

**SECTION 011100 – MILESTONE SCHEDULE**

**PART 1 - GENERAL**

**1.1. MILESTONE**

The following milestone schedule serves as basis for bidding. A Master Schedule will be developed at a general meeting within 21 days of Letter of Intent to Award the Contracts. Contractor will coordinate activities, forward submittals, deliver materials and provide necessary manpower to meet milestones listed below.

See phasing, logistics and sequencing schedule included with 015000

**1.2. MILESTONE SCHEDULE**

<b>Washington Irving Intermediate School</b>	<b>Start</b>	<b>Finish</b>
<b><u>PHASE 1</u></b>		
<b><u>1-A-Site Logistics Summer 2026</u></b>		
• Mobilization, Site Fencing, Staging & Protections	06/19/26	06/26/26
• Temporary Overhead Protection and Egress Pathway	---	08/21/26
• Make are ready for (temporary) Playground Equipment Contractor	---	08/03/26
• Existing Parking lot – Storm Water Work, including 6” of Temporary - Asphalt Binder, flush with the existing asphalt	---	08/21/26
• Existing Parking lot – Electrical work, inclusive of 6” of Asphalt Binder, flush with the existing asphalt	---	08/21/26
• Utility Relocations - Sewer, Storm, Water, Electric, Gas and Communications	06/23/26	08/21/26
• Playground Equipment Contractor (temporary playground)	08/03/26	08/21/26
• Balance of work to Allow for Complete Owner Use of Parking lot	---	08/21/26
<b><u>1-B-Renovations Summer 2026</u></b>		
• Installation of temporary protections.	06/29/26	07/02/26
• Work associated with Rooms 1, 114 & 219 – West Elevation window removals and Infill (masonry, metal stud, gypsum & paint the classroom side), Mechanical / Electrical Relocations of Heating Systems to the North Wall	06/29/26	08/14/26
• All Remaining work to allow for Occupancy	---	08/14/26
• <b><u>1-C-Addition (12 Classroom)</u></b>		
• Foundation wall 2, 1.9 & 1 to be completed and in place by 8/21/26 allowing safe egress from the existing building stairwell.	---	08/21/26

Installation of Overhead Protections (Overhead protections to remain in place & maintained through the end of School June '27.		
• Complete Concrete Foundation and Backfill	---	10/16/26
• Structural Steel, Decking and Roofing to make Watertight. *See below	---	12/18/26
• *Shell (Permanent) Enclosure and Completion to Allow for Temporary Heating	---	01/29/27
• Temporary Heat (Mechanical Contract)	1/29/27	04/02/27
• Installation of all required conduit, wire, Electrical gear, panels, cabinets, transformer pad, utility pole, excavations and backfill, fencing, landscaping etc. (All Required Coordination with ConEd).	---	02/19/27
• New Electrical Service on line (back feed existing service to maintain the balance of the building). Provide Temporary Generator as needed. Switchover to be made over the school break.	03/22/27	03/26/27
• Substantial Completion	---	05/28/27
• All Remaining work to allow for Occupancy by the Owner	---	06/18/27
<b>PHASE 2</b>		
<b><u>2-A Site Logistics Summer 2027</u></b>		
• Parking Lot - Demolition, Retaining wall work, Full Depth Asphalt Replacement – Parking Lot Complete (allow 2 weeks for the Energy Performance Contractor to place foundations and tie in storm line)	07/01/27	08/20/27
• Balance of finish Sitework Associated with Addition	07/01/27	08/20/27
• Playground Equipment Contractor (by Owner)	08/02/27	08/20/27
• Balance of work to Allow for Full Owner Use & Occupancy	---	08/20/27
<b><u>2-B Site Logistics Summer 2027</u></b>		
• Parking, Trailer(s) and Staging area	06/28/27	07/02/27
<b><u>2-C Renovations Summer 2027</u></b>		
• Installation of Temporary Dust Partitions, Indoor Air Quality Procedures and required egress components	07/01/27	07/07/27
• Summer Construction Only – 6 Classrooms North end of building (Substantial Completion)	---	08/20/27
• All Remaining work to allow for Occupancy by the Owner	---	08/24/27
<b><u>2-D Renovations 2027-2028</u></b>		

• Installation of Temporary Dust Partitions, Indoor Air Quality Procedures and required egress components	07/01/27	07/07/27
• Asbestos Abatement (includes final air clearances and temporary critical barriers) Multiple Crews, multiple shifts as necessary, for full air clearance by 07/16/27	07/05/27	07/16/27
• All Major demolition	07/05/27	08/13/27
• Temporary Heat (Mechanical Contract)	10/05/27	03/31/28
• Substantial Completion	---	05/26/28
• All Remaining work to allow for Occupancy by the Owner	---	06/09/28
• <b>PHASE 3</b>		
• <b><u>Site Logistics Summer 2028</u></b>		
• Staging remains the same from Summer '27	---	---
<b><u>3-A Renovations Summer 2028</u></b>		
• Removal / Modification / Installation of Temporary Walls, Indoor Air Quality Procedures and required egress components	07/03/28	07/07/28
• Asbestos Abatement (includes final air clearances and temporary critical barriers) Multiple Crews, double shift as necessary, for full air clearance by 7/14/28	07/05/28	07/14/28
• Summer Construction Only - (Substantial Completion)	---	08/18/28
• All Remaining work to allow for Occupancy by the Owner	---	08/25/28
<b><u>3-B Renovations</u></b>		
• Mobilization & Installation of Temporary Walls, Indoor Air Quality Procedures and required egress components	06/19/28	06/23/28
• Asbestos Abatement (includes final air clearances and temporary critical barriers) Multiple Crews, double shift as necessary, for full air clearance by 7/14/28	07/03/28	07/14/28
• Summer Construction Only - (Substantial Completion)	---	08/18/28
• All Remaining work to allow for Occupancy by the Owner	---	08/25/28
<b><u>3-C Renovations</u></b>		
• Mobilization & Installation of Temporary Walls, Indoor Air Quality Procedures and required egress components	06/19/28	06/23/28
• Asbestos Abatement (includes final air clearances and temporary critical barriers) Multiple Crews, double shift as necessary, for full air clearance by 7/14/28	07/03/28	07/14/28
• Chimney Removals (Alternate)	---	08/25/28
• All Remaining work to allow for Occupancy by the Owner	---	11/03/28
• Demobilize Staging area and provide restoration	---	11/03/28

• <b><u>CLOSEOUT</u></b>		
Contractor Closeout (review the specifications) 30 days past substantial completion	---	11/30/28

1. All Work required by any of the Owner’s representatives and consultants, including the Construction Manager, Architect, Architect’s consultants, Owner’s Attorneys, etc., to execute final the contract beyond Milestone dates, or to execute final closeout after 30 days past substantial completion, if determined to be caused by Contractor, shall result in payment(s) to the Owner for additional services to the Construction Manager, Architect, Architect’s consultants, Owner’s Attorneys, etc. These costs will then be issued in the form of a Deduct Change Order to the Contractor’s contract at the Owner consultant’s contractual rate.
2. Due to space limitations at the jobsite, all Prime Contractors are specifically notified that jobsite material lay-down areas will need to be relocated as necessary. All contractors are required to comply with Construction Managers direction and sequencing.
3. Any additional costs incurred by the owner's representatives, including the Construction Manager, Architect, Owner’s staff, Owner’s consultants and any related costs, due to schedule overruns beyond the milestone dates, if determined to be the contractor's responsibility, will result in a deduct change order at the contractual rate established by the Owner or their representatives.
4. Sufficient manpower shall be provided at all times to maintain progress of the job. A shortage of labor in the industry shall not be accepted as an excuse for not properly manning the job.
5. The objective of this project is to complete the overall work in the shortest period of time. Thus, if access is provided to a work area sooner than originally scheduled, each contractor will likewise mobilize their forces earlier to maintain the reduction in overall schedule time.
6. Each Contractor is advised that “Time is of the essence” as per the General Conditions of the contract and they will work with multiple crews of sufficient size as necessary to carry out the work with the utmost speed with good workmanship. If the contractor fails to expedite and pursue any part of the work, the Owner may order the contractor to take “Extraordinary Measures”, or hire others to complete the work and adjust their contract amount accordingly as per the General Conditions.
7. Contractors are specifically notified that they must properly staff the project with a competent field superintendent and a sufficient supply of workers to maintain progress and flow of the work as required by the schedule, and to coordinate/install in a timely manner to facilitate the work of other trades.
8. All trades are hereby informed that construction will proceed in phases, requiring temporary disconnection, reconnection, and maintenance of utilities and services as needed. It is

imperative to ensure uninterrupted use of essential services (such as mechanical, electrical, fire alarm, and public address systems) to all occupied areas throughout the project

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION (Not Applicable)**

END OF SECTION 011100