

tracking the construction process

WHAT WE NEED


The Contractor's Construction Schedule (required by AIA Document A201-2007), when combined with the Contractor's regular monthly progress reports, is often adequate to track progress of the Work

For smaller projects, typically we need only the construction schedule and monthly or bi-weekly reports. For large or complicated projects, we might need additional reports and partial schedules to deal with specific operations or activities included in the project. These requirements are documented in the specifications.

If the project is complicated and there is no CM on board, we consider advising the Owner to have a consultant review the schedule.

DEFINITION

THE CONTRACT TIME is documented Agreements and is defined in the AIA A201 2017 as "the period of time, including authorized adjustments, allotted in the Contract documents for Substantial Completion of the Work".



Notice that the Contract Time begins on the date of commencement of the Work documented in the Agreement (or in the Notice to Proceed) and ends the Date of Substantial Completion.

THE STARTUP CONSTRUCTION SCHEDULE

Is a requirement asked from the contractor for large or complicated projects to allow for early identification of critical time requirements and also a basis for the preparation of the Construction Schedule. It should be distributed for feedback to selected members of the project team.

CONTRACTOR'S CONSTRUCTION SCHEDULE

During the preparation of the Construction Schedule, in addition the tasks and their dependencies, the Contractor should consider other factors, such as:

- Long lead-time items.
- Local trade-union work rules and jurisdiction settlements
- Phased construction work
- Owner's requirements, such as work schedule and security, partial occupancy, etc.

- Phased construction work.
- Environmental controls.
- Available utility service.
- Temporary facilities and controls, etc.

REPORTS

The following reports may be required from the Contractor as applicable to the Project:

- Daily Construction Reports, usually containing information on conditions and personnel active in the project at one time. They include unusual events and emergencies. If done correctly, they provide a complete record of the progress of the construction.
- Material Reports are required on projects where the Owner has agreed to pay for materials stored off-site.
- Site Conditions Reports provide information about problems developed on the field due to site conditions, specially when the conditions encountered in the field require modifications of the Contract Documents that modify either the Cost of the Work or the Time of the Work.
- Unusual Events Reports document unusual events occurring during construction and ensure that a record of the event exists. This documentation is useful, for example, for events such as earthquakes, fires, or public protests.

Information in this module is from the AIA MasterSpec Evaluation Sheets, Section 013200 - Construction Progress Documentation.



REMEMBER:

ONLY THE CONTRACTOR is responsible for the Construction Schedule.

The submittals in the specifications required from the Contractor involving the Construction Schedule are "**INFORMATIONAL**," that is, they are requested only for the purpose of informing us: **WE DO NOT APPROVE THEM** or return them stamped, we just acknowledge having receive them.