
























**Mt Clement Apartments  
High Level Construction Schedule  
2/2/2023**






















ID	 Task Mode	Task Name	Duration	Start	Finish	Predecessors	'21 T
1		<b>Mt Clement Apartments</b>	<b>1196 days</b>	<b>Tue 5/9/23</b>	<b>Tue 12/7/27</b>		
2		<b>Administration</b>	<b>186 days</b>	<b>Tue 5/9/23</b>	<b>Tue 1/23/24</b>		
3		<b>Due Diligence</b>	<b>186 days</b>	<b>Tue 5/9/23</b>	<b>Tue 1/23/24</b>		
4		Zoning Approval	1 day	Tue 5/9/23	Tue 5/9/23		
5		Submit Final Site Plan	1 day	Mon 6/5/23	Mon 6/5/23	4FS+18 days	
6		Receive 1st Round Comments	1 day	Thu 7/20/23	Thu 7/20/23	5FS+32 days	
7		1st Resubmission of Site Plan	1 day	Mon 8/21/23	Mon 8/21/23	6FS+21 days	
8		Receive 2nd Round Comments	1 day	Wed 10/4/23	Wed 10/4/23	7FS+31 days	
9		2nd Resubmission of Site Plan	1 day	Thu 10/26/23	Thu 10/26/23	8FS+15 days	
10		Final Site Plan Approval	1 day	Mon 11/27/23	Mon 11/27/23	9FS+21 days	
11	 	Loan Closing	1 day	Tue 1/2/24	Tue 1/2/24	10FS+6 days	
12		Notice to Proceed	1 day	Wed 1/3/24	Wed 1/3/24	11	
13		Breeden Mobilization	14 days	Thu 1/4/24	Tue 1/23/24	12	
14		<b>Procurement</b>	<b>105 days</b>	<b>Wed 1/3/24</b>	<b>Tue 5/28/24</b>		
15		Subcontractor Buyout	90 days	Wed 1/3/24	Tue 5/7/24	11	
16		Shop Drawings & Submittals	90 days	Wed 1/24/24	Tue 5/28/24	15SS+15 days	
17		Project Kickoff	1 day	Wed 1/24/24	Wed 1/24/24	13	
18		<b>Demolition</b>	<b>20 days</b>	<b>Thu 1/18/24</b>	<b>Wed 2/14/24</b>		
19		Remove Overhead Lines and Lights	15 days	Thu 1/18/24	Wed 2/7/24	13SS+10 days	
20		Demo Existing Buildings and Infrastructure	20 days	Thu 1/18/24	Wed 2/14/24	19SS	
21		<b>Sitework / Infrastructure</b>	<b>173 days</b>	<b>Thu 1/18/24</b>	<b>Mon 9/16/24</b>		



**BREEDEN  
CONSTRUCTION**

**7 and M Development, LLC**















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ID	 Task Mode	Task Name	Duration	Start	Finish	Predecessors	'21 T
22		Clear / Grub / Install Phase 1 E & S	60 days	Thu 1/18/24	Wed 4/10/24	20SS	
23		Cut / Fill Site / Retaining Walls / Building Pads on Grade	60 days	Thu 4/11/24	Wed 7/3/24	22	
24		Install Storm Sewer System	38 days	Thu 5/2/24	Mon 6/24/24	23SS+15 days	
25		Install Sanitary Sewer System	25 days	Tue 6/25/24	Mon 7/29/24	24	
26		Install Domestic / Fire Water System	25 days	Tue 7/30/24	Mon 9/2/24	25	
27		Install Curb & Gutter	20 days	Tue 8/13/24	Mon 9/9/24	26SS+10 days	
28		Install Subgrade Stone	10 days	Tue 8/27/24	Mon 9/9/24	27SS+10 days	
29		Install Base Asphalt	5 days	Tue 9/10/24	Mon 9/16/24	28,27	
30		<b>Install Turn Lanes</b>	<b>90 days</b>	<b>Tue 9/10/24</b>	<b>Mon 1/13/25</b>	<b>27</b>	
31		<b>Phase 1 - Building C1 - 85 Unit Building</b>	<b>290 days</b>	<b>Thu 7/4/24</b>	<b>Wed 8/13/25</b>		
32		<b>Structural Concrete</b>	<b>68 days</b>	<b>Thu 7/4/24</b>	<b>Mon 10/7/24</b>		
45		<b>Masonry</b>	<b>35 days</b>	<b>Tue 10/8/24</b>	<b>Mon 11/25/24</b>		
47		<b>Wood Framing / Envelope / Veneer</b>	<b>176 days</b>	<b>Thu 9/26/24</b>	<b>Thu 5/29/25</b>		
63		<b>Interior Rough-Ins</b>	<b>62 days</b>	<b>Thu 1/23/25</b>	<b>Fri 4/18/25</b>		
68		<b>Interior Finishes</b>	<b>127 days</b>	<b>Thu 1/30/25</b>	<b>Fri 7/25/25</b>		
80		<b>Building Inspections / Punchout / Turnover</b>	<b>110 days</b>	<b>Thu 3/13/25</b>	<b>Wed 8/13/25</b>		
90		<b>Phase 1 - 3 Duplex Buildings (6 Units)</b>	<b>206 days</b>	<b>Thu 11/7/24</b>	<b>Thu 8/21/25</b>		
91		<b>Structural Concrete</b>	<b>49 days</b>	<b>Thu 11/7/24</b>	<b>Tue 1/14/25</b>		
103		<b>Wood Framing / Envelope / Veneer</b>	<b>118 days</b>	<b>Wed 1/15/25</b>	<b>Fri 6/27/25</b>		
117		<b>Interior Rough-Ins</b>	<b>32 days</b>	<b>Mon 2/24/25</b>	<b>Tue 4/8/25</b>		
121		<b>Interior Finishes</b>	<b>87 days</b>	<b>Mon 3/3/25</b>	<b>Tue 7/1/25</b>		



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129		<b>Building Inspections / Punchout / Turnover</b>	<b>94 days</b>	<b>Mon 4/14/25</b>	<b>Thu 8/21/25</b>		
137		<b>Phase 2A - Community Center - Building B1 / A4</b>	<b>257 days</b>	<b>Fri 8/22/25</b>	<b>Mon 8/17/26</b>		
138		<b>Structural Concrete</b>	<b>56 days</b>	<b>Fri 8/22/25</b>	<b>Fri 11/7/25</b>		
143		<b>Masonry</b>	<b>60 days</b>	<b>Mon 11/10/25</b>	<b>Fri 1/30/26</b>		
145		<b>Framing / Envelope / Veneer</b>	<b>171 days</b>	<b>Thu 11/6/25</b>	<b>Thu 7/2/26</b>		
159		<b>Interior Rough-Ins</b>	<b>45 days</b>	<b>Thu 2/5/26</b>	<b>Wed 4/8/26</b>		
163		<b>Interior Finishes</b>	<b>90 days</b>	<b>Thu 2/26/26</b>	<b>Wed 7/1/26</b>		
171		<b>Building Inspections / Punchout / Turnover</b>	<b>63 days</b>	<b>Thu 5/21/26</b>	<b>Mon 8/17/26</b>		
179		<b>Phase 2B - Mixed Use / Commercial Buildings / A1 / A2 / A3 / B</b>	<b>344 days</b>	<b>Thu 8/13/26</b>	<b>Tue 12/7/27</b>		
180		<b>Phase 2B - Building A1</b>	<b>221 days</b>	<b>Thu 8/13/26</b>	<b>Thu 6/17/27</b>		
222		<b>Phase 2B - Building A2</b>	<b>221 days</b>	<b>Fri 10/9/26</b>	<b>Fri 8/13/27</b>		
264		<b>Phase 2B - Building A3</b>	<b>221 days</b>	<b>Mon 12/7/26</b>	<b>Mon 10/11/27</b>		
306		<b>Phase 2B - Building B2</b>	<b>221 days</b>	<b>Tue 2/2/27</b>	<b>Tue 12/7/27</b>		



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