

CONSTRUCTION SCHEDULE

Downtown Office Complex

Project Number: PRJ-2025-002

Project Name: Downtown Office Complex

Location: 456 Market Street, San Francisco, CA 94105

Schedule Type: Baseline Construction Schedule

Software: Primavera P6

Date Prepared: January 20, 2025

Prepared By: ABC Construction Company

PROJECT SUMMARY

Contract Duration: 880 Calendar Days

Start Date: February 1, 2025

Substantial Completion: June 30, 2027

Final Completion: July 30, 2027

Working Days: Monday - Friday, 7:00 AM - 5:00 PM

Holidays: 10 scheduled holidays

Weather Days: 15 days contingency

EXECUTIVE SUMMARY

Key Milestones

Milestone	Baseline Date	Float	Status
Notice to Proceed	Feb 1, 2025	0 days	Complete
Mobilization Complete	Feb 15, 2025	5 days	Complete

Foundation Complete	May 30, 2025	0 days	On Track
Structure Topping Out	Jan 15, 2026	0 days	Schedule d
Building Enclosed	May 1, 2026	3 days	Schedule d
MEP Rough-In Complete	Oct 15, 2026	2 days	Schedule d
Interior Finishes Complete	Apr 30, 2027	5 days	Schedule d
Substantial Completion	June 30, 2027	0 days	Baseline
Final Completion	July 30, 2027	0 days	Baseline

Critical Path Activities

1. Foundation excavation and shoring
2. Mat foundation construction
3. Structural concrete core and columns
4. Structural floor slabs (sequential)
5. Curtain wall installation
6. MEP rough-in coordination
7. Interior finishes in critical areas
8. Elevator installation and testing
9. Fire alarm and sprinkler system testing
10. Final inspections and commissioning

Overall Progress

Current Status (as of Feb 15, 2025):

- Physical Progress: 1.2%
- Schedule Progress: 1.6%
- Schedule Performance Index: 1.33 (ahead of schedule)

PHASE 1: PRE-CONSTRUCTION & MOBILIZATION

Duration: 15 Calendar Days

Start: February 1, 2025

Finish: February 15, 2025

Activities

Activity ID	Description	Duration	Start Date	Finish Date	Predecessors
A-100	Notice to Proceed	1 day	Feb 1, 2025	Feb 1, 2025	-
A-110	Mobilization & Site Setup	5 days	Feb 1, 2025	Feb 7, 2025	A-100
A-120	Temp Facilities Installation	5 days	Feb 3, 2025	Feb 9, 2025	A-110 SS+2d
A-130	Survey & Layout	3 days	Feb 8, 2025	Feb 12, 2025	A-110
A-140	Traffic Control Installation	2 days	Feb 8, 2025	Feb 11, 2025	A-110
A-150	Final Pre-Con Coordination	3 days	Feb 12, 2025	Feb 15, 2025	A-130

Deliverables:

- Construction fence and signage installed
- Temporary utilities connected
- Site office and storage trailers in place
- Initial site layout completed
- Pre-construction meeting held

PHASE 2: SITE WORK & DEMOLITION

Duration: 20 Calendar Days

Start: February 16, 2025

Finish: March 15, 2025

Activities

Activity ID	Description	Duration	Start Date	Finish Date	Predecessors

B-100	Site Clearing	3 days	Feb 16, 2025	Feb 20, 2025	A-150
B-110	Remove Existing Pavement	5 days	Feb 21, 2025	Feb 27, 2025	B-100
B-120	Utilities Protection/Reroute	8 days	Feb 23, 2025	Mar 5, 2025	B-100
B-130	Demolition of Existing Structure	10 days	Feb 28, 2025	Mar 13, 2025	B-110
B-140	Hazmat Abatement	8 days	Feb 28, 2025	Mar 10, 2025	B-110
B-150	Site Grading (Rough)	5 days	Mar 11, 2025	Mar 17, 2025	B-130, B-140

Critical Path: B-130 Demolition of Existing Structure

PHASE 3: FOUNDATIONS

Duration: 75 Calendar Days

Start: March 16, 2025

Finish: May 30, 2025

Activities

Activity ID	Description	Duration	Start Date	Finish Date	Predecessors
C-100	Excavation - Mass Excavation	15 days	Mar 16, 2025	Apr 4, 2025	B-150
C-110	Shoring Installation	20 days	Mar 23, 2025	Apr 18, 2025	C-100 SS+5d
C-120	Excavation - Final Grade	8 days	Apr 19, 2025	Apr 29, 2025	C-110
C-130	Dewatering System Install	5 days	Apr 20, 2025	Apr 26, 2025	C-110

C-200	Below-Grade Utilities - Storm	10 days	Apr 27, 2025	May 9, 2025	C-120
C-210	Below-Grade Utilities - Sanitary	10 days	Apr 27, 2025	May 9, 2025	C-120
C-220	Below-Grade Utilities - Water	8 days	May 3, 2025	May 13, 2025	C-200 SS+4d
C-300	Foundation Rebar - Phase 1	8 days	May 10, 2025	May 20, 2025	C-200, C-210
C-310	Foundation Rebar - Phase 2	8 days	May 14, 2025	May 23, 2025	C-300 SS+3d
C-320	Foundation Concrete Pour - Phase 1	2 days	May 21, 2025	May 22, 2025	C-300
C-330	Foundation Concrete Pour - Phase 2	2 days	May 24, 2025	May 27, 2025	C-310
C-400	Foundation Waterproofing	10 days	May 23, 2025	Jun 5, 2025	C-320
C-500	Foundation Cure & Strip	7 days	May 23, 2025	May 30, 2025	C-320

Critical Path: C-100 → C-110 → C-120 → C-200 → C-300 → C-320 → C-500

Key Dates:

- Excavation Start: March 16, 2025
- Shoring Complete: April 18, 2025
- Foundation Pour Complete: May 27, 2025
- Foundation Complete: May 30, 2025

PHASE 4: STRUCTURE - BASEMENT LEVEL

Duration: 35 Calendar Days

Start: May 31, 2025

Finish: July 14, 2025

Activities

Activity ID	Description	Duration	Start Date	Finish Date	Predecessors
D-100	Level B1 - Slab on Grade Prep	5 days	May 31, 2025	Jun 6, 2025	C-500
D-110	Level B1 - Underslab MEP	8 days	Jun 2, 2025	Jun 12, 2025	D-100 SS+2d
D-120	Level B1 - Slab Rebar	5 days	Jun 13, 2025	Jun 19, 2025	D-110
D-130	Level B1 - Slab Pour	2 days	Jun 20, 2025	Jun 23, 2025	D-120
D-200	Level B1 - Core Walls Formwork	10 days	Jun 7, 2025	Jun 20, 2025	C-500
D-210	Level B1 - Core Walls Rebar	8 days	Jun 21, 2025	Jul 1, 2025	D-200
D-220	Level B1 - Core Walls Pour	2 days	Jul 2, 2025	Jul 3, 2025	D-210
D-300	Level B1 - Columns Formwork	5 days	Jun 24, 2025	Jun 30, 2025	D-130
D-310	Level B1 - Columns Rebar	5 days	Jul 1, 2025	Jul 7, 2025	D-300
D-320	Level B1 - Columns Pour	1 day	Jul 8, 2025	Jul 8, 2025	D-310
D-400	Level B1 - Deck Formwork	8 days	Jul 4, 2025	Jul 14, 2025	D-220
D-410	Level B1 - Deck PT Install	5 days	Jul 9, 2025	Jul 15, 2025	D-320, D-400

Critical Path: D-100 → D-110 → D-120 → D-130 → D-300 → D-310 → D-320

PHASE 5: STRUCTURE - LEVELS 1-6 (TYPICAL FLOOR CYCLE)

Duration: 168 Calendar Days (28 days per floor × 6 floors)

Start: July 15, 2025

Finish: January 15, 2026

Typical Floor Cycle (28 Days per Floor)

Activity	Duration	Description
Deck Rebar & PT	8 days	Rebar placement, PT strand installation
Deck Pour	2 days	Concrete placement
Deck Cure & Strip	5 days	Curing period, formwork removal
PT Stressing	2 days	Post-tension cable stressing
Core Walls	12 days	Formwork, rebar, pour for elevator core
Columns	8 days	Formwork, rebar, pour for columns
Deck Formwork (next level)	5 days	Shoring and formwork for next level

Level-by-Level Schedule

Level 1 (Ground Floor):

- Start: Jul 15, 2025
- Complete: Aug 12, 2025
- Notes: Extended duration for lobby height, retail coordination

Level 2:

- Start: Aug 13, 2025
- Complete: Sep 9, 2025

Level 3:

- Start: Sep 10, 2025
- Complete: Oct 7, 2025

Level 4:

- Start: Oct 8, 2025
- Complete: Nov 4, 2025

Level 5:

- Start: Nov 5, 2025
- Complete: Dec 2, 2025

Level 6 (Penthouse):

- Start: Dec 3, 2025
- Complete: Dec 30, 2025

Roof Deck:

- Start: Dec 31, 2025
- Complete: Jan 15, 2026

Milestone: Structure Topping Out - January 15, 2026

PHASE 6: BUILDING ENCLOSURE

Duration: 105 Calendar Days

Start: October 1, 2025 (overlapping with structure)

Finish: May 1, 2026

Activities

Activity ID	Description	Duration	Start Date	Finish Date
E-100	Roofing - Insulation & Membrane	20 days	Jan 16, 2026	Feb 10, 2026
E-110	Roofing - Flashing & Details	10 days	Feb 11, 2026	Feb 23, 2026
E-200	Curtain Wall - Shop Drawings	45 days	Oct 1, 2025	Nov 25, 2025
E-210	Curtain Wall - Fabrication	60 days	Nov 26, 2025	Feb 10, 2026
E-220	Curtain Wall - Install Level 1-2	20 days	Feb 11, 2026	Mar 9, 2026
E-230	Curtain Wall - Install Level 3-4	20 days	Mar 10, 2026	Apr 3, 2026
E-240	Curtain Wall - Install Level 5-6	20 days	Apr 4, 2026	Apr 29, 2026
E-300	Storefront - Ground Floor	15 days	Mar 16, 2026	Apr 3, 2026
E-400	Exterior Doors & Hardware	10 days	Apr 20, 2026	May 1, 2026

Milestone: Building Enclosed - May 1, 2026

Critical Path: E-200 → E-210 → E-220 → E-230 → E-240

PHASE 7: MEP ROUGH-IN

Duration: 140 Calendar Days

Start: December 1, 2025 (overlapping with enclosure)

Finish: October 15, 2026

Mechanical Systems

Activity ID	Description	Duration	Start Date	Finish Date
F-100	Penthouse HVAC Equipment	30 days	Feb 1, 2026	Mar 10, 2026
F-110	Main Ductwork - Levels 4-6	25 days	Mar 11, 2026	Apr 10, 2026
F-120	Main Ductwork - Levels 1-3	25 days	Apr 11, 2026	May 12, 2026
F-130	HVAC Final Connections	20 days	Sep 15, 2026	Oct 8, 2026

Plumbing Systems

Activity ID	Description	Duration	Start Date	Finish Date
F-200	Domestic Water Risers	20 days	Mar 1, 2026	Mar 25, 2026
F-210	Sanitary/Storm Risers	20 days	Mar 1, 2026	Mar 25, 2026
F-220	Plumbing Rough - Levels 1-3	30 days	Apr 1, 2026	May 7, 2026
F-230	Plumbing Rough - Levels 4-6	30 days	May 8, 2026	Jun 12, 2026

Electrical Systems

Activity ID	Description	Duration	Start Date	Finish Date
F-300	Main Service & Switchgear	20 days	Dec 1, 2025	Dec 25, 2025
F-310	Electrical Room Equipment	30 days	Jan 5, 2026	Feb 10, 2026
F-320	Conduit & Cable Tray - All Levels	60 days	Mar 1, 2026	May 12, 2026
F-330	Fire Alarm System	40 days	Jun 1, 2026	Jul 20, 2026
F-340	Lighting Fixtures	30 days	Aug 15, 2026	Sep 18, 2026

Fire Protection

Activity ID	Description	Duration	Start Date	Finish Date
F-400	Fire Sprinkler Main & Risers	25 days	Mar 15, 2026	Apr 14, 2026
F-410	Sprinkler Heads - All Levels	40 days	Jul 1, 2026	Aug 18, 2026
F-420	Standpipe System	20 days	Apr 15, 2026	May 8, 2026

Milestone: MEP Rough-In Complete - October 15, 2026

PHASE 8: INTERIOR CONSTRUCTION

Duration: 160 Calendar Days

Start: August 1, 2026

Finish: April 30, 2027

Core & Shell

Activity ID	Description	Duration	Start Date	Finish Date
G-100	Metal Stud Framing - All Levels	45 days	Aug 1, 2026	Sep 25, 2026
G-110	Drywall - Levels 1-3	35 days	Sep 26, 2026	Nov 6, 2026
G-120	Drywall - Levels 4-6	35 days	Nov 7, 2026	Dec 18, 2026
G-200	Acoustical Ceilings - All Levels	40 days	Jan 5, 2027	Feb 22, 2027
G-300	Flooring - Carpet	25 days	Mar 15, 2027	Apr 14, 2027
G-310	Flooring - Hard Surface	20 days	Mar 1, 2027	Mar 25, 2027

Specialty Items

Activity ID	Description	Duration	Start Date	Finish Date
G-400	Elevator Installation	90 days	Nov 1, 2026	Feb 10, 2027
G-410	Elevator Testing & Commissioning	15 days	Feb 11, 2027	Mar 1, 2027
G-500	Millwork & Casework	30 days	Mar 1, 2027	Apr 4, 2027

G-600	Interior Doors & Hardware	25 days	Feb 15, 2027	Mar 17, 2027
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Finishes

Activity ID	Description	Duration	Start Date	Finish Date
G-700	Painting - Levels 1-3	20 days	Mar 1, 2027	Mar 25, 2027
G-710	Painting - Levels 4-6	20 days	Mar 26, 2027	Apr 19, 2027
G-800	Restroom Accessories	10 days	Apr 5, 2027	Apr 17, 2027
G-900	Signage	15 days	Apr 10, 2027	Apr 29, 2027

Milestone: Interior Finishes Complete - April 30, 2027

PHASE 9: SITE WORK & LANDSCAPING

Duration: 50 Calendar Days

Start: April 1, 2027

Finish: June 5, 2027

Activities

Activity ID	Description	Duration	Start Date	Finish Date
H-100	Site Grading - Final	10 days	Apr 1, 2027	Apr 13, 2027
H-110	Paving - Asphalt Base	8 days	Apr 14, 2027	Apr 23, 2027
H-120	Paving - Concrete Walks	10 days	Apr 24, 2027	May 6, 2027
H-130	Paving - Finish Course	5 days	May 7, 2027	May 13, 2027
H-200	Site Utilities - Final Connections	15 days	Apr 14, 2027	May 1, 2027
H-300	Landscaping - Planting	15 days	May 14, 2027	May 31, 2027
H-310	Landscaping - Irrigation	10 days	May 20, 2027	Jun 1, 2027
H-400	Site Furnishings	5 days	Jun 1, 2027	Jun 5, 2027

PHASE 10: COMMISSIONING & CLOSEOUT

Duration: 45 Calendar Days

Start: May 15, 2027

Finish: June 30, 2027

Activities

Activity ID	Description	Duration	Start Date	Finish Date
I-100	MEP System Testing - Mechanical	15 days	May 15, 2027	Jun 2, 2027
I-110	MEP System Testing - Electrical	15 days	May 15, 2027	Jun 2, 2027
I-120	MEP System Testing - Plumbing	10 days	May 15, 2027	May 27, 2027
I-130	Fire Protection System Testing	10 days	May 20, 2027	Jun 1, 2027
I-200	Building Systems Commissioning	20 days	Jun 1, 2027	Jun 25, 2027
I-300	Life Safety Inspection	3 days	Jun 10, 2027	Jun 12, 2027
I-310	Building Inspection - Final	3 days	Jun 16, 2027	Jun 18, 2027
I-400	Punchlist Development	5 days	Jun 16, 2027	Jun 22, 2027
I-410	Punchlist Completion	10 days	Jun 18, 2027	Jun 30, 2027
I-500	Owner Training	5 days	Jun 23, 2027	Jun 29, 2027
I-600	Certificate of Occupancy	1 day	Jun 30, 2027	Jun 30, 2027

Milestone: Substantial Completion - June 30, 2027

PHASE 11: FINAL COMPLETION

Duration: 30 Calendar Days

Start: July 1, 2027

Finish: July 30, 2027

Activities

Activity ID	Description	Duration	Start Date	Finish Date
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J-100	Final Punchlist Items	15 days	Jul 1, 2027	Jul 18, 2027
J-200	Final Cleaning	5 days	Jul 19, 2027	Jul 25, 2027
J-300	Closeout Documentation	10 days	Jul 16, 2027	Jul 28, 2027
J-400	As-Built Drawings	20 days	Jun 15, 2027	Jul 10, 2027
J-500	Warranty Documents	15 days	Jun 20, 2027	Jul 9, 2027
J-600	Final Completion	1 day	Jul 30, 2027	Jul 30, 2027

Milestone: Final Completion - July 30, 2027

RESOURCE LOADING

Peak Manpower Requirements

Trade	Peak Workers	Peak Period
Carpenters (Formwork)	35	Sep 2025 - Nov 2025
Concrete Workers	25	Sep 2025 - Dec 2025
Ironworkers (Rebar)	30	Aug 2025 - Dec 2025
Electricians	40	Jun 2026 - Sep 2026
HVAC Technicians	35	Apr 2026 - Aug 2026
Plumbers	30	Apr 2026 - Jul 2026
Drywall Installers	45	Oct 2026 - Jan 2027
Painters	30	Mar 2027 - Apr 2027
Glaziers	25	Mar 2026 - Apr 2026
Total Peak	280	Jun 2026

RISK REGISTER

Schedule Risks

Risk	Impact	Mitigation
Weather delays during foundation	10-15 days	Build weather contingency, accelerate if ahead
Long-lead equipment delivery	20-30 days	Early procurement, alternative suppliers identified
Permit delays	5-10 days	Early coordination with city, expeditor engaged
Curtain wall fabrication	15-20 days	Second source identified, penalties in contract
Labor availability	Variable	Pre-qualified subcontractors, union agreements

SCHEDULE UPDATES

Update Frequency: Bi-weekly

Next Update: February 29, 2025

Cutoff Date: February 26, 2025

Schedule Metrics:

- Schedule Performance Index (SPI): 1.33
 - Critical Path Length: 880 days
 - Total Float on Near-Critical Path: 3-5 days
 - Activities on Critical Path: 87 activities
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APPROVALS

Prepared By:

Michael Chen, President
ABC Construction Company
Date: January 20, 2025

Reviewed By:

Sarah Chen, AIA, Architect
Design Partners LLC
Date: January 22, 2025

Approved By:

James Martinez, VP Development
Riverside Development Corporation
Date: January 25, 2025

END OF CONSTRUCTION SCHEDULE

Document Number: CS-2025-002

Revision: Baseline

Total Activities: 387

Software: Primavera P6 v22.12