

Updated 02/26/2018				Takoma Junction Development Schedule															
ID	Task Name	Duration	Start	Finish	Resource Names	Predecessors	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	
229	Engineering Phase	164 days	Fri 5/3/19	Wed 12/18/19															
230	MSHA Right of Way Improvement Plan	80 days	Fri 5/3/19	Thu 8/22/19															
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	Final SWM Plan w/ SD & Paving Plan	114 days	Fri 7/12/19	Wed 12/18/19															
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	Building Permit	80 days	Fri 10/18/19	Thu 2/6/20															
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	RECEIVE BUILDING PERMIT	0 days	Thu 2/6/20	Thu 2/6/20	MCDCPS	253													
256																			
257	Construction	958 days	Fri 12/11/17	Tue 8/3/21															
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	Leasing	816 days	Fri 12/11/17	Fri 1/15/21															
262	Obtain Broker	1 wk	Fri 12/1/17	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	Tenant Build Out	142 days	Mon 1/18/21	Tue 8/3/21															
268	Design	50 days	Mon 1/18/21	Fri 3/26/21															
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	Bidding	4 wks	Mon 3/29/21	Fri 4/23/21		272													
274	Permits	6 wks	Mon 4/26/21	Fri 6/4/21		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	100% COMPLETION	0 days	Tue 8/3/21	Tue 8/3/21		280FS+1 wk,279													
283																			