

PS 123K -Brooklyn
100 Irving Avenue, Brooklyn, NY 11237

Main Contractor: SILVERITE



CPM Scheduling Consultant: HSE CONTRACTORS INC.



Baseline Narrative

(Data Date: September 14, 2023)

Notice to Proceed	Sep-15-23
Substantial Completion	Nov-28-25
Final Completion	May-29-26

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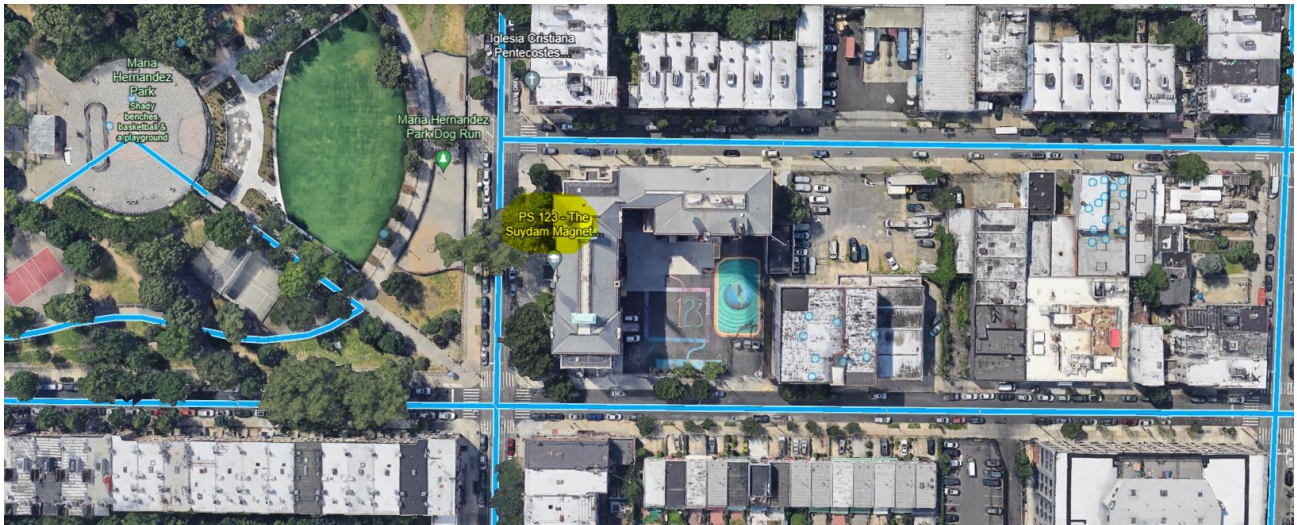
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1. Introduction

The Purpose of this document is to illustrate and define HSE's Project Execution Strategy and Planning Approach demonstrated in the Baseline schedule.

1.1 Project Description and Scope of Work

- The Work is located in Brooklyn, NY 100 Irving Avenue.
- The PS 123K project involves the renovation and interior works of a 4-floor building, which serves as an existing school in New York City. The scope of work includes framing and interior renovations necessary for the project. In addition to this, the project also entails the renovation of an auditorium, siteworks involving the installation of an accessible ramp and new utility work, the construction of a new 4-floor elevator tower with a mechanical elevator room, as well as exterior and roofing works.
- In order to accommodate the school schedule, specific floors and areas for the project will be limited to the summers of 2024 and 2025 when the school is not in session. The construction work will take place from the end of June until early September, aligning with the summer break period.



2. Project Phasing

2.1 Preconstruction/Procurement

The Preconstruction/Procurement phase of the project involves the submission and approval process for the required submittals. The cycle for submittals and procurement of main project elements is divided into three phases: Prepare & Submit, Review & Approve, and Fabricate & Deliver.

The submittal activities will begin with the Prepare & Submit phase, which will be handled by Silverite. Following this, the Review & Approve phase will continue until February 14th, 2024. The procurement process is scheduled to take place from November 3rd to November 21st, 2024.

The entire Preconstruction phase is expected to commence on September 15, 2023, and conclude on November 21, 2024. It is important to note that the preconstruction phase also includes permits and its approval is targeted to be achieved by October 31st, 2023.

2.2 Construction

The project will begin with the mobilization phase, involving the installation of construction protection fence, office trailer, and portable toilets. Construction work will then proceed, starting with the 4th floor and progressing downwards. The 3rd floor will follow, with demolition and interior works, while the basement and roofing works are scheduled for the summer of 2024. Subsequently, in the summer of 2025, the 2nd and 1st floors will be worked on.

Once the building works are completed, the siteworks phase will commence, including site preparation, accessible ramp work, and utility works. Following the completion of siteworks, the construction of the elevator tower will begin, involving site preparation, foundation works, and the construction of a 4-floor tower with the necessary mechanical elevator room and elevator lobbies. Additionally, exterior and roofing works will be conducted.

Lastly, the project will conclude with the closeout procedure, which encompasses activities such as removing temporary fences, addressing punch list items, conducting testing, final inspections, and preparing as-built drawings.

3. Key Dates & Milestones

Item	Baseline Dates
Notice to Proceed	September 15 th , 2023
Preconstruction/Procurement Phase	September 15 th , 2023 → November 21 st , 2024
Construction Phase	December 1 st , 2023 → November 7 th , 2025
Close Out Phase	May 29 th , 2025 → May 29 th , 2026
Substantial Completion	November 28 th , 2025
Final Completion	May 29 th , 2026

4. 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 tasks and monitor their progress separately and/ or collectively. The Milestones section includes all important milestones for the project. The Preconstruction & Procurement section includes major submittals required by the contract and specifications, while the Construction Section is divided into the different work trades needed for the project completion.

PS 123 NYC SCHOOL Baseline Schedule	677	15-Sep-23	29-May-26
Keydates & Milestones	988	15-Sep-23	29-May-26
Preconstruction/Procurement	298	15-Sep-23	21-Nov-24
Permits	32	18-Sep-23	31-Oct-23
Prepare & Submit	90	15-Sep-23	25-Jan-24
Review & Approve	83	16-Oct-23	14-Feb-24
Fabricate & Deliver	385	03-Nov-23	21-Nov-24
Mobilization	31	01-Nov-23	15-Dec-23
Construction	486	01-Dec-23	07-Nov-25
Building	428	26-Dec-23	09-Sep-25
4th Floor	150	26-Dec-23	30-Jul-24
3rd Floor	86	29-Mar-24	31-Jul-24
Basement	49	26-Jun-24	04-Sep-24
Roof (Existing Building)	61	27-Jun-24	23-Sep-24
2nd Floor	51	27-Jun-25	09-Sep-25
1st Floor	51	27-Jun-25	09-Sep-25
Siteworks	123	01-Dec-23	28-May-24
Site Preparation	123	01-Dec-23	28-May-24
Accessible Ramp	47	08-Jan-24	14-Mar-24
Utilities	51	15-Mar-24	24-May-24
Elevator Tower	364	28-May-24	07-Nov-25
Site Preparation	181	28-May-24	18-Feb-25
Foundation	87	15-Jul-24	15-Nov-24
1st floor	71	18-Nov-24	03-Mar-25
2nd floor	71	27-Nov-24	12-Mar-25
3rd floor	71	09-Dec-24	21-Mar-25
4th floor	71	18-Dec-24	01-Apr-25
MER & Elevator Lobby	177	19-Feb-25	30-Oct-25
Exterior & Roofing Works	153	02-Apr-25	07-Nov-25
Close Out	501	29-May-24	29-May-26

5. Calendars

This section contains details on the calendars which are assigned on all activities. The calendar usage and assignment demonstrate that the contractor has taken into account all official Weekends and Federal Holidays 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:

7 Working Day Calendar: The calendar is based on 7-day week and is assigned on Key dates & Milestones and the Fabricate & Deliver activities.

5 Day Calendar with Federal Holidays: The calendar is based on 5-day week and is assigned on the post award and the construction activities. Below are the Federal Holidays taken into account in the schedule.

2023 Federal Holidays:

<u>Date</u>	<u>Holiday</u>
Tuesday, July 4	Independence Day
Monday, September 4	Labor Day
Saturday, November 11	Veterans Day
Thursday, November 23	Thanksgiving Day
Monday, December 25	Christmas Day

2024 Federal Holidays:

<u>Date</u>	<u>Holiday</u>
Monday, January 1	New Year's Day
Monday, January 15	Dr Martin Luther King Jr.'s Birthday
Monday, February 19	President's Day
Monday, May 27	Memorial Day
Thursday, July 4	Independence Day
Monday, September 2	Labor Day
Monday, November 11	Veterans Day
Thursday, November 28	Thanksgiving Day
Wednesday, December 25	Christmas Day

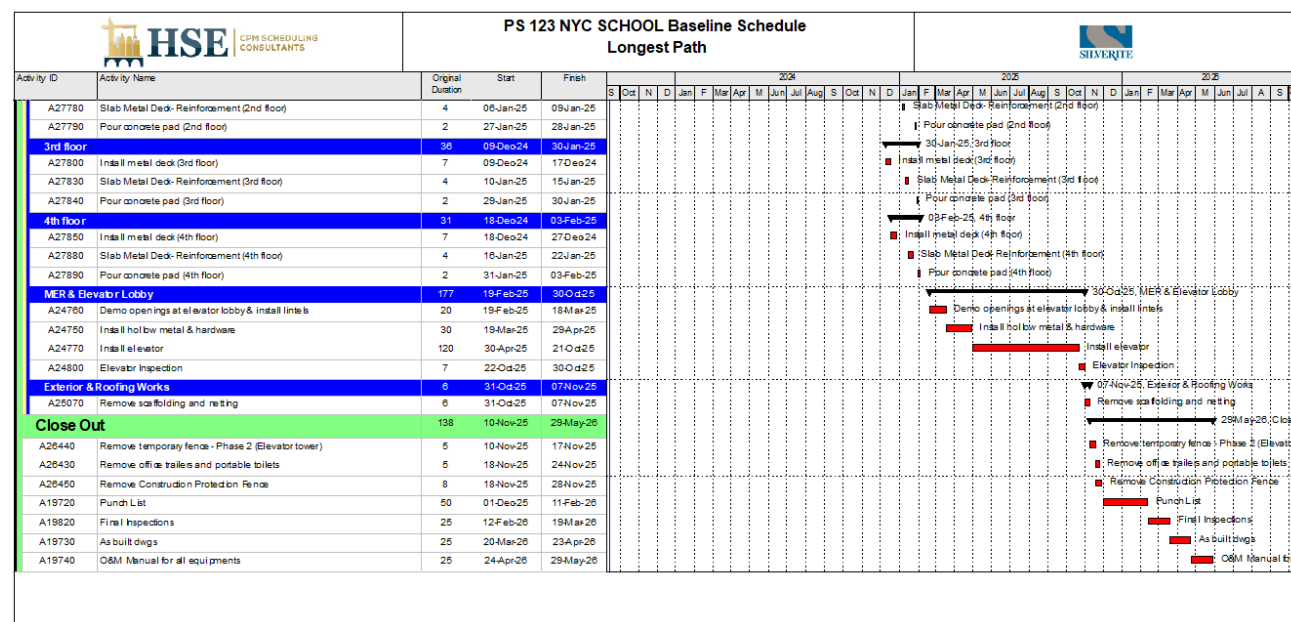
6. Working Hours

The working hours are eight hours per day from Monday till Friday. This will total to forty hours per week. These work durations have been used throughout all scheduled construction activities to calculate durations and the remaining time to complete.

Hours/Day	Hours/Week	Hours/Month	Hours/Year
8.0	40.0	172.0	2000.0

7. Critical Path

The critical path of the project is primarily determined by the Temp. Construction permit, which serves as the predecessor to site preparation in the siteworks phase. The site works are scheduled to commence on December 1st, 2023, and will involve the installation of an accessible ramp, utility works, and new asphalt paving after the completion of previous tasks. Following the site works, the construction of the elevator tower is set to begin on May 28th, 2024, with its own site preparation. This will be followed by foundation works, including underpinning as necessary. Subsequently, the sequence will include the installation of slab metal deck, reinforcement of the metal deck, and pouring of the concrete for each of the four floors sequentially. Finally, the elevator installation will take place, followed by the required inspection and the completion of the closeout procedure.



8. Conclusion

The PS 123K project involves renovating a 4-floor school building in New York City. The scope of work includes interior renovations, framing, auditorium renovation, siteworks, and the construction of a 4-floor elevator tower. Exterior and roofing works are also included in the project.

To accommodate the school schedule, construction activities will be limited to the summer months of 2024 and 2025 when the school is not in session. This will ensure minimal disruption to the school's operations. The project timeline aligns with the summer break period, from the end of June to early September.

The overall Preconstruction phase, which includes permits, is expected to start on September 15, 2023, and conclude on November 21, 2024. One important milestone is obtaining permit approval by October 31st, 2023. This phase encompasses various tasks and activities necessary to prepare for the construction phase of the project.

Furthermore, the critical path of the project is primarily determined by the Temp. Construction Fence permit, which serves as the predecessor to site preparation in the siteworks phase. The site works are scheduled to commence on December 1st, 2023. Following the site works, the construction of the elevator tower is set to begin on May 28th, 2024, with its own site preparation. This will be followed by foundation works and the installation of slab metal deck, reinforcement of the metal deck, and pouring of the concrete for each of the four floors sequentially. Finally, the elevator installation will take place, followed by the required inspection and the completion of the closeout procedure.