


UPDATED PROJECT WORK PLAN

# PROJECT SCHEDULE

4.1.2 – 18d

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: black; margin-right: 5px;"></div> <span>Project Baseline Bar</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: lightgreen; margin-right: 5px;"></div> <span>Remaining Work</span> </div> <div style="display: flex; align-items: center;"> <span>◆ ◆</span> <span>Milestone</span> </div> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></div> <span>Actual Work</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: green; margin-right: 5px;"></div> <span>Critical Remaining Work</span> </div> </div>	Page 1 of 5	
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NE Metro - Master Project Schedule			PMA Layout_1			06-Jul-21 12:54
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	
A1270	MSBA Board of Directors Approval of PSR [Feb 11, 2020 estimated]	0		11-Feb-21 A		◆ MSBA Board of Directors Approval of PSR [Feb 11, 2020 estimated]
Schematic Design						
A1320	Schematic Design Period (early start @ risk after FAS)	99	04-Jan-21 A	09-Jun-21 A		■ Schematic Design Period (early start @ risk after FAS)
A1400	Schematic Estimate Set Due	0		19-May-21 A		◆ Schematic Estimate Set Due
A1410	Schematic Estimating Period	16	20-May-21 A	11-Jun-21 A		■ Schematic Estimating Period
A1420	Estimate Reconciliation & Value Engineering	11	14-Jun-21 A	28-Jun-21 A		■ Estimate Reconciliation & Value Engineering
A1480	SBC Meeting for VE & Approval of SD (7/1/21)	1	01-Jul-21 A	01-Jul-21 A		■ SBC Meeting for VE & Approval of SD (7/1/21)
A1330	Compile and Submit SD to MSBA [July 7, 2021 deadline]	4	02-Jul-21 A	07-Jul-21 A		■ Compile and Submit SD to MSBA [July 7, 2021 deadline]
A1340	MSBA Review Period	21	07-Jul-21 A	27-Jul-21	8	■ MSBA Review Period
A1370	Negotiate PS&B / Project Funding Agreement	15	27-Jul-21	17-Aug-21	6	■ Negotiate PS&B / Project Funding Agreement
A1350	Respond to MSBA Review Comments	14	28-Jul-21	10-Aug-21	15	■ Respond to MSBA Review Comments
A1360	MSBA Board Approval of Project Scope and Budget [Aug 25, 2021 estimated]	0		25-Aug-21*	0	◆ MSBA Board Approval of Project Scope and Budget [Aug 25, 2021 estimated]
A1490	Execute MSBA PS&B (9/8/21 Target)	10	25-Aug-21	08-Sep-21	1416	■ Execute MSBA PS&B (9/8/21 Target)
A1500	Execute Final MSBA PFA (12/23/21 target)	76	09-Sep-21	23-Dec-21	1416	■ Execute Final MSBA PFA (12/23/21 target)
DESE Submittal						
A2620	Schematic Design DESE Submittal (July 7 deadline)	23	07-Jun-21 A	07-Jul-21 A		■ Schematic Design DESE Submittal (July 7 deadline)
A2630	DESE Review Period (21 calendar days)	21	07-Jul-21 A	27-Jul-21	15	■ DESE Review Period (21 calendar days)
A2640	DESE Supplement - Provide add'l info if requested	10	27-Jul-21	10-Aug-21	11	■ DESE Supplement - Provide add'l info if requested
OIG CMAR Approval						
A2940	PMA Submit Application to OIG	39	04-Jan-21 A	25-Feb-21 A		■ PMA Submit Application to OIG
A2950	OIG Review & Approval Period	20	26-Feb-21 A	23-Mar-21 A		■ OIG Review & Approval Period
Project Funding						
A1440	Critical Community Outreach Period	47	25-Aug-21	29-Oct-21	4	■ Critical Community Outreach Period
A1450	Appropriation of Funds - Special Town Meetings (TBD)	10	29-Oct-21	12-Nov-21	4	■ Appropriation of Funds - Special Town Meetings (TBD)
A1460	Authorization of Borrowing - Ballot Vote (TBD)	39	29-Oct-21	23-Dec-21	1416	■ Authorization of Borrowing - Ballot Vote (TBD)
Detailed Design						
A2570	LEED/CHPS Registration (After DD Estimate Set)	5	16-Feb-22	22-Feb-22	267	■ LEED/CHPS Registration (After DD Estimate Set)
A2580	LEED/CHPS Provisional Design Pkg Submittal (After 60% Estimate Set)	10	26-Sep-22	07-Oct-22	114	■ LEED/CHPS Provisional Design Pkg Submittal (After 60% Estimate Set)
Design Development						
A1630	DD Estimate Set (part 1 of 2, using avail funds)	82	07-Jul-21	28-Oct-21	82	■ DD Estimate Set (part 1 of 2, using avail funds)
A3020	DD Estimate Set (part 2 of 2, after debt exclusion)	67	12-Nov-21	15-Feb-22	4	■ DD Estimate Set (part 2 of 2, after debt exclusion)
A1640	DD Estimating	15	16-Feb-22	08-Mar-22	4	■ DD Estimating
A1660	DD Design & Constructibility Reviews	20	16-Feb-22	15-Mar-22	20	■ DD Design & Constructibility Reviews
A1870	DD Cx Review	10	16-Feb-22	01-Mar-22	30	■ DD Cx Review
A1670	DD Submission to MSBA	23	07-Mar-22	06-Apr-22	4	■ DD Submission to MSBA
A1650	DD VE & Reconciliation	19	09-Mar-22	04-Apr-22	4	■ DD VE & Reconciliation
A1680	DD MSBA Review Period	21	07-Apr-22	27-Apr-22	141	■ DD MSBA Review Period
A1690	DD District Response to MSBA Review Comments	14	28-Apr-22	11-May-22	141	■ DD District Response to MSBA Review Comments

Project Baseline Bar

Actual Work

Remaining Work

Critical Remaining Work

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◆ Milestone

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Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	
<b>60% Design (Early Site Blasting)</b>						
A1770	60% Estimate Set (EARLY SITE BLASTING)	122	07-Apr-22	23-Sep-22	4	
A1780	60% Estimating	15	26-Sep-22	14-Oct-22	4	
A1800	60% Design & Constructibility Reviews	20	26-Sep-22	21-Oct-22	9	
A1850	60% Cx Review	10	26-Sep-22	07-Oct-22	104	
A1790	60% VE & Reconciliation	10	17-Oct-22	28-Oct-22	4	
A1810	60% Submission to MSBA	5	31-Oct-22	04-Nov-22	4	
A1820	60% MSBA Review Period	21	05-Nov-22	25-Nov-22	97	
A1830	60% District Response to MSBA Review Comments (in working days)	14	26-Nov-22	09-Dec-22	97	
<b>90% Design (Early Foundation &amp; Steel)</b>						
A1700	90% Estimate Set (EARLY BID DOCUMENTS)	90	07-Nov-22	10-Mar-23	4	
A1710	90% Estimating	15	13-Mar-23	31-Mar-23	19	
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	
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	
<b>100% Design</b>						
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	
<b>Permitting</b>						
<b>MHC - MA Historical Commission</b>						
A1610	Compile & Submit PNF to MHC @ PSR	10	12-Jun-20 A	25-Jun-20 A		
A1620	MHC Review Period	20	26-Jun-20 A	24-Jul-20 A		
<b>OIG - CM @ Risk Approval</b>						
A2930	OIG Approval of CMAR	1	23-Mar-21 A	23-Mar-21 A		
<b>MEPA ENF/EIR</b>						
A2190	Not Applicable	1	07-Jul-21 A	07-Jul-21 A		
<b>EEA Article 97 Land Disposition Policy</b>						
A2650	Not Applicable	1	07-Jul-21 A	07-Jul-21 A		
<b>MA DEP BWP Air Quality Program</b>						
A2840	GC to Submit Notification 10 Days Prior to Excavation Start	1	30-Jun-22	30-Jun-22	320	
<b>MA DOT Permitting</b>						
A2660	Determination of Applicability @ DD (3 month process per Nitsch 7/2/21)	5	16-Feb-22	22-Feb-22	177	
<b>MA DPH Permitting</b>						
A2670	If necessary, will occur during CDs (see DRA 7/2/21 email)	5	07-Apr-22	13-Apr-22	291	

NE Metro - Master Project Schedule			PMA Layout_1				06-Jul-21 12:54										
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float												
<b>MAAB Accessibility Variances</b>																	
A2680	Determination of Applicability @ DD	5	16-Feb-22	22-Feb-22	327												
<b>Wetlands Protection Act NOI (310 CMR 10.00)</b>																	
A2870	Submit NOI @ 60% (BRP WPA Form 3) to Con Com and MA DEP	120	07-Jul-21	21-Dec-21	191												
A2880	MA DEP Assignment of File Number	10	22-Dec-21	04-Jan-22	191												
A2890	Public Hearing to Solicit Public Comments	5	05-Jan-22	11-Jan-22	191												
A2900	Public Comment Period (21 CDs)	15	12-Jan-22	01-Feb-22	191												
A2910	Order of Conditions Issued	1	02-Feb-22	02-Feb-22	191												
<b>MA Office of Coastal Zone Mgmt (CZMA)</b>																	
A2920	Not Applicable (confirmed by Nitsch on 7/2/21)	1	02-Jul-21 A	02-Jul-21 A													
<b>Planning &amp; Zoning</b>																	
A2820	Site Plan Review during DD/CD Phase (see DRA 7/2/21 email)	10	16-Feb-22	01-Mar-22	322												
<b>MA DEP Mass Contingency Plan (MCP)</b>																	
A2210	Determination of Applicability @ PSR	5	07-Jul-21	13-Jul-21	1533												
<b>National Heritage Endangered Species Program</b>																	
A2220	To be included in NOI Filing (confirmed by Nitsch on 7/2/21)	5	22-Dec-21	28-Dec-21	217												
<b>Board of Health Review</b>																	
A2230	If necessary, will occur during CDs (see DRA 7/2/21 email)	5	07-Apr-22	13-Apr-22	141												
<b>Bidding</b>																	
<b>CMAR</b>																	
A1910	CMAR RFQ Period	20	12-Mar-21 A	08-Apr-21 A													
A1920	CMAR Shortlist & Interviews	20	09-Apr-21 A	11-May-21 A													
A1980	CMAR Selected	10	11-May-21 A	11-May-21 A													
<b>PH1A Early Site</b>																	
A3000	Procurement of Early Site (60% Package)	25	30-Jun-22	03-Aug-22	86												
<b>PH1B Early Foundations/Steel</b>																	
A3010	Procurement of Early Foundation/Steel (90% Package)	25	13-Feb-23	17-Mar-23	4												
<b>PH2 New Bldg (incl FSBs)</b>																	
A1890	RFQ Advertisement and Trade Prequal	20	31-Oct-22	25-Nov-22	149												
A2360	Complete Prequal & Notify Prequalified Firms	20	28-Nov-22	23-Dec-22	149												
A2140	Trade Prequal Bid Protest Schedule Contingency	20	26-Dec-22	20-Jan-23	149												
A1900	Trade Bidding	25	24-Jul-23	25-Aug-23	19												
A1990	Execute GMP Contract	58	28-Aug-23	15-Nov-23	412												
<b>Construction</b>																	
A3030	Issue Notice to Proceed	1	03-Aug-22	03-Aug-22	1257												
<b>Phase 1A Early Site Prep</b>																	
A2710	EPA NPDES National Pollutant Discharge Elimination System NOI	10	07-Apr-22	20-Apr-22	241												
A2740	SWPPP	10	07-Apr-22	20-Apr-22	241												

Determination of Applicability @ DD

Submit NOI @ 60% (BRP WPA Form 3) to Con Com and MA DEP

MA DEP Assignment of File Number

Public Hearing to Solicit Public Comments

Public Comment Period (21 CDs)

Order of Conditions Issued

Not Applicable (confirmed by Nitsch on 7/2/21)

Site Plan Review during DD/CD Phase (see DRA 7/2/21 email)

Determination of Applicability @ PSR

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

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

CMAR RFQ Period

CMAR Shortlist & Interviews

CMAR Selected

Procurement of Early Site (60% Package)

Procurement of Early Foundation/Steel (90% Package)

RFQ Advertisement and Trade Prequal

Complete Prequal & Notify Prequalified Firms

Trade Prequal Bid Protest Schedule Contingency

Trade Bidding

Execute GMP Contract

Issue Notice to Proceed

EPA NPDES National Pollutant Discharge Elimination System NOI

SWPPP

Project Baseline Bar

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Milestone

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■ Actual Work   
 ■ Critical Remaining Work


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