

SECTION 01 31 00
SEQUENCE OF CONSTRUCTION AND MILESTONES

PART 1 – GENERAL

1.1 STIPULATIONS

- A. The specifications sections “General Conditions of the Construction Contract,” “Special Conditions,” and “Division 1 - General Requirements” form a part of this Section by this reference thereto, and shall have the same force and effect as if printed herewith in full.

1.2 GENERAL REQUIREMENTS

- A. Before beginning work, the Contractor will be required to prepare a Critical Path Method (CPM) Project Schedule in consultation with the Department and all of the other Prime Contractors. The work must be carried out in full accordance with the schedule. The Contractor shall arrange to perform the work without any unnecessary interference with the Institution's operation.
- B. The Project Schedule shall be developed in conformance with Article 8 of the General Conditions of the Contract, except as modified and/or augmented by this Section.
- C. The detailed Project Schedule shall be developed in accordance with the Contract Documents, with the .1 - General Contractor being the "Lead" Contractor. The Lead Contractor shall furnish each Prime Contractor a draft progress schedule of the proposed prosecution of the Work under that Contractor's Contract within seven (7) calendar days of the Effective Date of the Contract or the date directed in the Letter of Intent to Contract. All Prime Contractors must provide the required scheduling data for their work to the Lead Contractor within seven (7) calendar days of the receipt of the Lead Contractor's draft progress schedule to facilitate the development of the CPM schedule. The submission of the Project Schedule, and all subsequent updates, shall be done in eBuilder utilizing the scheduling software native file as well as in PDF format (including all requested sorts and arrangements, utilizing color print). The attachments in e-Builder shall include all unlocked data files in the software scheduling system used to develop the schedule. The start date on the schedule shall be the Initial Job Conference and end with the Contract Completion Date. The final fully integrated and detailed Project Schedule, accepted by all Prime Contractors, must be submitted in eBuilder for Professional and Departmental acceptance within thirty (30) calendar days of the Effective Date of the Contract or the date directed in the Letter of Intent to Contract.
- D. The use of float suppression techniques, such as preferential sequencing (arranging the critical path through activities more susceptible to Client Agency or Department caused delays), special lead/lag logic restraints, zero total or free float constraints, extended activity times or imposing constraint dates other than as required by the contract, shall be cause for the rejection of the submitted project schedule or it's updates. The use of Resource Leveling (or similar software features) used for the purpose of artificially adjusting activity durations to consume float and influence the critical path is expressly forbidden.
- E. Contractors shall also track submissions, ordering dates and delivery of materials in the Project Schedule.
- F. A large sized copy of the accepted Project Schedule shall be maintained and posted in the DGS Construction Coordinators field office for access and monitoring of the progress of the work activities. At the direction of the Department, large sized copies of monthly schedule updates shall also be provided, posted and maintained in the DGS Construction Coordinators field office.

1.3 CRITICAL MATERIALS AND EQUIPMENT

- A. The Contractor is cautioned that all necessary and required critical materials and equipment shall be ordered as quickly as possible, in order that the shipping will not delay the progress of the work or completion of the project.

1.4 CRITICAL ITEMS TO BE NOTED AS MILESTONES

- A. Refer to the General Conditions, Article 8 'Project Schedule', regarding construction progress Milestones to be established by the Lead Contractor.

- B. The Contractor shall include the following critical items as Milestones:

- 1. General Construction (.1) Contract:

- a. Submittal Long Lead Items
 - I. Doors Frames and Hardware
 - II. Anti-Ligature Items
- b. Demolition
- c. Rough Wall Framing
- d. Drywall Installation
- e. Window Replacement
- f. Ceilings and Painting
- g. Flooring and Wall Finishes
- h. Doors Frames and Hardware
- i. Exterior Structural Repairs
- j. Roofing
- k. Site Modification Exterior Finishes

- 2. HVAC Construction (.2) Contract:

- a. Submittal Long Lead Items
 - I. Equipment AH Units
 - II. Anti-Ligature fixtures
- b. Demolition
- c. Rough-Ins
- d. Equipment Installation
- c. Device Installation

- 3. Plumbing Construction (.3) Contract:

- a. Submittal Long Lead Items
 - I. Fire Pump
 - II. Anti-Ligature Fixtures
- b. Demolition
- c. Rough-Ins
- c. Fixture Installation

- 4. Electrical Security Construction (.4) Contract:

- a. Submittal Long Lead Items
 - I. Transformer
 - II. Anti-Ligature Fixtures
 - III. Other TBD
- b. Demolition
- c. Rough-Ins
- d. Fixture and Device Installation
- e. Delivery and installation of long lead items

1.5 SEQUENCING OF CONSTRUCTION AND OTHER REQUIREMENTS

- A. The building will be unoccupied during construction so there will be no obstructions for sequencing of construction elements.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION