

PUBLIC BUILDING

DESIGN PHASE

SCHEDULE GUIDELINES

Design-Bid-Build

Design Consultant Guide 2025 Chapter 3000.02/A

September 25, 2025

PB DESIGN PHASE SCHEDULES: DESIGN DELIVERY TRACKS

TRACK 1 New Construction, Major Renovations



TRACK 2 Multi-System Upgrades, Partial Renovations



TRACK 3 Single-System Upgrades



TRACK 3 MODIFIED Expedited Façade (replacement in kind. Limited or no design options)



TRACK 4 Expedited Design (no design options)



PB DESIGN PHASE SCHEDULES: FEP TRACK SELECTION TOOL

Design Track Selection Tool

To determine which track is appropriate for a project, check all boxes applicable to the project below. Once completed, select the lowest track that includes ANY checked box.

TRACK 1 PROJECTS: 64 weeks (450ccds/15 months)

- New Construction, Major Renovation and/or Addition
- Requires Conceptual PDC Submission
- Requires Percent for Art
- Requires extensive Regulatory coordination (ex. Alt-CO DOB)

TRACK 2 PROJECTS: 56 weeks (392ccds/13 months)

- Partial Renovation and/or Multi-System Upgrade
- Requires Preliminary and Final PDC submission

TRACK 3 PROJECTS: 44 weeks (308ccds/10 months)

- Single-System Upgrade
- Requires staff level LPC or combined Preliminary + Final PDC submission only
- Does not require probes or borings in the design phase

TRACK 3: EXPEDITED FACADE PROJECTS: 44 weeks (308ccds/10 months)

- Façade Upgrade only – exterior envelope and minor sitework, no systems upgrade or interiors
- Requires staff level LPC or combined Preliminary + Final PDC submission only
- Does not require probes or borings in the design phase

TRACK 4 PROJECTS: 32 weeks (224ccds/8 months)

- Single-System Equipment replacement only
- No LPC or PDC review

PB DESIGN PHASE SCHEDULES: SCHEDULE MODIFIERS

The Modifiers listed below are suggested adjustments to baseline design schedules to accommodate project complexities.

NOTE:

1. Modifiers are not always additive. Some modifiers will be applied in parallel.
2. Please refer to the latest release of the Project Controls Guidelines for a full list of project modifiers.

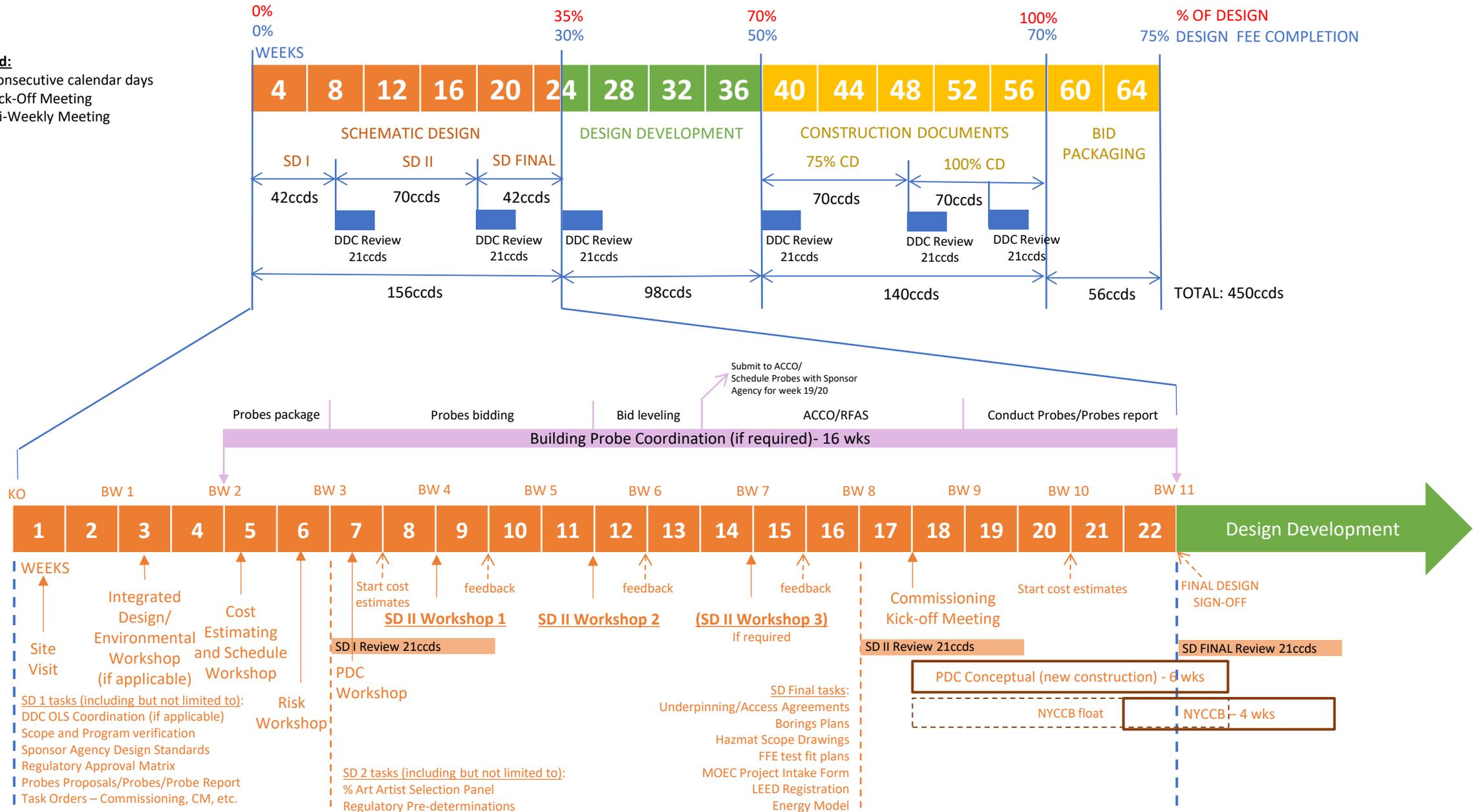
Modifier	Additional Design Time Anticipated (weeks)											
	Track 1			Track 2			Track 3			Track 4		
	SD	DD	CD	SD	DD	CD	SD	DD	CD	SD	DD	CD
CEQR/SERQ	8	4		14	6		N/A	N/A	N/A	N/A	N/A	N/A
SWPPP/DEP	TBD	TBD		TBD	TBD		N/A	N/A	N/A	N/A	N/A	N/A
Probes over \$20k (via Prime Consultant)					4		N/A	N/A	N/A	N/A	N/A	N/A
Additional PDC Review		6			6			6		N/A	N/A	N/A
Additional LPC Hearing					6		N/A	N/A	N/A	N/A	N/A	N/A
Additional SD Interim 2 Workshops	2.5			2.5			2			N/A	N/A	N/A
Value Engineering	4			4			3			2		
Extensive Phasing/Swing Space		4	4		4	4		4	4		4	4
Wicks Law Projects			2			2			2			2

BASELINE DESIGN PHASE SCHEDULE
TRACK 1

TRACK 1 BASELINE DESIGN PHASE SCHEDULE – SCHEMATIC DESIGN

Legend:

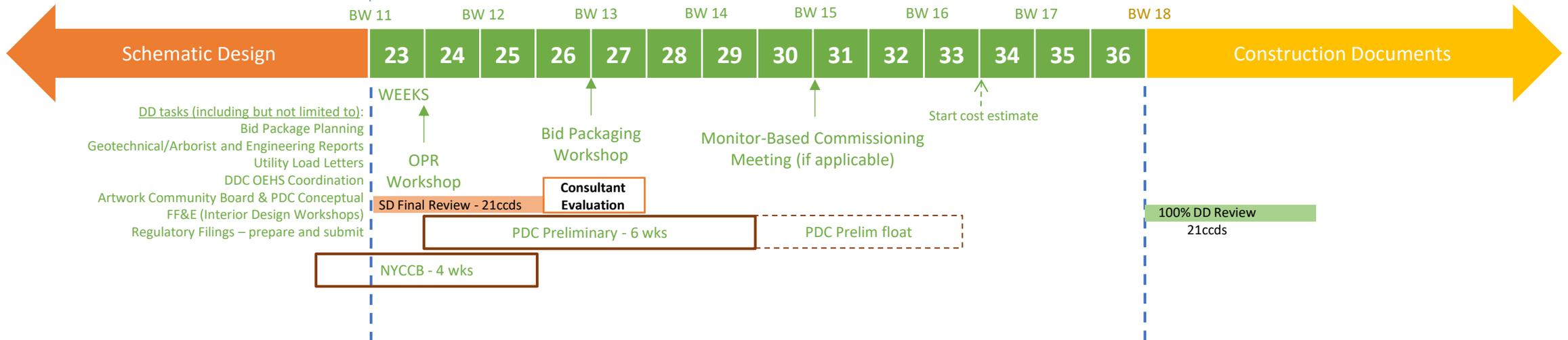
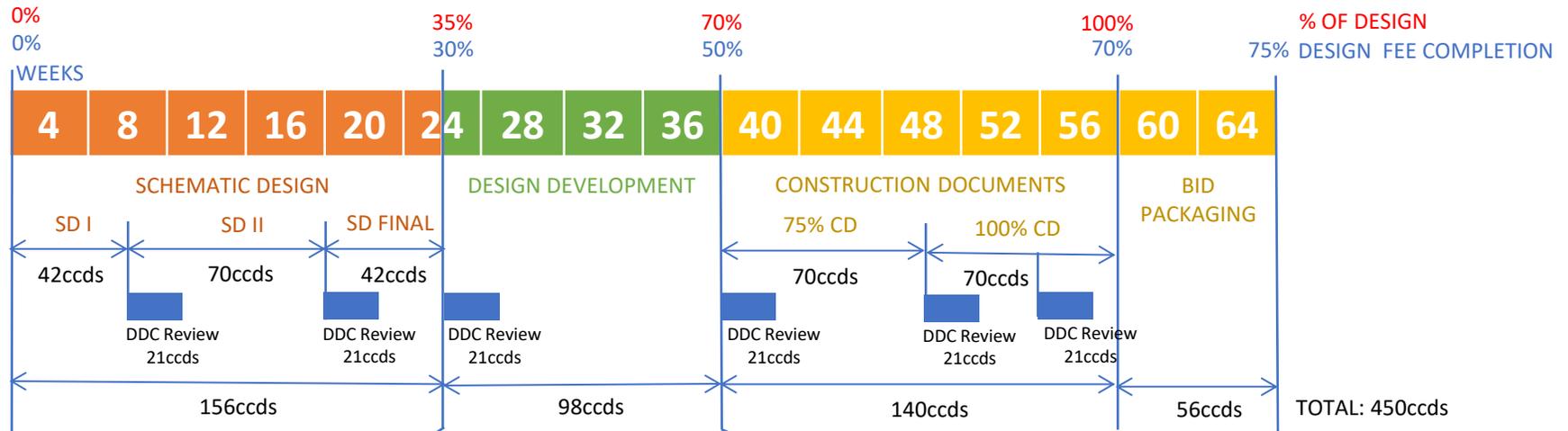
ccd: consecutive calendar days
 KO: Kick-Off Meeting
 BW: Bi-Weekly Meeting



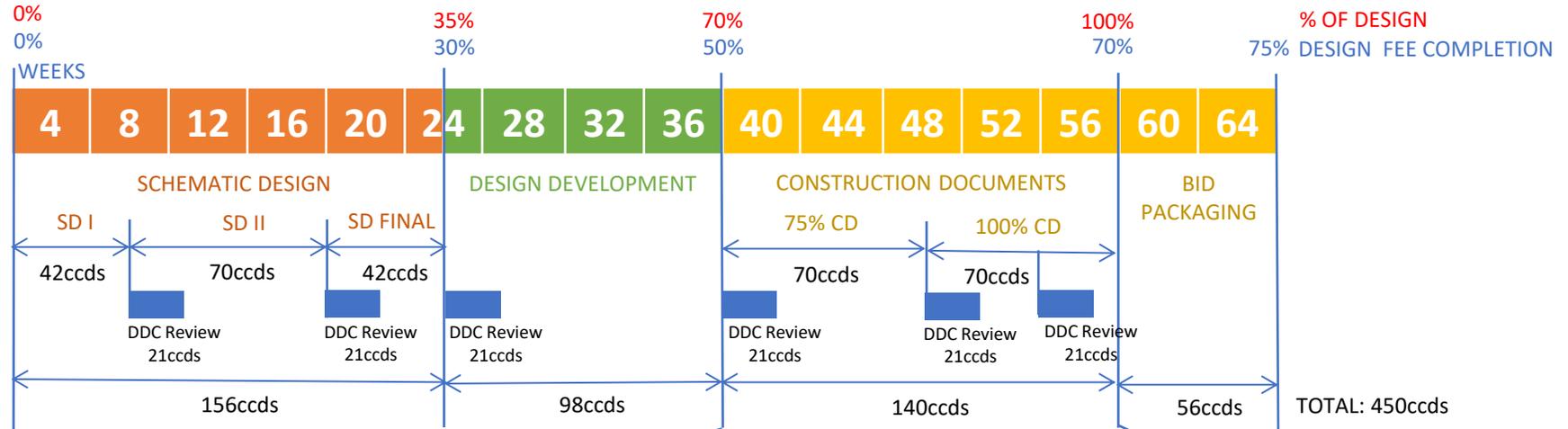
TRACK 1 BASELINE DESIGN PHASE SCHEDULE – DESIGN DEVELOPMENT

Legend:

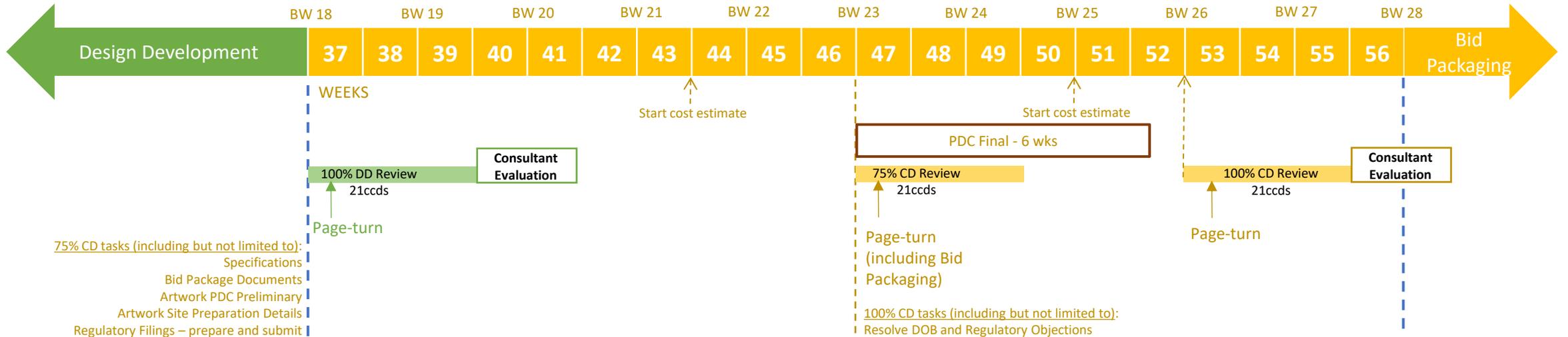
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TRACK 1 BASELINE DESIGN PHASE SCHEDULE – CONSTRUCTION DOCUMENTS



Legend:
 ccd: consecutive calendar days
 KO: Kick-Off Meeting
 BW: Bi-Weekly Meeting

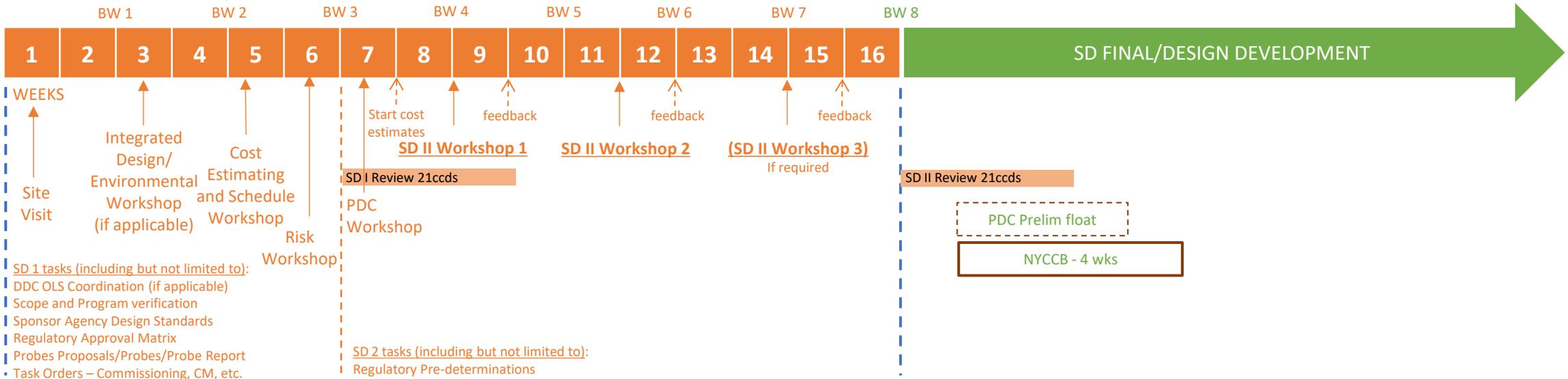
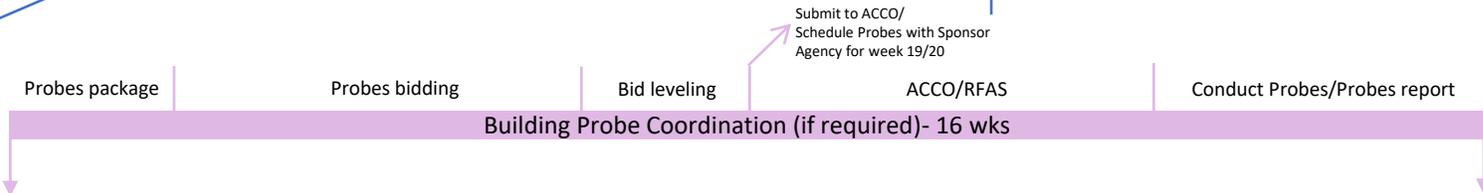
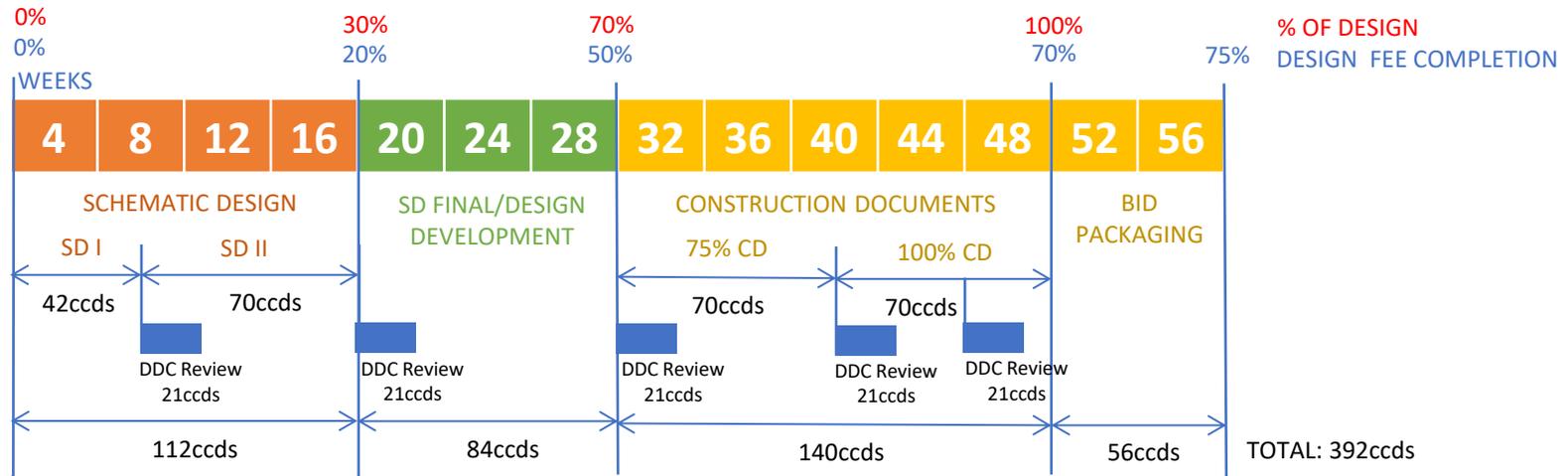


BASELINE DESIGN PHASE SCHEDULE
TRACK 2

TRACK 2 BASELINE DESIGN PHASE SCHEDULE – SCHEMATIC DESIGN I & II

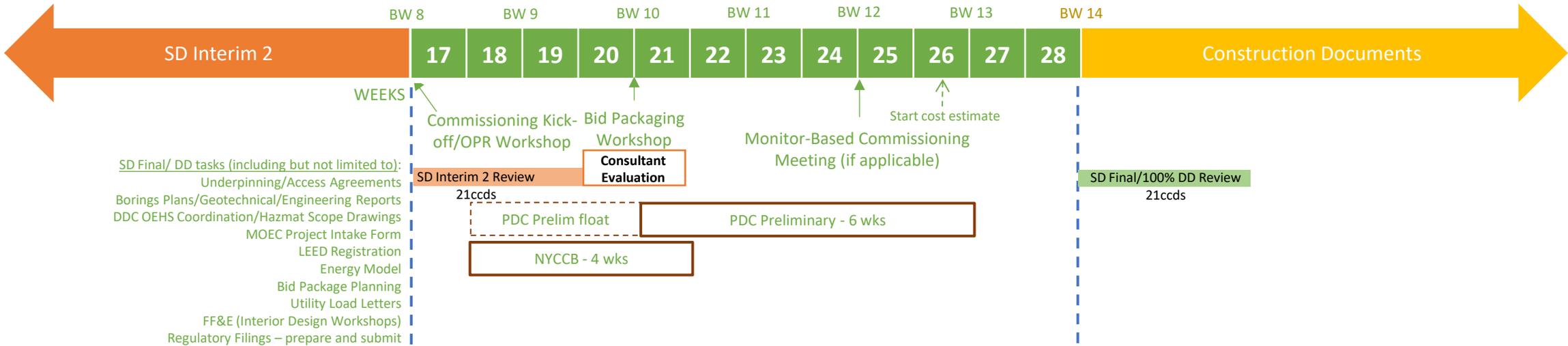
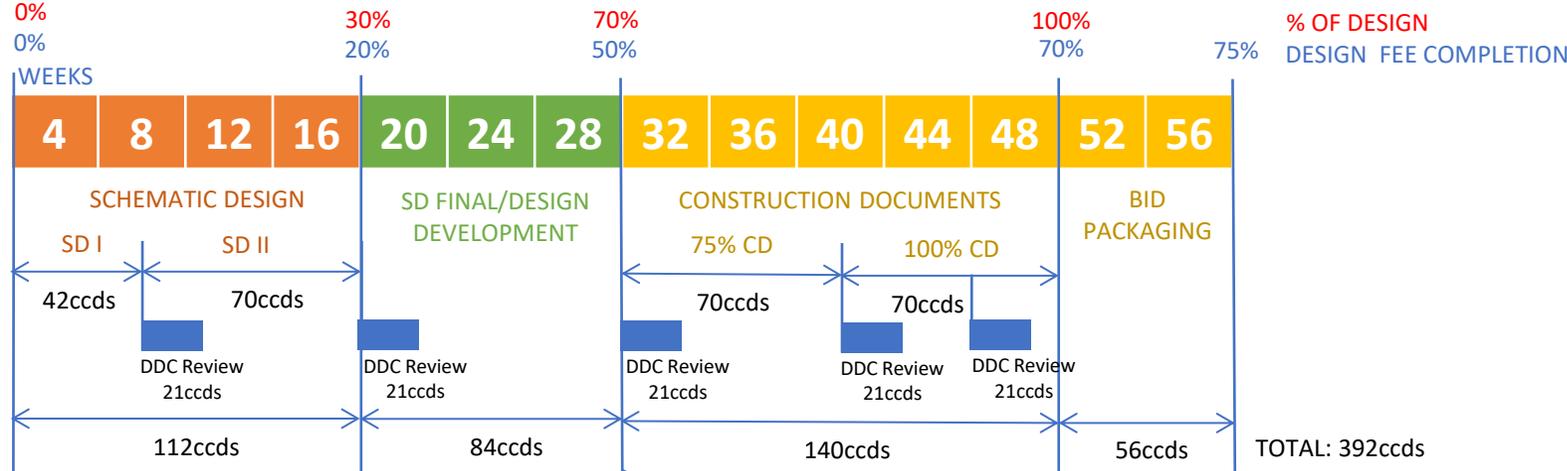
Legend:

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TRACK 2 BASELINE DESIGN PHASE SCHEDULE – SD FINAL/DESIGN DEVELOPMENT

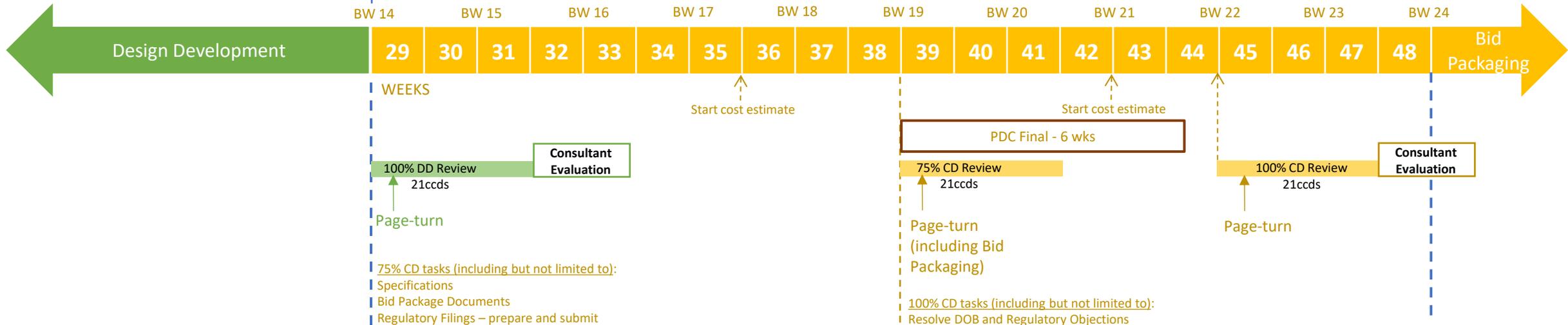
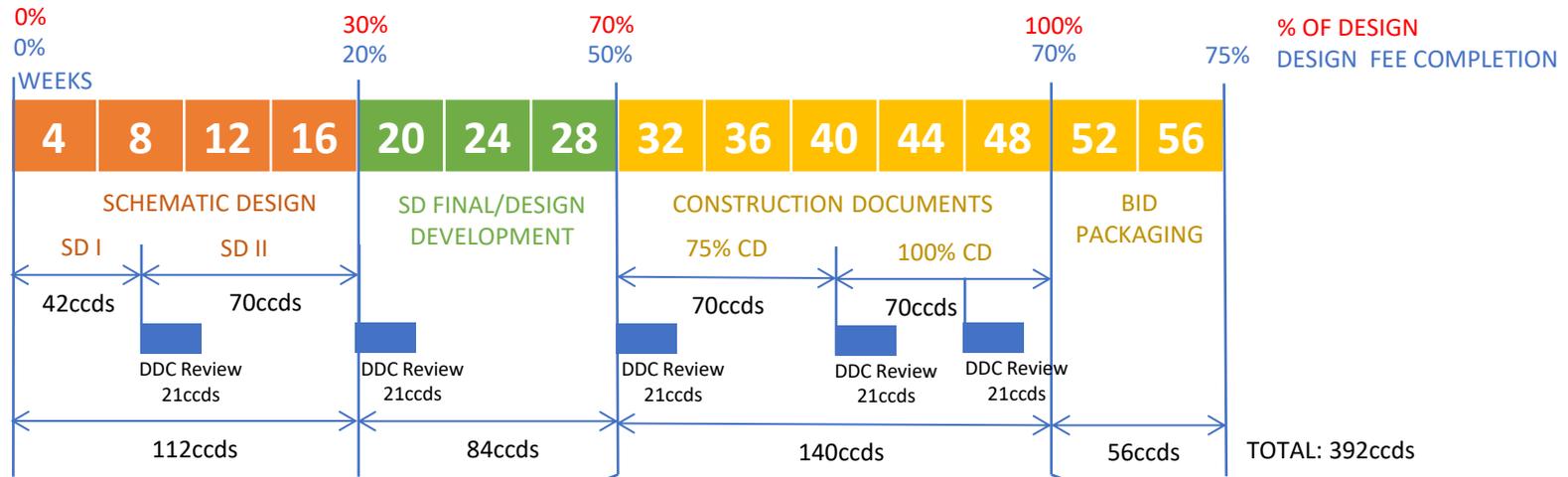
Legend:
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- SD Final/ DD tasks (including but not limited to):**
- Underpinning/Access Agreements
 - Borings Plans/Geotechnical/Engineering Reports
 - DDC OEHS Coordination/Hazmat Scope Drawings
 - MOEC Project Intake Form
 - LEED Registration
 - Energy Model
 - Bid Package Planning
 - Utility Load Letters
 - FF&E (Interior Design Workshops)
 - Regulatory Filings – prepare and submit

TRACK 2 BASELINE DESIGN PHASE SCHEDULE – CONSTRUCTION DOCUMENTS

Legend:
 ccd: consecutive calendar days
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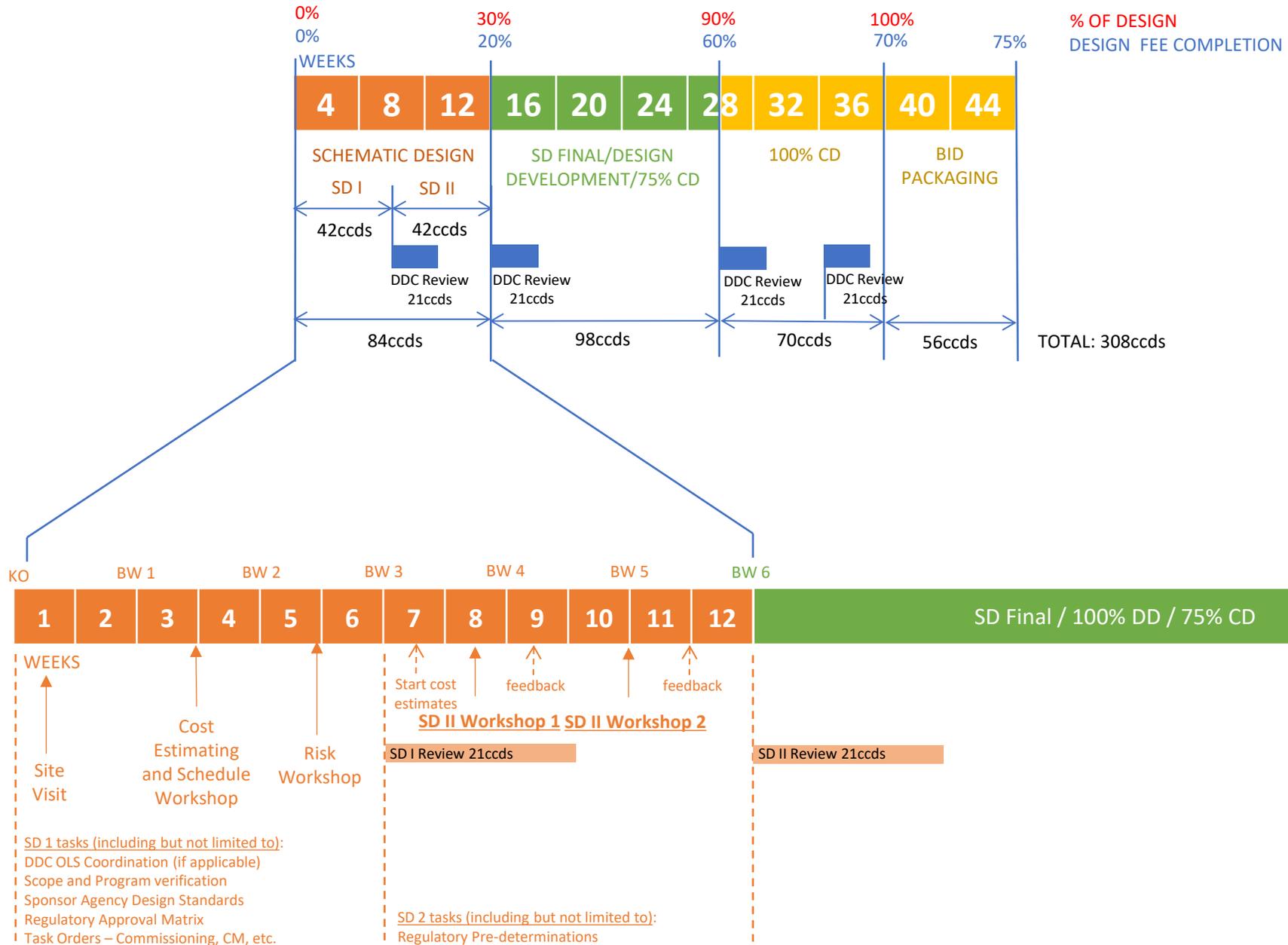


BASELINE DESIGN PHASE SCHEDULE
TRACK 3

TRACK 3 BASELINE DESIGN PHASE SCHEDULE – SCHEMATIC DESIGN I & II

Legend:

ccd: consecutive calendar days
 KO: Kick-Off Meeting
 BW: Bi-Weekly Meeting



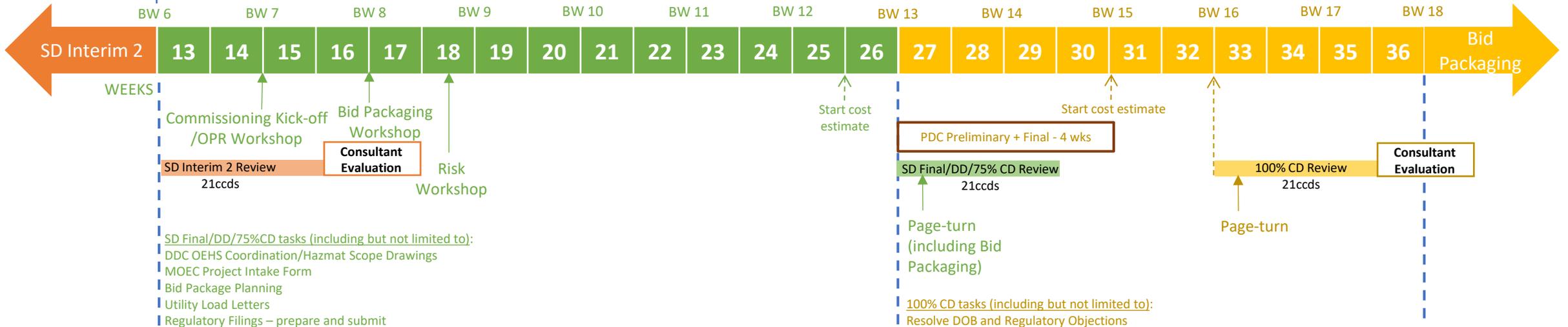
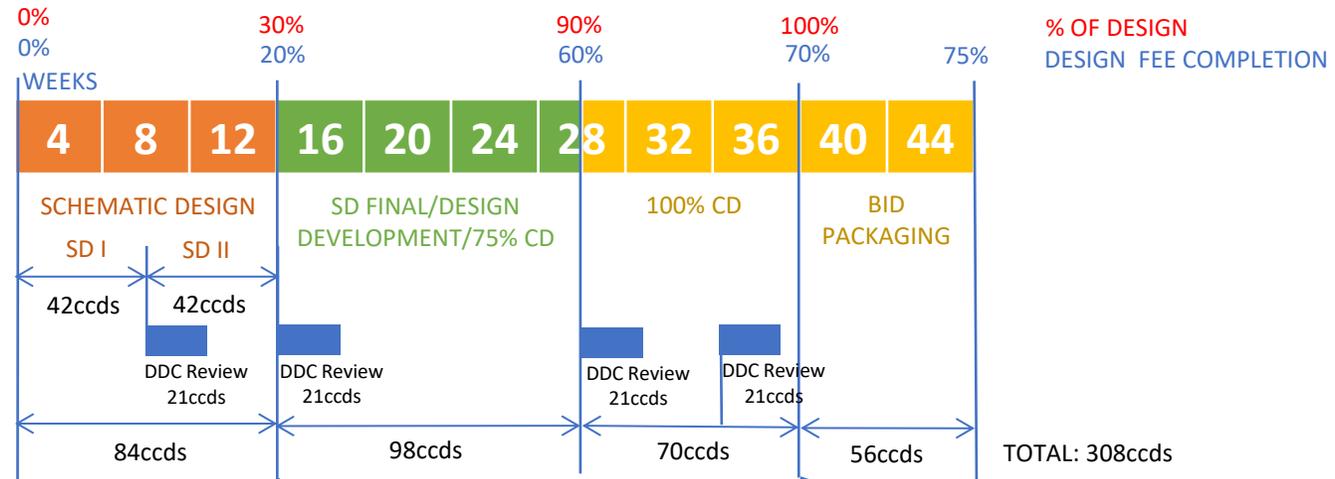
TRACK 3 BASELINE DESIGN PHASE SCHEDULE – SD FINAL/DD/CD

Legend:

ccd: consecutive calendar days

KO: Kick-Off Meeting

BW: Bi-Weekly Meeting



- SD Final/DD/75%CD tasks (including but not limited to):
- DDC OEHS Coordination/Hazmat Scope Drawings
 - MOEC Project Intake Form
 - Bid Package Planning
 - Utility Load Letters
 - Regulatory Filings – prepare and submit

- 100% CD tasks (including but not limited to):
- Resolve DOB and Regulatory Objections

BASELINE DESIGN PHASE SCHEDULE
TRACK 3: EXPEDITED FACADE

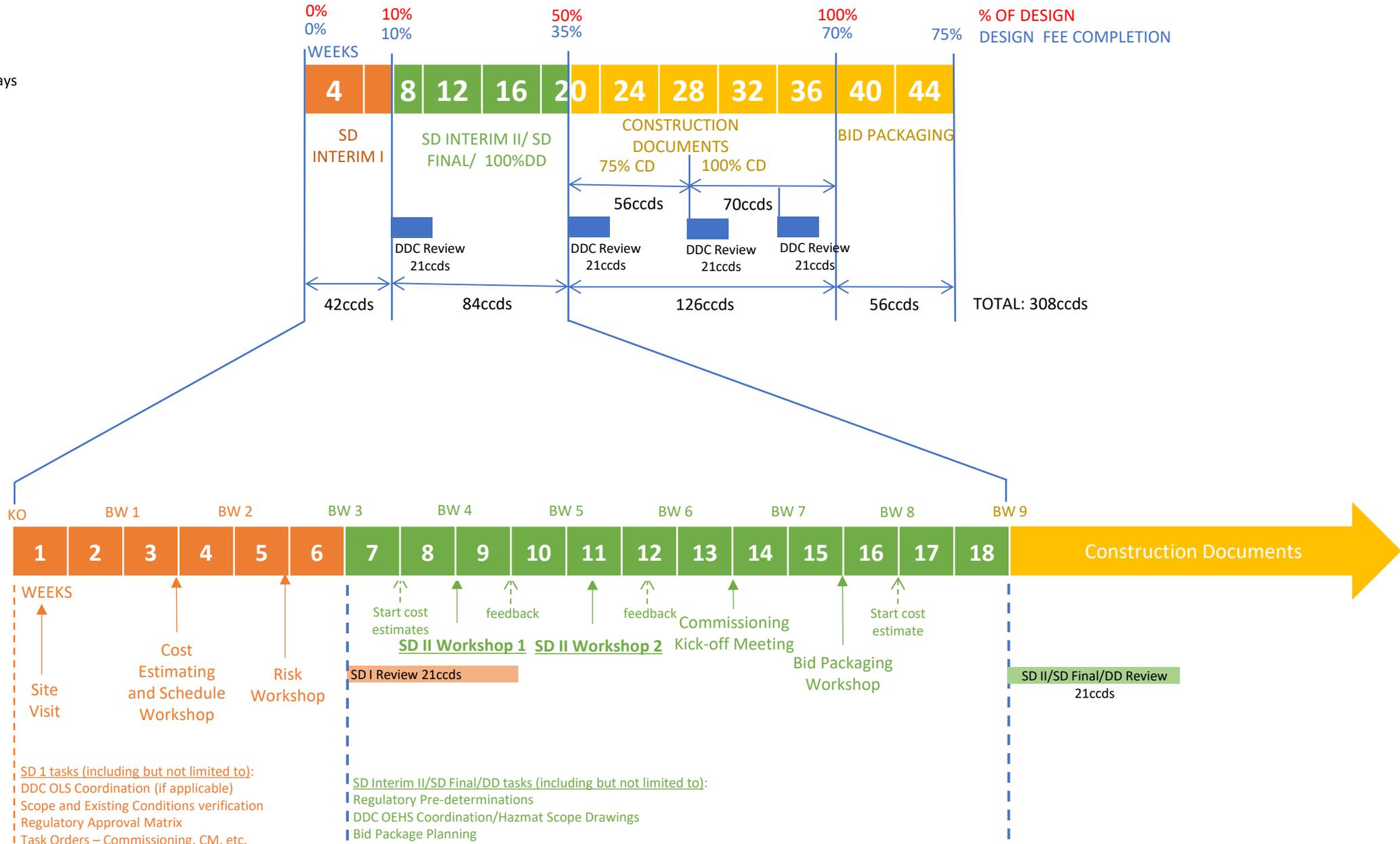
TRACK 3 EXPEDITED FACADE BASELINE DESIGN PHASE SCHEDULE – SCHEMATIC DESIGN/DESIGN DEVELOPMENT

Legend:

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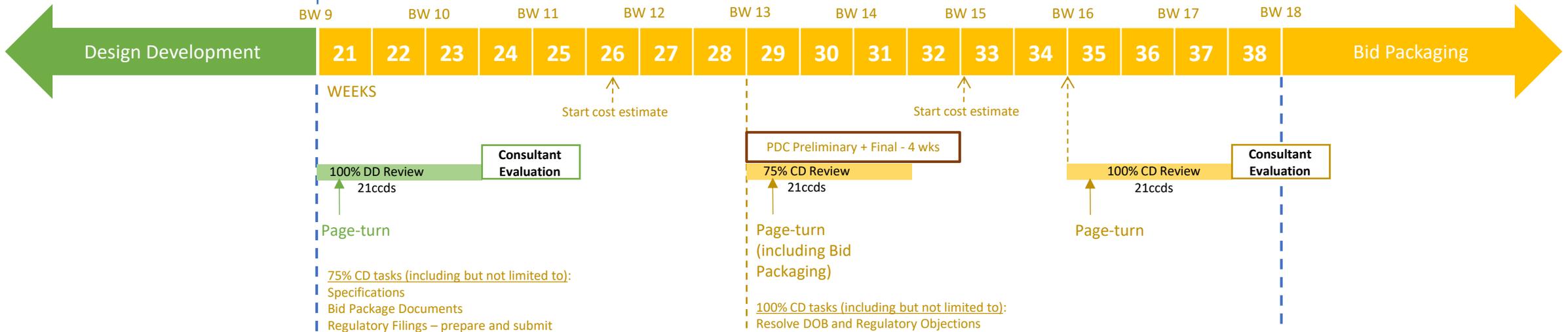
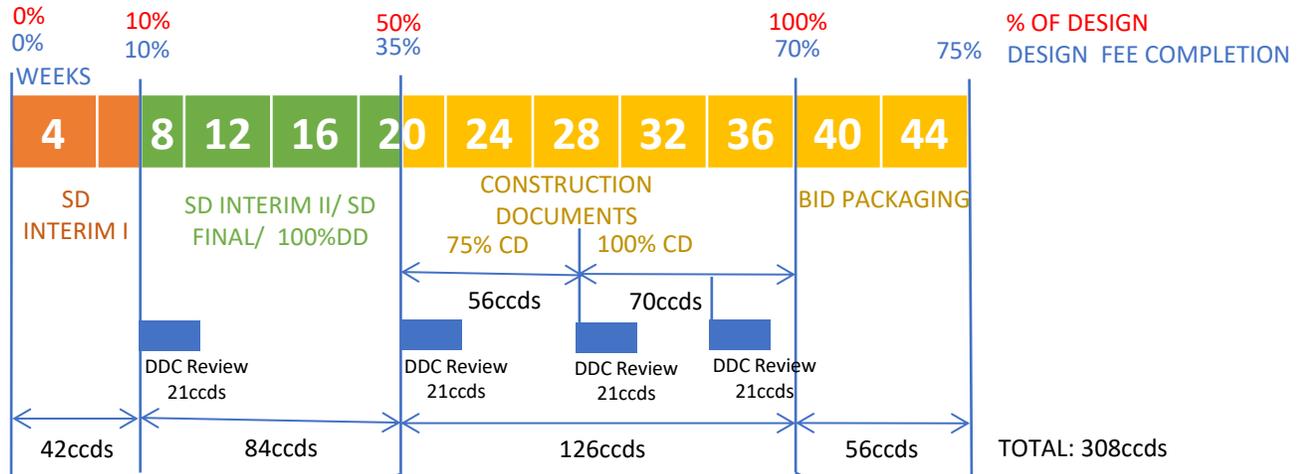
TRACK 3 EXPEDITED FACADE BASELINE DESIGN PHASE SCHEDULE – CONSTRUCTION DOCUMENTS

Legend:

ccd: consecutive calendar days

KO: Kick-Off Meeting

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BASELINE DESIGN PHASE SCHEDULE
TRACK 4

TRACK 4 BASELINE DESIGN PHASE SCHEDULE

Legend:
 ccd: consecutive calendar days
 KO: Kick-Off Meeting
 BW: Bi-Weekly Meeting

