

Project Name

Casa Marina.



Main Contractor: **Ocean Bridge Project Management Group**



CPM Scheduling

Consultant: **HSE CONTRACTORS INC.**



Critical Path Report

Project Award	March 01, 2023
Substantial Completion	December 29, 2023
Park Engineering Completion	December 31, 2024

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Critical path:

From July 25, 2023, to September 14, 2023, several concurrent activities are scheduled to take place. It is crucial to ensure that adequate resources are available to cover all these activities and maintain the project on schedule. You can check them in Appendix (A).

The project's critical path layout can be found in Appendix (B). Currently, the critical path consists of 101 activities out of a total of 362 activities. The activities on the critical path are causing delays to the project and need to be closely monitored to ensure timely completion.

The key driving activity on the critical path is "Liquidation All Buildings," and it is essential for this activity to be completed by July 24, 2023, to keep the project on track.

The procurement activities also play a crucial role in the critical path, particularly the "Wood Framing Members," which is categorized as a long lead Procurement item. Timely and efficient handling of procurement activities is vital to avoid any delays.

In terms of construction, the critical path includes activities related to Guest rooms, including Suite Wings, Main Building, and West Wing. These areas need to be prioritized and closely managed to meet project deadlines.

Following the construction phase, the critical path includes Structural activities for Beach Bar & Kitchen, which should be completed promptly to maintain project momentum.

Subsequently, focus shifts to the "Main Kitchen - Operational and Code Compliance (Operations)" phase, encompassing General Items across the entire Kitchen, Walkway/Hallway, Dishmachine Area, Main Kitchen/Banquet Prep Area, Breakfast Service Area, Cooking Line/Expo Line, and Inspections. These activities are crucial for operational readiness and compliance and should be closely monitored.

Finally, the "Main Kitchen - Operational and Code Compliance (Park/ORPMG)" activities mark the end of the critical path. Proper management and timely completion of these tasks are essential to ensure a successful project outcome.

Conclusion.

To summarize, the critical path includes activities from procurement to construction and operational readiness, with particular emphasis on completing the "Liquidation All Buildings" activity by July 24, 2023, and efficiently managing the "Wood Framing Members" long lead procurement item. Throughout the project's progression, close attention must be paid to the activities related to Guest rooms, Structural components, and Main Kitchen operational readiness to avoid any delays that may impact the overall project schedule.

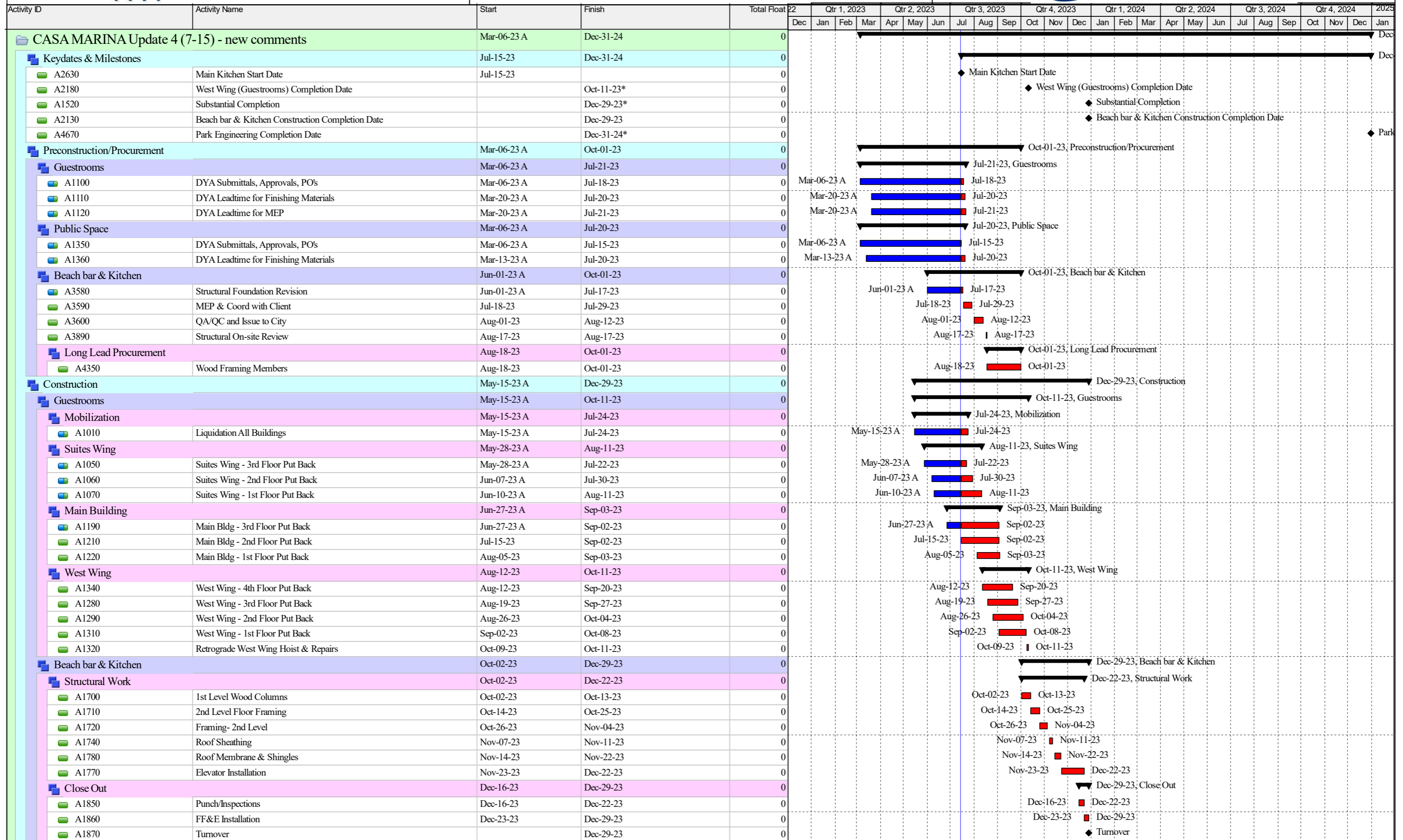
Appendix (A).





























































































Activity ID	Activity Name	Start	Finish	Total Float	Qtr 1, 2023				Qtr 2, 2023				Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024				Qtr 2, 2024				Qtr 3, 2024				Qtr 4, 2024				2025												
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan																	
Main Kitchen - Operational and Code Compliance (Operations)	General Items across the entire Kitchen	Jul-15-23	Sep-14-23	0													Sep-14-23, Main Kitchen - Operational and Code Compliance (Operations)																														
	A3630	Remove all screws, nails, boards, etc from the walls of the kitchen.	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3640	Fix all holes with spackle - Large and small	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3650	Fix caulk between wall and equipment	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3660	Fix wall panels where they connect with another so no gap – secured and sealed	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3670	Fix corner plates throughout whole kitchen	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3680	Fix all caulk and joint between wall and floor or floor and cooler	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3690	Fix caulk and walls around all pipes in the kitchen	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3700	Paint all kitchen walls and ceilings	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3710	Replace flooring throughout kitchen or in necessary areas	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
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	A3740	RegROUT Floor Tile	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Walkway/Hallway		Jul-15-23	Sep-14-23	0													Sep-14-23, Walkway/Hallway																													
	A3750	Replace flooring in areas where broken and also along joints to the walls	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3760	Repair Floor in hallway where previous repair was undertake Soft - 6 FT + "	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Dishmachine Area		Jul-15-23	Sep-14-23	0													Sep-14-23, Dishmachine Area																													
	A3770	Floor tiles	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3780	Circulation/Exhaust for the dish machine. Exhaust cannot keep up so every 2	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A3790	Dish machine needs maintenance	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
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	A3830	Hand sink doesn't have pressure and takes 10 minutes to get hot water	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Main Kitchen/Banquet Prep Area		Jul-15-23	Sep-14-23	0													Sep-14-23, Main Kitchen/Banquet Prep Area																													
	A4260	Floor Tiles – caulk between tiles	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A4270	Floors inside of walk in coolers are lifted	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A4280	Replace FRP where needed	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	A4290	Entrance floor plate to the walk ins	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
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	A4330	Ice machine gaskets need to be replaced	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Breakfast Service Area		Jul-15-23	Sep-14-23	0													Sep-14-23, Breakfast Service Area																													
	A3840	Ice machine leaks	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Cooking Line/Expo Line		Jul-15-23	Sep-14-23	0													Sep-14-23, Cooking Line/Expo Line																													
	A3850	Silver wall plates are lifting and need to be fixed and secured	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Inspections		Jul-15-23	Sep-14-23	0													Sep-14-23, Inspections																													
	A3860	Schedule Health Department Kitchen Review - Upon completion of work / i	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
	Main Kitchen - Operational and Code Compliance (Park/ORPMG)		Jul-15-23	Sep-14-23	0													Sep-14-23, Main Kitchen - Operational and Code Compliance (Park/ORPMG)																													
	A3870	Replace all doors in the kitchen and add an electronic locks to them	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
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	Walkway/Hallway		Jul-15-23	Sep-14-23	0													Sep-14-23, Walkway/Hallway																													
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	A3940	Drop down ceiling needs to be replaced	Jul-15-23	Sep-14-23	0								Jul-15-23				Sep-14-23																														
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CASA MARINA
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					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan										
A3960	A3960	Outsides of coolers have tremendous wear and tear	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	Breakfast Service Area		Jul-15-23	Sep-14-23	0									Sep-14-23, Breakfast Service Area																										
	A3970	Drop down ceiling needed to be installed	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A3980	Drain under ice machine doesn't drain or gets backed up easily - Large	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A3990	New shelves and cages throughout the entire space – all rusted etc.	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4000	Prep and Equipment tables – using banquet tables underneath	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	Cooking Line/Expo Line		Jul-15-23	Sep-14-23	0									Sep-14-23, Cooking Line/Expo Line																										
	A4010	Fix joints from walls and floor tiles	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4020	Need to fix flow of operation – plate storage in place of banquet table and m	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4030	Hot holding plates is a heat lamp chain link to the	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4040	Holes in the sides of the walk in cooler and also holes in the floor between ti	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4050	Door with no foot plate or door handle	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4060	Repair Existing hood deficiencies	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	Pool and Landscape Operations		Jul-15-23	Sep-14-23	0									Sep-14-23, Pool and Landscape Operations																										
	A4070	Start up / System Check / Make Guest Ready	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4080	Irrigation Test / Training	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4090	Landscape Lighting Test / Training	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
	A4100	Water Walk Pools - Clean, repair lighting / pumps, make guest ready	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																									
A4110	Landscape maintenance for opening	Jul-15-23	Sep-14-23	0								Jul-15-23	<div></div>	Sep-14-23																										
Park Engineering		Jul-15-23	Dec-31-24	0																									Dec											
A4120	SE-3 / PE-5 MOD	Jul-15-23	Sep-02-23	0								Jul-15-23	<div></div>	Sep-02-23																										
A4140	PE-6 Poolside Passenger Conv./Raise/MOD	Jul-15-23	Mar-01-24	0								Jul-15-23	<div></div>												Mar-01-24															
A4150	Roof Extension (PE-6)	Jul-15-23	Jan-31-24	0								Jul-15-23	<div></div>												Jan-31-24															
A4160	PE-7 Poolside Passenger Conv./Raise/MOD	Jul-15-23	Mar-01-24	0								Jul-15-23	<div></div>												Mar-01-24															
A4170	Roof Extension (PE-7)	Jul-15-23	Jan-31-24	0								Jul-15-23	<div></div>												Jan-31-24															
A4190	Relocate Central Plant	Jul-15-23	Dec-31-24	0								Jul-15-23	<div></div>																Dec											
A4200	Replace Generator and Raised Platform	Jul-15-23	Dec-31-24	0								Jul-15-23	<div></div>																Dec											
A4210	Relocate Fire Pump	Jul-15-23	Dec-31-24	0								Jul-15-23	<div></div>																Dec											
A4220	Add Manual Transfer Switch to Main/Suites Bldg.	Jul-15-23	Dec-31-24	0								Jul-15-23	<div></div>																Dec											

Appendix (B).



Activity ID	Activity Name	Start	Finish	Total Float	Qtr 1, 2023				Qtr 2, 2023				Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024				Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			2025							
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CASA MARINA
Critical Path

Activity ID			Activity Name		Start	Finish	Total Float	Qtr 1, 2023				Qtr 2, 2023		Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024				Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			2025
								Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
			<div></div> A3960	Outsides of coolers have tremendous wear and tear	Jul-15-23	Sep-14-23	0						Jul-15-23	<div></div>	Sep-14-23																		
			<div></div> Breakfast Service Area	Jul-15-23	Sep-14-23	0									<div></div>	Sep-14-23, Breakfast Service Area																	
			<div></div> A3970	Drop down ceiling needed to be installed	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A3980	Drain under ice machine doesn't drain or gets backed up easily - Large	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A3990	New shelves and cages throughout the entire space – all rusted etc.	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4000	Prep and Equipment tables – using banquet tables underneath	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> Cooking Line/Expo Line	Jul-15-23	Sep-14-23	0									<div></div>	Sep-14-23, Cooking Line/Expo Line																	
			<div></div> A4010	Fix joints from walls and floor tiles	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4020	Need to fix flow of operation – plate storage in place of banquet table and m	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4030	Hot holding plates is a heat lamp chain link to the	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4040	Holes in the sides of the walk in cooler and also holes in the floor between ti	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4050	Door with no foot plate or door handle	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4060	Repair Existing hood deficiencies	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> Pool and Landscape Operations	Jul-15-23	Sep-14-23	0									<div></div>	Sep-14-23, Pool and Landscape Operations																	
			<div></div> A4070	Start up / System Check / Make Guest Ready	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4080	Irrigation Test / Training	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4090	Landscape Lighting Test / Training	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4100	Water Walk Pools - Clean, repair lighting / pumps, make guest ready	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> A4110	Landscape maintenance for opening	Jul-15-23	Sep-14-23	0							Jul-15-23	<div></div>	Sep-14-23																	
			<div></div> Park Engineering	Jul-15-23	Dec-31-24	0									<div></div>	Dec-31-24																	
			<div></div> A4120	SE-3 / PE-5 MOD	Jul-15-23	Sep-02-23	0							Jul-15-23	<div></div>	Sep-02-23																	
			<div></div> A4140	PE-6 Poolside Passenger Conv./Raise/MOD	Jul-15-23	Mar-01-24	0							Jul-15-23	<div></div>	Mar-01-24																	
			<div></div> A4150	Roof Extension (PE-6)	Jul-15-23	Jan-31-24	0							Jul-15-23	<div></div>	Jan-31-24																	
			<div></div> A4160	PE-7 Poolside Passenger Conv./Raise/MOD	Jul-15-23	Mar-01-24	0							Jul-15-23	<div></div>	Mar-01-24																	
			<div></div> A4170	Roof Extension (PE-7)	Jul-15-23	Jan-31-24	0							Jul-15-23	<div></div>	Jan-31-24																	
<div></div> A4190	Relocate Central Plant	Jul-15-23	Dec-31-24	0							Jul-15-23	<div></div>															Dec-31-24						
<div></div> A4200	Replace Generator and Raised Platform	Jul-15-23	Dec-31-24	0							Jul-15-23	<div></div>															Dec-31-24						
<div></div> A4210	Relocate Fire Pump	Jul-15-23	Dec-31-24	0							Jul-15-23	<div></div>															Dec-31-24						
<div></div> A4220	Add Manual Transfer Switch to Main/Suites Bldg.	Jul-15-23	Dec-31-24	0							Jul-15-23	<div></div>															Dec-31-24						