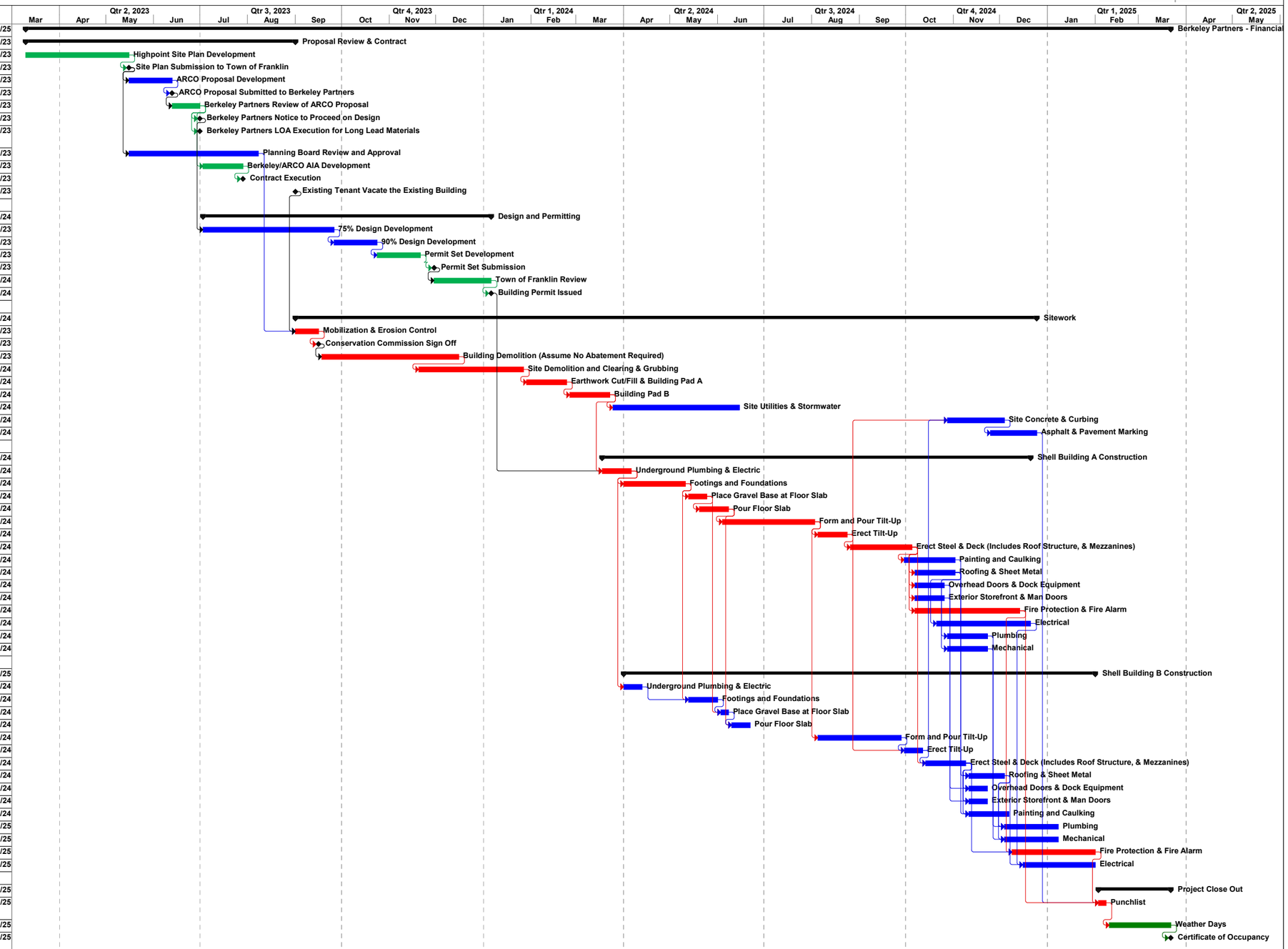
Berkeley Partners - Financial Park
Franklin, MA
220,000 SF & 65,000 SF Distribution Centers
ARCO Job No. WP-1209

BERKELEY PARTNERS

ARCO NATIONAL CONSTRUCTION | NEW ENGLAND

ID	Task Name	Duration	Start	Finish
1	Berkeley Partners - Financial Park - Franklin, MA	507 days	Fri 3/10/23	Fri 3/21/25
2	Proposal Review & Contract	125 days	Fri 3/10/23	Fri 9/1/23
3	Highpoint Site Plan Development	47 days	Fri 3/10/23	Mon 5/15/23
4	Site Plan Submission to Town of Franklin	0 days	Mon 5/15/23	Mon 5/15/23
5	ARCO Proposal Development	20 days	Tue 5/16/23	Mon 6/12/23
6	ARCO Proposal Submitted to Berkeley Partners	0 days	Mon 6/12/23	Mon 6/12/23
7	Berkeley Partners Review of ARCO Proposal	14 days	Tue 6/13/23	Fri 6/30/23
8	Berkeley Partners Notice to Proceed on Design	0 days	Fri 6/30/23	Fri 6/30/23
9	Berkeley Partners LOA Execution for Long Lead Materials	0 days	Fri 6/30/23	Fri 6/30/23
10	Planning Board Review and Approval	60 days	Tue 5/16/23	Mon 8/7/23
11	Berkeley/ARCO AIA Development	20 days	Mon 7/3/23	Fri 7/28/23
12	Contract Execution	0 days	Fri 7/28/23	Fri 7/28/23
13	Existing Tenant Vacate the Existing Building	0 days	Fri 9/1/23	Fri 9/1/23
14				
15	Design and Permitting	125 days	Mon 7/3/23	Fri 1/5/24
16	75% Design Development	60 days	Mon 7/3/23	Mon 9/25/23
17	90% Design Development	20 days	Tue 9/26/23	Mon 10/23/23
18	Permit Set Development	20 days	Tue 10/24/23	Mon 11/20/23
19	Permit Set Submission	0 days	Wed 11/29/23	Wed 11/29/23
20	Town of Franklin Review	20 days	Thu 11/30/23	Fri 1/5/24
21	Building Permit Issued	0 days	Fri 1/5/24	Fri 1/5/24
22				
23	Sitework	326 days	Fri 9/1/23	Tue 12/24/24
24	Mobilization & Erosion Control	10 days	Fri 9/1/23	Fri 9/15/23
25	Conservation Commission Sign Off	0 days	Fri 9/15/23	Fri 9/15/23
26	Building Demolition (Assume No Abatement Required)	63 days	Mon 9/18/23	Fri 12/15/23
27	Site Demolition and Clearing & Grubbing	41 days	Mon 11/20/23	Fri 1/26/24
28	Earthwork Cut/Fill & Building Pad A	20 days	Mon 1/29/24	Fri 2/23/24
29	Building Pad B	20 days	Mon 2/26/24	Fri 3/22/24
30	Site Utilities & Stormwater	59 days	Mon 3/25/24	Fri 6/14/24
31	Site Concrete & Curbing	25 days	Mon 10/28/24	Tue 12/3/24
32	Asphalt & Pavement Marking	20 days	Mon 11/25/24	Tue 12/24/24
33				
34	Shell Building A Construction	193 days	Mon 3/18/24	Fri 12/20/24
35	Underground Plumbing & Electric	15 days	Mon 3/18/24	Fri 4/5/24
36	Footings and Foundations	30 days	Mon 4/1/24	Fri 5/10/24
37	Place Gravel Base at Floor Slab	10 days	Mon 5/13/24	Fri 5/24/24
38	Pour Floor Slab	14 days	Mon 5/20/24	Fri 6/7/24
39	Form and Pour Tilt-Up	42 days	Tue 6/4/24	Fri 8/2/24
40	Erect Tilt-Up	15 days	Mon 8/5/24	Fri 8/23/24
41	Erect Steel & Deck (Includes Roof Structure, & Mezzanines)	28 days	Mon 8/26/24	Fri 10/4/24
45	Painting and Caulking	25 days	Mon 9/30/24	Fri 11/1/24
42	Roofing & Sheet Metal	20 days	Mon 10/7/24	Fri 11/1/24
43	Overhead Doors & Dock Equipment	15 days	Mon 10/7/24	Fri 10/25/24
44	Exterior Storefront & Man Doors	15 days	Mon 10/7/24	Fri 10/25/24
49	Fire Protection & Fire Alarm	48 days	Mon 10/7/24	Fri 12/13/24
48	Electrical	43 days	Mon 10/21/24	Fri 12/20/24
46	Plumbing	20 days	Mon 10/28/24	Fri 11/22/24
47	Mechanical	20 days	Mon 10/28/24	Fri 11/22/24
50				
51	Shell Building B Construction	206 days	Mon 4/1/24	Fri 1/31/25
52	Underground Plumbing & Electric	10 days	Mon 4/1/24	Fri 4/12/24
53	Footings and Foundations	14 days	Mon 5/13/24	Fri 5/31/24
54	Place Gravel Base at Floor Slab	5 days	Mon 6/3/24	Fri 6/7/24
55	Pour Floor Slab	10 days	Mon 6/10/24	Fri 6/21/24
56	Form and Pour Tilt-Up	38 days	Mon 8/5/24	Fri 9/27/24
57	Erect Tilt-Up	10 days	Mon 9/30/24	Fri 10/11/24
58	Erect Steel & Deck (Includes Roof Structure, & Mezzanines)	20 days	Mon 10/14/24	Fri 11/8/24
59	Roofing & Sheet Metal	15 days	Mon 11/11/24	Tue 12/3/24
60	Overhead Doors & Dock Equipment	10 days	Mon 11/11/24	Fri 11/22/24
61	Exterior Storefront & Man Doors	10 days	Mon 11/11/24	Fri 11/22/24
62	Painting and Caulking	18 days	Mon 11/11/24	Fri 12/6/24
63	Plumbing	18 days	Wed 12/4/24	Tue 1/7/25
64	Mechanical	18 days	Wed 12/4/24	Tue 1/7/25
66	Fire Protection & Fire Alarm	33 days	Mon 12/9/24	Fri 1/31/25
65	Electrical	28 days	Mon 12/16/24	Fri 1/31/25
67				
68	Project Close Out	35 days	Mon 2/3/25	Fri 3/21/25
69	Punchlist	5 days	Mon 2/3/25	Fri 2/7/25
70	Weather Days	30 days	Mon 2/10/25	Fri 3/21/25
71	Certificate of Occupancy	0 days	Fri 3/21/25	Fri 3/21/25