

Project Schedule — ADU Garage Conversion

389 Bellevue Ave, Oakland, CA 94610 | Snapshot dated 10/8/26 | Preliminary
Project Therapy, Session #2: The Schedule Game

Summary

Phase	Start	Finish	Duration
Preconstruction	10/8/26	7/15/27	40w
Construction	7/15/27	12/23/27	23w
Suggested contingency (25%)	—	4/13/28	+16w
Total project	10/8/26	4/13/28	79w

Scope boundary: If a real project runs long, that is almost always a communication, performance, or issue-resolution problem, not a scheduling problem. This schedule estimates; it does not diagnose or prevent execution failures. Durations are informed guesses, which is why a 25% contingency is included.

Disruption highlights

- **Rear yard:** closed from 7/15/27 to 12/23/27. The 150' sewer trench runs through it 8/5/27–8/19/27, and the trellis is half removed.
- **Water and power to the main house:** brief interruptions during the utility tie-ins and electrical service/panel work, 9/2/27–9/16/27. Expect hours to a day, scheduled with the utilities.
- **Noise and dust:** heaviest 7/15/27–9/2/27 (demolition, foundation, framing, roofing).

Preconstruction

#	Task	Start	Finish	Duration	Predecessor
1	Start of preconstruction	10/8/26	10/8/26	0	—
2	Hire the designer	10/8/26	11/12/26	5w	1
3	Designer contract executed	11/12/26	11/12/26	0	2
4	Existing conditions, survey/setback verification, utilities & code review	11/12/26	12/3/26	3w	3
5	The Design	11/12/26	12/10/26	4w	3
6	Planning review (rear setback) *(jurisdiction-dependent placeholder)*	12/10/26	1/7/27	4w	4, 5
7	Contractor onboarding for cost advice	11/12/26	12/17/26	5w	3
8	Design drawings	1/7/27	2/4/27	4w	6, 7
9	Budget/schedule update (first full estimate)	2/4/27	2/18/27	2w	8
10	Owner review of design	2/18/27	3/4/27	2w	9
11	Design revisions	3/4/27	3/11/27	1w	10
12	Design phase complete — design approved	3/11/27	3/11/27	0	11
13	Construction documents developed (incl. structural engineering, Title 24)	3/11/27	4/22/27	6w	12
14	Budget/schedule update	4/22/27	4/29/27	1w	13
15	Owner review of construction documents	4/29/27	5/6/27	1w	14
16	Construction documents approved	5/6/27	5/6/27	0	15

Bridge

#	Task	Start	Finish	Duration	Predecessor
17	Final pricing & contract execution	5/6/27	5/27/27	3w	16
18	Building permit submission & plan check *(jurisdiction-dependent placeholder)*	5/6/27	7/15/27	10w	16
19	Utility service coordination — electrical service/panel, water service for sprinkler *(utility lead-time placeholder)*	5/27/27	7/8/27	6w	17
20	Confirm material lead times	5/27/27	6/3/27	1w	17
21	Order long-lead materials — windows, mini-split, water heater, cabinets *(material lead-time placeholder)*	6/3/27	7/15/27	6w	20
22	Site readiness — trellis and tree protection, staging	5/27/27	6/3/27	1w	17
23	Preconstruction complete — construction start	7/15/27	7/15/27	0	18, 19, 21, 22

Construction

#	Task	Start	Finish	Duration	Predecessor
24	Mobilization, site protection, demolition, shoring, new header at door opening	7/15/27	7/22/27	1w	23
25	Excavation, new footing and slab forming and pour	7/22/27	7/29/27	1w	24
26	Foundation cure	7/29/27	8/5/27	1w	25
27	Wall and roof framing of expanded envelope	8/5/27	8/19/27	2w	26
28	Sewer lateral, ejector pump, and trenching	8/5/27	8/19/27	2w	26
29	Roofing tie-in	8/19/27	8/26/27	1w	27
30	Windows, entry door, garage-opening infill (weathertight)	8/19/27	9/2/27	2w	27
31	MEP rough-in and utility connections — plumbing, electrical service/panel, mini-split, sprinkler	9/2/27	9/16/27	2w	28, 29, 30
32	Rough inspections	9/16/27	9/23/27	1w	31
33	Stucco — scratch, brown, finish	9/23/27	10/14/27	3w	32
34	Insulation	9/23/27	9/30/27	1w	32
35	Drywall	9/30/27	10/14/27	2w	34
36	Bath tile and shower surround	10/14/27	10/28/27	2w	35
37	Paint — walls, ceiling	10/14/27	10/21/27	1w	35
38	Kitchen cabinets	10/21/27	10/28/27	1w	37
39	Trim and interior doors	10/21/27	10/28/27	1w	37
40	Countertops — template, fabricate, install	10/28/27	11/18/27	3w	38
41	Flooring — LVP	10/28/27	11/4/27	1w	36, 39
42	Site restoration — landscape, trellis reinstall	10/28/27	11/11/27	2w	28, 33, 39
43	Plumbing fixtures, appliances, electrical devices and fixtures, mini-split finish	11/18/27	12/2/27	2w	40, 41
44	Final inspections (building, fire sprinkler) and punch list	12/2/27	12/16/27	2w	42, 43
45	Certificate of occupancy	12/16/27	12/23/27	1w	44
46	Construction complete	12/23/27	12/23/27	0	45

Final inspections and the certificate of occupancy (12/2/27–12/23/27) fall inside the Thanksgiving-through-New-Year's window, the least realistic stretch of this schedule. The computed dates stand, and the contingency exists for exactly this.

Owner-readiness overlay (parallel)

#	Task	Start	Finish	Duration	Predecessor
47	Notify neighbors — anchored 1 week before construction start	7/8/27	7/8/27	0	—
48	Order furnishings — anchored ~4 weeks before completion	11/25/27	11/25/27	0	—
49	Set up utility accounts for the ADU — anchored 2 weeks before completion	12/9/27	12/9/27	0	—

Confirmation and Assumptions

- **Scope:** about 50% lengthwise expansion of the 12x20 rear garage into an ADU with bathroom and small kitchen, all-electric, with ejector pump, 150' sewer lateral, NFPA 13D sprinklers, and stucco exterior. Scope comes from the Budget Game result.
- **Design tier:** Moderate (to be confirmed).
- **Contractor pricing approach:** contractor advisory (to be confirmed).
- **Funds:** cash, so there is no financing gate in the schedule.
- **Site:** assumed flat and unremarkable, so no geotechnical report is scheduled.
- **Placeholders (*):** durations that depend on something outside this tool (the city, the utilities, vendors). Read each as a wider guess.
- **City resources:** Oakland's ADU permit process, <https://www.oaklandca.gov/Planning-Building/Your-Residential-Projects-Permits/Single-Family-Accessory-Dwelling-Units-ADUs>

Still open — unresolved

- **Fire sprinkler requirement:** needs confirmation with Oakland's building department.
- **Setback check:** the expansion direction against the 3' rear setback is unverified, which is why task 6 (planning review, 4w) is a placeholder.
- **Water service:** whether the existing service supports the sprinkler line is unknown. Task 19 (6w) could run longer if the upsize is needed.
- **Placeholder durations:** planning review (4w), permit plan check (10w), utility coordination (6w), and material lead times (6w) are all unconfirmed.
- **Design tier and pricing approach:** Moderate tier and contractor advisory are awaiting confirmation.