|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
|  |  |  | COMMERCIAL CONSTRUCTION  **Schedule Template** |  |  |
|  |  |  |  |  |  |
|  | START | END | **PROJECT CONCEPT** | Choose Design Team |  |
|  | 01/08/2020 | 20/08/2020 | Select Project Site |  |
|  | **20 Days** | | Discuss and Select Construction Service |  |
|  |  |  |  | Identify Project Parameters / Feasibility |  |
|  |  |  |  |  |  |
|  | START | END | **PLANNING AND DESIGN DEVELOPMENT** | Identify Required Functionality & Aesthetics |  |
|  | 01/09/2020 | 31/10/2020 | Complete Schematic Design |  |
|  | **61 Days** | | Prepare Preliminary Estimate |  |
|  |  |  |  | Establish Preliminary Schedule |  |
|  |  |  |  | Complete Site Plan Approval Process |  |
|  |  |  |  | Perform Value Engineering |  |
|  |  |  |  | Secure financing |  |
|  |  |  |  | Finalize Construction Documents |  |
|  |  |  |  | Establish Final Project Budget |  |
|  |  |  |  |  |  |
|  | START | END | **BIDDING AND AWARD** | Identify Subcontractor List for Bidding |  |
|  | 01/11/2020 | 30/11/2020 | Solicit Subcontractor Bids |  |
|  | **30 Days** | | Award Subcontracts |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  | START | END | **MOBILIZATION** | Obtain necessary Permits and Insurance |  |
|  | 01/12/2020 | 23/12/2020 | Finalize Project Schedule |  |
|  | **23 Days** | | Coordinate Project Start-up items |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  | START | END | **ACTIVE CONSTRUCTION AT JOB SITE** | Construction Activity 1 |  |
|  | 01/02/2021 | 01/08/2021 | Construction Activity 2 |  |
|  | **182 Days** | | Construction Activity 3 |  |
|  |  |  |  | Construction Activity 4 |  |
|  |  |  |  | Construction Activity 5 |  |
|  |  |  |  | Construction Activity 6 |  |
|  |  |  |  | Construction Activity 7 |  |
|  |  |  |  | Field Supervision / Quality Control |  |
|  |  |  |  | Manage Subcontractors |  |
|  |  |  |  | Manage Change Orders |  |
|  |  |  |  | Coordinate Local/County/State Inspections |  |
|  |  |  |  | Track Costs (budget vs. actual) |  |
|  |  |  |  |  |  |
|  | START | END | **PROJECT CLOSEOUT** | Substantial Completion |  |
|  | 10/08/2021 | 08/09/2021 | Final Inspections |  |
|  | **30 Days** | | Certificate of Occupancy |  |
|  |  |  |  | Punch List |  |
|  |  |  |  | Closeout Documentation |  |
|  |  |  |  |  |  |
|  | START | END | **OCCUPANCY** | Final Billing |  |
|  | 10/09/2021 | 15/09/2021 | Final Walkthrough with Owner |  |
|  | **6 Days** | | Final Clean up |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
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