



October 20, 2025

Mr. Rosalio Banuelos,
Director of Asset Management
Texas Department of Housing and Community Affairs ("TDHCA")
221 E 11th Street
Austin, Texas 78701
Via Email: rosalio.banuelos@tdhca.state.tx.us

RE: TDHCA Application #22135 (CMTS 5915) – Red Oaks – Request for Extension of Placed in Service Deadline.

Dear Mr. Banuelos,

On behalf of HTG ANDERSON, LLC (the "Owner"), a Texas limited liability company, please accept this correspondence as our formal request to extend the Placed in Service deadline from December 31, 2025, to June 30, 2026, for Red Oaks (the "Development"). This request is submitted in reference to the 2023 Carryover Allocation Agreement executed between the Owner and TDHCA on October 16, 2023, which established the current placed in service deadline of December 31, 2025.

Located in Austin, Texas, the Development intends to serve the general population and comprises of seventy (70) efficiency, one, two and three-bedroom units. The Owner submitted an application in February 2022 for the 2022 Housing Tax Credit application cycle. The awards for that cycle were made in July of 2022; however, the Development was not among the original July awards. The Owner thereafter received a formal Commitment notice of 9% housing tax credits from TDHCA on December 29, 2022, and executed a 2022 Carryover Allocation Agreement on December 30, 2022, approximately five months after the July Board meeting where 2022 housing credit awards were originally made. As a result of this, the Owner submitted a force majeure request to TDHCA, which was subsequently approved at their July 2023 Board meeting. The Owner thereafter closed on its financing on July 31, 2024, and commenced construction shortly thereafter on August 12, 2024.

With a 15-month construction schedule, the Development was anticipated to achieve substantial completion by November 6, 2025. However, due to force majeure events outlined herein that were outside of the Owner's control, the Development has encountered construction delays of 33 days that now result in a substantial completion date of December 9, 2025.

CHANGES IN REGULATIONS: The Development was designed and permitted under the previous mechanical code, which allowed R-410A refrigerant-based HVAC systems. However, during construction, even though the City of Austin approved our mechanical design and we had approved plans from July 2024, we were later informed by our manufacturer at the time of procurement that R-410A systems could no longer be supplied due to a nationwide EPA regulation effective January 1, 2025, under the AIM Act. This regulation mandates the use of low-GWP refrigerants in all newly manufactured HVAC equipment. These refrigerants require different system specifications and

safety protocols, making our original permitted design non-compliant and obsolete. As a result, we had to redesign the HVAC system, re-specify equipment, and coordinate with engineers and contractors to meet the new standards. This change was unforeseen, federally mandated, and had a direct and significant impact on both cost and schedule.

During civil permitting, the City of Austin required that the project upsize two wastewater lines, a 197-foot underground pipe located immediately adjacent to our site on El Salido Parkway and a 279-foot underground pipe located several blocks away on Tanglebriar Trail, in order to support our development and future neighborhood capacity. The civil plans were approved with the condition that we obtain a ROW permit prior to construction of this work, a process that typically takes a few weeks. However, upon submission, a different reviewer for the City applied a cumulative interpretation of the excavation length, stating that since the two wastewater lines cumulatively exceeded 300 feet even though they were located on separate roadways, the Development would need to apply for and obtain approval from the Austin Utility Location and Coordination Committee (AULCC). AULCC involvement and approval resulted in a delay to the construction schedule which impacted access from El Salido Parkway, stalled construction of the stormwater detention pond, and subsequently postponed electrical and data installation, critical path items for timely completion of our Development. These setbacks stemmed from a regulatory interpretation shift and infrastructure constraints beyond our control.

SIGNIFICANT WEATHER-RELATED EVENTS: Between January 20 to January 21, 2025, a winter storm brought measurable snowfall to the Development site closing the job site for multiple days due to the unsafe roadways and site conditions. Similarly, between July 2 to July 18, 2025, severe storms, straight-line winds, and flooding impacted large portions of Texas, prompting a Presidential declaration of a major disaster in the State of Texas known as FEMA Major Disaster Declaration 4879-DR-TX. Williamson County, where the Development site is located, was directly impacted, leading to a few days of schedule delay due to the unsafe conditions and site requiring more time to absorb the stormwater it received.

SUPPLIER (ELECTRICAL) FAILURES: In August 2025, the Development was expected to receive scheduling from Pedernales Electric Cooperative's ("PEC") construction team in order to install permanent transformers and risers to the poles on the street which would provide permanent energized power to the project. This was the critical path currently for construction completion as energizing the building with power is necessary for proper climatization before cabinets and flooring can be installed and most importantly is required before the City of Austin can begin to be scheduled for final inspections in order to obtain a Temporary Certificate of Occupancy. Due to project backlog, PEC indicated that the earliest timeframe that this would occur would be in 4-8 weeks. At the time that this letter request is being submitted, PEC has finally made it out to the site. Their power distribution schedule started on September 25th and is anticipated to conclude on November 10. This has resulted in an approximate 1-month delay to the construction schedule.

The Owner as evidence of these events of delay that have occurred has attached Exhibits A-E herein as supporting documentation.

While the Development is 73.33% complete (per the latest Pay Application – September) and is scheduled to be completed before the December 31, 2025 placed in service deadline, the Owner is cognizant that the holiday season historically has an impact on construction projects, particularly those projects that would be calling for final inspections and are at the mercy of the local government and their schedules. PEC's installation will be the critical path in scheduling these final inspections and determining if achieving the deadline is feasible. The prudent 6-month extension request being made by the Owner is being made in an abundance of caution due to the severity of the tax credit recapture consequence and in the unlikelihood that the Development experiences delays out of its control due to the time of year and unknowns. The Owner remains fully committed to completing construction of the Development in a timely and ethical manner and does not anticipate needing more than a few additional months in a worst-case scenario, well ahead of the new Placed in Service deadline being requested.

The Owner affirms to TDHCA that: a) the Development continues to be financially feasible in accordance with TDHCA's underwriting rules and there has not been any insurance proceeds related to these force majeure events; and that b) the requested current year Carryover Allocation Agreement would allocate the same amount of housing tax credits as those that would be returned.

For the aforementioned reasons, we respectfully request that TDHCA approve this force majeure extension request to extend the Placed in Service deadline from December 31, 2025, to June 30, 2026, in order to allow us the ability to finalize the construction of Red Oaks and provide this critically important housing community to the residents of the City of Austin, one of the most cost burdened cities in the State of Texas.

If staff has any questions, please contact Matthew Rieger or Mauricio Teran via email at operationalcontact_tx@htgf.com or via phone at 305-860-8188.

Sincerely,

HTG ANDERSON LLC,
a Texas limited liability company

By: HTG ANDERSON MEMBER, LLC,
a Florida limited liability company,
its managing member

By: 
Matthew Rieger, Manager

Enclosure

Exhibit "A"

KEEP CURRENT ON LEGAL ISSUES IMPACTING YOUR BUSINESS **STAY INFORMED**



CLIENT ALERTS & PUBLICATIONS

[Home](#) » [Client Alerts](#) » An Overview of the New EPA HVAC Refrigerant Regulations and ...

AN OVERVIEW OF THE NEW EPA HVAC REFRIGERANT REGULATIONS AND ITS IMPLICATIONS FOR THE CONSTRUCTION INDUSTRY

Authors: [Stefanie A. Salomon](#), [Nadia Ennaji](#), Ali Heyat (Samford University School of Law Class of 2025)

Published Date: September 17, 2024

This article was written for the ConsensusDocs newsletter and first appeared [here](#).

The U.S. Environmental Protection Agency (EPA) recently announced a series of significant changes to the rules governing the use of refrigerants in heating, ventilation, and air conditioning (HVAC) systems. These changes, which were promulgated under the American Innovation and Manufacturing (AIM) Act, are designed to phase down the use of hydrofluorocarbons (HFCs), a class of potent greenhouse gases.



Starting January 1, 2025, the manufacturing or importing of any product in specified sectors that uses a regulated substance with a global warming potential of 700 or greater is prohibited (40 C.F.R. § 84.54(a)). The specified sectors listed include R-410A, the most common refrigerant used in the HVAC industry. The installation of systems using a regulated substance with a global warming potential of 700 or greater in specified sectors is allowed until January 1, 2026, provided that all system components are manufactured or imported before January 1, 2025. See 40 C.F.R. § 84.54 (c). “Installation” of an HVAC system is defined as the completion of assembling the system’s circuit, including charging it with a full charge, such that the system can function and is ready for its intended purpose. See 40 C.F.R. § 84.52.

On June 19, 2024, the EPA Administrator signed an amendment to the regulations, allowing one additional year solely for the installation of new Variable Refrigerant Flow (VRF) systems where the components were manufactured in the U.S. or imported into the U.S. prior to January 1, 2026. This proposed rule has not been finalized yet.

Implications on the Construction Industry

According to the National Association of Home Builders, the new regulations could have code implications. Refrigerant lines that penetrate fire-rated floor assemblies may be required to be placed in a fire-rated shaft. Jurisdictions around the country are gradually updating their building codes to reflect the changes made in the model International Building Code (IBC), International Mechanical Code (IMC), and International Fire Code (IFC).

Under the regulatory scheme, the definition of “install” requires all units to be fully charged and operational by January 1, 2026. However, meeting this deadline may not be feasible.



of existing HVAC closets and enclosures across all U.S. project sites. Material and labor costs may be impacted, along with potential cancellation fees for current orders.

Preparing for the Transition

Construction companies can prepare for the transition to new refrigerants required by the EPA under the AIM Act by actively planning and coordinating with suppliers and installers. This involves ensuring an adequate pipeline of equipment compatible with the new A2L refrigerants. It is crucial for construction companies to engage with equipment manufacturers to understand their roll-out strategies and timelines for the new refrigerants. Since A2L refrigerants are classified as lower flammability than current HFCs, companies must also prepare for potential redesigns in HVAC equipment and updates in installation instructions to address the slight increase in flammability.

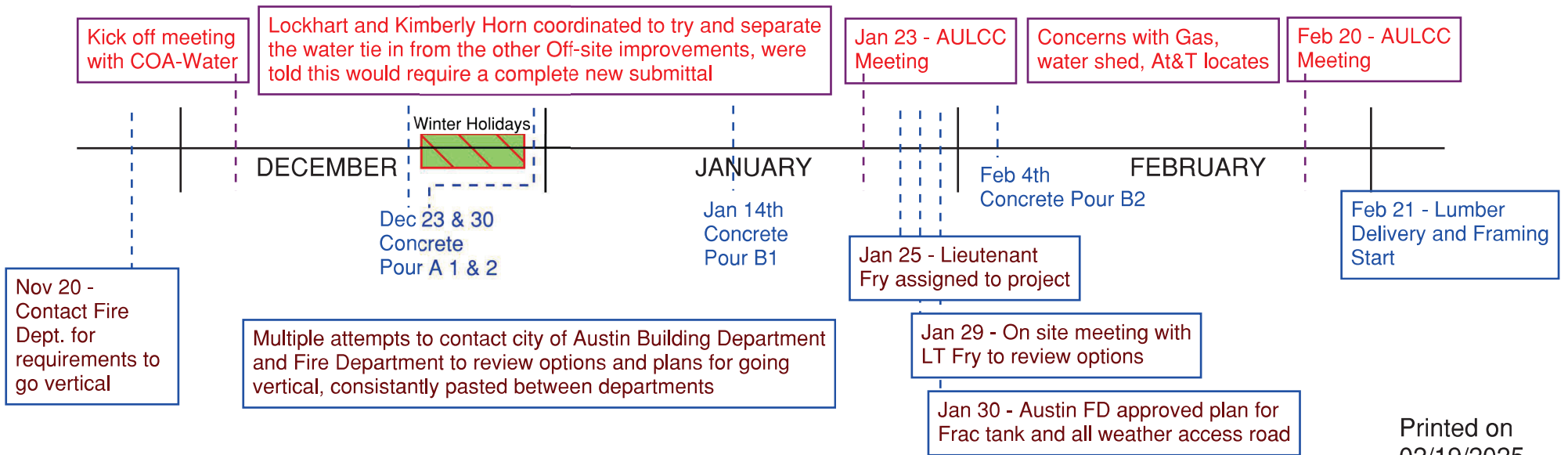
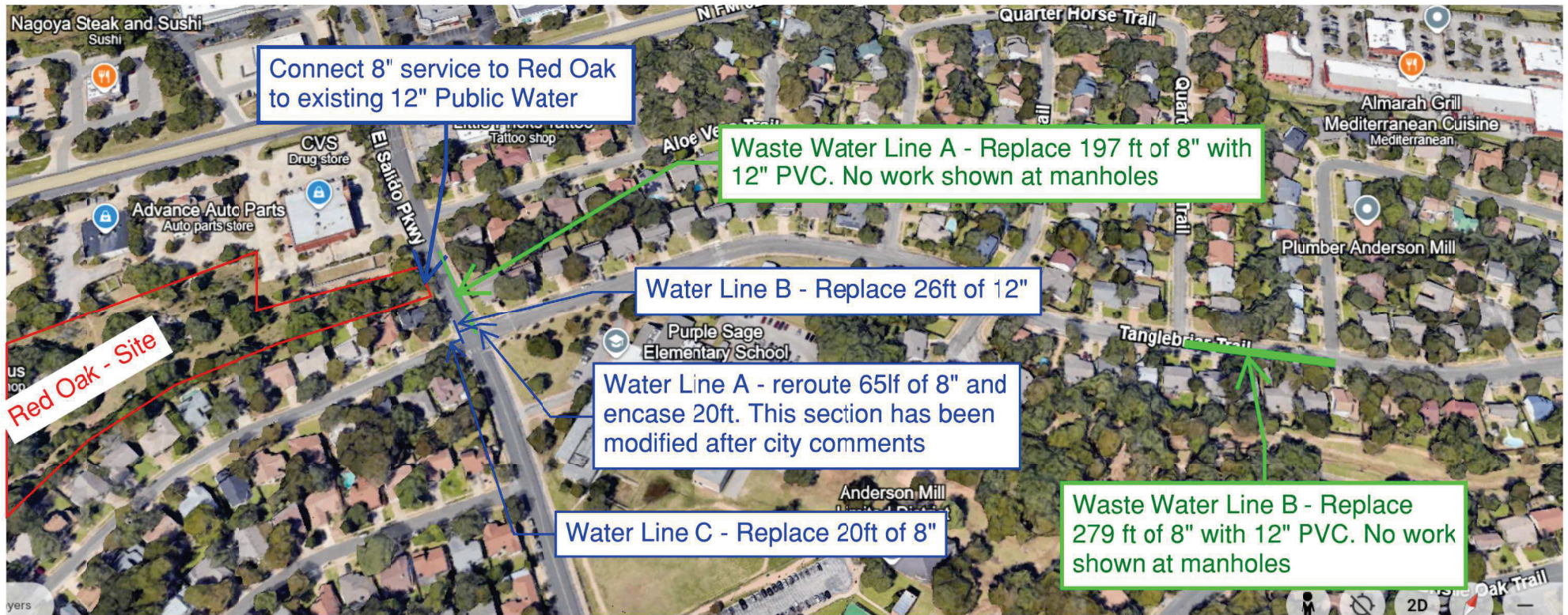
To avoid potential bottlenecks, delays, and last-minute change orders, construction companies should begin the transition process well in advance. This includes coordinating switch-over timelines with vendors and installers, ensuring a sufficient supply of existing equipment before the switch-over, and securing new equipment after the switch-over. It's important to note that old and new equipment may not be compatible unless specified by the manufacturer.

Preparations for the EPA's refrigerant changes require construction companies to plan ahead, collaborate with industry partners, adapt to new technologies, and stay updated on regulatory developments to ensure a smooth transition and compliance with the AIM Act.

For more information, please reach out to [Stefanie A. Salomon](#) and [Nadia Ennaji](#).

Exhibit "B"

RED OAK - OFF SITE IMPROVEMENTS SUMMARY



Departments (/departments)

> Transportation and Public Works (/department/transportation-public-works)

> About (/department/transportation/about) > Austin Utility Location and Coordination Committee

Austin Utility Location and Coordination Committee

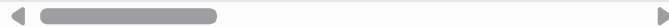
I have a question about ...

Process Guidance

(/sites/default/files/files/Transportation/Right_of_Way/AULCC-Process_Guidance-5.6.25.pdf)

Report Utility Strikes!

(https://app.smartsheet.com/b/form/109782a7f5464ba7b5460ab)



What is the Austin Utility Location and Coordination Committee (AULCC)?

The AULCC is a group of utility stakeholders. Per Ordinance 14-11-165, this group meets regularly in order to identify right of way utility conflicts before construction begins. Coordination efforts include construction phasing, sharing of work zones, and finding opportunities for joint trenching.

What is the AULCC meeting? Why is it important?

The AULCC meeting is a weekly gathering run by Right of Way Management, attended by City, utility, and private project representatives. Proper coordination saves your project time and money. It also minimizes impacts on infrastructure and the transportation system.

Who needs to attend the AULCC meeting?

AULCC meeting attendance is required if a project meets one of the following conditions:

- If an excavated area will be 300 feet or greater
- If an excavated area will be 25 feet or greater AND lies within the **Downtown Austin Project Coordination Zone (DAPCZ)**, (https://austintexas.gov/sites/default/files/files/Transportation/Parking/DAPCZ_Map.pdf)
- If the work will impact the right of way AND is affiliated with a License Agreement
- If the work and/or site development will require a tower crane

When are the AULCC meetings?

AULCC meetings are held every Thursday from 2 p.m. – 4 p.m. At this time, all AULCC meetings will be held via Microsoft TEAMS.

How do I get added to the AULCC Agenda?

Submit AULCC cases online via the **Austin Build Connect Portal** (<https://abc.austintexas.gov/citizenportal/app/login>). Pay the case review fee.

After the fees are paid and your application is processed, you will receive an email invitation with the link and instructions for attending your AULCC meeting date. AULCC attendees receive the following information specific to their proposed project area:

- Existing utilities
- Proposed utilities
- Current and upcoming activities
- Upcoming special events

Does my Completeness Letter expire?

Initial Completeness Letters are valid for six months if the project falls within the **DAPCZ** (<https://www.austintexas.gov/page/downtown-austin-project-coordination-zone-dapcz>), or one year if the project falls outside the DAPCZ. If the Completeness Letter expires, then a recertification will be necessary. The recertification will be valid for six months for projects within the DAPCZ, and outside the DAPCZ. To

request a recertification, submit to the [AULCC Smartsheet \(https://app.smartsheet.com/b/form/dbdacb600e5a46a9bde80d58af1cf25\)](https://app.smartsheet.com/b/form/dbdacb600e5a46a9bde80d58af1cf25).

Related Links

[Downtown Austin Project Coordination Zone \(DAPCZ\)](#)
[\(/page/downtown-austin-project-coordination-zone-dapcz\)](#)
[Right of Way Traffic Control \(/page/right-way-traffic-control\)](#)

Get information or assistance (/department/311)	Visit Austin (https://www.austintexas.org/)
Give feedback on our website (/page/austintexasgov-feedback)	City Directory (/contact-us)
Site Map (/sitemap)	Jobs (/jobs)
Public Records (https://services.austintexas.gov/edims/search.cfm)	Legal Notices (/page/legal-notice)
City Council Message Board (https://austincouncilforum.org/)	Privacy Notice (/page/privacy-policy)

**AULCC Completeness Letter (Non-CIP)**

Each General Permit, or Site Plan, application has specific submittal requirements. All applications will be reviewed for completeness of submittal requirements. It is the responsibility of the applicant, design engineer, or surveyor; to ensure that all items required in the submittal packet are complete. If the application is complete, it will be accepted for review and comments. If the application is incomplete, the applicant will be advised of the deficiencies, which must be addressed before the application is accepted for review for a certain cycle.

Tracking # :	UCC-250123-01-02	Row Id # :	13449378
Name of Project :	PVT-Tanglebriar Trl 11800-12000blk-Red Oaks-Site Utilities and Streetscape		
Contact Name :	Kyle Moore	Permit #	2025-000208 UC
E-mail Address :	kyle.moore@kimley-horn.com	Expires :	02/20/2027

Checked for Completeness	Complete	Incomplete
---------------------------------	-----------------	-------------------

By the following Reviewers : Jaclyn Lozano & Brian Hoang

Utility Coordination

This project has completed the AULCC process. An approval granted by the AULCC Coordinator will not imply that utilities are clear of the proposed construction. All conflicts discovered after the date of this letter, will require resolution by the applicant or owner. This is an AULCC approval only. Applicant must still comply with all General Permit or Site Plan submittal requirements, Land Management Agreement processes, and all required Right of Way coordination and permitting requirements. All projects with the Downtown Austin Project Coordination Zone (DAPCZ) will require coordination per City Code 14-11-167.

Please address all comments in writing and submit with your application

AULCC Comments :

- 1) All possible conflicts may not be represented by information supplied by utilities and departments. Verification of utility locations, as represented by the utilities, are the sole responsibility of the Project Owner, and Project Engineer. Please have contractor call 811 or 1-800-DigTess for utility locates prior to excavation.
- 2) If utilities with "No Response" status are identified as a conflict, notify the AULCC Coordinator.
- 3) Applicant, or Project Owner, will be required to resolve all conflicts discovered after the date of this letter. If conflict resolution is requested of the AULCC, please resubmit for review.
- 4) Project Owner, or Project Contact must work directly with private utility owners for resolutions to conflicts.
- 5) Any additional developmental review disciplines, or additional reviewers, may be added for review and approval. Please see below for any additional information and required reviews. Complying with any additional requirements noted by the AULCC, will be the responsibility of the Project Owner. Please see below and attached for additional comments, and/or requirements.

Exhibit "C"



JS Waltz Construction
1701 E Lamar Blvd, #140
Arlington, Texas 76006
United States

Job #: 40-24-004 Red Oaks
11723 N. FM 620 Rd
Austin Texas. 78750

Daily Log Weather Delays For Red Oaks

Date	Ground Conditions	Wind Conditions	Sky Conditions	Calamity	Temperature	Average	Precipitation	Comments	Attachments
05/06/25			Rain		Mild		Heavy	Rain over the past 30 hours heavy at times 2 3/4". Total	
03/28/25		Light Wind					Light	Light rain from 7:00 AM to 12:00 PM. Schedule impact on ROW / one day	
01/29/25		Light Wind	Rain		Mild		1/2"	Light rain and mist throughout the day total accumulations between 1/8 and half inch rain	
01/21/25	Snow	High Wind	Overcast	Other	Very Cold		Sleet / Rain	Sleet and freezing rain presenting a hazardous environment for the job and for employees and trade partners to work from trailer today at red Oaks. Temperature will drop as a day move forward, will evaluate road conditions in the morning and assess..	
11/18/24			Cloudy		Mild		25%	rain delay all day	
11/05/24			Rain				1.5"		
10/31/24		Light Wind	Cloudy		Mild				
09/11/24			Cloudy		Mild				
09/03/24			Cloudy		Hot				

January 2025



July 2025



August 2025





NOTICE: Due to the lapse in federal funding, portions of this website may not be updated and some non-disaster assistance transactions submitted via the website may not be processed or responded to until after appropriations are enacted. [Get more information.](#)

 An official website of the United States government [Here's how you know](#)



FEMA

[Apply for Assistance](#)

4879-DR-TX Initial Notice



English

Notice Date	July 6, 2025
-------------	--------------

Billing Code 9111-23-P

DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

[Internal Agency Docket No. FEMA-4879-DR]

[Docket ID FEMA-2025-0001]

Texas; Major Disaster and Related Determinations

AGENCY: Federal Emergency Management Agency, DHS.

ACTION: Notice.

SUMMARY: This is a notice of the Presidential declaration of a major disaster for the State of Texas (FEMA-4879-DR), dated July 6, 2025, and related determinations.

DATE: The declaration was issued July 6, 2025.

FOR FURTHER INFORMATION CONTACT: Dean Webster, Office of Response and Recovery, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472, (202) 646-2833.

SUPPLEMENTARY INFORMATION: Notice is hereby given that, in a letter dated July 6, 2025, the President issued a major disaster declaration under the authority of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 *et seq.* (the “Stafford Act”), as follows:

I have determined that the damage in certain areas of the State of Texas resulting from severe storms, straight-line winds, and flooding beginning on July 2, 2025, and continuing, is of sufficient severity and magnitude to warrant a major disaster declaration under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 *et seq.* (the “Stafford Act”). Therefore, I declare that such a major disaster exists in the State of Texas.

Download the FEMA App

Get real-time weather and emergency alerts, disaster news, and more with the FEMA app.



Further, you are authorized to make changes to this declaration for the approved assistance to the extent allowable under the Stafford Act.

The time period prescribed for the implementation of section 310(a), Priority to Certain Applications for Public Facility and Public Housing Assistance, 42 U.S.C. 5153, shall be for a period not to exceed six months after the date of this declaration.

The Federal Emergency Management Agency (FEMA) hereby gives notice that pursuant to the authority vested in the Administrator, under Executive Order 12148, as amended, Benjamin Abbott, of FEMA is appointed to act as the Federal Coordinating Officer for this major disaster.

The following areas of the State of Texas have been designated as adversely affected by this major disaster:

Kerr County for Individual Assistance

Download the FEMA App

Get real-time weather and emergency alerts, disaster news, and more with the FEMA app.



Assistance to Individuals and Households - Other Needs; 97.036, Disaster Grants - Public Assistance (Presidentially Declared Disasters); 97.039, Hazard Mitigation Grant.

/s/

David E. Richardson,

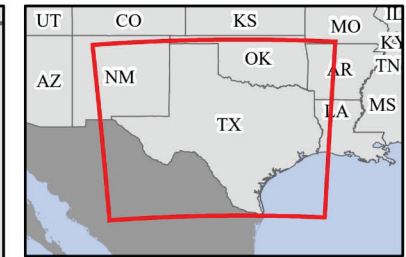
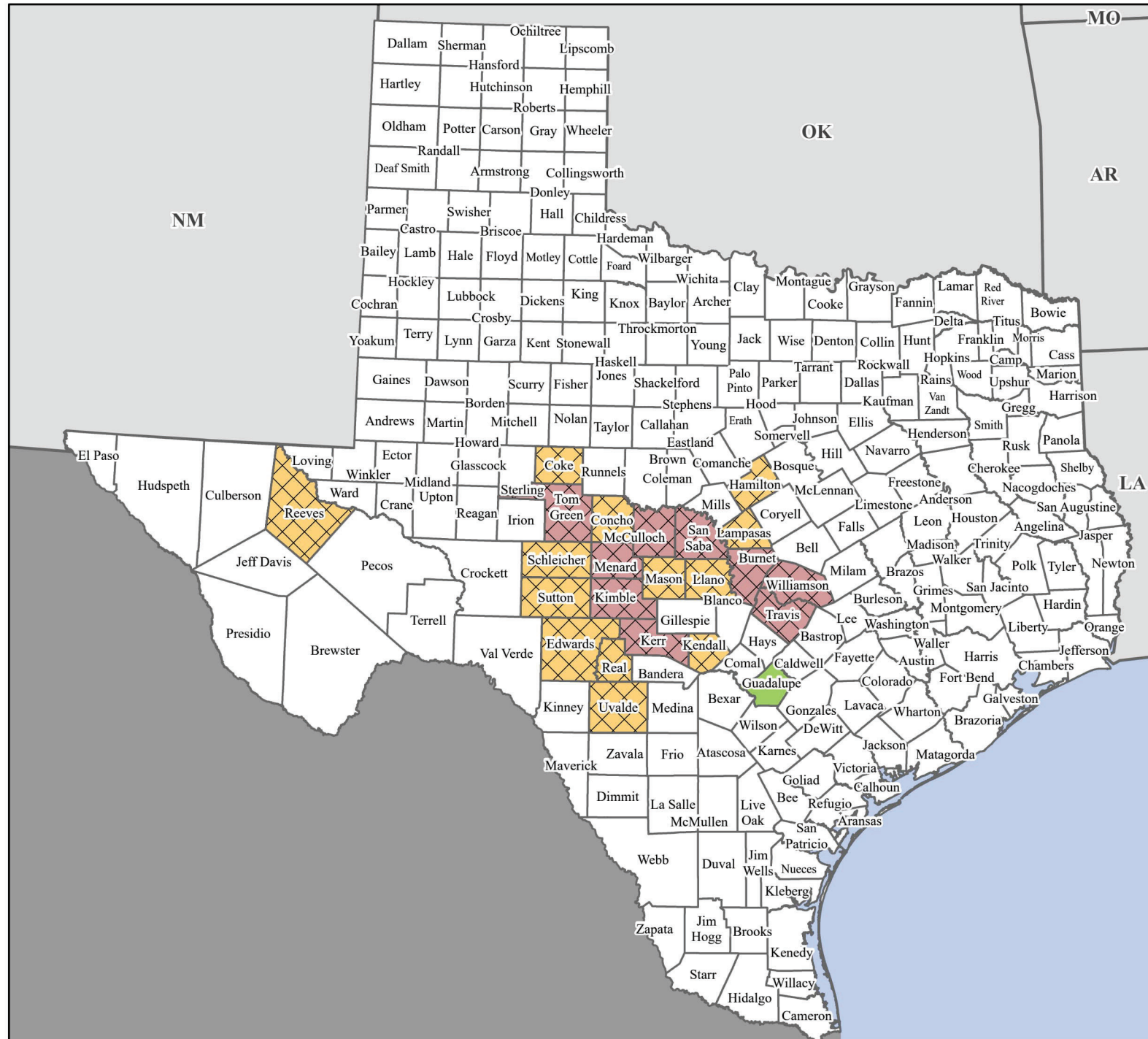
Senior Official Performing the Duties of the Administrator,

Federal Emergency Management Agency.

FEMA-4879-DR, Texas Disaster Declaration as of 08/19/2025



FEMA



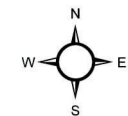
Data Layer/Map Description:

The types of assistance that have been designated for selected areas in the State of Texas.

Additional designations may be made at a later date if requested by the state and warranted by the results of further damage assessments.

Designated Counties

- No Designation
- Individual Assistance
- Individual Assistance and Public Assistance (Categories A - G)
- Public Assistance (Categories A - G)



0 40 80 120 160
Miles

Data Sources:

FEMA, ESRI;
Initial Declaration: 07/06/2025
Disaster Federal Registry Notice:
Amendment #7: 08/19/2025
Datum: North American 1983
Projection: Lambert Conformal Conic

Exhibit "D"

From: Motloch, Frances <Frances.Motloch@peci.com>

Sent: Friday, September 19, 2025 1:55 PM

To: Mauricio Teran <mauriciot@htgf.com>

Subject: RE: Invoice for 11723 N FM 620

Mauricio,

The 4-8 weeks is for scheduling and when the job is almost completed and ready to be energized, we will coordinate with Omar because of the after hours shutdown request.

Thank you,

Frances Motloch | PEDERNALES ELECTRIC COOPERATIVE, INC.

Distribution Planner I

Cedar Park District

P: (800) 868-4791 | Ext: 7425

[Website](#) | [Facebook](#) | [X](#) | [LinkedIn](#) | [YouTube](#) | [PEC Energy News](#)

INTEGRITY

SAFETY

SERVICE

ACCOUNTABILITY

The information contained in this e-mail, including any attachments, is confidential and may be legally privileged; it is intended only for the use of the intended recipient(s). Subsequent use and distribution is governed by the confidentiality of the information. If you are not the intended recipient, any dissemination, distribution, or use of this information is strictly prohibited. If you have received this communication in error, contact the number or email address in this message and destroy all copies of the original message.

From: Motloch, Frances <Frances.Motloch@peci.com>
Sent: Thursday, September 18, 2025 10:19 AM
To: Mauricio Teran <mauriciot@htgf.com>
Subject: RE: Invoice for 11723 N FM 620

Good morning,

This is coming from Angel after speaking with the construction manager...

It will be about 4-8 weeks. When the job gets closer to building, one of our supervisors will reach out to Omar to coordinate the after-hours work. Angel said he did call Omar to let him know the details.

Hopefully, they can get this done sooner!

Thank you,

Frances Motloch | PEDERNALES ELECTRIC COOPERATIVE, INC.
Distribution Planner I
Cedar Park District
P: (800) 868-4791 | Ext: 7425

[Website](#) | [Facebook](#) | [X](#) | [LinkedIn](#) | [YouTube](#) | [PEC Energy News](#)

INTEGRITY

SAFETY

SERVICE

ACCOUNTABILITY

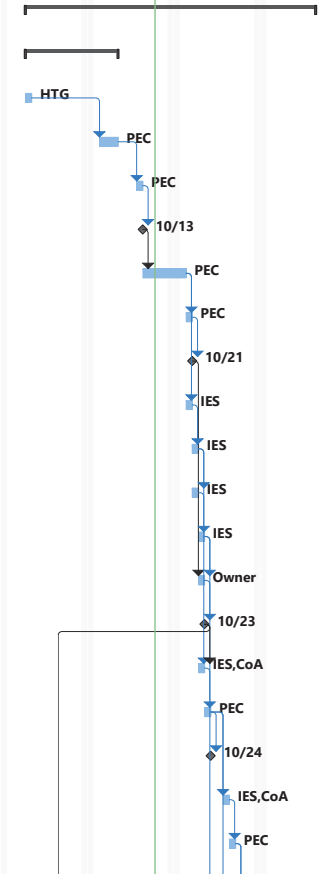
Exhibit "E"



RED OAKS FINAL BASELINE CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
1		RED OAKS APARTMENTS	336 days	Mon 8/12/24	Mon 8/12/24	Tue 12/9/25	Tue 12/9/25			
2		CONSTRUCTION	336 days	Mon 8/12/24	Mon 8/12/24	Tue 12/9/25	Tue 12/9/25			
3		Mobilize	10 days	Mon 8/12/24	Mon 8/12/24	Fri 8/23/24	Fri 8/23/24			
5		PEC - POWER DISTRIBUTION SCHEDULE	32 days	Thu 9/25/25	Thu 9/25/25	Mon 11/10/25	Mon 11/10/25			
6	PWR	Completed Tasks	11 days	Thu 9/25/25	Thu 9/25/25	Thu 10/9/25	Thu 10/9/25			
7	PWR	Construction Account Verification	1 day	Thu 9/25/25	Thu 9/25/25	Thu 9/25/25	Thu 9/25/25	8FS-1	HTG	
8	PWR	PEC Commitment Schedule	3 days	Tue 10/7/25	Tue 10/7/25	Thu 10/9/25	Thu 10/9/25	7FS- 9FS+PEC		
9	PWR	Set Transformers	1 day	Mon 10/13/25	Mon 10/13/25	Mon 10/13/25	Mon 10/13/25	8FS+10	PEC	
10	PWR	Transformers are Set	0 days	Mon 10/13/25	Mon 10/13/25	Mon 10/13/25	Mon 10/13/25	9 11	PEC	
11	PWR	Pull Primary Distribution & Back Riser	4 days	Tue 10/14/25	Tue 10/14/25	Mon 10/20/25	Mon 10/20/25	10 12,1	PEC	
12	PWR	Drop Front Distribution Riser	1 day	Tue 10/21/25	Tue 10/21/25	Tue 10/21/25	Tue 10/21/25	11 13	PEC	
13	PWR	Risers Dropped	0 days	Tue 10/21/25	Tue 10/21/25	Tue 10/21/25	Tue 10/21/25	12 18	PEC	
14	PWR	Pull Secondary Area A	1 day	Tue 10/21/25	Tue 10/21/25	Tue 10/21/25	Tue 10/21/25	11 15	IES	
15	PWR	Land Secondary Area A	1 day	Wed 10/22/25	Wed 10/22/25	Wed 10/22/25	Wed 10/22/25	14 16FS	IES	
16	PWR	Pull Secondary Area B	1 day	Wed 10/22/25	Wed 10/22/25	Wed 10/22/25	Wed 10/22/25	15FS17	IES	
17	PWR	Land Secondary Area B	1 day	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	16 29,1	IES	
18	PWR	Addressing/Billing Account Active	1 day	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	17FS19	Owner	
19	PWR	Active Addressing/Billing Account Verification	0 days	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	18 20FS-1	Owner	
20	PWR	Meter Clearance Inspection 3A - CoA	1 day	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	Thu 10/23/25	15,1 21	IES,CoA	
21	PWR	Meter Clearance Inspection 3A - PEC	1 day	Fri 10/24/25	Fri 10/24/25	Fri 10/24/25	Fri 10/24/25	20 23,3	PEC	
22	PWR	3A Inspections Passed	0 days	Fri 10/24/25	Fri 10/24/25	Fri 10/24/25	Fri 10/24/25	21	IES,CoA,PEC	
23	PWR	Meter Clearance Inspection 2A - CoA	1 day	Mon 10/27/25	Mon 10/27/25	Mon 10/27/25	Mon 10/27/25	21 24	IES,CoA	
24	PWR	Meter Clearance Inspection 2A - PEC	1 day	Tue 10/28/25	Tue 10/28/25	Tue 10/28/25	Tue 10/28/25	23 39,2	PEC	



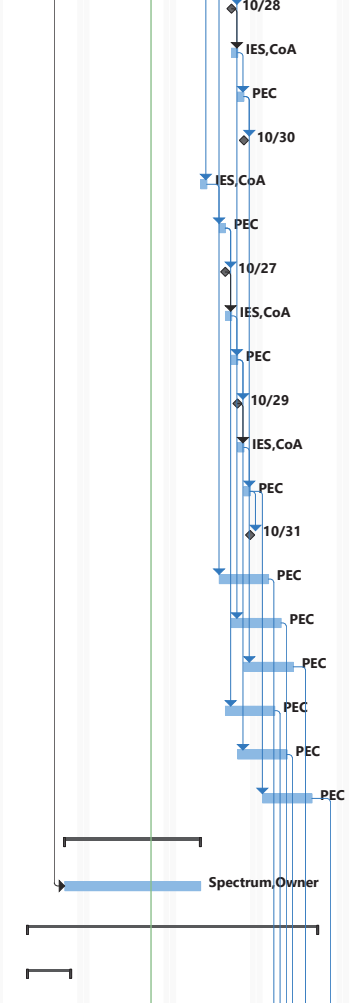


RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
25	PWR	2A Inspections Passed	0 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	24 26	IES, CoA, PEC	
26	PWR	Meter Clearance Inspection 1A - CoA	1 day	Wed 10/29/25	<u>Wed 10/29/25</u>	Wed 10/29/25	<u>Wed 10/29/25</u>	25 27	IES, CoA	
27	PWR	Meter Clearance Inspection 1A - PEC	1 day	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	26 40,2	PEC	
28	PWR	1A Inspections Passed	0 days	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	27	IES, CoA, PEC	
29	PWR	Meter Clearance Inspection 3B - CoA	1 day	Fri 10/24/25	<u>Fri 10/24/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	17 30	IES, CoA	
30	PWR	Meter Clearance Inspection 3B - PEC	1 day	Mon 10/27/25	<u>Mon 10/27/25</u>	Mon 10/27/25	<u>Mon 10/27/25</u>	29 41,3	PEC	
31	PWR	3B Inspections Passed	0 days	Mon 10/27/25	<u>Mon 10/27/25</u>	Mon 10/27/25	<u>Mon 10/27/25</u>	30 32	IES, CoA, PEC	
32	PWR	Meter Clearance Inspection 2B - CoA	1 day	Tue 10/28/25	<u>Tue 10/28/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	31 33	IES, CoA	
33	PWR	Meter Clearance Inspection 2B - PEC	1 day	Wed 10/29/25	<u>Wed 10/29/25</u>	Wed 10/29/25	<u>Wed 10/29/25</u>	32 42,3	PEC	
34	PWR	2B Inspections Passed	0 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Wed 10/29/25	<u>Wed 10/29/25</u>	33 35	IES, CoA, PEC	
35	PWR	Meter Clearance Inspection 1B - CoA	1 day	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	34 36	IES, CoA	
36	PWR	Meter Clearance Inspection 1B - PEC	1 day	Fri 10/31/25	<u>Fri 10/31/25</u>	Fri 10/31/25	<u>Fri 10/31/25</u>	35 43,3	PEC	
37	PWR	1B Inspections Passed	0 days	Fri 10/31/25	<u>Fri 10/31/25</u>	Fri 10/31/25	<u>Fri 10/31/25</u>	36	IES, CoA, PEC	
38	PWR	Set Meters 3A	6 days	Mon 10/27/25	<u>Mon 10/27/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	21 262	PEC	
39	PWR	Set Meters 2A	6 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Wed 11/5/25	<u>Wed 11/5/25</u>	24 322	PEC	
40	PWR	Set Meters 1A	6 days	Fri 10/31/25	<u>Fri 10/31/25</u>	Fri 11/7/25	<u>Fri 11/7/25</u>	27 376	PEC	
41	PWR	Set Meters 3B	6 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	30 440	PEC	
42	PWR	Set Meters 2B	6 days	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	33 500	PEC	
43	PWR	Set Meters 1B	6 days	Mon 11/3/25	<u>Mon 11/3/25</u>	Mon 11/10/25	<u>Mon 11/10/25</u>	36 554	PEC	
44		COMMUNICATIONS - SCHEDULE	15 days	Thu 10/2/25	<u>Thu 10/2/25</u>	Thu 10/23/25	<u>Thu 10/23/25</u>			
45	COMM	Live Communications to the Property	15 days	Thu 10/2/25	<u>Thu 10/2/25</u>	Thu 10/23/25	<u>Thu 10/23/25</u>	19FS	Spectrum, Owner	
46		DETENTION POND SCHEDULE	32 days	Fri 9/26/25	<u>Fri 9/26/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>			
47	DP	Completed Tasks	5 days	Fri 9/26/25	<u>Fri 9/26/25</u>	Thu 10/2/25	<u>Thu 10/2/25</u>			

Aug 31 | Sep 7 | Sep 14 | Sep 21 | Sep 28 | Oct 5 | Oct 12 | Oct 19 | Oct 26 | Nov 2 | Nov 9 | Nov 16 | Nov 23 | Nov 30 | Dec 7 | Dec 14 | Dec 21 | Dec 28



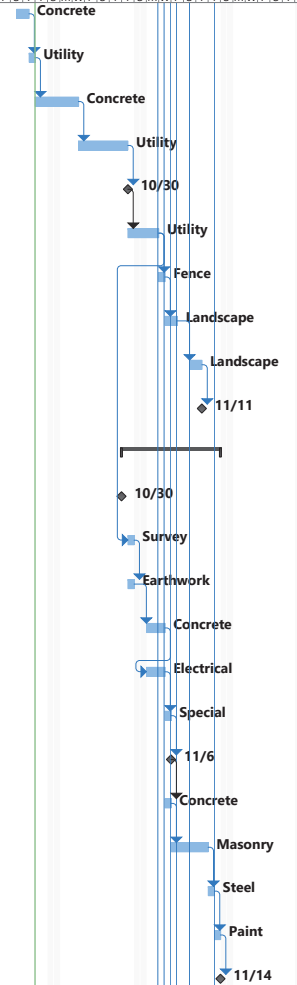


RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
51	DP	Gabion Basket Footer	2 days	Mon 10/13/25	<u>Mon 10/13/25</u>	Tue 10/14/25	<u>Tue 10/14/25</u>	50 52	Concrete	
52	DP	Install Gabion Basket	1 day	Wed 10/15/25	<u>Wed 10/15/25</u>	Wed 10/15/25	<u>Wed 10/15/25</u>	51 53	Utility	
53	DP	Finish Concrete Walls	4 days	Thu 10/16/25	<u>Thu 10/16/25</u>	Wed 10/22/25	<u>Wed 10/22/25</u>	52 54	Concrete	
54	DP	Backfill and Establish Subgrade	6 days	Thu 10/23/25	<u>Thu 10/23/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	53 55	Utility	
55	DP	Subgrade Established	0 days	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	54 56	Utility	
56	DP	Sedimentation Side	3 days	Fri 10/31/25	<u>Fri 10/31/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	55 57,6	Utility	
57	DP	Fence and Gates	1 day	Wed 11/5/25	<u>Wed 11/5/25</u>	Wed 11/5/25	<u>Wed 11/5/25</u>	56 58	Fence	
58	DP	Ground Cover - Sod/Mulch	2 days	Thu 11/6/25	<u>Thu 11/6/25</u>	Fri 11/7/25	<u>Fri 11/7/25</u>	57 59	Landscape	
59	DP	Temp Irrigation	2 days	Mon 11/10/25	<u>Mon 11/10/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	58 60	Landscape	
60	DP	Detention Pond Complete	0 days	Tue 11/11/25	<u>Tue 11/11/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	59	Waltz	
61		TRASH ENCLOSURE SCHEDULE	12 days	Thu 10/30/25	<u>Thu 10/30/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>			
62	TE	Completed Tasks	0 days	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>			
63	TE	Set Limits	1 day	Fri 10/31/25	<u>Fri 10/31/25</u>	Fri 10/31/25	<u>Fri 10/31/25</u>	56FS64FS	Survey	
64	TE	Establish Subgrade	1 day	Fri 10/31/25	<u>Fri 10/31/25</u>	Fri 10/31/25	<u>Fri 10/31/25</u>	63FS65	Earthwork	
65	TE	Footers	3 days	Mon 11/3/25	<u>Mon 11/3/25</u>	Wed 11/5/25	<u>Wed 11/5/25</u>	64 66FS	Concrete	
66	TE	Electrical Rough In	3 days	Mon 11/3/25	<u>Mon 11/3/25</u>	Wed 11/5/25	<u>Wed 11/5/25</u>	65FS67	Electrical	
67	TE	Footer and Electrical Inspections	1 day	Thu 11/6/25	<u>Thu 11/6/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	66 68	Special	
68	TE	Footer and Electrical Inspections Passed	0 days	Thu 11/6/25	<u>Thu 11/6/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	67 69FS	Concrete, Electrical	
69	TE	Pour Foundation/Bollards	1 day	Thu 11/6/25	<u>Thu 11/6/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	68FS70	Concrete	
70	TE	CMU Walls	4 days	Fri 11/7/25	<u>Fri 11/7/25</u>	Wed 11/12/25	<u>Wed 11/12/25</u>	69 71	Masonry	
71	TE	Gates	1 day	Thu 11/13/25	<u>Thu 11/13/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	70 72	Steel	
72	TE	Paint	1 day	Fri 11/14/25	<u>Fri 11/14/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	71 73	Paint	
73	TE	Trash Enclosure Complete	0 days	Fri 11/14/25	<u>Fri 11/14/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	72	Waltz	

Aug 31 | Sep 7 | Sep 14 | Sep 21 | Sep 28 | Oct 5 | Oct 12 | Oct 19 | Oct 26 | Nov 2 | Nov 9 | Nov 16 | Nov 23 | Nov 30 | Dec 7 | Dec 14 | Dec 21 | Dec 28





RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
74		SITE WORK SCHEDULE	327 days	Mon 8/12/24	Mon 8/12/24	Mon 11/24/25	Mon 11/24/25			Aug 31, Sep 7, Sep 14, Sep 21, Sep 28, Oct 5, Oct 12, Oct 19, Oct 26, Nov 2, Nov 9, Nov 16, Nov 23, Nov 30, Dec 7, Dec 14, Dec 21, Dec 28
75	SITE	Completed Task	291 days	Mon 8/12/24	Mon 8/12/24	Fri 10/3/25	Fri 10/3/25			
100	SITE	Retaining Wall/CMU Wall Work	298 days	Mon 8/12/24	Mon 8/12/24	Mon 10/13/25	Mon 10/13/25			
101	SITE	Completed Tasks	0 days	Mon 8/12/24	Mon 8/12/24	Mon 8/12/24	Mon 8/12/24			
102	SITE	Set Limits - Retaining Wall - South	1 day	Fri 10/3/25	Fri 10/3/25	Fri 10/3/25	Fri 10/3/25	103	Survey	Survey
103	SITE	Retaining Wall & BBQ Pit Footings	2 days	Mon 10/6/25	Mon 10/6/25	Tue 10/7/25	Tue 10/7/25	102 104	Concrete	Concrete
104	SITE	Retaining Wall & BBQ Pit - South	4 days	Wed 10/8/25	Wed 10/8/25	Mon 10/13/25	Mon 10/13/25	103 108F	Masonry	Masonry
105	SITE	Retaining Walls and BBQ Complete	0 days	Mon 10/13/25	Mon 10/13/25	Mon 10/13/25	Mon 10/13/25	104	Masonry, Concrete	10/13
106	SITE	South Site Work	306 days	Mon 8/12/24	Mon 8/12/24	Fri 10/24/25	Fri 10/24/25			
107	SITE	Completed Tasks	0 days	Mon 8/12/24	Mon 8/12/24	Mon 8/12/24	Mon 8/12/24			
108	SITE	Establish Subgrade South	3 days	Fri 10/10/25	Fri 10/10/25	Tue 10/14/25	Tue 10/14/25	104F115F	Earthwork	Earthwork
109	SITE	Flat Work South	3 days	Wed 10/15/25	Wed 10/15/25	Mon 10/20/25	Mon 10/20/25	108 110,	Concrete	Concrete
110	SITE	Flat Work Complete	0 days	Mon 10/20/25	Mon 10/20/25	Mon 10/20/25	Mon 10/20/25	109 111FS	Concrete	10/20
111	SITE	Hardscape, Landscape, Fencing, & Accessories	3 days	Mon 10/20/25	Mon 10/20/25	Wed 10/22/25	Wed 10/22/25	110F112F	Hardscape, Land	Hardscape, Landscape, Fencing, Accessories
112	SITE	Site Power/Lighting	3 days	Wed 10/22/25	Wed 10/22/25	Fri 10/24/25	Fri 10/24/25	111F	Electrical	Electrical
113	SITE	West Site Work	308 days	Mon 8/12/24	Mon 8/12/24	Tue 10/28/25	Tue 10/28/25			
114	SITE	Completed Tasks	0 days	Mon 8/12/24	Mon 8/12/24	Mon 8/12/24	Mon 8/12/24			
115	SITE	Establish Subgrade West	3 days	Tue 10/14/25	Tue 10/14/25	Thu 10/16/25	Thu 10/16/25	108F122F	Earthwork	Earthwork
116	SITE	Flat Work West	3 days	Mon 10/20/25	Mon 10/20/25	Wed 10/22/25	Wed 10/22/25	115 117	Concrete	Concrete
117	SITE	Flat Work Complete	0 days	Wed 10/22/25	Wed 10/22/25	Wed 10/22/25	Wed 10/22/25	116 118FS	Concrete	10/22
118	SITE	Hardscape, Landscape, Fencing, & Accessories	3 days	Wed 10/22/25	Wed 10/22/25	Fri 10/24/25	Fri 10/24/25	117F119F	Hardscape, Land	Hardscape, Landscape
119	SITE	Site Power/Lighting	3 days	Fri 10/24/25	Fri 10/24/25	Tue 10/28/25	Tue 10/28/25	118F	Electrical	Electrical
120	SITE	North Site Work	310 days	Mon 8/12/24	Mon 8/12/24	Thu 10/30/25	Thu 10/30/25			



RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
										Aug 31 Sep 7 Sep 14 Sep 21 Sep 28 Oct 5 Oct 12 Oct 19 Oct 26 Nov 2 Nov 9 Nov 16 Nov 23 Nov 30 Dec 7
121	SITE	Completed Tasks	0 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 8/12/24	<u>Mon 8/12/24</u>			
122	SITE	Establish Subgrade North	3 days	Thu 10/16/25	<u>Thu 10/16/25</u>	Tue 10/21/25	<u>Tue 10/21/25</u>	115f129f	Earthwork	Earthwork
123	SITE	Flat Work North	3 days	Wed 10/22/25	<u>Wed 10/22/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	122 124	Concrete	Concrete
124	SITE	Flat Work Complete	0 days	Fri 10/24/25	<u>Fri 10/24/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	123 125FS	Concrete	10/24
125	SITE	Hardscape, Landscape, Fencing, & Accessories	3 days	Fri 10/24/25	<u>Fri 10/24/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	124f126f	Hardscape,Land	Hardscape,Landscape,Fencing,Accessori
126	SITE	Site Power/Lighting	3 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	125f	Electrical	Electrical
127	SITE	East Site Work	312 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 11/3/25	<u>Mon 11/3/25</u>			
128	SITE	Completed Tasks	0 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 8/12/24	<u>Mon 8/12/24</u>			
129	SITE	Establish Subgrade East	3 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Thu 10/23/25	<u>Thu 10/23/25</u>	122f136f	Earthwork	Earthwork
130	SITE	Flat Work East	3 days	Fri 10/24/25	<u>Fri 10/24/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	129 131	Concrete	Concrete
131	SITE	Flat Work Complete	0 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	130 132FS	Concrete	10/28
132	SITE	Hardscape, Landscape, Fencing, & Accessories	3 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	131f133f	Hardscape,Land	Hardscape,Landscape,Fencing,Accesso
133	SITE	Site Power/Lighting	3 days	Thu 10/30/25	<u>Thu 10/30/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	132f	Electrical	Electrical
134	SITE	Road Work	327 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 11/24/25	<u>Mon 11/24/25</u>			
135	SITE	Completed Tasks	0 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 8/12/24	<u>Mon 8/12/24</u>			
136	SITE	Grade and prep for Curbs	5 days	Thu 10/23/25	<u>Thu 10/23/25</u>	Wed 10/29/25	<u>Wed 10/29/25</u>	129f137f	Earthwork	Earthwork
137	SITE	Pour curb and gutters	5 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	136f139	Concrete	Concrete
138	SITE	Curb and Gutters are Poured	0 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 8/12/24	<u>Mon 8/12/24</u>		Concrete	
139	SITE	Establish Road/Bluetop Road/Line ADA & Flow	5 days	Wed 11/5/25	<u>Wed 11/5/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	137 140	Earthwork	Earthwork
140	SITE	Asphalt Paving	2 days	Wed 11/12/25	<u>Wed 11/12/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	139 141	Earthwork	Earthwork
141	SITE	Asphalt Paving Complete	0 days	Thu 11/13/25	<u>Thu 11/13/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	140 142	Earthwork	11/13
142	SITE	Stripe & Signage	2 days	Fri 11/14/25	<u>Fri 11/14/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	141 143	Earthwork	Earthwork
143	SITE	Final Inspections	2 days	Tue 11/18/25	<u>Tue 11/18/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	142 144	AHJ's	AHJ's

RED OAKS Final Baseline Construction Schedule 2501009OMPGS



RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
167	POOL	Owners Acceptance	1 day	Tue 12/2/25	<u>Tue 12/2/25</u>	Tue 12/2/25	<u>Tue 12/2/25</u>	166 168	Owner	
168	POOL	Owner FFE	1 day	Wed 12/3/25	<u>Wed 12/3/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>	167	Owner	
169		PLAY STRUCTURE SCHEDULE	312 days	Tue 9/10/24	<u>Tue 9/10/24</u>	Wed 12/3/25	<u>Wed 12/3/25</u>			
170	PLAY	Concrete Curbing	3 days	Wed 10/15/25	<u>Wed 10/15/25</u>	Mon 10/20/25	<u>Mon 10/20/25</u>	109F171	Concrete	
171	PLAY	Play Structure Install to Complete	10 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	170 172F	Play	
172	PLAY	Owner Walk	1 day	Wed 11/26/25	<u>Wed 11/26/25</u>	Wed 11/26/25	<u>Wed 11/26/25</u>	171F173	Owner	
173	PLAY	Owner Corrections	2 days	Mon 12/1/25	<u>Mon 12/1/25</u>	Tue 12/2/25	<u>Tue 12/2/25</u>	172 174	Waltz	
174	PLAY	Owner Acceptance	1 day	Wed 12/3/25	<u>Wed 12/3/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>	173	Owner	
175		FOUNDATION SCHEDULE	82 days	Tue 9/10/24	<u>Tue 9/10/24</u>	Tue 1/7/25	<u>Tue 1/7/25</u>			
176	FND-A	FOUNDATION - A	49 days	Thu 10/3/24	<u>Thu 10/3/24</u>	Thu 12/12/24	<u>Thu 12/12/24</u>			
194	FND-B	FOUNDATION - B	82 days	Tue 9/10/24	<u>Tue 9/10/24</u>	Tue 1/7/25	<u>Tue 1/7/25</u>			
212		BUILDING SCHEDULE	250 days	Fri 12/13/24	<u>Fri 12/13/24</u>	Tue 12/9/25	<u>Tue 12/9/25</u>			
213	FL-3A	Third Floor - A - 13 Units	214 days	Thu 1/30/25	<u>Thu 1/30/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>			
214	FL-3A	Completed Task	132 days	Thu 1/30/25	<u>Thu 1/30/25</u>	Tue 8/5/25	<u>Tue 8/5/25</u>			
255	FL-3A	Counter Tops	4 days	Thu 10/9/25	<u>Thu 10/9/25</u>	Tue 10/14/25	<u>Tue 10/14/25</u>	368 256F	Tops	
256	FL-3A	Tile Back Splash & Tile Flooring	4 days	Mon 10/13/25	<u>Mon 10/13/25</u>	Thu 10/16/25	<u>Thu 10/16/25</u>	255F257	Flooring	
257	FL-3A	Appliances - Minors	1 day	Mon 10/20/25	<u>Mon 10/20/25</u>	Mon 10/20/25	<u>Mon 10/20/25</u>	256 258F	Appliances	
258	FL-3A	Rough Clean	1 day	Mon 10/20/25	<u>Mon 10/20/25</u>	Mon 10/20/25	<u>Mon 10/20/25</u>	257F259	Clean	
259	FL-3A	MEP/Fire Trim	2 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Wed 10/22/25	<u>Wed 10/22/25</u>	258 260	Mechanical,Elect	
260	FL-3A	MEP/Fire Trim is Complete	0 days	Wed 10/22/25	<u>Wed 10/22/25</u>	Wed 10/22/25	<u>Wed 10/22/25</u>	259 261FS	Mechanical,Electrical	
261	FL-3A	Accessories and Hardware	2 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Wed 10/22/25	<u>Wed 10/22/25</u>	260F262	Accessories,Doors	
262	FL-3A	Hot Check	1 day	Tue 11/4/25	<u>Tue 11/4/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	261,263	Electrical	
263	FL-3A	HVAC Start Up	1 day	Wed 11/5/25	<u>Wed 11/5/25</u>	Wed 11/5/25	<u>Wed 11/5/25</u>	262 264F	Mechanical	



RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
										Aug 31, Sep 7, Sep 14, Sep 21, Sep 28, Oct 5, Oct 12, Oct 19, Oct 26, Nov 2, Nov 9, Nov 16, Nov 23, Nov 30, Dec 7, Dec 14, Dec 21, Dec 28
264	FL-3A	Flooring Delivery/Climatize	2 days	Wed 11/5/25	<u>Wed 11/5/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	263F265	Flooring	
265	FL-3A	Flooring	4 days	Fri 11/7/25	<u>Fri 11/7/25</u>	Wed 11/12/25	<u>Wed 11/12/25</u>	264 266	Flooring	
266	FL-3A	Flooring Complete	0 days	Wed 11/12/25	<u>Wed 11/12/25</u>	Wed 11/12/25	<u>Wed 11/12/25</u>	265 267	Flooring	
267	FL-3A	Blinds	1 day	Thu 11/13/25	<u>Thu 11/13/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	266 268F	Blinds	
268	FL-3A	Appliances - Majors	1 day	Thu 11/13/25	<u>Thu 11/13/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	267F269	Appliances	
269	FL-3A	Contractors Live In Walks/Final QA-QC	2 days	Fri 11/14/25	<u>Fri 11/14/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	268 270F	Waltz	
270	FL-3A	C of C Inspections	2 days	Fri 11/14/25	<u>Fri 11/14/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	269F271	AHJ's	
271	FL-3A	C of C Inspections Passed	0 days	Mon 11/17/25	<u>Mon 11/17/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	270 272	Waltz	
272	FL-3A	Final Clean	2 days	Tue 11/18/25	<u>Tue 11/18/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	271 273	Clean	
273	FL-3A	Owners Walk	1 day	Wed 11/26/25	<u>Wed 11/26/25</u>	Wed 11/26/25	<u>Wed 11/26/25</u>	272, 274F	Owner	
274	FL-3A	Owners Corrections	2 days	Wed 11/26/25	<u>Wed 11/26/25</u>	Mon 12/1/25	<u>Mon 12/1/25</u>	273F275	Waltz	
275	FL-3A	Powder Puff Clean	1 day	Tue 12/2/25	<u>Tue 12/2/25</u>	Tue 12/2/25	<u>Tue 12/2/25</u>	274 276	Clean	
276	FL-3A	Owners Acceptance	1 day	Wed 12/3/25	<u>Wed 12/3/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>	275	Owner	
277	FL-2A	Second Floor - A - 12 Units	234 days	Thu 1/2/25	<u>Thu 1/2/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>			
278	FL-2A	Completed Task	192 days	Thu 1/2/25	<u>Thu 1/2/25</u>	Wed 10/1/25	<u>Wed 10/1/25</u>			
315	FL-2A	Counter Tops	4 days	Wed 10/15/25	<u>Wed 10/15/25</u>	Tue 10/21/25	<u>Tue 10/21/25</u>	314, 316F	Tops	
316	FL-2A	Tile Back Splash & Tile Flooring	4 days	Mon 10/20/25	<u>Mon 10/20/25</u>	Thu 10/23/25	<u>Thu 10/23/25</u>	315F317	Flooring	
317	FL-2A	Appliances - Minors	1 day	Fri 10/24/25	<u>Fri 10/24/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	316 318F	Appliances	
318	FL-2A	Rough Clean	1 day	Fri 10/24/25	<u>Fri 10/24/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	317F319	Clean	
319	FL-2A	MEP/Fire Trim	2 days	Mon 10/27/25	<u>Mon 10/27/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	318 320	Mechanical, Electrical, Plumbing, Fire	
320	FL-2A	MEP/Fire Trim is Complete	0 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	319 321FS	Mechanical, Electrical, Plumbing, Fire	
321	FL-2A	Accessories and Hardware	2 days	Mon 10/27/25	<u>Mon 10/27/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	320F322	Accessories, Doors	
322	FL-2A	Hot Check	1 day	Thu 11/6/25	<u>Thu 11/6/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	321, 323	Electrical	

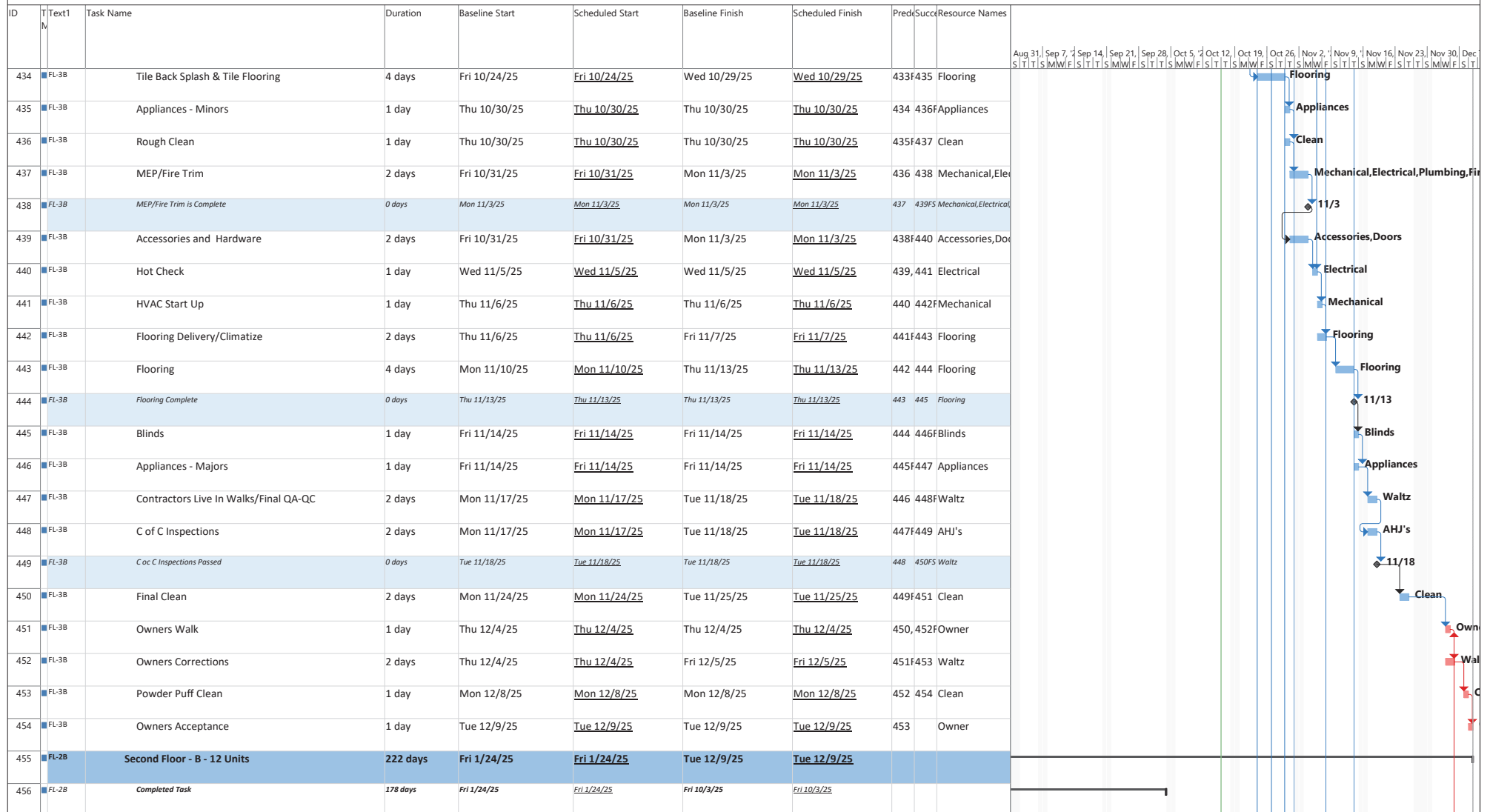


RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ/Resource Names	
									Aug 31, Sep 7, Sep 14, Sep 21, Sep 28, Oct 5, Oct 12, Oct 19, Oct 26, Nov 2, Nov 9, Nov 16, Nov 23, Nov 30, Dec 7, Dec 14, Dec 21, Dec 28
323	FL-2A	HVAC Start Up	1 day	Fri 11/7/25	<u>Fri 11/7/25</u>	Fri 11/7/25	<u>Fri 11/7/25</u>	322 324F Mechanical	
324	FL-2A	Flooring Delivery/Climatize	2 days	Fri 11/7/25	<u>Fri 11/7/25</u>	Mon 11/10/25	<u>Mon 11/10/25</u>	323F325 Flooring	
325	FL-2A	Flooring	4 days	Tue 11/11/25	<u>Tue 11/11/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	324 326 Flooring	
326	FL-2A	Flooring Complete	0 days	Fri 11/14/25	<u>Fri 11/14/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	325 327 Flooring	
327	FL-2A	Blinds	1 day	Mon 11/17/25	<u>Mon 11/17/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	326 328F Blinds	
328	FL-2A	Appliances - Majors	1 day	Mon 11/17/25	<u>Mon 11/17/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	327F329 Appliances	
329	FL-2A	Contractors Live In Walks/Final QA-QC	2 days	Tue 11/18/25	<u>Tue 11/18/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	328 330F Waltz	
330	FL-2A	C of C Inspections	2 days	Tue 11/18/25	<u>Tue 11/18/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	329F331 AHJ's	
331	FL-2A	Coc C Inspections Passed	0 days	Wed 11/19/25	<u>Wed 11/19/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	330 332 Waltz	
332	FL-2A	Final Clean	2 days	Thu 11/20/25	<u>Thu 11/20/25</u>	Fri 11/21/25	<u>Fri 11/21/25</u>	331 333 Clean	
333	FL-2A	Owners Walk	1 day	Wed 11/26/25	<u>Wed 11/26/25</u>	Wed 11/26/25	<u>Wed 11/26/25</u>	332,334F Owner	
334	FL-2A	Owners Corrections	2 days	Wed 11/26/25	<u>Wed 11/26/25</u>	Mon 12/1/25	<u>Mon 12/1/25</u>	333F335 Waltz	
335	FL-2A	Powder Puff Clean	1 day	Tue 12/2/25	<u>Tue 12/2/25</u>	Tue 12/2/25	<u>Tue 12/2/25</u>	334 336 Clean	
336	FL-2A	Owners Acceptance	1 day	Wed 12/3/25	<u>Wed 12/3/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>	335 Owner	
337	FL-1A	First Floor - A - 9 Units	246 days	Fri 12/13/24	<u>Fri 12/13/24</u>	Wed 12/3/25	<u>Wed 12/3/25</u>		
338	FL-1A	Completed Task	208 days	Fri 12/13/24	<u>Fri 12/13/24</u>	Tue 10/7/25	<u>Tue 10/7/25</u>		
369	FL-1A	Counter Tops	4 days	Wed 10/22/25	<u>Wed 10/22/25</u>	Mon 10/27/25	<u>Mon 10/27/25</u>	368,370F Tops	
370	FL-1A	Tile Back Splash & Tile Flooring	4 days	Fri 10/24/25	<u>Fri 10/24/25</u>	Wed 10/29/25	<u>Wed 10/29/25</u>	369F371 Flooring	
371	FL-1A	Appliances - Minors	1 day	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	370 372F Appliances	
372	FL-1A	Rough Clean	1 day	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	371F373 Clean	
373	FL-1A	MEP/Fire Trim	2 days	Fri 10/31/25	<u>Fri 10/31/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	372 374 Mechanical,Electrical,Plumbing,Fire	
374		Mep/Fire Trim	0 days	Mon 11/3/25	<u>Mon 11/3/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	373 375FS Mechanical,Electrical,Plumbing,Fire	
375	FL-1A	Accessories and Hardware	2 days	Fri 10/31/25	<u>Fri 10/31/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	374F376 Accessories,Doors	

RED OAKS Final Baseline Construction Schedule 2501009OMPGS

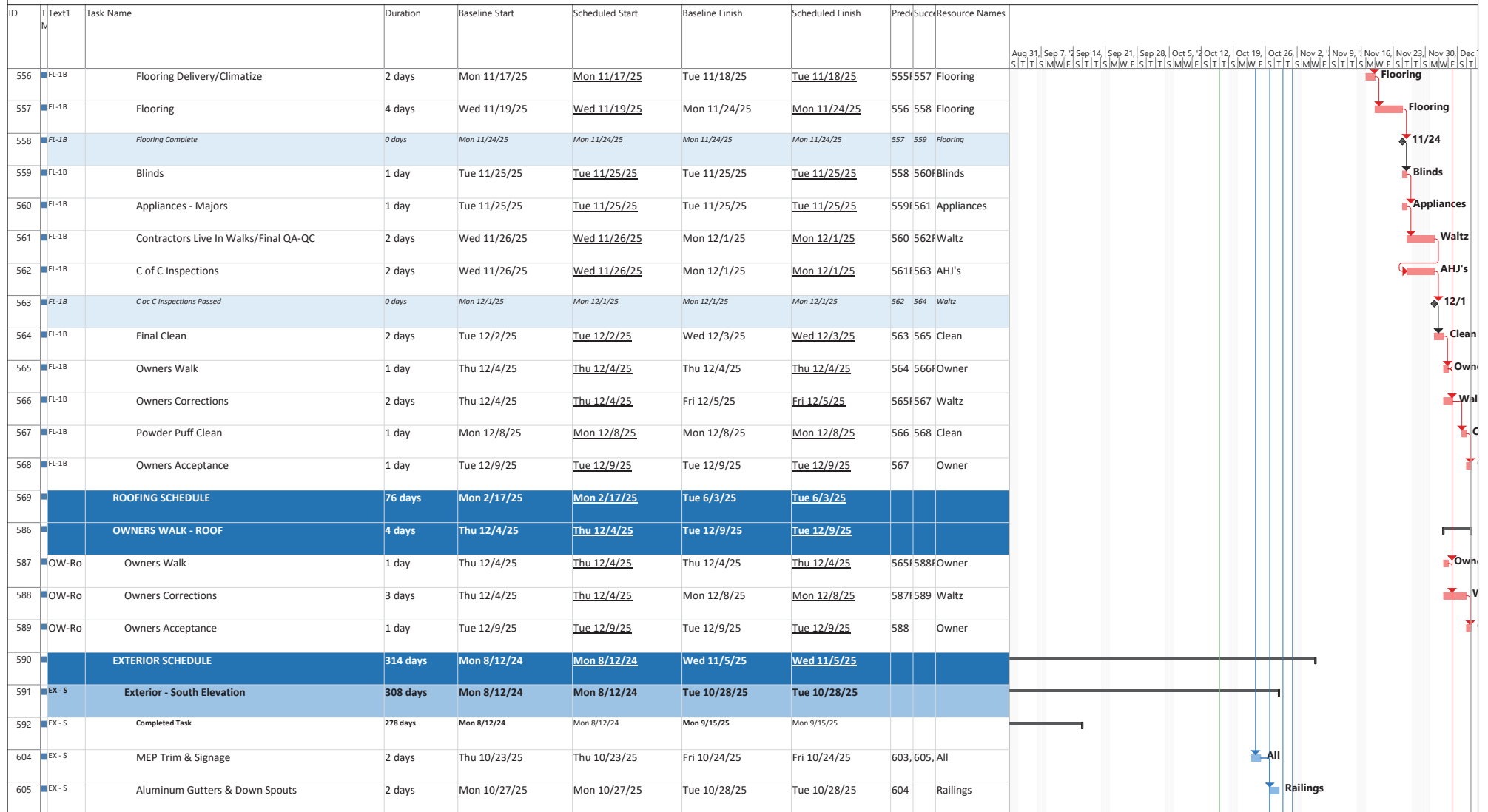
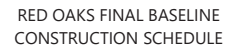




RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ/Resource Names	
									Aug 31, Sep 7, Sep 14, Sep 21, Sep 28, Oct 5, Oct 12, Oct 19, Oct 26, Nov 2, Nov 9, Nov 16, Nov 23, Nov 30, Dec 7, Dec 14, Dec 21, Dec 28
487	FL-2B	Interior Paint Prep	4 days	Thu 10/9/25	<u>Thu 10/9/25</u>	Tue 10/14/25	<u>Tue 10/14/25</u>	486f488fPaint	Paint
488	FL-2B	Interior Paint	4 days	Mon 10/13/25	<u>Mon 10/13/25</u>	Thu 10/16/25	<u>Thu 10/16/25</u>	487f489 Paint	Paint
489	FL-2B	Interior Paint Complete	0 days	Thu 10/16/25	<u>Thu 10/16/25</u>	Thu 10/16/25	<u>Thu 10/16/25</u>	488 490 Paint	10/16
490	FL-2B	Cabinets Delivery	1 day	Mon 10/20/25	<u>Mon 10/20/25</u>	Mon 10/20/25	<u>Mon 10/20/25</u>	489 491 Cabinets	Cabinets
491	FL-2B	Cabinet Install	4 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	490 492fCabinets	Cabinets
492	FL-2B	Counter Tops Delivery	1 day	Fri 10/24/25	<u>Fri 10/24/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	491f493 Tops	Tops
493	FL-2B	Counter Tops	4 days	Mon 10/27/25	<u>Mon 10/27/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	492 494fTops	Tops
494	FL-2B	Tile Back Splash & Tile Flooring	4 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	493f495 Flooring	Flooring
495	FL-2B	Appliances - Minors	1 day	Tue 11/4/25	<u>Tue 11/4/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	494 496fAppliances	Appliances
496	FL-2B	Rough Clean	1 day	Tue 11/4/25	<u>Tue 11/4/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	495f497 Clean	Clean
497	FL-2B	MEP/Fire Trim	2 days	Wed 11/5/25	<u>Wed 11/5/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	496 498 Mechanical,Elect	Mechanical,Electrical,Plumbing
498	FL-2B	MEP/Fire Trim is Complete	0 days	Thu 11/6/25	<u>Thu 11/6/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	497 499f5 Mechanical,Electrical	11/6
499	FL-2B	Accessories and Hardware	2 days	Wed 11/5/25	<u>Wed 11/5/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	498f500 Accessories,Do	Accessories,Doors
500	FL-2B	Hot Check	1 day	Fri 11/7/25	<u>Fri 11/7/25</u>	Fri 11/7/25	<u>Fri 11/7/25</u>	499,501 Electrical	Electrical
501	FL-2B	HVAC Start Up	1 day	Mon 11/10/25	<u>Mon 11/10/25</u>	Mon 11/10/25	<u>Mon 11/10/25</u>	500 502fMechanical	Mechanical
502	FL-2B	Flooring Delivery/Climatize	2 days	Mon 11/10/25	<u>Mon 11/10/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	501f503 Flooring	Flooring
503	FL-2B	Flooring	4 days	Wed 11/12/25	<u>Wed 11/12/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	502 504 Flooring	Flooring
504	FL-2B	Flooring Complete	0 days	Mon 11/17/25	<u>Mon 11/17/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	503 505 Flooring	11/17
505	FL-2B	Blinds	1 day	Tue 11/18/25	<u>Tue 11/18/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	504 506fBlinds	Blinds
506	FL-2B	Appliances - Majors	1 day	Tue 11/18/25	<u>Tue 11/18/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	505f507 Appliances	Appliances
507	FL-2B	Contractors Live In Walks/Final QA-QC	2 days	Wed 11/19/25	<u>Wed 11/19/25</u>	Thu 11/20/25	<u>Thu 11/20/25</u>	506 508fWaltz	Waltz
508	FL-2B	C of C Inspections	2 days	Wed 11/19/25	<u>Wed 11/19/25</u>	Thu 11/20/25	<u>Thu 11/20/25</u>	507f509 AHJ's	AHJ's
509	FL-2B	C of C Inspections Passed	0 days	Thu 11/20/25	<u>Thu 11/20/25</u>	Thu 11/20/25	<u>Thu 11/20/25</u>	508 510f5 Waltz	11/20



RED OAKS Final Baseline Construction Schedule 2501009OMPGS