

APPENDIX 2F

INITIAL PROJECT SCHEDULE

Emily Carr University of Art + Design Campus Redevelopment Project

Date	Revision	Checked	Approved
21-Jan-15	Rev Pre-Con 0.11		

TASK filter: All Activities

Activity ID	Activity Name	Original Duration	Start	Finish	2015												2016												2017			
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Emily Carr University of Art + Design Campus Redevelopment Project																																
PROJECT MILESTONES																																
000-000-100	Submission Time for Technical Submission																															
000-000-125	Submission Time for Financial Submissions																															
000-000-130	Selection of Preferred Proponent																															
000-000-140	Finalization of the Project Agreement																															
000-000-150	Financial Close																															
000-000-155	Effective Date																															
000-000-160	Construction Commences																															
CONSTRUCTION SUMMARY																																
000-CON-1860	Start Mobilization																															
000-CON-1870	Development Permit Issued																															
000-CON-1872	Building Permit # 1 Issued (ESC , Piling , Excavation and Foundations)																															
000-CON-1876	Building Permit # 2 Issued (Superstructure to Level 5)																															
000-CON-1878	Building Permit # 3 Issued (Rest of the Building)																															
000-CON-1880	Erosin and Sedimentation Control and Demolition - Summary																															
000-CON-1890	Piling and Pilecaps - Summary																															
000-CON-1900	Grade Beams / Underground Mech and Elec and Slab on Grade																															
000-CON-1910	Concrete Structure - Level 2 Thru Level 4																															
000-CON-1920	Structural Steel - Level 5																															
000-CON-1930	Roofing - Summary																															
000-CON-1940	Enclosure - Summary																															
000-CON-1945	Building Weatherproof																															
000-CON-1950	Overhead Mech and Elec - Summary																															
000-CON-1960	Interior Fitout (Level 1 Thru 4)																															
000-CON-1970	Issue Substantial Completion																															
000-CON-1980	Occupancy Permit Issued																															
000-CON-2050	Target Service Commencement																															
000-CON-2060	Complete Correction of Service Commencement Deficiencies																															
DESIGN CONSULTATION and INTEGRATED DESIGN PROCESS																																
VISIONING MEETING																																
000-DES-3000	Visioning Meeting (Project Kick off Meeting)																															
D.P. FINALIZATION																																
000-CON-2270	D.P. Finalization Meeting																															
ARCHITECTURAL																																
000-DES-2270	Architectural Design Consultation Meeting (SD Phase) - Meeting # 1																															
000-DES-2280	Architectural Design Consultation Meeting (SD Phase) - Meeting # 2																															
000-DES-2290	Architectural Design Consultation Meeting (DD Phase) - Meeting # 3																															
000-DES-2300	Architectural Design Consultation Meeting (DD Phase) - Meeting # 4																															
000-DES-2310	Architectural Design Consultation Meeting (50 % CD Phase) - Meeting # 5																															
000-DES-2320	Architectural Design Consultation Meeting (50% CD Phase) - Meeting # 6																															
000-DES-2330	Architectural Design Consultation Meeting (95 % CD Phase) - Meeting # 7																															
000-DES-2340	Architectural Design Consultation Meeting (95 % CD Phase) - Meeting # 8																															
STRUCTURE																																
000-DES-2350	Structural Design Consultation Meeting (SD Phase) - Meeting # 1																															
000-DES-2360	Structural Design Consultation Meeting (SD Phase) - Meeting # 2																															
000-DES-2370	Structural Design Consultation Meeting (DD Phase) - Meeting # 3																															
000-DES-2380	Structural Design Consultation Meeting (DD Phase) - Meeting # 4																															
MECHANICAL																																
000-DES-2390	Mechanical Design Consultation Meeting (SD Phase) - Meeting # 1																															
000-DES-2400	Mechanical Design Consultation Meeting (SD Phase) - Meeting # 2																															
000-DES-2410	Mechanical Design Consultation Meeting (DD Phase) - Meeting # 3																															

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000-DES-2420	Mechanical Design Consultation Meeting (DD Phase) - Meeting # 4						
000-DES-2430	Mechanical Design Consultation Meeting (50 % CD Phase) - Meeting # 5						
000-DES-2440	Mechanical Design Consultation Meeting (50% CD Phase) - Meeting # 6						
000-DES-2450	Mechanical Design Consultation Meeting (95 % CD Phase) - Meeting # 7						
000-DES-2460	Mechanical Design Consultation Meeting (95 % CD Phase) - Meeting # 8						
ELECTRICAL							
000-DES-2470	Electrical Design Consultation Meeting (SD Phase) - Meeting # 1						
000-DES-2480	Electrical Design Consultation Meeting (SD Phase) - Meeting # 2						
000-DES-2490	Electrical Design Consultation Meeting (DD Phase) - Meeting # 3						
000-DES-2500	Electrical Design Consultation Meeting (DD Phase) - Meeting # 4						
000-DES-2510	Electrical Design Consultation Meeting (50 % CD Phase) - Meeting # 5						
000-DES-2520	Electrical Design Consultation Meeting (50% CD Phase) - Meeting # 6						
000-DES-2530	Electrical Design Consultation Meeting (95 % CD Phase) - Meeting # 7						
000-DES-2540	Electrical Design Consultation Meeting (95 % CD Phase) - Meeting # 8						
AV / IT							
000-DES-2550	AV / IT Design Consultation Meeting (SD Phase) - Meeting # 1						
000-DES-2560	AV / IT Design Consultation Meeting (SD Phase) - Meeting # 2						
000-DES-2570	AV / IT Design Consultation Meeting (DD Phase) - Meeting # 3						
000-DES-2580	AV / IT Design Consultation Meeting (DD Phase) - Meeting # 4						
000-DES-2590	AV / IT Design Consultation Meeting (50 % CD Phase) - Meeting # 5						
000-DES-2600	AV / IT Design Consultation Meeting (50% CD Phase) - Meeting # 6						
000-DES-2610	AV / IT Design Consultation Meeting (95 % CD Phase) - Meeting # 7						
000-DES-2620	AV / IT Design Consultation Meeting (95 % CD Phase) - Meeting # 8						
LIGHTING / LAYOUT OUT OF POWER and DATA/ SECURITY							
008-MET-150	Consultation Meeting # 1 - @ 95 % CD Stage						
008-MET-160	Consultation Meeting # 2 - @ 95 % CD Stage						
WET AREA (Kitchen , Bathroom and Janitor Closet etc)							
008-MET-170	Consultation Meeting # 1 - @ SD Stage						
008-MET-180	Consultation Meeting # 2 - @ 50 % CD Stage						
DESIGN PROCESS AND REVIEW							
SCHEMATIC DESIGN							
100-SD-100	100% SD - ARCHITECTURAL DESIGN AND SPECS						
100-SD-110	100% SD - SITE DEVELOPMENT AND LANDSCAPING DESIGN AND SPECS						
100-SD-120	100% SD - STRUCTURAL DESIGN AND SPECS						
100-SD-130	100% SD - MECHANICAL DESIGN AND SPECS						
100-SD-140	100% SD - ELECTRICAL DESIGN AND SPECS						
100-SD-150	100% SD - SUSTAINABLE DESIGN AND SPECS						
100-SD-160	OWNER'S REVIEW OF THE 100% SDs						
DESIGN DEVELOPMENT							
100-DD-100	100% DD - ARCHITECTURAL DESIGN AND SPECS						
100-DD-110	100% DD - SITE DEVELOPMENT AND LANDSCAPING DESIGN AND SPECS						
100-DD-120	100% DD - STRUCTURAL DESIGN AND SPECS						
100-DD-130	100% DD - MECHANICAL DESIGN AND SPECS						
100-DD-140	100% DD - ELECTRICAL DESIGN AND SPECS						
100-DD-150	100% DD - SUSTAINABLE DESIGN AND SPECS						
100-DD-160	OWNER'S REVIEW OF THE 100% DDs						
50 % CONSTRUCTION DOCUMENTS AND SPECIFICATIONS							
000-130	50% CDs - ARCHITECTURAL DESIGN AND SPECS						
000-ERE140	50% CDs - SITE DEVELOPMENT AND LANDSCAPING DESIGN AND SPECS						
000-ERE150	50% CDs - STRUCTURAL DESIGN AND SPECS						
000-ERE160	50% CDs - MECHANICAL DESIGN AND SPECS						
000-ERE170	50% CDs - ELECTRICAL DESIGN AND SPECS						

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Activity ID	Activity Name	Original Duration	Start	Finish	Gantt Chart (2015-2017)											
DIV 07 , FOUNDATION & SUPERSTRUCTURE																
000-ERE200	ISSUE EARLY RELEASE OF TENDER PKG DESIGN (Div 07 , Foundation and Superstructure)															
000-ERE210	OWNER'S REVIEW OF THE EARLY RELEASE OF THE DESIGN															
000-ERE220	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE230	ISSUE AMMENDED DESIGN FOR FOUNDATION , SUPERSTRUCTURE , Div 07 and UNDERGROUND UTILITII															
DOOR FRAMES (Embedded within Concrete Structure)																
000-ERE400	ISSUE EARLY RELEASE OF TENDER PKG DESIGN (Door Frames)															
000-ERE410	OWNER'S REVIEW OF THE EARLY RELEASE OF DESIGN															
000-ERE420	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE430	ISSUE AMMENDED DESIGN FOR DOOR FRAMES															
ELEVATORS																
000-ERE280	ISSUE EARLY RELEASE OF TENDER PKG DESIGN (Elevators)															
000-ERE290	OWNER'S REVIEW OF THE EARLY RELEASE OF THE DESIGN															
000-ERE300	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE310	ISSUE AMMENDED DESIGN FOR ELEVATORS															
ENCLOSURE (Metal Panel , Curtain Wall)																
REMAINING DOOR FRAMES and MASONARY																
000-ERE320	ISSUE EARLY RELEASE OF TENDER PKG DESIGN (Masonry , Door Frames)															
000-ERE330	OWNER'S REVIEW OF THE EARLY RELEASE OF DESIGN															
000-ERE340	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE350	ISSUE AMMENDED DESIGN FOR MASONARY AND DOOR FRAMES															
MECHANICAL EQUIPMENT																
000-ERE360	ISSUE EARLY RELEASE OF DESIGN(Mechanical Equipment)															
000-ERE370	OWNER'S REVIEW OF THE EARLY RELEASE OF DESIGN															
000-ERE380	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE390	ISSUE AMMENDED DESIGN FOR MAJOR MECHANICAL EQUIPMENT															
ELECTRICAL EQUIPMENT																
000-ERE480	ISSUE EARLY RELEASE OF DESIGN(Electrical Equipment)															
000-ERE490	OWNER'S REVIEW OF THE EARLY RELEASE OF DESIGN															
000-ERE500	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE510	ISSUE AMMENDED DESIGN FOR MAJOR ELECTRICAL EQUIPMENT															
STRUCTURAL STEEL																
000-ERE440	ISSUE EARLY RELEASE OF TENDER PKG DESIGN -STRUCTURAL STEEL															
000-ERE450	OWNER'S REVIEW OF THE DESIGN															
000-ERE460	DESIGNER'S TO MAKE CORRECTIONS PER THE OWNER'S REVIEW OF THE DRAWINGS AND SPECS															
000-ERE470	ISSUE AMMENDED DESIGN FOR STRUCTURAL STEEL															
SUB-TRADE TENDER AND AWARD NOTIFICATIONS																
000-SBT-100	BID AND ISSUE AWARD NOTIFICATION FOR SUBTRADES (Excavation and Piling)															
000-SBT-110	BID AND ISSUE AWARD NOTIFICATION FOR SUBTRADES (Foundation , Superstructure , Div 07 ,and Undergrc															
000-SBT-115	BID AND ISSUE AWARD NOTIFICATION FOR SUBTRADES (Elevators)															
000-SBT-120	BID AND ISSUE AWARD NOTIFICATION FOR SUBTRADES (Metal Panel , Curtain Wall)															
000-SBT-135	BID AND ISSUE AWARD NOTIFICATION FOR STRUCTURAL STEEL															
000-SBT-145	BID AND ISSUE AWARD NOTIFICATION FOR SUBTRADES (Door Frames , Masonary)															
000-SBT-155	BID AND ISSUE AWARD NOTIFICATION FOR SUBTRADES (Rest of the Materials)															
SHOP DRAWINGS / APPROVALS AND PROCUREMENT																
EXCAVATION / PILING																
000-ERE 100	PREPARE SHOP DRAWINGS FOR CAISSONS (Installation Procedure , QA /QC)															
000-ERE 110	DESIGN CONSULTANT APPROVAL OF THE SHOP DRAWINGS															
000-ERE 120	MOBILIZE DRILL RIG , REBAR CAGES etc															
DIV 07 FOUNDATION , SUPERSTRUCTURE and EXTERIOR EMBEDS																
000-SBT-140	PREPARE SHOP DRAWINGS / MIX DESIGN ETC															
000-SBT-150	DESIGN CONSULTANT APPROVAL OF THE SHOP DRAWINGS															

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					2015			2016			2017					
000-CON-210	EXCAVATE FOR UNDERGROUND MECH AND ELEC															
000-CON-220	INSTALL UNDERGROUND MECH AND ELEC															
000-CON-230	F/R/P SLAB ON GRADE															
SUPERSTRUCTURE (Lvl 2 Thru Roof)																
000-CON-240	F/R/P COLUMNS , CORE AND LEVEL 2 SLAB (3 Tower Cranes)															
000-CON-250	F/R/P COLUMNS , CORE AND LEVEL 3 SLAB (3 Tower Cranes)															
000-CON-260	F/R/P COLUMNS , CORE AND LEVEL 4 SLAB (3 Tower Cranes)															
000-CON-270	ERECT STRUCTURAL STEEL and INSTALL METAL DECKING (3 Tower Cranes)															
000-CON-280	METAL DECKING COMPLETE															
ENCLOSURE AND ROOFING																
ROOFING																
ROOFING @ STRUCTURAL STEEL																
000-CON-310	FRAME AND INSTALL SHEATHING @ THE PERIMETER															
000-CON-320	F/R/P CURBS FOR THE ROOF TOP UNITS															
000-CON-330	INSTALL 2 PLY ROOFING / FLASHING															
ROOFING @ ROOF MONITORS @ NORTH SIDE																
000-CON-2100	FRAME AND INSTALL SHEATHING @ THE PERIMETER															
000-CON-2120	INSTALL TIMBER ROOFING / FLASHING															
ROOFING @ ROOF MONITORS @ SOUTH SIDE																
000-CON-2070	FRAME AND INSTALL SHEATHING @ THE PERIMETER															
000-CON-2090	INSTALL TIMBER ROOFING / FLASHING															
ENCLOSURE																
NORTH FACADE																
METAL PANELS and STRIP WINDOWS																
000-CON-360	FRAME EXTERIOR WALL , SOFFITS / INSTALL STEEL SUPPORTS															
000-CON-370	INSTALL SHEATHING															
000-CON-380	INSTALL WATERPROOFING and Z-GIRTS															
000-CON-390	INSTALL METAL PANEL CLADDING															
000-CON-580	INSTALL STRIP WINDOWS SUPPORTS															
000-CON-590	INSTALL GLAZING @ STRIP WINDOWS															
ROOF MONITORS and CURTAIN WALL																
000-CON-350	INSTALL MISC STEEL COLUMNS															
000-CON-560	INSTALL MULLIONS FOR THE CURTAIN WALL															
000-CON-570	INSTALL GLAZING AND COMPLETE CAULKING															
EAST FACADE																
000-CON-400	FRAME EXTERIOR WALL , SOFFITS / INSTALL STEEL SUPPORTS															
000-CON-410	INSTALL SHEATHING															
000-CON-420	INSTALL WATERPROOFING and Z-GIRTS															
000-CON-430	INSTALL METAL PANEL CLADDING															
SOUTH FACADE																
METAL PANELS and STRIP WINDOWS																
000-CON-440	FRAME EXTERIOR WALL , SOFFITS / INSTALL STEEL SUPPORTS															
000-CON-450	INSTALL SHEATHING															
000-CON-460	INSTALL WATERPROOFING and Z-GIRTS															
000-CON-470	INSTALL METAL PANEL CLADDING															
000-CON-600	INSTALL STRIP WINDOWS SUPPORTS															
000-CON-610	INSTALL GLAZING @ STRIP WINDOWS															
ROOF MONITORS and CURTAIN WALL																
000-CON-340	INSTALL MISC STEEL COLUMNS															
000-CON-540	INSTALL MULLIONS FOR THE CURTAIN WALL															
000-CON-550	INSTALL GLAZING AND COMPLETE CAULKING															
WEST FACADE																

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000-CON-2220	Category B Equipment - Installation & Commissioning (By Authority)				[Gantt bars for 2015-2017]											
000-CON-2230	Category C Equipment - Installation & Commissioning (By Authority)				[Gantt bars for 2015-2017]											
COMMISSIONING																
000-CON-1760	START COMMISSIONING (Start Up Mech and Electrical Systems)				[Gantt bars for 2015-2017]											
000-CON-1990	COMMISSIONING COMPLETE (Start Up Mech and Electrical Systems)				[Gantt bars for 2015-2017]											
DEMONSTRATIONS and TRAINING																
000-CON-1845	DEMONSTRATIONS and TRAINING				[Gantt bars for 2015-2017]											
SUBSTANTIAL COMPLETION																
000-CON-1840	OBTAIN SUBSTANTIAL COMPLETION				[Gantt bars for 2015-2017]											
OCCUPANCY PERMIT																
000-CON-1850	INSPECT & SIGN OFF BY CITY , FIRE DEPT				[Gantt bars for 2015-2017]											
000-CON-2040	ISSUE OCCUPANCY PERMIT				[Gantt bars for 2015-2017]											
ADVANCE NOTICE OF APPLICATION and TARGET SERVICE COMMENCEMENT																
000-CON-2072	ISSUE ADVANCE NOTICE OF APPLICATION TO INDEPENDENT CERTIFIER and AUTHORITY'S REPRESENTA				[Gantt bars for 2015-2017]											
000-CON-2074	INSPECTION AND SIGN OFF BY INDEPENDENT CERTIFIER and AUTHORITY'S REPRESENTATIVE				[Gantt bars for 2015-2017]											
000-CON-2080	TARGET SERVICE COMMENCEMENT ACHIEVED				[Gantt bars for 2015-2017]											
DEFICIENCIES REVIEW PERIOD and DEFICIENCIES COMPLETION																
000-CON-2105	DEFICIENCIES REVIEW PERIOD				[Gantt bars for 2015-2017]											
000-CON-2110	COMPLETE CORRECTION OF SERVICE COMMENCEMENT DEFICIENCIES (Calendar Days)				[Gantt bars for 2015-2017]											