

**PROPOSED CONSTRUCTION STAGING SCHEDULE  
FOR  
FACTORY LOFTS  
(NEC OF THIRD STREET AND GASS AVENUE)**

**Project Schedule/Timeline**

The Project timeline is an estimate based upon calculated conjectures. Such figures should not be considered absolute and may be subject to change. The projected schedule and timeline are as follows:

Design Phase: Estimated four (4) months.

Permitting Phase: Estimated three (3) months, with cooperating civil approvals.

Construction Phase: Estimated ten to twelve (10-12) months, not including TI build-outs.

Construction Phase includes the supply and install of all labor, materials and equipment within the following scope to include: site work, concrete, masonry & stone, metals, woods & plastics, moisture & thermal protection, doors & windows, finishes, specialties, equipment & cabinetry, elevators & conveying systems, mechanical and electric.

Total Scheduled Timeline: Estimated at seventeen to nineteen (17-19) months.

**Project Staging**

Construction staging, parking and storage of construction materials shall take place on the property located at:

817 S. Third Street and 821 S. Third Street  
APN: 139-34-410-106 & 107

The staging of the Project will include the storage and set up of heavy machinery, business modules or trailers, certain raw materials and parking of vehicles by general contractor and identified sub-contractors.

**Security**

When the project is two-thirds complete, security will be provided (at night).

**Contact information**

The developer of the project, David Jaget, can be contacted at 702-491-6725.  
The general contractor of the project, Vanguard Construction.

Submitted at City Council  
Date 1/17/2007 Item 113