



**PRECONSTRUCTION WORK PLAN**  
**Edmonds School District - ESC**

SOW#	Major Activities	Project Executive	Project Manager	Chief Estimator	Project Superintendent	Estimating Support	Project Engineer	VDC/BIM Support	Safety Manager	Outreach	3rd Party MEP Estimator	3rd Party Constructability/QA Review
		Craig Greene	Debbie Kim	Tim Casad	Brent Adams	Estimating Team	Katie Pinckard	Christian Waldo	Steve Brennan	Alec Stephens	TBD	TBD

Duration (Date to Date) **8/4/21 - 11/3/21** Number of Weeks **13**

A	Work Through "Preliminary Design Phase"											
1	Attend Six Project Management Meetings	4	12	12	6		6	2	2	2		
1	Attend Pre-App Conferences		2		2							
1	Attend One Design Review Phase	2	2	2	2		2					
1	Attend One School Board Meeting	2	2	2	2		2			2		
				2								
2	Develop Phasing Plan With Team	2	8		8		2		2			
3	Site And Building Assessment Reviews		4	4	4		4					
3	Additional Site Investigation (As		8		8		8	8				
4	Review Owner Schedule And Update	2	2	2	2		2					
5	Recommendation On ECCM/MCCM		2	2								
6	Site Logistics Plan	2	8	4	16		4		2			
7	Review Division 1 Documents	4	4	2								
8	Comment On Construction Feasibility, Constructability And Safety		8	8	8		8		2			
9	Monitor Development Of Design Documents		8	8	8		8					
10	Prepare CPM Schedule		8	2	16		8		2			
11	Prepare Subcontracting Plan		4	8	2	4	4					
12	Identify Long Lead Items And Plan		2	2								
13	Final Document Review And VE Recommendations		8	8	8	8	8		2			
14	Cost Estimate	4	16	40	8	40	16		2	2	16	
15	Cost Savings Recommendations And Tracking	2	8	8	2	8	8					
16	VE Process	2	16	16	4	16	16					
17	Finalize All Preconstruction Plans	2	8	8	8	8	8		2	4		

Duration (Date to Date) **11/3/21 - 1/31/22** Number of Weeks **13**

B	Construction Documents Phase											
1	Attend Meetings	4	12	12	4		12		2	2		
2	BIM Modeling							16				



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2	Cost Model Updates	2	4	12	2	12	4					
3	Constructability And Estimating	2	8	16	8	16	8					
4	Review And Verify Drawings		8	4	8		8					
5	Final Phasing plans	2	8	2	16		8		2			
6	Building Engineering Contract Management (As Required)											
7	Monitor CD's		8	8	8		8					
8	Update Constructability At 50% CD's	2	16	4	16		16					
8	Update Estimate At 50% CD's	4	16	40	8	40	16		2	4	40	
8	Update Schedule At 50% CD's	2	4	2	16		4					
8	Update Logistics Plan At 50% CD's	2	4	2	8		4					
9	Full Estimate Review And Reconciliation	4	8	40	8	40	8		2	4		
10	Interdisciplinary Check Of Documents		16	4	16	4	16					40
10	Final Constructability Report			8	2	2	2					4
11	Update Final CPM Schedule	2	2		8		2					
11	GMP Estimate	0	0	0	0	0	0	0	0	0	0	0
		54	254	294	242	198	230	26	24	20	56	44
		\$165.00	\$135.00	\$165.00	\$135.00	\$105.00	\$105.00	\$135.00	\$135.00	\$165.00	\$150.00	\$150.00
Subtotal		No Cost	\$34,290.00	\$48,510.00	\$32,670.00	\$20,790.00	\$24,150.00	\$3,510.00	\$3,240.00	\$3,300.00	\$8,400.00	\$6,600.00

**Edmonds School District ESC Grand Total    \$185,460.00**