

## APPENDIX D

QCH- Bldg 1 - 12/21/22

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ID	Task Description	Dur.	Start	Finish	Timeline																															
					Q2	Q3	Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2027 Q1	2027 Q2	2027 Q3	2027 Q4	2028 Q1	2028 Q2	2028 Q3	2028 Q4	2029 Q1	2029 Q2	2029 Q3	2029 Q4	2030 Q1
1	Queen City Hills & Building 1	1483 d	7/11/22	3/15/28	Queen City Hills & Building 1																															
2	Preconstruction	496 d	7/11/22	6/3/24																																
3	Pre-Development P1	496 d	7/11/22	6/3/24																																
4	Master Planning	70 d	7/25/22	10/28/22																																
5	Existing Survey - Site Laser Scan	10 d	7/11/22	7/22/22																																
6	Geotech Study - incl. added properties - Harbor, YWCA, YCI	09.25 d	8/1/22	12/30/22																																
7	Traffic Study	40 d	10/17/22	12/9/22																																
8	Funding Secured (State/Private/TIF/City)	160 d	1/23/23	9/1/23																																
9	Bond Funds are secured TIF	42 d	9/4/23	10/31/23																																
10	Site Security fencing for demo Bldng 1	2 d	10/6/22	10/7/22																																
11	Demolition and clearing of UCI Bldng 1	58 d	10/10/22	12/28/22																																
12	Site Security fencing for demo QCH	2 d	10/6/22	10/7/22																																
13	Relocate Utilities, Vacate Easement, Vacate Harvey Ave	220 d	10/31/22	9/1/23																																
14	Demolition and clearing of UCI (QCH)	58 d	10/10/22	12/28/22																																
15	Update Property Survey (ROW+Split)	55 d	8/15/22	10/28/22																																
16	Utility Capacity & Entrance Study	20 d	10/31/22	11/25/22																																
17	Environmental Study (ESA P1 all Parcels)	20 d	7/11/22	8/5/22																																
18	Financial / Incentive Alignment	125 d	7/11/22	2/27/23																																
19	Legal - Real Estate Review and set up	135.5 d	7/11/22	1/16/23																																
20	Adjacent Land Acquisition - PNC, Harbor, YWCA, YCI	170 d	10/10/23	6/3/24																																
21	Design - Shared Site	56 d	12/1/22	2/16/23																																
22	Cut & Fill -Shared site PH1 - SD/DD's	16 d	12/1/22	12/22/22																																
23	Cut & Fill - Share Site PH1 - CD's	15 d	12/23/22	1/12/23																																
24	Foundations, Drilled Piers, site utilities - PH1 - SD/DD's	20 d	12/23/22	1/19/23																																
25	Foundations, Drilled Piers, site utilities - Ph1 - CD's	20 d	1/20/23	2/16/23																																
26	QCH Design	332 d	12/1/22	3/8/24																																
27	Master Plan complete	1 d	12/1/22	12/1/22																																
28	Master Plan Sign-off	5 d	12/2/22	12/8/22																																
29	Garage, Plaza & Podium Design-Development (SD/DD)	21 d	1/13/23	2/10/23																																
30	Garage, Plaza & Podium Construction Documents (CD)	20 d	2/13/23	3/10/23																																
31	Retail White Box Design (SD/DD)	20 d	1/16/23	2/10/23																																
32	Retail White Box Design (CD)	21 d	2/10/23	3/10/23																																
33	Research Design Schematic (SD)	21 d	1/13/23	2/10/23																																
34	Research Design-Development (DD)	40 d	2/13/23	4/7/23																																
35	Research Construction Documents (CD)	60 d	4/10/23	6/30/23																																
36	Research Tennant Improvements (CD) - NIC	180 d	7/3/23	3/8/24																																
37	Multi-Family Design Schematic (SD)	41 d	3/31/23	5/26/23																																
38	Multi-Family Design Development (DD)	40 d	5/29/23	7/21/23																																
39	Multi-Family Construction Documents (CD)	60 d	7/24/23	10/13/23																																
40	Permit Pckage for area occupied by Vernon Place - submit after property is deeded over	1 d	9/1/23	9/1/23																																
41	Building 1 Design	188 d	11/1/22	7/20/23																																
42	Review Building #1 program	25 d	11/1/22	12/5/22																																
43	Team meeting for direction of BOD - Building 1	5 d	12/6/22	12/12/22																																
44	Confirm footprint of structure Building 1	2 d	12/13/22	12/14/22																																
45	Basis of Design - 30% Design	30 d	12/13/22	1/23/23																																
46	BOD - Deliverable	25 d	12/13/22	1/16/23																																
47	NTP of Bldg1	1 d	1/24/23	1/24/23																																
48	Target Alignment (Bldng 1 sign-off)	17 d	1/17/23	2/8/23																																
49	Design Development	66 d	2/9/23	5/11/23																																
50	Early Procurement Package	40 d	2/9/23	4/5/23																																
51	Cut & Fill Shared Site PH1 DD's	16 d	12/1/22	12/22/22																																
52	Cut & Fill Shared Site PH1 CD's	15 d	12/23/22	1/12/23																																

Status Date: 11/30/22  
Type:

Job #: By:

Task Critical Progress Milestone Project Summary Summary

View: 07 - DGC External Published Status

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ID	Task Description	Dur.	Start	Finish					2023				2024				2025				2026				2027				2028				2029				2030
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1					
53	Foundations, Drilled Piers, Site utilities - SD/DD's	20 d	12/23/22	1/19/23	<div></div>	<div></div>	<div></div>	<div>Foundations, Drilled Piers, Site utilities - SD/DD's</div>																													<div></div>
54	Foundations, Drilled Piers, Site Utilities - CD's	20 d	1/20/23	2/16/23				<div>Foundations, Drilled Piers, Site Utilities - CD's</div>																													
55	Concrete superstructure	40 d	1/20/23	3/16/23				<div>Concrete superstructure</div>																													
56	Core and Shell Package, MEP	60 d	3/9/23	5/31/23				<div>Core and Shell Package, MEP</div>																													
57	Fit-Out (Interiors) Package	50 d	5/12/23	7/20/23				<div>Fit-Out (Interiors) Package</div>																													
58	Planned Development	223 d	8/30/22	7/6/23				<div>Planned Development</div>																													
59	Concept PD - Overall project	73 d	11/14/22	2/22/23				<div>Concept PD - Overall project</div>																													
60	Coordinated Site Review Submission	0 d	11/14/22	11/14/22				<div>Coordinated Site Review Submission</div>																													
61	City Review CSR Submission	21 d	11/15/22	12/13/22				<div>City Review CSR Submission</div>																													
62	Coordinated Site Review Meeting - QCH, MN, THP, BB, Danis	0 d	12/13/22	12/13/22				<div>Coordinated Site Review Meeting - QCH, MN, THP, BB, Danis</div>																													
63	Prepare Concept PD Submission	6 d	12/14/22	12/21/22				<div>Prepare Concept PD Submission</div>																													
64	Submit Concept Overall Project PD	0 d	12/21/22	12/21/22				<div>Submit Concept Overall Project PD</div>																													
65	Public Staff Conference for Overall Project - PC conference on 1/12/23	16 d	12/22/22	1/12/23				<div>Public Staff Conference for Overall Project - PC conference on 1/12/23</div>																													
66	Planning Commission for Overall Project - Planning Commission mtg on 2/03/23, PC meets 1st & 3rd Friday of every mo.	16 d	1/13/23	2/3/23				<div>Planning Commission for Overall Project - Planning Commission mtg on 2/03/23, PC meets 1st &amp; 3rd Friday of every mo.</div>																													
67	Council Review - Concept Planned Development	13 d	2/6/23	2/22/23				<div>Council Review - Concept Planned Development</div>																													
68	Council Approval - Concept PD for Overall Project - City Council mtng every Wednesday	0 d	2/22/23	2/22/23				<div>Council Approval - Concept PD for Overall Project - City Council mtng every Wednesday</div>																													
69	Final Development Plan (FDP) for Foundations	83 d	12/28/22	4/21/23				<div>Final Development Plan (FDP) for Foundations</div>																													
70	Schematic Level Building Drawings (CRB/MN) - Bldg 1 & Garage Foundations only	20 d	12/28/22	1/24/23				<div>Schematic Level Building Drawings (CRB/MN) - Bldg 1 &amp; Garage Foundations only</div>																													
71	Schematic Level Garage Drawings (MN/THP) - Bldg 1 & Garage foundations only	20 d	12/28/22	1/24/23				<div>Schematic Level Garage Drawings (MN/THP) - Bldg 1 &amp; Garage foundations only</div>																													
72	Submit for Coordinated Site Review (Site/Fnd)	9 d	1/25/23	2/6/23				<div>Submit for Coordinated Site Review (Site/Fnd)</div>																													
73	City Review - 2nd CSR (Foundations)	25 d	2/7/23	3/13/23				<div>City Review - 2nd CSR (Foundations)</div>																													
74	2nd CSR Meeing on 3/14/23	1 d	3/14/23	3/14/23				<div>2nd CSR Meeing on 3/14/23</div>																													
75	Submit Final Development Plan (FDP) for foundations - submit on 3/17/22	3 d	3/15/23	3/17/23				<div>Submit Final Development Plan (FDP) for foundations - submit on 3/17/22</div>																													
76	2nd Public Staff Conference (FDP for Foundations) Public Staff Confernce on Tues. 4/04/23	12 d	3/20/23	4/4/23				<div>2nd Public Staff Conference (FDP for Foundations) Public Staff Confernce on Tues. 4/04/23</div>																													
77	Planning Commission Review	24 d	3/20/23	4/20/23				<div>Planning Commission Review</div>																													
78	Planning Commission Approval - Planning Commission Mtg on Fri. 4/21/23. (PC meets 1st & 3rd Friday) every mo.	1 d	4/21/23	4/21/23				<div>Planning Commission Approval - Planning Commission Mtg on Fri. 4/21/23. (PC meets 1st &amp; 3rd Friday) every mo.</div>																													
79	Final Development Plan (FDP) For Garage and Building 1 - Schedule TBD	223 d	8/30/22	7/6/23				<div>Final Development Plan (FDP) For Garage and Building 1 - Schedule TBD</div>																													
80	Building Drawings (CRB/MN)	20 d	8/30/22	9/26/22				<div>Building Drawings (CRB/MN)</div>																													
81	Garage Drawings (MN/THP)	20 d	8/30/22	9/26/22				<div>Garage Drawings (MN/THP)</div>																													
82	Submit for Coordinated Site Review (Final)	4 d	4/24/23	4/27/23				<div>Submit for Coordinated Site Review (Final)</div>																													
83	3rd CSR (Final PD)	20 d	4/28/23	5/25/23				<div>3rd CSR (Final PD)</div>																													
84	Submit Final PD (Final DP)	10 d	5/26/23	6/8/23				<div>Submit Final PD (Final DP)</div>																													
85	3rd Public Staff Conference (Final PD)	10 d	6/9/23	6/22/23				<div>3rd Public Staff Conference (Final PD)</div>																													
86	Planning Commission Review	10 d	6/23/23	7/6/23				<div>Planning Commission Review</div>																													
87	Planning Commission Approval	0 d	7/6/23	7/6/23				<div>Planning Commission Approval</div>																													
88	Approval to build on UCI Property	81 d	12/1/22	3/23/23				<div>Approval to build on UCI Property</div>																													
89	Submit UCI Coordinated agreement	5 d	12/1/22	12/7/22				<div>Submit UCI Coordinated agreement</div>																													
90	Coordinated Agreement review and comments	44 d	12/8/22	2/7/23				<div>Coordinated Agreement review and comments</div>																													
91	Community Engagement	66 d	12/13/22	3/14/23				<div>Community Engagement</div>																													
92	Submit Community Benefit Agreement	1 d	2/8/23	2/8/23				<div>Submit Community Benefit Agreement</div>																													
93	Community Benefit Agreement Executed	5 d	3/15/23	3/21/23				<div>Community Benefit Agreement Executed</div>																													
94	QCH land transfer from UCI or approval to start	1 d	3/22/23	3/22/23				<div>QCH land transfer from UCI or approval to start</div>																													
95	Building 1 land transfer from UCI or approval to start	1 d	3/22/23	3/22/23				<div>Building 1 land transfer from UCI or approval to start</div>																													
96	QCH Project released for Construction	1 d	3/23/23	3/23/23				<div>QCH Project released for Construction</div>																													

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Project Summary

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ID	Task Description	Dur.	Start	Finish	2023				2024				2025				2026				2027				2028				2029				2030			
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
146	Elevators	220 d	4/6/23	2/7/24				<div>Elevators</div>																												
147	Curtainwall Glass and Glazing	120 d	6/1/23	11/15/23				<div>Curtainwall Glass and Glazing</div>																												
148	Emergency Generator and Transfer Switch	264 d	4/6/23	4/9/24				<div>Emergency Generator and Transfer Switch</div>																												
149	Bulk Gas Farms and Generation	120 d	5/12/23	10/26/23				<div>Bulk Gas Farms and Generation</div>																												
150	Modular Clean Room Solutions	220 d	7/21/23	5/23/24				<div>Modular Clean Room Solutions</div>																												
151	Custom / Panelized Clean Room Solutions	220 d	7/21/23	5/23/24				<div>Custom / Panelized Clean Room Solutions</div>																												
152	Roofing System Components	200 d	6/1/23	3/6/24				<div>Roofing System Components</div>																												
153	Construction	1302 d	3/21/23	3/15/28				<div>Construction</div>																												
154	Shared Early Site Package	288 d	3/24/23	4/30/24				<div>Shared Early Site Package</div>																												
155	Site Fencing for Construction	10 d	3/24/23	4/6/23				<div>Site Fencing for Construction</div>																												
156	Construction start - Erosion Control	10 d	3/24/23	4/6/23	<div>Construction start - Erosion Control</div>																															
157	Strip topsoil & stockpile offsite	10 d	3/31/23	4/13/23	<div>Strip topsoil &amp; stockpile offsite</div>																															
158	Install shoring I-Beams and wood lagging - if req'd	66 d	4/21/23	7/21/23	<div>Install shoring I-Beams and wood lagging - if req'd</div>																															
159	Site Utilities	66 d	8/25/23	11/24/23	<div>Site Utilities</div>																															
160	Electric taps into the site -Bldg 1 (2 services?)	66 d	8/25/23	11/24/23	<div>Electric taps into the site -Bldg 1 (2 services?)</div>																															
161	Water Service into the site - Bldng 1	66 d	8/25/23	11/24/23	<div>Water Service into the site - Bldng 1</div>																															
162	Sanitary service tap to site - Bldng 1	66 d	8/25/23	11/24/23	<div>Sanitary service tap to site - Bldng 1</div>																															
163	Storm tap to site required or through garage - Bldng 1	66 d	8/25/23	11/24/23	<div>Storm tap to site required or through garage - Bldng 1</div>																															
164	Electric items	106 d	12/5/23	4/30/24	<div>Electric items</div>																															
165	Duke price temporary relocation of line to east of Reading so drilled piers can start in NE corner- Bldng 1	20 d	12/5/23	1/1/24	<div>Duke price temporary relocation of line to east of Reading so drilled piers can start in NE corner- Bldng 1</div>																															
166	Approval of Duke's quote	10 d	1/2/24	1/15/24	<div>Approval of Duke's quote</div>																															
167	Duke order material and schedule work (3 mo duration)	66 d	1/16/24	4/16/24	<div>Duke order material and schedule work (3 mo duration)</div>																															
168	Relocate overhead electric along Reading Road so drilled piers can start in NE corner	10 d	4/17/24	4/30/24	<div>Relocate overhead electric along Reading Road so drilled piers can start in NE corner</div>																															
169	Building 1	735 d	3/24/23	1/15/26	<div>Building 1</div>																															
170	Shared Site & Foundations - Bldng 1	327 d	3/24/23	6/24/24	<div>Shared Site &amp; Foundations - Bldng 1</div>																															
171	Site Fencing for Construction	10 d	3/24/23	4/6/23	<div>Site Fencing for Construction</div>																															
172	Construction start - Erosion Control	10 d	3/24/23	4/6/23	<div>Construction start - Erosion Control</div>																															
173	Strip topsoil & stockpile offsite	5 d	3/31/23	4/6/23	<div>Strip topsoil &amp; stockpile offsite</div>																															
174	Install shoring I-Beams and wood lagging - if req'd	20 d	4/7/23	5/4/23	<div>Install shoring I-Beams and wood lagging - if req'd</div>																															
175	Site grading building pad for drilled piers/found, - Bldng 1	10 d	4/21/23	5/4/23	<div>Site grading building pad for drilled piers/found, - Bldng 1</div>																															
176	Drilled Piers for perimeter walls where reqrd - Bldng 1	10 d	4/28/23	5/11/23	<div>Drilled Piers for perimeter walls where reqrd - Bldng 1</div>																															
177	Perimeter walls - Bldng 1	40 d	5/12/23	7/6/23	<div>Perimeter walls - Bldng 1</div>																															
178	Grading for rtng wll btwn Bldng 1/garage for drilled piers	15 d	4/21/23	5/11/23	<div>Grading for rtng wll btwn Bldng 1/garage for drilled piers</div>																															
179	Drilled Piers start at n-s rtng wall (Col A)	10 d	5/5/23	5/18/23	<div>Drilled Piers start at n-s rtng wall (Col A)</div>																															
180	Retaining wall -n-s btwn Bldng 1/Garage form & pour	50 d	5/12/23	7/20/23	<div>Retaining wall -n-s btwn Bldng 1/Garage form &amp; pour</div>																															
181	Drilled Piers Columns 1 thru 9	10 d	5/19/23	6/1/23	<div>Drilled Piers Columns 1 thru 9</div>																															
182	Retaining walls cure	22 d	6/9/23	7/10/23	<div>Retaining walls cure</div>																															
183	Backfill Retaining wall @ Col line A	10 d	7/21/23	8/3/23	<div>Backfill Retaining wall @ Col line A</div>																															
184	Backfill walls & level up the pad w/ lime - Blding 1	10 d	7/28/23	8/10/23	<div>Backfill walls &amp; level up the pad w/ lime - Blding 1</div>																															
185	Drilled Piers balance of - Bldng 1 after Bfill of walls	10 d	8/11/23	8/24/23	<div>Drilled Piers balance of - Bldng 1 after Bfill of walls</div>																															
186	L0 -Foundations Bldng 1 for Columns 1 thru 9	25 d	6/2/23	7/6/23	<div>L0 -Foundations Bldng 1 for Columns 1 thru 9</div>																															
187	L0/L1 - columns 1 thru 9	21 d	7/7/23	8/4/23	<div>L0/L1 - columns 1 thru 9</div>																															
188	L0 - Foundations Bldng 1 for Columns 10 thru 14	15 d	8/25/23	9/14/23	<div>L0 - Foundations Bldng 1 for Columns 10 thru 14</div>																															
189	L0/L1 - columns 10 thru 14	12 d	9/15/23	10/2/23	<div>L0/L1 - columns 10 thru 14</div>																															
190	L0 - Underground plumbing for SOG phase 1	20 d	4/30/24	5/27/24	<div>L0 - Underground plumbing for SOG phase 1</div>																															
191	L0 -Underground electric for SOG phase 1	20 d	5/7/24	6/3/24	<div>L0 -Underground electric for SOG phase 1</div>																															
192	L1 -Pour SOG - (55,000 sf - 6 pours)	20 d	5/28/24	6/24/24	<div>L1 -Pour SOG - (55,000 sf - 6 pours)</div>																															
193	Superstructure - Bldng 1	357 d	8/25/23	1/6/25	<div>Superstructure - Bldng 1</div>																															
194	L2 - Mobilize decking - (220k sf ttl)	5 d	8/25/23	8/31/23	<div>L2 - Mobilize decking - (220k sf ttl)</div>																															
195	L2 - Form Deck - (30' flr to flr) - 55K sf @ 6k/wk	46 d	9/1/23	11/3/23	<div>L2 - Form Deck - (30' flr to flr) - 55K sf @ 6k/wk</div>																															
196	L2 - Pour SOD	50 d	10/6/23	12/14/23	<div>L2 - Pour SOD</div>																															

Status Date: 11/30/22

Job #:

Type:

Task

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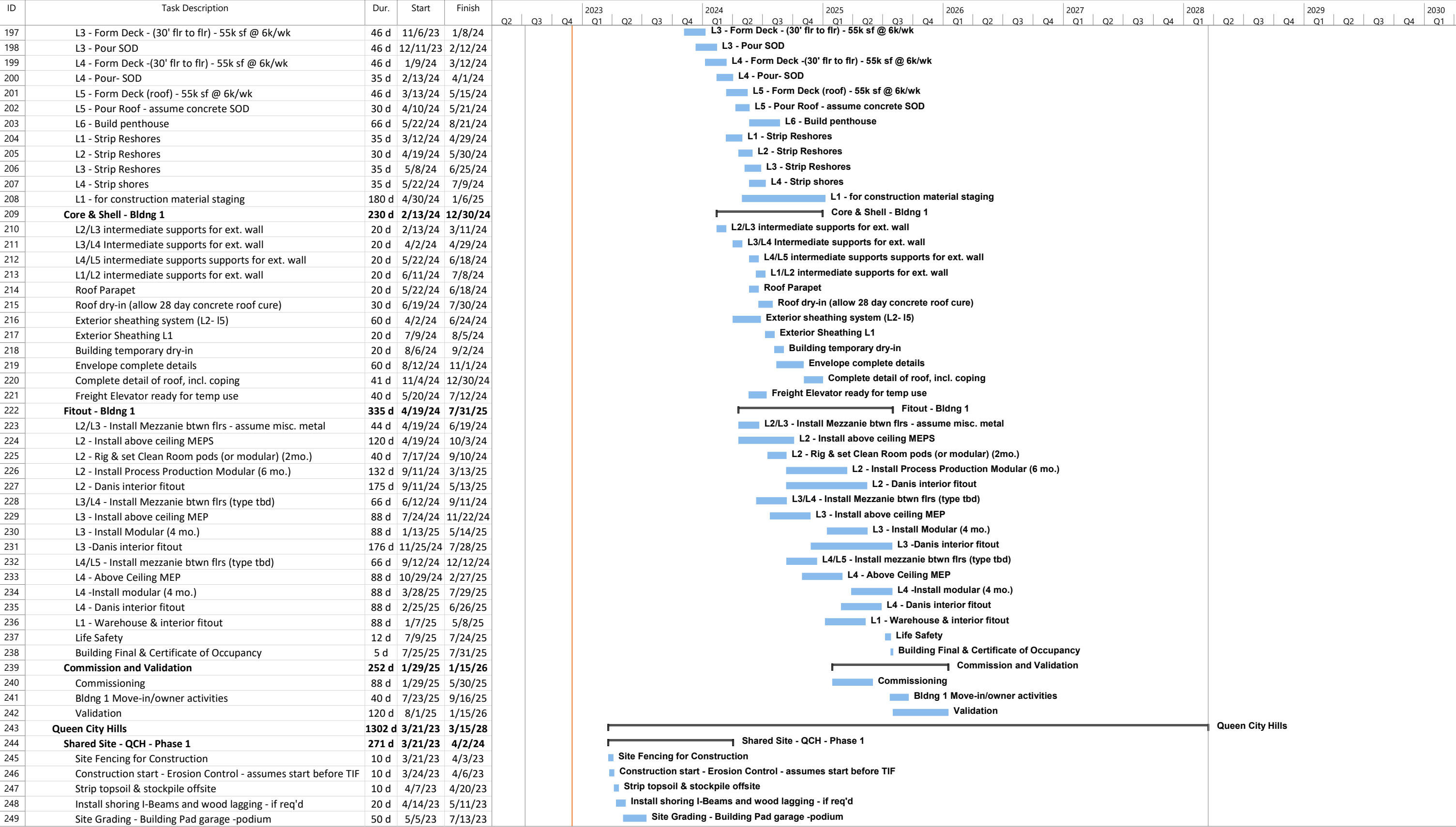
Progress

Milestone

Project Summary

Summary

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Task

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Progress

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