

East 1179 7th Street, St. Paul, MN
Work Schedule

	Expected Completion	Complete Date	Month 1				Month 2				Month 3				Month 4				Month 5				Month 6			
			Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4
1 Design	Design Development Documents	11/1/2019																								
2 Program	Code Review	11/15/2019																								
2 Program	Engage structural engineer	12/15/2019																								
2 Program	Initial bids from professionals	11/1/2019																								
2 Development	Tour building with design/build documents with appropriate contractors and structural engineers	11/1/2019																								
1 Design	Finish details in construction documents	12/15/2019																								
1 Design	Finish selections	12/30/2019																								
2 Program	Solicit bids from appropriate contractors	12/30/2019																								
3 Contract	Contracts signed	1/15/2020																								
3 Contract	Order dumpsters for site	?																								
4 Demo	Ensure security of site.																									
4 Demo	Dumpsters on site																									
4 Demo	Demolition and clean up of the space																									
5 Exterior	Tuckpoint																									
5 Exterior	Repair/rebuild parapets																									
5 Exterior	Repair Roof																									
5 Exterior	Plant trees in sidewalk areas																									
5 Exterior	Stabilize building envelope																									
6 Rough	Pest and rodent control																									
6 Rough	Secure floor joists per structural engineer																									
6 Rough	Level floors																									
6 Rough	Rough in carpentry																									
6 Rough	Rough in electrical																									
6 Rough	Rough in HVAC																									
6 Rough	Rough in plumbing																									
6 Rough	Update sprinkler system																									
7 Lot	Survey Property	?																								
7 Lot	Landscape/Correct grades/Plantings																									
7 Lot	Asphalt Repair/Replace																									
8 Mid	Remove and replace stair treads as needed																									
8 Mid	Basement floor patching																									
8 Mid	Install drywall																									
8 Mid	Insulation, as needed																									
8 Mid	Remove and replace all exterior doors																									
8 Mid	Remove brick from existing window spaces																									
8 Mid	Install new windows																									
8 Mid	Suspended ceiling installation																									
8 Mid	Vaper barrier																									
9 Elevator	Initial framing for elevator shaft																									
9 Elevator	- Concrete base																									
9 Elevator	- Cut Roof																									
9 Elevator	Install Elevator																									
10 Finish	Finish electrical																									
10 Finish	Finish HVAC																									
10 Finish	Finish Plumbing																									
10 Finish	Finish flooring																									
10 Finish	Install cabinetry																									
10 Finish	Install hardware																									
10 Finish	Paint																									
10 Finish	Wood trim																									
10 Finish	Punch List																									