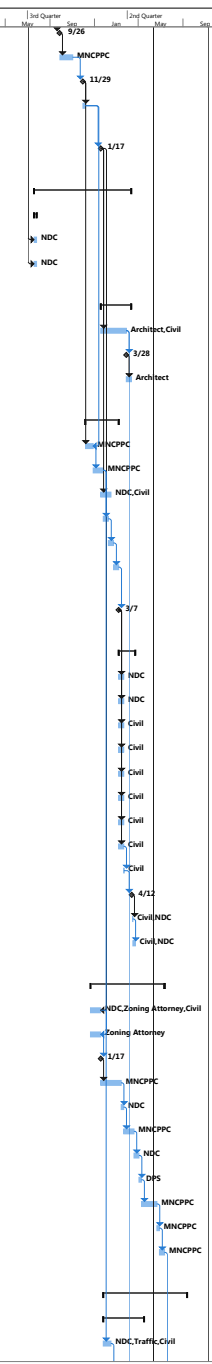


Updated 02/26/2018				Takoma Junction Development Schedule																	
ID	Task Name	Duration	Start	Finish	Resource Name	Predecessors	2nd Quarter		3rd Quarter		4th Quarter		1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		
1	Community Engagement & City Council Approval	66 days	Mon 5/2/16	Mon 8/1/16			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
2	Development Agreement & Ground Lease	66 days	Mon 5/2/16	Mon 8/1/16																	
3	Agreement Negotiations	10 wks	Mon 5/2/16	Fri 7/8/16	NDC,TPCC																
4	Present D/A to Community	2 wks	Mon 7/4/16	Fri 7/15/16	TPCC	3FS-5 days															
5	City Council Open House	8 days	Mon 7/18/16	Wed 7/27/16	TPCC,NDC	4															
6	Council Approval	1 day	Thu 7/28/16	Thu 7/28/16	TPCC	5															
7	CITY DEVELOPMENT AGREEMENT EXECUTED	0 days	Mon 8/1/16	Mon 8/1/16	NDC,TPCC	6															
8	Effective Date	0 days	Mon 8/1/16	Mon 8/1/16		7FS+1 day															
9																					
10	GROUND LEASE EXECUTED	0 days	Mon 8/1/16	Mon 8/1/16	NDC,TPCC																
11																					
12	GROUND LEASE BEGINS	0 days	Sat 7/21/18	Sat 7/21/18	NDC,TPCC																
13																					
14	Co-Op Negotiation Process	540 days	Mon 5/2/16	Fri 5/25/18																	
15	Site Logistic Development	132 days	Mon 5/2/16	Tue 11/1/16	NDC																
16	LOI Negotiations	120 edays	Mon 8/1/16	Tue 11/29/16	NDC,TPSS	8															
17	Council Vote to Extend LOI Negotiations	0 days	Wed 12/7/16	Wed 12/7/16	TPCC	16FS+6 days															
18	LOI Negotiation Extensions	30 edays	Wed 12/7/16	Fri 1/6/17	NDC,TPSS	17															
19	New Anchor Negotiation Period	18 mons	Mon 1/9/17	Fri 5/25/18	NDC	18															
20	City Council authorizes NDC to seek an Anchor Tenant other than TPSS Co-Op	0 days	Wed 1/11/17	Wed 1/11/17	NDC,TPCC																
21																					
22	Community Consultation Process	179 days	Tue 7/12/16	Fri 3/17/17																	
23	Assembly of TJCCPAC by City	11 days	Tue 7/12/16	Tue 7/26/16	TPCC	3FS+1 day															
24	TJCCPAC Kick Off	3 wks	Mon 8/22/16	Fri 9/9/16	NDC,TPCC	23FS+3.6 wks															
25	TJCCPAC Meeting	0 days	Mon 9/12/16	Mon 9/12/16	NDC,TPCC																
26	TJCCPAC Meeting	0 days	Tue 9/27/16	Tue 9/27/16	NDC,TPCC																
27	TJCCPAC Meeting	0 days	Wed 12/14/16	Wed 12/14/16	NDC,TPCC																
28	TJCCPAC Meeting	0 days	Thu 1/12/17	Thu 1/12/17	NDC,TPCC																
29	Community Consultation Meeting 1	0 days	Thu 2/23/17	Thu 2/23/17																	
30	Community Consultation Meeting 2	0 days	Sun 2/26/17	Sun 2/26/17																	
31	Community Consultation Meeting 3	0 days	Thu 3/9/17	Thu 3/9/17																	
32	Community Consultation Meeting 4	0 days	Sun 3/12/17	Sun 3/12/17																	
33	Hold Community Consultation Meetings	17 days	Thu 2/23/17	Fri 3/17/17	NDC,TPCC																
34	Complete Community Consultation Meetings	0 days	Fri 3/17/17	Fri 3/17/17	NDC,TPCC	33															
35	Community Engagement Period Development Tasks	333 days	Tue 8/16/16	Thu 11/23/17																	
36	Select Traffic Engineer	1 wk	Tue 8/16/16	Mon 8/22/16	NDC,Traffic	8FS+2 wks															
37	Select Civil Engineer	1 wk	Tue 8/23/16	Mon 8/29/16	NDC,Civil	36															
38	Select Architect	1 wk	Tue 8/30/16	Mon 9/5/16	NDC,Architect	37															
39	Select GeoTech Engineer	1 wk	Tue 9/6/16	Mon 9/12/16	NDC,GeoTech	38															
40	Select Enviro Engineer	1 wk	Tue 9/6/16	Mon 9/12/16	NDC,Enviro	38															
41	Select Zoning Attorney	2 wks	Tue 9/13/16	Mon 9/26/16	NDC,Zoning Attorney	40															
42	Preliminary Traffic Studies (For LOI Negotiations)	2 wks	Tue 8/23/16	Mon 9/5/16	NDC,Traffic	36															
43	Preliminary MSHA Consultation	10 days	Tue 9/6/16	Mon 9/19/16	NDC,MSHA,Traffic	42															
44	Preliminary Site Plan (for LOI Negotiations)	5 wks	Tue 9/20/16	Mon 10/24/16	Architect	43															
45	Drill for Geotech Report	2 wks	Tue 9/13/16	Mon 9/26/16	GeoTech	39															
46	Drill for Enviro Report	2 wks	Tue 9/13/16	Mon 9/26/16	Enviro	40															
47	Conduct Traffic Counts	2 wks	Tue 9/13/16	Mon 9/26/16		40															
48	Geotech Report	6 wks	Tue 9/27/16	Mon 11/7/16	GeoTech	45															
49	Enviro Report	6 wks	Tue 9/27/16	Mon 11/7/16	Enviro	46															
50	Issue Notice of Objectionable Conditions	0 days	Thu 12/29/16	Thu 12/29/16	NDC,TPCC	8FS+150 edays															
51	Survey Boundary & Topo Survey	5 wks	Fri 10/20/17	Thu 11/23/17	Civil	110SS-10 wks															
52	Concept Building Design (for City)	419 days	Mon 5/2/16	Thu 12/7/17																	
53	Community Consultation Distillation	3 wks	Mon 3/20/17	Fri 4/7/17		34															
54	TJCCAC Follow Up Meeting	0 days	Mon 5/2/16	Mon 5/2/16																	
55	Community Consultation Summary	1 day	Mon 4/10/17	Mon 4/10/17		53															

Updated 02/26/2018				Takoma Junction Development Schedule															
ID	Task Name	Duration	Start	Finish	Resource Name	Predecessors	Jan	2nd Quarter	3rd Quarter	4th Quarter	Jan	2nd Quarter	3rd Quarter	4th Quarter	Jan	2nd Quarter	3rd Quarter	4th Quarter	
56	Summary Of CC Findings to City Council	0 days	Wed 5/10/17	Wed 5/10/17															
57	TPSS Co-op Withdrawal	264 days	Mon 5/2/16	Thu 5/4/17															
58	Co-op withdrawals from negotiations	1 day	Thu 5/4/17	Thu 5/4/17															
59	Revise Site Plan to reflect Co-ops withdrawal	6 wks	Mon 5/2/16	Fri 6/10/16	SS														
60	Update Financials to exclude Co-op	1 wk	Mon 6/13/16	Fri 6/17/16	NDC	59													
61	<b>Concept Review by City</b>	<b>67 days</b>	<b>Wed 8/2/17</b>	<b>Thu 11/2/17</b>															
62	Meet w/ Park & Planning	0 days	Wed 8/2/17	Wed 8/2/17	NDC,Civil,MNCPPC														
63	Issue Final Concept To City	1 day	Fri 9/22/17	Fri 9/22/17	NDC,Architect														
64	City Review of Final Concept Design	29 days	Mon 9/25/17	Thu 11/2/17	TPCC	63													
65	<b>Concept Design Development Work</b>	<b>10 days</b>	<b>Fri 11/24/17</b>	<b>Thu 12/7/17</b>															
66	Concept Design Construction Pricing	1 wk	Fri 11/24/17	Thu 11/30/17	NDC	65FS+15 days													
67	Financial Model Update	1 wk	Fri 12/1/17	Thu 12/7/17	NDC	66													
68																			
69	<b>APPROVAL OF CONCEPT PLAN BY CITY COUNCIL</b>	<b>0 days</b>	<b>Thu 11/2/17</b>	<b>Thu 11/2/17</b>	<b>NDC,TPCC</b>	61													
70																			
71	<b>Project Financing</b>	<b>555 days?</b>	<b>Fri 9/15/17</b>	<b>Thu 10/31/19</b>															
72	Prepare Equity Book	1 wk	Fri 9/15/17	Thu 9/21/17	NDC														
73	<b>Equity Financing</b>	<b>547 days</b>	<b>Wed 9/27/17</b>	<b>Thu 10/31/19</b>															
74	Meet with Prospective Investors	1 wk	Wed 9/27/17	Tue 10/3/17	NDC	72FS+3 days													
75	Obtain First Round Equity	0 days	Tue 10/17/17	Tue 10/17/17	NDC	74FS+2 wks													
76	Obtain Second Round Equity	0 days	Tue 12/11/18	Tue 12/11/18	NDC	75FS+15 mons													
77	Obtain Last Round Equity	0 days	Thu 10/31/19	Thu 10/31/19	NDC	246													
78	<b>Debt Financing</b>	<b>71 days</b>	<b>Mon 4/15/19</b>	<b>Mon 7/22/19</b>															
79	Obtain Term sheets from lenders	1 wk	Mon 4/15/19	Fri 4/19/19	NDC	101FS-90 days													
80	Meet with Prospective Lender/Site Tour with Lenders	1 day	Mon 4/29/19	Mon 4/29/19	NDC	79FS+1 wk													
81	Negotiate Term Sheets with Lenders	2 wks	Tue 4/30/19	Mon 5/13/19	NDC,Lender	80													
82	Select Lender and Execute Term Sheet	0 days	Mon 5/20/19	Mon 5/20/19	NDC	81FS+1 wk													
83	Procure commitment Letter from Lender	1 wk	Tue 5/21/19	Mon 5/27/19	NDC	82													
84	Negotiate Commitment Letter with Lender	3 wks	Tue 5/28/19	Mon 6/17/19	NDC,Lender	83													
85	Execute Commitment Letter	0 days	Mon 6/17/19	Mon 6/17/19	NDC,Lender	84													
86	Procure Loan Docs from Lender	2 wks	Tue 6/18/19	Mon 7/1/19	NDC	85													
87	Negotiate Loan Docs with Lender	3 wks	Tue 7/2/19	Mon 7/22/19	NDC,Lender	86													
88	Execute Loan Docs	0 days	Mon 7/22/19	Mon 7/22/19	NDC,Lender	87													
89	<b>Construction Financing</b>	<b>86 days?</b>	<b>Fri 6/28/19</b>	<b>Fri 10/25/19</b>															
90	Financing Package Prepared	4 wks	Fri 6/28/19	Thu 7/25/19	NDC	246FS-90 days													
91	Owner GC Cost Vetting Complete	1 day?	Fri 7/26/19	Fri 7/26/19	NDC	90													
92	Issue Package to Lender	0 days	Fri 7/26/19	Fri 7/26/19	NDC	91													
93	Term Sheet Preparation	2 wks	Mon 7/29/19	Fri 8/9/19		92													
94	Term Sheet Issuance	0 days	Fri 8/9/19	Fri 8/9/19		93													
95	NDC Review of Term Sheet	2 wks	Mon 8/12/19	Fri 8/23/19		94													
96	Lender Selection	0 days	Fri 8/23/19	Fri 8/23/19		95													
97	Bank Underwriting	3 wks	Mon 8/26/19	Fri 9/13/19		96													
98	Loan Neg & Doc Prep	6 wks	Mon 9/16/19	Fri 10/25/19		97													
99	Construction Loan Closing	0 days	Fri 10/25/19	Fri 10/25/19	NDC	98													
100																			
101	<b>CLOSE ON AUTO CLINIC</b>	<b>0 days</b>	<b>Mon 8/19/19</b>	<b>Mon 8/19/19</b>	<b>NDC</b>														
102																			
103	<b>Preliminary Entitlement</b>	<b>255 days</b>	<b>Fri 12/15/17</b>	<b>Thu 12/6/18</b>															
104	<b>Financial Update</b>	<b>5 days</b>	<b>Fri 1/19/18</b>	<b>Thu 1/25/18</b>															
105	Budget Update	5 days	Fri 1/19/18	Thu 1/25/18	111SS														
106	Pro Forma Update	5 days	Fri 1/19/18	Thu 1/25/18	111SS														
107																			
108	<b>Architect Design</b>	<b>144 days</b>	<b>Fri 12/29/17</b>	<b>Wed 7/18/18</b>															
109	<b>Concept Design</b>	<b>20 days</b>	<b>Fri 12/29/17</b>	<b>Thu 1/25/18</b>															
110	Draft Concept Design	3 wks	Fri 12/29/17	Thu 1/18/18	Architect	69FS+40 days													
111	Issue Draft Concept Design	0 days	Thu 1/18/18	Thu 1/18/18	Architect	110													



Updated 02/26/2018							Takoma Junction Development Schedule															
ID	Task Name	Duration	Start	Finish	Resource Name	Predecessors	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		1st Quarter		2nd Quarter		3rd Quarter		4th Quarter	
166	Agencies Review and Approval	0 days	Wed 9/26/18	Wed 9/26/18	MNCPPC	165FS+8 wks																
167	Final Staff Review and Comments	5 wks	Fri 9/28/18	Thu 11/1/18	MNCPPC	166FS+1 day																
168	MCPB Hearing	0 days	Thu 11/29/18	Thu 11/29/18	MNCPPC,NDC	167FS+4 wks																
169	MCPB "Resolution" Published	1 wk	Fri 11/30/18	Thu 12/6/18		168																
170																						
171	<b>PRELIMINARY PLAN CERTIFICATION</b>	<b>0 days</b>	<b>Thu 1/17/19</b>	<b>Thu 1/17/19</b>		<b>169FS+6 wks</b>																
172																						
173	<b>Site Plan Entitlement</b>	<b>191 days</b>	<b>Thu 7/19/18</b>	<b>Thu 4/11/19</b>																		
174	<b>Financials Update</b>	<b>5 days</b>	<b>Thu 7/19/18</b>	<b>Wed 7/25/18</b>																		
175	Budget Update	5 days	Thu 7/19/18	Wed 7/25/18	NDC	120SS																
176	Proforma Update	5 days	Thu 7/19/18	Wed 7/25/18	NDC	120SS																
177																						
178	<b>Permit/ Construction Drawing Design Work</b>	<b>60 days</b>	<b>Fri 1/18/19</b>	<b>Thu 4/11/19</b>																		
179	Begin Construction Drawings	10 wks	Fri 1/18/19	Thu 3/28/19	Architect,Civil	171																
180	Complete Permit Drawings	0 days	Thu 3/28/19	Thu 3/28/19	Architect	179																
181	Complete Construction Drawings	2 wks	Fri 3/29/19	Thu 4/11/19	Architect	180																
182																						
183	<b>Certified Civil Plan</b>	<b>65 days</b>	<b>Fri 12/7/18</b>	<b>Thu 3/7/19</b>																		
184	Prepare Certified Site Plan Submission	3 wks	Fri 12/7/18	Thu 12/27/18	MNCPPC	168,169FF+3 wk																
185	Staff First Review of Certified Site Plan Set	4 wks	Fri 12/28/18	Thu 1/24/19	MNCPPC	184																
186	Address Assignments	4 wks	Fri 1/18/19	Thu 2/14/19	NDC,Civil	171																
187	Address Comments	2 wks	Fri 1/25/19	Thu 2/7/19		185																
188	Staff Final Review	2 wks	Fri 2/8/19	Thu 2/21/19		187																
189	Address Comments & Submit Plans for Signatures	2 wks	Fri 2/22/19	Thu 3/7/19		188																
190																						
191	<b>FINAL CERTIFIED SITE PLAN ISSUED</b>	<b>0 days</b>	<b>Thu 3/7/19</b>	<b>Thu 3/7/19</b>		<b>189</b>																
192																						
193	<b>Historic Area Work Permit Process</b>	<b>32 days</b>	<b>Fri 3/8/19</b>	<b>Mon 4/22/19</b>																		
194	Prepare Application and Materials	2 wks	Fri 3/8/19	Thu 3/21/19	NDC	191																
195	Written Description	2 wks	Fri 3/8/19	Thu 3/21/19	NDC	191																
196	Site Plan	2 wks	Fri 3/8/19	Thu 3/21/19	Civil	191																
197	Building Plans and Elevations	2 wks	Fri 3/8/19	Thu 3/21/19	Civil	191																
198	Material Specs	2 wks	Fri 3/8/19	Thu 3/21/19	Civil	191																
199	Photographs	2 wks	Fri 3/8/19	Thu 3/21/19	Civil	191																
200	Tree Survey	2 wks	Fri 3/8/19	Thu 3/21/19	Civil	191																
201	Adjacent Owner Addresses	2 wks	Fri 3/8/19	Thu 3/21/19	Civil	191																
202	Submit HAWP application to DPS (3 weeks prior to meeting)	1 day	Fri 3/22/19	Fri 3/22/19	Civil	201																
203	Attend Historic Preservation Public Meeting	0 days	Fri 4/12/19	Fri 4/12/19	Civil,NDC	202FS+3 wks																
204	Receive Approval of HAWP application	1 day	Mon 4/15/19	Mon 4/15/19	Civil,NDC	203																
205	Submit 3 copies of approved plans for stamping to Historic Preservation	1 wk	Tue 4/16/19	Mon 4/22/19	Civil,NDC	204																
206																						
207	<b>Record Plat</b>	<b>145 days</b>	<b>Fri 12/21/18</b>	<b>Thu 7/11/19</b>																		
208	Prepare Record Plat	4 wks	Fri 12/21/18	Thu 1/17/19	NDC,Zoning Attorney,C171FF																	
209	Prepare Draft Easement and Associated Documents	4 wks	Fri 12/21/18	Thu 1/17/19	Zoning Attorney	208FF																
210	Submit Plat and Documents to MNCPPC, DPS, DEP	0 days	Thu 1/17/19	Thu 1/17/19	NDC,Zoning Attorney	209																
211	1st Review	8 wks	Fri 1/18/19	Thu 3/14/19	MNCPPC	210																
212	Address Comments and Resubmit	1 wk	Fri 3/15/19	Thu 3/21/19	NDC	211																
213	2nd Review	4 wks	Fri 3/22/19	Thu 4/18/19	MNCPPC	212																
214	Address Comments and Submit Mylars	2 wks	Fri 4/19/19	Thu 5/2/19	NDC	213																
215	DPS Signs Plat	1 wk	Fri 5/3/19	Thu 5/9/19	DPS	214																
216	Final Review	6 wks	Fri 5/10/19	Thu 6/20/19	MNCPPC	215																
217	MNCPPC Signs Plat	1 wk	Fri 6/21/19	Thu 6/27/19	MNCPPC	216																
218	MNCPPC Records Plat	2 wks	Fri 6/28/19	Thu 7/11/19	MNCPPC	217																
219																						
220	<b>Engineering Phase</b>	<b>164 days</b>	<b>Fri 1/25/19</b>	<b>Wed 9/11/19</b>																		
221	<b>MSHA Right of Way Improvement Plan</b>	<b>80 days</b>	<b>Fri 1/25/19</b>	<b>Thu 5/16/19</b>																		
222	Prepare and submit improvement plan	3 wks	Fri 1/25/19	Thu 2/14/19	NDC,Traffic,Civil	185																



Updated 02/26/2018						Takoma Junction Development Schedule															
ID	Task Name	Duration	Start	Finish	Resource Name	Predecessors	2nd Quarter		3rd Quarter		4th Quarter		1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		
223	MSHA First Review	3 wks	Fri 2/15/19	Thu 3/7/19	MSHA	222															
224	Address Comments and Resubmit	3 wks	Fri 3/8/19	Thu 3/28/19	NDC,Traffic,Civil	223															
225	MSHA Second Review	3 wks	Fri 3/29/19	Thu 4/18/19	MSHA	224															
226	Address Comments	3 wks	Fri 4/19/19	Thu 5/9/19	NDC,Traffic,Civil	225															
227	Post Bond And Fees	1 wk	Fri 5/10/19	Thu 5/16/19	NDC	226															
228	<b>Final SWM Plan w/ SD &amp; Paving Plan</b>	<b>114 days</b>	<b>Fri 4/5/19</b>	<b>Wed 9/11/19</b>																	
229	Prepare Final SWM (Stage 3) Plan	4 wks	Fri 4/5/19	Thu 5/2/19	Civil	179FS+1 wk															
230	Submit Plans	1 wk	Fri 5/3/19	Thu 5/9/19	NDC,Civil	229															
231	First Review	5 wks	Fri 5/10/19	Thu 6/13/19	DEP	230															
232	Address Comments and Resubmit	2 wks	Fri 6/14/19	Thu 6/27/19	NDC,Civil	231															
233	Second Review	5 wks	Fri 6/28/19	Thu 8/1/19	DEP	232															
234	Address Comments and Resubmit	1 wk	Fri 8/2/19	Thu 8/8/19	NDC,Civil	233															
235	Third Review	2 wks	Fri 8/9/19	Thu 8/22/19	DEP	234															
236	Address Comments	1 wk	Fri 8/23/19	Thu 8/29/19	NDC,Civil	235															
237	Submit Mylar for Approval	1 day	Fri 8/30/19	Fri 8/30/19	NDC,Civil	236															
238	CTP Signs Mylar	1 wk	Mon 9/2/19	Fri 9/6/19	CTP	237															
239	CTP Issues Revised Permit	3 days	Mon 9/9/19	Wed 9/11/19	CTP	238															
240																					
241	<b>Building Permit</b>	<b>80 days</b>	<b>Fri 7/12/19</b>	<b>Thu 10/31/19</b>																	
242	Prepare Building Permit Application	4 wks	Fri 7/12/19	Thu 8/8/19	NDC,Civil,Architect,Zor	218															
243	Submit Building Permit	0 days	Thu 8/8/19	Thu 8/8/19	NDC	242															
244	Building Permit Review	3 mons	Fri 8/9/19	Thu 10/31/19	MCDPS	243															
245																					
246	<b>RECEIVE BUILDING PERMIT</b>	<b>0 days</b>	<b>Thu 10/31/19</b>	<b>Thu 10/31/19</b>	<b>MCDPS</b>	<b>244</b>															
247																					
248	<b>Construction</b>	<b>888 days</b>	<b>Fri 12/1/17</b>	<b>Tue 4/27/21</b>																	
249	Ground Breaking	0 days	Thu 11/7/19	Thu 11/7/19	NDC,GC	246FS+5 days															
250	Construction Performance Bond	0 days	Tue 11/12/19	Tue 11/12/19		249FS+3 days															
251	Construction Phase	16 mons	Fri 11/8/19	Thu 1/28/21	GC	249															
252	<b>Leasing</b>	<b>746 days</b>	<b>Fri 12/1/17</b>	<b>Fri 10/9/20</b>																	
253	Obtain Broker	1 wk	Fri 12/1/17	Thu 12/7/17	NDC	69FS+4 wks															
254	Broker Input	10 mons	Fri 12/8/17	Thu 9/13/18		253															
255	Tenant Search	10 mons	Fri 12/8/17	Thu 9/13/18	Broker	253															
256	Executed LOI	1 day	Fri 9/28/18	Fri 9/28/18	NDC,Broker	255FS+2 wks															
257	<i>Lease Executed by with Primary Tenant</i>	<i>0 days</i>	<i>Thu 7/11/19</i>	<i>Thu 7/11/19</i>	<i>NDC</i>																
258	Lease Executed by with Remaining Retailers	1 day	Fri 10/9/20	Fri 10/9/20	NDC,Broker	251FS-4 mons															
259	<b>Tenant Build Out</b>	<b>142 days</b>	<b>Mon 10/12/20</b>	<b>Tue 4/27/21</b>																	
260	<b>Design</b>	<b>50 days</b>	<b>Mon 10/12/20</b>	<b>Fri 12/18/20</b>																	
261	Concept Plan	2 wks	Mon 10/12/20	Fri 10/23/20		258															
262	Permit Set	4 wks	Mon 10/26/20	Fri 11/20/20		261															
263	Bid Set	2 wks	Mon 11/23/20	Fri 12/4/20		262															
264	CD Set	2 wks	Mon 12/7/20	Fri 12/18/20		263															
265	<b>Bidding</b>	<b>4 wks</b>	<b>Mon 12/21/20</b>	<b>Fri 1/15/21</b>		264															
266	<b>Permits</b>	<b>6 wks</b>	<b>Mon 1/18/21</b>	<b>Fri 2/26/21</b>		265															
267	Notification for GC	1 day	Mon 3/1/21	Mon 3/1/21		266															
268	Construction Start	1 day	Tue 3/9/21	Tue 3/9/21		267FS+1 wk,251															
269	TPF (Temporary Pending Final)	3 wks	Wed 3/10/21	Tue 3/30/21		268															
270	Final Inspections	3 wks	Wed 3/31/21	Tue 4/20/21		269															
271	Substantial completion	0 days	Tue 4/27/21	Tue 4/27/21		270FS+1 wk															
272	Puch-out	1 wk	Wed 3/31/21	Tue 4/6/21		270SS															
273																					
274	<b>100% COMPLETION</b>	<b>0 days</b>	<b>Tue 4/27/21</b>	<b>Tue 4/27/21</b>		272FS+1 wk,271															