

	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER		
revised 8/20/2009	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	MONTH 13	MONTH 14	MONTH 15	MONTH 16		
DIVISIONS																	DIVISIONS	
01000	GEN CONDITIONS	SITE OFFICE TEMP UTILITIES	PERMIT FROM ARCHITECT	PERMIT FROM ARCHITECT													GEN CONDITIONS	01000
02000	SITE WORK	GRADING REMOVAL / RECOMPACT	GRADING REMOVAL / RECOMPACT	FINAL ROUGH GRADING PUNCH LIST	SITE DRAINS	SITE DRAINS	CONNECT ROOF SITE DRAINS										SITE WORK	02000
02500	UTILITY SERVICE	TRENCH INSTALL TEMP UNDERGROUND DRIVEWAY REMOVAL	TRENCH INSTALL UNDERGROUND	TRENCH INSTALL UNDERGROUND	TRENCH /INSTALL UNDERGROUND	PULL COPPER		WATER								DEMO DRIVEWAY INSTALL DRIVEWAY	UTILITY SERVICE	02500
02700	PAVING		NO WORK	NO WORK LAYOUT SITE DRAINAGE					SITE WALKS	SITE WALKS	SITE WALKS						PAVING	02700
02800	SITE IMPROVEMENTS	SITE FENCING	SITE GRADING														SITE IMPROVEMENTS	02800
02900	LANDSCAPE	TREE REMOVAL	TREE REMOVAL	TREE REMOVAL	DESIGN	DESIGN			BID	SELECT LANDSCAPE COMPANY			ORDER MATERIAL	START INSTALL LARGE GROWTH	INSTALL		LANDSCAPE	02900
03300	CONCRETE	SITE REVIEW	FOUNDATION EXCAVATE MAIN HOUSE BID	TREE REMOVAL INSTALL REBAR FOUNDATIONS	POUR FOUNDATIONS SET-UP SLABS	POUR SLABS PUNCH LIST COMPLETE	SW CUT SLABS COMPLETE SUBMITTALS									COMPLETE INSTALL POLISH / STAIN	CONCRETE	03300
04420	STONE							SAMPLES STONE COUNTERS	SAMPLES STONE COUNTERS	FINAL SELECTIONS STONE COUNTERS	PURCHASE MATERIAL	SHOP DRAWINGS	INSTALL COUNTERS	INSTALL COUNTERS			STONE	04420
05100	STRUCTURAL STEEL	SHOP DRAWINGS	SHOP DRAWINGS TEMPLATE DELIVER	PROVIDE FINAL SIZES BEAM / COLUMN	INSTALL COLUMNS BEAM / COLUMNS	INSTALL BEAMS COMPLETE	FINAL WELDING COMPLETE										STRUCTURAL STEEL	05100
05700	ORN. IRON			SHOP DRAWINGS MAIN STAIR	START FABRICATION MAIN STAIR	FABRICATION MAIN STAIR		INSTALLATION MAIN STAIR	FABRICATION HANDRAILS				INSTALL HANDRAILS	INSTALL HANDRAILS	MISC IRON	BEAM / COLUMNS PUNCH LIST	ORN. IRON	05700
06100	ROUGH CARPENTRY		SCHEDULE SUBCONTRACTOR	T.G.I. SUBMITTAL SCHEDULE SUB	CONFIRM FINAL MATERIAL ORDER	SHIP MATERIAL START FRAMING	FRAMING SECOND FLOORS	COMPLETE ALL FRAMING		STRAIGHT LINE	COMPETE						ROUGH CARPENTRY	06100
06200	FINISH CARP.				SCHEDULE SUBCONTRACTOR		TRELLIS SAMPLE MOCK-UPS	APPROVE TRELLIS MOCK-UP		SHIP TRELLIS MATERIAL	INSTALL BASE BOARD TRELLIS FABRICATION	INSTALL BASE BOARD TRELLIS FABRICATION		FINISH STAIR TREADS	CLOSETS	CLOSETS	FINISH CARP.	06200
06400	CABINETS	BID					SUBMITTALS	SUBMITTALS		FABRICATION CUSTOM	FABRICATION CUSTOM ORDER CABINETS	FABRICATION CUSTOM	INSTALLATION CUSTOM DECKS UNDERLAYMENT	INSTALLATION CUSTOM SHIP & STORE CABINETS	INSTALL		CABINETS	06400
07100	WATERPROOF		DETAIL REVIEW				SUBMITTALS	PEEL&SEAL BITUTHANE		SHOWER PANS	AT WINDOWS		CAULKING DOORS / WINDOWS	CAULKING DOORS / WINDOWS	DECKS UNDERLAYMENT	DECKS COLOR COATS	WATERPROOF	07100
07200	INSULATION								INSTALLATION								INSULATION	07200
07500	ROOFING				CONFIRM SPEC	FIELD MEASURE	FABRICATION	INSTALLATION BUILT UP	INSTALLATION BUILT UP		PUNCH LIST						ROOFING	07500
07600	SHEET METAL		FINAL DETAILING				ROOF EDGES	ROOF PENETRATIONS	START DOOR PANS ROOF EDGES	DECK EDGES							SHEET METAL	07600
08200	DOOR HARDWARE			SHOP DRAWINGS	SUBMIT SHOP DRAWINGS	FINAL APPROVAL SHOP DRAWINGS	PURCHASE			SHIP	SHIP					FINALTRIM	DOOR HARDWARE	08200
08500	DOORS & WINDOWS			SHOP DRAWINGS	SUBMIT SHOP DRAWINGS	FINAL APPROVAL PLACE ORDER	FABRICATION	FABRICATION	SHIP START INSTALLATION	INSTALLATION					BATHROOM MIRRORS	PUNCH LIST	DOORS & WINDOWS	08500
08500	INTERIOR DOORS						SHOP DRAWINGS	SUBMIT SHOP DRAWINGS	FINAL APPROVAL SHOP DRAWINGS	FABRICATION	FABRICATION						INTERIOR DOORS	08500
08600	SKYLIGHTS			SHOP DRAWINGS	SUBMIT SHOP DRAWINGS	FINAL APPROVAL SHOP DRAWINGS	FABRICATION	FABRICATION SET SCAFFOLD	INSTALLATION PAPER WRAP								SKYLIGHTS	08600
09220	EXTERIOR PLASTER						SAMPLES	SAMPLES			INSPECTIONS SCRATCH	BROWN COATS COLOR COATS	CURE				EXTERIOR PLASTER	09220
09210	DRYWALL										DROP MATERIAL	HANG DRYWALL EDGE METALS	TAPE AND TOPPING COATS			REPAIR AT LIGHTING / REVISIONS	DRYWALL	09210
09300	TILE	REVIEW ALLOWANCES	SPECIFICATIONS FROM DESIGNER / ARCHITECT	SUBMITTALS	SUBMITTALS	ORDER	LEAD TIME	LEAD-TIME	SHIP	STORE ON SITE	SET LATH INSPECTIONS	SCRATCH COATS	START TILE	PUNCH LIST INSTALL TILE	COMPLETE TILE	PUNCH LIST TILE	TILE	09300
09600	FLOORING											WOOD SAMPLES		PURCHASE WOOD FLOORING	ACCLIMATION WOOD FLOORING	INSTALLATION WOOD FLOORING	FLOORING	09600
09900	PAINT											SUBMITTALS		PRIMER DRYWALL COLOR DRYWALL	INTERIOR DOORS WOOD BASE/CASE	INTERIOR / EXTERIOR	PAINT	09900
10000	SPECIALTIES		SPECIFY														SPECIALTIES	10000
11000	EQUIPMENT		CONFIRM LOCATION FOR POOL AND HAVC	SUBMITTALS	FINAL APPROVAL				SHIP HOOD	INSTALL HOOD							EQUIPMENT	11000
12000	FURNISHINGS	BY OWNER	BY OWNER	BY OWNER				INSTALL SHADE POCKETS						HARD WIRE SHADES	FABRICATE	FABRICATE	FURNISHINGS	12000
13000	SPECIAL CONSTRUCTION											SELECT FINAL WINDOW TREATMENT				INSTALL POCKET SHADES	SPECIAL CONST	13000
13000	SWIMMING POOL	PERMIT	PERMIT	EXCAVATION	GRADING REMOVAL / RECOMPACT FINAL FIXTURE SELECT UNDERGROUND	COMPLETE GRADING START EXCAVATION	REMOVE / RECOMPACT START POOL	POOL STRICTURE PLUMBING	POOL STRUCTURE	POOL SHELL	POOL SHEEL	TILE					SWIMMING POOL	13000
15000	PLUMBING		TRENCH INSTALL UNDERGROUND	INSTALL UNDERGROUND	GRADING REMOVAL / RECOMPACT FINAL FIXTURE SELECT UNDERGROUND	PURCHASE VALVES		START ROUGHS SUPPLY LINES	ROOF DRAINS SEWERS	SET ALL VALVES / IN WALL FIXTURES	FINAL ROUGH PUNCH LIST				SET PLUMBING TRIM		PLUMBING	15000
15700	HVAC	DUCT LOCATIONS AC PAD STRUCTURE	TRENCH INSTALL UNDERGROUND	INSTALL UNDERGROUND	HAVC PADS			START ROUGHS DUCT FABRICATION	DUCT INSTALL LIGHTING CONTROL INSTALLATION	REGISTER INSTALLATION	FINAL ROUGH DUCT WORK		SET CONDENSORS TEST FIRE		SET CONTROLS TEST FIRE		HVAC	15700
16000	LOW VOLTAGE / THEATER		SELECT SUB DESIGN					START ROUGHS DESIGN	FINAL LIGHTING CONTROL INSTALLATION	FINAL ROUGH				SET CONTROLS		THEATER EQUIPMENT	LOW VOLT / THEATER	16000
16000	ELECTRICAL		TRENCH INSTALL UNDERGROUND	INSTALL UNDERGROUND FIXTURE SUBMITTALS	FIXTURE APPROVAL PURCHASE FIXTURES			START ROUGHS PANELS / OUTLETS	CONDUIT LIGHTING	FINAL LIGHTING WALK THROUGH	FINAL ROUGH PUNCH LIST LIGHTING		SET ALL SWITCHES / OUTLETS		SET LIGHTING TRIM		ELECTRICAL	16000

The column on the left contains the same divisions as the cost summary.

The schedule will also establish milestones for the owner and architect to finalize any outstanding design elements and make final product selections (in this case, tile).

Drawings completed by the contractor for such items as windows and structural steel must be approved prior to fabrication.

The critical path is shaded blue. At our weekly site meetings, we discuss each item and review any requested information to assure the builders have all the information needed for continued progress.

Items in red represent critical milestones that affect progress for the next trade's progress. Here, we can see that if the drywall is not completed, the painter will not be on schedule and a dreaded domino effect can occur.

Toward the close of the project, we can pinpoint the exact move-in date. We require the last two weeks for punch list items and clean-up.