# **Construction Schedule Template**

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| clear spacer | |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | **ID** | **Outline Number** | **Name** | **Duration** | **Predecessors** | **Start** | **Finish** | | 1 | 1 | Contracts |  |  |  |  | | 2 | 1.1 | -   Supply Lot Sale Agreement |  |  |  |  | | 3 | 1.2 | -   Supply Construction Agreement |  |  |  |  | | 4 | 1.3 | -   Supply Contract Plans |  |  |  |  | | 5 | 1.4 | -   Supply Contract Specifications |  |  |  |  | | 6 | 1.5 | -   Supply Contract Site Plan |  |  |  |  | | 7 | 1.6 | -   Secure Financing |  |  |  |  | | 8 | 1.7 | -  Construction Loan Settlement |  |  |  |  | | 9 | 2 | Document Review & Revision |  |  |  |  | | 10 | 2.1 | -  Review & Finalize Plans |  |  |  |  | | 11 | 2.2 | -  Review & Finalize Specifications |  |  |  |  | | 12 | 2.3 | -  Review & Finalize Site Plan |  |  |  |  | | 13 | 2.4 | -  Print Construction Drawings |  |  |  |  | | 14 | 2.5 | -  Approve Revised Plans |  |  |  |  | | 15 | 2.6 | -  Approve Revised Specifications |  |  |  |  | | 16 | 2.7 | -  Approve Revised Site Plan |  |  |  |  | | 17 | 3 | Bids & Contracts |  |  |  |  | | 18 | 3.1 | -  Make Copies of Plans |  |  |  |  | | 19 | 3.2 | -  Make Copies of Specifications |  |  |  |  | | 20 | 3.3 | -  Distribute Plans & Specifications |  |  |  |  | | 21 | 3.4 | -  Receive Bids |  |  |  |  | | 22 | 3.5 | Review Bids |  |  |  |  | | 25 | 3.6 | -  Execute Subcontractor Agreements |  |  |  |  | | 26 | 4 | Grading & Building Permits |  |  |  |  | | 27 | 4.1 | -  Schedule lot stake-out |  |  |  |  | | 28 | 4.2 | -  Stake lot |  |  |  |  | | 29 | 4.3 | -  File Grading Permit Application |  |  |  |  | | 30 | 4.4 | -  File Building Permit Application |  |  |  |  | | 31 | 4.5 | -  Post Lot Identification |  |  |  |  | | 32 | 4.6 | -  Meet Sed. Control Insp. |  |  |  |  | | 33 | 4.7 | -  Walk Lot w/ Owner |  |  |  |  | | 34 | 4.8 | -  Install Construction Entrance |  |  |  |  | | 35 | 4.9 | -  Install Sediment Controls |  |  |  |  | | 36 | 4.10 | -  Sediment Control Insp. |  |  |  |  | | 37 | 4.11 | -  Grading Permit Issued |  |  |  |  | | 38 | 4.12 | -  County Permit Process |  |  |  |  | | 39 | 4.13 | -  Building Permit Approved |  |  |  |  | | 40 | 4.14 | -  Pay Permit Fees and Excise Taxes |  |  |  |  | | 41 | 4.15 | -  Building Permit Issued |  |  |  |  | | 42 | 5 | Site Work |  |  |  |  | | 43 | 5.1 | -  Clear Lot |  |  |  |  | | 44 | 5.2 | -  Strip Topsoil & Stockpile |  |  |  |  | | 45 | 5.3 | -  Stake Lot for Excavation |  |  |  |  | | 46 | 5.4 | -  Rough grade lot |  |  |  |  | | 47 | 5.5 | -  Excavate for foundation |  |  |  |  | | 48 | 6 | Foundation |  |  |  |  | | 49 | 6.1 | -  Layout footings |  |  |  |  | | 50 | 6.2 | -  Dig Footings & Install Reinforcing |  |  |  |  | | 51 | 6.3 | -  Footing Inspection |  |  |  |  | | 52 | 6.4 | -  Pour footings |  |  |  |  | | 53 | 6.5 | -  Pin Footings |  |  |  |  | | 54 | 6.6 | -  Stock Block, Mortar, Sand |  |  |  |  | | 55 | 6.7 | -  Build Block Foundation |  |  |  |  | | 56 | 6.8 | -  Foundation Certification |  |  |  |  | | 57 | 6.9 | -  Draw #1 (Location Survey) |  |  |  |  | | 58 | 6.10 | -  Fill Block Cores w/ Concrete |  |  |  |  | | 59 | 6.11 | -  Steel Delivery |  |  |  |  | | 60 | 6.12 | -  Set Lintels, Bolts, Cap Block |  |  |  |  | | 61 | 6.13 | -  Lumber Delivery |  |  |  |  | | 62 | 6.14 | -  Waterproofing and Drain Tile |  |  |  |  | | 63 | 7 | Rough Carpentry |  |  |  |  | | 64 | 7.1 | -  Set Steel |  |  |  |  | | 65 | 7.2 | -  1st Floor Deck Framing |  |  |  |  | | 66 | 7.3 | -  1st Floor Wall Framing |  |  |  |  | | 67 | 7.4 | -  Draw #2 (First Floor Deck) |  |  |  |  | | 68 | 7.5 | -  2nd Floor Deck Framing |  |  |  |  | | 69 | 7.6 | -  Draw #3 (Second Floor Deck) |  |  |  |  | | 70 | 7.7 | -  2nd Floor Wall Framing |  |  |  |  | | 71 | 7.8 | -  Set Roof Trusses |  |  |  |  | | 72 | 7.9 | -  Frame Roof |  |  |  |  | | 73 | 7.10 | -  Install Roof Plywood |  |  |  |  | | 74 | 7.11 | -  Install Windows & Doors |  |  |  |  | | 75 | 7.12 | -  Frame Basement |  |  |  |  | | 76 | 7.13 | -  Frame Basement Bulkheads |  |  |  |  | | 77 | 8 | Concrete Slabs |  |  |  |  | | 78 | 8.1 | -  Basement Slab Preparation |  |  |  |  | | 79 | 8.2 | -  Termite Treatment Basment Slab |  |  |  |  | | 80 | 8.3 | -  Slab Inspection |  |  |  |  | | 81 | 8.4 | -  Pour Basement Slab |  |  |  |  | | 82 | 8.5 | -  Prep Garage Slab |  |  |  |  | | 83 | 8.6 | -  Termite Treatment Garage Slab |  |  |  |  | | 84 | 8.7 | -  Pour Garage Slab |  |  |  |  | | 85 | 9 | H.V.A.C. |  |  |  |  | | 86 | 9.1 | -  HVAC Layout & Measure |  |  |  |  | | 87 | 9.2 | -  HVAC Rough-in |  |  |  |  | | 88 | 9.3 | -  HVAC Set Indoor Units |  |  |  |  | | 89 | 9.4 | -  HVAC Temporary Heat |  |  |  |  | | 90 | 10 | Plumbing Rough-in |  |  |  |  | | 91 | 10.1 | -  Plumbing Sub-slab |  |  |  |  | | 92 | 10.2 | -  Plumbing Layout |  |  |  |  | | 93 | 10.3 | -  Plumbing rough-in |  |  |  |  | | 94 | 11 | County Plumbing Sub-slab Inspection |  |  |  |  | | 95 | 12 | County Plumbing Rough-in Inspection |  |  |  |  | | 96 | 13 | Electric Rough-in |  |  |  |  | | 97 | 13.1 | -  Set Electric Boxes | 2.00d | 74 | Fri 10/24/14 | Mon 10/27/14 | | 98 | 13.2 | -  Install Electric Service Panel |  |  |  |  | | 99 | 13.3 | -  Electrical Walk-through |  |  |  |  | | 100 | 13.4 | -  Electrical Rough-wire |  |  |  |  | | 101 | 14 | Specialty Rough-ins |  |  |  |  | | 102 | 14.1 | -  Central Vacuum Rough-in |  |  |  |  | | 103 | 14.2 | -  Alarm System Rough-in |  |  |  |  | | 104 | 14.3 | -  Telephone System Rough-in |  |  |  |  | | 105 | 14.4 | -  Television System Rough-in |  |  |  |  | | 106 | 14.5 | -  Audio Visual Rough-in |  |  |  |  | | 107 | 15 | County Electrical inspection |  |  |  |  | | 108 | 16 | Draw #5 (Rough-ins complete) |  |  |  |  | | 109 | 17 | County Framing Inspection |  |  |  |  | | 110 | 18 | Roofing |  |  |  |  | | 111 | 18.1 | -  Roofing Paper Installed |  |  |  |  | | 112 | 18.2 | -  Draw #4 (Roof, windows, doors) |  |  |  |  | | 113 | 18.3 | -  Stock Roof Shingles |  |  |  |  | | 114 | 18.4 | -  Install Roof Shingles |  |  |  |  | | 115 | 19 | Exterior Finishes |  |  |  |  | | 116 | 19.1 | -  Siding |  |  |  |  | | 117 | 19.2 | -  Exterior Trim |  |  |  |  | | 118 | 19.3 | -  Brick Arch Forms |  |  |  |  | | 119 | 19.4 | -  Brick Veneer |  |  |  |  | | 120 | 20 | Insulation |  |  |  |  | | 121 | 20.1 | -  Caulk & Air Seal |  |  |  |  | | 122 | 20.2 | -  Draft & Fire Stop |  |  |  |  | | 123 | 20.3 | -  Batt Insulation |  |  |  |  | | 124 | 21 | County Insulation Inspection |  |  |  |  | | 125 | 22 | BGE Energy Wise Inspection |  |  |  |  | | 126 | 23 | Drywall |  |  |  |  | | 127 | 23.1 | -  Stock Drywall |  |  |  |  | | 128 | 23.2 | -  Hang Drywall |  |  |  |  | | 129 | 23.3 | -  Remove Scrap Drywall |  |  |  |  | | 130 | 23.4 | -  Tape and Finish Drywall |  |  |  |  | | 131 | 23.5 | -  Sand Drywall |  |  |  |  | | 132 | 23.6 | -  Drywall Point-up |  |  |  |  | | 133 | 24 | Draw #6 (Insulation & drywall applied) |  |  |  |  | | 134 | 25 | Floor Finishes |  |  |  |  | | 135 | 25.1 | -  Ceramic Tile |  |  |  |  | | 136 | 25.2 | -  Install Hardwood Floor |  |  |  |  | | 137 | 25.3 | -  Sand, Stain, Seal Hardwood |  |  |  |  | | 138 | 25.4 | -  Install Carpet |  |  |  |  | | 139 | 25.5 | -  Final Coat Hardwood |  |  |  |  | | 140 | 26 | Paint |  |  |  |  | | 141 | 26.1 | -  Prep Drywall for Prime Coat |  |  |  |  | | 142 | 26.2 | -  Prime Paint Drywall |  |  |  |  | | 143 | 26.3 | -  Prep Trim for Prime Coat |  |  |  |  | | 144 | 26.4 | -  Prime Trim |  |  |  |  | | 145 | 26.5 | -  Finish Coat Trim |  |  |  |  | | 146 | 26.6 | -  Finish Coat Drywall |  |  |  |  | | 147 | 26.7 | -  Caulk Exterior Windows & Doors |  |  |  |  | | 148 | 26.8 | -  Finish Coat Exterior Trim & Siding |  |  |  |  | | 149 | 27 | Draw #7 (Roofing, masonry, siding) |  |  |  |  | | 150 | 28 | Interior Trim |  |  |  |  | | 151 | 28.1 | -  Interior Trim Delivery |  |  |  |  | | 152 | 28.2 | -  Install Interior Doors |  |  |  |  | | 153 | 28.3 | -  Install Interior Trim |  |  |  |  | | 154 | 28.4 | -  Install Cabinetry |  |  |  |  | | 155 | 28.5 | -  Install Appliances |  |  |  |  | | 156 | 28.6 | -  1st Punch-out Interior Trim |  |  |  |  | | 157 | 29 | H.V.A.C. Trim |  |  |  |  | | 158 | 29.1 | -  Install Grills & Registers for Paint |  |  |  |  | | 159 | 29.2 | -  Set Outdoor Units |  |  |  |  | | 160 | 30 | Plumbing Trim |  |  |  |  | | 161 | 30.1 | -  Set Fixtures |  |  |  |  | | 162 | 30.2 | -  Connect Appliances |  |  |  |  | | 163 | 31 | County Final Plumbing Inspection |  |  |  |  | | 164 | 32 | Exterior Landscaping |  |  |  |  | | 165 | 32.1 | -  Rough Final Grade |  |  |  |  | | 166 | 32.2 | -  Patios |  |  |  |  | | 167 | 32.3 | -  Porches |  |  |  |  | | 168 | 32.4 | -  Sidewalks |  |  |  |  | | 169 | 32.5 | -  Decks |  |  |  |  | | 170 | 32.6 | -  Driveways |  |  |  |  | | 171 | 32.7 | -  Final Grade and Seed |  |  |  |  | | 172 | 33 | Electrical Final Trim |  |  |  |  | | 173 | 33.1 | -  Switch & Plug |  |  |  |  | | 174 | 33.2 | -  Install Fixtures |  |  |  |  | | 175 | 33.3 | -  Connect Appliances |  |  |  |  | | 176 | 34 | Hardware |  |  |  |  | | 177 | 34.1 | -  Door Hardware |  |  |  |  | | 178 | 34.2 | -  Bath Hardware |  |  |  |  | | 179 | 34.3 | -  Mirrors |  |  |  |  | | 180 | 34.4 | -  Shower Doors |  |  |  |  | | 181 | 35 | Draw #8 (Prime paint, cabinets, doors) |  |  |  |  | | 182 | 36 | Draw #9 (Trim, furnace, hrdwd, tile, rails) |  |  |  |  | | 183 | 37 | Draw #10 (Plumbing & elec. trim, final paint) |  |  |  |  | | 184 | 38 | Final Building Inspection |  |  |  |  | | 185 | 39 | Use & Occupancy Certificate |  |  |  |  | | 186 | 40 | First Walk-thru |  |  |  |  | | 187 | 41 | Draw #11 (Final payment per contract) |  |  |  |  | | 188 | 42 | Final Punch-out |  |  |  |  | | 189 | 42.1 | -  Punch Out Walk-thru List |  |  |  |  | | 190 | 42.2 | -  Trim and Adjust Doors |  |  |  |  | | 191 | 42.3 | -  Paint Touch-up |  |  |  |  | | 192 | 43 | Cleaning |  |  |  |  | | 193 | 43.1 | -  Windows |  |  |  |  | | 194 | 43.2 | -  Rough Clean |  |  |  |  | | 195 | 43.3 | -  Final Clean |  |  |  |  | | 196 | 44 | Final Walk-through |  |  |  |  | | 197 | 45 | Move-in |  |  |  |  | |