

### **Project Schedule Summary**

It is pretty obvious, when looking at the CPM schedule below, the project had a very long design period. The design period includes the schematic design, design development, and the creation of the construction documents. When the documents were completed there was a separate contract to perform the original demolition work as well as cleaning and repointing the façade of the building. There was also a new roof, and new windows put on the building. Once the first contract was finished, the bid documents for the current project went out, and the project was bid over a three year period.

Once the contract was awarded to Hensel Phelps to renovate the building, the first steps were the mobilization, then demolition and abatement of the building. Due to the sheer size of the building, there is excessive overlap of activities. Once areas have been abated of all hazardous materials the work on the chases can begin. First structural supports are put in where necessary to support upper floors while cutting the chase openings. Next the structural reinforcements are installed in the chases to make up for the structural brick that was removed. Then the mechanical and plumbing systems run their risers through the chases. Once all of the mechanical work is in place the chases can be framed. Occurring concurrently is the demolition of the floor slabs to run the electrical conduit within the floors. Once the conduit is roughed in the floor can be poured using concrete.

Once all of the basic MEP work is roughed in the chases can be closed, followed closely by drywall and plaster. When all of the necessary coats of plaster are in place the painter can come through and paint the walls and ceilings. When the painter is through with certain space, the area can be fitted with lights, louvers, fixtures, etc. The flooring is then installed, whether it is marble, tile, carpet, or wood. Once the MEP fitout is well under way, the commissioning of the various systems can begin. When an area has all of its finishes, the museums can begin to move in and take them over. Lastly, there is some sitework that needs to be accomplished as well as the demobilization of all of the trailers, equipment, etc.

# Patent Office Building Summary Schedule

