



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1201

Agenda Date: 11/6/2025

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and a request for return and reallocation of tax credits under 10 TAC §11.6(5) related to Credit Returns Resulting from Force Majeure Events for Red Oaks (HTC #22135)

RECOMMENDED ACTION

WHEREAS, Red Oaks (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2022 to construction 70 units of multifamily housing in Austin, Travis County;

WHEREAS, HTG Anderson, LLC (the Development Owner or Owner) requests approval for changes in the unit mix, replacing one efficiency unit and one one-bedroom unit with an additional two-bedroom unit and an additional three-bedroom unit;

WHEREAS, Board approval is required for a modification of the bedroom mix of units as directed in Tex. Gov't Code §2306.6712(d)(2) and 10 TAC §10.405(a)(4)(B), and the Owner has complied with the amendment requirements therein;

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or affect the amount of funding awarded;

WHEREAS, in 2023, the Board approved a request for the credits to be returned and reallocated due to Force Majeure Events;

WHEREAS, the Development Owner executed a Carryover Allocation Agreement that included certifications stating each building receiving an allocation would be placed in service by December 31, 2025;

WHEREAS, the Development Owner has requested an extension to the placement in service deadline under 10 TAC §11.6(5), related to Credit Returns Resulting from Force Majeure Events;

WHEREAS, the Department lacks authority to extend federal placement in service deadlines and may only reset such deadlines by requiring the credits to be returned and immediately reallocated to the Development, as permitted solely under the force majeure provision of the Qualified Allocation Plan (QAP); and

WHEREAS, the Development Owner has submitted documentation demonstrating that a qualifying force majeure event has occurred;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Red Oaks is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing; and

FURTHER RESOLVED, that the request to treat the matter under the force majeure provisions of 10 TAC §11.6(5) is approved, and that the 2022 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar shall be applicable to the Development, to the extent allowed under federal and state law, with a new deadline to place in service of June 30, 2026.

AMENDMENT BACKGROUND

Red Oaks received an award of 9% Housing Tax Credits in 2022 for the construction of 70 units of multifamily housing in Austin, Travis County. Construction of the Development is currently in progress. In a letter dated September 24, 2025, Matthew Rieger, the Owner's representative, requested approval for a material amendment to the Application.

At Application, the proposed bedroom mix was 10 efficiency units, 25 one-bedroom units, 27 two-bedroom units, and 8 three-bedroom units. After further review of the market that the Development intends to serve, the Owner believes that the Development would benefit from a revised bedroom mix, which includes reducing studios and one-bedroom units by one each, and increasing two- and three-bedroom units by one each. The Owner stated that local population growth, especially among families and multi-person households, has increased the need for larger units and that market studies show that two- and three-bedroom units are leasing faster and offer more flexibility for shared living, which is critical in an area where housing costs remain high.

This adjustment ensures the project remains competitive, responsive to community needs, and financially sustainable. It does not change the total unit count but improves the overall livability and appeal of the Development for the target population.

The requested changes do not materially alter the Development in a negative manner and were not reasonably foreseeable or preventable by the Development Owner at the time of Application.

Staff recommends approval of the amendment request as presented herein.

FORCE MAJEURE BACKGROUND

Development	Red Oaks
Target Population	General
HTC Award	\$1,600,000

City	Austin
Total Units	70
HTC Units	70
Initial Year of Award	2022
Extension Requested	Six months

Red Oaks is a 70-unit Development located in Austin, Williamson County. The Development received an award of 9% Housing Tax Credits in 2022, and was approved for treatment under the Force Majeure rule in 2023. As a result, the current deadline to place in service in December 31, 2025.

Since commencing construction, the project has experienced multiple events that delayed construction, including new federal HVAC regulations under the EPA's AIM Act requiring design changes, unexpected City of Austin infrastructure permitting delays, severe weather events in early and mid-2025, and electrical utility scheduling backlogs with Pedernales Electric Cooperative. Although construction is 62% complete and expected to finish before the current deadline, the owner seeks the extension as a precaution in the event that construction continues into early 2026.

APPLICABLE RULE

Under 10 TAC §11.6(5), a Development Owner may return credits and receive a reallocation outside the standard allocation process if the return is the result of a qualifying force majeure event occurring prior to issuance of IRS Form(s) 8609. Pursuant to 10 TAC §11.6(5), the Department's Governing Board may approve execution of a Carryover Allocation Agreement for the current program year with the Development Owner that returned the credits, but only if the following conditions are met:

(A) The credits were returned as a result of "Force Majeure" events that occurred before issuance of Forms 8609. Force Majeure events are the following sudden and unforeseen circumstances outside the control of the Development Owner: acts of God such as fire, tornado, flooding, significant and unusual rainfall or subfreezing temperatures, or loss of access to necessary water or utilities as a direct result of significant weather events; explosion; vandalism; orders or acts of military authority; unrelated party litigation; changes in law, rules, or regulations; national emergency or insurrection; riot; acts of terrorism; supplier failures; or materials or labor shortages. If a Force Majeure event is also a presidentially declared disaster, the Department may treat the matter under the applicable federal provisions. Force Majeure events must make construction activity impossible or materially impede its progress.

Staff has reviewed this request and determined that supplier delays and changes in regulation constitute a force majeure event under the rules.

IMPACT OF BOARD DECISION

If the Board approves the request:

- The credits will be returned and reallocated, with the 2022 Qualified Allocation Plan, Uniform Multifamily Rules, and the 2025 Program Calendar applicable to the Development.
- A new Carryover Allocation Agreement will be executed.
- The 10% Test has already been met for this Development.
- The new placed in service deadline will be June 30, 2026.

If the Board denies the request:

- The current placed in service deadline of December 31, 2025, remains in place.
- The Development Owner may either meet the existing deadline, return the credits, or have the award terminated for failing to meet the deadline.
- Returned credits will first be reallocated within the original subregion in accordance with 10 TAC §11.6(2). If no pending applications are eligible within the subregion, the credits will be added to the statewide collapse for reallocation.

This request has no impact on any funding source other than the Low Income Housing Tax Credit program.

RECOMMENDATION

Staff recommends approval of the request to return and reallocate tax credits for Red Oaks under the force majeure provisions of 10 TAC §11.6(5).



September 24, 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 – Material Amendment Request

Dear Mr. Banuelos,

On behalf of HTG ANDERSON, LLC (the "Owner"), a Texas limited liability company, please accept this correspondence as our formal request for approval of a material amendment, pursuant to §10.405(a)(4) of the 2022 Qualified Allocation Plan ("QAP") for TDHCA#22135, Red Oaks (the "Development"). The Owner respectfully requests TDHCA approval in order to formally change the bedroom mix.

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 to TDHCA in February 2022 for the 2022 Housing Tax Credit application cycle that included a bedroom mix of:

# of Bedrooms	# of Baths	# of Units
0	1	10
1	1	25
2	2	27
3	2	8
Total Units:		70 units

After further review of the market that the Development intends to serve, the Owner believes that the Development would greatly benefit from the following minor change to the bedroom mix:

# of Bedrooms	# of Baths	# of Units
0	1	9
1	1	24
2	2	28
3	2	9
Total Units:		70 units

The revised bedroom mix which includes reducing studios and one-bedrooms by one each, and increasing two- and three-bedrooms by one each, better reflects current demand in today's marketplace. Local population growth, especially among families and multi-person households, has increased the need for larger units. This is particularly true for suburban and family-oriented areas like Anderson Mill and Northwest Austin. Market studies show that two- and three-bedroom units are leasing faster and offer more flexibility for shared living, which is critical in an area where housing costs remain high.

This adjustment ensures the project remains competitive, responsive to community needs, and financially sustainable. It does not change the total unit count but improves the overall livability and appeal of the development for the target population.

The Owner as evidence of this revised bedroom mix has attached Exhibits A-C herein as supporting documentation.

The Owner further affirms to TDHCA that this change would not negatively impact application scoring.

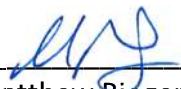
Pursuant to section 10.405(a)(4) of the 2022 Asset Management Rules, the Owner respectfully requests TDHCA approval of the material amendment request in order to formally change the bedroom mix.

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

ENERGY CONSERVATION REQUIREMENTS (IBC 2021 - ZONE 2A)

ARCHITECTURE				PROJECT NO. 100-000000	
CONTRACT					
B					
C					
D					
E					
F					
ISSUE HISTORY					
No.	Date	Description			
1	12/15/2024	Pilot of 10			
REVISION HISTORY					
No.	Date	Description			
1	08/11/2024	Cycle 2 - Manual Consoles			
4	12/12/2024	Mechanical & Owner Changes			
G					
H					
DRAWN BY: 100-000000 TOTAL SHEETS: 42 OF 42					
I					
J					
HTG - RED OAKS					
ANALYSIS					
Drawn:					
Checked:					
Approved:					
Date: (DD)					
Project #: (SS)					
K					
CODE ANALYSIS					
A0.03					

1 2 3 4 5 6 **EXHIBIT "B"** 8 9 10 11 12



	CONGRUENCE
0	

1. SEE DET. PLAN FOR PARKING SUMMARY.
2. THIS DET. PLAN IS FOR ARCHITECTURAL INFORMATION ONLY; SEE DET. & LANDSCAPE DOCUMENTS FOR SPECIFIC BUILDING LOCATION & OTHER DET. REQUIREMENTS.
3. SEE LANDSCAPE DRAWINGS UNDER SEPARATE COVER FOR DET. CONFIGURATION LAYOUT, GRADING & RELATED INFORMATION.
4. THE SWIMMING POOLS SHOWN ON THE DRAWINGS ARE PROPOSED FOR GOLF COURSE AND SHAVE SPECIFIC PURPOSES ONLY. ARCHITECTURE IS NOT QUALIFIED TO PROVIDE SPECIES FOR POOLS AND WAKESHEDS. THEREFORE, TO DO SO, POOL DESIGN DOCUMENTS FOR CONSTRUCTION CODE COMPLIANCE, AND LANDSCAPE CONSTRUCTION CERTIFICATION AND OTHER DOCUMENTS REQUIRED FOR THE POOLS SHALL BE PROVIDED BY OTHERS UNDER SEPARATE CONTRACT WITH THE OWNER.

C SEPARATE CONTRACT WITH THE OWNER

- 1/4" = 1' METER CENTER, APPROX 2000 AMP LOAD PER MEC



F

No.	Date	Description
1	02/10/2004	POB of SET

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[illegible]

EDUARDO H. HUNTON
DEVELOPMENTAL ECONOMICS

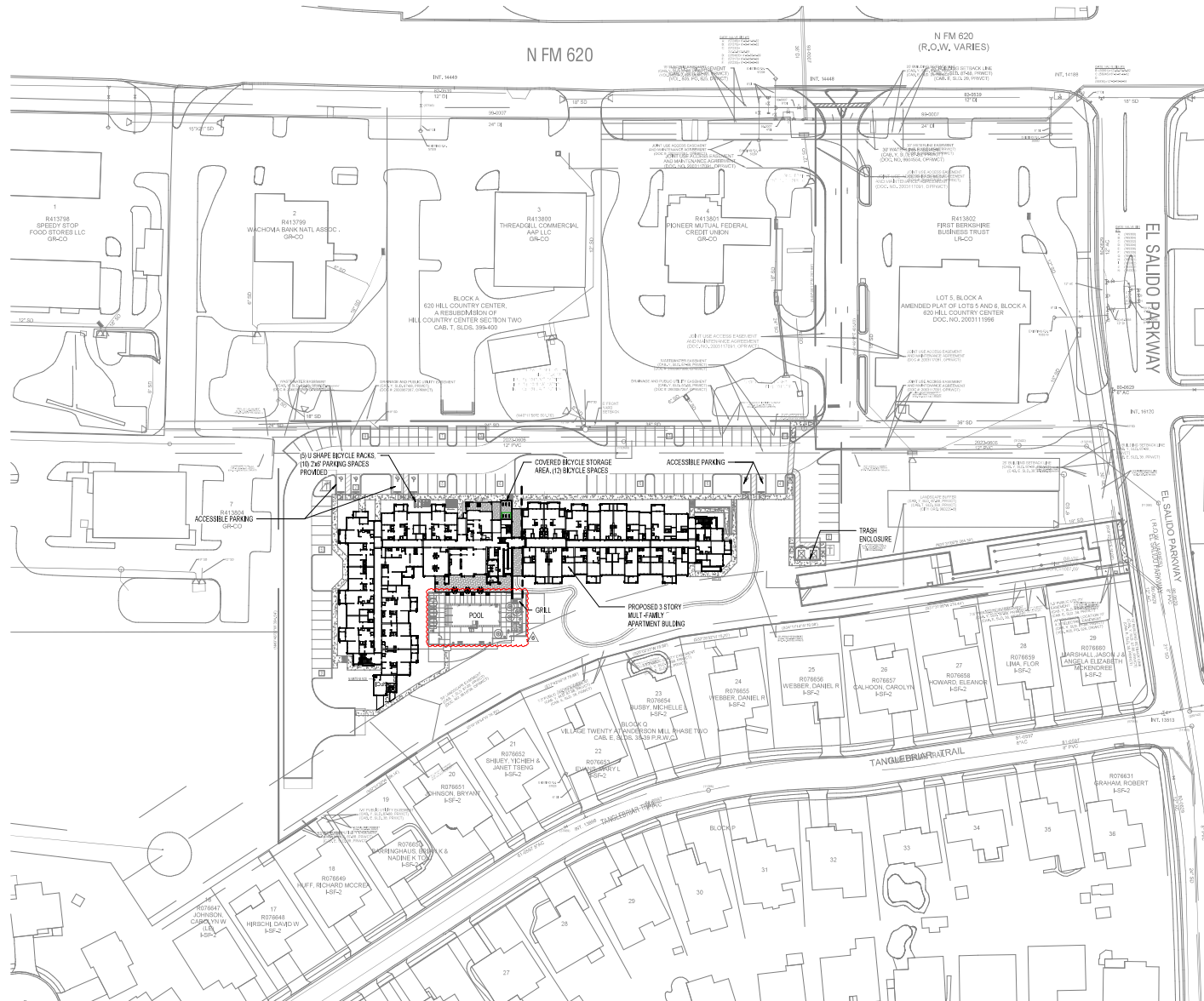
HTG - RED OAKS

AUSTIN, TX

Drawn:	L.R.
Checked:	E.H.
Approved:	T.H.
Date:	10/26/24
Project #:	595500

ARCHITECTURAL SITE PLAN

A1.01



K1 ARCHITECTURAL SITE PLAN
1" = 40'-0"





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.

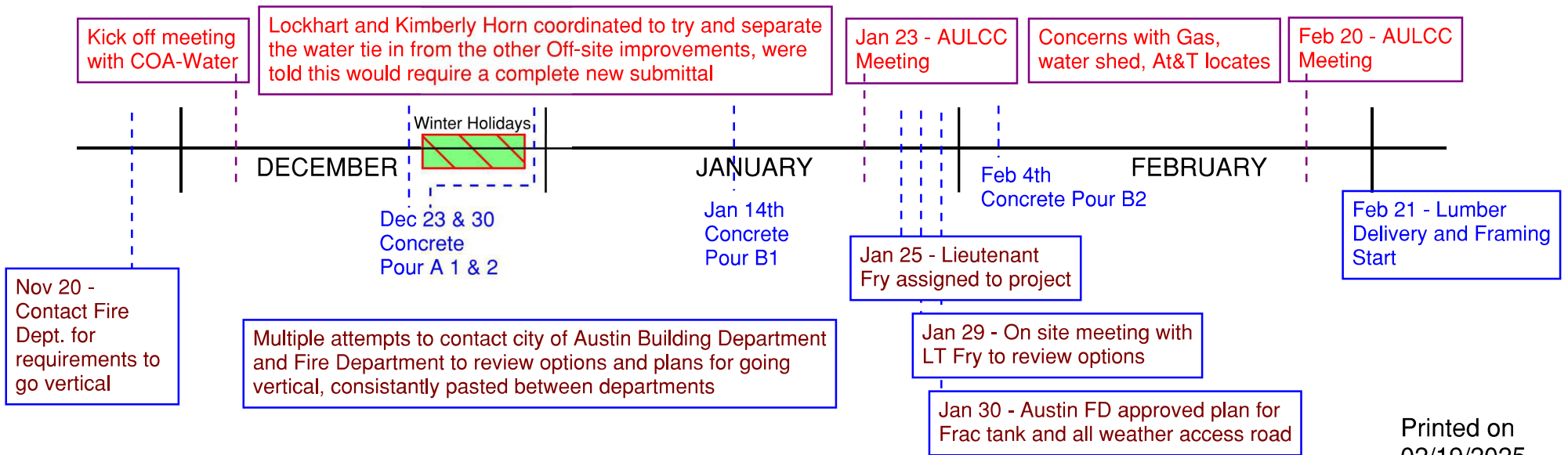
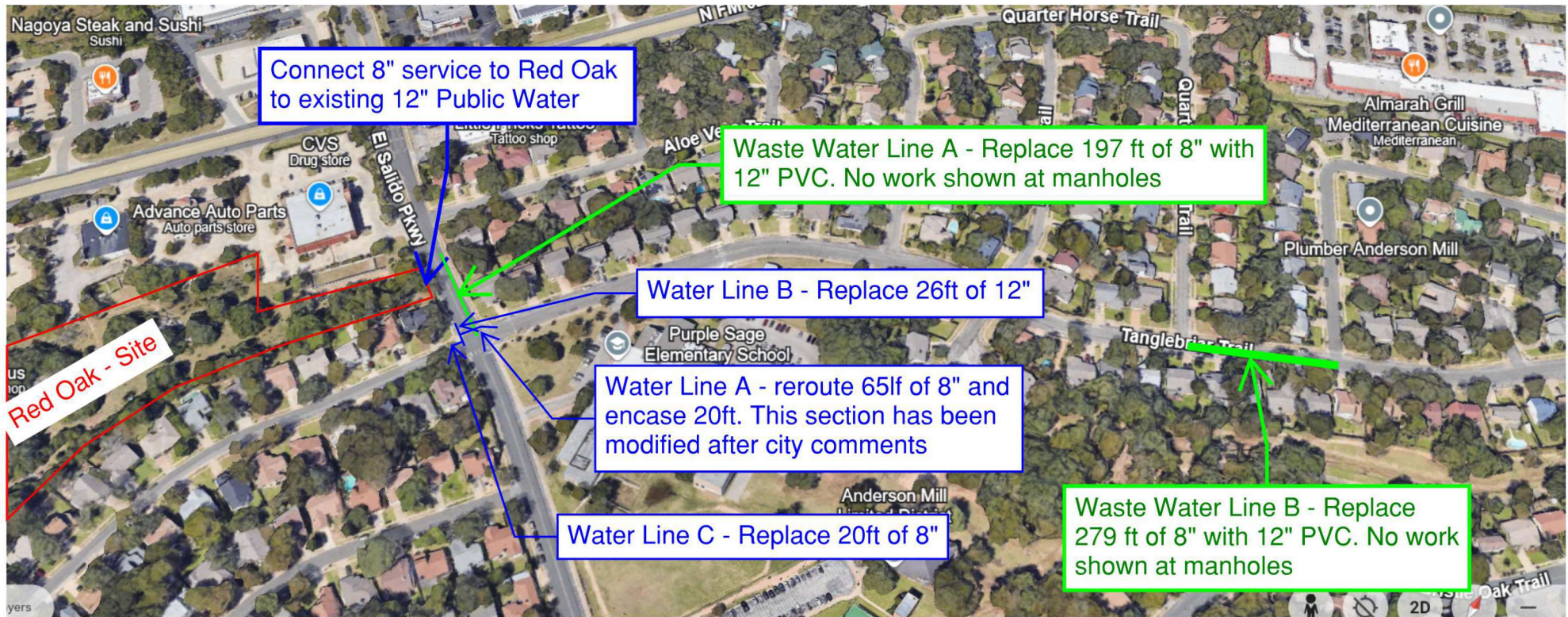
To avoid potential bottlenecks, delays, and last-minute change orders, construction companies should begin the transition process well in advance. This includes coordinating switch-over timelines with vendors and installers, ensuring a sufficient supply of existing equipment before the switch-over, and 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
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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
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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.

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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

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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,

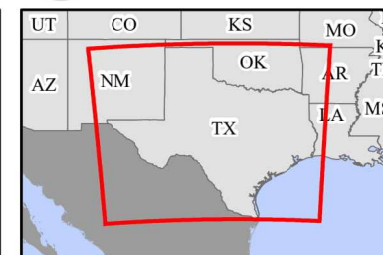
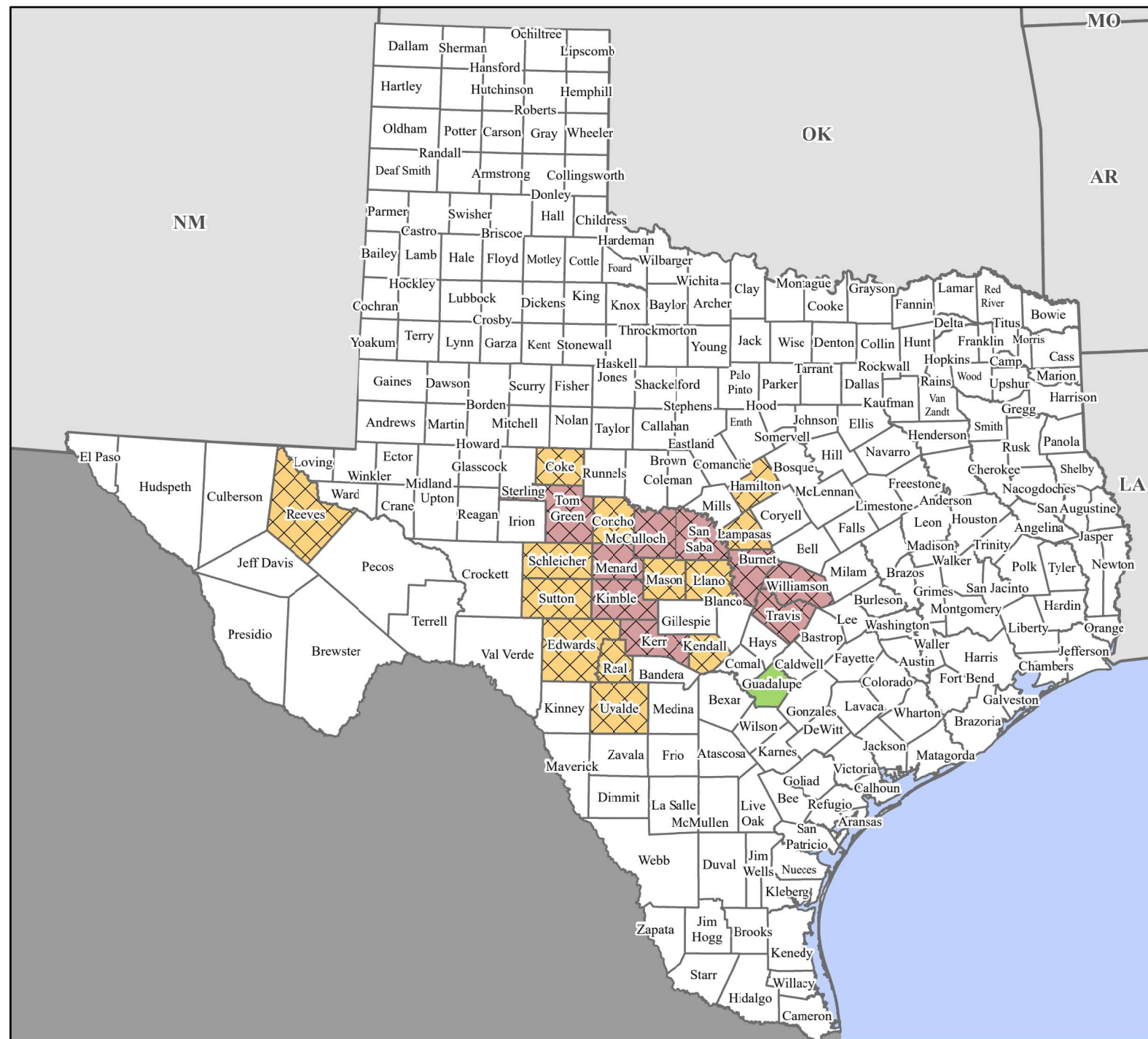
Senior Official Performing the Duties of the Administrator,

Federal Emergency Management Agency.

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



FEMA



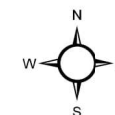
Data Layer/Map Description:

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

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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

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INTEGRITY

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Exhibit "E"

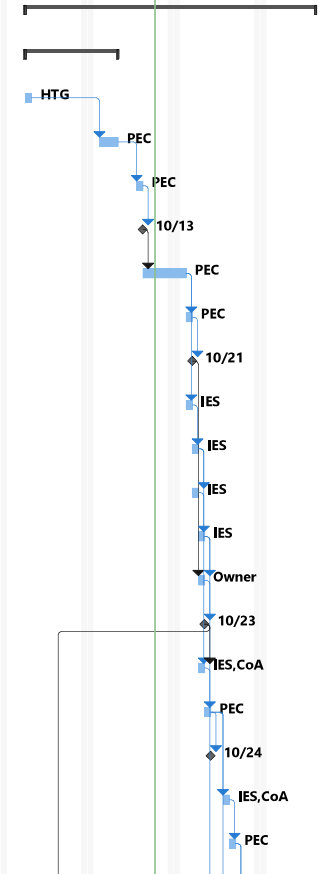


RED OAKS FINAL BASELINE CONSTRUCTION SCHEDULE



ID	Text1 M	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	15FS	17	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	17FS	19	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

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 M	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>	19F5	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>			



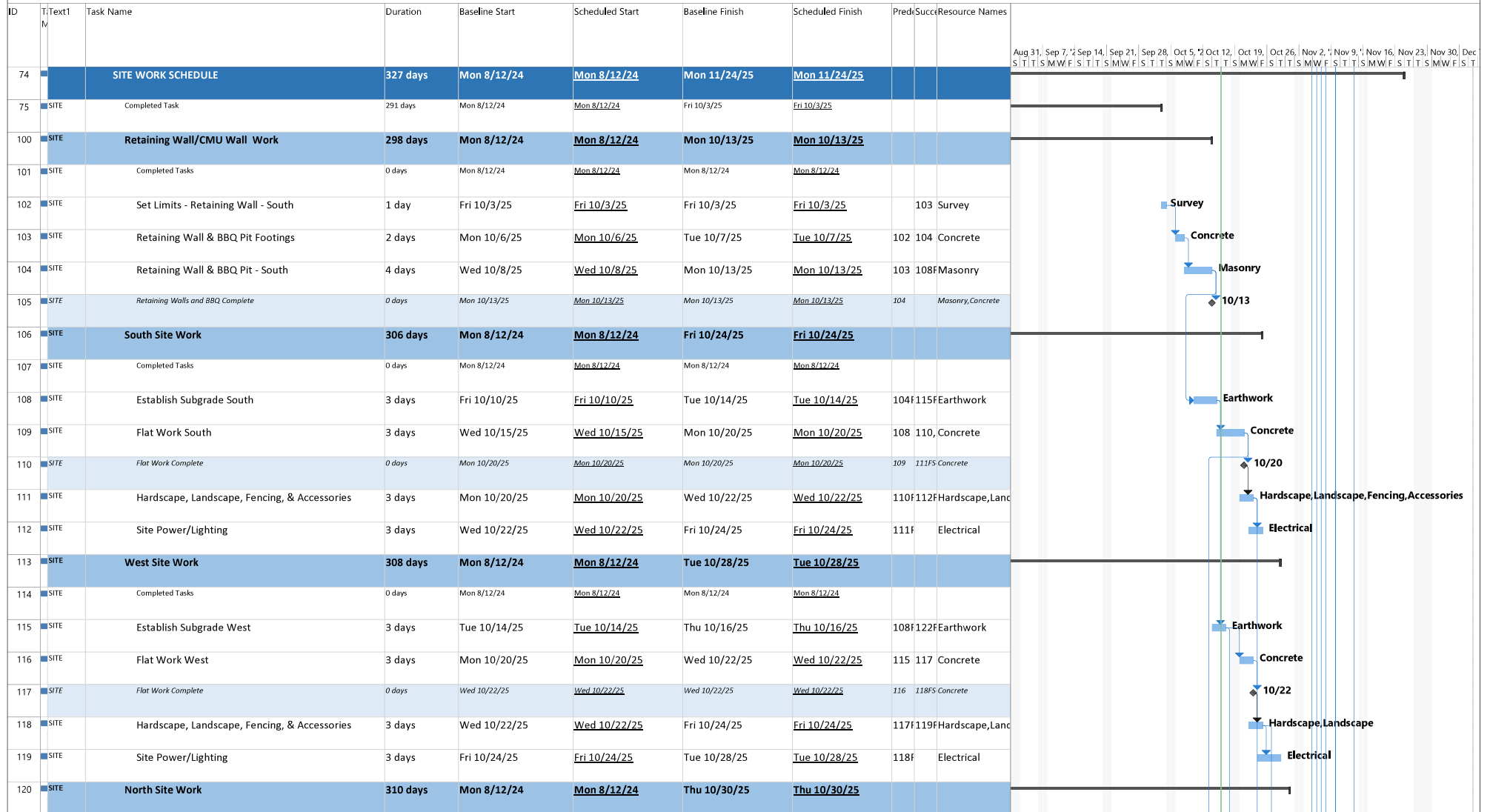
RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1 M	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
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	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	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	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	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	10/30
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	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	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	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	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	11/11
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>			10/30
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>			Survey
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	Earthwork
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	Concrete
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	Electrical
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	Special
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	11/6
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	Concrete
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	Masonry
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	Steel
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	Paint
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	11/14
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	



RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE





RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1 M	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	



RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1 M	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
144	SITE	Final Inspections Passed	0 days	Wed 11/19/25	<u>Wed 11/19/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	143 145	AHJ's	
145	SITE	Owner Walk	1 day	Thu 11/20/25	<u>Thu 11/20/25</u>	Thu 11/20/25	<u>Thu 11/20/25</u>	144 146	Owner	
146	SITE	Owner Corrections	1 day	Fri 11/21/25	<u>Fri 11/21/25</u>	Fri 11/21/25	<u>Fri 11/21/25</u>	145 147	Waltz	
147	SITE	Owner Acceptance	1 day	Mon 11/24/25	<u>Mon 11/24/25</u>	Mon 11/24/25	<u>Mon 11/24/25</u>	146	Owner	
148		SWIMMING POOL SCHEDULE	332 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Wed 12/3/25	<u>Wed 12/3/25</u>			
149	POOL	Completed Tasks	0 days	Mon 8/12/24	<u>Mon 8/12/24</u>	Mon 8/12/24	<u>Mon 8/12/24</u>			
150	POOL	Pool Permit	1 day	Mon 10/13/25	<u>Mon 10/13/25</u>	Mon 10/13/25	<u>Mon 10/13/25</u>	151	Owner	
151	POOL	Pool Permit Obtained	0 days	Mon 10/13/25	<u>Mon 10/13/25</u>	Mon 10/13/25	<u>Mon 10/13/25</u>	150 152	Owner	
152	POOL	Pool Inspection (pool, Electrical, Plumbing)	2 days	Tue 10/14/25	<u>Tue 10/14/25</u>	Wed 10/15/25	<u>Wed 10/15/25</u>	151 153	AHJ's	
153	POOL	Pool Inspections Passed	0 days	Wed 10/15/25	<u>Wed 10/15/25</u>	Wed 10/15/25	<u>Wed 10/15/25</u>	152 154	Pool	
154	POOL	Pool Shotcrete	2 days	Thu 10/16/25	<u>Thu 10/16/25</u>	Mon 10/20/25	<u>Mon 10/20/25</u>	153 155	Pool	
155	POOL	Pool Finishes & BBQ Finishes	6 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Tue 10/28/25	<u>Tue 10/28/25</u>	154 156	Pool	
156	POOL	Pool Deck	5 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	155 157F	Pool	
157	POOL	Pool Equipment Electrical & Plumbing	5 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	156F158F	Electrical, Plumbing	
158	POOL	Pool Pumps & Equipment	5 days	Wed 10/29/25	<u>Wed 10/29/25</u>	Tue 11/4/25	<u>Tue 11/4/25</u>	157F159	Pool	
159	POOL	Pool Fence	5 days	Wed 11/5/25	<u>Wed 11/5/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	158 160	Fence	
160	POOL	Pool Is Ready for Fill & Start Up	0 days	Tue 11/11/25	<u>Tue 11/11/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	159 161	Pool	
161	POOL	Pool Fill & Start Up	6 days	Wed 11/12/25	<u>Wed 11/12/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	160 162	Pool	
162	POOL	Pool Signage & Accessories	2 days	Thu 11/20/25	<u>Thu 11/20/25</u>	Fri 11/21/25	<u>Fri 11/21/25</u>	161 163	Pool	
163	POOL	Pool Final Inspections	2 days	Mon 11/24/25	<u>Mon 11/24/25</u>	Tue 11/25/25	<u>Tue 11/25/25</u>	162 164	AHJ's	
164	POOL	Pool Final Inspections Passed	0 days	Tue 11/25/25	<u>Tue 11/25/25</u>	Tue 11/25/25	<u>Tue 11/25/25</u>	163 165	Pool	
165	POOL	Owners Walk	1 day	Wed 11/26/25	<u>Wed 11/26/25</u>	Wed 11/26/25	<u>Wed 11/26/25</u>	164 166	Owner	
166	POOL	Owners Corrections	1 day	Mon 12/1/25	<u>Mon 12/1/25</u>	Mon 12/1/25	<u>Mon 12/1/25</u>	165 167	Waltz	



RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



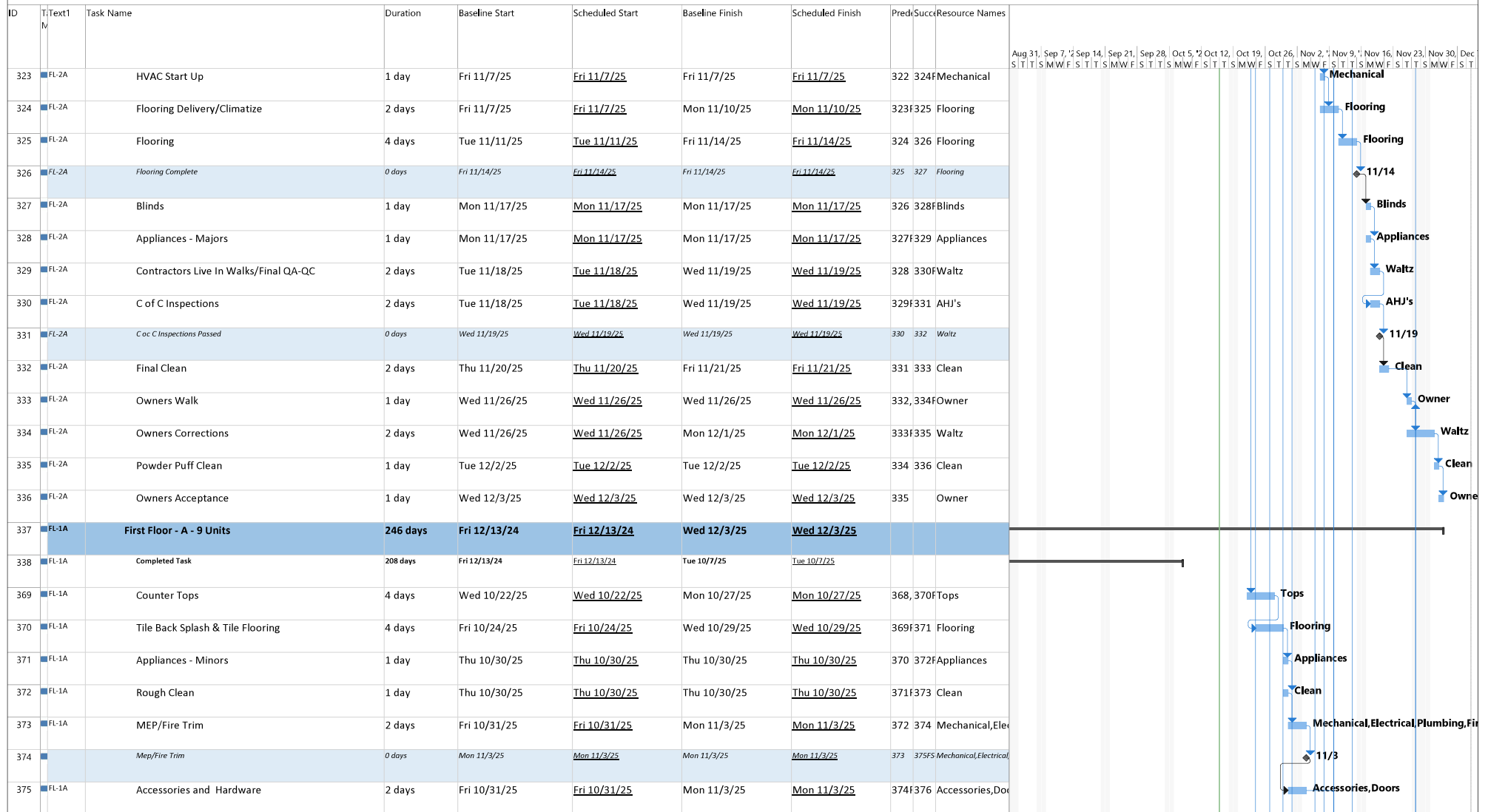
ID	Text1 M	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
167	POOL	Owners Acceptance	1 day	Tue 12/2/25	<u>Tue 12/2/25</u>	Tue 12/2/25	<u>Tue 12/2/25</u>	166 168	Owner	Aug 31, Sep 7, Sep 14, Sep 21, Sep 28, Oct 5, Oct 12, Oct 19, Oct 26, Nov 2, Nov 9, Nov 16, Nov 23, Nov 30, Dec 7, Dec 14, Dec 21, Dec 28
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,Electrical,Plumbing,Fire	
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,Plumbing,Fire	
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 M	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 M	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
376	FL-1A	Hot Check	1 day	Mon 11/10/25	<u>Mon 11/10/25</u>	Mon 11/10/25	<u>Mon 11/10/25</u>	375, 377	Electrical	
377	FL-1A	HVAC Start Up	1 day	Tue 11/11/25	<u>Tue 11/11/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	376, 378	Mechanical	
378	FL-1A	Flooring Delivery/Climatize	2 days	Tue 11/11/25	<u>Tue 11/11/25</u>	Wed 11/12/25	<u>Wed 11/12/25</u>	377, 379	Flooring	
379	FL-1A	Flooring	4 days	Thu 11/13/25	<u>Thu 11/13/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	378, 380	Flooring	
380	FL-1A	Flooring Complete	0 days	Tue 11/18/25	<u>Tue 11/18/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	379, 381	Flooring	
381	FL-1A	Blinds	1 day	Wed 11/19/25	<u>Wed 11/19/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	380, 382	Blinds	
382	FL-1A	Appliances - Majors	1 day	Wed 11/19/25	<u>Wed 11/19/25</u>	Wed 11/19/25	<u>Wed 11/19/25</u>	381, 383	Appliances	
383	FL-1A	Contractors Live In Walks/Final QA-QC	2 days	Thu 11/20/25	<u>Thu 11/20/25</u>	Fri 11/21/25	<u>Fri 11/21/25</u>	382, 384	Waltz	
384	FL-1A	C of C Inspections	2 days	Thu 11/20/25	<u>Thu 11/20/25</u>	Fri 11/21/25	<u>Fri 11/21/25</u>	383, 385	AHJ's	
385	FL-1A	C of C Inspections Passed	0 days	Fri 11/21/25	<u>Fri 11/21/25</u>	Fri 11/21/25	<u>Fri 11/21/25</u>	384, 386	Waltz	
386	FL-1A	Final Clean	2 days	Mon 11/24/25	<u>Mon 11/24/25</u>	Tue 11/25/25	<u>Tue 11/25/25</u>	385, 387	Clean	
387	FL-1A	Owners Walk	1 day	Wed 11/26/25	<u>Wed 11/26/25</u>	Wed 11/26/25	<u>Wed 11/26/25</u>	386, 388	Owner	
388	FL-1A	Owners Corrections	2 days	Wed 11/26/25	<u>Wed 11/26/25</u>	Mon 12/1/25	<u>Mon 12/1/25</u>	387, 389	Waltz	
389	FL-1A	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>	388, 390	Clean	
390	FL-1A	Owners Acceptance	1 day	Wed 12/3/25	<u>Wed 12/3/25</u>	Wed 12/3/25	<u>Wed 12/3/25</u>	389	Owner	
391	FL-3B	Third Floor - B - 12 Units	202 days	Fri 2/21/25	<u>Fri 2/21/25</u>	Tue 12/9/25	<u>Tue 12/9/25</u>			
392	FL-3B	Completed Task	161 days	Fri 2/21/25	<u>Fri 2/21/25</u>	Wed 10/8/25	<u>Wed 10/8/25</u>			
428	FL-3B	Interior Paint	4 days	Wed 10/8/25	<u>Wed 10/8/25</u>	Mon 10/13/25	<u>Mon 10/13/25</u>	427, 429	Paint	
429	FL-3B	Interior Paint Complete	0 days	Mon 10/13/25	<u>Mon 10/13/25</u>	Mon 10/13/25	<u>Mon 10/13/25</u>	428, 430	Paint	
430	FL-3B	Cabinets Delivery	1 day	Tue 10/14/25	<u>Tue 10/14/25</u>	Tue 10/14/25	<u>Tue 10/14/25</u>	429, 431	Cabinets	
431	FL-3B	Cabinet Install	4 days	Wed 10/15/25	<u>Wed 10/15/25</u>	Tue 10/21/25	<u>Tue 10/21/25</u>	430, 432	Cabinets	
432	FL-3B	Counter Tops Delivery	1 day	Tue 10/21/25	<u>Tue 10/21/25</u>	Tue 10/21/25	<u>Tue 10/21/25</u>	431, 433	Tops	
433	FL-3B	Counter Tops	4 days	Wed 10/22/25	<u>Wed 10/22/25</u>	Mon 10/27/25	<u>Mon 10/27/25</u>	432, 434	Tops	

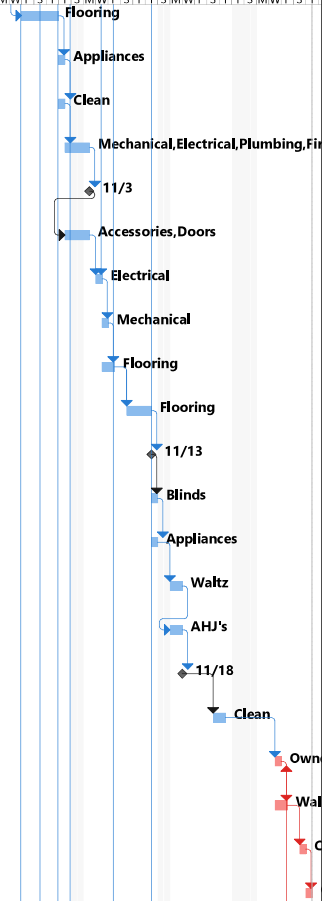


RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1 M	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ/Resource Names	
434	FL-3B	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>	433f435 Flooring	
435	FL-3B	Appliances - Minors	1 day	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	434 436fAppliances	
436	FL-3B	Rough Clean	1 day	Thu 10/30/25	<u>Thu 10/30/25</u>	Thu 10/30/25	<u>Thu 10/30/25</u>	435f437 Clean	
437	FL-3B	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>	436 438 Mechanical,Elect	
438	FL-3B	MEP/Fire Trim is Complete	0 days	Mon 11/3/25	<u>Mon 11/3/25</u>	Mon 11/3/25	<u>Mon 11/3/25</u>	437 439FS Mechanical,Electrical	
439	FL-3B	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>	438f440 Accessories,Doors	
440	FL-3B	Hot Check	1 day	Wed 11/5/25	<u>Wed 11/5/25</u>	Wed 11/5/25	<u>Wed 11/5/25</u>	439,441 Electrical	
441	FL-3B	HVAC Start Up	1 day	Thu 11/6/25	<u>Thu 11/6/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	440 442fMechanical	
442	FL-3B	Flooring Delivery/Climatize	2 days	Thu 11/6/25	<u>Thu 11/6/25</u>	Fri 11/7/25	<u>Fri 11/7/25</u>	441f443 Flooring	
443	FL-3B	Flooring	4 days	Mon 11/10/25	<u>Mon 11/10/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	442 444 Flooring	
444	FL-3B	Flooring Complete	0 days	Thu 11/13/25	<u>Thu 11/13/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	443 445 Flooring	
445	FL-3B	Blinds	1 day	Fri 11/14/25	<u>Fri 11/14/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	444 446fBlinds	
446	FL-3B	Appliances - Majors	1 day	Fri 11/14/25	<u>Fri 11/14/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	445f447 Appliances	
447	FL-3B	Contractors Live In Walks/Final QA-QC	2 days	Mon 11/17/25	<u>Mon 11/17/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	446 448fWaltz	
448	FL-3B	C of C Inspections	2 days	Mon 11/17/25	<u>Mon 11/17/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	447f449 AHJ's	
449	FL-3B	C of C Inspections Passed	0 days	Tue 11/18/25	<u>Tue 11/18/25</u>	Tue 11/18/25	<u>Tue 11/18/25</u>	448 450FS Waltz	
450	FL-3B	Final Clean	2 days	Mon 11/24/25	<u>Mon 11/24/25</u>	Tue 11/25/25	<u>Tue 11/25/25</u>	449f451 Clean	
451	FL-3B	Owners Walk	1 day	Thu 12/4/25	<u>Thu 12/4/25</u>	Thu 12/4/25	<u>Thu 12/4/25</u>	450,452fOwner	
452	FL-3B	Owners Corrections	2 days	Thu 12/4/25	<u>Thu 12/4/25</u>	Fri 12/5/25	<u>Fri 12/5/25</u>	451f453 Waltz	
453	FL-3B	Powder Puff Clean	1 day	Mon 12/8/25	<u>Mon 12/8/25</u>	Mon 12/8/25	<u>Mon 12/8/25</u>	452 454 Clean	
454	FL-3B	Owners Acceptance	1 day	Tue 12/9/25	<u>Tue 12/9/25</u>	Tue 12/9/25	<u>Tue 12/9/25</u>	453 Owner	
455	FL-2B	Second Floor - B - 12 Units	222 days	Fri 1/24/25	<u>Fri 1/24/25</u>	Tue 12/9/25	<u>Tue 12/9/25</u>		
456	FL-2B	Completed Task	178 days	Fri 1/24/25	<u>Fri 1/24/25</u>	Fri 10/3/25	<u>Fri 10/3/25</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

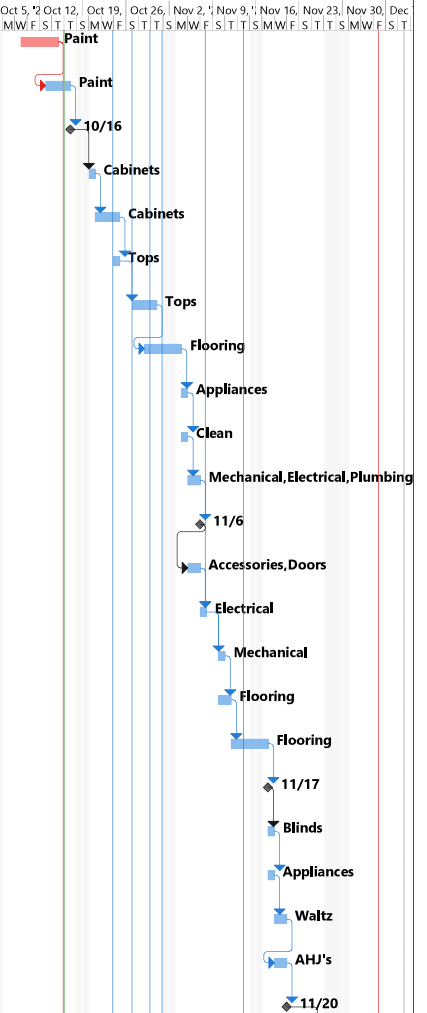




RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1	Task Name	Duration	Baseline Start	Scheduled Start	Baseline Finish	Scheduled Finish	Pred/Succ	Resource Names	
										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>	486f488F	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	
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	
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	
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 492F	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	
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 494F	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	
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 496F	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	
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,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 499FS	Mechanical,Electrical,Plumbing	
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,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	
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 502F	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	
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	
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	
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 506F	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	
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 508F	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	
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 510FS	Waltz	

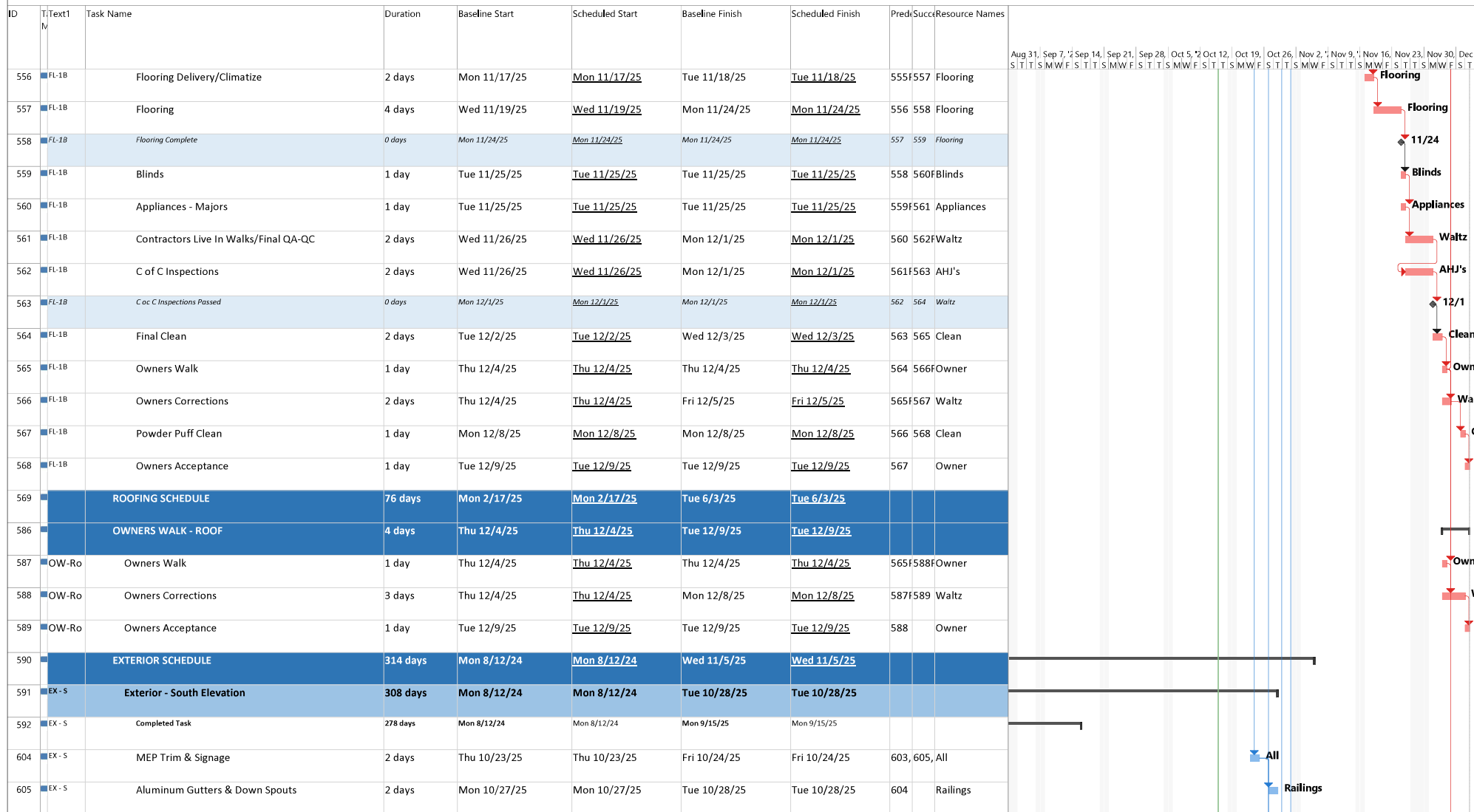




RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1 M	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
510	FL-2B	Final Clean	2 days	Wed 11/26/25	<u>Wed 11/26/25</u>	Mon 12/1/25	<u>Mon 12/1/25</u>	509f511	Clean	
511	FL-2B	Owners Walk	1 day	Thu 12/4/25	<u>Thu 12/4/25</u>	Thu 12/4/25	<u>Thu 12/4/25</u>	510,512f	Owner	
512	FL-2B	Owners Corrections	2 days	Thu 12/4/25	<u>Thu 12/4/25</u>	Fri 12/5/25	<u>Fri 12/5/25</u>	511f513	Waltz	
513	FL-2B	Powder Puff Clean	1 day	Mon 12/8/25	<u>Mon 12/8/25</u>	Mon 12/8/25	<u>Mon 12/8/25</u>	512 514	Clean	
514	FL-2B	Owners Acceptance	1 day	Tue 12/9/25	<u>Tue 12/9/25</u>	Tue 12/9/25	<u>Tue 12/9/25</u>	513	Owner	
515	FL-1B	First Floor - B - 12 Units	234 days	Wed 1/8/25	<u>Wed 1/8/25</u>	Tue 12/9/25	<u>Tue 12/9/25</u>			
516	FL-1B	Completed Task	187 days	Wed 1/8/25	<u>Wed 1/8/25</u>	Tue 9/30/25	<u>Tue 9/30/25</u>			
540	FL-1B	Doors & Trim	4 days	Mon 10/6/25	<u>Mon 10/6/25</u>	Thu 10/9/25	<u>Thu 10/9/25</u>	539 541f	Doors	
541	FL-1B	Interior Paint Prep	4 days	Wed 10/15/25	<u>Wed 10/15/25</u>	Tue 10/21/25	<u>Tue 10/21/25</u>	540f542f	Paint	
542	FL-1B	Interior Paint	4 days	Tue 10/21/25	<u>Tue 10/21/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	541f543	Paint	
543	FL-1B	Interior Paint Complete	0 days	Fri 10/24/25	<u>Fri 10/24/25</u>	Fri 10/24/25	<u>Fri 10/24/25</u>	542 544	Paint	
544	FL-1B	Cabinets Delivery	1 day	Mon 10/27/25	<u>Mon 10/27/25</u>	Mon 10/27/25	<u>Mon 10/27/25</u>	543 545	Cabinets	
545	FL-1B	Cabinet Install	4 days	Tue 10/28/25	<u>Tue 10/28/25</u>	Fri 10/31/25	<u>Fri 10/31/25</u>	544 546f	Cabinets	
546	FL-1B	Counter Tops Delivery	1 day	Fri 10/31/25	<u>Fri 10/31/25</u>	Fri 10/31/25	<u>Fri 10/31/25</u>	545f547	Tops	
547	FL-1B	Counter Tops	4 days	Mon 11/3/25	<u>Mon 11/3/25</u>	Thu 11/6/25	<u>Thu 11/6/25</u>	546 548f	Tops	
548	FL-1B	Tile Back Splash & Tile Flooring	4 days	Wed 11/5/25	<u>Wed 11/5/25</u>	Mon 11/10/25	<u>Mon 11/10/25</u>	547f549	Flooring	
549	FL-1B	Appliances - Minors	1 day	Tue 11/11/25	<u>Tue 11/11/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	548 550f	Appliances	
550	FL-1B	Rough Clean	1 day	Tue 11/11/25	<u>Tue 11/11/25</u>	Tue 11/11/25	<u>Tue 11/11/25</u>	549f551	Clean	
551	FL-1B	MEP/Fire Trim	2 days	Wed 11/12/25	<u>Wed 11/12/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	550 552	Mechanical,Electrical,Plumbing	
552	FL-1B	MEP/Fire Trim is Complete	0 days	Thu 11/13/25	<u>Thu 11/13/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	551 553f	Mechanical,Electrical,Plumbing	
553	FL-1B	Accessories and Hardware	2 days	Wed 11/12/25	<u>Wed 11/12/25</u>	Thu 11/13/25	<u>Thu 11/13/25</u>	552f554	Accessories,Doors	
554	FL-1B	Hot Check	1 day	Fri 11/14/25	<u>Fri 11/14/25</u>	Fri 11/14/25	<u>Fri 11/14/25</u>	553,555	Electrical	
555	FL-1B	HVAC Start Up	1 day	Mon 11/17/25	<u>Mon 11/17/25</u>	Mon 11/17/25	<u>Mon 11/17/25</u>	554 556f	Mechanical	





RED OAKS FINAL BASELINE
CONSTRUCTION SCHEDULE



ID	Text1 M	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
606	EX - W	Exterior - West Elevation	307 days	Thu 8/15/24	Thu 8/15/24	Thu 10/30/25	Thu 10/30/25			
607	EX - W	Completed Task	281 days	Thu 8/15/24	Thu 8/15/24	Tue 9/23/25	Tue 9/23/25			
619	EX - W	MEP Trim & Signage	2 days	Mon 10/27/25	Mon 10/27/25	Tue 10/28/25	Tue 10/28/25	618, 620, All		All
620	EX - W	Aluminum Gutters & Down Spouts	2 days	Wed 10/29/25	Wed 10/29/25	Thu 10/30/25	Thu 10/30/25	619	Railings	Railings
621	EX - N	Exterior - North Elevation	312 days	Mon 8/12/24	Mon 8/12/24	Mon 11/3/25	Mon 11/3/25			
622	EX - N	Completed Task	285 days	Mon 8/12/24	Mon 8/12/24	Wed 9/24/25	Wed 9/24/25			
634	EX - N	MEP Trim & Signage	2 days	Wed 10/29/25	Wed 10/29/25	Thu 10/30/25	Thu 10/30/25	633, 635, All		All
635	EX - N	Aluminum Gutters & Down Spouts	2 days	Fri 10/31/25	Fri 10/31/25	Mon 11/3/25	Mon 11/3/25	634	Railings	Railings
636	EX - E	Exterior - East Elevation	314 days	Mon 8/12/24	Mon 8/12/24	Wed 11/5/25	Wed 11/5/25			
637	EX - E	Completed Task	282 days	Mon 8/12/24	Mon 8/12/24	Fri 9/19/25	Fri 9/19/25			
649	EX - E	MEP Trim & Signage	2 days	Fri 10/31/25	Fri 10/31/25	Mon 11/3/25	Mon 11/3/25	648, 650	Waltz	Waltz
650	EX - E	Aluminum Gutters & Down Spouts	2 days	Tue 11/4/25	Tue 11/4/25	Wed 11/5/25	Wed 11/5/25	649	Railings	Railings
651		OWNERS WALK - BUILDING EXTERIOR	4 days	Thu 12/4/25	Thu 12/4/25	Tue 12/9/25	Tue 12/9/25			
652	OW- Ext	Owner Walk	1 day	Thu 12/4/25	Thu 12/4/25	Thu 12/4/25	Thu 12/4/25	565f653f	Owner	Owner
653	OW- Ext	Owners Corrections	3 days	Thu 12/4/25	Thu 12/4/25	Mon 12/8/25	Mon 12/8/25	652f654	Waltz	
654	OW- Ext	Owners Acceptance	1 day	Tue 12/9/25	Tue 12/9/25	Tue 12/9/25	Tue 12/9/25	653	Owner	