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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Task Name** | **Duration** | **Start** | **Finish** | **Predecessors** | **Assigned To** | **% Complete** | **Status** | **Comments** |
| Phase 1 |  |  |  |  |  |  |  |  |
| Signature of project Charter and financing. | 1d | 10/29/18 | 10/29/18 |  |  |  |  | Milestone 1 |
| a. Architectural plans are finished | 4d | 10/30/18 | 11/02/18 | 2 | PM |  |  |  |
| b. Schedule Engineering, Sidewalks, Drainage | 5d | 11/05/18 | 11/09/18 | 3 | PrM |  |  |  |
| c. Landscape modification according to DBP Design | 5d | 11/12/18 | 11/16/18 | 4 | Sub-Contr |  |  |  |
| Procurement of property. | 5d | 11/12/18 | 11/16/18 |  | Control |  |  | Milestone 2. |
| a. Plan Approval by City Building | 5d | 11/19/18 | 11/23/18 | 6 | PM |  |  |  |
| b. All building permits acquired | 5d | 11/26/18 | 11/30/18 | 7 | PrM |  |  |  |
| c. Ground work, Landscaping | 5d | 12/03/18 | 12/07/18 | 8 | Contractor |  |  |  |
| d. Construction Supplies ordered with delivery setup | 5d | 12/03/18 | 12/07/18 |  | PrM |  |  |  |
| e. Foundations, plumbing and electric inspections scheduled | 5d | 12/03/18 | 12/07/18 |  | PrM |  |  |  |
| Phase 2 |  |  |  |  |  |  |  |  |
| Deconstruction & foundation work |  |  |  |  |  |  |  | Milestone 3. Construction Begins Phase 1 |
| a. Inspections for foundation, plumbing and electric performed. | 5d | 12/10/18 | 12/14/18 |  | QC & QA |  |  |  |
| b. Changes made if needed. | 4d | 12/17/18 | 12/20/18 | 14 | PM, Contractor |  |  |  |
| c. Deconstruction of any existing for remodel, install flooring | 4d | 12/18/18 | 12/21/18 |  | Contractor |  |  |  |
| d. Order supplies and set delivery date for next phase. | 5d | 12/17/18 | 12/21/18 |  | PrM |  |  |  |
| e. Set inspection times and dates | 5d | 12/17/18 | 12/21/18 |  | PrM |  |  |  |
| Phase 3 |  |  |  |  |  |  |  |  |
| Framing, and electric |  |  |  |  |  |  |  | Milestone 4. Construction Begins Phase 2 |
| a. Inspections black top, landscaping, and any changes | 3d | 01/02/19 | 01/04/19 |  | QC & QA |  |  |  |
| b. Framing, and electrical installs, lighting boxes counter tops. | 8d | 01/02/19 | 01/11/19 |  | Sub Contractor |  |  |  |
| c. Order supplies and schedule delivery for next phase. | 5d | 01/07/19 | 01/11/19 |  | PrM |  |  |  |
| d. Schedule framing inspector, electrical inspector, and DBP inspector. | 5d | 01/07/19 | 01/11/19 |  | PrM |  |  |  |
| Stucco, drywall, concrete for landscaping |  |  |  |  |  |  |  | Milestone 5. Construction Begins Phase 3 |
| a. Inspections, framing and electrical | 5d | 01/14/19 | 01/18/19 |  | QC & QA |  |  |  |
| b. Make changes if needed. | 6d | 01/16/19 | 01/23/19 |  | Contractor |  |  |  |
| c. Install outside hardy backer, stucco | 5d | 01/21/19 | 01/25/19 |  | Contractor |  |  |  |
| d. Drywall, tape and texture | 5d | 01/21/19 | 01/25/19 |  | Sub Contractor |  |  |  |
| e. Sinks, toilets, tile work lighting assemblies, external lighting. | 5d | 01/28/19 | 02/01/19 | 29 | Contractor |  |  |  |
| f. Order supplies for the next phase schedule delivery date | 5d | 01/28/19 | 02/01/19 |  | PrM |  |  |  |
| g. Schedule inspections for next phase | 5d | 01/28/19 | 02/01/19 |  | PrM |  |  |  |
| Phase 4 |  |  |  |  |  |  |  |  |
| Finish Carpentry, Painting, Roofing, Blacktop and signage |  |  |  |  |  |  |  | Milestone 6. Construction Begins Phase 4 |
| a. Inspections performed for stucco, insulation, lighting, roof, and plumbing. | 5d | 02/04/19 | 02/08/19 |  | QC & QA |  |  |  |
| b. Make changes if needed. | 6d | 02/06/19 | 02/13/19 |  | PM / Contractor |  |  |  |
| c. Finish Carpentry, Painting, Roofing | 7d | 02/14/19 | 02/22/19 | 36 | Contractor |  |  |  |
| D. Tables Chairs, Point of Sales system, Music Systems, Signage, Alarm Systems, and Blacktop Painting | 5d | 02/18/19 | 02/22/19 |  | Sub Contractor |  |  |  |
| d. Schedule final roof inspections, fire code inspections, and all other final city inspections | 5d | 02/25/19 | 03/01/19 | 38 | PrM |  |  |  |
| e. Schedule DBP deliverable sign-off. | 5d | 02/25/19 | 03/01/19 |  | PrM |  |  |  |
| Phase 5 |  |  |  |  |  |  |  |  |
| Walk Through, Sign-off, |  |  |  |  |  |  |  | Milestone 7. |
| a. Inspections--all final. | 10d | 02/25/19 | 03/08/19 | 38 | QC & QA & DBP |  |  |  |
| b. Make changes if needed and reschedule if needed. | 5d | 03/11/19 | 03/15/19 | 43 | PM / Contractor |  |  |  |
| c. DBP & Client inspections | 5d | 03/18/19 | 03/22/19 | 44 | QC & QA & PM |  |  |  |
| e. Deliverable sign-off. | 5d | 03/25/19 | 03/29/19 | 45 | PM |  |  |  |
| Improvement Meeting | 5d | 04/01/19 | 04/05/19 | 46 | All Managers |  |  |  |
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