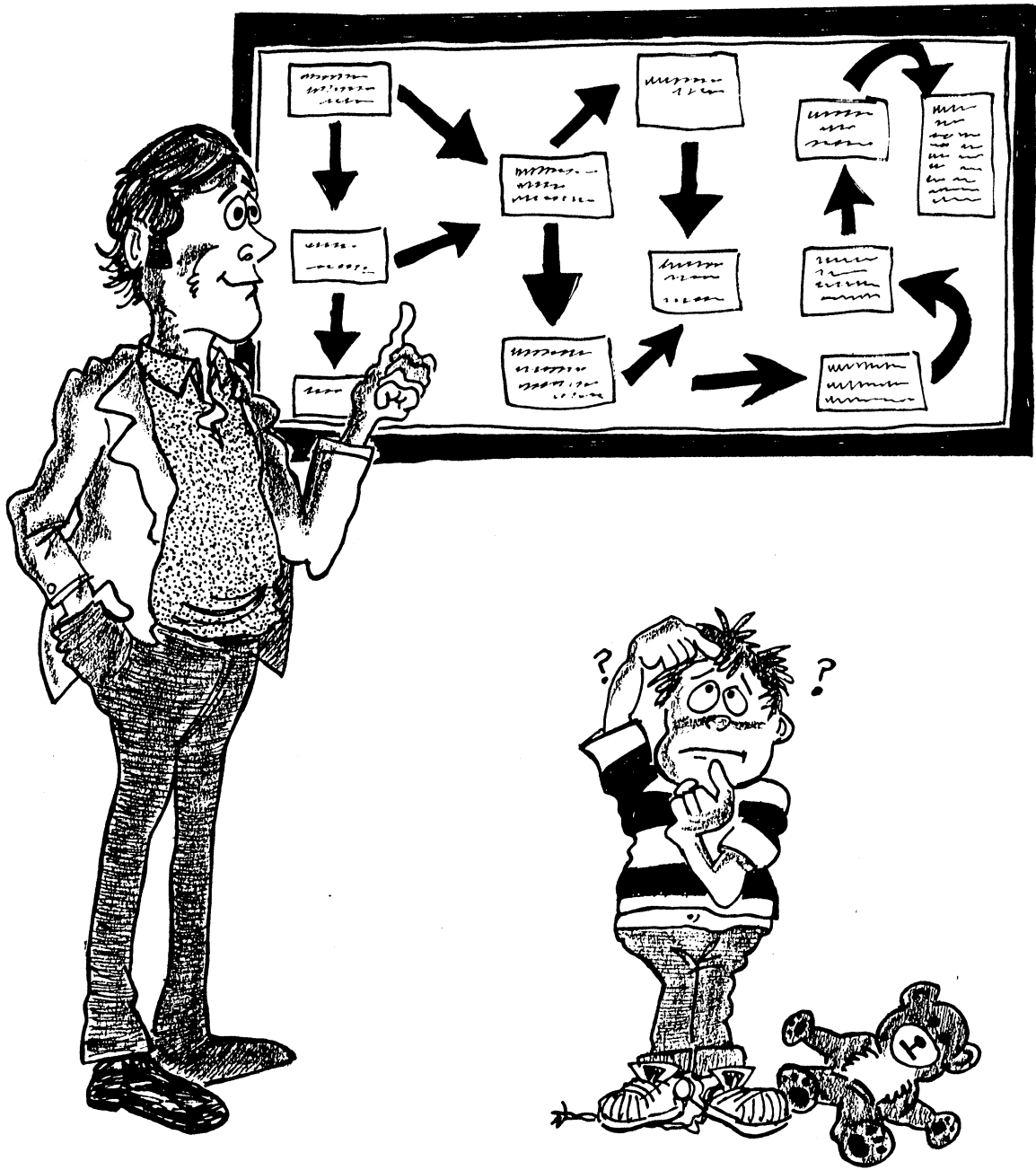


# **SCHEDULING**

Teach us to number our days aright,  
that we may gain a heart of wisdom.

- Psalm 90:12



# SCHEDULING



he ability to Schedule is based on one's **competence** at assigning priorities to various items of work to accomplish the desired end result in an **orderly fashion**. The "*Generic Schedule*" provided here is for a typical residential construction project developed over a six month period of time. The "*Generic Schedule*" is useful as a general model, but should **NOT** be misconstrued as being applicable to every situation.

The Bar Chart is probably the best known scheduling technique. For the purposes of scheduling major activities of a construction project, the chart indicates project sequence and scheduling of each major activity plotted on a weekly time scale. The chart has certain shortcomings which limit its usefulness **but once aware of these inherent weaknesses**, the Owner can rely on it as a reference.

## ***A list of a Bar Chart's shortcomings would include:***

- \* Failure to require a detailed analysis and further breakdown of major activities.
- \* Omission of indirect, support tasks such as tool maintenance or material purchases.
- \* Failure to communicate complete details of the project schedule which indicate activity interdependence.
- \* Failure to indicate adequately the consequences of scheduling changes.
- \* Failure to provide a suitable means for updating purposes.

From the standpoint of the Owner, the "*Generic Schedule*" is easy to visualize and understand its meaning. One possible solution to overcome the inadequacies of a Bar Chart is to note, during review of the Design/Build Matrix, pertinent information which would affect activity duration and changes. ***This would mean asking Trade Contractors and Suppliers for assistance in determining length of activity durations and possible obstacles to completion of their work. (See "Activity Flow Chart " on Page 129).***

Another possible precaution is to understand that the Bar Chart is a "*paper model*" and, like all scheduling techniques, the results will not always meet one's expectations. This approach helps one to realize that all ideal types have limitations and to accept difficulties; however, this does not mean we reject using a model as a reference.

Anticipating construction activities and key events is central to successful scheduling of your project. For instance, site layout will involve placement of a portable toilet, job shack, and recycle/refuse bins. Simultaneously, you'll want to consider location of temporary electrical power pole, telephone cable, and water supply. Positioning of these items will require the Owner to consider current and future use. ***Site logistics is vital for an efficient and effective schedule.***

Preparing for Trade Contractor's work and Supplier's support will also demand foresight. ***The idea of good coordination is to plan and organize for labor, material, and products before they are needed on site.*** An example would be ordering the exterior door package which includes choosing products and doing field measurements, transporting the package to the finish shop, and scheduling delivery of exterior doors for installation. Part of the framer's contract should include the setting of the exterior door package, and obviously the Owner's responsibility is to make arrangements for the package to be on site during the final week of the framing phase.

***Weather conditions also become a concern for control of project schedule.*** Part of the Owner's evening routine will include watching the five-day weather forecast so one's expectations of the coming week's activities will match what the weather will accommodate. For instance, scheduling a concrete pour for sidewalks and driveway on a "*dry*" day guarantees a better finish. Why take a chance on inferior finish when there's only one chance to do the job correctly.

**Remember:** there is no replacement for ***critical thinking and analysis of your project*** to determine both standard and unique elements of your project. Planning, organizing, and controlling construction activities are the heart of project scheduling. ***Keep work activities in proper sequence and don't play hopscotch with your project's Schedule.***

# GENERIC SCHEDULE

