

Lake Nona Primary Care



Main Contractor: CDEEM, Co



CPM Scheduling Consultant: HSE CONTRACTORS INC.

Baseline Schedule Narrative

NTP October 11th, 2023

Final Completion January 8th, 2024

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Project Information

Project Overview:

The primary objective of this construction project is to add a medical center on the fourth floor and perform necessary renovations to the existing buildings at Lake Nona, a primary care center for the Department of Veterans Affairs (VA). The project aims to enhance the facility's capabilities and improve patient care.

Project Deliverables:

The following deliverables are expected to be completed within the project scope:

a. Addition of a medical center on the fourth floor, including:

- Design and construction of patient examination rooms.
- Installation of medical equipment and fixtures.
- Implementation of necessary electrical, plumbing, and HVAC systems.
- Compliance with relevant building codes and regulations.

b. Renovations to existing buildings, including:

- Updating electrical, plumbing, and HVAC systems as required.

c. Integration of necessary IT infrastructure and systems to support medical operations.

d. Compliance with all applicable health and safety regulations.

Project Phasing & Sequencing

Preconstruction

During the pre-construction phase, the project team will focus on several key activities. This includes soliciting bids from subcontractors and awarding contracts based on evaluations of cost, expertise, and past performance. The team will also identify and secure the required permits and approvals for the medical center's construction. Detailed plans, specifications, and shop drawings will be prepared and submitted for review and approval. Additionally, coordination with suppliers and manufacturers will ensure timely fabrication and delivery of materials and equipment to the construction site. This phase sets the stage for a smooth transition into the construction phase, with all necessary subcontractor contracts, permits, and approved plans in place.

Construction

During the construction phase of Lake Nona Primary Care Center, the process will begin with the demolition of existing conditions. This will be followed by the framing of the fourth floor and interstitial areas, as well as the completion of roofing and exterior work. Interior work for areas A and B will then commence, while area C's interior work will begin in February, awaiting framing progress. MEP work will be carried out in the interstitial areas, ensuring the proper installation of

electrical, plumbing, and HVAC systems. Finally, the focus will shift to the renovation and upgrading of the existing building. Throughout this phase, close monitoring and coordination will be maintained to ensure adherence to safety standards and project timelines.

Key Dates

Item	Date
NTP	Oct-11-2023
Project Completion	Jan-08-2025

WBS

The below figure is extracted from the baseline schedule of the project on the P6 software and shows all WBS levels. The table reflects how the contractor can manage all project components and monitor their progress separately and/ or collectively. The Milestones section includes all important milestones for the project. The preconstruction submittals section includes major submittals required by the contract and specifications. The Engineering section includes shop drawings activities. The Procurement section includes the procurement cycle for important materials arranged by the stage. And the Construction Section is divided into mobilization, then construction activities arranged by roof section group, and finally close out.

Activity ID	Activity Name	Original Duration	Start	Finish	Budgeted Total Cost
	Lake Nona Primary Care	328	Sep-15-23	Jan-08-25	\$9,300,000.00
	Key Dates & Milestones	482	Sep-15-23	Jan-08-25	\$0.00
	General Conditions	328	Sep-15-23	Jan-08-25	\$885,000.00
	Preconstruction	114	Sep-15-23	Mar-01-24	\$100,000.00
	Bid & Award Subcontractors	5	Sep-15-23	Sep-21-23	\$0.00
	Permits	45	Oct-11-23	Dec-13-23	\$0.00
	Prepare & Submit	67	Sep-22-23	Dec-29-23	\$100,000.00
	Review & Approve	75	Sep-20-23	Jan-19-24	\$0.00
	Fabricate & Deliver	99	Oct-06-23	Mar-01-24	\$0.00
	Construction	294	Oct-11-23	Dec-13-24	\$8,322,500.00
	Demolition	7	Feb-14-24	Feb-20-24	\$100,000.00
	Structural	64	Mar-01-24	Jan-05-24	\$2,220,000.00
	4th floor	32	Mar-01-24	Apr-17-24	\$1,110,000.00
	4th floor Interstitial	32	Apr-17-24	Jun-05-24	\$1,110,000.00
	Roofing	20	Jun-05-24	Jul-10-24	\$200,000.00
	Exterior	39	May-17-24	Jul-22-24	\$355,000.00
	North	19	May-17-24	Jun-17-24	\$118,333.33
	West	19	Jun-03-24	Jul-03-24	\$118,333.33
	South	19	Jun-19-24	Jul-22-24	\$118,333.33
	Interior	201	Feb-26-24	Dec-13-24	\$4,822,500.00
	4th floor	201	Feb-26-24	Dec-13-24	\$3,943,511.86
	4th floor -Area A	93	Jul-15-24	Nov-27-24	\$1,347,837.30
	Framming & Rough-ins	33	Jul-15-24	Aug-30-24	\$561,279.76
	Finishes	60	Aug-30-24	Nov-27-24	\$786,557.54
	4th floor -Area B	101	Jul-15-24	Dec-13-24	\$1,147,837.30
	Framming & Rough-ins	32	Jul-15-24	Sep-04-24	\$361,279.76
	Finishes	69	Sep-04-24	Dec-13-24	\$786,557.54
	4th floor -Area C	96	Feb-26-24	Jul-12-24	\$1,147,837.30
	Framming & Rough-ins	32	Feb-26-24	Apr-10-24	\$361,279.76
	Finishes	64	Apr-10-24	Jul-12-24	\$786,557.53
	4th floor Interstitial	54	Aug-07-24	Oct-25-24	\$688,527.79
	4th floor Interstitial -Area A	47	Aug-07-24	Oct-14-24	\$343,263.59
	4th floor Interstitial -Area B	44	Aug-21-24	Oct-23-24	\$343,263.59
	5th floor (Existing)	29	Oct-09-24	Nov-19-24	\$462,460.32
	Framming & Rough-ins	29	Oct-09-24	Nov-19-24	\$462,460.32
	Close-Out	32	Nov-19-24	Jan-08-25	\$12,500.00

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 all official blackout days and weather days specified by the contract, and has scheduled the project activities efficiently to minimize any risk on project completion. The Calendars used in this project are:

- DFW 7 Day Calendar: the calendar is based on 7-day week and is assigned on milestones, and procurement activities.
- DFW 5 Day Calendar Weather & Holidays Days: the calendar is based on 5-day week and recognizes weather days and Holidays.

Weather Days:

Month	Average Workdays Lost Per Month Due to Weather Conditions
January	0
February	0
March	0
April	1
May	2
June	3
July	3
August	4
September	3
October	1
November	0
December	0

Working hours

The working hours are 8 hours per day, totalling 56 hours per week and 240 hours per month. These work durations have been used throughout all scheduled construction activities to calculate durations and remaining time to complete.

Hours per Time Period

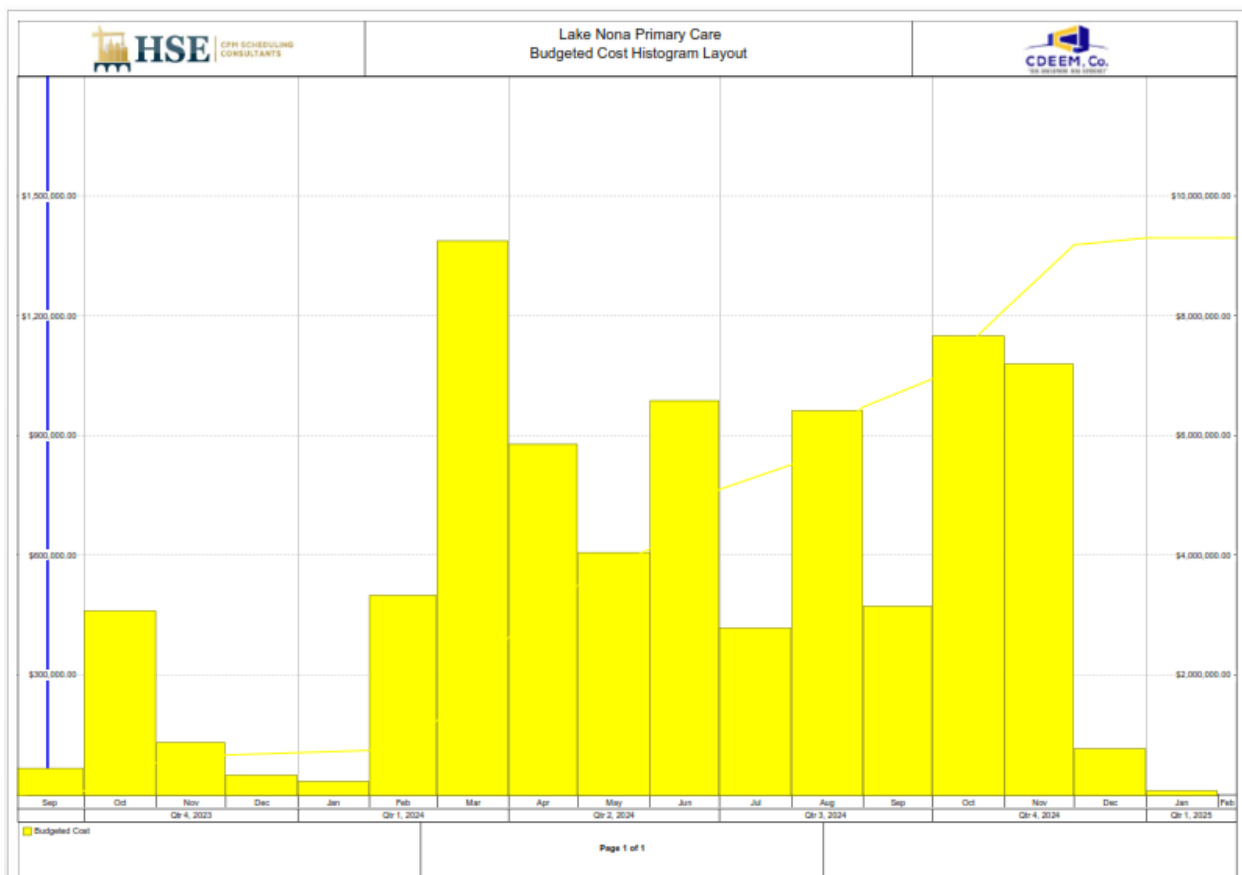
Specify the number of work hours for each time period.

Hours/Day	Hours/Week	Hours/Month	Hours/Year
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☒ OK
☐ Cancel
☐ Help

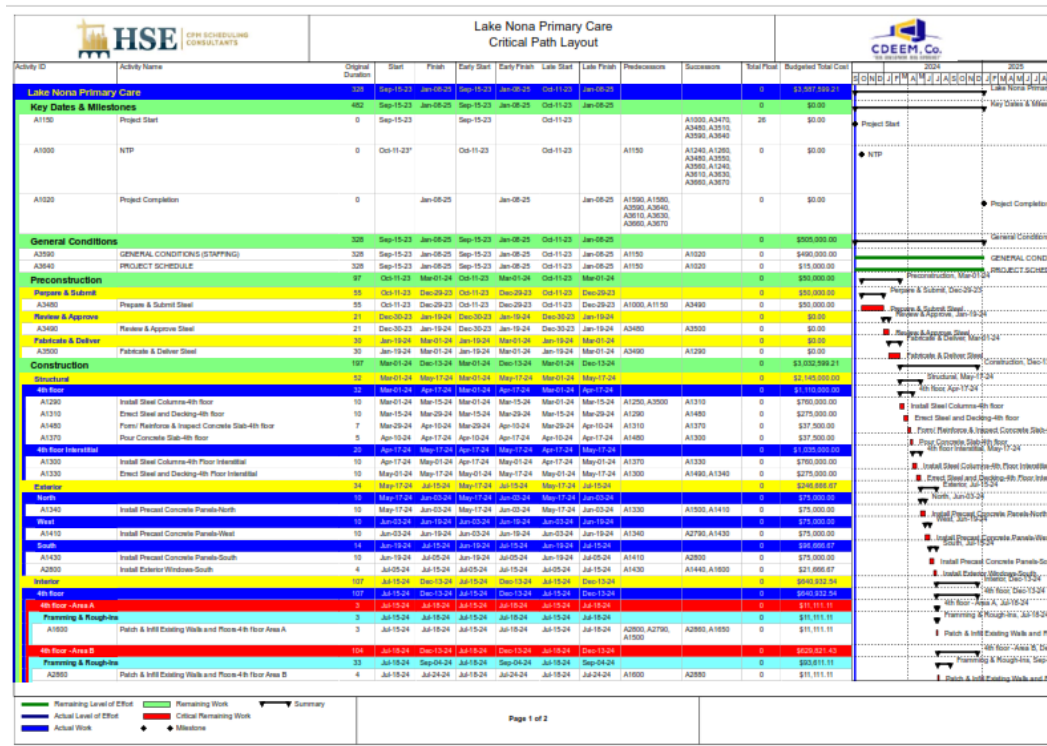
Cost Loading



The activities in the schedule were cost loaded to represent the total contract amount based on the approved SOV. Each section in the schedule corresponds and matches the approved SOV and can be found using "SOV Item" activity code.



Critical path

The critical construction activities for Lake Nona Primary Care Center include the structural phase, exterior phase, and interior phase. During the structural phase from March 1, 2024, to May 17, 2024, key activities involve installing steel columns and erecting steel and decking for the fourth floor. The exterior phase, taking place from May 17, 2024, to July 15, 2024, includes the installation of precast concrete panels on different sides of the building. The interior phase, spanning from July 15, 2024, to December 13, 2024, focuses on constructing the fourth floor, divided into areas A and B, with activities such as framing, rough-ins, and finishes. The project will conclude with a close-out phase from December 13, 2024, to January 8, 2025, addressing any remaining work and completing the project.



 HSE ENVIRONMENTAL CONSULTANTS		Lake Nona Primary Care Critical Path Layout										 CDEEM Co. CONSTRUCTION												
Activity ID	Activity Name	Original Duration	Start	Finish	Early Start	Early Finish	Late Start	Late Finish	Predecessors	Successors	Total Float	Budgeted Total Cost	2024											
A2880	Install Planking Walls and Ceiling 4th floor Area B	10	Jul-24-24	Aug-07-24	Jul-24-24	Aug-07-24	Jul-24-24	Aug-07-24	A2880	A2880, A2910, A2890, A2900, A2880, A2900, A2910, A2900, A2910	0	\$33,333.33	■ Install Planking Walls and Ceiling											
A2890	Install pneumatic System rough-ins 4th floor Area B	7	Aug-07-24	Aug-16-24	Aug-07-24	Aug-16-24	Aug-07-24	Aug-16-24	A2890	A2900	0	\$8,333.33	■ Install pneumatic System											
A2900	Inspect MEP Rough-ins 4th floor Area B	7	Aug-16-24	Aug-27-24	Aug-16-24	Aug-27-24	Aug-16-24	Aug-27-24	A2900, A2910, A2900, A2910, A2900, A2910	A2900	0	\$12,500.00	■ Inspect MEP Rough-ins 4th floor											
A2910	Insulation Walls 4th floor Area B	5	Aug-27-24	Sep-04-24	Aug-27-24	Sep-04-24	Aug-27-24	Sep-04-24	A2910	A2970	0	\$28,333.33	■ Insulation Walls 4th floor Area B											
Phase																								
A2970	Hang Drywall 4th floor Area B	12	Sep-04-24	Sep-20-24	Sep-04-24	Sep-20-24	Sep-04-24	Sep-20-24	A2970	A2980	0	\$33,333.33	■ Hang Drywall 4th floor Area B											
A2980	Prime & Mud Drywall 4th floor Area B	5	Sep-20-24	Sep-27-24	Sep-20-24	Sep-27-24	Sep-20-24	Sep-27-24	A2980	A2990	0	\$11,111.11	■ Prime & Mud Drywall 4th floor											
A2990	Install Plaster & Tapered 4th floor Area B	5	Sep-27-24	Oct-04-24	Sep-27-24	Oct-04-24	Sep-27-24	Oct-04-24	A2990	A3000	0	\$66,666.67	■ Install Plaster & Tapered											
A3000	Prime & Paint 4th floor Area B	7	Oct-04-24	Oct-15-24	Oct-04-24	Oct-15-24	Oct-04-24	Oct-15-24	A3000	A3010	0	\$11,111.11	■ Prime & Paint 4th floor Area B											
A3010	Install Ceiling Tiles 4th floor Area B	10	Oct-15-24	Oct-29-24	Oct-15-24	Oct-29-24	Oct-15-24	Oct-29-24	A3010, A3040, A3050, A3060, A3070, A3080	A3010	0	\$33,333.33	■ Install Ceiling Tiles 4th floor											
A3020	Install Plumbing Trim-outs 4th floor Area B	6	Oct-29-24	Nov-05-24	Oct-29-24	Nov-05-24	Oct-29-24	Nov-05-24	A3020	A3090, A1590	0	\$53,571.43	■ Install Plumbing Trim-outs											
A3030	Install Electrical trim-outs 4th floor Area B	6	Oct-29-24	Nov-05-24	Oct-29-24	Nov-05-24	Oct-29-24	Nov-05-24	A3030	A3090, A1590	0	\$43,750.00	■ Install Electrical trim-outs											
A3070	Install pneumatic system trim-outs 4th floor Area B	6	Oct-29-24	Nov-05-24	Oct-29-24	Nov-05-24	Oct-29-24	Nov-05-24	A3070	A3090, A1590	0	\$5,333.33	■ Install pneumatic system											
A3080	Install Carpet & LVT 4th floor Area B	6	Nov-05-24	Nov-14-24	Nov-05-24	Nov-14-24	Nov-05-24	Nov-14-24	A3080, A3040, A3050, A3060, A3070, A3080	A3100, A3090	0	\$33,333.33	■ Install Carpet & LVT 4th floor											
A3100	Install Casework 4th floor Area B	6	Nov-14-24	Nov-22-24	Nov-14-24	Nov-22-24	Nov-14-24	Nov-22-24	A3100	A3110	0	\$95,833.33	■ Install Casework 4th floor											
A3110	Install Countertops 4th floor Area B	6	Nov-22-24	Dec-03-24	Nov-22-24	Dec-03-24	Nov-22-24	Dec-03-24	A3110	A3120	0	\$95,833.33	■ Install Countertops 4th floor											
A3120	Install Signage 4th floor Area B	8	Dec-03-24	Dec-13-24	Dec-03-24	Dec-13-24	Dec-03-24	Dec-13-24	A3120, A3110	A1580	0	\$50,000.00	■ Install Signage 4th floor											
Close-Out																								
A1580	Punchlist	15	Dec-13-24	Jan-08-25	Dec-13-24	Jan-08-25	Dec-13-24	Jan-08-25	A1580, A1590, A1600, A1610, A1620, A1630, A1640, A1650	A1620	0	\$0.00	■ Punchlist											

Remaining Level of Effort

Actual Level of Effort

Actual Work

Remaining Work

Continual Remaining Work

Milestone

Summary

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Conclusion

Lake Nona Primary Care Centre is a construction project that began on October 11, 2023, and is set to be completed on January 8, 2025. The project includes critical phases such as preconstruction, structural, exterior, interior, and close-out. From meticulous planning to the installation of steel, precast concrete panels, and finishing touches, the project aims to deliver high-quality healthcare services to the community of Lake Nona.