

Bedford Medical Office Building Project Schedule

ID	Resource Names	Task Name	Duration	Start	Finish	Predecessors
1		Land Purchase	93 days	Fri 12/6/19	Wed 4/15/20	
2		PSA executed	0 days	Fri 12/6/19	Fri 12/6/19	
3		Submit TRA permit application	0 days	Tue 1/14/20	Tue 1/14/20	
4		TRA permit review & approval	3 wks	Tue 1/14/20	Mon 2/3/20	3
5		Land Closing deadline	0 days	Wed 4/15/20	Wed 4/15/20	
6		Lease	20 days	Fri 4/3/20	Thu 4/30/20	
7		LOI execution	0 days	Fri 4/3/20	Fri 4/3/20	
8		lease negotiation	4 wks	Fri 4/3/20	Thu 4/30/20	7
9		Design	60 days	Mon 4/6/20	Fri 6/26/20	
10		Architectural	60 days	Mon 4/6/20	Fri 6/26/20	
11		SDs	4 wks	Mon 4/6/20	Fri 5/1/20	
12		DDs	4 wks	Mon 5/4/20	Fri 5/29/20	11
13		CDs	4 wks	Mon 6/1/20	Fri 6/26/20	12
14		Civil	30 days	Mon 4/6/20	Fri 5/15/20	
15		Civil CDs	6 wks	Mon 4/6/20	Fri 5/15/20	
16		Financing	55 days	Mon 4/20/20	Fri 7/3/20	
17		assemble debt package	2 wks	Mon 4/20/20	Fri 5/1/20	11FF
18		competing banks provide term sheets	3 wks	Mon 5/4/20	Fri 5/22/20	17
19		loan closing process	6 wks	Mon 5/25/20	Fri 7/3/20	18
20		Pre-Construction	52.5 days	Mon 4/20/20	Wed 7/1/20	
21		Select GC to partner with for design-assist	1 wk	Mon 4/20/20	Fri 4/24/20	11FS-2 wks
22		GC prices out DDs for GMP contract	3 wks	Mon 6/1/20	Fri 6/19/20	12
23		Negotiate & execute construction contract	1.5 wks	Mon 6/22/20	Wed 7/1/20	22
24		Permitting	50 days	Fri 5/15/20	Fri 7/24/20	
25		Submit civil plans for grading permit	0 days	Fri 5/15/20	Fri 5/15/20	15
26		Grading permit review process	3 wks	Mon 5/18/20	Fri 6/5/20	25
27		Submit arch plans for building permit	0 days	Fri 6/26/20	Fri 6/26/20	13
28		Building Permit review process	4 wks	Mon 6/29/20	Fri 7/24/20	27
29		Construction	245 days	Mon 7/6/20	Fri 6/11/21	
30		Mobilization	1 wk	Mon 7/6/20	Fri 7/10/20	23,26,19
31		Site Work	8 wks	Mon 7/13/20	Fri 9/4/20	30
32		Building Construction	26 wks	Mon 8/24/20	Fri 2/19/21	31FS-2 wks
33		Tenant Improvement	20 wks	Mon 1/25/21	Fri 6/11/21	32FS-4 wks
34		Certificate of Occupancy	0 days	Fri 6/11/21	Fri 6/11/21	33
35		Shell building completion	0 days	Fri 2/19/21	Fri 2/19/21	32
36		Post Construction	95 days	Mon 2/22/21	Fri 7/2/21	
37		Shell building Punch List	3 wks	Mon 2/22/21	Fri 3/12/21	35
38		TI punch list	3 wks	Mon 6/14/21	Fri 7/2/21	34
39		FF&E install	3 wks	Mon 6/14/21	Fri 7/2/21	34
40		Tenant move-in	0 days	Fri 7/2/21	Fri 7/2/21	39

The Gantt chart illustrates the project timeline across five quarters. The 'Land Purchase' phase (12/6/19 to 4/15/20) includes tasks like PSA execution and TRA permit application. The 'Design' phase (4/6/20 to 6/26/20) covers architectural and civil design. 'Pre-Construction' (4/20/20 to 7/1/20) involves financing and GC selection. 'Construction' (7/6/20 to 6/11/21) includes mobilization, site work, building construction, and tenant improvements. 'Post Construction' (2/22/21 to 7/2/21) covers punch lists and tenant move-in.