







Updated 02/26/2018				Takoma Junction Development Schedule																	
ID	Task Name	Duration	Start	Finish	Resource Names	Predecessors	2nd Quarter		3rd Quarter		4th Quarter		1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		
Task	Task						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
229	<b>Engineering Phase</b>	<b>164 days</b>	<b>Fri 5/3/19</b>	<b>Wed 12/18/19</b>																	
230	<b>MSHA Right of Way Improvement Plan</b>	<b>80 days</b>	<b>Fri 5/3/19</b>	<b>Thu 8/22/19</b>																	
231	Prepare and submit Improvement Plan	3 wks	Fri 5/3/19	Thu 5/23/19	NDC,Traffic,Civil	194															
232	MSHA First Review	3 wks	Fri 5/24/19	Thu 6/13/19	MSHA	231															
233	Address Comments and Resubmit	3 wks	Fri 6/14/19	Thu 7/4/19	NDC,Traffic,Civil	232															
234	MSHA Second Review	3 wks	Fri 7/5/19	Thu 7/25/19	MSHA	233															
235	Address Comments	3 wks	Fri 7/26/19	Thu 8/15/19	NDC,Traffic,Civil	234															
236	Post Bond And Fees	1 wk	Fri 8/16/19	Thu 8/22/19	NDC	235															
237	<b>Final SWM Plan w/ SD &amp; Paving Plan</b>	<b>114 days</b>	<b>Fri 7/12/19</b>	<b>Wed 12/18/19</b>																	
238	Prepare Final SWM (Stage 3) Plan	4 wks	Fri 7/12/19	Thu 8/8/19	Civil	188FS+1 wk															
239	Submit Plans	1 wk	Fri 8/9/19	Thu 8/15/19	NDC,Civil	238															
240	First Review	5 wks	Fri 8/16/19	Thu 9/19/19	DEP	239															
241	Address Comments and Resubmit	2 wks	Fri 9/20/19	Thu 10/3/19	NDC,Civil	240															
242	Second Review	5 wks	Fri 10/4/19	Thu 11/7/19	DEP	241															
243	Address Comments and Resubmit	1 wk	Fri 11/8/19	Thu 11/14/19	NDC,Civil	242															
244	Third Review	2 wks	Fri 11/15/19	Thu 11/28/19	DEP	243															
245	Address Comments	1 wk	Fri 11/29/19	Thu 12/5/19	NDC,Civil	244															
246	Submit Mylar for Approval	1 day	Fri 12/6/19	Fri 12/6/19	NDC,Civil	245															
247	CTP Signs Mylar	1 wk	Mon 12/9/19	Fri 12/13/19	CTP	246															
248	CTP Issues Revised Permit	3 days	Mon 12/16/19	Wed 12/18/19	CTP	247															
249																					
250	<b>Building Permit</b>	<b>80 days</b>	<b>Fri 10/18/19</b>	<b>Thu 2/6/20</b>																	
251	Prepare Building Permit Application	4 wks	Fri 10/18/19	Thu 11/14/19	NDC,Civil,Architect,Zor	227															
252	Submit Building Permit	0 days	Thu 11/14/19	Thu 11/14/19	NDC	251															
253	Building Permit Review	3 mons	Fri 11/15/19	Thu 2/6/20	MCDCPS	252															
254																					
255	<b>RECEIVE BUILDING PERMIT</b>	<b>0 days</b>	<b>Thu 2/6/20</b>	<b>Thu 2/6/20</b>	<b>MCDCPS</b>	<b>253</b>															
256																					
257	<b>Construction</b>	<b>958 days</b>	<b>Fri 12/11/17</b>	<b>Tue 8/3/21</b>																	
258	Ground Breaking	0 days	Thu 2/13/20	Thu 2/13/20	NDC,GC	255FS+5 days															
259	Construction Performance Bond	0 days	Tue 2/18/20	Tue 2/18/20		258FS+3 days															
260	Construction Phase	16 mons	Fri 2/14/20	Thu 5/6/21	GC	258															
261	<b>Leasing</b>	<b>816 days</b>	<b>Fri 12/11/17</b>	<b>Fri 1/15/21</b>																	
262	Obtain Broker	1 wk	Fri 12/11/17	Thu 12/7/17	NDC	71FS+4 wks															
263	Broker Input	10 mons	Fri 12/8/17	Thu 9/13/18		262															
264	Tenant Search	6 mons	Fri 12/8/17	Thu 5/24/18	Broker	262															
265	<i>Lease Executed by with Primary Tenant</i>	<i>0 days</i>	<i>Fri 10/11/19</i>	<i>Fri 10/11/19</i>	NDC,Broker																
266	Executed Lease by with Remaining Retailers	1 day	Fri 1/15/21	Fri 1/15/21	NDC,Broker	260FS-4 mons															
267	<b>Tenant Build Out</b>	<b>142 days</b>	<b>Mon 1/18/21</b>	<b>Tue 8/3/21</b>																	
268	<b>Design</b>	<b>50 days</b>	<b>Mon 1/18/21</b>	<b>Fri 3/26/21</b>																	
269	Concept Plan	2 wks	Mon 1/18/21	Fri 1/29/21		266															
270	Permit Set	4 wks	Mon 2/1/21	Fri 2/26/21		269															
271	Bid Set	2 wks	Mon 3/1/21	Fri 3/12/21		270															
272	CD Set	2 wks	Mon 3/15/21	Fri 3/26/21		271															
273	<b>Bidding</b>	<b>4 wks</b>	<b>Mon 3/29/21</b>	<b>Fri 4/23/21</b>		272															
274	<b>Permits</b>	<b>6 wks</b>	<b>Mon 4/26/21</b>	<b>Fri 6/4/21</b>		273															
275	Notification for GC	1 day	Mon 6/7/21	Mon 6/7/21		274															
276	Construction Start	1 day	Tue 6/15/21	Tue 6/15/21		275FS+1 wk,260															
277	TPF (Temporary Pending Final)	3 wks	Wed 6/16/21	Tue 7/6/21		276															
278	Final Inspections	3 wks	Wed 7/7/21	Tue 7/27/21		277															
279	Substantial completion	0 days	Tue 8/3/21	Tue 8/3/21		278FS+1 wk															
280	Puch-out	1 wk	Wed 7/7/21	Tue 7/13/21		278SS															
281																					
282	<b>100% COMPLETION</b>	<b>0 days</b>	<b>Tue 8/3/21</b>	<b>Tue 8/3/21</b>		280FS+1 wk,275															
283																					