UPDATED PROJECT WORK PLAN PROJECT SCHEDULE

4.1.2 – 18d

ne	Original Start Duration	Finish	Total	
				a ha
Schedule		<u> </u>		
view	1 27-Jun-19 A	27-Jun-19 A	PMA Interview	
ection Period	27 27-Jun-19 A	05-Aug-19 A	OPM Selection Period	
Negotiation	3 05-Aug-19 A	08-Aug-19 A	Contract Negotiation	
PM Review Panel	1 05-Aug-19 A	05-Aug-19 A	AMSBA OPM Review Panel	
tract Executed	1 08-Aug-19 A	08-Aug-19 A	PMA Contract Executed	
t Designer RFS & Send DRAFT to District	10 05-Aug-19 A	16-Aug-19 A	OPM Draft Designer RFS &	Send DRAFT to Dis
pprove Designer RFS	5 28-Aug-19 A	03-Sep-19 A	District Approve Designer	RFS
prove Designer RFS	8 04-Sep-19 A	13-Sep-19 A	MSBA Approve Designer I	RFS
RFS Advertisements	5 03-Oct-19 A	09-Oct-19 A	Designer RFS Advertisen	nents
RFS Response Period	21 09-Oct-19 A	06-Nov-19 A	Designer RFS Response	e Period
Site Visit	1 16-Oct-19 A	16-Oct-19 A	Designer Site Visit	
Responses & Submit to MSBA	6 07-Nov-19 A	14-Nov-19 A	Evaluate Responses &	Submit to MSBA
Selection Panel Mtg #1	0	06-Dec-19 A	 Designer Selection Par 	nel Mtg #1
Selection Panel Mtg #2	0	17-Dec-19 A	 Designer Selection Pa 	nel Mtg #2
& Execute Contract	17 18-Dec-19 A	09-Jan-20 A	Negotiate & Execute	Contract
am				
ept Develop DRAFT Education Program	126 09-Aug-19 A	31-Jan-20 A	School Dept Develop	DRAFT Education F
n of Existing Conditions	31 10-Jan-20 A	21-Feb-20 A	Evaluation of Existin	
Program Refined with Designer Input	21 03-Feb-20 A	02-Mar-20 A		Refined with Design
ew & Acceptance of Education Program	15 03-Mar-20 A	13-Aug-20 A		& Acceptance of Edu
al Space Summary	10 24-Mar-20 A		Draft Initial Space	•
Site Development Requirements	5 31-Mar-20 A	· · ·		evelopment Requiren
y Evaluation of Alternatives	20 07-Apr-20 A	23-Jul-20 A		aluation of Alternative
chedule Analysis of PDP Alternatives	31 01-Jul-20 A	14-Aug-20 A	_ ′	dule Analysis of PDP
Submit PDP to MSBA (target Aug 14, 2020)	3 11-Aug-20 A	13-Aug-20 A		bmit PDP to MSBA
oval of PDP Alternatives (target Aug 13, 2020)	1 13-Aug-20 A	13-Aug-20 A		of PDP Alternatives
view Period	21 14-Aug-20 A	16-Oct-20 A	MSBA Rev	
to MSBA Review Comments	12 19-Oct-20 A	30-Oct-20 A		o MSBA Review Com
ort			• • • • • • • • • • • • • • • • • • • •	
of Existing Conditions (Phase II Exploration)	30 17-Aug-20 A	09-Dec-20 A	Evaluatio	n of Existing Condition
uation of Alternatives	40 17-Aug-20 A			luation of Alternative
ion and Development of Preferred Solution	23 09-Nov-20 A			tion and Developmen
				ions and Approvals (
				and Submit PSR [De
R Review Period				PSR Review Period
cilities Assessment Subcommittee [Jan 13, 2021 or Jan	1 13-Jan-21 A	13-Jan-21 A		acilities Assessmen
to MSBA PSR Review Comments Due	13 29-Jan-21 A	10-Feb-21 A	Respor	nse to MSBA PSR Re
ons ind 3 R F ciliti to	and Approvals (Dec 10, 2020 SBC Mtg) Submit PSR [Dec 29, 2020 Deadline] Review Period ies Assessment Subcommittee [Jan 13, 2021 or Jan	and Approvals (Dec 10, 2020 SBC Mtg)110-Dec-20 ASubmit PSR [Dec 29, 2020 Deadline]1311-Dec-20 AReview Period2124-Dec-20 Aies Assessment Subcommittee [Jan 13, 2021 or Jan113-Jan-21 AMSBA PSR Review Comments Due1329-Jan-21 A	and Approvals (Dec 10, 2020 SBC Mtg)110-Dec-20 A10-Dec-20 ASubmit PSR [Dec 29, 2020 Deadline]1311-Dec-20 A23-Dec-20 AReview Period2124-Dec-20 A28-Jan-21 Aies Assessment Subcommittee [Jan 13, 2021 or Jan113-Jan-21 A13-Jan-21 AMSBA PSR Review Comments Due1329-Jan-21 A10-Feb-21 Aining Work ◆ Milestone	and Approvals (Dec 10, 2020 SBC Mtg) 1 10-Dec-20 A 1

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Program

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P Alternatives

A (target Aug 14, 2020)

es (target Aug 13, 2020)

mments

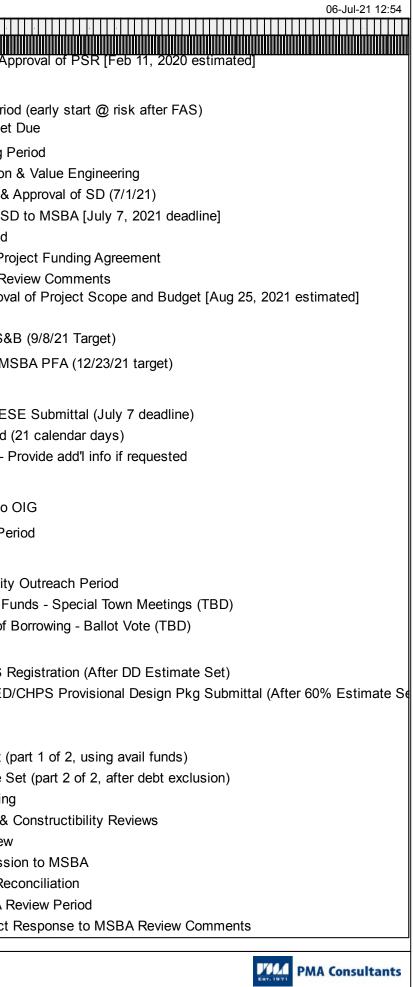
tions (Phase II Exploration) res ent of Preferred Solution (Dec 10, 2020 SBC Mtg) Dec 29, 2020 Deadline]

ent Subcommittee [Jan 13, 2021 or Jan 20, 2021]

Review Comments Due



E Metro - Master Pro tivity ID	oject Schedule	Original	Start	PMA Layout_	1 Total	l
	Activity Name	Duration	Sian	FINIST	Float	
A1270	MSBA Board of Directors Approval of PSR [Feb 11, 2020 estimated]	0		11-Feb-21 A		♦ MSBA Board of Directors A
Schematic I	Design					
A1320	Schematic Design Period (early start @ risk after FAS)	99	04-Jan-21 A	09-Jun-21 A		Schematic Design Per
A1400	Schematic Estimate Set Due	0		19-May-21 A		 Schematic Estimate Set
A1410	Schematic Estimating Period	16	20-May-21 A	11-Jun-21 A		Schematic Estimating
A1420	Estimate Reconcilation & Value Engineering	11	14-Jun-21 A	28-Jun-21 A		Estimate Reconcilation
A1480	SBC Meeting for VE & Approval of SD (7/1/21)	1	01-Jul-21 A	01-Jul-21 A		SBC Meeting for VE
A1330	Compile and Submit SD to MSBA [July 7, 2021 deadline]	4	02-Jul-21 A	07-Jul-21 A		Compile and Submit
A1340	MSBA Review Period	21	07-Jul-21 A	27-Jul-21	8	MSBA Review Perio
A1370	Negotiate PS&B / Project Funding Agreement	15	27-Jul-21	17-Aug-21	6	Negotiate PS&B / F
A1350	Respond to MSBA Review Comments	14	28-Jul-21	10-Aug-21	15	Respond to MSBA F
A1360	MSBA Board Approval of Project Scope and Budget [Aug 25, 2021 estimated]	0		25-Aug-21*	0	 MSBA Board Appro
A1490	Execute MSBA PS&B (9/8/21 Target)	10	25-Aug-21	08-Sep-21	1416	Execute MSBA PS
A1500	Execute Final MSBA PFA (12/23/21 target)	76	09-Sep-21	23-Dec-21	1416	Execute Final
DESE Sub	mittal					
A2620	Schematic Design DESE Submittal (July 7 deadline)	23	07-Jun-21 A	07-Jul-21 A		Schematic Design D
A2630	DESE Review Period (21 calendar days)		07-Jul-21 A	27-Jul-21	15	DESE Review Perio
A2640	DESE Supplement - Provide add'l info if requested		27-Jul-21	10-Aug-21	11	DESE Supplement
OIG CMAR	Approval					
A2940	PMA Submit Application to OIG	39	04-Jan-21 A	25-Feb-21 A		PMA Submit Application
A2950	OIG Review & Approval Period	20	26-Feb-21 A	23-Mar-21 A		OIG Review & Approval I
Project Fun	ding					
A1440	Critical Community Outreach Period	47	25-Aug-21	29-Oct-21	4	Critical Communication
A1450	Appropriation of Funds - Special Town Meetings (TBD)		29-Oct-21	12-Nov-21	4	Appropriation of
A1460	Authorization of Borrowing - Ballot Vote (TBD)		29-Oct-21	23-Dec-21	1416	Authorization of
Detailed De						
A2570	LEED/CHPS Registration (After DD Estimate Set)	5	16-Feb-22	22-Feb-22	267	LEED/CHPS
A2580	LEED/CHPS Provisional Design Pkg Submittal (After 60% Estimate	10	26-Sep-22	07-Oct-22	114	LEE
Design Dev	Set)					
A1630	DD Estimate Set (part 1 of 2, using avail funds)	82	07-Jul-21	28-Oct-21	82	DD Estimate Se
A3020	DD Estimate Set (part 1 of 2, dsing avail runds) DD Estimate Set (part 2 of 2, after debt exclusion)		12-Nov-21	15-Feb-22	A	
A1640	DD Estimating		16-Feb-22	08-Mar-22	4	DD Estimat
A1660	DD Design & Constructibility Reviews		16-Feb-22	15-Mar-22	20	DD Design
A1870	DD Cx Review		16-Feb-22	01-Mar-22	30	DD Design
A1670	DD Submission to MSBA		07-Mar-22	06-Apr-22		
A1670	DD VE & Reconciliation		07-Mar-22	00-Apr-22 04-Apr-22		
A1680	DD MSBA Review Period		09-Mai-22 07-Apr-22	27-Apr-22	141	
A1690	DD District Response to MSBA Review Comments		28-Apr-22	11-May-22	141	DD Distri
A 1030		14		II-IVIAY-ZZ	141	



NE Metro - Master Proje				PMA Layout_	1		
ctivity ID	Activity Name	Original Duration	Start	Finish	Total Float		
60% Design	(Early Site Blasting)		<u> </u>				
A1770	60% Estimate Set (EARLY SITE BLASTING)	122	07-Apr-22	23-Sep-22	4		60% Es
A1780	60% Estimating	15	26-Sep-22	14-Oct-22	4		∎ 60% E
A1800	60% Design & Constructibility Reviews	20	26-Sep-22	21-Oct-22	9		📱 60% D
A1850	60% Cx Review	10	26-Sep-22	07-Oct-22	104		60% C
A1790	60% VE & Reconciliation	10	17-Oct-22	28-Oct-22	4		60% V
A1810	60% Submission to MSBA	5	31-Oct-22	04-Nov-22	4		60% S
A1820	60% MSBA Review Period	21	05-Nov-22	25-Nov-22	97		60%
A1830	60% District Response to MSBA Review Comments (in working days)	14	26-Nov-22	09-Dec-22	97		60%
90% Design	(Early Foundation & Steel)						
A1700	90% Estimate Set (EARLY BID DOCUMENTS)	90	07-Nov-22	10-Mar-23	4		90
A1710	90% Estimating	15	13-Mar-23	31-Mar-23	19		_ 5
A1730	90% Design & Constructibility Reviews	20	13-Mar-23	07-Apr-23	24		□
A1720	90% VE & Reconciliation	10	03-Apr-23	14-Apr-23	19		u :
A1740	90% Submission to MSBA	5	17-Apr-23	21-Apr-23	19		!
A1750	90% MSBA Review Period	21	22-Apr-23	12-May-23	93		
A1860	90% Cx Review	10	24-Apr-23	05-May-23	75		∎
A1760	90% District Response to MSBA Review Comments (in working days)	0	13-May-23	13-May-23	93		
100% Desig	n						
A1840	100% Bid Package	66	24-Apr-23	24-Jul-23	19		
A1880	100% Submission to MSBA	5	18-Jul-23	24-Jul-23	19		
Permitting							
MHC - MA H	istorical Commission						
A1610	Compile & Submit PNF to MHC @ PSR	10	12-Jun-20 A	25-Jun-20 A		Compile & Sul	omit PNF to MHC @ PS
A1620	MHC Review Period	20	26-Jun-20 A	24-Jul-20 A		MHC Review	Period
OIG - CM @	Risk Approval						
A2930	OIG Approval of CMAR	1	23-Mar-21 A	23-Mar-21 A		OIG	Approval of CMAR
MEPA ENF/	EIR						
A2190	Not Applicable	1	07-Jul-21 A	07-Jul-21 A			Not Applicable
EEA Article	97 Land Disposition Policy						
A2650	Not Applicable	1	07-Jul-21 A	07-Jul-21 A			Not Applicable
MA DEP BW	/P Air Quality Program	/					
A2840	GC to Submit Notification 10 Days Prior to Excavation Start	1	30-Jun-22	30-Jun-22	320		GC to Sub
MA DOT Per	mitting						
A2660	Determination of Applicability @ DD (3 month process per Nitsch 7/2/21)	n 5	16-Feb-22	22-Feb-22	177		Determination o
MA DPH Pe	rmitting						
A2670	If necessary, will occur during CDs (see DRA 7/2/21 email)	5	07-Apr-22	13-Apr-22	291		If necessary,
Project Basel	ne Bar Remaining Work Milestone Critical Remaining Work			Page 3 of 5			

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Estimate Set (EARLY SITE BLASTING) Estimating Design & Constructibility Reviews Cx Review VE & Reconciliation & Submission to MSBA
% MSBA Review Period)% District Response to MSBA Review Comments (in working days
 90% Estimate Set (EARLY BID DOCUMENTS) 90% Estimating 90% Design & Constructibility Reviews 90% VE & Reconciliation 90% Submission to MSBA 90% MSBA Review Period 90% Cx Review 90% District Response to MSBA Review Comments (in working)
100% Bid Package100% Submission to MSBA
PSR

ubmit Notification 10 Days Prior to Excavation Start

n of Applicability @ DD (3 month process per Nitsch 7/2/21)

y, will occur during CDs (see DRA 7/2/21 email)



IE Metro - Master Project So	chedule			PMA Layout_	_1		
tivity ID	Activity Name	Origina Duratio	n Start	Finish	Total Float		
MAAB Accessi	ibility Variances				I		
A2680	Determination of Applicability @ DD		5 16-Feb-22	22-Feb-22	327		Determination of
Wetlands Prote	ection Act NOI (310 CMR 10.00)						
A2870	Submit NOI @ 60% (BRP WPA Form 3) to Con Com and MA	DEP 12) 07-Jul-21	21-Dec-21	191		Submit NOI @ 60
A2880	MA DEP Assignment of File Number	1) 22-Dec-21	04-Jan-22	191		MA DEP Assignn
A2890	Public Hearing to Solicit Public Comments		5 05-Jan-22	11-Jan-22	191		Public Hearing to
A2900	Public Comment Period (21 CDs)	1	5 12-Jan-22	01-Feb-22	191		Public Commen
A2910	Order of Conditions Issued		02-Feb-22	02-Feb-22	191		Order of Condition
MA Office of Co	oastal Zone Mgmt (CZMA)						
A2920	Not Applicable (confirmed by Nitsch on 7/2/21)		l 02-Jul-21 A	02-Jul-21 A			Not Applicable (confirme
Planning & Zor	ning						
A2820	Site Plan Review during DD/CD Phase (see DRA 7/2/21 email	l) 1) 16-Feb-22	01-Mar-22	322		Site Plan Revie
MA DEP Mass	Contingency Plan (MCP)						
A2210	Determination of Applicability @ PSR		5 07-Jul-21	13-Jul-21	1533		Determination of Application
National Herita	ge Endangered Species Program						
A2220	To be included in NOI Filing (confirmed by Nitsch on 7/2/21)		5 22-Dec-21	28-Dec-21	217		To be included in
Board of Healt	h Review	I			1		
A2230	If necessary, will occur during CDs (see DRA 7/2/21 email)		5 07-Apr-22	13-Apr-22	141		If necessary,
Bidding							
CMAR							
A1910	CMAR RFQ Period	2) 12-Mar-21 A	08-Apr-21 A			1AR RFQ Period
A1920	CMAR Shortlist & Interviews) 09-Apr-21 A				MAR Shortlist & Intervie
A1980	CMAR Selected	1) 11-May-21 A	11-May-21 A			MAR Selected
PH1A Early Site	e			'			
A3000	Procurement of Early Site (60% Package)	2	5 30-Jun-22	03-Aug-22	86		Procurem
PH1B Early Fo	undations/Steel				1		
A3010	Procurement of Early Foundation/Steel (90% Package)	2	5 13-Feb-23	17-Mar-23	4		📮 F
PH2 New Bldg	(incl FSBs)						_
A1890	RFQ Advertisement and Trade Pregual	2) 31-Oct-22	25-Nov-22	149		RFQ
A2360	Complete Pregual & Notify Pregualified Firms) 28-Nov-22	23-Dec-22	149	-	Com
A2140	Trade Prequal Bid Protest Schedule Contingency	2) 26-Dec-22	20-Jan-23	149		_ _ Tra
A1900	Trade Bidding	2	5 24-Jul-23	25-Aug-23	19		
A1990	Execute GMP Contract	5	3 28-Aug-23	15-Nov-23	412		
Construction	leave Nation to Depend			02 4 4 2 2 2	4057	-	Lineuro Nei
A3030	Issue Notice to Proceed		03-Aug-22	03-Aug-22	1257		Issue Not
Phase 1A Early	-						
A2710	EPA NPDES National Pollutant Discharge Elimination System		07-Apr-22	20-Apr-22	241	-	EPA NPDES
A2740	SWPPP	1	07-Apr-22	20-Apr-22	241		SWPPP
Project Baseline Ba	ar Remaining Work Milestone Critical Remaining Work			Page 4 of 5	;		



n of Applicability @ DD

60% (BRP WPA Form 3) to Con Com and MA DEP Inment of File Number to Solicit Public Comments ent Period (21 CDs) ditions Issued

med by Nitsch on 7/2/21)

view during DD/CD Phase (see DRA 7/2/21 email)

licability @ PSR

in NOI Filing (confirmed by Nitsch on 7/2/21)

ry, will occur during CDs (see DRA 7/2/21 email)

views

ement of Early Site (60% Package)

Procurement of Early Foundation/Steel (90% Package)

Q Advertisement and Trade Prequal omplete Prequal & Notify Prequalified Firms Trade Prequal Bid Protest Schedule Contingency

Trade Bidding

Execute GMP Contract

lotice to Proceed

S National Pollutant Discharge Elimination System NOI



NE Metro - Master Project Schedule						
Activity ID	Activity Name	Original Duration		Finish	Total Float	
A2960	Phase 1A Early Site Prep	80	04-Aug-22	23-Nov-22	86	Pha
Phase 1B B	Early Foundations/Steel					
A2970	Phase 1B Excavation	40	20-Mar-23	12-May-23	4	
A2980	Phase 1B Foundations	60	01-May-23	21-Jul-23	4	ļ
A2990	Phase 1B Steel	60	26-Jun-23	15-Sep-23	4	
Phase 2 Ne	ew Building		1			
A1930	Phase 2 New Building	451	18-Sep-23	09-Jun-25	4	
A2410	Phase 2 Commissioning	60	29-Apr-25	21-Jul-25	29	
A2010	Phase 2 Substantial Completion	1	09-Jun-25	09-Jun-25	4	
A2020	Phase 2 FFE / IT / Move	55	10-Jun-25	25-Aug-25	4	
A2350	Phase 2 Punchlist	45	10-Jun-25	11-Aug-25	14	
A1940	Phase 2 Ready for Occupancy (9/1/25 Targetl)	1	26-Aug-25	26-Aug-25*	4	
Phase 3 Ab	oate/Demo/Site					
A2760	Phase 3 Owner Vacate Existing Building	10	10-Jun-25	23-Jun-25	64	
A2750	Phase 3 Abatement & Demolition	60	24-Jun-25	15-Sep-25	64	
A2790	Phase 3 Final Site Improvements	170	16-Sep-25	11-May-26	64	
A2800	Phase 3 Substantially Complete	1	11-May-26	11-May-26*	64	
A2810	Phase 3 Punchlist	30	12-May-26	22-Jun-26	64	
Closeout		,	,			
A2720	Complete 50% DCAM Evals	30	14-Oct-24	22-Nov-24	545	
A2730	Complete 100% DCAM Evals	30	12-May-26	22-Jun-26	164	
A1950	10 Month Warranty Walkthrough & Cx Inspection	5	23-Jun-26	29-Jun-26	144	
A1960	LEED Final Construction Package Submitted / Approved	120	23-Jun-26	07-Dec-26	64	
A2560	GC Submits Request for Final Payment	15	30-Jun-26	20-Jul-26	144	
A2590	Final Cx Report Submission to MSBA w/ Certificate of Completion	20	30-Jun-26	27-Jul-26	159	
A2600	Submission of Final Reimbursement Request	20	21-Jul-26	17-Aug-26	144	
A1970	MSBA Financial Closeout	60	08-Dec-26	01-Mar-27	64	

Milestone

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