

| ID |  | Task Mode | Task Name                                             | Start        | Finish       | Predecessors | Successors    | Duration    | % Complete | Half 1, 2025 |   |   |   |   |   | Half 2, 2025 |  |  |  |  |  |
|----|--|-----------|-------------------------------------------------------|--------------|--------------|--------------|---------------|-------------|------------|--------------|---|---|---|---|---|--------------|--|--|--|--|--|
|    |  |           |                                                       |              |              |              |               |             |            | J            | F | M | A | M | J | J            |  |  |  |  |  |
| 1  |  |           | OWNER ACTIVITIES                                      |              |              |              |               |             | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 2  |  |           | Property Condition Assessments                        | Fri 3/21/25  | Tue 4/1/25   |              |               | 8 days      | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 3  |  |           | Site Survey - <div></div>                             | Fri 3/14/25  | Fri 4/4/25   |              |               | 16 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 4  |  |           | IRT Meeting prep                                      | Fri 3/28/25  | Thu 4/10/25  |              | 5             | 10 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 5  |  |           | IRT Meeting                                           | Fri 4/11/25  | Fri 4/11/25  | 4            |               | 1 day       | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 6  |  |           | Historic Filings                                      | Mon 3/24/25  | Wed 12/31/25 |              |               | 203 days?   | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 7  |  |           | Engage <div></div> for Current Tax Credit Situation   | Mon 3/24/25  | Fri 3/28/25  |              |               | 5 days      | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 8  |  |           | Massachusetts Historic Application from current owner | Mon 3/24/25  | Fri 4/11/25  |              |               | 15 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 9  |  |           | MA State Historic Project Notification Form           | Fri 5/23/25  | Thu 6/26/25  |              | 70            | 25 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 10 |  |           | Finalize Property Deed for CSX ROW Implications       | Thu 5/1/25   | Thu 5/1/25   |              | 11            | 1 day?      | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 11 |  |           | <div></div>                                           | Fri 5/2/25   | Thu 8/28/25  | 10           | 12            | 85 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 12 |  |           | <div></div> Review Period (Federal)                   | Fri 8/29/25  | Wed 11/5/25  | 11           | 13,71         | 49 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 13 |  |           | <div></div> Filing (State)                            | Thu 8/28/25  | Thu 8/28/25  | 12           | 14            | 1 day       | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 14 |  |           | <div></div> Review Period (State)                     | Fri 8/29/25  | Wed 12/31/25 | 13           |               | 89 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 15 |  |           | Selective Demolition for <div></div>                  | Tue 11/25/25 | Tue 11/25/25 |              |               | 1 day       | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 16 |  |           | Due Diligence Extension                               | Thu 6/5/25   | Mon 7/21/25  |              | 17            | 33 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 17 |  |           | Financial Close on Building                           | Tue 7/22/25  | Fri 9/5/25   | 16           |               | 34 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 18 |  |           | Scematic Design project budget                        | Fri 4/4/25   | Thu 5/15/25  | 36           |               | 30 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 19 |  |           | HUD Environmental Assessment Form Submission          | Mon 7/14/25  | Wed 10/1/25  | 52           | 20            | 58 days     | 90%        |              |   |   |   |   |   |              |  |  |  |  |  |
| 20 |  |           | HUD Environmental Assessment Form Review Period       | Thu 10/2/25  | Wed 12/24/25 | 19           |               | 60 days     | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 21 |  |           | Executive and Finance/Audit Committee meetings        | Wed 4/9/25   | Wed 12/10/25 |              |               | 176 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 31 |  |           | File <div></div> Amendment                            | Thu 8/7/25   | Thu 8/7/25   |              |               | 1 day       | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 32 |  |           | Block Audit - <div></div> City Counselor/Mayor        |              |              |              |               |             | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 33 |  |           | City Manager Kickoff Meeting                          |              |              |              |               |             | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 34 |  |           | DESIGN ACTIVITIES                                     |              |              |              |               |             | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 35 |  |           | Team Kickoff Meeting                                  | Fri 2/21/25  | Fri 2/21/25  |              |               | 1 day?      | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 50 |  |           | CONSTRUCTION DOCUMENTS                                | Fri 4/4/25   | Tue 3/10/26  |              |               | 242.8 days? | 89%        |              |   |   |   |   |   |              |  |  |  |  |  |
| 51 |  |           | 70% CD Set                                            | Fri 4/4/25   | Fri 6/13/25  | 45           | 52,55         | 51 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 52 |  |           | 70% Budget Estimate                                   | Mon 6/16/25  | Fri 7/11/25  | 51           | 19,54         | 20 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 53 |  |           | Security Design/Integration into 100% Set             | Fri 7/25/25  | Thu 8/14/25  |              |               | 15 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 54 |  |           | Ownership Review/70% Set Value Engineering            | Mon 7/14/25  | Fri 8/15/25  | 52           |               | 25 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 55 |  |           | 100% CD (GMP) Set                                     | Mon 6/16/25  | Fri 10/10/25 | 51           | 65FS-10 days  | 85 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 56 |  |           | Civil Permit                                          | Thu 7/10/25  | Tue 12/30/25 |              | 70            | 124 days?   | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 65 |  |           | Develop & Issue RFP                                   | Mon 9/1/25   | Wed 11/5/25  | 55FS-10 days | 66FS+10 days, | 42 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 66 |  |           | Preconstruction Walkthrough W/ Contractors            | Wed 11/19/25 | Thu 11/20/25 | 65FS+10 days |               | 1 day       | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 67 |  |           | 100% CD (GMP) Pricing                                 | Wed 11/5/25  | Wed 12/17/25 | 65           | 68            | 30 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 68 |  |           | 100% CD Pricing Review & Contractor Selection         | Wed 12/17/25 | Fri 1/23/26  | 67           | 69            | 27 days     | 85%        |              |   |   |   |   |   |              |  |  |  |  |  |
| 69 |  |           | GMP Contract                                          | Fri 1/23/26  | Fri 2/13/26  | 68           | 70SS+7 days   | 15 days     | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |

Project:

Date: Thu 1/15/26

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Page 1

| ID |  | Task Mode                                                                         | Task Name                                     | Start        | Finish       | Predecessors   | Successors | Duration   | % Complete | Half 1, 2025 |   |   |   |   |   | Half 2, 2025 |  |  |  |  |  |
|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------|--------------|--------------|----------------|------------|------------|------------|--------------|---|---|---|---|---|--------------|--|--|--|--|--|
|    |                                                                                   |                                                                                   |                                               |              |              |                |            |            |            | J            | F | M | A | M | J | J            |  |  |  |  |  |
| 70 |                                                                                   |  | Permit                                        | Tue 2/3/26   | Tue 3/10/26  | 9,56,69SS+7 da | 71         | 25 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 71 |                                                                                   |  | CONSTRUCTION                                  | Tue 3/10/26  | Tue 12/1/26  | 70,12          | 84         | 190 days   | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 72 |                                                                                   |  | Phase 2                                       | Mon 12/1/25  | Tue 5/18/27  |                |            | 381.8 days | 6%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 73 | ✓                                                                                 |  | 2nd Floor Programming                         | Mon 12/1/25  | Wed 12/17/25 |                | 74,75      | 13 days    | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 74 | ✓                                                                                 |  | 2nd Floor ROM Pricing                         | Thu 12/18/25 | Mon 12/22/25 | 73             |            | 3 days     | 100%       |              |   |   |   |   |   |              |  |  |  |  |  |
| 75 |                                                                                   |  | 1st Floor Addendum Drawings (PH1A)            | Thu 12/18/25 | Mon 2/23/26  | 73             | 76,77      | 48 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 76 |                                                                                   |  | 1st Floor Addendum Pricing (PH1A)             | Tue 2/24/26  | Mon 3/9/26   | 75             |            | 10 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 77 |                                                                                   |  | 2nd Floor 100% Set (PH2)                      | Tue 2/24/26  | Mon 3/16/26  | 75             | 80,78      | 15 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 78 |                                                                                   |  | Planning Board Review                         | Tue 3/17/26  | Mon 4/6/26   | 77             | 83         | 15 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 79 |  |                                                                                   | 2nd Floor RFP (if not being added to PH1 SOW) |              |              |                |            |            | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 80 |                                                                                   |  | 2nd Floor GMP Pricing (PH2)                   | Tue 3/17/26  | Mon 4/6/26   | 77             | 81         | 15 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 81 |                                                                                   |  | 2nd Floor Pricing Review (PH2)                | Tue 4/7/26   | Mon 4/20/26  | 80             | 82         | 10 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 82 |                                                                                   |  | 2nd Floor GMP Contract (PH2)                  | Tue 4/21/26  | Mon 5/4/26   | 81             | 84         | 10 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 83 |                                                                                   |  | 2nd Floor Permit (PH2)                        | Tue 4/7/26   | Mon 4/20/26  | 78             | 84         | 10 days    | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |
| 84 |                                                                                   |  | 2ND FLOOR CONSTRUCTION                        | Tue 12/1/26  | Tue 5/18/27  | 71,82,83       |            | 120 days   | 0%         |              |   |   |   |   |   |              |  |  |  |  |  |



Project:   
Date: Thu 1/15/26

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress