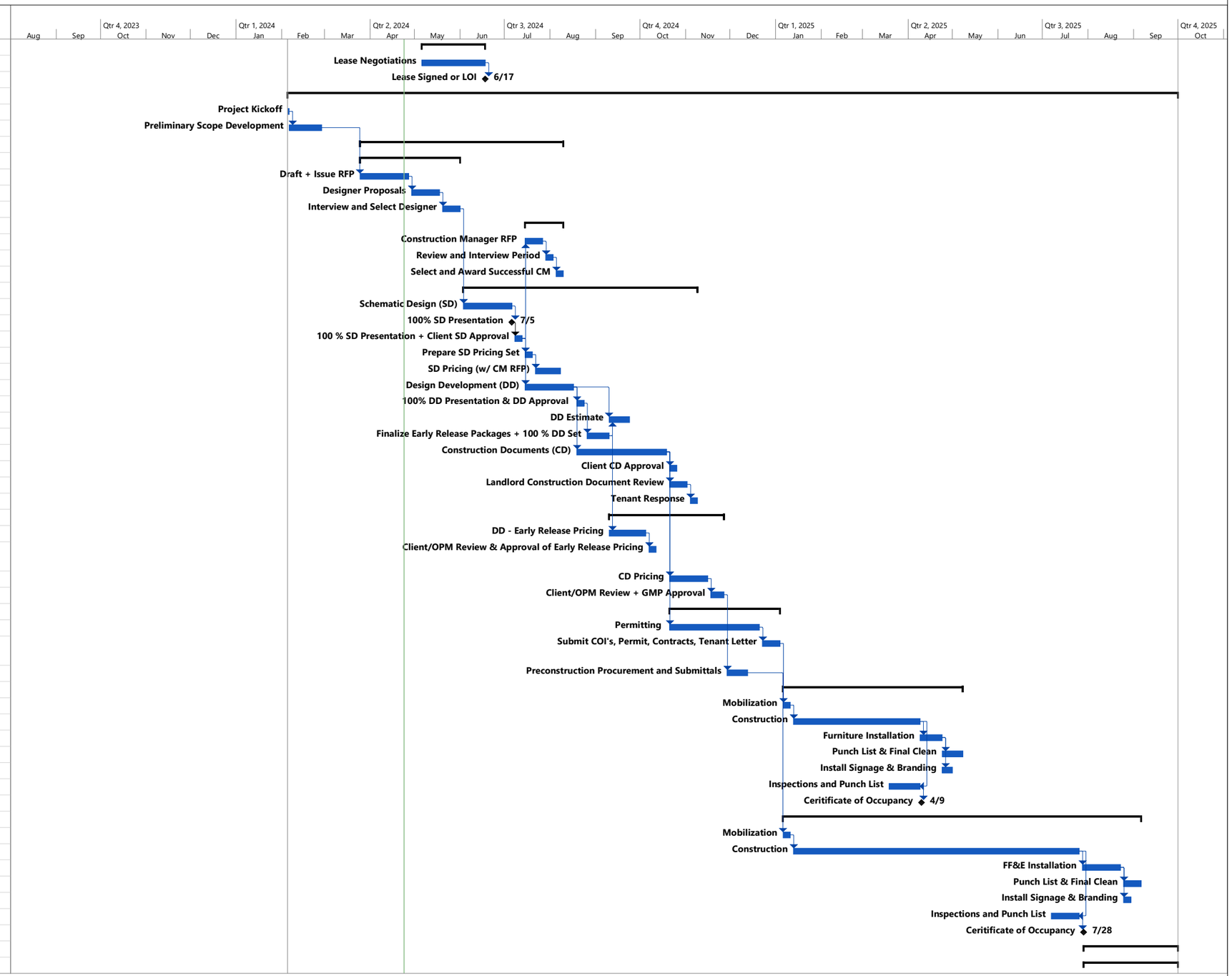
EXHIBIT B

MassCEC
ORI Center
DRAFT Project Schedule Wed 4/24/24

ID	Task Name	Duration	Start	Finish	Predecessors
1	**PreDesign and Lease Activity**	**30 days**	**Mon 5/6/24**	**Mon 6/17/24**	
2	Lease Negotiations	6 wks	Mon 5/6/24	Mon 6/17/24	
3	Lease Signed or LOI	0 wks	Mon 6/17/24	Mon 6/17/24	2
4	**Project Timeline**	**409 days**	**Mon 2/5/24**	**Tue 9/30/25**	
5	***Project Kickoff***	***1 day***	***Mon 2/5/24***	***Mon 2/5/24***	
6	Preliminary Scope Development	3 wks	Tue 2/6/24	Tue 2/27/24	5
7	**Team Assembly**	**96 days**	**Mon 3/25/24**	**Fri 8/9/24**	
8	**Architect/interior Design**	**48 days**	**Mon 3/25/24**	**Fri 5/31/24**	
9	Draft + Issue RFP	24 days	Mon 3/25/24	Fri 4/26/24	6
10	Designer Proposals	3 wks	Mon 4/29/24	Fri 5/17/24	9
11	***Interview and Select Designer***	***9 days***	***Mon 5/20/24***	***Fri 5/31/24***	***10***
12	**Construction Manager (Fee &GC Proposal)**	**20 days**	**Mon 7/15/24**	**Fri 8/9/24**	
13	Construction Manager RFP	2 wks	Mon 7/15/24	Fri 7/26/24	19
14	Review and Interview Period	1 wk	Mon 7/29/24	Fri 8/2/24	13
15	***Select and Award Successful CM***	***1 wk***	***Mon 8/5/24***	***Fri 8/9/24***	***14***
16	**Design and Pre-Construction**	**111 days**	**Mon 6/3/24**	**Fri 11/8/24**	
17	Schematic Design (SD)	23 days	Mon 6/3/24	Fri 7/5/24	11
18	100% SD Presentation	0 days	Fri 7/5/24	Fri 7/5/24	17
19	***100 % SD Presentation + Client SD Approval***	***1 wk***	***Mon 7/8/24***	***Fri 7/12/24***	***18***
20	Prepare SD Pricing Set	1 wk	Mon 7/15/24	Fri 7/19/24	19
21	SD Pricing (w/ CM RFP)	13 days	Mon 7/22/24	Wed 8/7/24	20
22	Design Development (DD)	5 wks	Mon 7/15/24	Fri 8/16/24	19
23	***100% DD Presentation & DD Approval***	***1 wk***	***Mon 8/19/24***	***Fri 8/23/24***	***22***
24	DD Estimate	2 wks	Tue 9/10/24	Mon 9/23/24	22,25
25	Finalize Early Release Packages + 100 % DD Set	2 wks	Mon 8/26/24	Mon 9/9/24	23
26	Construction Documents (CD)	8.6 wks	Mon 8/19/24	Fri 10/18/24	22
27	***Client CD Approval***	***1 wk***	***Mon 10/21/24***	***Fri 10/25/24***	***26***
28	Landlord Construction Document Review	2 wks	Mon 10/21/24	Fri 11/1/24	26
29	Tenant Response	1 wk	Mon 11/4/24	Fri 11/8/24	28
30	**Construction Pricing**	**53 days**	**Tue 9/10/24**	**Tue 11/26/24**	
31	DD - Early Release Pricing	3.8 wks	Tue 9/10/24	Fri 10/4/24	25
32	Client/OPM Review & Approval of Early Release Pricing	1 wk	Mon 10/7/24	Fri 10/11/24	31
33	CD Pricing	3.8 wks	Mon 10/21/24	Fri 11/15/24	26
34	***Client/OPM Review + GMP Approval***	***1.2 wks***	***Mon 11/18/24***	***Tue 11/26/24***	***33***
35	**Permitting & Landlord's Work**	**46 days**	**Mon 10/21/24**	**Fri 1/3/25**	
36	Permitting	8.2 wks	Mon 10/21/24	Fri 12/20/24	26
37	Submit COI's, Permit, Contracts, Tenant Letter	1 wk	Mon 12/23/24	Fri 1/3/25	36
38	Preconstruction Procurement and Submittals	2 wks	Fri 11/29/24	Thu 12/12/24	34
39	**Construction (Interiors)**	**85 days**	**Mon 1/6/25**	**Wed 5/7/25**	
40	***Mobilization***	***5 days***	***Mon 1/6/25***	***Fri 1/10/25***	***37***
41	Construction	12 wks	Mon 1/13/25	Tue 4/8/25	40
42	Furniture Installation	2 wks	Wed 4/9/25	Wed 4/23/25	41
43	Punch List & Final Clean	2 wks	Thu 4/24/25	Wed 5/7/25	42
44	Install Signage & Branding	1 wk	Thu 4/24/25	Wed 4/30/25	42
45	Inspections and Punch List	3 wks	Wed 3/19/25	Tue 4/8/25	41FF
46	***Ceritificate of Occupancy***	***1 day***	***Wed 4/9/25***	***Wed 4/9/25***	***45***
47	**Construction (Waterfront)**	**168 days**	**Mon 1/6/25**	**Fri 9/5/25**	
48	***Mobilization***	***5 days***	***Mon 1/6/25***	***Fri 1/10/25***	***38***
49	Construction	26.8 wks	Mon 1/13/25	Fri 7/25/25	48
50	FF&E Installation	4 wks	Mon 7/28/25	Fri 8/22/25	49
51	Punch List & Final Clean	1.8 wks	Mon 8/25/25	Fri 9/5/25	50
52	Install Signage & Branding	1 wk	Mon 8/25/25	Fri 8/29/25	50
53	Inspections and Punch List	3 wks	Mon 7/7/25	Fri 7/25/25	49FF
54	***Ceritificate of Occupancy***	***1 day***	***Mon 7/28/25***	***Mon 7/28/25***	***53***
55	**Project Closeout**	**45 days**	**Tue 7/29/25**	**Tue 9/30/25**	
56	**Closeout Documents**	**45 days**	**Tue 7/29/25**	**Tue 9/30/25**