

Proposed Redevelopment Schedule

Montville HA - Independence Village

	Proposed	Actual	Comments
Capital Needs Assessment Completed		2/9/2024	
RFP published for Development Consultant		12/5/2023	
Consultant Responses Due		12/15/2023	
Initial Selection of Development Consultant		1/24/2024	
Draft Contract from Development Consultant		2/1/2024	
Board Approval of Development Consultant		1/24/2024	
Fully Executed Contract - Development Consultant		2/28/2024	
Consultant site visit and receipt of Capital Needs Assessment		2/1/2024	
Draft Architect Procurement Package		2/26/2024	
RFQ/P published for Architect		3/15/2024	
Architect RFQ/P Due		4/1/2024	
Architectural firms selected for cost Proposal (<i>min 3</i>)		4/16/2024	
Fee Proposals Due		4/16/2024	
Initial Selection of Architect		4/30/2024	
Draft Contract from Architect		5/22/2024	
Board Resolution to approve Architect Contract		7/30/2024	
Fully Executed Contract - Architect Design		7/30/2024	
Coordination of Site/Unit Architect - Perform due diligence		8/12/2024	
Arch Contract Adjust/Environmental Addendum to MHA Board		10/29/2024	
Priority Needs application to MHA Board		10/29/2024	
Execution of Arch Contract Adjust/Environmental Addendum		11/5/2024	
Execution of Priority Needs application		11/5/2024	
Schedule Phase I ESA and Hazardous Materials Survey Start		11/19/2024	
Additional Arch Site Visit Due Diligence Start		11/19/2024	
Finish Site work for Phase I ESA and Hazardous Materials Survey	11/26/2024		
Finish Additional Arch Site Visits	11/21/2024		
All environmental reports completed	12/10/2024		
Proj. Architect completes due diligence/proposes scope of work including enviro hazards	12/15/2024		
Scope of work discussed with Owner and approved/finalized given due diligence C.N.A. and enviro findings	12/20/2024		
Preliminary plans and specifications	1/20/2025		
CHFA review process of Plans and Specifications (2 weeks)	2/3/2025		
Create General Contractor RFQ	2/4/2025		
General Contractor RFQ responses due (3-4 weeks)	2/25/2025		
General Contractor short list created	3/4/2025		
Draft Pre Development Budget	9/30/2024		
Submission of Priority Needs Application for Pre Development Funding	11/14/2024		
Approval of Priority Needs Funding	11/30/2024		
Start completing Consolidated Application - keeping in mind items with long lead times such as:			
P&Z approval	2/3/2025		
SHPO	12/15/2024		
Department of Labor determination	1/15/2025		
Utility company outreach for energy rebates	12/1/2024		
Plans and Specs to 90% including environmental scope of work	2/3/2025		
Request SharePoint site from CHFA	12/1/2024		
Submission of Consolidated Application, 90% Plans/Specs including environmental reports	1/31/2025		
CHFA notifies DOH of upcoming estimated SSHIP request	1/31/2025		provides DOH with a request amount (within 10%)

	Proposed	Actual	Comments
Program Administration (PA) - full review of application completed and clarifications sent			period to be established
Tech Services - full review of Plans and Specifications completed and clarifications sent			period to be established
Clarification responses due to PA			
Tech clarification responses due to Tech Svcs			
PA completion of clarification review			
Tech Svcs clarifications addressed and Plans/Specs approved			to be done prior to publishing bid package
Construction Bid Package Published	2/4/2025		
Construction Bid Walkthrough	2/19/2025		
Construction Bids Due	2/25/2025		
GC Selected - Update ConApp Exhibits (Exploded Trade Payment Breakdown and Development Budget)	3/11/2025		
CHFA formally submits request for SSHIP funds to DOH			
CHFA Intial Closing List Issued	3/18/2025		
Initial Closing	3/25/2025		
Construction Start Date	4/1/2025		