

Time Management Plan

Schedule

Pre-Building phase needs to be completed prior to commencement of construction on site. As detailed on the construction program this phase needs to be completed by 13/3/2020.

The above Phase will be completed during the wet season (summer) to minimise inclement weather delays once construction starts on site.

Stage 1: Front Entry

Construction of the front covered entry walk way is due to commence on 23/3/2020. During this stage the front entry will be closed off to the general public for safety and entry to the premise will be through the double garage off to the side of the construction zone but also at the front of the house.

Stage 1 completion date 28/4/2020.

Stage 2: Rear Awning

Construction of the rear awning is due to commence on 31/3/2020. This stage will start with an overlap into stage 1 allowing to shorten the overall construction program by 19 days.

Stage 2 completion date 28/5/2020.

The construction program has been divided up and broken down into individual tasks as per the WBS.

Milestones

Prebuilding phase

- Confirm design details
- Building approval.
- Approval of budget for construction.

Stage 1

- Check measure for structural steel beam.
- Construction of walkway completed by 28/4/2020.

Stage 2

- Check measure for structural steel framing.
- Line soffit, set and sand.
- Final building inspection.

Implementation

Weekly project reporting will be done using the information gathered from the construction program and other management documents. Information would include progress relating to the base line, budget, time delays and change of scope issues which would be compiled and presented to the client at the weekly meetings for discussion.

Weekly meetings are to be minuted for clarity in tracking the meetings out comes. Minutes to be signed off by both the client and the project manager.

As part of the reporting process the construction program base line will be referenced against project actuals allowing for forecasting of impacts that will have changes to the project deliverables.

Any changes to the project can only be approval by the Client then by the Project Manager to be implemented into the project for scheduling.

Outcomes

On the program there was a delay in the manufacture of the structural steel component for the rear awning of 6 days. This was due to flash flooding of the major high way south on account of cyclone Larry.

This had a major knock on effect to the final finish date for the project. In an attempt to pull back the lost working days the following was implemented.

- Task 28: Measure roof was lagged back one day.
- Task 33: Electrical rough was lagged back one day.
- Task 36: As the painting was done by the owner. He worked the weekend to finish earlier.
- Task 37: Also starting the Electrical fit off earlier.

In implementing the above the delay to the construction time was limited to only two working days instead of 6 days.

An extension of time standard QMB template EOTC in (Appendix 1) for inclement weather delays has been submitted.