Mountain Ridge Elementary School

Schedule Report

Project status

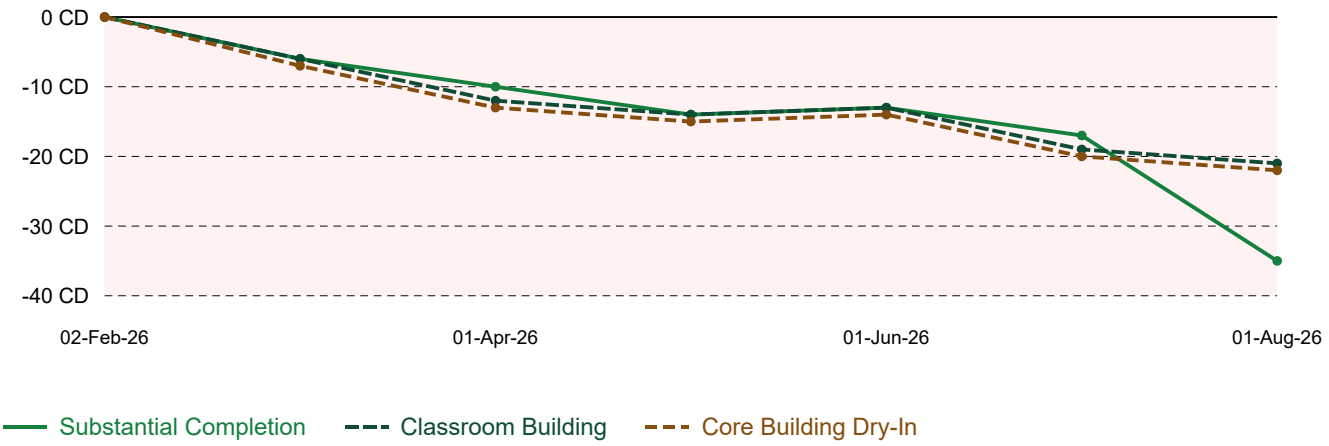
- This period closed Classroom Building structure, exterior CMU and site paving work. The longest path starts at Install Windows and Curtain Wall - Classroom Building and runs through interior fit-out to the Fire Marshal Final Inspection.

Phase milestone	Total float	Milestone forecast	Float movement
Substantial Completion	-17 CD → **-35 CD**	30-Mar-27 35 CD late	-18 CD
Classroom Building · **Classroom Building Dry-In Milestone**	-19 CD → **-21 CD**	26-Aug-26 21 CD late	-2 CD
Core Building Dry-In · **Core Building Dry-In Milestone**	-20 CD → **-22 CD**	23-Sep-26 22 CD late	-2 CD

Total float: prior update → this update. Float movement: the change. Late or early: against the first forecast.

Milestone Tracker · phase total float

Measured margin in calendar days across analyzed updates. Below zero is negative float; it is not an event-attributed delay total.



What moved the float

- Substantial Completion: float dropped 18 CD, mostly from Contractor performance: Lay Exterior CMU Level 1 - Classroom Building did not progress during the window.

- Classroom Building: float dropped 2 CD, mostly from Contractor performance: Lay Exterior CMU Level 1 - Classroom Building did not progress during the window.
- Core Building Dry-In: float dropped 2 CD, mostly from Contractor performance: Lay Exterior CMU Level 1 - Classroom Building did not progress during the window.

Work closed and execution rate

Work closed this update, 01-Jul-26 to 01-Aug-26 (31 CD): 181 of 191 planned activity-days (95%) across 15 activities. 2 procurement and long-lead activities (23 activity-days) are excluded. By count, 8 of 9 planned finishes in the window were achieved (89%).



181 activity-days closed 10 activity-days not closed

- Classroom Building structure closed in July 2026: the roof joists and deck, the structural steel top-out, and the steel stairs and railings.
- Masonry closed both exterior CMU lifts on the Classroom Building: Level 1 on 08-Jul-26 and Level 2 on 28-Jul-26.
- Site work closed the asphalt first lift at the bus loop and parking, the playfield grading and sod, and the perimeter security fence and gates.
- The covered walkway canopy design closed. 1 procurement activity also closed in the period.

Contractors behind plan

Contractor	Missed	Issues
03000 - Structural Shell	4 activity-days 1 activity	1 open activity with negative float (lowest -21 CD); 1 missed finish forecast later (up to 6 CD)
04 - Masonry	2 activity-days 1 activity	1 open activity with negative float (lowest -21 CD); 1 missed finish forecast later (up to 2 CD)
07000 - Waterproofing	1 activity-days 1 activity	1 open activity with negative float (lowest -22 CD); 1 missed finish forecast later (up to 3 CD)

3 further contractor codes missed planned work in the window.

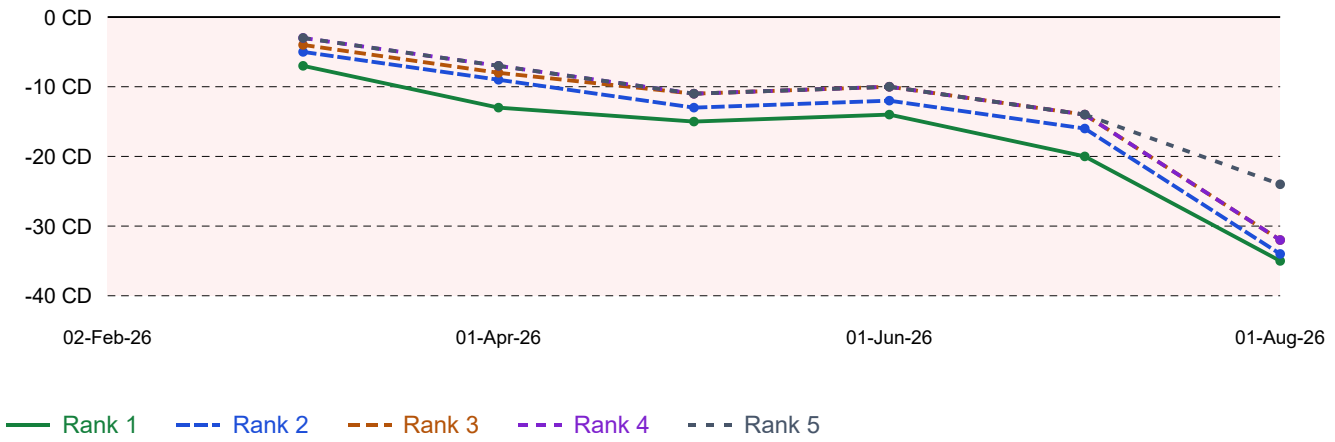
Float paths and asks · due 28-Aug-26

Item	Why it matters	What we need back	Owner	Risk
Envelope Handoff Substantial Completion	dry-in releases interior framing in all four wings	Confirm the Classroom Building Dry-In date, and report when framing can start in each wing.	08450 - Window / Glazing	**High**

Item	Why it matters	What we need back	Owner	Risk
Interior Framing Substantial Completion	framing runs as a train: Level 1 East, Level 1 West, Level 2 West, then Level 2 East	Plan the framing crew through each wing in sequence, and report the crew size.	08450 - Window / Glazing	**High**
Level 2 MEP Rough-In Substantial Completion	the rough-in inspection is a hold point before drywall in Level 2 East Wing	Book the MEP rough-in inspections on Level 2 East Wing, and report the booked dates.	Project team	**High**
Drywall and Finishes Substantial Completion	the Level 2 East Wing drywall hang feeds the Level 2 West Wing hang, and ceiling inspections recur in each wing	Book the above-ceiling inspections in each Level 2 wing, and report the booked dates.	Project team	**High**
Life Safety Finals Substantial Completion	the Fire Marshal Final Inspection sits directly before Substantial Completion	Schedule the fire alarm acceptance test with the fire marshal, and report the agreed window.	08450 - Window / Glazing	**High**
Windows and Curtain Wall Classroom Building	the window finish sets the date of Classroom Building Dry-In	Confirm glazing deliveries for the Classroom Building curtain wall, and report the crew size each week.	08450 - Window / Glazing	**High**
Air Barrier Classroom Building	the air barrier is a second path to the dry-in milestone	Close the Classroom Building air barrier and sealants, and report the remaining elevations.	07000 - Waterproofing	**High**
Classroom Roofing Classroom Building, Core Building Dry-In	the roofing is a third path to dry-in; the Classroom roofing also feeds the Core Building path	Finish the Classroom Building roofing system, and report any weather days or open roof areas.	07150 - Roofing System	**High**
Core Shell Core Building Dry-In	each shell step hands off finish-to-start to the next	Plan the bond beam pour to follow the last CMU wall, and report the pour dates.	04 - Masonry	**High**
Steel and Roof Core Building Dry-In	steel, joists and roofing pace Core Building Dry-In	Confirm deliveries for cafeteria steel and roof joists, and report the erection crew plan.	04 - Masonry	**High**
Storefront and Windows Core Building Dry-In	Core Building storefront starts only after the Classroom Building windows finish	Plan the glazing crew move from the Classroom Building to Core Building storefront, and report the date.	08450 - Window / Glazing	**High**

Risk is the lowest total float on the cited paths: High 0 CD or less, Medium 1 to 14 CD, Low 15 CD or more. An item with no path has no rating. Owner is the coded party or the project team. Due is the next Schedule Updater due date.

Float path flexibility



The five lowest-float paths in the schedule at each update, in calendar days. A path can change rank. With fewer than five paths, the last path repeats. The Milestone Tracker above covers every phase.

Recommended actions

1. Meet with the contractors listed under missed execution to review their missed work and the conflicts holding it.
2. Coordinate the handoffs on the leading paths to Substantial Completion, Classroom Building and Core Building Dry-In; confirm readiness and the recorded scope assignment for:
   - 00 - General Contractor
   - 00 - Owner
   - 03000 - Structural Shell
   - 05100 - Misc. Metal
   - 07150 - Roofing System
   - 08000 - Doors, Frames, Hardware System
   - 09050 - Drywall and Framing
   - 09100 - Flooring
   - 09550 - Painting
   - 16000 - Electrical
3. Prepare a contractual notice to 08450 - Window / Glazing for review: its schedule-coded work Install Windows and Curtain Wall - Classroom Building moved later on the leading path to Substantial Completion and Classroom Building. Confirm scope, causation, concurrent events and service requirements before issue.
4. Prepare a contractual notice to 04 - Masonry for review: its schedule-coded work Lay Load-Bearing CMU Walls - Core Building moved later on the leading path to Core Building Dry-In. Confirm scope, causation, concurrent events and service requirements before issue.

No activities or fragnets were added in this comparison.

Next month · to 28-Aug-26

Activity	Start or finish	Date	Party
Install Covered Walkway Foundations	Late finish	30-Jul-26	03000 - Structural Shell
Install Irrigation and Landscaping	Finish	04-Aug-26	02520 - Landscaping
Install Playground Equipment and Surfacing	Finish	05-Aug-26	12 - Furnishings
Lay Load-Bearing CMU Walls - Core Building	Finish	05-Aug-26	04 - Masonry
Form and Pour Bond Beams - Core Building	Start	06-Aug-26	03000 - Structural Shell
Install Roofing System - Classroom Building	Finish	07-Aug-26	07150 - Roofing System
Set Rooftop Air Handling Units - Classroom Building	Start	10-Aug-26	15200 - HVAC System
Install Air Barrier and Sealants - Classroom Building	Finish	13-Aug-26	07000 - Waterproofing

Late work first, then work that starts or finishes on or before the next Schedule Updater due date. 10 more activities are in the 6WLA.

Next update focus

- The Envelope area holds 3 open activities on the Classroom Building: roofing, windows and curtain wall, and air barrier and sealants. Report what holds each one before dry-in.
- For both dry-in milestones, the largest float driver was Lay Exterior CMU Level 1 - Classroom Building, which did not progress during the window. No added activities contributed.
- Track Install Windows and Curtain Wall - Classroom Building to its 2026-08-26 finish. It drives Classroom Building Dry-In and the start of interior framing.
- Track the Core Building handoff from bond beams to cafeteria steel, roof joists and roofing ahead of Core Building Dry-In on 2026-09-23.

Calendar days (CD). Float measures schedule margin; finish-date movement is separate. AI-assisted narrative summarizes the recorded activity evidence and requires review before distribution.