

**Dana Point Harbor
Hotel, Marinas and Commerical Core
Project Schedule**

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

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