

SECTION 01 32 00.2

CONSTRUCTION SCHEDULES (CONVENTIONAL CPM FORMAT)

Note: This section is intended to include general procedural requirements for the preparation, submittal and updating of Builder's Construction Progress Schedules.

Text relies on the General Conditions and Sections 01 33 00. Use text of this Section 01 32 00.2 when a conventional CPM Progress Schedule is appropriate, and its use is specifically approved by the Owner.

PART 1 GENERAL

1.01 REQUIREMENT INCLUDED

- A. Procedures for preparation and submittal of construction progress schedules and periodic updating.

1.02 RELATED REQUIREMENTS

- A. Section 01 11 00 - Summary of Work.
- B. Section 01 33 00 - Submittals.
- C. Section 01 32 00 - Construction Schedules.

1.03 OVERALL PROJECT SCHEDULE

- A. The construction of this project shall be planned and recorded with a conventional critical path method (CPM) schedule. The schedule shall be used for coordination, monitoring, and payment of all work under the Contract including all activities of subcontractors, vendors, and suppliers.
- B. The overall project schedule shall be in the form of a time scaled precedence diagram. It shall show the sequence and interdependence of all activities required for complete performance of all items of work under this Contract, including shop drawing submittals, approvals, fabrication and delivery activities. All network restraints (restraining activities which restrain the start of another activity) are to be shown on the diagram.
- C. Long term construction activities shall be broken down into recognizable sub-activities so that no activity or sub-activity will be longer than 15 work days.
- D. The Owner and the Professional reserve the right to selectively limit the number of activities on the schedule.
- E. The activities are to be described so that the work is readily identifiable and the progress of each activity can be readily measured. For each activity, the Builder shall identify the trade or subcontractor performing the work, the duration of the activity in work days, the manpower involved by trade, the equipment involved, the location of the work, and a dollar value of the activity. The dollar value assigned to each activity shall be reasonable and based on the amount of labor, materials and equipment involved in conformance with the unit bid price items or the approved Schedule of Values. When added together the dollar value of all activities shall be equal to the Contract amount.
- F. The Builder shall also provide the following information: work days per week, holidays, number of shifts per day, number of hours per shift, number of prime time work hours, proposed schedule of "utility shut-downs" and major equipment to be used.

- G. Any precedence diagram submitted by the Builder may either be hand drawn or computer plotted. Regardless of the type of diagram, exercise sufficient care to produce a clear, legible and accurate diagram. Group activities related to specific physical areas on the diagram for ease of understanding and simplification.
- H. The overall project schedule shall be updated monthly and this monthly update shall generate a report that will indicate the remaining duration and percent completion for each activity. This report will act as the basis for the Builder's request for payment.

1.04 NEAR TERM SCHEDULE

- A. The near term schedule shall depict those activities and their duration which must be accomplished during the first 60 calendar day period in order to maintain a rate of progress consistent with the overall project schedule. The near term schedule shall incorporate a detailed schedule of all "utility shut-downs" which would impact on Owner's operations or functions including but not limited to power, telephone, computers, communication systems, A/C systems, fire sprinkler and alarm systems, domestic water systems, sanitary sewer Systems, etc.
- B. The near term schedule, delineating the work anticipated for the first sixty (60) calendar days after Notice to Proceed, shall be prepared and submitted to the Professional prior to the effective date of the Notice to Proceed.

1.05 OVERALL PROJECT SCHEDULE

- A. The initial overall project schedule delineating all the work on the Project shall be prepared and submitted to the Professional within thirty (30) calendar days from the effective date of the Notice to Proceed.

1.06 PROCEDURES

- A. The Professional, or the Owner's scheduling representative will review the overall project schedule, and near term schedule, for compliance with the contract requirements as to staging, phasing, and time of completion. Acceptance of these schedules does not imply either the Professional, or the Owner's endorsement and/or responsibility of each and every activity duration or sequence of activities.
- B. The overall project schedule may be revised from time to time as conditions may require, and as accepted by the Owner, provided however, that nothing in this Article shall be construed to authorize or approve any extension of time, or increase in Contract price, it being expressly understood and agreed that time extensions, or increase in the Contract price, if any, may only be granted in accordance with the applicable requirements of the General Conditions.

Failure to submit an updated schedule may result in a denial of progress payment or General Conditions for that period.

- C. The then currently approved overall project schedule shall be the basis for interpreting any and all time-associated provisions of the Contract including proposed time extensions.

The Builder may make only those revisions to the construction schedule as are accepted in advance by the Owner. In the event of a revision, the Builder shall make certain that not more than one activity shall have the same activity identification number. The activity numbers of deleted activities shall not be used again.

Changes to the Contract by Work Order or Change Order are to be included in the overall project schedule. The new activities and logic are to be reviewed and approved by the Owner and the scheduling representative prior to being incorporated into the approved overall project schedule.

The duration of the initial overall project schedule shall be in agreement with the duration of the Contract as stipulated in the Bid Form or as modified by the Contract Provisions described in these Contract Documents.

- D. The Professional or the Owner's scheduling representative will perform those duties set forth in the General Conditions, or other related duties as from time to time may be required by the Owner. The Professional or the Owner's scheduling representative will be available to help identify activities which relate to other construction projects, if applicable.

1.07 PARTIAL PAYMENTS

Requests for partial payment must be accompanied by the updated Construction Schedule. Requests for payment will not be processed unless properly submitted as specified.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION