



CPM Scheduling Consultant: HSE CONTRACTORS INC.



Narrative Baseline

CASA MARINA



Narrative Baseline

Project Award

February 27th, 2023

Substantial Completion

December 15th, 2023





Contents

1.	Project Information	. 3
1.1	Project Description and Scope of Work	. 3
2.	Project Phasing & Sequencing	. 3
2.1	Procurement	. 3
2.2	Construction	.3
	Key Dates & Milestones	
4.	WBS	.4
5.	Calendars	.6
6.	Working hours	.6
7.	Critical Path	.7
8.	Planned Value Histogram	.9
9.	Conclusion	10





1. Project Information

1.1 Project Description and Scope of Work

This project includes renovation & expansion work for the Casa Marina resort which will be conducted by different subcontractors. The resort includes construction work and renovations for the following areas with their allocated subcontractors:

- 1. Guestrooms (Digney York Associates)
- 2. Public Space (Digney York Associates)
- 3. Beach bar & Kitchen (Keystar)
- 4. Exterior Work (Melrose)
- 5. Landscape (United-RHG Inc.)
- 6. Pier Reconstruction (Dock and Marine Construction)

2. Project Phasing & Sequencing

2.1 Procurement

The project's sequence of work begins with the Preconstruction/Procurement phase for the Guestrooms, Public Space, & Pier Reconstruction. The submittals for the Guestrooms and Public space will be starting together on March 6th, 2023. The Leadtime for the public space; however, will be taking the longest time, making the preconstruction phase for the Public Space end on the 24th of July, 2023. The Pier reconstruction will start on the 16th of April with the "Order Concrete Repair Materials" and ending on June 14th, 2023.

2.2 Construction

The project's sequence of work begins with the Construction phase will start with the Guestrooms and Public space on May 8th, 2023. Then we will begin with the construction phase for the Beach bar & Kitchen, Exterior Work, and Landscape on May 15th, 2023. Finally, the Pier Reconstruction will be the last thing to start on June 15th, 2023.





3. Key Dates & Milestones

Item	Baseline Dates
Project Award	Feb-27-2023
Public Space Construction Start Date	May-08-2023
Beach bar & Kitchen Construction Start Date	May-15-2023
Exterior Work Construction Start Date	May-15-2023
Landscape Start Date	May-15-2023
Pier Reconstruction Start Date	June-15-2023
Landscape Completion Date	September-10-2023
Hotel Re-Opens to Guests	September-15-2023
Exterior Work Completion Date	September-15-2023
Public Space Completion Date	October-01-2023
Pier Reconstruction Completion Date	October-16-2023
Beach bar & Kitchen Construction Completion Date	November-16-2023
Exterior Work Construction Completion Date	December-15-2023
Substantial Completion	December-15-2023

4. WBS

The figure below is taken from the baseline schedule of the project on the P6 software and displays all WBS levels. The Key Dates & Milestones section includes all important project milestones and dates. The Preconstruction section includes submittal and preparation activities for the Guestrooms, Public space, Pier Reconstruction.

- The Construction Phase is divided into six different areas: Guestrooms, Public Space, Beach bar & Kitchen, Exterior Work, Landscape, & Pier Reconstruction.
- For the Guestrooms, Public Space, and Exterior Work each area is further divided into Mobilization, main buildings within that area, & close out procedure.
- The Beach bar & Kitchen is further divided into Mobilization, Structural Work, Finishes, & close out procedure.
- Landscaping work includes the construction & close out procedure.
- Finally, Pier Reconstruction is divided into Demo & Removal, Construction & close out procedure.

Please refer to the following figures for a detailed WBS structure of the project.





📾 CASA MARINA
Keydates & Milestones
Preconstruction/Procurement
Guestrooms
Public Space
Pier Reconstruction
Construction
Guestrooms
Suites Wing
Main Building
West Wing
Public Space
Mobilization
Main Lobby, Ballroom, Bar, Restrooms
🚪 Retail, Hemingways, Flagler, Restrooms
The Meeting Rooms, Restrooms
📲 Utilities
F Close Out
📲 Beach bar & Kitchen
Mobilization
Structural Work
Finishes
Close Out Exterior Work
Mobilization
Suites Wing
Ocean Side
Street Side
Structural
📲 Main Building
Ccean Side
Street Side
West Wing
Ccean Side
Street Side
The Structural Structural
Roofing
Elose Out
Landscape
Construction Close Out
Pier Reconstruction
Demo & Removal
Close Out





5. Calendars

This section contains details on the calendars which are assigned on all activities. The calendar usage and assignment demonstrate that the builder has taken into account no official holidays and will be working all weekdays. The Calendar used in this project is:

• 7 Working Day Calendar: The calendar is based on 7-day week which is assigned on Key dates & Milestones, Submittals, and all construction activities. The Calendar does not take into account any Federal Holidays.

6. Working hours

The working hours are eight hours per day for all days of the week, totaling 56 hours per week. These work durations have been used throughout all scheduled construction activities to calculate durations and the remaining time to complete.

pecify the numb	er of work hours fo	or each time period.		~	ОК
Hours/Day	Hours/Week	Hours/Month	Hours/Year 2688.0	0	Cancel
0.0	0.0	224.0	2000.0	(?)	Help
ndar Weekly F	Hours				
				√	ОК
endar Weekly H ndard work hou Sun Mon 8 8			ri Sat	✓Ø	OK Cancel





7. Critical Path

The Critical Path of the Project includes all Exterior work for the subcontractor Melrose. It starts with the mobilization and then moves to the construction activities in the Suites wing, Main Building, West Wing which include the ocean side, street side, and all structural work within. Finally, the critical path moves to the close out procedure for all the exterior work.

ivity ID	Activity Name	Original Duration	Start	Finish	Subcontrac	Mar	Apr	May		2023	ul A	Aug	Sep	Oct	Nov	Dec	Jan	Feb	2024 Mar	Apr
	RINA BASELINE	292	27-Feb-23	15-Dec-23		Mar	Mhi	may	Jun	-	u /	kug	Sep	UCI	NUV		-Dec-23, 0			
	& Milestones	292	27-Feb-23	15-Dec-23		-		_	_	_	_					15	Dec-23, H	eydates	& Milestor	nes
A1090	Project Award	0	27-Feb-23			Project	Award, 21	T-Feb.	73											
						in oject	Nirulu, 2	1	1											
A1470	Exterior Work Construction Start Date	0	15-May-23		Melrose			8) - CON	Exterior W			e ne e e e								
📟 A2050	Suites Wing (Guestrooms) Construction Start Date	0	15-May-23	1947/08 - 1555(1)	Digney			•	Suites Wir	ng (Gue	stroams)) Cons	ruction S	tart Date,	15-May-2		<u>.</u>	ļ		. <u>1</u>
🚍 A1520	Substantial Completion	0		15-Dec-23													bstantial (
🚍 A2190	Exterior Work Construction Completion Date	0		15-Dec-23	Melrose												terior Wor	1000		1
A3240	Exterior West Wing Street Side Completion Date	0		15-Dec-23	Melrose			i									terior Wes			Completio
Construc		215	15-May-23	15-Dec-23													Dec-23, (
💾 Exterior Wo		215	15-May-23	15-Dec-23												15	Dec-23, E	Exterior W	ork	
Hobilization		1	15-May-23	15-May-23				2	15-May-2		ization									
A1880	Mobilization	1	15-May-23	15-May-23	Melrose			1	Mobilizatio	n										
The Suites Wing		215	15-May-23	15-Dec-23	4			-	1		1					7 15	Dec-23, 9	Buites Wir	g	
dia Contraction Contractica Co		117	15-May-23	08-Sep-23						- 2				ep-23, Oc Restorati						
🚍 A1890	Facade Restoration	109	15-May-23	31-Aug-23	Melrose			j	<u>j</u>					de Paintin			<u></u>	ļ		
🚍 A1900	Façade Painting	103	29-May-23	08-Sep-23	Melrose			1							See . and the					
🚍 A1910	Sealants & Expansion Joints	89	05-Jun-23	01-Sep-23	Melrose			1		3.0	3				ision Join			1		1
A1920	Guestroom Balconies Tile and Waterproofing	54	10-Jul-23	01-Sep-23	Melrose					-	-		Guestr	om Balco	nies Tile a					
Street Side	Sealants & Expansion Joints	92 92	15-Sep-23 15-Sep-23	15-Dec-23 15-Dec-23	Melrose			1								C 37 38	Dec-23, S alants & E	100 C 120		
A1990	Guestroom Balconies Tile and Waterproofing	92	15-Sep-23	15-Dec-23	Meirose			ļ									iestroom E			Watarprov
The second s	Guestroom Balconies Tile and Waterproofing Guestroom & Corridor Glass Railing	92			Meirose			1	i.		1						estroom a	:		
A2000	Guestroom & Corridor Glass Railing	92	15-Sep-23 15-May-23	15-Dec-23	Meirose			i _			1						Dec-23.			ling
Structural A2780	Repair Deteriorated Vertical Concrete	215	15-May-23 15-May-23	15-Dec-23 15-Dec-23	Melrose				1		1	3					pair Deter			dorete
A2790	Repair Deteriorated Horizontal Concrete (Partial Depth)	215	15-May-23	15-Dec-23	Melrose				12	- 8					8		pair Deter			1
A2790	Repair Deteriorated norizontal concrete at underside of concrete slabs	124	15-May-23	15-Sep-23	Melrose	- <mark>-</mark>							De	nair Deter	iorated ou		oncrete a			
A2810	Repair Deteriorated overhead concrete slab edges	124	15-May-23	15-Sep-23	Meirose					3		2			2		ab edges		C OT COILC	i cic sido
A2820	Install supplemental reinforcement at concrete repair areas	124	15-May-23	15-Sep-23	Meirose			1	10	Č.		1	100 2000		opposite the states		ent at con		ir araap	
A2830	Rout and Seal Concrete Cracks	215	15-May-23	15-Dec-23	Melrose			1	1	1		3	113	tun supple	incittai re		ut and Se	·		S 84.
A2840	Repair deteriorated pockets at base of railing posts	215	15-May-23	15-Dec-23	Meirose			8 🗌	10	3	3	9					pair deter			19 N
A2850	Repair Rust spots at concrete surfaces (assume 6x6 area)	215	15-May-23	15-Dec-23	Melrose						j						pair Rust			201 - C C C C C C C C
A2850	Provide engineer access on access equipment for inspections	215	15-May-23	15-Dec-23	Melrose			1 2		1							vide engi	1		AR
A2800		124			Melrose					- 2	- 2		De	ide ener	. in in atla		rete crack		ss on ac	çess equ
A2870	Provide epoxy injection at concrete cracks Provide Shoring as required at select location	124	15-May-23 15-May-23	15-Sep-23 15-Sep-23	Melrose			1 2	1	1	- 3	3					select loca			
		215	15-May-23	15-Dec-23	merose			1 _	10	-2	- 34	- 3	- FIG	VIGE SHO	ing as rec	0	-Dec-23, 1			
Main Buildin	ng	124	15-May-23	15-Dec-23 15-Sep-23									15	San 23 (Ocean Sid		-Dec-23, 1		ily	
A2060	Facade Painting	124	15-May-23	15-Sep-23	Melrose				- 13	<u></u>	- 2			cade Pain						1
A2230	Guestroom Windows Glazing and Paint	117	15-May-23	08-Sep-23	Melrose				1	1	- 3	3		1.000	dows Gla	azino ano	Paint			
A2070	Sealants	104	22-May-23	02-Sep-23	Melrose			1	10	- 21	4	3: 	Sealan							1. /
Street Side		92	15-Sep-23	15-Dec-23				1					_			1 5	Dec-23, 5	: Street Sid	e	1
A2250	Guestroom Windows Glazing and Paint	92	15-Sep-23	15-Dec-23	Melrose	· ·				÷÷	····;···						estroom V			nd Paint
A2260	Façade Painting	92	15-Sep-23	15-Dec-23	Melrose			1		1		1			-	Fa	çade Pain	ting		
A2270	Sealants	92	15-Sep-23	15-Dec-23	Melrose			1			1	1				Se	alants			
A2320	Public Window & Door Painting	92	15-Sep-23	15-Dec-23	Melrose			1								Pu	blic Windo	w & Door	Painting	
Structural		124	15-May-23	15-Sep-23	KENDARDAY			-		1		- 1	15	Sep-23. 5	structural			1		1
A2540	Repair Deteriorated Vertical Concrete	124	15-May-23	15-Sep-23	Meirose			1							iorated Ve		ncrete			1
A2550	Repair Deteriorated Horizontal Concrete (Partial Depth)	124	15-May-23	15-Sep-23	Melrose			1	÷	-	-		Re	pair Deter	iorated He	rizontal	oncrete (Partial De	pth)	1
A2560	Repair Deteriorated overhead concrete at undersides of concrete slabs, including		15-May-23	15-Sep-23	Melrose			1	÷	-			Re	pair Deter	iorated ov	erhead o	oncrete a	undersid	es of cor	ncrete sla
A2570	Repair Deteriorated concrete slab edges	124	15-May-23	15-Sep-23	Melrose				- 12		- 1	3	Re	pair Deter	iorated cd	increte s	ab edges			





Activity ID	Activity Name	Original Duration	Start	Finish	Subcontrac													
-						Mar	Apr	May	Jun	Jul	Aug		Oct	Nov Dec		Feb Ma		r May
🚍 A2580	Install supplemental reinforcement at concrete repair areas	124	15-May-23	15-Sep-23	Melrose											icrete repair are		. <u>.</u>
🚍 A2590	Rout and Seal Concrete Cracks	124	15-May-23	15-Sep-23	Melrose							R	out and Sea	Concrete Cra	cks			
🚍 A2600	Repair deteriorated pockets at base of railing posts	124	15-May-23	15-Sep-23	Melrose							R	epair deter	prated pockets	at base of r	aling posts		
🚍 A2610	Repair Rust spots at concrete surfaces (assume 6x6 area)	124	15-May-23	15-Sep-23	Melrose					<u> </u>	-		epair Rust	pots at concret	te surfaces	(assume 6x6 ar	ea)	
🚍 A2620	Replace deteriorated Balusters at faux balconies	124	15-May-23	15-Sep-23	Melrose		1			-	-		eplace dete	riorated Baluste	ers at faux t	alconies		
🚍 A2640	Provide epoxy injection at concrete cracks	124	15-May-23	15-Sep-23	Melrose		1					P P		y injection at co		ks		
📟 A2650	Provide epoxy injection at elevator pit concrete wakks crack and block-in 2 openi	124	15-May-23	15-Sep-23	Melrose					:		P	rovide epox	y injection at ele	evator pit co	nicrete wakks c	ack and bl	ock-in 2
🔚 West Wing	9	215	15-May-23	15-Dec-23			1	-	1	-		-	; ;		15-Dec-23,	West Wing		
📲 Ocean Sid	e	117	15-May-23	08-Sep-23			1	-			;		Sep-23, Oc	an Side		1		
🚍 A2350	Facade Restoration	103	15-May-23	25-Aug-23	Meirose		1					Facade	Restoration		8			
🚍 A2380	Sealants & Expansion Joints	103	22-May-23	01-Sep-23	Melrose								nts & Expan	sion Joints				
🚍 A2360	Guestroom Balcony Ceilings	61	29-May-23	28-Jul-23	Meirose		1			;	Guest	room Balco	ny Ceilings		1	1		1
🚍 A2370	Façade Painting	103	29-May-23	08-Sep-23	Melrose		1				į.	Faç	ade Painting					
📩 Street Side	e	92	15-Sep-23	15-Dec-23								-	-		15-Dec-23,			
📾 A2450	Facade Restoration	92	15-Sep-23	15-Dec-23	Melrose							1	1 1		Facade Res	toration		
🚍 A2470	Façade Painting	92	15-Sep-23	15-Dec-23	Melrose							3 💻	ip		Façade Pai	nting		
📟 A2480	Sealants & Expansion Joints	92	15-Sep-23	15-Dec-23	Melrose		1					-		_	Sealants &	Expansion Joint	5	
Structural		215	15-May-23	15-Dec-23			1	-	-			1	; ;		15-Dec-23,	Structural		
📟 A2660	Repair Deteriorated Vertical Concrete	124	15-May-23	15-Sep-23	Meirose						1	R	epair Deter	orated Vertical	Concrete			
🚍 A2670	Repair Deteriorated Horizontal Concrete (Partial Depth)	124	15-May-23	15-Sep-23	Melrose	1	1			-	-	R	epair Deter	orated Herizont	al Concrete	(Partial Depth)		
🚍 A2680	Repair Deteriorated overhead concrete at undersides of concrete slabs, including	124	15-May-23	15-Sep-23	Melrose		1									t undersides of		
🚍 A2690	Repair Deteriorated concrete slab edges	124	15-May-23	15-Sep-23	Melrose					;		R	epair Deter	orated concrete	e slab edges	d T	1	1
🚍 A2700	Install supplemental reinforcement at concrete repair areas	124	15-May-23	15-Sep-23	Meirose		1			-			stall supple	mental reinforce	ement at cor	drete repair are	as	
🚍 A2710	Rout and Seal Concrete Cracks	215	15-May-23	15-Dec-23	Melrose			-		-	-		÷ ;		Rout and Se	al Concrețe Cra	cks	
🚍 A2720	Repair deteriorated pockets at base of railing posts	124	15-May-23	15-Sep-23	Melrose		1	-	-	<u> </u>	÷	R	epair deter	orated pockets	at base of r	ating posts		
🚍 A2730	Repair Rust spots at concrete surfaces (assume 6x6 area)	124	15-May-23	15-Sep-23	Melrose		1				i.					(assume 6x6 ar	ea)	1
📟 A2760	Provide epoxy injection at concrete cracks	124	15-May-23	15-Sep-23	Melrose							P	rovide epox	y injection at co	increte crac	ks		
🚍 A2770	Provide Shoring as required at select location	124	15-May-23	15-Sep-23	Melrose							P	rovide Shot	ng as required	at select loo	ation		
E Close Out		14	02-Dec-23	15-Dec-23							1	1	1	÷	15-Dec-23,	Glose Out		
📟 A3000	Punch/Inspections	7	02-Dec-23	08-Dec-23	Melrose		1				1	1	1	PL	inch/Inspec	tiens	1	
🚍 A3010	FF&E Installation	7	09-Dec-23	15-Dec-23	Meirose		1				1	1	1		FF&E Instal	ation		
A3020	Turnover	0		15-Dec-23	Melrose	········	·····		·····	·····	· · · · · ·	·	÷	•	Turnover,	·····		

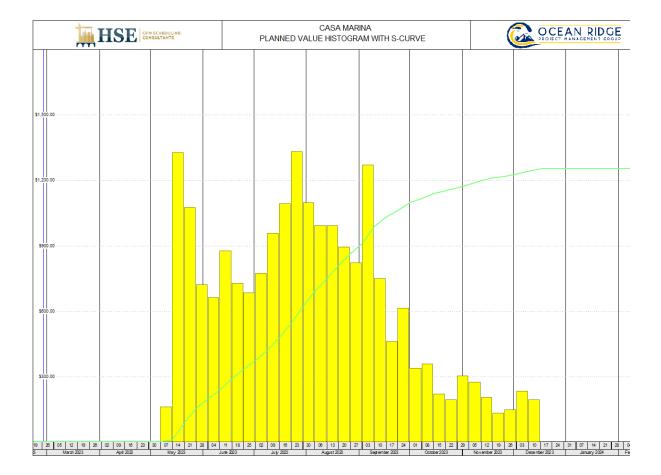




8. Planned Value Histogram

The histogram attached below represents the planned value according to a uniform distribution of 100\$ assigned to all construction activities to track the following for future updates:

- Percentage completed by vendor
- Percentage completed by task
- Percentage completed by project
- Percentage completed by building
- The Earliest Construction Start date is the Public Space Construction which is May 8th, 2023.
- The Substantial Completion date is December 15th, 2023.
- The peaks in the Planned Value Histogram are in the 2nd week of May, 4th week of July, & 2nd week of September 2023.
- The lowest is in the 1st week of May & 3rd week of November 2023.
- The Cumulative value does not represent the actual value of the project.







9. Conclusion

The project is comprised of construction work and renovations for the following areas with their allocated subcontractors:

- 1. Guestrooms (Digney York Associates)
- 2. Public Space (Digney York Associates)
- 3. Beach bar & Kitchen (Keystar)
- 4. Exterior Work (Melrose)
- 5. Landscape (United-RHG Inc.)
- 6. Pier Reconstruction (Dock and Marine Construction)

The preconstruction/Procurement duration is 140 calendar days, while the construction work duration is 221 days starting from May 8th, 2023 for the Public Space and the Substantial Completion ending on December 15th, 2023.

The critical path is shown above to be for all the Exterior work in the Suites Wing, Main Building, and West Wing including its close out procedure.

The calendar used in this project is a 7-day calendar which is assigned on all Key dates & Milestones, Submittals, and all construction activities. The Calendar does not take into account any Federal Holidays.

All the detailed information about the project is discussed in the above sections. The overall strategy is to have the schedule match those of the subcontractors along with maintaining it's completion dates.