

8.3 Construction Schedule

Dana Point Harbor Hotel, Marinas and Commerical Core Project Schedule

ID	Task Name	Duration	Start	Finish	Predecessors																																																																		
						Q2	Q3	Q4	2018	Q1	Q2	Q3	Q4	2019	Q1	Q2	Q3	Q4	2020	Q1	Q2	Q3	Q4	2021	Q1	Q2	Q3	Q4	2022	Q1	Q2	Q3	Q4	2023	Q1	Q2	Q3	Q4	2024	Q1	Q2	Q3	Q4	2025	Q1	Q2	Q3	Q4	2026	Q1	Q2	Q3	Q4	2027	Q1	Q2	Q3	Q4	2028	Q1	Q2	Q3	Q4	2029	Q1	Q2	Q3	Q4	2030	Q1	Q2
1	GENERAL	1957 days	Fri 9/1/17	Mon 3/3/25		[Gantt bar for General: Fri 9/1/17 to Mon 3/3/25]																																																																	
2	A - Negotiate County Ground Lease Agreement	11.85 mons	Fri 9/1/17	Mon 7/30/18		[Gantt bar for A: Fri 9/1/17 to Mon 7/30/18]																																																																	
3	B - Option Period/ Due Diligence	3.35 mons	Tue 7/31/18	Wed 10/31/18	2	[Gantt bar for B: Tue 7/31/18 to Wed 10/31/18]																																																																	
4	C - Community Engagement	86 mons	Tue 7/31/18	Mon 3/3/25	2	[Gantt bar for C: Tue 7/31/18 to Mon 3/3/25]																																																																	
5																																																																							
6	RETAIL/COMMERCIAL CORE	1230 days?	Wed 1/2/19	Tue 9/19/23		[Gantt bar for Retail/Commercial Core: Wed 1/2/19 to Tue 9/19/23]																																																																	
7	A - Environmental Review, Entitlements & CDP Amendment	15 mons	Wed 1/2/19	Tue 2/25/20	3FS+44 days	[Gantt bar for A: Wed 1/2/19 to Tue 2/25/20]																																																																	
8	B - Design, Construction Documents and Permits	12 mons	Wed 8/14/19	Tue 7/14/20	7SS+8 mons	[Gantt bar for B: Wed 8/14/19 to Tue 7/14/20]																																																																	
9	C-1 Construction Financing	2 mons	Wed 7/15/20	Tue 9/8/20	8	[Gantt bar for C-1: Wed 7/15/20 to Tue 9/8/20]																																																																	
10	1 - Street, Intersections and Sewer Lift Station - completed by County	0 days	Tue 6/30/20	Tue 6/30/20		[Milestone for 1: Tue 6/30/20]																																																																	
11	2 - Parking Structure	9 mons	Wed 7/1/20	Tue 3/9/21	10FS+1 day	[Gantt bar for 2: Wed 7/1/20 to Tue 3/9/21]																																																																	
12	3 - Wharf Building Renovations - phased to allow access to docks	10 mons	Wed 10/21/20	Tue 7/27/21	11FS-5 mons	[Gantt bar for 3: Wed 10/21/20 to Tue 7/27/21]																																																																	
13	4A - Commercial Core Buildings 6, 7, & 8 - Leasing and Absorption 100%	12 mons	Wed 4/7/21	Tue 3/8/22	12FS-4 mons	[Gantt bar for 4A: Wed 4/7/21 to Tue 3/8/22]																																																																	
14	4B - Commercial Core Buildings 9, 10, 11, & 12 - Leasing and Absorption 100%	12 mons	Wed 12/15/21	Tue 11/15/22	13FS-3 mons	[Gantt bar for 4B: Wed 12/15/21 to Tue 11/15/22]																																																																	
15	5 - Demo Mariner's Alley	5 mons	Wed 10/19/22	Tue 3/7/23	14FS-1 mon	[Gantt bar for 5: Wed 10/19/22 to Tue 3/7/23]																																																																	
16	6 - Commercial Core Golden Lantern Entry Grading	4 mons	Wed 3/8/23	Tue 6/27/23	15	[Gantt bar for 6: Wed 3/8/23 to Tue 6/27/23]																																																																	
17	7 - Commercial Core Surface Parking Lot + Complete Golden Lantern Entry	3 mons	Wed 6/28/23	Tue 9/19/23	16	[Gantt bar for 7: Wed 6/28/23 to Tue 9/19/23]																																																																	
18	C-2 Permanent Financing	2 mons	Wed 11/16/22	Tue 1/10/23	14	[Gantt bar for C-2: Wed 11/16/22 to Tue 1/10/23]																																																																	
19																																																																							
20	HOTEL	2885 days	Wed 1/2/19	Tue 1/22/30		[Gantt bar for Hotel: Wed 1/2/19 to Tue 1/22/30]																																																																	
21	A - Hotel Entitlements, Environmental Review & Coastal Development Permit	27 mons	Wed 1/2/19	Tue 1/26/21	3FS+44 days	[Gantt bar for A: Wed 1/2/19 to Tue 1/26/21]																																																																	
22	B - Hotel Construction Documents and Permits	9 mons	Wed 1/27/21	Tue 10/5/21	21	[Gantt bar for B: Wed 1/27/21 to Tue 10/5/21]																																																																	
23	C1 - Construction Financing	2 mons	Mon 7/4/22	Mon 8/29/22	25SF-6.6 mon	[Gantt bar for C1: Mon 7/4/22 to Mon 8/29/22]																																																																	
24	D1 - Deferred Maintenance/Renovation of the Existing Hotel	6 mons	Wed 1/2/19	Tue 6/18/19	21SS	[Gantt bar for D1: Wed 1/2/19 to Tue 6/18/19]																																																																	
25	D2 - Affordable Hotel Construction	14 mons	Wed 3/1/23	Tue 3/26/24	22	[Gantt bar for D2: Wed 3/1/23 to Tue 3/26/24]																																																																	
26	D2.1 - Affordable Hotel Ramp-up (Leasing and Absorption)	36 mons	Wed 3/27/24	Tue 12/29/26	25	[Gantt bar for D2.1: Wed 3/27/24 to Tue 12/29/26]																																																																	
27	D3 - Demolition Existing Hotel	5 mons	Wed 3/27/24	Tue 8/13/24	25	[Gantt bar for D3: Wed 3/27/24 to Tue 8/13/24]																																																																	
28	D4 - Relocation of Existing Storm Drain	2 mons	Wed 10/9/24	Tue 12/3/24	27FS+2 mons	[Gantt bar for D4: Wed 10/9/24 to Tue 12/3/24]																																																																	
29	D5 - Boutique Hotel Construction	27 mons	Wed 3/26/25	Tue 4/20/27	25SS+27 mon	[Gantt bar for D5: Wed 3/26/25 to Tue 4/20/27]																																																																	
30	D5.1 - Boutique Hotel Ramp-up (Leasing and Absorption)	36 mons	Wed 4/21/27	Tue 1/22/30	29	[Gantt bar for D5.1: Wed 4/21/27 to Tue 1/22/30]																																																																	
31	C2 - Permanent Financing	2 mons	Wed 4/21/27	Tue 6/15/27	29	[Gantt bar for C2: Wed 4/21/27 to Tue 6/15/27]																																																																	
32																																																																							
33	MARINA/WET SLIPS	2110 days	Thu 3/21/19	Wed 4/21/27		[Gantt bar for Marina/Wet Slips: Thu 3/21/19 to Wed 4/21/27]																																																																	
34	A - Environmental Review, Entitlement, LCPA, ACOE, RWQCB, & Coastal Development Permit	24 mons	Thu 3/21/19	Wed 1/20/21	3FS+5 mons	[Gantt bar for A: Thu 3/21/19 to Wed 1/20/21]																																																																	
35	B - Design, Construction Documents and Permits	12 mons	Thu 1/21/21	Wed 12/22/21	34	[Gantt bar for B: Thu 1/21/21 to Wed 12/22/21]																																																																	
36	C1 - Construction Financing	2 mons	Thu 12/23/21	Wed 2/16/22	35	[Gantt bar for C1: Thu 12/23/21 to Wed 2/16/22]																																																																	
37	D1 - Guest Slips and Commercial Slips (Phase 1)	6 mons	Thu 12/23/21	Wed 6/8/22	35	[Gantt bar for D1: Thu 12/23/21 to Wed 6/8/22]																																																																	
38	D2 - Broker Docks (Phase 2) - Leasing and Absorption 100%	3 mons	Thu 6/9/22	Wed 8/31/22	37	[Gantt bar for D2: Thu 6/9/22 to Wed 8/31/22]																																																																	
39	D3 - Island West Portion (Phase 3) - Leasing and Absorption 100%	5 mons	Thu 9/1/22	Wed 1/18/23	38	[Gantt bar for D3: Thu 9/1/22 to Wed 1/18/23]																																																																	
40	D4 - Cove East (Phase 4) - Leasing and Absorption 100%	5 mons	Thu 1/19/23	Wed 6/7/23	39	[Gantt bar for D4: Thu 1/19/23 to Wed 6/7/23]																																																																	
41	D5 - Cove East (Phase 5) - Leasing and Absorption 100%	5 mons	Thu 6/8/23	Wed 10/25/23	40	[Gantt bar for D5: Thu 6/8/23 to Wed 10/25/23]																																																																	
42	D6 - Cove East (Phase 6) - Leasing and Absorption 100%	5 mons	Thu 10/26/23	Wed 3/13/24	41	[Gantt bar for D6: Thu 10/26/23 to Wed 3/13/24]																																																																	
43	D7 - Island West (Phase 7) - Leasing and Absorption 100%	3.5 mons	Thu 3/14/24	Wed 6/19/24	42	[Gantt bar for D7: Thu 3/14/24 to Wed 6/19/24]																																																																	
44	D8 - Island West (Phase 8) - Leasing and Absorption 100%	3.5 mons	Thu 6/20/24	Wed 9/25/24	43	[Gantt bar for D8: Thu 6/20/24 to Wed 9/25/24]																																																																	
45	D9 - Island East (Phase 9) - Leasing and Absorption 100%	4.5 mons	Thu 9/26/24	Wed 1/29/25	44	[Gantt bar for D9: Thu 9/26/24 to Wed 1/29/25]																																																																	
46	D10 - Island East (Phase 10) - Leasing and Absorption 100%	4 mons	Thu 1/30/25	Wed 5/21/25	45	[Gantt bar for D10: Thu 1/30/25 to Wed 5/21/25]																																																																	
47	D11 - Island East (Phase 11) - Leasing and Absorption 100%	5 mons	Thu 5/22/25	Wed 10/8/25	46	[Gantt bar for D11: Thu 5/22/25 to Wed 10/8/25]																																																																	
48	D12 - Island East (Phase 12) - Leasing and Absorption 100%	4 mons	Thu 10/9/25	Wed 1/28/26	47	[Gantt bar for D12: Thu 10/9/25 to Wed 1/28/26]																																																																	
49	D13 - Cove West (Phase 13) - Leasing and Absorption 100%	5 mons	Thu 1/29/26	Wed 6/17/26	48	[Gantt bar for D13: Thu 1/29/26 to Wed 6/17/26]																																																																	
50	D14 - Cove West (Phase 14) - Leasing and Absorption 100%	3 mons	Thu 6/18/26	Wed 9/9/26	49	[Gantt bar for D14: Thu 6/18/26 to Wed 9/9/26]																																																																	
51	D15 - Cove West (Phase 15) - Leasing and Absorption 100%	4 mons	Thu 9/10/26	Wed 12/30/26	50	[Gantt bar for D15: Thu 9/10/26 to Wed 12/30/26]																																																																	
52	D16 - Cove West (Phase 16) - Leasing and Absorption 100%	4 mons	Thu 12/31/26	Wed 4/21/27	51	[Gantt bar for D16: Thu 12/31/26 to Wed 4/21/27]																																																																	
53	C2 - Permanent Financing	2 mons	Thu 12/31/26	Wed 2/24/27	51	[Gantt bar for C2: Thu 12/31/26 to Wed 2/24/27]																																																																	

Project: 2018.06.25 DPH Projec Date: Fri 9/21/18	Task █ Summary Split ⋯ Project Summary Milestone ◆ Inactive Task	▬ Inactive Milestone ▬ Inactive Summary ▬ Manual Task	◆ Duration-only ▬ Manual Summary Rollup ▬ Manual Summary	▬ Start-only ▬ Finish-only ▬ External Tasks	▬ External Milestone ▬ Deadline ▬ Progress	▬ Manual Progress
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