FOR ARCHITECTS & DESIGNERS

# Sample schedule

A realistic schedule is set in preconstruction, before the build starts. This sheet lists phase names only. It is not a project schedule and does not assign durations or dates.

## Process phases

- Plan — design-phase budget review while drawings develop
- Preconstruction — pricing, value options, long-lead items, and the construction schedule
- Build & closeout — one dedicated PM; no silent substitutions without design-team sign-off

## Illustrative phase order

- Discovery and design-phase budget review
- Preconstruction agreement and open-book estimate
- Permitting support with your architect
- Mobilization, protection and demolition
- Rough mechanical, electrical and plumbing
- Insulation, drywall and first finishes
- Tile, stone, cabinetry and fixtures
- Punch list, cleaning and closeout walkthrough

## Timeline set at consultation

Permit timing, material lead times, owner selections and site access all affect duration. A project-specific schedule is issued in preconstruction. Timeline set at consultation.

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Details provided at consultation where pricing, permit notes, or project-specific terms are not listed here.