

# SCHEDULE NARRATIVE

## Scope & Sequence Summary

### 118,000 SF Tilt-Wall Distribution Warehouse with Office Buildout

#### Construction Schedule

| Project Parameter | Value            |
|-------------------|------------------|
| Project ID        | WDH-001          |
| Planned Start     | 20 Jul 2026      |
| Target Completion | 03 Jun 2027      |
| Duration          | 220 working days |
| Prepared          | 02 Jul 2026      |

*AI FIRST DRAFT — FOR REVIEW. This narrative is a plain-language summary generated automatically by Big State AI. It is a scope-and-sequence overview, not the technical Basis of Schedule. See the accompanying Basis of Schedule (.docx) for the full technical basis — durations, calendars, critical path, constraints, and quality review. A qualified scheduler must review this draft before it is issued or relied upon.*

## 1. Project Overview and Scope

The 118,000 SF Tilt-Wall Distribution Warehouse with Office Buildout is a construction project comprising 32 work activities and 10 milestones. As currently planned, the work runs from 20 Jul 2026 to a target completion of 03 Jun 2027 — about 220 working days. The dates below are calculated by Big State AI for planning and review; Primavera P6 remains the authority on the final schedule.

The scope is organized into the following major work areas:

- **Milestones** (8 activities)
- **Procurement** (9 activities)
- **Construction** (22 activities)
- **Commissioning & Closeout** (3 activities)

## 2. Execution Approach and Phasing

The work is delivered in the following broad phases, each flowing into the next as the project progresses:

- **Milestone** — 20 Jul 2026 to 03 Jun 2027
- **Procurement** — 20 Jul 2026 to 15 Dec 2026
- **Construction** — 20 Jul 2026 to 28 Apr 2027
- **Commissioning** — 29 Apr 2027 to 12 May 2027
- **Closeout** — 29 Apr 2027 to 03 Jun 2027

Toward the end of the job the project follows a standard turnover sequence — mechanical completion, commissioning and start-up, substantial completion, punchlist and closeout, and finally handover for service. Each step is tied into the schedule so nothing is left open-ended.

### 3. Key Milestones and Target Dates

These are the dates that matter most to track. They are calculated by Big State AI and should be confirmed against contract requirements.

| Milestone                              | Type   | Target Date |
|----------------------------------------|--------|-------------|
| Notice to Proceed (NTP)                | Start  | 20 Jul 2026 |
| Long-Lead POs Issued                   | Finish | 22 Jul 2026 |
| Dock Equipment On Site                 | Finish | 16 Oct 2026 |
| Structural Steel Joists & Deck On Site | Finish | 06 Nov 2026 |
| Main Electrical Switchgear On Site     | Finish | 15 Dec 2026 |
| All Long-Lead Equipment On Site        | Finish | 15 Dec 2026 |
| Mechanical Completion                  | Finish | 28 Apr 2027 |
| Substantial Completion                 | Finish | 12 May 2027 |
| Ready for Service                      | Finish | 19 May 2027 |
| Final Completion                       | Finish | 03 Jun 2027 |

### 4. How the Work Is Sequenced

The schedule is driven by logic, not by fixed dates: each activity starts when the work it depends on is far enough along, so if one task moves the rest adjust automatically. Most links are simple finish-to-start hand-offs (97% of the 62 relationships), with some overlapping work modeled where it can safely run in parallel.

The longest chain of dependent work — the critical path — runs from “Notice to Proceed (NTP)” to “Final Completion” and sets the completion date. A delay to any of these 22 activities pushes the finish out day-for-day, so they warrant the closest attention.

### 5. Assumptions and Exclusions

This draft was built on the following assumptions:

- Timely owner decisions, permits, and submittals, and uninterrupted access to the work area.
- Long-lead and purchased items arrive in time to support the construction sequence.
- Normal weather for the location; no separate weather-delay days are built into individual activities.

Project-specific items flagged for confirmation:

- **[Substantial Completion]** Target early April 2027 per owner; confirm exact date with owner and AHJ before schedule baseline.
- **[Perform Mass Grading & Building Pad]** Duration assumes 9.2-acre site; confirm soil report.

- **[Install Site Utilities — Water & Fire Loop]** Fire loop requires utility permit and water purveyor approval; confirm lead time with AHJ.
- **[Install TPO Roofing & Insulation]** Confirm R-value and membrane thickness with architect.
- **[Install ESFR Fire Sprinkler System]** Coordinate with fire marshal for hydraulic calc approval.
- **[Set & Energize Main Electrical Switchgear]** Utility company coordination required for energization.
- **[Rough-In MEP — Office]** Coordinate MEP above ceiling with structural.
- **[Install Finishes & Storefront Glazing — Office]** Storefront glazing vendor lead time should be confirmed.
- **[Pave Car Court & Truck Court]** Confirm paving section with geotech.
- **[Install Landscaping & Irrigation]** Confirm plant palette and irrigation design with civil/landscape architect.

The following are excluded from this schedule:

- Resource and cost loading (crews, man-hours, dollars) — this is a logic-and-duration schedule only.
- Separate weather, escalation, or management-reserve contingency.
- Owner-furnished and third-party/utility work not stated in the project scope.

## 6. About This Document

This Schedule Narrative is a first-draft, plain-language summary intended for owners and executives. It is not the technical authority on the schedule. For the detailed methodology, calendars, per-activity duration basis, constraint analysis, and quality review, refer to the accompanying Basis of Schedule. Primavera P6 will recompute all dates on import and remains the authority on the final calculated schedule.