# **Construction Schedule Template**

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| **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 |  |  |  |  |

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