DETERMINING CONSTRUCTION TIME

GUIDE FOR DETERMINING TIME REQUIRED TO PROGRAM, DESIGN, BID AND CONSTRUCT					
Phase of Project Development	**$50,000 to $300,000**	**$300,000 to $7,400,000**	**$7,400,000 to $15,000,000**	**$15,000,000 to $30,000,000**	**Over $30,000,000**
A/E Services Request: Preparation for posting	1 Month	2 Months	3 Months	3 Months	3 Months
A/E Services: Posting to A/E Contract	2 Months	3 Months	3-5 Months	5 Months	5 Months
Develop/Review Budget and Program	1 Month	2 Months	2 Months	3-5 Months	3-5 Months
Develop Preliminary Plans	1 Month	2 Months	2 Months	3 Months	4 Months
Complete/Review Design Report	1 Month	1 Month	1 Month	2 Months	2 Months
Complete Bid Documents	2 Months	2-3 Months	3 Months	3 Months	4 Months
Review Bid Documents (DFDM)	1 Month	1 Month	2 Months	2 Months	2 Months
Bid Posting to NTP	3 Months	4 Months	5 Months	5 Months	5 Months
Complete Construction	4-12 Months	8-18 Months	14-30 Months	24-34 Months	26-40 Months
Estimated Total Time	16-26 Months	25-36 Months	35-53 Months	50-62 Months	54-70 Months

*The guide is based upon average construction conditions with no unusual delay in delivery of materials or time lost to poor weather or other conditions.

*Add one or more additional months in Develop Preliminary Plans, if the project requires Agency Board, or Federal Approval prior to SBC Authority to construct