

CPM Scheduling Consultant: HSE CONTRACTORS INC.



Narrative Baseline

CASA MARINA



Narrative Baseline

Project Award

February 27th, 2023

Substantial Completion

December 15th, 2023

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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	
Mobilization	
Suites Wing	
Main Building	
West Wing	
Public Space	
Mobilization	
Main Lobby, Ballroom, Bar, Restrooms	
Retail, Hemingways, Flagler, Restrooms	
Meeting Rooms, Restrooms	
Utilities	
Close Out	
Beach bar & Kitchen	
Mobilization	
Structural Work	
Finishes	
Close Out	
Exterior Work	
Mobilization	
Suites Wing	
Ocean Side	
Street Side	
Structural	
Main Building	
Ocean Side	
Street Side	
Structural	
West Wing	
Ocean Side	
Street Side	
Structural	
Roofing	
Close Out	
Landscape	
Construction	
Close Out	
Pier Reconstruction	
Demo & Removal	
Construction	
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.

Hours per Time Period

Specify the number of work hours for each time period.

Hours/Day	Hours/Week	Hours/Month	Hours/Year
8.0	56.0	224.0	2688.0

☒ OK
☐ Cancel
☐ Help

Calendar Weekly Hours

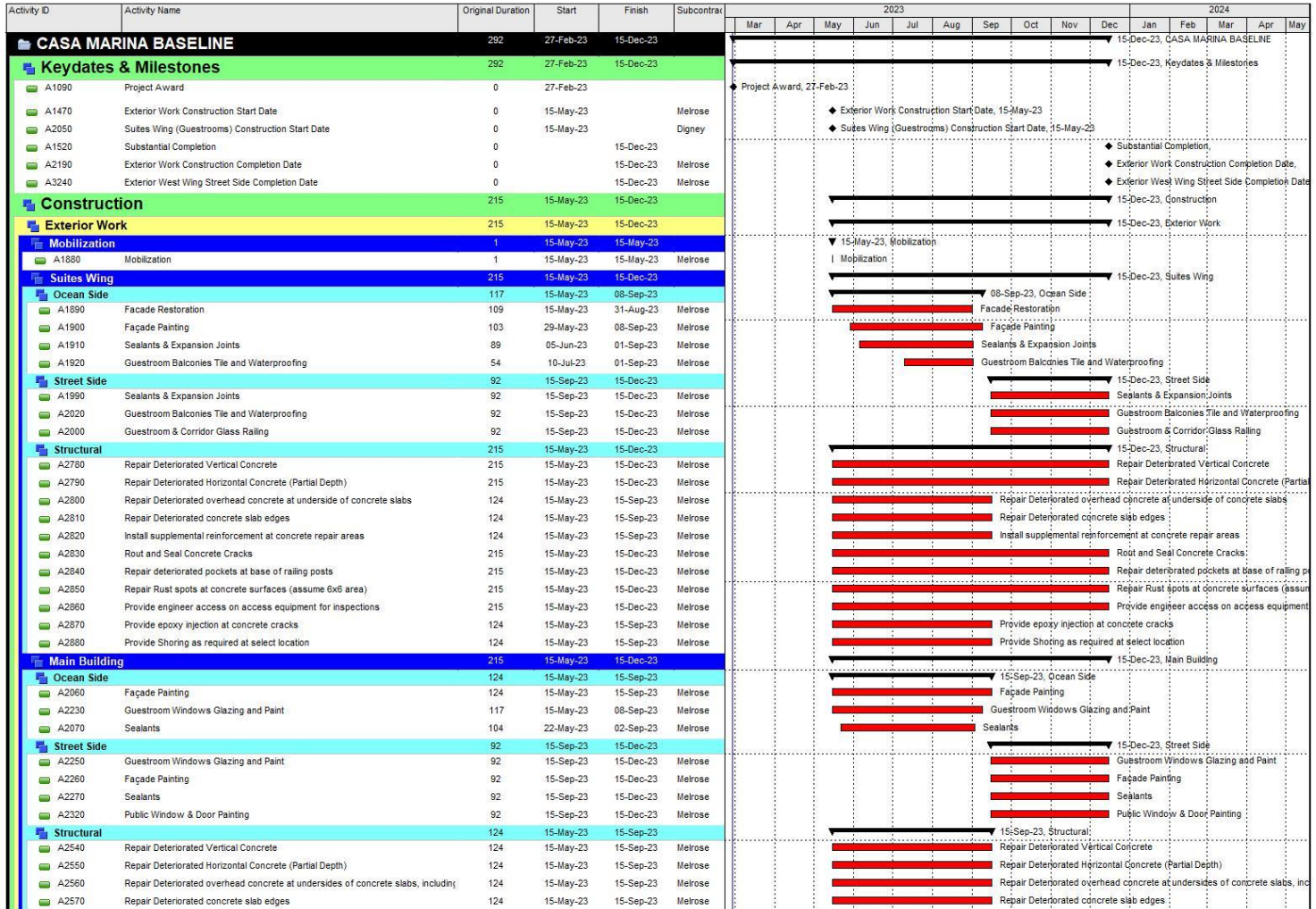
Standard work hours

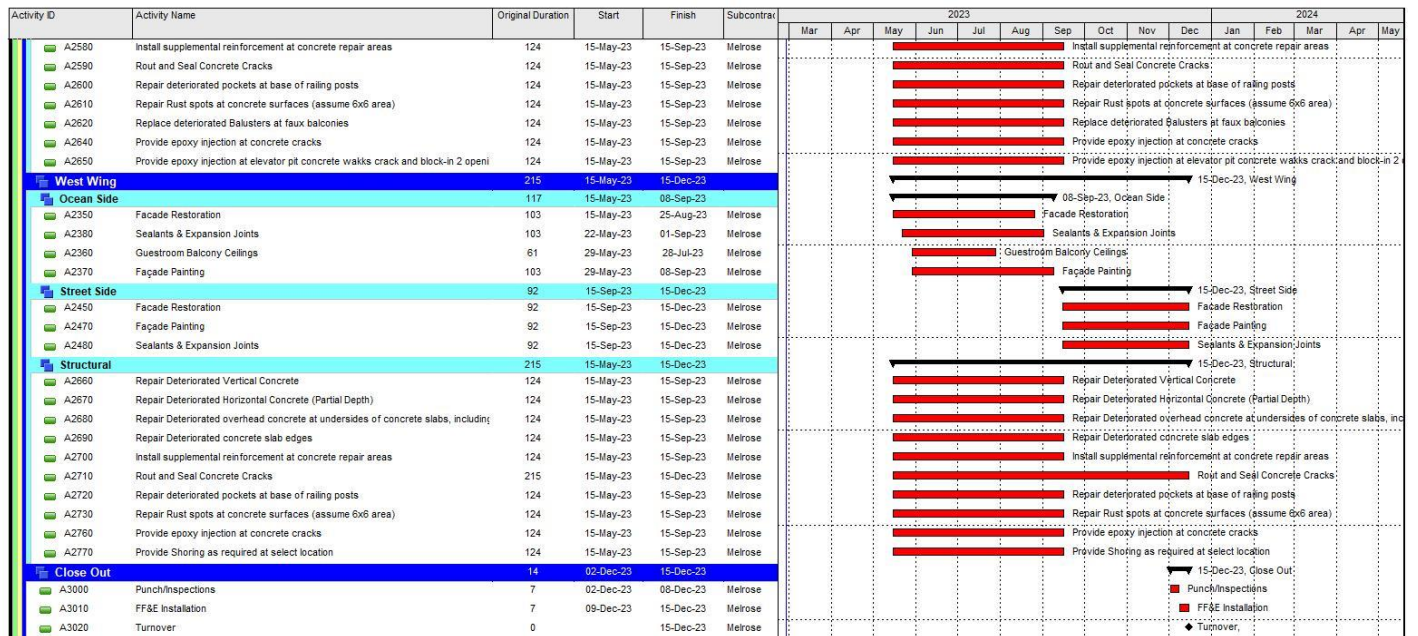
Sun	Mon	Tue	Wed	Thr	Fri	Sat
8	8	8	8	8	8	8

☒ OK
☐ Cancel
☐ Help

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.

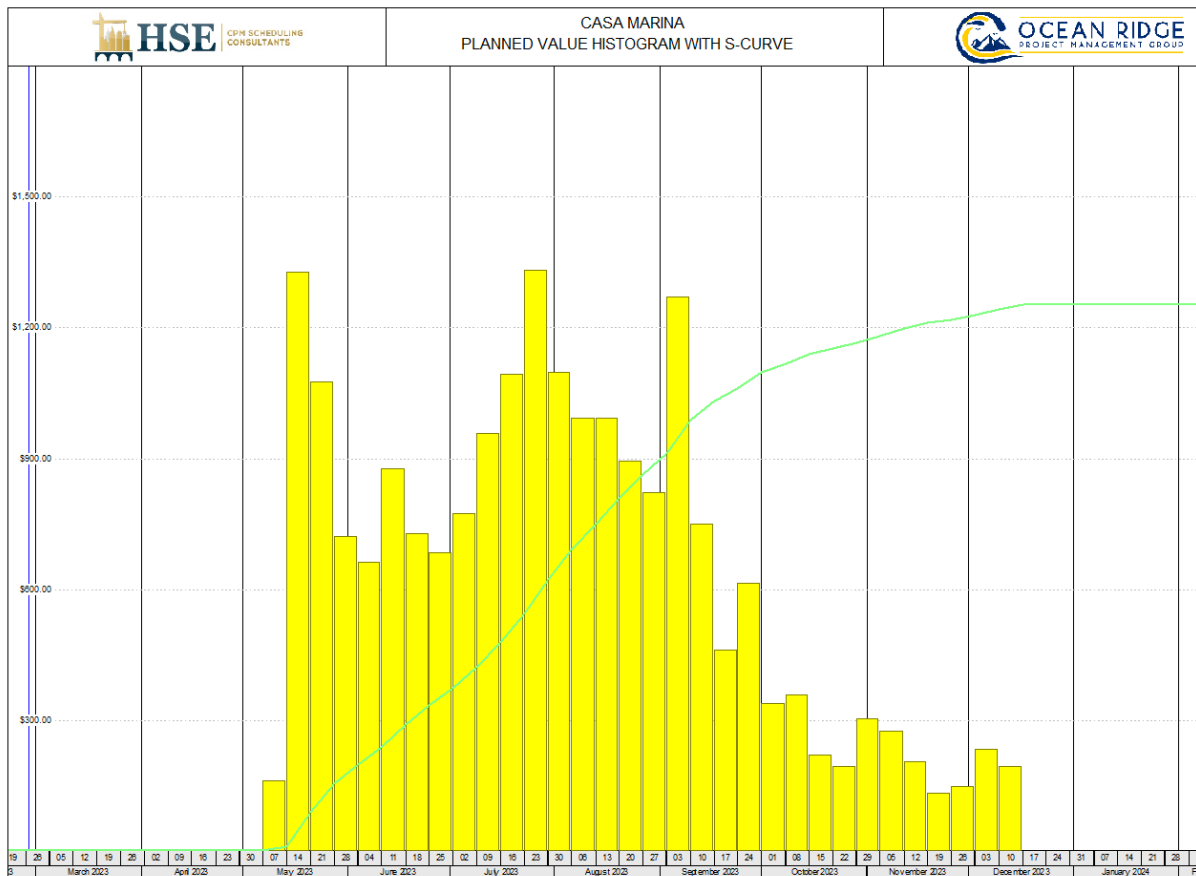




8. Planned Value Histogram

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.