submittals.
 - Prepare punch lists during substantial completion and final punch lists to close out the project.
 - Documentation of all warranties, guarantees, and operation manuals.

F. Proposed Compensation

To provide the services described in this proposal, the following compensation is proposed:

A total fixed cost of **\$26,300.00**, plus reimbursable expenses.

- A. Pre-Design/Site Analysis Phase:
A fixed sum of **\$ 8,000.00**, plus reimbursable expenses.
- B. Schematic Design Phase:
A fixed sum of **\$2,000.00**, plus reimbursable expenses.
- C. Construction Document Phase:
A fixed sum of **\$12,500.00**, plus reimbursable expenses.
- D. Bidding Phase:
A fixed sum of **\$ 600.00**, plus reimbursable expenses.
- E. Construction Administration Phase:
A fixed sum of **\$3,200.00**, plus reimbursable expenses.

Reimbursable Expenses:

Reimbursable Expenses are in addition to the Architect's compensation, and include actual expenditures made by the Architect and the Architect's employees and Consultants in the interest of the Project for the expenses listed in the following Subparagraphs:

- Long distance communications;
- Fees paid in securing approvals of authorities having jurisdiction over the Project;
- Reproductions of drawings, specifications and other documents;
- Postage and special handling of documents;
- Finish/ detailed models requested by the Client,

We are proposing an estimated budget of \$1,500.00 for reimbursable expenses.

Exclusions include the following:

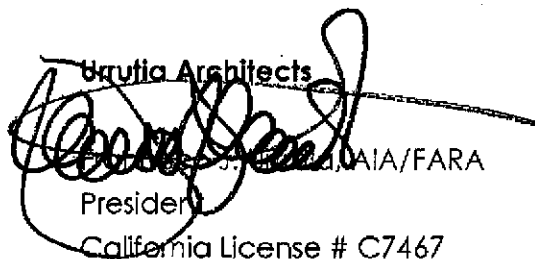
- Geotechnical reports or testing.

Assumptions include the following:

- The City of Palm Springs shall provide the Architect with copies of "as built" drawings of remodel area, including structural, architectural, mechanical, and electrical data or any other drawings of scope related information relevant to this project that may assist the Architect in the preparation of their drawings.
- The City of Palm Springs, through the City Procurement Process, will prepare and provide the City's "boiler plate" specifications and general condition requirements for bid and construction purposes. The Architect will provide performance specifications for materials specified.

If our proposal is acceptable, please have the City prepare an agreement for our services. Should you have any questions, please call me. I look forward to hearing from you.

Sincerely,


Urutia Architects
AIA/FARA
President
California License # C7467

ID	Task Mode	Task Name	Duration	Start	Finish	2014						
						Dec	Jan	Feb	Mar	Apr	May	Jun
1		P.S. Police Department - Records & Lobby Remodel (1356.00)	130 days?	Thu 1/2/14	Wed 7/2/14	[Gantt bar from Jan to Jun]						
2		Plans & Specifications	107 days	Thu 1/2/14	Fri 5/30/14	[Gantt bar from Jan to May]						
3		Pre-Design/Site Analysis Phase	5 days	Thu 1/2/14	Wed 1/8/14	[Gantt bar in Jan]						
4		Architectural	5 days	Thu 1/2/14	Wed 1/8/14	[Gantt bar in Jan]						
5		Electrical Engineering	4 days	Fri 1/3/14	Wed 1/8/14	[Gantt bar in Jan]						
6		Mechanical Engineering	4 days	Fri 1/3/14	Wed 1/8/14	[Gantt bar in Jan]						
7		Schematic Design Phase	33 days	Thu 1/9/14	Mon 2/24/14	[Gantt bar from Jan to Feb]						
8		Architectural	14 days	Thu 1/9/14	Wed 2/12/14	[Gantt bar from Jan to Feb]						
9		Police Department Approvals	8 days	Mon 1/20/14	Wed 1/29/14	[Gantt bar in Jan]						
10		City Planning Approvals (AAC Review)	6 days	Mon 2/17/14	Mon 2/24/14	[Gantt bar in Feb]						
11		Construction Document Phase	67 days	Thu 2/27/14	Fri 5/30/14	[Gantt bar from Feb to May]						
12		Architectural	31 days	Thu 2/27/14	Fri 4/18/14	[Gantt bar from Feb to Apr]						
13		Electrical Engineering	31 days	Thu 2/27/14	Fri 4/18/14	[Gantt bar from Feb to Apr]						
14		Mechanical Engineering	31 days	Thu 2/27/14	Fri 4/18/14	[Gantt bar from Feb to Apr]						
15		Structural Engineering	31 days	Thu 2/27/14	Fri 4/18/14	[Gantt bar from Feb to Apr]						
16		Police Department Approval	6 days	Thu 4/3/14	Thu 4/10/14	[Gantt bar in Apr]						
17		Building Department Approval	24 days	Fri 4/18/14	Wed 5/21/14	[Gantt bar from Apr to May]						
18		Plan Check Corrections	7 days	Thu 5/22/14	Fri 5/30/14	[Gantt bar in May]						
19		Bidding Phase	23 days	Mon 6/2/14	Wed 7/2/14	[Gantt bar from Jun to Jul]						
20		Award Construction Contract				[Gantt bar from Jun to Jul]						
21		Issue Notice to Proceed				[Gantt bar from Jun to Jul]						
22		Construction Administration Phase				[Gantt bar from Jun to Jul]						
23		Project Closeout				[Gantt bar from Jun to Jul]						
24		P.S. Police Department - Detective Bureau Remodel (1357.00)	130 days?	Thu 1/2/14	Wed 7/2/14	[Gantt bar from Jan to Jun]						
25		Plans & Specifications	107 days	Thu 1/2/14	Fri 5/30/14	[Gantt bar from Jan to May]						
26		Pre-Design/Site Analysis Phase	5 days	Thu 1/2/14	Wed 1/8/14	[Gantt bar in Jan]						
27		Architectural	5 days	Thu 1/2/14	Wed 1/8/14	[Gantt bar in Jan]						
28		Electrical Engineering	4 days	Fri 1/3/14	Wed 1/8/14	[Gantt bar in Jan]						
29		Schematic Design Phase	24 days	Fri 1/10/14	Wed 2/12/14	[Gantt bar from Jan to Feb]						
30		Architectural	13 days	Fri 1/10/14	Wed 2/12/14	[Gantt bar from Jan to Feb]						
31		Police Department Approval	8 days	Mon 1/20/14	Wed 1/29/14	[Gantt bar in Jan]						
32		Construction Document Phase	77 days	Thu 2/13/14	Fri 5/30/14	[Gantt bar from Feb to May]						
33		Architectural	41 days	Thu 2/13/14	Fri 4/18/14	[Gantt bar from Feb to Apr]						
34		Electrical Engineering	41 days	Thu 2/13/14	Fri 4/18/14	[Gantt bar from Feb to Apr]						
35		Police Department Approval	6 days	Thu 4/3/14	Thu 4/10/14	[Gantt bar in Apr]						
36		Building Department Approval	24 days	Fri 4/18/14	Wed 5/21/14	[Gantt bar from Apr to May]						
37		Plan Check Corrections	7 days	Thu 5/22/14	Fri 5/30/14	[Gantt bar in May]						
38		Bidding Phase	23 days	Mon 6/2/14	Wed 7/2/14	[Gantt bar from Jun to Jul]						
39		Award Construction Contract				[Gantt bar from Jun to Jul]						
40		Issue Notice to Proceed				[Gantt bar from Jun to Jul]						

Project: Master Schedule 11.21.1	Task	Project Summary	Inactive Milestone	Manual Summary Rollup	Deadline
Date: Fri 11/22/13	Split	External Tasks	Inactive Summary	Manual Summary	Progress
	Milestone	External Milestone	Manual Task	Start-only	
	Summary	Inactive Task	Duration-only	Finish-only	

ID	Task Mode	Task Name	Duration	Start	Finish	2014							
						Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
41		Construction Administration Phase											
42		Project Closeout											
43		P.S. Police Department - Training Center Remodel	130 days?	Thu 1/2/14	Wed 7/2/14								
44		Plans & Specifications	107 days	Thu 1/2/14	Fri 5/30/14								
45		Pre-Design/Site Analysis Phase	5 days	Thu 1/2/14	Wed 1/8/14								
46		Architectural	5 days	Thu 1/2/14	Wed 1/8/14								
47		Electrical Engineering	4 days	Fri 1/3/14	Wed 1/8/14								
48		Acoustical Engineering	4 days	Fri 1/3/14	Wed 1/8/14								
49		Mechanical Engineering	4 days	Fri 1/3/14	Wed 1/8/14								
50		Schematic Design Phase	24 days	Fri 1/10/14	Wed 2/12/14								
51		Architectural	13 days	Fri 1/10/14	Wed 2/12/14								
52		Police Department Approval	8 days	Mon 1/20/14	Wed 1/29/14								
53		Construction Document Phase	77 days	Thu 2/13/14	Fri 5/30/14								
54		Architectural	41 days	Thu 2/13/14	Fri 4/18/14								
55		Acoustical Engineering	41 days	Thu 2/13/14	Fri 4/18/14								
56		Electrical Engineering	41 days	Thu 2/13/14	Fri 4/18/14								
57		Police Department Approval	6 days	Thu 4/3/14	Thu 4/10/14								
58		Building Department Approval	24 days	Fri 4/18/14	Wed 5/21/14								
59		Plan Check Corrections	7 days	Thu 5/22/14	Fri 5/30/14								
60		Bidding Phase	23 days	Mon 6/2/14	Wed 7/2/14								
61		Award Construction Contract											
62		Issue Notice to Proceed											
63		Construction Administration Phase											
64		Project Closeout											

Project: Master Schedule 11.21.1 Date: Fri 11/22/13	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
	Split		External Tasks		Inactive Summary		Manual Summary		Progress	
	Milestone		External Milestone		Manual Task		Start-only			
	Summary		Inactive Task		Duration-only		Finish-only			