



Acme Builders  
Point Business Center

Update Schedule Narrative  
March 2008

**INTRODUCTION**

This narrative applies to the March Update Schedule **S31G**, data date 04/01/08.

<b>Dates:</b>	<b>Contract</b>	<b>Projected</b>
End Project Milestone:	04/05/09	07/13/09 (-69 work days)

We completed the import of fill material & compaction, along with certification of the building pad (**SIT-0070**) in late February and began footing layout on 3/3/08 (**SIT-0080**).

As agreed upon in MOD-8, placement of footings and completion of the CWS piping located at the plaza area utilized overtime (four 10's and two 8's) to complete footings on 3/21/08 which allowed about a weeks time for the concrete to cure before placement of the buildings columns. The 300-ton crane erection (**ST-0100**) occurred on 3/29/08, completing our tasks associated with MOD-8. Steel erection commenced on 3/31/08 with the placement of columns at gridline A/1 and F/1.

In addition to the schedule gain from MOD-8 previously addressed in the February Schedule Narrative, we were successful in completing the footing hammock in nineteen calendar-days, 3/3/08 to 3/21/08, gaining eleven calendar-days, 3/22/08 to 4/11/08, for project float. The Steel Erection Hammock, **HM-STL01**, which was previously projected between 4/14/08 to 6/9/08, is now scheduled for 3/31/08 to 5/27/08.

The schedule gain noted above is not a gain of time associated with the current Contract Date, but an improvement in the project float and the yet to be resolved schedule extension, associated with Swinerton Builders reference # 78, PCO # OR-027.

**CRITICAL PATH**

Following our February update, the Auditorium and Main Tower both remain on co-critical paths.

**Auditorium (-69 / -99 calendar days)**

The path for the Auditorium runs through the erection of the Main Tower structure, **HM-STL01**, and the removal of the 300-ton crane along with its associated temporary ramp. After the crane removal, the path travels through completion of the exterior cast-in-place building walls and backfilling / grading of the interior pad, then onto the cast-in-place subfloor low-walls and their footings, and through placement of the slab-on-grade.

Upon completion of the slab-on-grade, the placement of the raised floor begins along with the erection of interior wall framing. After the raised floor is complete, erection of the scaffold dance floor for installation of overhead HVAC, electrical, fire sprinklers, ceiling framing, and other associated work occurs before drywall and finishing of the sound reflectors, M.E.P. trim and other work required from the scaffold will be completed. With the removal of the scaffold dance floor, finishing of the interior

wall panels, flooring, casework, seating and other finishes shall occur before Swinerton's pre-punch list activity.

**Main Building Path (-69 work days / -99 calendar days)**

As mentioned above, the Main Tower path remains co-critical with the auditorium. With the Tower footings complete and the steel erection underway, the path flows through welding of the structural steel, decking and miscellaneous metal placement, allowing for in-slab electrical & plumbing prior to forming and pouring of the concrete decks.

The path from above travels through the exterior curtain wall system, roofing and dry-in, insulation and drywall throughout the main building, continuing through flooring, casework, and other finishes. Our floor sequencing is scheduled in the following order, first floor up through and through the sixth floor, returning to the basement to complete before Swinerton's pre-punch list activity.

**WORK COMPLETED IN MARCH 2008**

- Footings at Auditorium and Main Tower buildings.
- Complete CMU at Edison screen wall.
- Underground hydronic piping from Surveyor Road to the mechanical plant.
- Water and gas point of connection.

**ANTICIPATED WORK IN APRIL 2008**

- Continue with the erection of the Main Tower structural steel.
- Welding of structural and miscellaneous steel.
- Complete hydronic piping between the Tower and the mechanical plant.
- Concrete walls at Auditorium.
- Start of concrete walls on A & 1-Line.

**IMPACTS/FRAGNETS/ISSUES**

There are no new impacts or acceleration activities.

**OTHER CHANGES INCLUDING VANIR COMMENTS DATED 4/11/08**

There are changes, some very minor, made to this month's update.

**Added Activities**

- CO-008 Acceleration / Crane Upsize - Added for billing purposes.

**Other Changes**

- **Act. RC-262419 Receive/Deliver Motor Control (VFDs)** – Correction made to Activity ID since it originally contained an inadvertent period (.) that was removed and the change to the activity ID resulted in several changes being reported in the Digger report such as a deleted activity and an added activity. However, all changes surrounding **Act. RC-262419 Receive/Deliver Motor Control (VFDs)** are only due to the correction of the Activity ID.

There were also a few logic changes made in the March weekly SIS updates to reflect changes that took place in the field and to more accurately reflect how the work was done in our look-ahead schedules. These changes did not have an impact on the monthly updates as Actual Dates should over-ride logic changes, but we are mentioning some of the changes for reference only and to address Vanir's comments dated 4/11/08, Bullet #3.

Deleted Relationships

**SIT-0030 Pour Perimeter Footings, L00**

**SIT-0075 Excavate Pit, GB36, & Leave-Out Ftgs, L00** FS 0 (predecessor SIT-0030 deleted)

**SIT-0065 Pour Spread Footings, L00**

**SIT-0075 Excavate Pit, GB36, & Leave-Out Ftgs, L00** FF 2 (predecessor SIT-0065 deleted)

Added Links

**SIT-0030 Pour Perimeter Footings, L00**

**ST-0110 Tier-1 (L00-L03) Columns** FS 0 (predecessor SIT-0030 added)

**SIT-0065 Pour Spread Footings, L00**

**ST-0110 Tier-1 (L00-L03) Columns** FS 0 (predecessor SIT-0065 added)

Changed Lags and Relationships

**SIT-0095 Pour Pit, GB36, & Leave-Out Ftgs, L00**

**ST-0100 Crane Setup (300 Ton Crawler)** SS 0 7 (Added 7D lag to SS Relationship)

Explanation of Changes:

**Activity ID SIT-0075 Excavate Pit, GB36, & Leave-Out Footings, L00** was driving the rebar and pour sequence. **Activity ID SIT-0075 Excavate Pit, GB36, & Leave-Out Footings** had predecessor ties which do not reflect the actual construction sequence so the relationships have been revised such that they do reflect the actual construction sequence. Also, **Activity ID SIT-0100 Crane Set-up** cannot actually start until **SIT-0095 Pour Pit** activity cures in 7 days. These changes had very limited effect on the schedule and no effect on the critical path or on any near critical paths.

Also, **Activity ID SIT-1591 – Backflow Prev. Vaults** was corrected to reflect an accurate actual finish date of 3/31/08 in lieu of 3/31/09. This date change is not shown on the digger report because it was



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made after the report was run. In lieu of running another report, we are noting this minor corrective change here. We checked previous updates to ensure this error had no effect on any calculated dates. Reference can also be made to the attached digger report, which shows no changes to the durations of any pertinent hammocks.

Finally, since we picked up time in this update period, we have adjusted many of our fabrication & deliver dates to reflect this, the most current schedule, and provide the subcontractors an improved target for material delivery dates. Because of these adjustments, some of the hammock durations in this update changed, although there were no impacts to critical hammocks or the critical path. Please see attached Digger Report Section 25 for a complete list of Fab/Delivery constraints that were pulled back in this Update to accommodate current installation activities.

**SUMMARY**

Schedule **S31G** is the working schedule of the project. The installation of the foundations went extremely well, allowing for a reduction in the schedule extension and creating needed float for the project. We were also fortunate that no more unforeseen conditions presented themselves this period.

Please contact us if you have any questions or concerns.

Sincerely,

Neal C. Wickham  
*Points West Consulting*