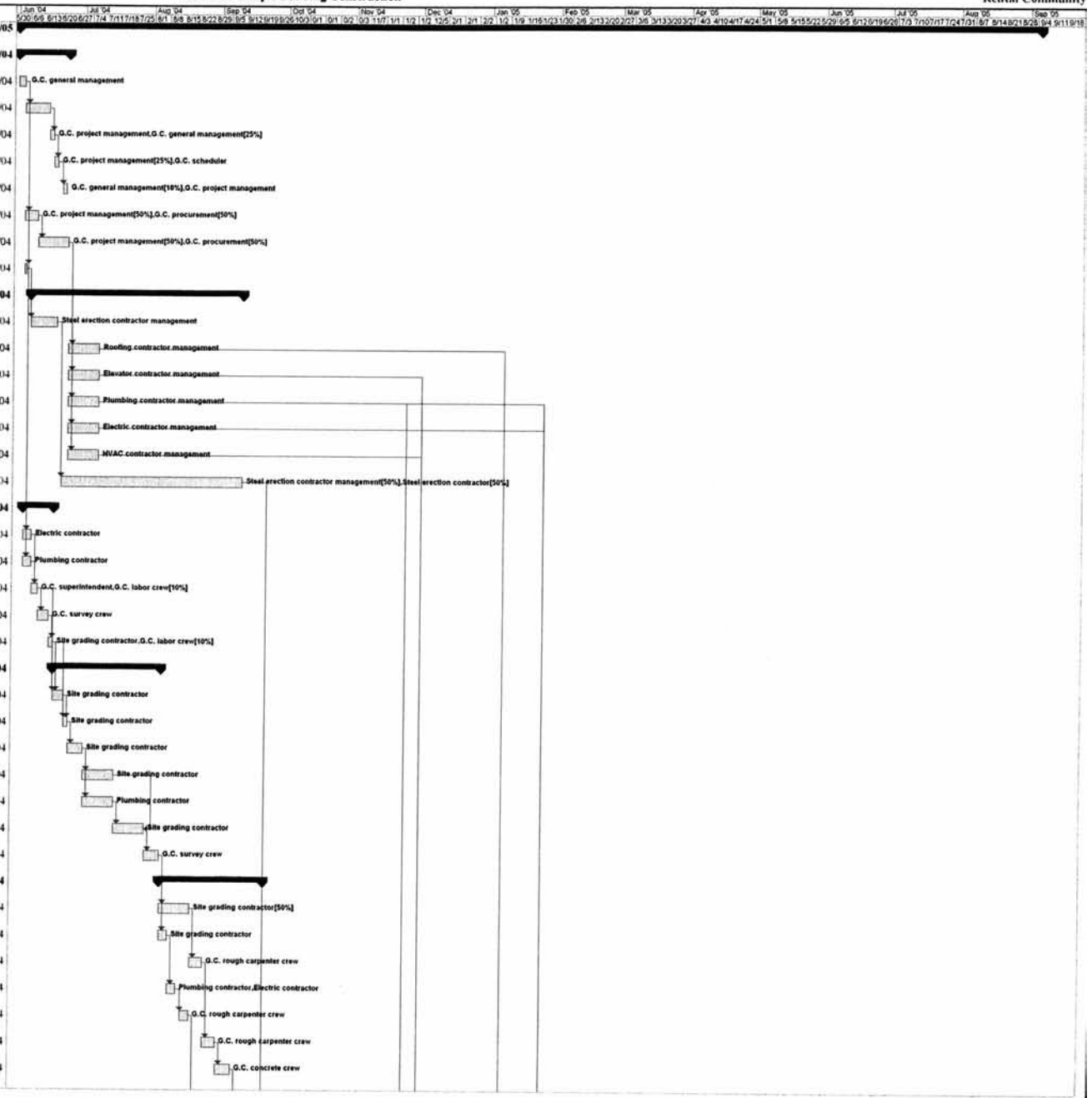
Boston Capital Part...
Andover Development 131-139 Lowell Street

16 Month Constr...ction Schedule
Assumes Multiple Building Construction

191 Unit Multi Family ...arket & Affordable Rental Community

ID	Task Name	Duration	Start	Finish
1	**191 Unit Affordable and Market Rate Housing**	**330 days**	**Tue 6/1/04**	**Mon 9/5/05**
2	**General Conditions**	**17 days**	**Tue 6/1/04**	**Wed 6/23/04**
3	Receive notice to proceed and sign contract	3 days	Tue 6/1/04	Thu 6/3/04
4	Execute Construction Contract	7 days	Fri 6/4/04	Mon 6/14/04
5	Submit bond and insurance documents	2 days	Tue 6/15/04	Wed 6/16/04
6	Prepare and submit project schedule	2 days	Thu 6/17/04	Fri 6/18/04
7	Prepare and submit schedule of values	2 days	Mon 6/21/04	Tue 6/22/04
8	Obtain building permits	4 days	Fri 6/4/04	Wed 6/9/04
9	Submit preliminary shop drawings	2 wks	Thu 6/10/04	Wed 6/23/04
10	Submit monthly requests for payment	1 day	Fri 6/4/04	Fri 6/4/04
11	**Long Lead Procurement**	**70 days**	**Mon 6/7/04**	**Fri 9/10/04**
12	Submit contract and order long lead items - steel	2 wks	Mon 6/7/04	Fri 6/18/04
13	Submit contract and order long lead items - roofing	2 wks	Thu 6/24/04	Wed 7/7/04
14	Submit contract and order long lead items - elevator	2 wks	Thu 6/24/04	Wed 7/7/04
15	Submit contract and order long lead items - plumbing	2 wks	Thu 6/24/04	Wed 7/7/04
16	Submit contract and order long lead items - electric	2 wks	Thu 6/24/04	Wed 7/7/04
17	Submit contract and order long lead items - HVAC	2 wks	Thu 6/24/04	Wed 7/7/04
18	Detail, fabricate, and deliver steel	12 wks	Mon 6/21/04	Fri 9/10/04
19	**Mobilize on Site**	**10 days**	**Fri 6/4/04**	**Thu 6/17/04**
20	Install temporary power	2 days	Fri 6/4/04	Mon 6/7/04
21	Install temporary water service	2 days	Fri 6/4/04	Mon 6/7/04
22	Set up site office	3 days	Tue 6/8/04	Thu 6/10/04
23	Set line and grade benchmarks	3 days	Fri 6/11/04	Tue 6/15/04
24	Prepare site - lay down yard and temporary fencing	2 days	Wed 6/16/04	Thu 6/17/04
25	**Site Grading and Utilities**	**35 days**	**Fri 6/18/04**	**Thu 8/5/04**
26	Clear and grub site	3 days	Fri 6/18/04	Tue 6/22/04
27	Stone site access and temporary parking area	2 days	Wed 6/23/04	Thu 6/24/04
28	Rough grade site (cut and fill)	1 wk	Fri 6/25/04	Thu 7/1/04
29	Install storm drainage	2 wks	Fri 7/2/04	Thu 7/15/04
30	Install exterior fire line and building fire riser	2 wks	Fri 7/2/04	Thu 7/15/04
31	Perform final site grading	2 wks	Fri 7/16/04	Thu 7/29/04
32	Erect building batter boards and layout building	1 wk	Fri 7/30/04	Thu 8/5/04
33	**Foundations**	**33 days**	**Fri 8/6/04**	**Tue 9/21/04**
34	Excavate foundations	2 wks	Fri 8/6/04	Thu 8/19/04
35	Excavate elevator pit	2 days	Fri 8/6/04	Mon 8/9/04
36	Form column piers and spread foundations	4 days	Fri 8/20/04	Wed 8/25/04
37	Rough-in electric and plumbing in elevator	4 days	Tue 8/10/04	Fri 8/13/04
38	Form elevator pit walls	4 days	Mon 8/16/04	Thu 8/19/04
39	Set reinforcing and anchor bolts	4 days	Thu 8/26/04	Tue 8/31/04
40	Pour column piers and foundations	5 days	Wed 9/1/04	Tue 9/7/04



Andover Multifamily Market Rate & Affordable
16 Month Construction Schedule
February 7, 2004

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

191 Units,Raw Land, Steel, Wood Frame, Market Rate, 25%Affordable

Prepared by SPLLC Assumes 191u @ 170kpu = 32,470,000 tpc

Sat 2/7/04 12:54 PM

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Andover Development 131-139 Lowell Street

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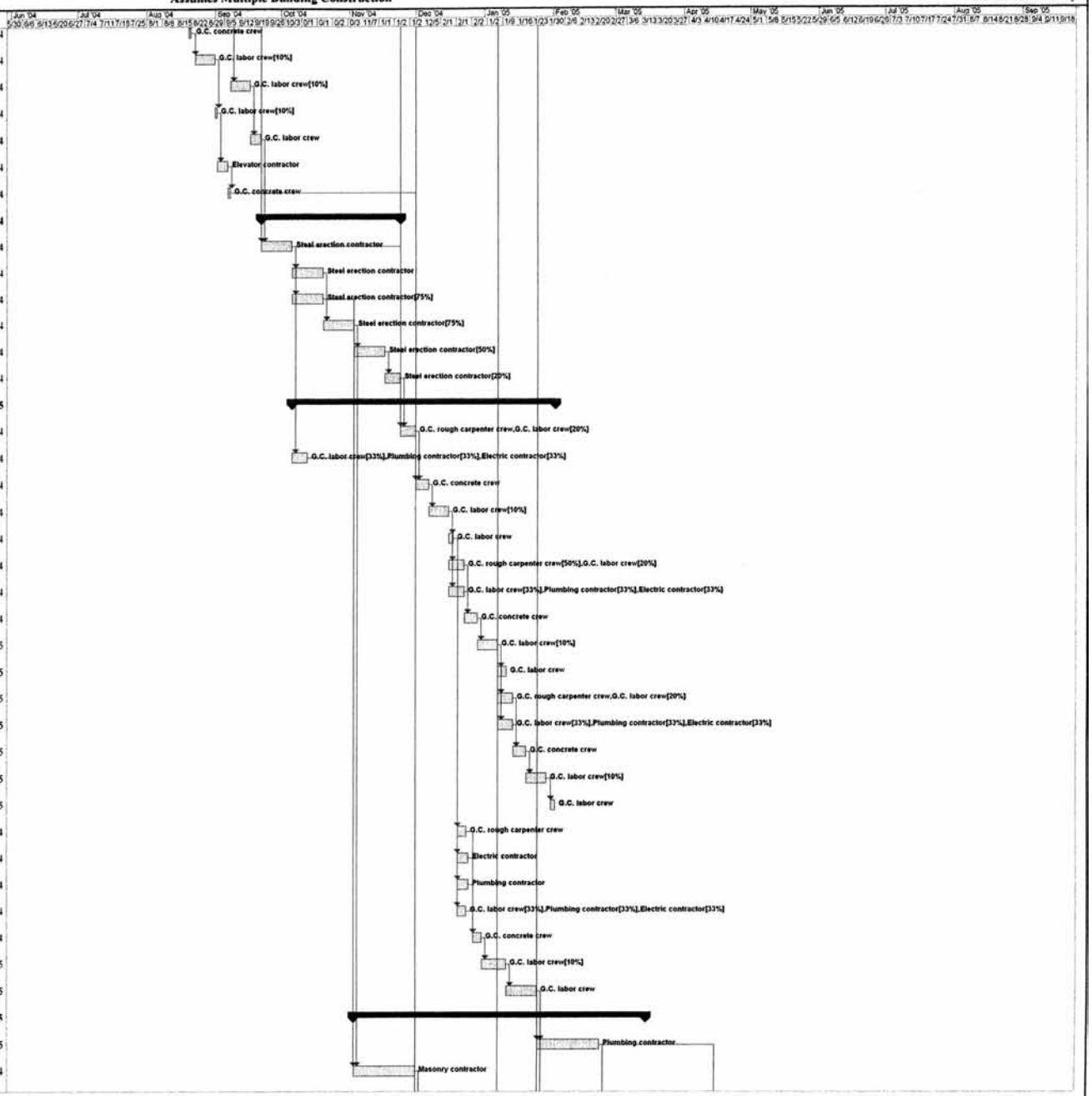
Assumes Multiple Building Construction

191 Unit Multi Family Market & Affordable Rental Community

ID	Task Name	Duration	Start	Finish
41	Pour concrete elevator walls	1 day	Fri 8/20/04	Fri 8/20/04
42	Cure elevator wall concrete	7 days	Mon 8/23/04	Tue 8/31/04
43	Cure piers and foundations	7 days	Wed 9/8/04	Thu 9/16/04
44	Strip wall forms	1 day	Wed 9/1/04	Wed 9/1/04
45	Strip column piers and foundation forms	3 days	Fri 9/17/04	Tue 9/21/04
46	Install pneumatic tube in elevator pit	3 days	Thu 9/2/04	Mon 9/6/04
47	Prepare and pour concrete floor in elevator pit	1 day	Tue 9/7/04	Tue 9/7/04
48	**Steel Erection**	**45 days**	**Wed 9/22/04**	**Tue 11/23/04**
49	Erect steel columns, beams, and joist - 1st and 2nd flo	2 wks	Wed 9/22/04	Tue 10/5/04
50	Erect steel columns, beams, and joist - 3rd floor and r	2 wks	Wed 10/6/04	Tue 10/19/04
51	Install miscellaneous iron and bracing - 1st and 2nd fl	2 wks	Wed 10/6/04	Tue 10/19/04
52	Install miscellaneous iron and bracing - 3rd floor and	2 wks	Wed 10/20/04	Tue 11/2/04
53	Install stairs and miscellaneous iron railing	2 wks	Wed 11/3/04	Tue 11/16/04
54	Touch-up paint on steel	1 wk	Wed 11/17/04	Tue 11/23/04
55	**Rough Carpentry**	**85 days**	**Wed 10/6/04**	**Tue 2/1/05**
56	Frame 1st floor	5 days	Wed 11/24/04	Tue 11/30/04
57	Frame 1st floor walls	5 days	Wed 10/6/04	Tue 10/12/04
58	Frame infill & details	4 days	Wed 12/1/04	Mon 12/6/04
59	Frame move up	7 days	Tue 12/7/04	Wed 12/15/04
60	Frame Punch List 1st floor	2 days	Thu 12/16/04	Fri 12/17/04
61	Frame 2cd floor	5 days	Thu 12/16/04	Wed 12/22/04
62	Frame 2cd floor walls	5 days	Thu 12/16/04	Wed 12/22/04
63	Frame infill & details	4 days	Thu 12/23/04	Tue 12/28/04
64	Frame move up	7 days	Wed 12/29/04	Thu 1/6/05
65	Frame punch list 2cd floor	2 days	Fri 1/7/05	Mon 1/10/05
66	Frame 3rd floor	5 days	Fri 1/7/05	Thu 1/13/05
67	Frame 3rd floor walls	5 days	Fri 1/7/05	Thu 1/13/05
68	Frame infill & details	4 days	Fri 1/14/05	Wed 1/19/05
69	Frame move up	7 days	Thu 1/20/05	Fri 1/28/05
70	Frame punch list 3rd floor	2 days	Mon 1/31/05	Tue 2/1/05
71	Frame roof set up	4 days	Mon 12/20/04	Thu 12/23/04
72	Frame roof lay out	1 wk	Mon 12/20/04	Fri 12/24/04
73	Frame roof safety	1 wk	Mon 12/20/04	Fri 12/24/04
74	Frame roof ridges & structure	4 days	Mon 12/20/04	Thu 12/23/04
75	Frame roof rafters	4 days	Mon 12/27/04	Thu 12/30/04
76	Frame roof sheating	7 days	Fri 12/31/04	Mon 1/10/05
77	Frame roofing finish	10 days	Tue 1/11/05	Mon 1/24/05
78	**Masonry Work**	**94 days**	**Wed 11/3/04**	**Mon 3/14/05**
79	Rough-in plumbing at toilets and masonry walls	4 wks	Tue 1/25/05	Mon 2/21/05
80	Lay masonry at core, mechanical, and toilets	4 wks	Wed 11/3/04	Tue 11/30/04



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Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline

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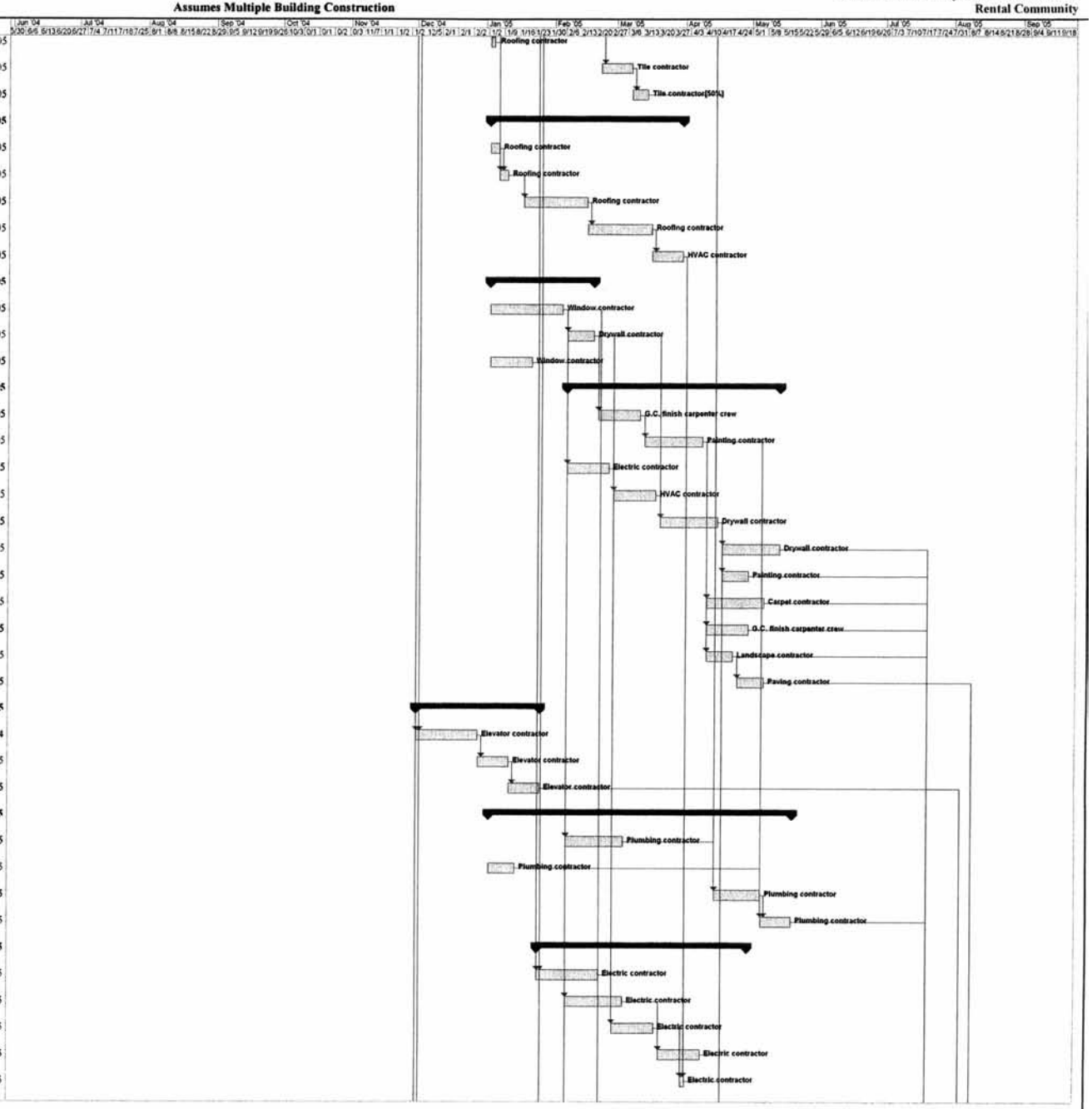
ID	Task Name	Duration	Start	Finish
81	Install roof drains	2 days	Mon 1/3/05	Tue 1/4/05
82	Install tile in toilet rooms	2 wks	Tue 2/22/05	Mon 3/7/05
83	Clean toilet room tile	1 wk	Tue 3/8/05	Mon 3/14/05
84	**Roofing**	**63 days**	**Mon 1/3/05**	**Wed 3/30/05**
85	Install flashing at parapet walls	4 days	Mon 1/3/05	Thu 1/6/05
86	Pour lightweight concrete roof fill	2 days	Fri 1/7/05	Mon 1/10/05
87	Install roofing material	21 days	Tue 1/18/05	Tue 2/15/05
88	Install roofing shingles	21 days	Wed 2/16/05	Wed 3/16/05
89	Set rooftop equipment	2 wks	Thu 3/17/05	Wed 3/30/05
90	**Windows Wall and Entry Closures**	**35 days**	**Mon 1/3/05**	**Fri 2/18/05**
91	Install windows aluminum and glass	5 wks	Mon 1/3/05	Fri 2/4/05
92	Install interior details	2 wks	Mon 2/7/05	Fri 2/18/05
93	Install store front doors and hardware	3 wks	Mon 1/3/05	Fri 1/21/05
94	**Building Finishes**	**70 days**	**Mon 2/7/05**	**Fri 5/13/05**
95	Install drywall	3 wks	Mon 2/21/05	Fri 3/11/05
96	Tape drywall	4 wks	Mon 3/14/05	Fri 4/8/05
97	Install conduit at ceiling plenum space	3 wks	Mon 2/7/05	Fri 2/25/05
98	Install duct in ceiling plenum space	3 wks	Mon 2/28/05	Fri 3/18/05
99	Install millwork & Doors	4 wks	Mon 3/21/05	Fri 4/15/05
100	Paint wall and trim	4 wks	Mon 4/18/05	Fri 5/13/05
101	Hang wallpaper	2 wks	Mon 4/18/05	Fri 4/29/05
102	Install building carpet	4 wks	Mon 4/11/05	Fri 5/6/05
103	Install hardware and accessories	3 wks	Mon 4/11/05	Fri 4/29/05
104	Complete interior and exterior sod and plantings	2 wks	Mon 4/11/05	Fri 4/22/05
105	Pave, curb, and stripe parking lot	2 wks	Mon 4/25/05	Fri 5/6/05
106	**Elevators**	**40 days**	**Wed 12/1/04**	**Tue 1/25/05**
107	Set elevator equipment in shafts	4 wks	Wed 12/1/04	Tue 12/28/04
108	Set equipment in mechanical room	2 wks	Wed 12/29/04	Tue 1/11/05
109	Test and align doors and equipment	2 wks	Wed 1/12/05	Tue 1/25/05
110	**Plumbing**	**99 days**	**Mon 1/3/05**	**Thu 5/19/05**
111	Rough-in plumbing in drywall walls	4 wks	Mon 2/7/05	Fri 3/4/05
112	Tie-in fire line riser and set valves	2 wks	Mon 1/3/05	Fri 1/14/05
113	Set plumbing fixtures and trim	3 wks	Fri 4/15/05	Thu 5/5/05
114	Flush, test, and clean piping and fixtures	2 wks	Fri 5/6/05	Thu 5/19/05
115	**Electrical**	**69 days**	**Tue 1/25/05**	**Fri 4/29/05**
116	Rough-in electrical in masonry walls	4 wks	Tue 1/25/05	Mon 2/21/05
117	Rough-in electrical in drywall walls	4 wks	Mon 2/7/05	Fri 3/4/05
118	Pull wire in conduit and set area transformers	3 wks	Mon 2/28/05	Fri 3/18/05
119	Install and terminate electrical devices	3 wks	Mon 3/21/05	Fri 4/8/05
120	Make electrical terminations for HVAC equipment	2 days	Thu 3/31/05	Fri 4/1/05



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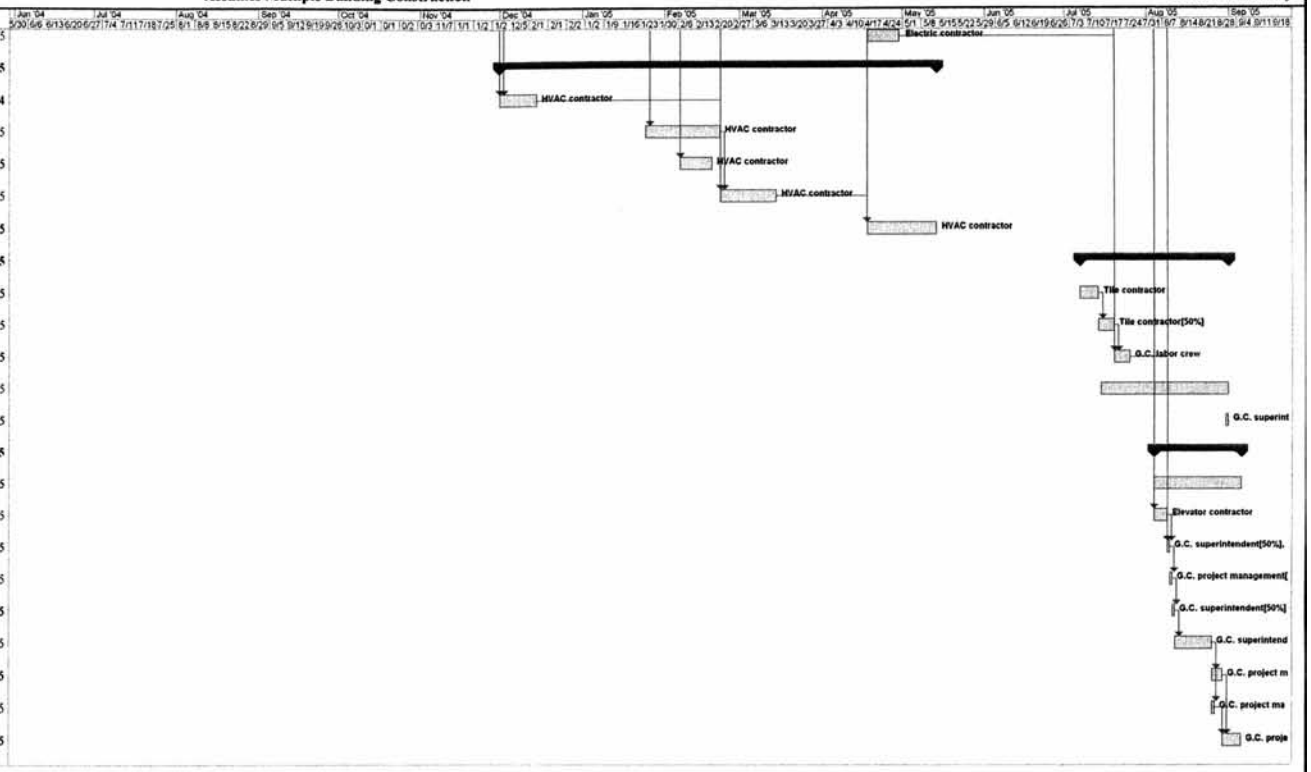
ID	Task Name	Duration	Start	Finish
121	Install light fixtures - test and clean	2 wks	Mon 4/18/05	Fri 4/29/05
122	**Heating and Ventilating - AC**	**118 days**	**Wed 12/1/04**	**Fri 5/13/05**
123	Set equipment in mechanical room	2 wks	Wed 12/1/04	Tue 12/14/04
124	Rough-in mechanical in masonry walls	4 wks	Tue 1/25/05	Mon 2/21/05
125	Rough-in mechanical in drywall walls	2 wks	Mon 2/7/05	Fri 2/18/05
126	Install duct in building chase	3 wks	Tue 2/22/05	Mon 3/14/05
127	Set HVAC trim and test and balance system	4 wks	Mon 4/18/05	Fri 5/13/05
128	**Final Clean-up and Occupancy**	**40 days**	**Thu 7/7/05**	**Wed 8/31/05**
129	Install hard tile flooring in common areas	1 wk	Thu 7/7/05	Wed 7/13/05
130	Clean hard tile floors	4 days	Thu 7/14/05	Tue 7/19/05
131	Remove debris from building and do final clean-up	4 days	Wed 7/20/05	Mon 7/25/05
132	Pre Punch List completion	34 days	Fri 7/15/05	Wed 8/31/05
133	Substantial completion date	1 day	Wed 8/31/05	Wed 8/31/05
134	**Complete Final Inspections**	**23 days**	**Thu 8/4/05**	**Mon 9/5/05**
135	Manage Final Inspections	23 days	Thu 8/4/05	Mon 9/5/05
136	Complete elevator inspection and certification	3 days	Thu 8/4/05	Mon 8/8/05
137	Perform architect's inspection	1 day	Tue 8/9/05	Tue 8/9/05
138	Perform local building agency inspection	1 day	Wed 8/10/05	Wed 8/10/05
139	Perform fire marshal's inspection	1 day	Thu 8/11/05	Thu 8/11/05
140	Complete punch list items from all inspections	2 wks	Fri 8/12/05	Thu 8/25/05
141	Obtain certificate of occupancy	2 days	Fri 8/26/05	Mon 8/29/05
142	Issue final completion documents including warranties	1 day	Fri 8/26/05	Fri 8/26/05
143	Issue final request for payment	5 days	Tue 8/30/05	Mon 9/5/05



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