Chapter 32
CONSTRUCTION SCHEDULE

SECTION 3201 GENERAL

Prior to professional services contract proposal, the CSU Project Manager and the Consultant shall confer to determine the scope of schedule design required for the project.

The Consultant shall provide the Project Manager with a Construction Schedule for each Project at each phase of design. Staging, Sequencing, Work Constraints, and submittal requirements contained in the technical specifications shall be coordinated and integrated into the construction schedule. In some cases, the University may require completion, sequencing, or work activities during given time frames. The Consultant is responsible for delivery of a design that can be sequenced and coordinated within given time frames in a cost-and-time efficient manner.

SECTION 3202 SCHEDULE REQUIREMENTS

The Consultant shall prepare for each Project a detailed Construction Schedule in graphic, Critical Path Method (CPM) precedence diagram and bar chart format. The schedule activities shall show labor by trade, major construction equipment by type and value of the work. The Construction Schedule shall be submitted with a supporting narrative and overall progress curve.

The Schedule shall show construction phasing and sequencing, the number of days required to complete major construction activities and the number of days required to complete each construction contract.

A. Identify any work that will be performed by others which could affect the Contractors' ability to meet the Schedule in any way including work items or milestones that affect or are affected by the University, other Contractor's work, utilities, and other third parties;

B. Identify any important interrelationships or dependencies between major construction, design, procurement, tenant supplied systems and activities performed by others.

C. Identify and show all significant work tasks including planning, mobilization, shop submittals and acceptances, procurement, fabrication, and construction. Testing and inspection. The schedule shall list major data submittals required by the Contract. The total Contract Time including project milestones shall be identified and incorporated in the Construction Contract Documents.

D. Work items shall be identified in accordance with the anticipated Bid Form units, prices, tasks, and/or CSI / UniFormat division classifications. Show the order, sequence and interdependence of all significant work items including construction, procurement, fabrication, testing, start up, inspection, commissioning, delivery of critical long-lead materials and equipment, processing for critical submittals and any other procedure that could have a schedule impact. The work items shall be sorted by float, early start, subcontractor, or other sorts mutually agreed to. The reports shall also show the logic ties of successor and predecessor work items.

E. PLOT AND REPORT FORMAT All plots shall be twenty-four inches by thirty-six inches (24” x 36”). They shall contain a title block showing the following: Consultants’ Name, CSU Project Name and Number, plot date, data date, symbol definitions, and list of all accepted changes from the original accepted schedule. Plots shall be time scaled and shall include a time line at the top.

END OF CHAPTER 32