

## 905 – Construction Schedule

The Contractor shall maintain an accurate and current construction schedule, which reflects all schedule modifications. The Architect-Engineer shall review the construction schedule at least monthly, and the current schedule shall be available for discussion at the Project progress meetings.

The following is an excerpt from the General Conditions of the contract:

**4. Construction Schedule** *The Contractor, within fifteen (15) days of the Date of Commencement shall prepare and submit for the Owner and Architect's approval a construction schedule for completing the Work. The schedule shall indicate the starting and completion dates of the various stages of the Work, shall not exceed time limits established by the Contract Documents for the various stages of Work, shall be updated monthly and furnished to the Owner and Architect, shall be related to the Work of any other contractors on the Project to the extent required by the circumstances, and shall provide for expeditious and practicable execution of the Work. Progress Payments to the Contractor are contingent upon receipt of the updated monthly schedule.*

**4.1 The original schedule** *shall be accompanied by a proposed schedule of values as described in Article 18.1. The original schedule and the schedule of values are to be submitted to the Architect, reviewed and accepted by the Architect and the Owner prior to submittal of the first Progress Payment.*

**4.2 The Contractor shall promptly notify the Architect and Owner** *if the Contractor is materially ahead of, or behind the updated construction schedule. Failure to so notify the Architect and Owner shall relieve the Owner from liability for damages caused by delay or impact. Strict compliance with the requirements of this article shall be a condition precedent to payment to the Contractor, and failure by the Contractor to strictly comply with said requirements shall constitute a material breach of the Contract.*

**4.3 For projects with a contract amount of \$1,000,000 or greater** *the schedule shall be in critical path format. The schedules shall include all activities necessary for performance of the work showing logic (sequences, dependencies, etc.) duration of each activity with the critical path highlighted. The schedules shall include, but not be limited to, submittal processing, fabrication and delivery of materials, construction, testing clean-up, work and/or materials to be provided by the Owner, dates and durations for major utility outages requiring coordination with the Owner and the Owner's operations, and significant milestones related to the completion of the Project.*