PROGRAM MEETINGS

- 02/21/2019  Initial Meeting with District
- 03/07/2019  Meeting with School District Staff
- 03/08/2019  Meeting with City Public Works Department
- 03/21/2019  Meeting with School District Staff
- 03/21/2019  Meeting with District Executive Team
- 03/21/2019  Community Workshop No. 1
- 03/28/2019  Meeting with Child Nutrition
- 03/28/2019  Meeting with Art Teachers
- 03/28/2019  Meeting with Science Teachers
- 03/28/2019  Community Workshop No. 2
- 03/29/2019  Career Tech Meeting
- 03/29/2019  Library Meeting
- 04/11/2019  Special Education Meeting
- 04/11/2019  M&O Custodial Meeting
- 04/11/2019  IT Department Meeting
- 04/11/2019  High School Clerical Staff Meeting
- 04/11/2019  Community Workshop No. 3
- 04/12/2019  High School Counselors Meeting
- 04/12/2019  Theater Manager Meeting
- 04/12/2019  Athletics Meeting
- 04/12/2019  District Nurse Meeting
- 04/16/2019  Community Workshop No. 4
- 04/24/2019  Community Workshop No. 5
MEETING WITH CITY PUBLIC WORKS

MARCH 8, 2019 | 9:30 AM | DUBLIN CITY HALL

Site Challenges

1. Central Parkway to the north of the site is a 2-lane residential street
2. Dublin Boulevard to the south is a 6-lane arterial with a signal light
3. There are concerns going from a public street to District owned property
4. There is a 60” storm drain running thru the property that will need to be relocated and maintained by the district
5. We will need to have pedestrian access to and along the property
6. We will need to line up with pedestrian access with receivers to the site across neighboring streets
7. Street cannot die into property without adding a hammerhead or turnaround
8. We can abandon easements thru a parcel map
9. Site currently has 6 parcels
10. We discussed possible city and district bus drop-offs
11. At the west end south of the stadium, pedestrians will need access to the school buildings so walkway will need to continue lined up with the adjoining street
12. For Storm Water, refer to Dublin Ranch Requirements. Laurie will provide link
13. May need to retain water on-site
14. Site falls close to 20’ to the south, direction of drainage
15. District will need to follow City landscaping standards along streets
   a. Use Eastern Dublin Landscape Plan Off-Site Standards
   b. Frontages are now considered Commercial
   c. District wishes a wide sidewalk in lieu of planter strips. Will go with tree grates as planter strips will get trampled by students
16. District is currently going thru CEQA process
COMMUNITY WORKSHOP NO. 1
MARCH 21, 2019 | 6:45 PM | FALLON MIDDLE SCHOOL LIBRARY

1. Explained What An Educational Specification Was
2. Shared RFP Concept Plan and Discussed Challenges of the Site (Easements and Access)
3. Discussed Phase One
   - 1,000 Students
   - (2) Academic Towers
   - Administration on the First Floor Temporarily
   - Gymnasium
   - Locker Room
   - Student Union with Food Court
   - Tennis Courts
   - Playfield
4. Discussed Phase Two
   - Administration Building
   - Third Academic Tower
   - Theatre and VAPA
   - All-Weather Track
   - Bleachers
1. Broke people into four groups and asked two questions.
   - What programs would ideally be included in a future comprehensive high school?
   - What design features would be important to include in our comprehensive high school?
What programs would ideally be included in a future comprehensive high school?

- PLTW - Project lead the way
- Environmental programs
- “Micro” Academies - Science, bio, labs - have more but make classes smaller.
- Leadership programs
- Social health wellness center
- Life Skills: Investments/ Finance
- Art/ Music/ digital media/ Coding classes/ Drama
- 1 building designated for Special needs and chill room
- Medical, bio, and animals science
- Political science
- Strong stem focus - Engineering & Robotics
- Athletics: football courts used for multipurpose sports
- Chess Club
- VAPA
- STEM
- SPED
- Career/ College courses

What design features would be important to include in our comprehensive high school?

- Safety Access
- Outdoor student union
- Larger lecture halls
- Next Gen Classrooms
- Multi- Level parking
- Living roof for tennis courts or gardens
- Flex walls and sturdy movable furniture
- Bike trails - Storage for bikes, scooters, skateboards.
- Green spaces
- Open spaces
- Food trucks in campus
- Key card entry
- Multiple drop off
- Paper towels dispensers in bathrooms
- Electrical charging station
COMMUNITY WORKSHOP NO. 2
MARCH 28, 2019 | 6:30 PM | FALLON MIDDLE SCHOOL MPR

1. Posted conceptual Siye and Flexible Floor Plans.
2. Displayed boards with ideas and concerns brought by the community.
   - Gave people colored dots to vote on what was important to them.
COMMUNITY WORKSHOP NO. 2

OTHER Learning Spaces

What design features would be important to include in our comprehensive high school?

Student Social and Emotional Health

Student Wellness Center

Counselor offices with soundproofing for confidentiality

Multiple small conference rooms for counselor meetings

OTHER Student Social and Emotional Health

What design features would be important to include in our comprehensive high school?

Other General Design Features

- Book room for textbook storage
- Multiple spaces for student collaboration with glass walls
- Indoor stairwells for teachers in multi-story buildings
- Staff restrooms accessible from interior of buildings
- Quiet HVAC system with thermostat controlled by teacher
- Paper towel dispensers (rather than hand dryers) in bathrooms
- Plenty of natural light inside buildings
- Outdoor student union
- Open spaces / Green spaces
- Covered walkways for inclement weather
- Living room for tennis courts or gardens
- Location for food trucks to easily serve campus
- Large collaboration space for teachers
RESULTS OF COMMUNITY WORKSHOP NO. 2

General Programs

- Micro Academics in a Variety of Subject Areas
- Regional Occupational Program Classes
- Leadership
- Government and Political Science
- Life Skills
- Personal Finance
- Speech/Debate
- Chess Club
- Character Ed/Social and Emotional Learning
- Support Class/Tutorials
- OTHER - College Prep
- OTHER - Digital Life
- OTHER - Social Media Learning
- OTHER - Language
- OTHER - Law Enforcement
- OTHER - Critical thinking
- OTHER - Home Economics
- OTHER - Culinary Academy
- OTHER - Political Science/Government
- OTHER - Environmental Studies
Programs for Science Technology Engineering Math (STEM)

- PLTW
- Environmental Programs/Science
- Medical
- Animal Science
- Engineering
- Architecture
- Coding
- Robotics
- OTHER - Smart Cities
- OTHER - Bio-med Academy
- OTHER - Engineering Academy
- OTHER - Academys
- OTHER - Comp Science/Visual Design/Mechanical Design
- OTHER - Digital Lab
RESULTS OF COMMUNITY WORKSHOP NO. 2

Programs for Athletics

- Soccer
- Football
- Volleyball
- Basketball
- Cricket
- OTHER - Track and Field
- OTHER - Futsal
- OTHER - Tennis
- OTHER - Esports Arena
- OTHER - Cheer
- OTHER - Swimming
- OTHER - Baseball
- OTHER - Badminton
- OTHER - Lacrosse
- OTHER - Mountain/Road bike team
- OTHER - Marshall Art Team
- OTHER - Girls Lacrosse
RESULTS OF COMMUNITY WORKSHOP NO. 2

Programs for Visual and Performing Arts

- Band/Performing Band
- Orchestra
- Choir
- Drama
- Drawing/Painting
- Photography
- Sculpture
- Graphic Arts
- Animation
- Dance
- Video Production
- OTHER - Music
- OTHER - Musical Theater
- OTHER - Community talent show
- OTHER - Piano
- OTHER - Foreign languages
### RESULTS OF COMMUNITY WORKSHOP NO. 2

#### General Design Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Count</th>
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<tbody>
<tr>
<td>Book room for textbook storage</td>
<td>3</td>
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<tr>
<td>Multiple spaces for student collaboration with glass walls</td>
<td>6</td>
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<tr>
<td>Indoor stairwells for teachers in multi-story buildings</td>
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<tr>
<td>Staff restrooms accessible from interior of buildings</td>
<td>4</td>
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<tr>
<td>Quiet HVAC system with thermostat controlled by teacher</td>
<td>4</td>
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<tr>
<td>Paper towel dispensers (rather than hand dryers)</td>
<td>2</td>
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<tr>
<td>Plenty of natural lighting</td>
<td>20</td>
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<tr>
<td>Outdoor student union</td>
<td>13</td>
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<tr>
<td>Open spaces/green spaces</td>
<td>2</td>
</tr>
<tr>
<td>Covered walkways for inclement weather</td>
<td>20</td>
</tr>
<tr>
<td>Living roof for tennis courts or gardens</td>
<td>13</td>
</tr>
<tr>
<td>Location for food trucks to easily serve campus</td>
<td>13</td>
</tr>
<tr>
<td>Large collaboration space for teachers</td>
<td>13</td>
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<tr>
<td>OTHER - Good WIFI connection</td>
<td>13</td>
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<tr>
<td>OTHER - Small group collaborative spaces</td>
<td>13</td>
</tr>
<tr>
<td>OTHER - Lots of stairwells to accommodate</td>
<td>13</td>
</tr>
<tr>
<td>OTHER - Extra wide non-slippery stairwells</td>
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</tr>
</tbody>
</table>
RESULTS OF COMMUNITY WORKSHOP NO. 2

Design Features to Include in Learning Spaces

- Large lecture hall for guest speakers and events
- Next Generation science classrooms
- Flexible walls
- Sturdy mobile furniture
- Desks and chairs comfortable for high school students
- Special Education rooms with bathrooms and quiet spaces
- Proper insulation for soundproofing and climate control
- Plenty of storage
- Plenty of power outlets (possible pull down from ceiling)
- Teacher presentation station close to large TV screen
- Proper acoustics for music rooms
- Properly sized rooms for high school students and desks
- Cork or other material that makes it easy to post charts, etc. on walls
- Tables for small group instructions
- Box theater
- OTHER - BIG LIBRARY
- OTHER - Especially for students above 5' 8"
- OTHER - Full theater
- OTHER - Box theater and lecture hall combo facility
- OTHER - Multiple Indoor Eating Areas with Seating
- OTHER - Robotics Lab Machine Shop
- OTHER - Art/Design Gallery
- OTHER - Recycled water plant that is a lab
- OTHER - Student Garden
- OTHER - Student Union (lunch room with textbooks and computers)
- Library
- OTHER - Computer Area
- OTHER - 1st Floor Library
- OTHER - Quiet Study Space
- OTHER - Virtual Reality Room
- OTHER - Smart Classroom
- OTHER - Digital Design Lab
- OTHER - Furniture for big and tall

Performance Inspired Design \ Incomparable Service
RESULTS OF COMMUNITY WORKSHOP NO. 2

Design Features for Student Social and Emotional Health

- Student Wellness Center
- Counselor Offices with soundproofing for confidentiality
- Multiple small conference rooms for counselor meetings
- 3 restroom types: boy, girl, gender neutral
- Covered outdoor lunch area (DHS only has 12 tables)
- OTHER - More Counselors
RESULTS OF COMMUNITY WORKSHOP NO. 2

Design Features for Safety

- Safe Student Drop Off
- Fencing around Campus
- Emergency Access
- Fenced Campus
- Security Cameras
- Emergency access for fire and police
- OTHER - Emergency exits
- OTHER - Planned Evacuation Sites
- OTHER - Metal Detectors
- OTHER - Bullet proof glass and doors
- OTHER - see through backpacks and lockers
- OTHER - Remember seismic safety from property anchored FFTEE
- OTHER - Armed Guard on campus
- OTHER - Student lockers
- OTHER - Campus Announcement System
- OTHER - Entrance and main drop off on Central
### RESULTS OF COMMUNITY WORKSHOP NO. 2

#### Design Features for Athletic Facilities

<table>
<thead>
<tr>
<th>Feature</th>
<th>Count</th>
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</thead>
<tbody>
<tr>
<td>Sports Complex/Locker Rooms close to the sports fields</td>
<td>6</td>
</tr>
<tr>
<td>Parking near stadium</td>
<td>6</td>
</tr>
<tr>
<td>Snack bar for boosters</td>
<td>4</td>
</tr>
<tr>
<td>Restrooms on both sides</td>
<td>4</td>
</tr>
<tr>
<td>9 lanes for track</td>
<td>6</td>
</tr>
<tr>
<td>Lacrosse netting at ends of the field</td>
<td>2</td>
</tr>
<tr>
<td>Dedicated dance room</td>
<td>0</td>
</tr>
<tr>
<td>OTHER - Better restroom</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Baseball field</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Badminton courts</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Indoor/Outdoor fitness center</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Swimming Pool</td>
<td>4</td>
</tr>
<tr>
<td>OTHER - No need for all the tennis courts</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Get rid of 1 court</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Can high school leverage fallon sport park since it is close by</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Cheer mats and storage</td>
<td>2</td>
</tr>
<tr>
<td>OTHER - Sound proofing stadium for neighbors/houses</td>
<td>2</td>
</tr>
</tbody>
</table>
RESULTS OF COMMUNITY WORKSHOP NO. 2

Design Features for Traffic and Access

- Multiple drop off locations (all side of campus)
- Safe pedestrian access
- Pedestrian bridge across Dublin Blvd
- Multi-level parking
- Electrical charging station
- Bike trails to campus
- Storage for bikes, scooters, and skateboards
- OTHER - Current design would create bad traffic jam
- OTHER - Bikes trails all around
- OTHER - Need curb on Central
- OTHER - Need turn off/drop off lane beside Central
- OTHER - Off campus park and ride
- OTHER - Pedestrian bridge over Fallon
- OTHER - foot bridge across Central
- OTHER - large area for cars to que up in. Barriers to keep them in.
- OTHER - Solar panels above parking
### General Concerns/Questions about the Design

<table>
<thead>
<tr>
<th>Issue</th>
<th>Response</th>
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<tbody>
<tr>
<td>How will construction be phased?</td>
<td>5</td>
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<tr>
<td>What students (grade levels) will start there?</td>
<td>0</td>
</tr>
<tr>
<td>Will completion depend on a new Construction Bond?</td>
<td>0</td>
</tr>
<tr>
<td>What are the functions of the school with the community?</td>
<td>3</td>
</tr>
<tr>
<td>Need-Wellness Center: place where students can go that need social emotional support</td>
<td>4</td>
</tr>
<tr>
<td>Concern about the sports complex being far from all the sports fields</td>
<td>1</td>
</tr>
<tr>
<td>Concern about no parking near the sports stadium</td>
<td>0</td>
</tr>
<tr>
<td>Will the classroom buildings be 3 stories?</td>
<td>4</td>
</tr>
<tr>
<td>Concerns of students crossing Dubling Blvd? Need to do traffic study.</td>
<td>0</td>
</tr>
<tr>
<td>Will the city have issues about lowering the speed limit for student crossing? Possible crossing bridge?</td>
<td>2</td>
</tr>
<tr>
<td>Students being dropped off in all areas around Dublin. Is there another alternative for drop off?</td>
<td>0</td>
</tr>
<tr>
<td>Can Finnan Way be used as a drop off?</td>
<td>1</td>
</tr>
<tr>
<td>Will construction continue during school sessions?</td>
<td>3</td>
</tr>
<tr>
<td>Can Fallon's Sports Park be used by the school?</td>
<td>0</td>
</tr>
<tr>
<td>OTHER - Is there enough space for a competitive pool with bleachers and coverage?</td>
<td>0</td>
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<tr>
<td>OTHER - Would the swim team be able to use the wave?</td>
<td>0</td>
</tr>
<tr>
<td>OTHER - Impact of lights, noise, traffic and pedestrians on immediate homes next to school</td>
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</tr>
<tr>
<td>OTHER - Who is representing the concerns of immediate neighbors? Please formalize</td>
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<tr>
<td>OTHER - No drop off on Finnan please</td>
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</tr>
<tr>
<td>OTHER - Would baseball team be able to use Fallon Sports Park?</td>
<td>0</td>
</tr>
<tr>
<td>OTHER - What is the capacity plan for DHS and this new school over time (3-10 years)?</td>
<td>0</td>
</tr>
<tr>
<td>OTHER - Leverage multi-story design for future capacity</td>
<td>0</td>
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<tr>
<td>OTHER - Favor/Support alternative transport options above automobiles</td>
<td>0</td>
</tr>
</tbody>
</table>
1. Discussed the outcome of the survey.
2. Discussed the cost analysis of 2-story versus 3-story construction.

### ACADEMIC TOWERS - NEW HIGH SCHOOL

**DUBLIN UNIFIED SCHOOL DISTRICT**

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>TOTAL</th>
<th>UNIT TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>Academy 1</td>
<td>45,716</td>
<td>$408.00</td>
<td>$18,652,128</td>
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<tr>
<td>27</td>
<td>Academy 2</td>
<td>46,507</td>
<td>$430.00</td>
<td>$19,687,870</td>
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<tr>
<td>27</td>
<td>Academy 3</td>
<td>47,058</td>
<td>$426.00</td>
<td>$20,046,708</td>
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</table>

- Site Work: 24 acres, $650,000

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<th>UNIT</th>
<th>TOTAL</th>
<th>UNIT TOTAL</th>
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<tbody>
<tr>
<td>38</td>
<td>Academy 1</td>
<td>70,745</td>
<td>$448.50</td>
<td>$31,587,643</td>
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<tr>
<td>39</td>
<td>Academy 2</td>
<td>71,536</td>
<td>$448.50</td>
<td>$32,083,896</td>
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</tbody>
</table>

#### Comparison as follows for three story vs. two story at the bldg/sf value:
- Foundations – deduct $6
- Slabs – deduct $6
- Ext walls – +$5
- Int walls – deduct $5
- Structure +24/sf
- Stairs +$9
- Metal decking +$3
- Roof – deduct 4
- Seismic Joint +$5
- Exterior glazing +$10
- Conveying – Add an elevator floor - $150k

Overall the exterior enclosure is $21.5/sf higher and stairs/ conveying is $12/sf higher. $33.5/bldgsf higher on the subtrade level. Multiply by the contractor mark up as +/- 15% equates to $38.5/bldgsf. This is without a geographical escalation, construction delivery modifiers or implementation of a PLA.
3. Discussion on whether school should face Central Parkway or Dublin Boulevard.
   - Can Finnian Way be used to access school?

4. Biggest point - “Phase one needs to be a comprehensive high school with classrooms, labs, library, rooms for art, music, drama, and PE.
1. Community members as architects.
RESULTS OF COMMUNITY WORKSHOP NO. 4
RESULTS OF COMMUNITY WORKSHOP NO. 4
RESULTS OF COMMUNITY WORKSHOP NO. 4
1. Discussed the merits and concerns of each of the 10 sites developed by the community.
2. Developed 6 hybrid site plans incorporating some of the big ideas.
3. Community Vote - red dot / green dot.
COMMUNITY WORKSHOP NO. 5
COMMUNITY WORKSHOP NO. 5

1. Discussions of imagery.
COMMUNITY WORKSHOP NO. 5

1. The results:
SAFETY AND SECURITY

• "All-Hazards" design
• Law enforcement presence on campus
• High-det 360 degree digital cameras
• "Lock-Down/Pause" Buttons
• Reinforced secure door hardware on classrooms
• "Indicator style" locks with classroom security function
• Hand-held digital radio system for campus administration/faculty
• Board Policy and Administrative Practices aligned with Physical Implementations
• Training and Drills
• Label exterior doors and entry drives
• Sensing technology at primary entrances (evaluate in conjunction with staffing)

1. Front entry door video camera/intercom
2. Secure vestibules at "primary" entries
3. Ballistic/impact resistant film
4. Access control/proximity card reader access for designated exterior doors
5. Emergency Call Stations at designated site areas
6. Continuous 6’ tall vertical perimeter site fencing
7. Access control fencing to secure the building complex.
### 2019 Calendar

<table>
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<tr>
<th>Start: Programming</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
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<td>Bidding &amp; Award</td>
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### 2020 Calendar

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### 2021 Calendar

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<td>Construction Docs</td>
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### 2022 Calendar

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DUBLIN USD NEW HIGH SCHOOL

START:
- Programming
- Design
- Construction Docs
- Agency Reviews
- Construction
- Bidding & Award
- Punchlist

Increment No. 1 Sitework
- Construction Increment No. 1 Sitework
- Increment No. 1 Sitework
- Increment No. 2 Buildings

Increment No. 2 Buildings
- Construction Increment No. 2 Buildings
- Construction Increment No. 2 Buildings
- Construction Increment No. 2 Buildings

Construction
- First Day of Class
THANK YOU