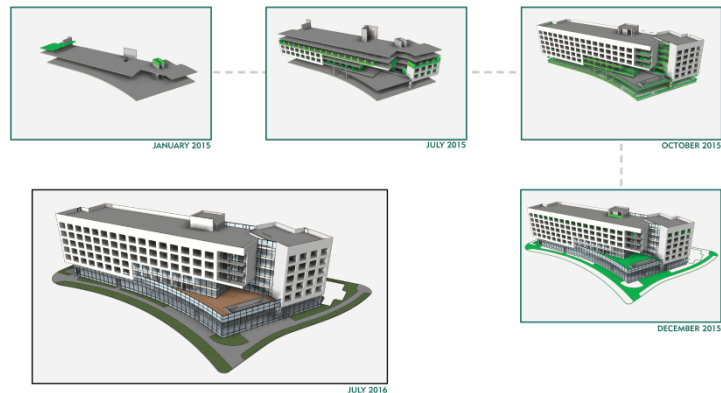




Scheduling

As a team, discuss the project scope of work. There are many aspects that go into the development of an overall project schedule. These can include:

- Design durations
- City approvals
- Site preparations
- Demolition (if needed)
- Off-site improvements
- Site and building construction
- Weather conditions
- Owner equipment set-up
- Move-in



The level of detail in a schedule generally matches the level of design progress. The further along the design, the more accurate the scope of work and methods of construction can be determined.

Phasing

Larger projects may require the phasing of work in order to maintain the most progressive schedule. Oftentimes, certain components of a building take longer to fabricate and deliver than the construction work preceding them. An example might be precast concrete exterior walls. The site preparations and footing construction may happen relatively quickly. It is not efficient for the job site to be “shut down” while waiting for the arrival of the wall panels. Your choice is to either delay the start of construction to avoid a stoppage in work or order the wall panels before the construction documents are 100% complete.

Phasing is an important discussion between the design and construction teams. This conversation will often dictate how the designers produce their documents. The entire team must understand the project schedule objectives as early in the process as possible.

Construction Execution Processes

Refer back to your construction site visit and think about all of the items needed to complete a project which are “indirect” costs. Indirect means it is a cost needed to complete the project but is not tangible. Examples include: project supervision, safety items, forms needed to install concrete, tools, etc. A significant portion of every project involves the cost of labor and materials not represented within the design documents but needed to complete the project.