

PUBLIC BUILDING

DESIGN PHASE

SCHEDULE GUIDELINES

Design-Bid-Build

Design Consultant Guide 2025 Chapter 3000.02/A

July 15, 2026

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: 70 weeks +/-

- ☐ 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: 60 weeks +/-

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

TRACK 3 PROJECTS: 48 weeks +/-

- ☐ 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: 48 weeks +/-

- ☐ 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 +/-

- ☐ 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:

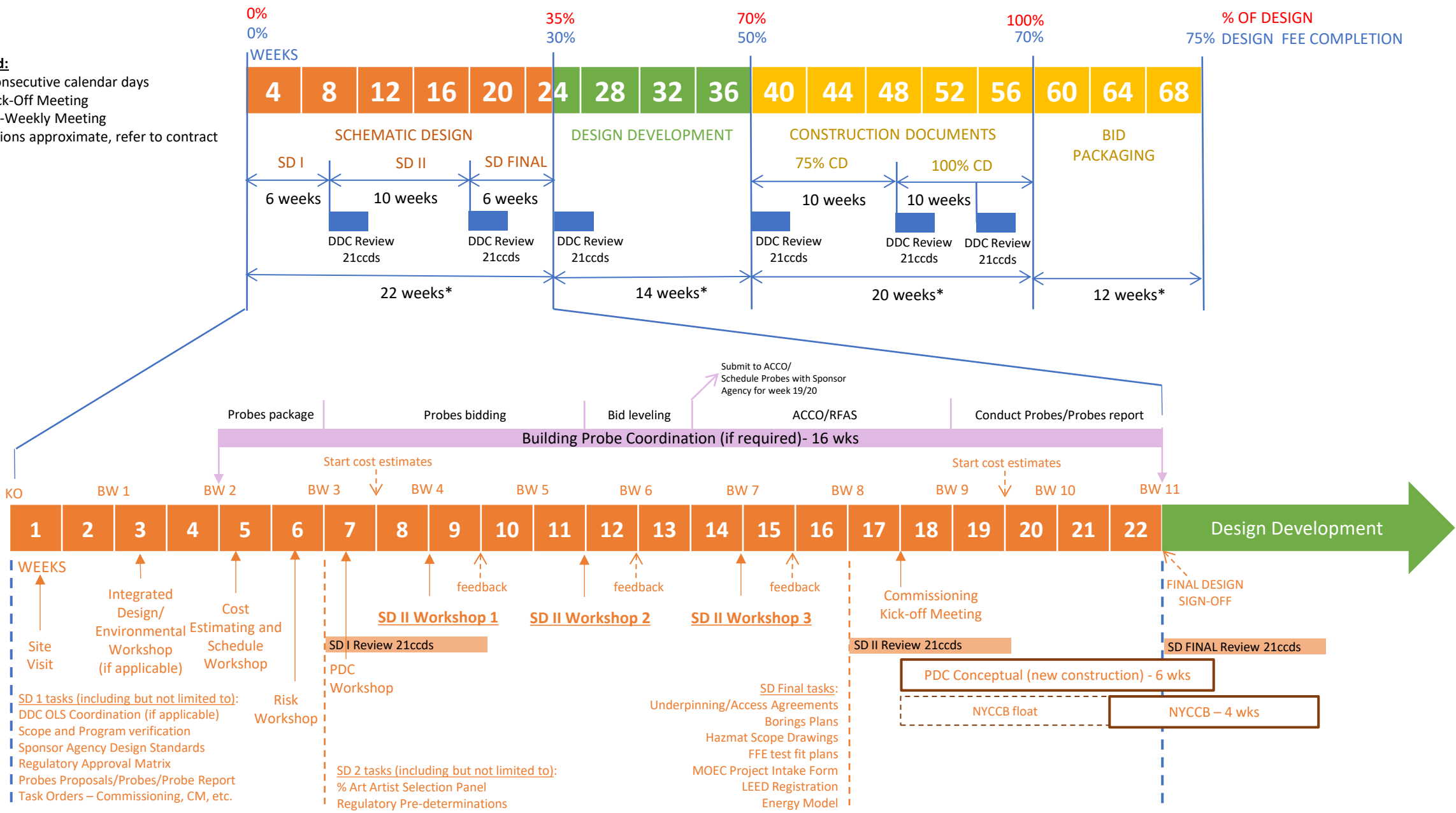
1. Modifiers are not always additive. Some modifiers will be applied in parallel.
2. Please refer to the latest release of the Project Controls Guidelines for a full list of project modifiers.

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

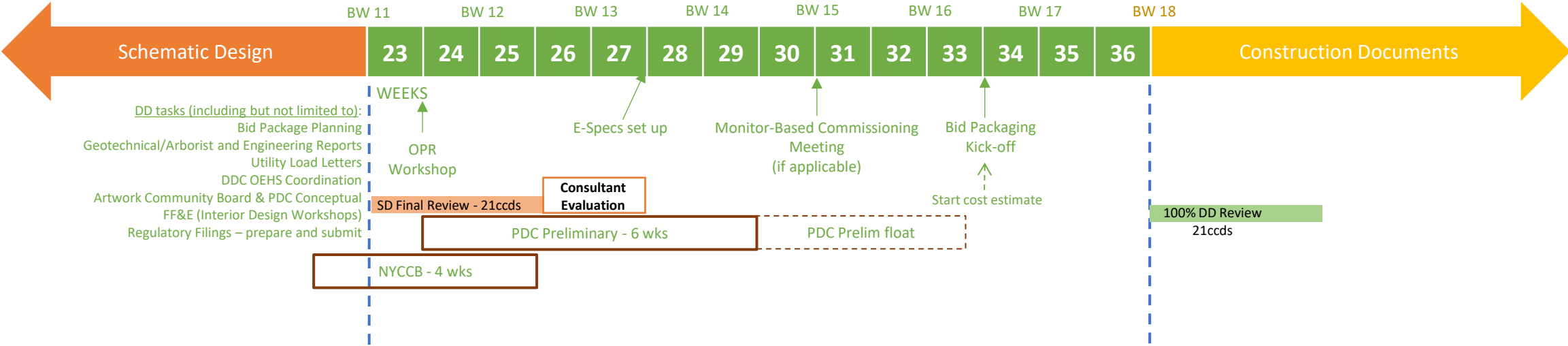
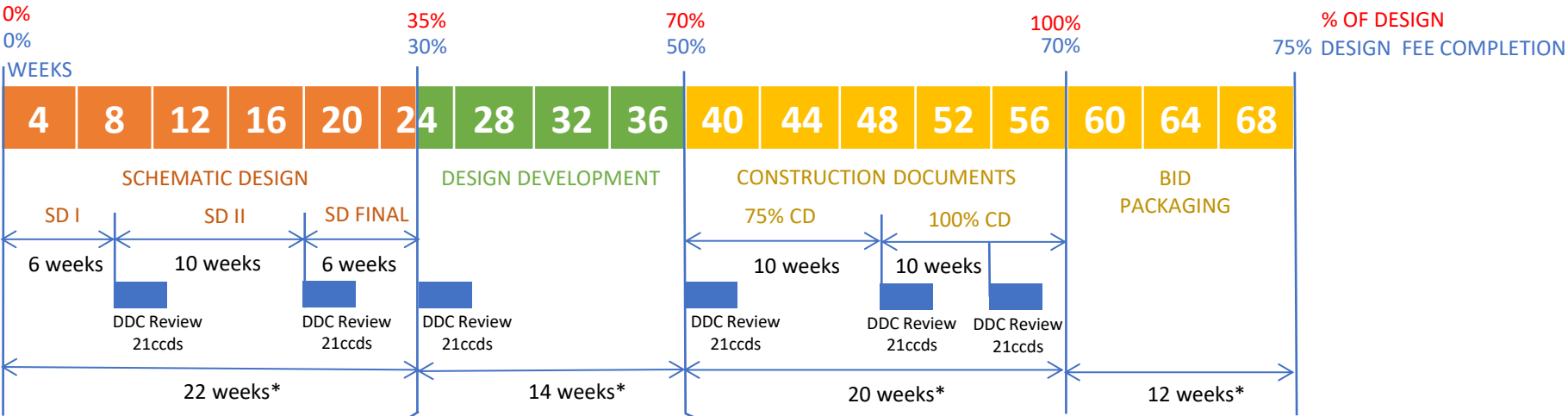
TRACK 1 BASELINE DESIGN PHASE SCHEDULE – SCHEMATIC DESIGN

Legend:
ccd: consecutive calendar days
KO: Kick-Off Meeting
BW: Bi-Weekly Meeting
*durations approximate, refer to contract



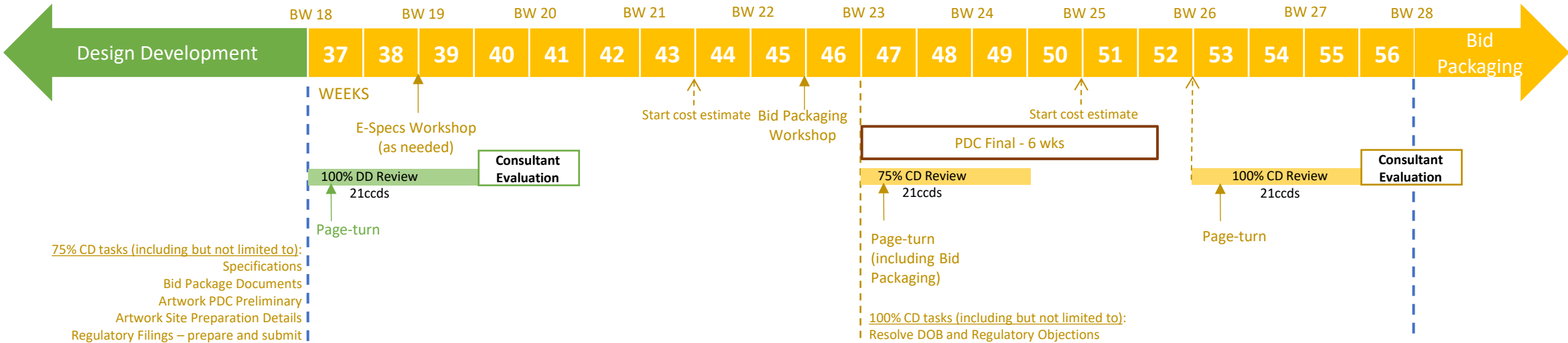
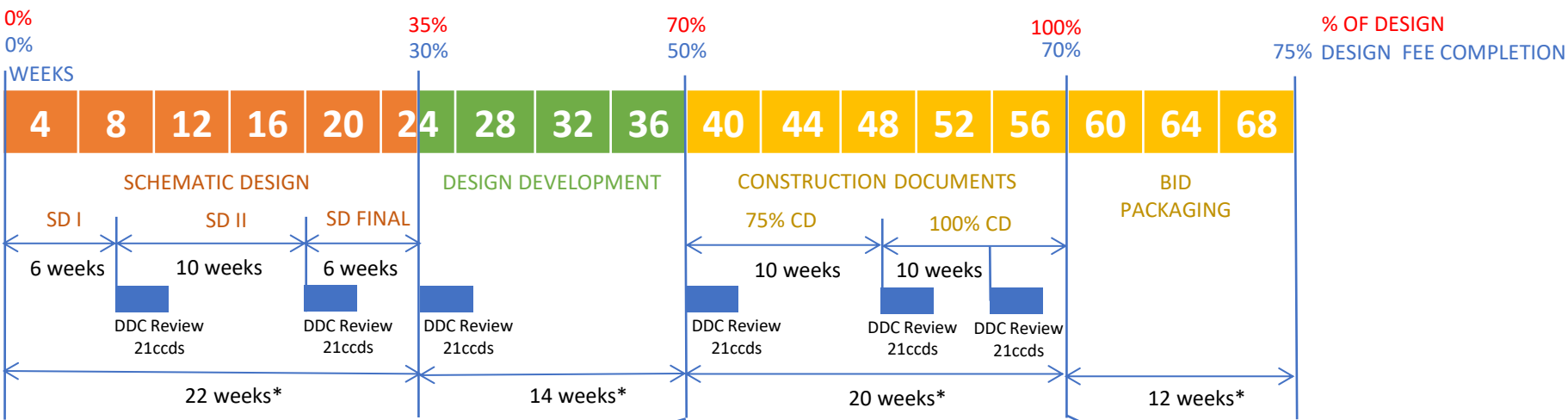
TRACK 1 BASELINE DESIGN PHASE SCHEDULE – DESIGN DEVELOPMENT

Legend:
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TRACK 1 BASELINE DESIGN PHASE SCHEDULE – CONSTRUCTION DOCUMENTS

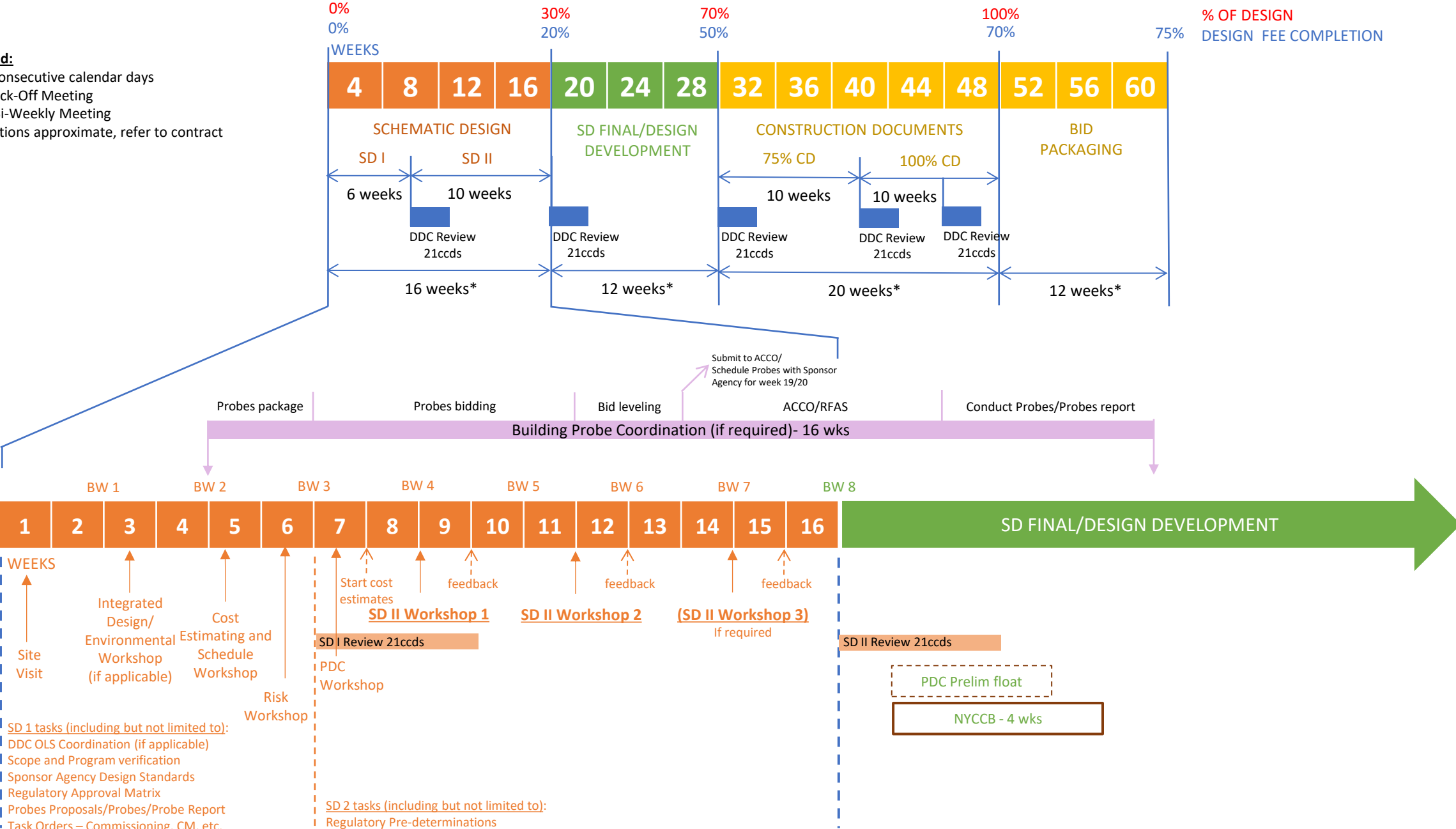
Legend:
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BASELINE DESIGN PHASE SCHEDULE TRACK 2

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

Legend:
ccd: consecutive calendar days
KO: Kick-Off Meeting
BW: Bi-Weekly Meeting
*durations approximate, refer to contract



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

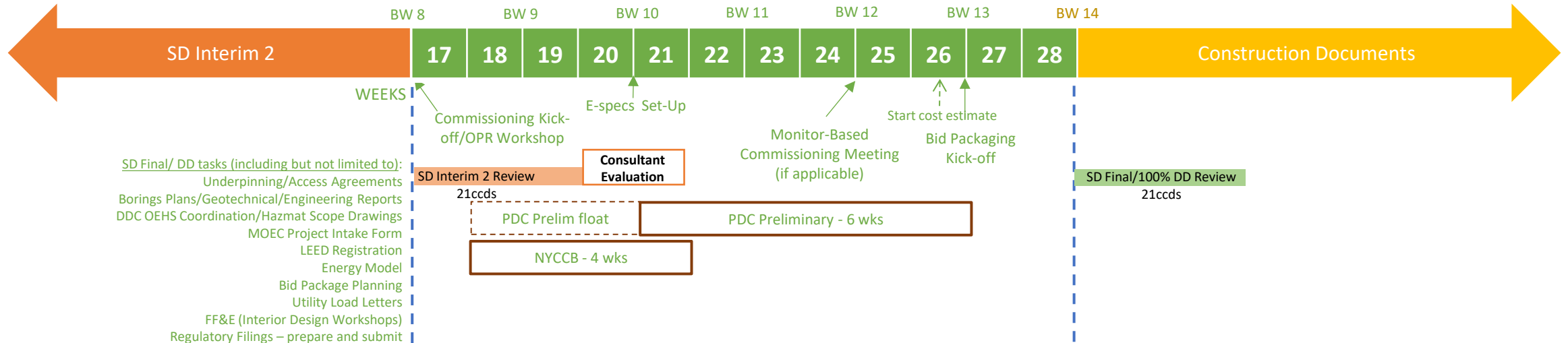
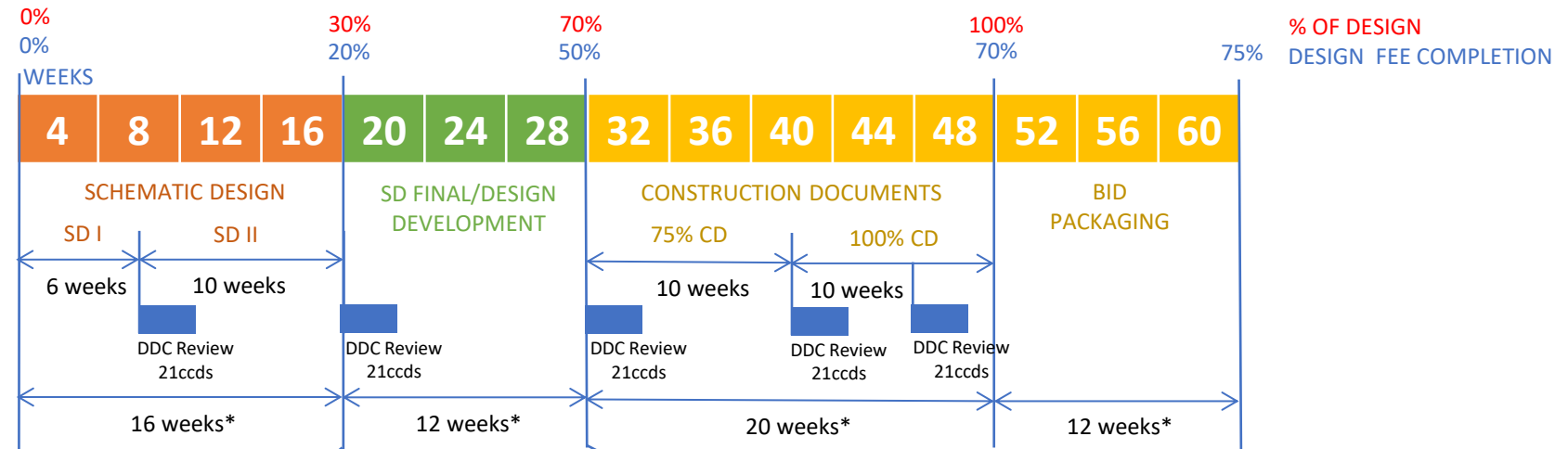
Legend:

ccd: consecutive calendar days

KO: Kick-Off Meeting

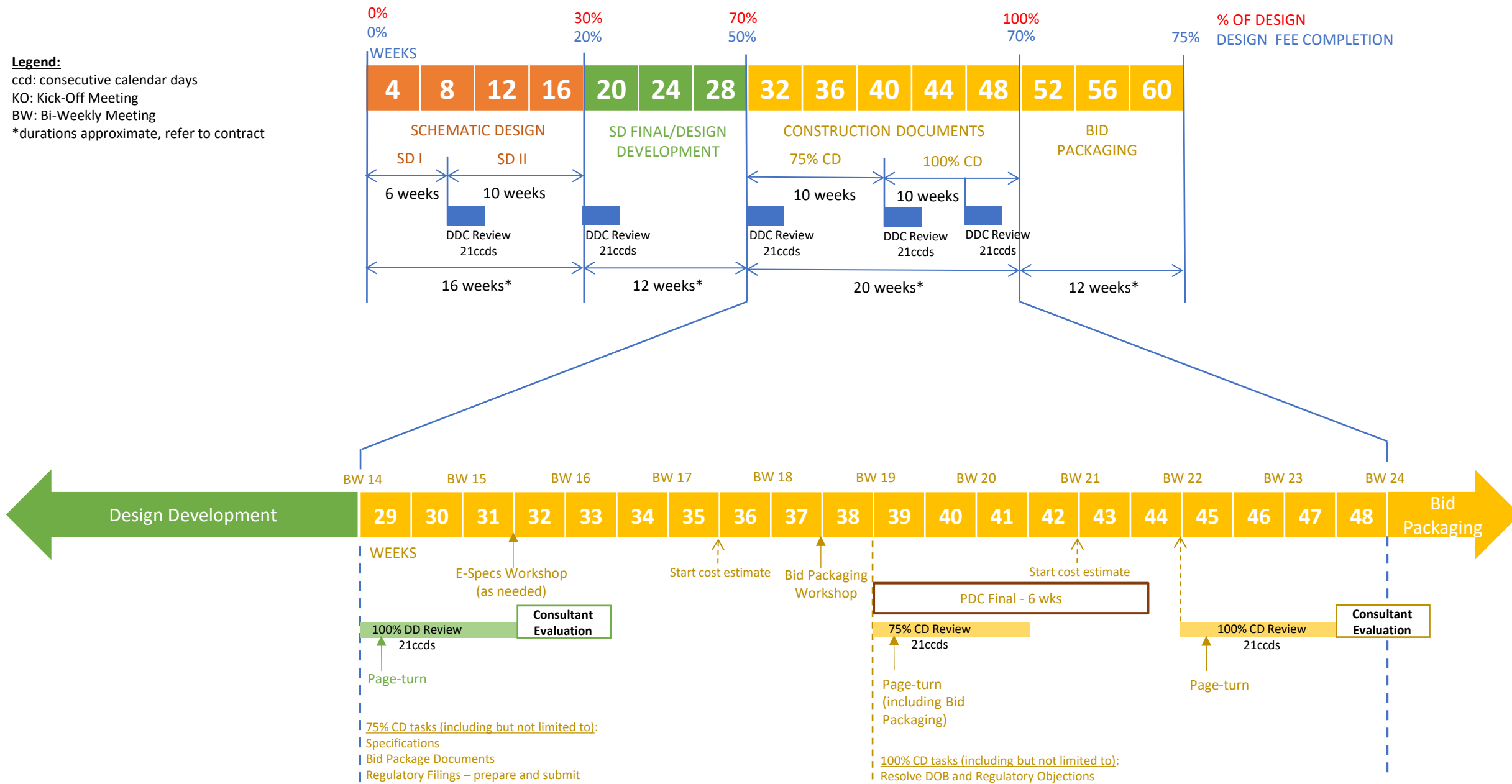
BW: Bi-Weekly Meeting

*durations approximate, refer to contract



TRACK 2 BASELINE DESIGN PHASE SCHEDULE – CONSTRUCTION DOCUMENTS

Legend:
ccd: consecutive calendar days
KO: Kick-Off Meeting
BW: Bi-Weekly Meeting
*durations approximate, refer to contract

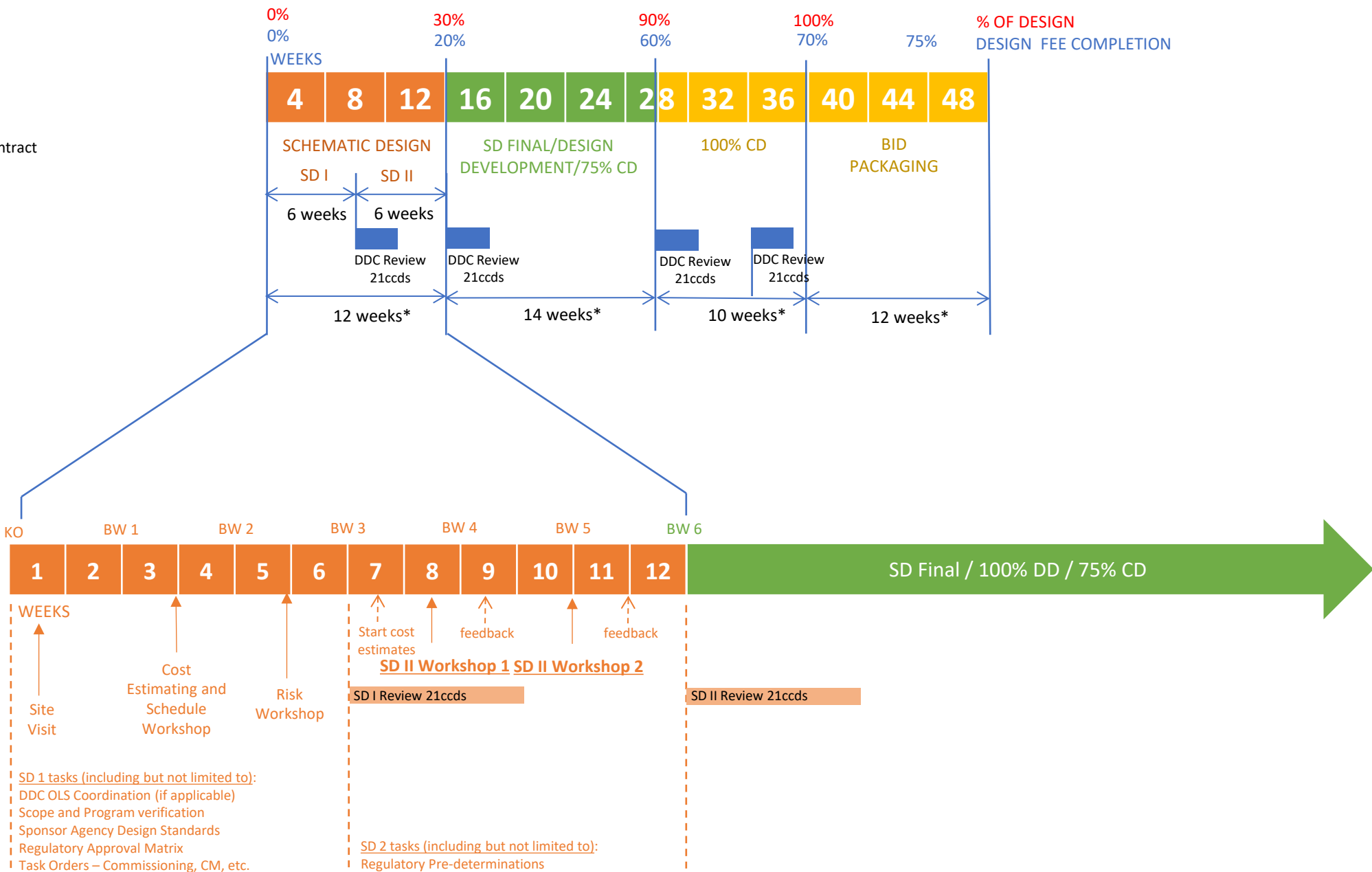


BASELINE DESIGN PHASE SCHEDULE

TRACK 3

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

Legend:
ccd: consecutive calendar days
KO: Kick-Off Meeting
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TRACK 3 BASELINE DESIGN PHASE SCHEDULE – SD FINAL/DD/CD

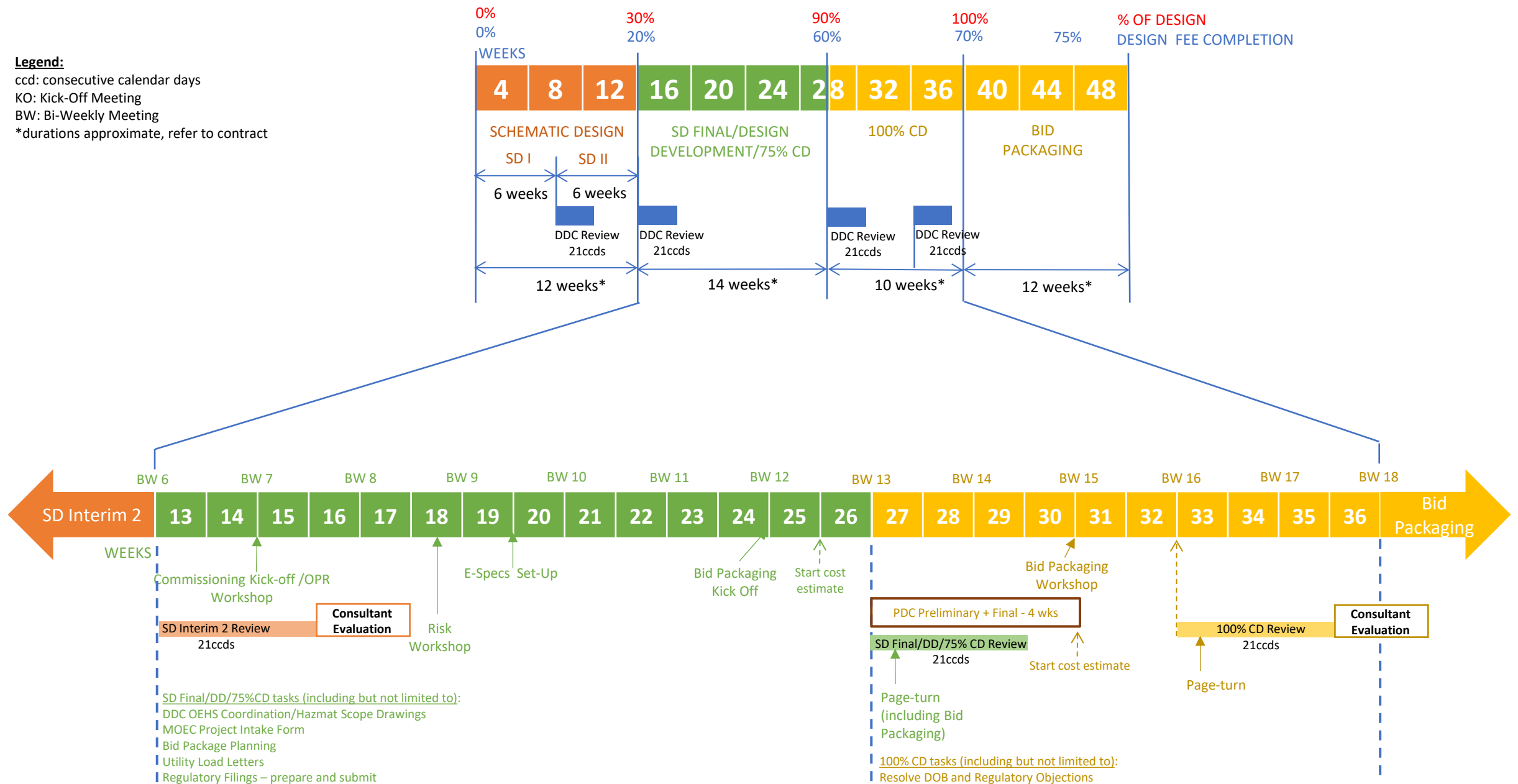
Legend:

ccd: consecutive calendar days

KO: Kick-Off Meeting

BW: Bi-Weekly Meeting

*durations approximate, refer to contract

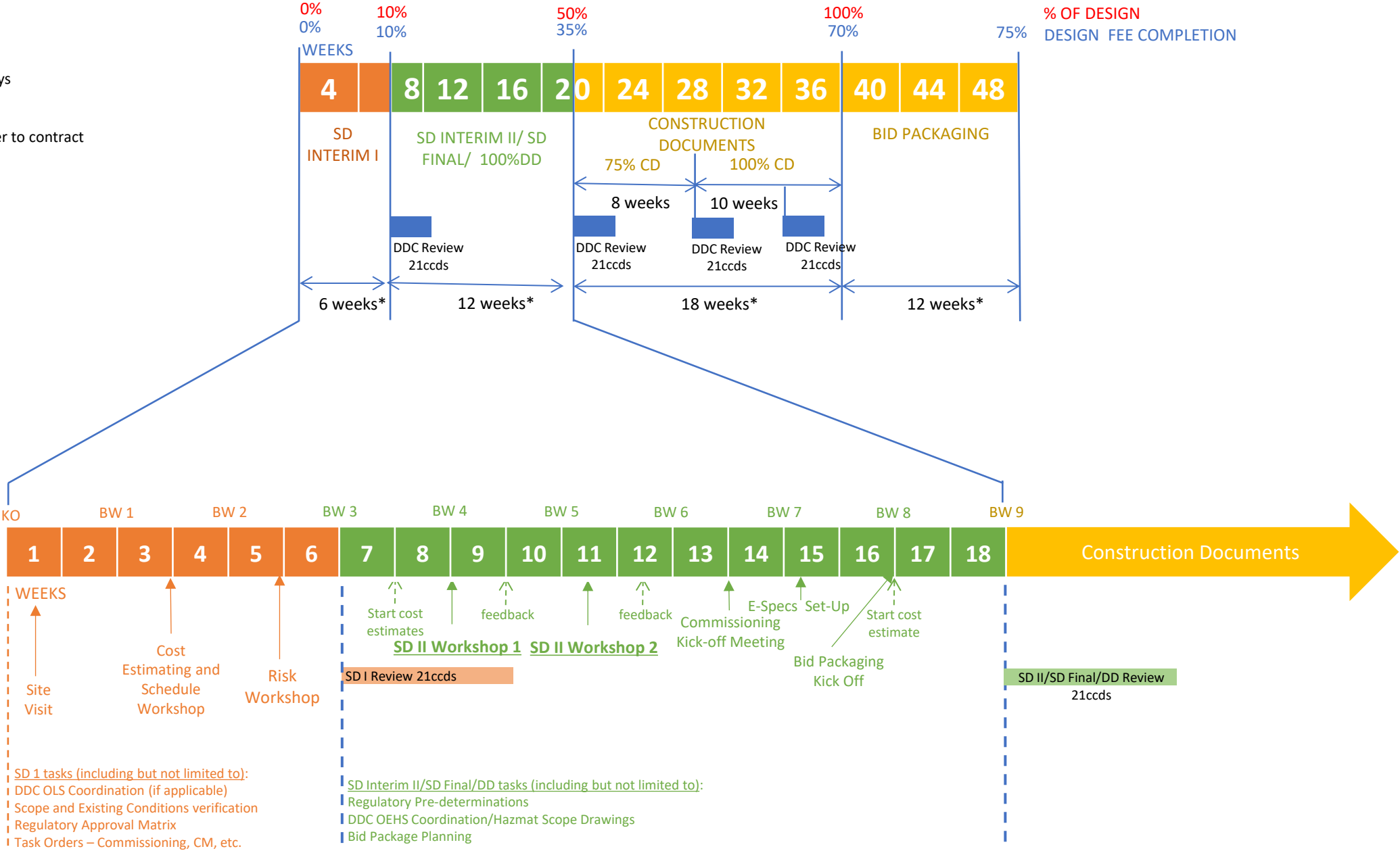


BASELINE DESIGN PHASE SCHEDULE

TRACK 3: EXPEDITED FACADE

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

Legend:
ccd: consecutive calendar days
KO: Kick-Off Meeting
BW: Bi-Weekly Meeting
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TRACK 3 EXPEDITED FACADE BASELINE DESIGN PHASE SCHEDULE – CONSTRUCTION DOCUMENTS

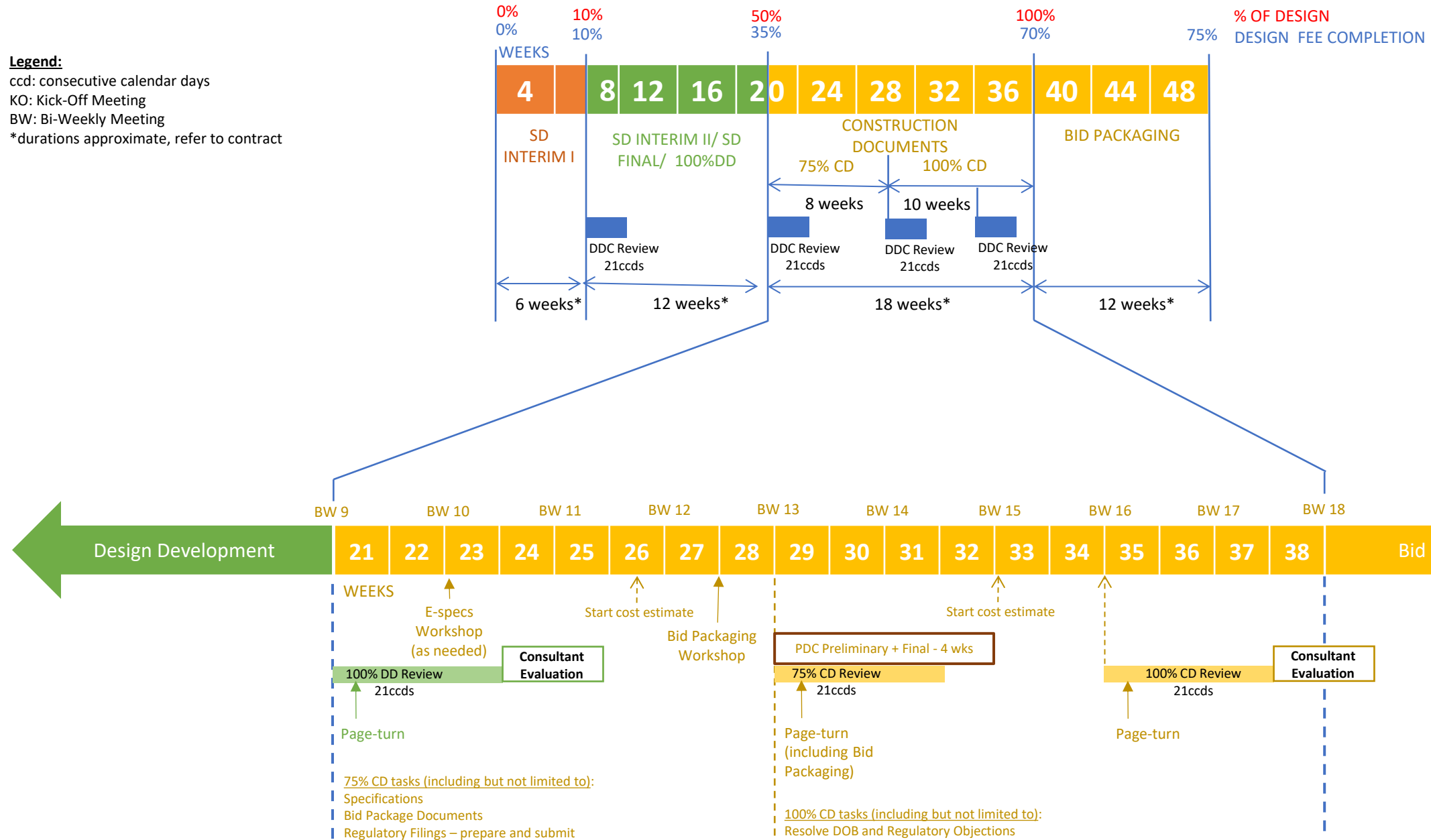
Legend:

ccd: consecutive calendar days

KO: Kick-Off Meeting

BW: Bi-Weekly Meeting

*durations approximate, refer to contract



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
*durations approximate, refer to contract

