

Major Reconstruction Project Timeline

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4 Months	1 month	Prequalify list of construction managers/engineers/architects
	1 month	Schedule Interviews
	1 month	Interview construction management candidates.
	1 month	Select construction management team.
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10 weeks -5 months		
	1-2 months	*Construction manager/architect/engineer under contract.
		Construction management team mobilization.
	1 week	Start development of scope of work, cost estimates.
	2-6 weeks	Scope of work completed.
	1-2 weeks	Cost estimates completed.
	2-4 weeks	Board approval of scope/cost estimates.
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4-6 months	2-6 months	*Develop methods of funding (* can be simultaneous with getting construction management team under contract)
	2-4 months	Member approval of funding method. Funding/funding plan in place.
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2-4 Weeks after Board approval of Scope, Cost Estimates		Plan/specification preparation start.
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2-8 months		
Simultaneous with plans/ Specifications completion		Plans/specifications completed. Prequalify bidding contractors.
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10-18 weeks	1 month	Solicit bids. Send out bid packets. Prebid site meeting. Issue Addenda.
	3 weeks	Bids received by Association.
	1-2 weeks	Bid evaluation.
	2 weeks	Contract signed.
	2-6 weeks	Contractor mobilization.
_____	1 week	Construction start.
6 months - 2+ years		Substantial completion. Owner acceptance/final payment.

TOTAL: 14 months - 2 years before construction starts.
6 months - 3 years under construction.