

SECTION 01 11 00 - MILESTONE SCHEDULE**PART 1 - GENERAL****1.1 MILESTONE**

The following milestone schedule serves as a basis for bidding. A Master Schedule will be developed at a general meeting with the low bidders within 21 days of Letter of Intent to Award the Contracts.

Each prime contractor will coordinate activities, forward submittals, deliver materials and provide necessary manpower to meet the milestones listed below.

1.2 MILESTONE SCHEDULE

Park Early Childhood Center – 2nd Floor Addition	Start	Finish
SECOND FLOOR ADDITION		
<ul style="list-style-type: none"> Mobilization, Staging & Protections (see plan included in 015000 and C001) Temp walls and Egress Bridge (Note 11/A101) 	4/1/24	4/5/24
<ul style="list-style-type: none"> Elevator and Stair Addition (Foundation and Masonry to support Steel) 	4/8/24	6/26/24
<ul style="list-style-type: none"> Fire Wall - Masonry Work 	4/8/24	6/26/24
<ul style="list-style-type: none"> Asbestos Abatement (includes final air clearances and temporary critical barriers) Multiple Crews, double shift as necessary, for full air clearance by 7/3/24 	6/27/24	7/3/24
<ul style="list-style-type: none"> 2nd Floor -Structural Steel, Decking and Roofing to make Watertight. *See below 	6/27/24	8/1/24
<ul style="list-style-type: none"> 2nd Floor Concrete SOD Placement 	---	8/16/24
<ul style="list-style-type: none"> 1st Floor above ceiling work in preparation for Second Floor Addition 	6/27/24	8/16/24
<ul style="list-style-type: none"> Perimeter Scaffolding, Protections and Egress Canopies 	6/27/24	8/16/24
<ul style="list-style-type: none"> Shell (Permanent) Enclosure and Completion to Allow for Temporary Heating 	---	10/21/24
<ul style="list-style-type: none"> Temporary Heat (General Contract) 	10/21/24	1/24/25
<ul style="list-style-type: none"> Substantial Completion 	---	1/24/25
<ul style="list-style-type: none"> All Remaining work to allow for Occupancy by the Owner 	---	1/31/25
CAFETERIA RENOVATION		
<ul style="list-style-type: none"> Delivery and Storage of HVAC Roof Top Equipment 	---	6/26/24
<ul style="list-style-type: none"> Demo, Restructure, Roofing and HVAC Curbs Completed 	6/27/24	7/26/24
<ul style="list-style-type: none"> Provide temporary gypsum partition wall (including 36" door, frame and hardware to the underside of the soffit (2/A602) Remove Wall 1/31/25. 	---	8/23/24
<ul style="list-style-type: none"> All Remaining work to allow for Occupancy by the Owner 	---	8/23/24
Main Electrical Service Replacement to the Building		
<ul style="list-style-type: none"> Installation of all required conduit, wire, Electrical gear, panels, cabinets, transformer pad, excavations and backfill, fencing, landscaping etc. (All Required Coordination with ConEd) 	4/1/24	6/26/24
<ul style="list-style-type: none"> Shutdown and Switchover (provide temporary power as needed 015000) 	6/27/24	7/3/24

Contractors are specifically notified that they may need to work multiple crews simultaneously in order to meet the production rates and complete the work (M-F work week) by the above completion dates.

Due to space limitations at the jobsite, all Prime Contractors are specifically notified that jobsite material lay-down areas will need to be relocated as necessary. All contractors are required to comply with Construction Managers direction and sequencing.

Any additional work/coverage costs required by the owner's representatives including Construction Manager, Architect and custodians due to schedule overage beyond the milestone dates, if determined to be caused by the contractor, will result in a deduct change order at the owners/representative's contractual rate.

The objective of this project is to complete the overall work in the shortest period of time. Thus, if access is provided to a work area sooner than originally scheduled, each contractor will likewise mobilize their forces earlier to maintain the reduction in overall schedule time. Each Contractor is advised that "Time is of the essence" as per the General Conditions of the contract and they will work with multiple crews of sufficient size as necessary to carry out the work with the utmost speed with good workmanship. If the contractor fails to expedite and pursue any part of the work, the Owner may order the contractor to take "Extraordinary Measures", or hire others to complete the work and adjust their contract amount accordingly as per the General Conditions.

The abatement schedule for the existing renovation areas is critical to all prime contractors meeting their installation schedule. The GC will have multiple abatement crews working simultaneously in all areas to ensure final air clearance by the dates indicated.

*** In the event the "2nd Floor -Structural Steel, Decking and Roofing to make Watertight" is not completed by 8/1/24 the Owner will proceed with procurement of 4 Modular Classrooms including but not limited to power, water, sewer, setup, rentals per month, removals and all temporary provisions required to make complete and allow for Occupancy September 1, 2024. All Contractors accountable for the delay in this milestone will be back charged accordingly. Costs for such a back charge will be in excess of \$100,000.**

Contractors are specifically notified that they must properly man the project with a competent field superintendent and a sufficient supply of tradesmen to maintain progress and flow of work as required by schedule and to coordinate/install timely for other trades.

All trades are specifically notified that construction is phased which necessitates that utilities/services will need to be temporarily disconnected/connected and maintained as necessary to ensure that all occupied areas have the required services without interruption (mechanical, electrical, fire alarm, PA, etc.).

All work required by any of the Owner's representatives and consultants, including the Construction Manager, Architect, Architect's consultants, Owner's Attorneys, etc., to execute final the contract beyond Milestone dates, or to executed final closeout after 30 days past substantial completion, if determined to be caused by contractor, shall result in payment(s) to the Owner for additional services to the Construction Manager, Architect, Architect's consultants, Owner's Attorneys, etc. These costs will then be issued in the form of a deduct change order to the contractor's contract at the Owners consultants' contractual rate.

PRODUCTS (Not Applicable)

EXECUTION (Not Applicable)

END OF SECTION