412 Goodrich Proposed Timetable
~~Revised 5/22/18~~ 6/26/18
Historic Saint Paul

	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18 - March-19	April-19 - Sept-19	Oct-19
Legislative Hearing																	
City Council approval																	
Accept donation of property - pending council approval																	
Explore local designation and/or National Register eligibility																	
Pre-development work																	
Fundraising																	
Develop/adjust architectural plans and specifications (in consultation with HPC)																	
Bidding																	
Adjust scope/identify & confirm agreements for strategies to meet budget																	
Confirm GP YouthBuild participation in demolition																	
Explore utility hook-ups and foundation issues																	
Secure commitments for donated materials (for period-appropriate details)																	
Locate sources of salvage materials (for period-appropriate details)																	
Execute contracts																	
Close on construction loan (line of credit already in place)																	
Construction																	
(Incorporate time in schedule to allow for YouthBuild &/or Conservation Corp/Pro-bono professional services/Volunteers to reduce gap where possible/needed)																	
Phase 1: demolish rear addition.																	
Phase 1: demolish and rebuild rear addition, foundation, exterior siding, soffits and facia, roof, windows, utility reconnections, new mechanicals, insulation,																	
Phase 2: finishes. Exterior eves and rakes, interior trim, floor, doors, hardware, cabinets, paint, appliances																	
Sales																	

Reconstruction: post-closing on financing.