



ID	Task Name	% Complete	Duration	Start	Finish	Predecessors	2025												2026												2027											
							Half 1, 2025						Half 2, 2025						Half 1, 2026						Half 2, 2026						Half 1, 2027											
							M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S												
1	Skyes Mid-Rise	0%	392 days	Wed 12/20/23	Thu 6/19/25		Skyes Mid-Rise																																			
2	Administration	0%	25 days	Mon 5/5/25	Fri 6/6/25		Administration																																			
3	Notice to Proceed	0%	1 day	Mon 5/5/25	Mon 5/5/25		Notice to Proceed																																			
4	Building Permit	0%	1 day	Tue 5/6/25	Tue 5/6/25	3	Building Permit																																			
5	Mobilization	0%	4 days	Tue 6/3/25	Fri 6/6/25	10FF	Mobilization																																			
6	Project Commencement	0%	1 day	Fri 6/6/25	Fri 6/6/25	5FS-1 day	Project Commencement																																			
7	Prcurement	0%	25 days	Mon 5/5/25	Fri 6/6/25		Prcurement																																			
8	Project Buy Out	0%	20 days	Mon 5/5/25	Fri 5/30/25	3FS-1 day	Project Buy Out																																			
9	Submittal & Shop Drawings Process	0%	20 days	Mon 5/12/25	Fri 6/6/25	8FS-15 days	Submittal & Shop Drawings Process																																			
10	Procure Materials	0%	15 days	Mon 5/19/25	Fri 6/6/25	9FS-15 days	Procure Materials																																			
11	EAST Wing	0%	162 days	Mon 6/9/25	Tue 1/20/26		EAST Wing																																			
12	Phase 1 - 4th & 3rd Floors & Roof	0%	53 days	Mon 6/9/25	Wed 8/20/25		Phase 1 - 4th & 3rd Floors & Roof																																			
13	Temporary Safety Partitions & Dust Barriers	0%	2 days	Mon 6/9/25	Tue 6/10/25	6	Temporary Safety Partitions & Dust Barriers																																			
14	New Roof Top Equipment	0%	15 days	Mon 6/9/25	Fri 6/27/25	13SS	New Roof Top Equipment																																			
15	New Roof System	0%	15 days	Thu 6/12/25	Wed 7/2/25	14FS-12 days	New Roof System																																			
16	Selective Demolition	0%	15 days	Wed 6/11/25	Tue 7/1/25	13	Selective Demolition																																			
17	MEP Rough In's	0%	15 days	Mon 6/23/25	Fri 7/11/25	16FS-7 days	MEP Rough In's																																			
18	Install New Windows	0%	10 days	Mon 6/30/25	Fri 7/11/25	17FF	Install New Windows																																			
19	MEP City Inspections	0%	2 days	Mon 7/14/25	Tue 7/15/25	18	MEP City Inspections																																			
20	Wall Insulation	0%	6 days	Tue 7/15/25	Tue 7/22/25	19FS-1 day	Wall Insulation																																			
21	Drywall & Finishing	0%	10 days	Fri 7/18/25	Thu 7/31/25	20FS-3 days	Drywall & Finishing																																			
22	Prime Paint	0%	8 days	Mon 7/28/25	Wed 8/6/25	21FS-4 days	Prime Paint																																			
23	Install Cabinets & Tops	0%	4 days	Tue 8/5/25	Fri 8/8/25	22FS-2 days	Install Cabinets & Tops																																			
24	Install Bathtub/Showers	0%	8 days	Wed 7/30/25	Fri 8/8/25	23FF	Install Bathtub/Showers																																			
25	Doors, Hardware, Wood Trim	0%	8 days	Wed 7/30/25	Fri 8/8/25	24FF	Doors, Hardware, Wood Trim																																			
26	Install Accessories	0%	5 days	Thu 8/7/25	Wed 8/13/25	25FS-2 days	Install Accessories																																			
27	New Floor Coverings	0%	5 days	Thu 8/7/25	Wed 8/13/25	25FS-2 days	New Floor Coverings																																			
28	MEP Trim Out	0%	5 days	Tue 8/12/25	Mon 8/18/25	27FS-2 days	MEP Trim Out																																			
29	Install Appliances	0%	2 days	Tue 8/12/25	Wed 8/13/25	27FS-2 days	Install Appliances																																			
30	Final Paint	0%	8 days	Fri 8/8/25	Tue 8/19/25	29FS-4 days	Final Paint																																			
31	City Final Inspections	0%	2 days	Tue 8/19/25	Wed 8/20/25	30FS-1 day	City Final Inspections																																			
32	Punch Out	0%	4 days	Fri 8/15/25	Wed 8/20/25	31FF	Punch Out																																			



ID	Task Name	% Complete	Duration	Start	Finish	Predecessors	2025							2026								2027						
							Half 1, 2025				Half 2, 2025			Half 1, 2026				Half 2, 2026				Half 1, 2027						
							M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F
33	Final Clean	0%	2 days	Tue 8/19/25	Wed 8/20/25	32FF																						
34	Phase Complete	0%	1 day	Wed 8/20/25	Wed 8/20/25	33FF																						
35	Phase 2 - 3rd & 2nd Floors	0%	35 days	Thu 8/21/25	Wed 10/8/25																							
36	Temporary Safety Partitions & Dust Barriers	0%	2 days	Thu 8/21/25	Fri 8/22/25	34																						
37	Selective Demolition	0%	8 days	Mon 8/25/25	Wed 9/3/25	36																						
38	MEP Rough In's	0%	8 days	Tue 8/26/25	Thu 9/4/25	37FS-7 days																						
39	Install New Windows	0%	8 days	Tue 8/26/25	Thu 9/4/25	38FF																						
40	MEP City Inspections	0%	2 days	Thu 9/4/25	Fri 9/5/25	39FS-1 day																						
41	Wall Insulation	0%	5 days	Mon 9/8/25	Fri 9/12/25	40																						
42	Drywall & Finishing	0%	8 days	Wed 9/10/25	Fri 9/19/25	41FS-3 days																						
43	Prime Paint	0%	6 days	Tue 9/16/25	Tue 9/23/25	42FS-4 days																						
44	Install Cabinets & Tops	0%	4 days	Mon 9/22/25	Thu 9/25/25	43FS-2 days																						
45	Install Bathtub/Showers	0%	8 days	Tue 9/16/25	Thu 9/25/25	44FF																						
46	Doors, Hardware, Wood Trim	0%	8 days	Tue 9/16/25	Thu 9/25/25	45FF																						
47	Install Accessories	0%	5 days	Wed 9/24/25	Tue 9/30/25	46FS-2 days																						
48	New Floor Coverings	0%	5 days	Wed 9/24/25	Tue 9/30/25	46FS-2 days																						
49	MEP Trim Out	0%	5 days	Mon 9/29/25	Fri 10/3/25	48FS-2 days																						
50	Install Appliances	0%	2 days	Tue 9/30/25	Wed 10/1/25	48FS-1 day																						
51	Final Paint	0%	8 days	Fri 9/26/25	Tue 10/7/25	50FS-4 days																						
52	City Final Inspections	0%	2 days	Tue 10/7/25	Wed 10/8/25	51FS-1 day																						
53	Punch Out	0%	4 days	Fri 10/3/25	Wed 10/8/25	52FF																						
54	Final Clean	0%	2 days	Tue 10/7/25	Wed 10/8/25	53FF																						
55	Phase Complete	0%	1 day	Wed 10/8/25	Wed 10/8/25	54FF																						
56	Phase 3 - 2nd & 1st Floors	0%	40 days	Thu 10/9/25	Wed 12/3/25																							
57	Temporary Safety Partitions & Dust Barriers	0%	2 days	Thu 10/9/25	Fri 10/1																							



SYKES MID-RISE

Norfolk, Va.

Perliminary Schedule

Breeden Construction
1700 Bayberry Court
Richmond, VA 23226
228 N. Lynnhaven Road
Virginia Beach, VA 23452

ID	Task Name	% Comple	Duration	Start	Finish	Predecessors	2025												2026												2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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65	Install Cabinets & Tops	0%	4 days	Tue 11/11/25	Fri 11/14/25	64FS-1 day																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										





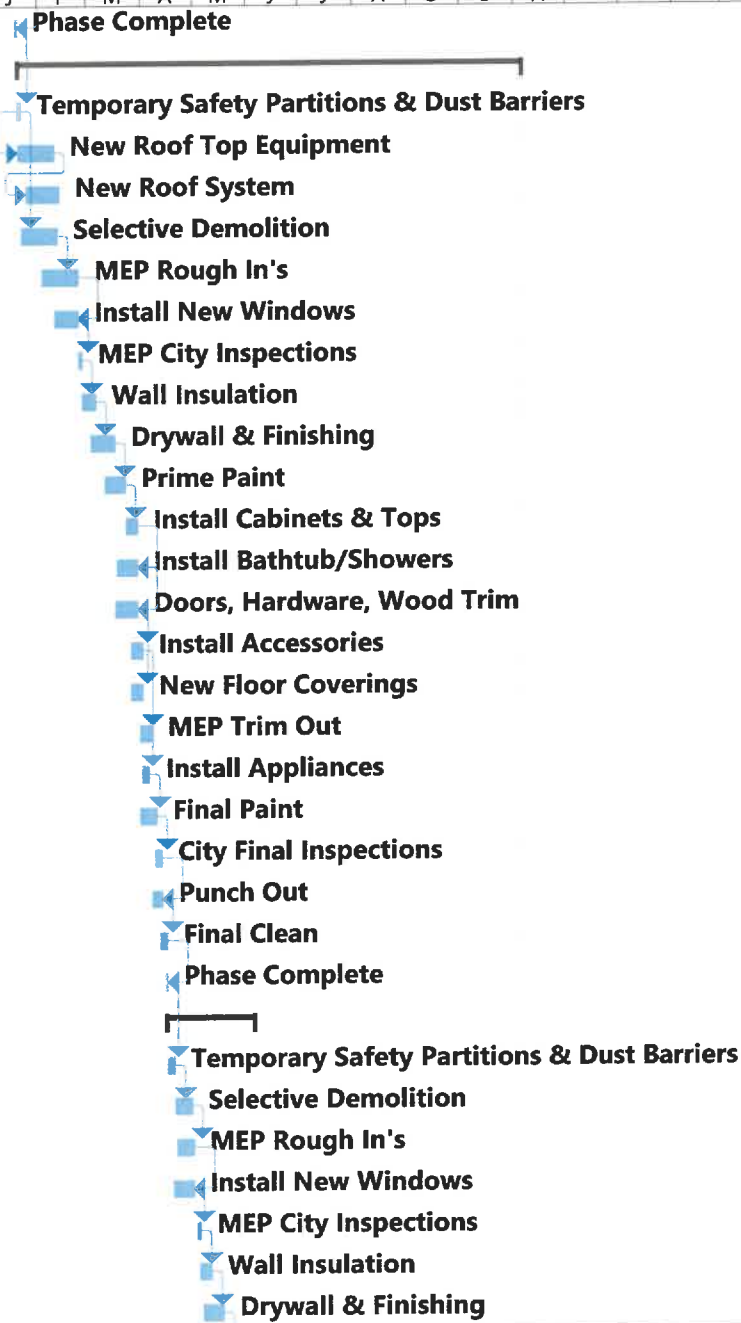
SYKES MID-RISE

Norfolk, Va.

Perliminary Schedule

Breeden Construction
1700 Bayberry Court
Richmond, VA 23226
228 N. Lynnhaven Road
Virginia Beach, VA 23452

ID	Task Name	% Complete	Duration	Start	Finish	Predecessors	2025												2026												2027	
							2025				Half 2, 2025				Half 1, 2026				Half 2, 2026				Half 1, 2027									
							M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
97	Phase Complete	0%	1 day	Tue 1/20/26	Tue 1/20/26	96FF																										
98	WEST Wing	0%	207 days	Wed 1/21/26	Thu 11/5/26																											
99	Temporary Safety Partitions & Dust Barriers	0%	2 days	Wed 1/21/26	Thu 1/22/26	97																										
100	New Roof Top Equipment	0%	15 days	Wed 1/21/26	Tue 2/10/26	99SS																										
101	New Roof System	0%	15 days	Mon 1/26/26	Fri 2/13/26	100FS-12 days																										
102	Selective Demolition	0%	15 days	Fri 1/23/26	Thu 2/12/26	99																										
103	MEP Rough In's	0%	15 days	Wed 2/4/26	Tue 2/24/26	102FS-7 days																										
104	Install New Windows	0%	10 days	Wed 2/11/26	Tue 2/24/26	103FF																										
105	MEP City Inspections	0%	2 days	Wed 2/25/26	Thu 2/26/26	104																										
106	Wall Insulation	0%	6 days	Fri 2/27/26	Fri 3/6/26	105																										
107	Drywall & Finishing	0%	10 days	Wed 3/4/26	Tue 3/17/26	106FS-3 days																										
108	Prime Paint	0%	8 days	Thu 3/12/26	Mon 3/23/26	107FS-4 days																										
109	Install Cabinets & Tops	0%	5 days	Tue 3/24/26	Mon 3/30/26	108																										
110	Install Bathtub/Showers	0%	8 days	Thu 3/19/26	Mon 3/30/26	109FF																										
111	Doors, Hardware, Wood Trim	0%	9 days	Wed 3/18/26	Mon 3/30/26	110FF																										
112	Install Accessories	0%	5 days	Fri 3/27/26	Thu 4/2/26	111FS-2 days																										
113	New Floor Coverings	0%	5 days	Fri 3/27/26	Thu 4/2/26	111FS-2 days																										
114	MEP Trim Out	0%	5 days	Wed 4/1/26	Tue 4/7/26	112FS-2 days																										
115	Install Appliances	0%	2 days	Fri 4/3/26	Mon 4/6/26	112																										
116	Final Paint	0%	8 days	Wed 4/1/26	Fri 4/10/26	115FS-4 days																										
117	City Final Inspections	0%	2 days	Fri 4/10/26	Mon 4/13/26	116FS-1 day																										
118	Punch Out	0%	4 days	Wed 4/8/26	Mon 4/13/26	117FF																										
119	Final Clean	0%	4 days	Mon 4/13/26	Thu 4/16/26	118FS-1 day																										
120	Phase Complete	0%	1 day	Thu 4/16/26	Thu 4/16/26	119FF																										
121	Phase 5 - 4th & 3rd Floors	0%	36 days	Fri 4/17/26	Fri 6/5/26																											
122	Temporary Safety Partitions & Dust Barriers	0%	2 days	Fri 4/17/26	Mon 4/20/26	120																										
123	Selective Demolition	0%	8 days	Tue 4/21/26	Thu 4/30/26	122																										
124	MEP Rough In's	0%	8 days	Wed 4/22/26	Fri 5/1/26	123FS-7 days																										
125	Install New Windows	0%	10 days	Mon 4/20/26	Fri 5/1/26	124FF																										
126	MEP City Inspections	0%	2 days	Mon 5/4/26	Tue 5/5/26	125																										
127	Wall Insulation	0%	5 days	Tue 5/5/26	Mon 5/11/26	126FS-1 day																										
128	Drywall & Finishing	0%	8 days	Thu 5/7/26	Mon 5/18/26	127FS-3 days																										

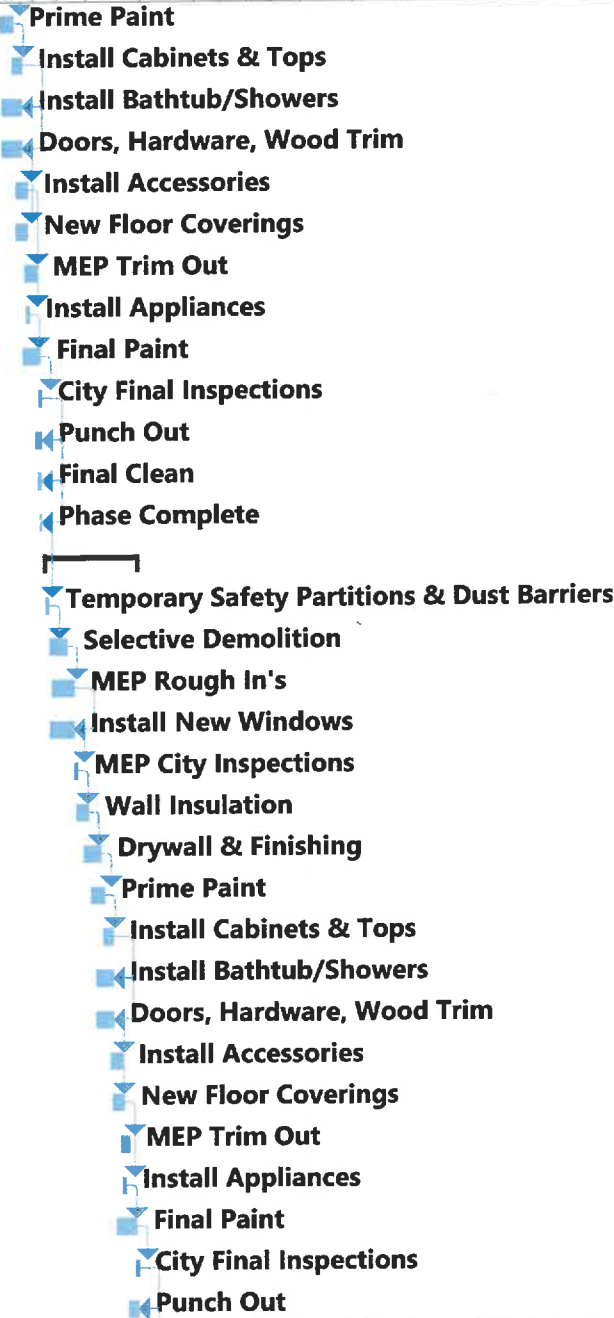




SYKES MID-RISE
Norfolk, Va.
Preliminary Schedule

Breeden Construction
1700 Bayberry Court
Richmond, VA 23226
228 N. Lynnhaven Road
Virginia Beach, VA 23452

ID	Task Name	% Complete	Duration	Start	Finish	Predecessors	2025												2026												2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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129	Prime Paint	0%	6 days	Wed 5/13/26	Wed 5/20/26	128FS-4 days																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												





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							Half 2, 2025				Half 1, 2026			Half 2, 2026				Half 1, 2027																
							M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
161	Final Clean	0%	2 days	Tue 7/28/26	Wed 7/29/26	160FF	<div>← Final Clean</div>																											
162	Phase Complete	0%	1 day	Wed 7/29/26	Wed 7/29/26	161FF	<div>← Phase Complete</div>																											
163	Phase 7 -2nd & 1st Floors	0%	37 days	Thu 7/30/26	Fri 9/18/26		<div>→ Temporary Safety Partitions & Dust Barriers</div>																											
164	Temporary Safety Partitions & Dust Barriers	0%	2 days	Thu 7/30/26	Fri 7/31/26	162	<div>→ Selective Demolition</div>																											
165	Selective Demolition	0%	8 days	Mon 8/3/26	Wed 8/12/26	164	<div>→ MEP Rough In's</div>																											
166	MEP Rough In's	0%	8 days	Tue 8/4/26	Thu 8/13/26	165FS-7 days	<div>→ Install New Windows</div>																											
167	Install New Windows	0%	10 days	Fri 7/31/26	Thu 8/13/26	166FF	<div>→ MEP City Inspections</div>																											
168	MEP City Inspections	0%	2 days	Fri 8/14/26	Mon 8/17/26	167	<div>→ Wall Insulation</div>																											
169	Wall Insulation	0%	5 days	Mon 8/17/26	Fri 8/21/26	168FS-1 day	<div>→ Drywall & Finishing</div>																											
170	Drywall & Finishing	0%	8 days	Wed 8/19/26	Fri 8/28/26	169FS-3 days	<div>→ Prime Paint</div>																											
171	Prime Paint	0%	6 days	Tue 8/25/26	Tue 9/1/26	170FS-4 days	<div>→ Install Cabinets & Tops</div>																											
172	Install Cabinets & Tops	0%	4 days	Tue 9/1/26	Fri 9/4/26	171FS-1 day	<div>→ Install Bathtub/Showers</div>																											
173	Install Bathtub/Showers	0%	8 days	Wed 8/26/26	Fri 9/4/26	172FF	<div>→ Doors, Hardware, Wood Trim</div>																											
174	Doors, Hardware, Wood Trim	0%	8 days	Wed 8/26/26	Fri 9/4/26	173FF	<div>→ Install Accessories</div>																											
175	Install Accessories	0%	5 days	Thu 9/3/26	Wed 9/9/26	174FS-2 days	<div>→ New Floor Coverings</div>																											
176	New Floor Coverings	0%	5 days	Fri 9/4/26	Thu 9/10/26	174FS-1 day	<div>→ MEP Trim Out</div>																											
177	MEP Trim Out	0%	5 days	Wed 9/9/26	Tue 9/15/26	176FS-2 days	<div>→ Install Appliances</div>																											
178	Install Appliances	0%	2 days	Thu 9/10/26	Fri 9/11/26	176FS-1 day	<div>→ Final Paint</div>																											
179	Final Paint	0%	8 days	Tue 9/8/26	Thu 9/17/26	178FS-4 days	<div>→ City Final Inspections</div>																											
180	City Final Inspections	0%	2 days	Thu 9/17/26	Fri 9/18/26	179FS-1 day	<div>→ Punch Out</div>																											
181	Punch Out	0%	4 days	Tue 9/15/26	Fri 9/18/26	180FF	<div>→ Final Clean</div>																											
182	Final Clean	0%	2 days	Thu 9/17/26	Fri 9/18/26	181FF	<div>→ Phase Complete</div>																											
183	Phase Complete	0%	1 day	Fri 9/18/26	Fri 9/18/26	182FF																												
184	Phase 8 - 1st Floor	0%	34 days	Mon 9/21/26	Thu 11/5/26		<div>→ Temporary Safety Partitions & Dust Ba</div>																											
185	Temporary Safety Partitions & Dust Barriers	0%	2 days	Mon 9/21/26	Tue 9/22/26	183	<div>→ Selective Demolition</div>																											
186	Selective Demolition	0%	8 days	Wed 9/23/26	Fri 10/2/26	185	<div>→ MEP Rough In's</div>																											
187	MEP Rough In's	0%	8 days	Thu 9/24/26	Mon 10/5/26	186FS-7 days	<div>→ Install New Windows</div>																											
188	Install New Windows	0%	10 days	Tue 9/22/26	Mon 10/5/26	187FF	<div>→ MEP City Inspections</div>																											
189	MEP City Inspections	0%	2 days	Mon 10/5/26	Tue 10/6/26	188FS-1 day	<div>→ Wall Insulation</div>																											
190	Wall Insulation	0%	5 days	Tue 10/6/26	Mon 10/12/26	189FS-1 day	<div>→ Drywall & Finishing</div>																											
191	Drywall & Finishing	0%	8 days	Thu 10/8/26	Mon 10/19/26	190FS-3 days	<div>→ Prime Paint</div>																											
192	Prime Paint	0%	6 days	Wed 10/14/26	Wed 10/21/26	191FS-4 days																												



SYKES MID-RISE
Norfolk, Va.
Preliminary Schedule

Breeden Construction
1700 Bayberry Court
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228 N. Lynnhaven Road
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- Install Cabinets & Tops
- Install Bathtub/Showers
- Doors, Hardware, Wood Trim
- Install Accessories
- New Floor Coverings
- MEP Trim Out
- Install Appliances
- Final Paint
- City Final Inspections
- Punch Out
- Final Clean
- Phase Complete
- Owners & Operations Manuals
- Warranties
- As-Built Drawings
- Project Complete