

Mainland China office fit-out · Master programme

A sample master programme for a China office fit-out.

A free preview of the WBS, critical path, dual calendars and two IAQ SOP gates that Lead PM Scheduler encodes. Four contract-and-tender routes, one page each, plus a side-by-side comparison.

WHAT IS INSIDE

- How the six WBS phases fit together (page 2).
- One Gantt page per WBS pack: D&B / DBB x invited / public tender (pages 3-6).
- Milestone comparison across the four packs (page 7).
- What the paid Skill adds, and what it does not (page 8).

HOW TO READ IT

- Day numbers are elapsed calendar days from Day 1 (project start).
- "Construction" rows run on the site calendar; "General" rows run on the office calendar with statutory holidays off.
- Red-outlined bars are on the critical path. Diamonds are zero-duration IAQ SOP gates.

WHAT THIS IS NOT

- Not the paid Skill zip. No SKILL.md, no Python engine, no .mpp file.
- Durations are illustrative and identical to the on-page demo at lead-pm-landing.vercel.app. They are not engine output for any real city or floor plate.
- Not a substitute for a licensed architect, cost engineer or permit filing specialist.

Want the native .mpp for your own project?

Lead PM Scheduler is a Cursor Agent Skill plus a Python engine. \$99 USD, one-time, on Gumroad. Purchase and download happen on Gumroad, not on this PDF or the website.

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<https://kentyu.gumroad.com/l/pmp-lead-pm-scheduler>

Six WBS phases, two calendars, two air-quality gates.

Every pack in this sample follows the same spine. What changes between packs is when design has to finish, how long the tender takes, and therefore when the site opens and when people move in.

WBS	PHASE	WHAT HAPPENS	CALENDAR
1	Permits & filings	Site survey, fire and property conditions, then the city decoration filing with the local Construction Bureau. Filing is on the critical path in every pack.	General
2	Design	Concept and test-fit, then design development. In DBB the pack adds tender drawings and a construction-documents freeze that must land before tender.	General
3	Tender	Invited: issue documents to a shortlist, return bids, negotiate. Public: notice and qualification, bid period, opening and evaluation, publicity and award.	General
4	Site & trades	Mobilisation and temporary works, strip-out, MEP first fix, partitions and ceiling grid, MEP second fix, finishes. Site trades run on the construction calendar.	Construction
5	IAQ gates & furniture	Indoor air-quality SOP gate 1 after finishes, a furniture delivery window, then IAQ SOP gate 2 before anyone moves in. Both gates are zero-duration milestones.	Mixed
6	Handover & move-in	Snagging, handover documentation and the move-in weekend, back on the general calendar.	General

DUAL CALENDARS

Site trades (WBS 4 and the furniture window) run on a construction calendar: site working days with the Spring Festival shutdown. Permits, design, tender, IAQ gates and handover run on a general calendar: office working days with statutory public holidays off.

IAQ SOP GATES

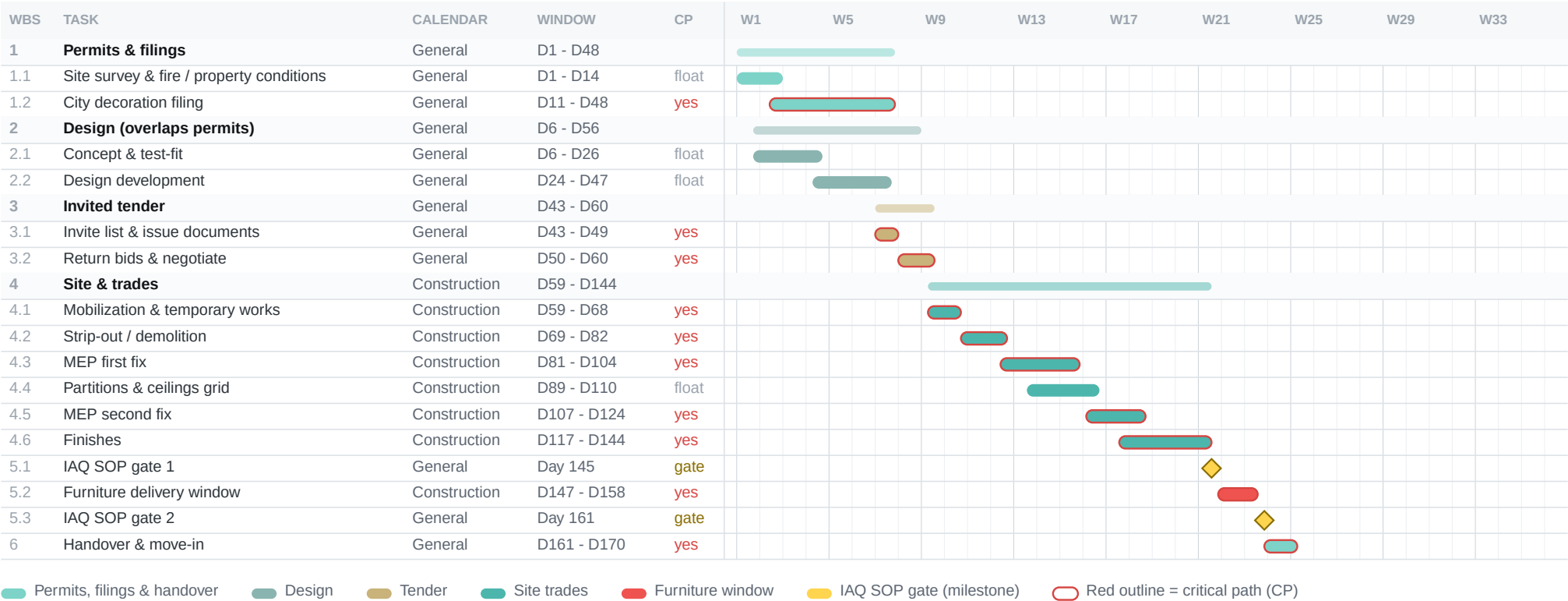
Gate 1 sits after finishes; gate 2 sits after the furniture delivery window and before move-in. Both are zero-duration milestones on the critical path, so a failed test pushes the move-in date directly.

CITY PERMIT LIBRARY

The paid Skill carries filing steps and lead times for Hangzhou, Shanghai, Beijing, Shenzhen, Suzhou, Chengdu, Wuhan. Unlisted cities fall back to a national default rule set. This sample uses one generic filing duration for all cities.

Design-build, invited tender

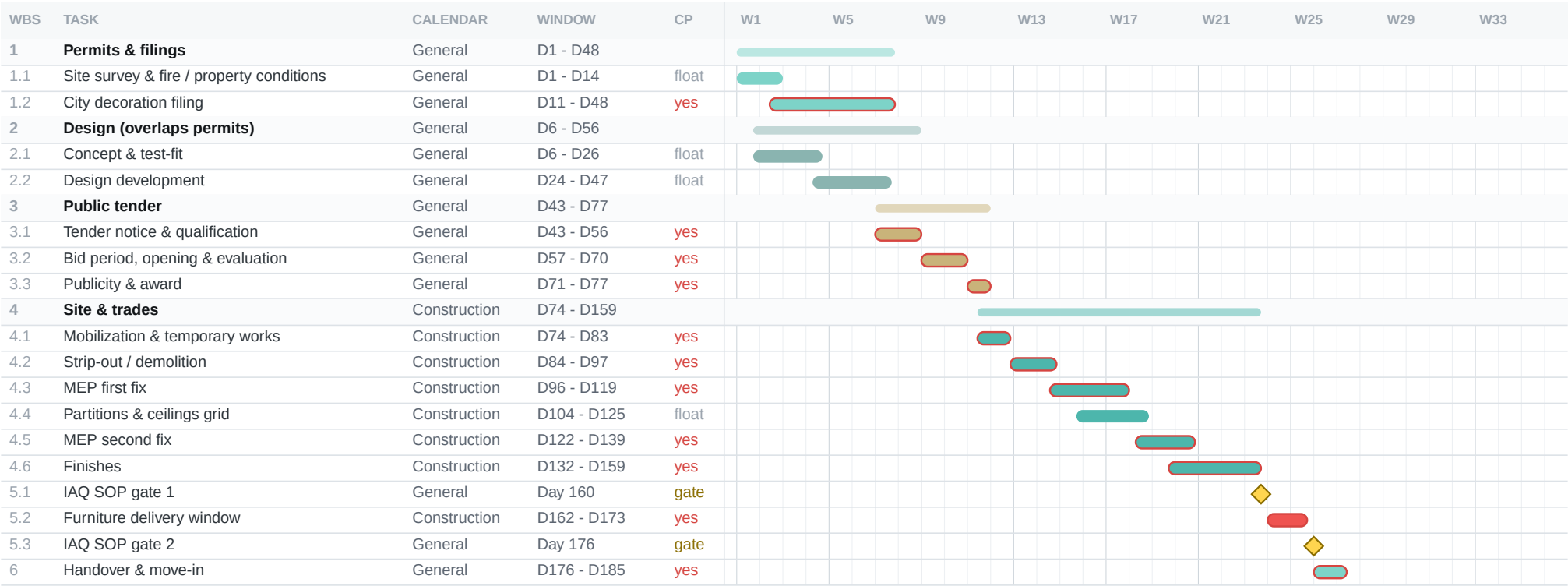
Design overlaps permit filing. A shortlisted contractor is invited during design development, so mobilisation follows soon after award. The shortest of the four routes to move-in.



Illustrative span: 170 days from Day 1 to move-in. Tender window 18 days (Day 43 to Day 60). Site opens Day 59. IAQ gate 1 Day 145, gate 2 Day 161.

Design-build, public tender

Same design and permit overlap as the invited route, but the open call adds a notice and qualification period, a longer bid window and a publicity period before award.

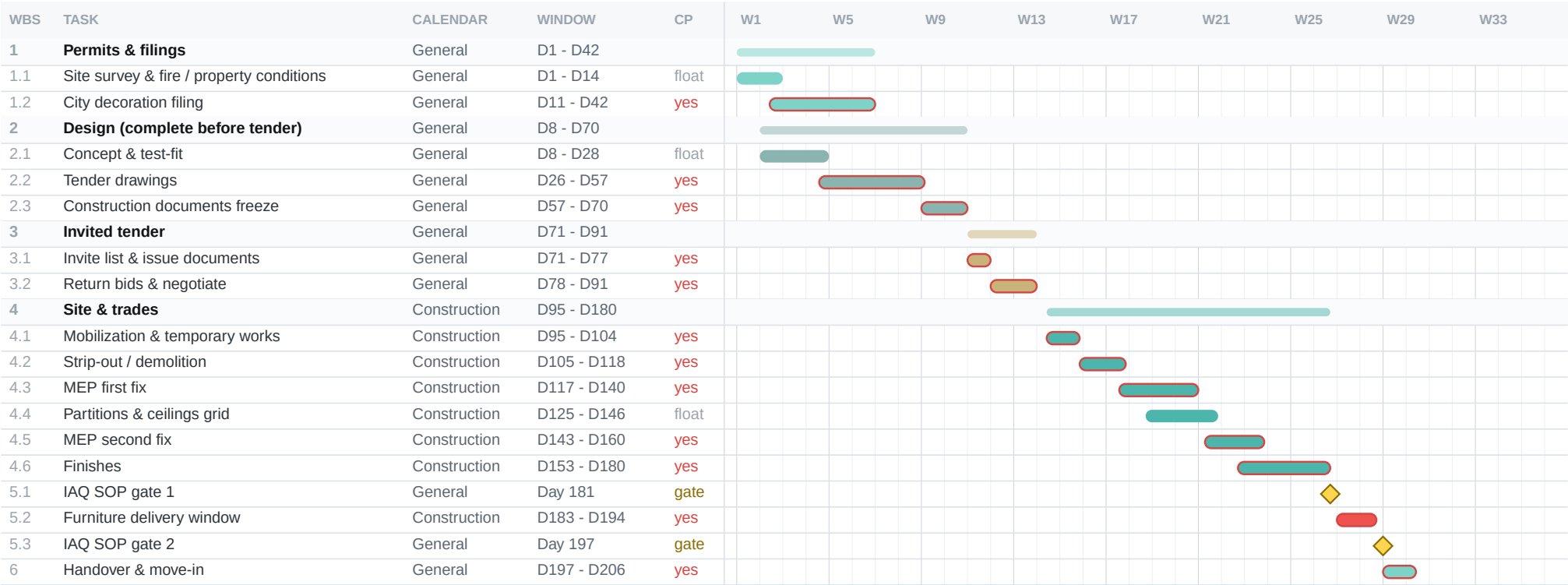


Permits, filings & handover Design Tender Site trades Furniture window IAQ SOP gate (milestone) Red outline = critical path (CP)

Illustrative span: 185 days from Day 1 to move-in. Tender window 35 days (Day 43 to Day 77). Site opens Day 74. IAQ gate 1 Day 160, gate 2 Day 176.

Design-bid-build, invited tender

Design must finish and construction documents must be frozen before tender documents are issued. Tender drawings and the CD freeze join the critical path, so the site opens later.



Permits, filings & handover Design Tender Site trades Furniture window IAQ SOP gate (milestone) Red outline = critical path (CP)

Illustrative span: 206 days from Day 1 to move-in. Tender window 21 days (Day 71 to Day 91). Site opens Day 95. IAQ gate 1 Day 181, gate 2 Day 197.

Design-bid-build, public tender

Design-bid-build with an open call. The longest tender window in the four packs and the latest move-in, but the fullest audit trail for a public or state-owned tenant.



Permits, filings & handover Design Tender Site trades Furniture window IAQ SOP gate (milestone) Red outline = critical path (CP)

Illustrative span: 227 days from Day 1 to move-in. Tender window 42 days (Day 71 to Day 112). Site opens Day 116. IAQ gate 1 Day 202, gate 2 Day 218.

Where the four packs diverge.

The site sequence (WBS 4 to 6) is the same in every pack; what moves is the day it can start. Elapsed calendar days from Day 1, taken from the same illustrative data as pages 3 to 6.

MILESTONE	Design-build Invited tender	Design-build Public tender	Design-bid-build Invited tender	Design-bid-build Public tender
Permits & filings complete	Day 48	Day 48	Day 42	Day 42
Design complete	Day 56	Day 56	Day 70	Day 70
Tender starts	Day 43	Day 43	Day 71	Day 71
Tender window	18 days	35 days	21 days	42 days
Site mobilisation	Day 59	Day 74	Day 95	Day 116
Finishes complete	Day 144	Day 159	Day 180	Day 201
IAQ SOP gate 1	Day 145	Day 160	Day 181	Day 202
Furniture delivery window	D147 - D158	D162 - D173	D183 - D194	D204 - D215
IAQ SOP gate 2	Day 161	Day 176	Day 197	Day 218
Move-in complete	Day 170	Day 185	Day 206	Day 227
Tasks in pack	20	21	21	22

Teal values differ from the design-build, invited-tender baseline in the first column. The paid engine replaces these generic day counts with city-specific permit lead times, your calendars and your start or move-in date, and writes the result as a native .mpp.

What the paid Skill adds.

Delivered as a 133 KB zip on Gumroad. The website and this PDF are a marketing preview; neither downloads SKILL.md nor runs the engine.

- **SKILL.md**

The instruction file the Cursor agent follows in three steps: permit compliance, WBS trade sequence, then CPM and write to disk.

- **Four WBS packs**

Design-build or design-bid-build, each with an invited or public tender route.

- **Two IAQ SOP gates**

Two indoor air-quality test gates on the critical path, plus the furniture delivery window they constrain.

- **City permit library**

Filing steps and lead times for Hangzhou, Shanghai, Beijing, Shenzhen, Suzhou, Chengdu and Wuhan, with a national default rule set for unlisted cities.

- **Dual calendars**

A construction calendar for site trades and a general calendar for permits, design and tender, with statutory holidays and the Spring Festival shutdown built in.

- **Native .mpp on Windows**

A Python engine writes a native Microsoft Project .mpp from the command line. Open it in Project, no import step.

YOU STILL NEED

- Cursor
- Windows
- Microsoft Project desktop (skip if you only need durations, not a .mpp)
- Python 3.8+ (for .mpp export)

NOT INCLUDED

- Does not replace a licensed architect, cost engineer or permit filing specialist.
- Does not guarantee every city's latest policy. Rules change; have a professional review the schedule.
- No .mpp write on macOS, or on Windows without Project installed.

INSTALL

After purchase, put the folder at
%USERPROFILE%\cursor\skills\pmp-lead-pm-scheduler\

SKILL.md must sit at the top of that folder. Restart Cursor, then tell the agent: city, floor area, budget, D&B or DBB, invited or public tender, and the start date or move-in date.

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Refunds are available within 7 days if the zip is corrupt or the documented install path fails to run on Windows with Microsoft Project installed.

Interactive demo and trailer: <https://lead-pm-landing.vercel.app>

<https://kentyu.gumroad.com//pmp-lead-pm-scheduler>

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