



**Design
Construction &
Consulting
Services Inc.**
An Architectural and Construction Company

Cover Letter

Date: 5/17/2020

Ms. Sheila Dillon
Chief & Director
Department of Neighborhood Development
Boston, MA 02108

RE: HOLBORN STREET PACKAGE

Dear Director Dillon,

I'm please to submit a response to the RFP for the development of 14-14A, 15-15A & 17 Holborn Street parcels. After reading this RFP I understand that this Mayor does not only want build houses but as well stimulate the economic development of our neighborhoods by given opportunity to the local minority contractors to scale, it's with this notion in mind that we believe that we are ideally suited for this type of projects, not only because of our qualifications as a long-time Design Construction & Consulting Services company in Dorchester and Roxbury area, but also because we are residents of Dorchester & Roxbury who hire locals.

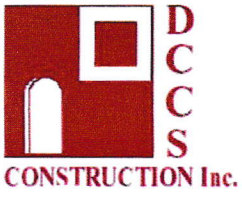
Design Construction & Consulting Services, Inc. has been in existence since 1090, providing design, construction and consulting services to both public and private clients in Boston, surrounding Cities and Towns.

Actually, our first project with the City of Boston Department of Neighborhood development was in 1990 for the project 747 buildable lots program which we designed & was built at Burrell Street and Wayland Street Dorchester and as well we had the opportunity to purchase an old dilapidated nursing home from the City of Boston which we gut renovated, converted it into our home and it is still our residence & office, it is with many years of experience that we would like scale and take the opportunity given to local minority contractors to develop of housing.



74 Howland Street, Dorchester MA 02121 ♦ Tel: 617-541-0900 ♦ Fax: 617-541-9990 ♦
Email: cdasilva@dccsconstruction.com www.dccsconstruction.com





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If we are chosen as the developers for the Holborn Site we would form a LLC “VICTORY DEVELOPEMENT GROUP” to develop this and other projects that may come in the future.

As a local minority business we would very much like the opportunity to develop the Holborn site which is five blocks from where we live and work.



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Development Team:

Developer: VICTORY DEVELOPMENT GROUP LLC

Architect: Design Construction & Consulting Services Inc.

Construction: Design Construction & Consulting Services Inc.

Legal Counsel: McKenzie & Associates

Real Estate: Compass - Charles L. George

VICTORY DEVELOPMENT GROUP LLC, As a minority-Owned firm we take very serious the collaboration between all stakeholders such as government, city agencies, capital partners, nonprofit agencies and community neighborhood groups. we have a strong commitment to invest and develop in urban areas where there is need for economic growth and opportunity. Our mission is to provide stable, good quality, affordable and market rate housing for low and moderate income people and to excel in the provision of these services.

Cesar DaSilva Founder & Principal Manager

Cesar is the founder/principal manager of **Victory Development Group**. Cesar's chief responsibility involves the creation of value for investors, sourcing projects, and overseeing all aspects of real estate acquisition, development, construction and disposition. His skill set includes land acquisition and planning, structuring and securing public and private financing, investment analysis, permitting and community process, market research, project design, and marketing lease up and sales.



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Design Construction & Consulting Services, As a Boston-based minority firm with experienced staff, we have been providing feasibility studies, design planning, project administration, and general construction for numerous residential and commercial projects.

DCCS, Inc. has over the past three decades, made its mark throughout the City of Boston and surrounding towns as a Design & Construction Firm. Our projects reflects the quality, expertise and professionalism of the firm. As a Design & Construction firm with an experienced staff of architects, designers, estimators, project managers, construction supervisor and skilled construction crews we have been providing services to both public and private clients in the Northeast since 1990.

Cesar DaSilva Founder & Principal Manager

Cesar is the founder/principal manager of Design Construction & Consulting Services, Inc. Cesar's chief responsibility involves overseeing the day to day operation of the organization such as development of corporate policies, manage corporate activities including finance, accounting, marketing , administration, hire/firing, etc.

Director of Construction Services: Manage and coordinate the construction service group, overseeing all design & construction inspections, estimators, planners and support staff on construction projects.

Albert Costa – Principal Architect and Designer

Graduated Architect, Rhode Island School of Design

Registered Architect: Commonwealth of Massachusetts, State of Rhode Island
State of Maine, State of South Carolina, State of Florida.

Forty years of experience in commercial, industrial, space planning, educational, residential and housing design.



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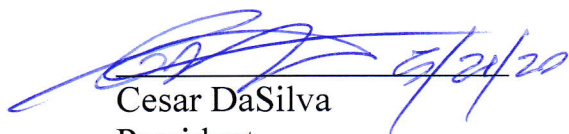
McKenzie & Associates is New England's oldest African-American owned law firm. Since 1984, we have served the legal needs of individuals, families & their businesses; government agencies; and non-profit & private corporations throughout Boston, New England, the United States, and the world. Our practice includes: Business Litigation; Bankruptcy & Creditors Rights; Corporate Counseling, Transactions & Commercial Lending; Estate Planning & Probate; Real Estate & Development; Zoning & Licensing; and representation of Faith-based & Non-profit Organizations.

Compass Real Estate

Charles L. George began selling residential and commercial properties in 2002, accumulating seven years of experience before opening the doors of The George Group. Since then, he and his highly experienced team of agents have sold over \$200 million in real estate across the state of Massachusetts. In addition to selling properties, Mr. George has also worked with several local developers throughout the city of Boston renovating single and multi-family homes, converting multi-unit buildings to condos, and building out commercial spaces for retail rental or retail sale.

It is with great will and pride that we would seize the opportunity to take a part on the development of our City and our neighborhoods. Given the opportunity we will work hard with the City, Government agencies, capital partners, nonprofits agencies, and community neighborhood groups for the success of this project.

Sincerely

A handwritten signature in blue ink, appearing to read 'Cesar DaSilva', with the date '9/24/20' written to the right of the signature.


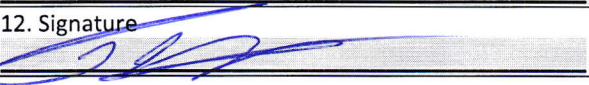
Cesar DaSilva
President



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Email: cdasilva@dccsconstruction.com www.dccsconstruction.com



Appendix 1: Cover Sheet Form

SOLICITATION, OFFER AND AWARD				
1. PROJECT NAME	2. TYPE OF SOLICITATION		3. DATE ISSUED	
Holborn Street Package NHI	<input type="checkbox"/> Invitation for Bids <input checked="" type="checkbox"/> Negotiated (RFP)	March 9, 2020		
4. ISSUED BY: City of Boston, Department of Neighborhood Development 26 Court Street, 11 th Floor Boston, MA 02108		5. ADDRESS OFFER TO: (If other than item 4)		
SOLICITATION				
6. SEALED OFFERS (original and 3 copies) will be received at the place specified in item 4 until 4:00 p.m. (EST) April 14, 2020 . CAUTION: Late submissions, Modifications, and Withdrawals: See Section 10. All offers are subject to all terms and conditions contained in this solicitation.				
7. For Information Contact:	7a. Name Anne Conway	7b. Telephone (617)- 635-0182	7c. Fax (617) 635-0383	7d. E-mail Anne.conway@boston.gov
OFFER				
8. In accordance with the terms of this RFP, the undersigned agrees, if this offer is accepted, to furnish any and all supporting documentation upon request by DND.				
OFFER PRICE:	\$ <u>400.00</u>	This is \$100 per parcel for the affordable homes plus the land price calculated for the Market-Rate homes in Appendix 2		
9. SUBMISSION CHECKLIST				
<input checked="" type="checkbox"/>	Cover Sheet Form (Appendix 1)	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	Financials: Affordable Homes (Appendix 2)	<input checked="" type="checkbox"/>	Developer's Qualifications Statement included	
<input checked="" type="checkbox"/>	Key Construction Elements (Appendix 3)	<input checked="" type="checkbox"/>	Developers Qualification Statement included with a different NHI Package: _____	
<input checked="" type="checkbox"/>	Development Timetable (Appendix 4)			
<input checked="" type="checkbox"/>	My signature below signifies that I have read the Terms & Conditions as specified in Appendix 6 and that I will abide by those requirements should I be selected as developer under this Request for Proposals			
10. ADDRESS OF OFFEROR <u>74 Howland Street Boston MA</u>		11. Name and Title of Authorized Signatory (Print) <u>Cesar DaSilva - President</u>		
		12. Signature 		
13. Phone Number <u>617-593-7909</u>		14. Offer Date <u>March 9, 2020</u>		

APPENDIX 2: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: No data needed - all boxes will self-calculate

I. COMBINED DEVELOPMENT BUDGET

	ALL AFFORDABLE
GROSS SQUARE FOOTAGE	9,537
NET SQUARE FOOTAGE	6,505
LAND ACQUISITION	\$400
CONSTRUCTION	
Direct Construction Costs	\$2,224,626
Hard Cost Contingency	\$77,862
Allocation for potential soil remediation	\$80,000
Other Contingency	\$40,000
Subtotal: Construction Expense	\$2,422,488
GENERAL DEVELOPMENT COSTS	
Survey/Siting & Permits	\$48,450
Architect	\$36,337
Legal	\$24,225
Title & Recording	\$12,112
Appraisal	\$9,690
Real Estate Taxes	\$13,324
Insurance	\$19,380
Construction Loan Interest	\$96,900
Construction Inspection Fees	\$14,535
Utilities & Back Charges	\$6,056
Fees to Construction Lender	\$24,225
Other:	\$9,208
Other:	\$9,208
Other:	\$0
Other:	\$0
Soft Cost Contingency	\$0
Subtotal: General Development	\$323,649
DEVELOPER FEE & OVERHEAD	\$224,399
TOTAL COST TO BUILD AS SPECIFIED	\$3,062,343
COMMENDED COST SAVING REVISIONS TO SPECIFICATIONS¹	
Describe	Savings
	\$0
	\$0
	\$0
	\$0

1) select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the details of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

	ALL AFFORDABLE
TOTAL COST TO BUILD (Line 25)	\$3,062,343
Construction Loan ¹	\$2,746,537
Equity: Deferred Developer Fees/OH	\$315,806
Other Equity:	\$0
Other Equity:	\$0
TOTAL CONSTRUCTION FINANCING	\$3,062,343

¹this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not determined.

APPENDIX 2: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET					
PROPERTY ADDRESS	15-15A Holborn	15-15A Holborn	17 Holborn	14-14A Holborn	ALL
HOUSE MODEL	Single Family Type A2	Two Family Type B	Single Family Type A3	Two Family Type B	This Page
GROSS SQUARE FOOTAGE	1,865	2,994	1,684	2,994	9,537
NET SQUARE FOOTAGE	1,432	1,924	1,225	1,924	6,505
1 LAND ACQUISITION	\$100	\$100	\$100	\$100	\$400
CONSTRUCTION					
2 Direct Construction Costs	\$470,691	\$648,468	\$456,999	\$648,468	\$2,224,626
3 Hard Cost Contingency	\$16,474	\$22,696	\$15,995	\$22,696	\$77,862
4 Allocation for potential soil remediation	\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
5 Other Contingency	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
6 Subtotal: Construction Expense	\$517,165	\$701,164	\$502,994	\$701,164	\$2,422,488
GENERAL DEVELOPMENT COSTS					
7 Survey/Siting & Permits	\$10,343	\$14,023	\$10,060	\$14,023	\$48,450
8 Architect	\$7,757	\$10,517	\$7,545	\$10,517	\$36,337
9 Legal	\$5,172	\$7,012	\$5,030	\$7,012	\$24,225
10 Title & Recording	\$2,586	\$3,506	\$2,515	\$3,506	\$12,112
11 Appraisal	\$2,069	\$2,805	\$2,012	\$2,805	\$9,690
12 Real Estate Taxes	\$2,844	\$3,856	\$2,766	\$3,856	\$13,324
13 Insurance	\$4,137	\$5,609	\$4,024	\$5,609	\$19,380
14 Construction Loan Interest	\$20,687	\$28,047	\$20,120	\$28,047	\$96,900
15 Construction Inspection Fees	\$3,103	\$4,207	\$3,018	\$4,207	\$14,535
16 Utilities & Back Charges	\$1,293	\$1,753	\$1,257	\$1,753	\$6,056
17 Fees to Construction Lender	\$5,172	\$7,012	\$5,030	\$7,012	\$24,225
18 Other: Lendar Legal	\$1,966	\$2,665	\$1,912	\$2,665	\$9,208
19 Other: DND Legal	\$1,966	\$2,665	\$1,912	\$2,665	\$9,208
20 Other:					\$0
21 Other:					\$0
22 Soft Cost Contingency					\$0
23 Subtotal: General Development	\$69,094	\$93,677	\$67,201	\$93,677	\$323,649
24 DEVELOPER FEE & OVERHEAD	\$67,420	\$91,407	\$65,572	\$91,407	\$224,399
25 TOTAL COST TO BUILD AS SPECIFIED	\$653,779	\$886,348	\$635,867	\$886,348	\$3,062,343
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS¹					
Describe	Savings	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

¹ DND ma
advantag

II. CONSTRUCTION FINANCING PLAN					
PROPERTY ADDRESS	15-15A Holborn	15-15A Holborn	17 Holborn	14-14A Holborn	ALL
HOUSE MODEL	A2	B	A3	B	This Page
30 TOTAL COST TO BUILD (Line 25)	\$653,779	\$886,348	\$635,867	\$886,348	\$3,062,343
31 Construction Loan¹	\$586,359	\$794,941	\$570,295	\$794,941	\$2,746,537
32 Equity: Deferred Developer Fees/OH	\$67,420	\$91,407	\$65,572	\$91,407	\$315,806
33 Other Equity:					\$0
34 Other Equity:					\$0
35 TOTAL CONSTRUCTION FINANCING	\$653,779	\$886,348	\$635,867	\$886,348	\$3,062,343

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

¹ Part of
yet deter

APPENDIX 3: Hard Costs - Affordable Homes

Instructions: Complete all shaded boxes, all other boxes will self-calculate.

PROPERTY		14-14A Holborn	TOTAL
HOUSE MODEL		Two Family Type B	All Market Rate
GROSS SQUARE FOOTAGE		2994	2,994
NET SQUARE FOOTAGE		1924	1,924
DIVISION 2: SITEWORK			
1	Earthwork-Excavation & Backfill	\$22,331	\$22,331
2	Utilities-Water,Gas, Electric, Phone, Cable	\$44,800	\$44,800
3	Paving	\$10,696	\$10,696
4	Road and Walks		\$0
5	Site Improvements	\$6,750	\$6,750
6	Geotechnical Condition Drywell / Rain Water	\$7,840	\$7,840
7	Landscaping	\$6,160	\$6,160
8	Environmental Remediation		\$0
9	Demolition	\$11,958	\$11,958
10	Other On-Site Improve Curb Cuts	\$8,400	\$8,400
11	Subtotal: Sitework	\$118,935	\$118,935
DIVISION 3: CONCRETE			
12	Subtotal: Concrete	\$19,846	\$19,846
DIVISION 4: MASONRY			
13	Subtotal Masonry	\$0	\$0
DIVISION 5: METALS			
14	Subtotal: Metals	\$0	\$0
DIVISION 6: CARPENTRY			
15	Rough Carpentry	\$124,377	\$124,377
16	Finish Carpentry & Millwork	\$50,469	\$50,469
17	Cabinets	\$12,880	\$12,880
18	Subtotal: Carpentry	\$187,726	\$187,726
DIVISION 7: THERMAL & MOISTURE PROTECTION			
19	Dampproofing & Waterproofing	\$2,800	\$2,800
20	Building Insulation	\$26,147	\$26,147
21	Roofing	\$14,000	\$14,000
22	Sheet Metal & Flashing	\$12,900	\$12,900
23	Exterior Siding	\$70,806	\$70,806
24	Subtotal: Thermal & Moisture Protection	\$126,653	\$126,653
Division 8: DOORS & WINDOWS			
25	Doors, Frames & Hardware	\$15,375	\$15,375
26	Windows	\$18,945	\$18,945
27	Glazing	\$224	\$224
28	Subtotal: Doors & Windows	\$34,544	\$34,544
DIVISION 9: FINISHES			
29	Gypsum Wall Board & Plaster	\$27,612	\$27,612
30	Tile	\$8,416	\$8,416
31	Wood Flooring	\$20,440	\$20,440
32	Painting	\$18,022	\$18,022
33	Subtotal: Finishes	\$74,490	\$74,490
DIVISION 10: SPECIALTIES			
34	Subtotal: Specialties	\$0	\$0
DIVISION 11: Equipment			
35	Appliances	\$8,960	\$8,960
36	Special Equipment		\$0
37	Subtotal: Equipment	\$8,960	\$8,960
DIVISION 12: FURNISHING			
38	Window Treatments	\$1,490	\$1,490
39	Other Furnishings	\$784	\$784
40	Subtotal: Furnishing	\$2,274	\$2,274
DIVISION 13: SPECIAL CONSTRUCTION			
41	Subtotal: Special Construction	\$0	\$0
DIVISION 14: CONVEYING SYSTEMS			
42	Subtotal: Conveying Systems	\$0	\$0
DIVISION 15: MECHANICAL			
43	HVAC	\$22,400	\$22,400
44	Plumbing & Hot Water	\$30,240	\$30,240
45	Fire Protection		\$0
46	Subtotal : Mechanical	\$52,640	\$52,640
DIVISION 16: ELECTRICAL			
47	Subtotal: Electrical	\$22,400	\$22,400
48	TOTAL COST TO BUILD AS SPECIFIED	\$648,468	\$648,468

APPENDIX 3: Hard Costs- Affordable Homes

PROPERTY		15-15A Holborn	15-15A Holborn	17 Holborn	TOTAL
HOUSE MODEL		Single Family Type A2	Two Family Type B	Single Family Type A3	All Affordable
GROSS SQUARE FOOTAGE		1865	2994	1684	6,543
NET SQUARE FOOTAGE		1432	1924	1225	4,581
DIVISION 2: SITEWORK					
1	Earthwork-Excavation & Backfill	\$20,922	\$22,331	\$18,119	\$61,372
2	Utilities-Water,Gas, Electric, Phone, Cable	\$44,800	\$44,800	\$44,800	\$134,400
3	Paving	\$11,592	\$10,696	\$10,696	\$32,984
4	Road and Walks				\$0
5	Site Improvements	\$6,720	\$6,750	\$6,720	\$20,190
6	Geotechnical Conditions	\$7,840	\$7,840	\$7,000	\$22,680
7	Landscaping	\$6,160	\$6,160	\$6,160	\$18,480
8	Environmental Remediation				\$0
9	Demolition	\$9,031	\$11,958	\$10,931	\$31,920
10	Other On-Site Improve Curb Cuts	\$8,400	\$8,400	\$8,400	\$25,200
11	Subtotal: Sitework	\$115,465	\$118,935	\$112,826	\$347,226
DIVISION 3: CONCRETE					
12	Subtotal: Concrete	\$19,206	\$19,846	\$19,846	\$58,898
DIVISION 4: MASONRY					
13	Subtotal Masonry	\$0	\$0	\$0	\$0
DIVISION 5: METALS					
14	Subtotal: Metals	\$0	\$0	\$0	\$0
DIVISION 6: CARPENTRY					
15	Rough Carpentry	\$77,847	\$124,377	\$70,832	\$273,056
16	Finish Carpentry & Millwork	\$27,447	\$50,469	\$36,799	\$114,715
17	Cabinets	\$7,504	\$12,880	\$8,848	\$29,232
18	Subtotal: Carpentry	\$112,798	\$187,726	\$116,479	\$417,003
DIVISION 7: THERMAL & MOISTURE PROTECTION					
19	Dampproofing & Waterproofing	\$2,800	\$2,800	\$2,500	\$8,100
20	Building Insulation	\$26,005	\$26,147	\$22,720	\$74,872
21	Roofing	\$12,600	\$14,000	\$10,584	\$37,184
22	Sheet Metal & Flashing	\$13,440	\$12,900	\$11,359	\$37,699
23	Exterior Siding	\$46,957	\$70,806	\$38,070	\$155,833
24	Subtotal: Thermal & Moisture Protection	\$101,802	\$126,653	\$85,233	\$313,688
Division 8: DOORS & WINDOWS					
25	Doors, Frames & Hardware	\$11,396	\$15,375	\$12,460	\$39,231
26	Windows	\$13,608	\$18,945	\$13,050	\$45,603
27	Glazing	\$224	\$224	\$225	\$673
28	Subtotal: Doors & Windows	\$25,228	\$34,544	\$25,735	\$85,507
DIVISION 9: FINISHES					
29	Gypsum Wall Board & Plaster	\$18,350	\$27,612	\$16,908	\$62,870
30	Tile	\$4,010	\$8,416	\$5,488	\$17,914
31	Wood Flooring	\$11,881	\$20,440	\$10,863	\$43,183
32	Painting	\$11,585	\$18,022	\$12,482	\$42,089
33	Subtotal: Finishes	\$45,826	\$74,490	\$45,741	\$166,056
DIVISION 10: SPECIALTIES					
34	Subtotal: Specialties	\$0	\$0	\$0	\$0
DIVISION 11: Equipment					
35	Appliances	\$4,480	\$8,960	\$4,980	\$18,420
36	Special Equipment				\$0
37	Subtotal: Equipment	\$4,480	\$8,960	\$4,980	\$18,420
DIVISION 12: FURNISHING					
38	Window Treatments	\$862	\$1,490	\$1,136	\$3,488
39	Other Furnishings	\$784	\$784	\$784	\$2,352
40	Subtotal: Furnishing	\$1,646	\$2,274	\$1,920	\$5,840
DIVISION 13: SPECIAL CONSTRUCTION					
41	Subtotal: Special Construction	\$0	\$0	\$0	\$0
DIVISION 14: CONVEYING SYSTEMS					
42	Subtotal: Conveying Systems	\$0	\$0	\$0	\$0
DIVISION 15: MECHANICAL					
43	HVAC	\$12,320	\$22,400	\$12,320	\$47,040
44	Plumbing & Hot Water	\$18,480	\$30,240	\$18,480	\$67,200
45	Fire Protection				\$0
46	Subtotal : Mechanical	\$30,800	\$52,640	\$30,800	\$114,240
DIVISION 16: ELECTRICAL					
47	Subtotal: Electrical	\$13,440	\$22,400	\$13,440	\$49,280
48	TOTAL COST TO BUILD AS SPECIFIED	\$470,691	\$648,468	\$456,999	\$1,576,157

Appendix 4: Development Timetable

With an increasing need for additional new affordable homeownership housing in Boston, there is an urgency to start construction on NHI developments. DND will make available any existing surveys and environmental testing, site plans, zoning information, and CAD files of home designs (which have been reviewed by the community) in an effort to accelerate the predevelopment period. DND will also assist the designated developer with the community process and zoning board of appeals (if required) in order to streamline the permitting process. Therefore, DND has established a development schedule for the project that must be adhered to:

Presentation by Preferred Developer at Community Meeting	3 weeks from Application Due Date
Submission to PFC by DND for Developer Designation.	2 months from Application Due Date
Application to Inspectional Services Department:	2 months from Developer Designation
If ZBA:	3 months from ISD App.
Permits:	2 months from ZBA approval
Bank Commitment:	4 months (or 8 months if ZBA) from Developer Designation Date
DND and Bank Project Closing:	6 months (or 10 months if ZBA) from Developer Designation Date
Start Construction:	6 months (or 10 months if ZBA) from Developer Designation Date