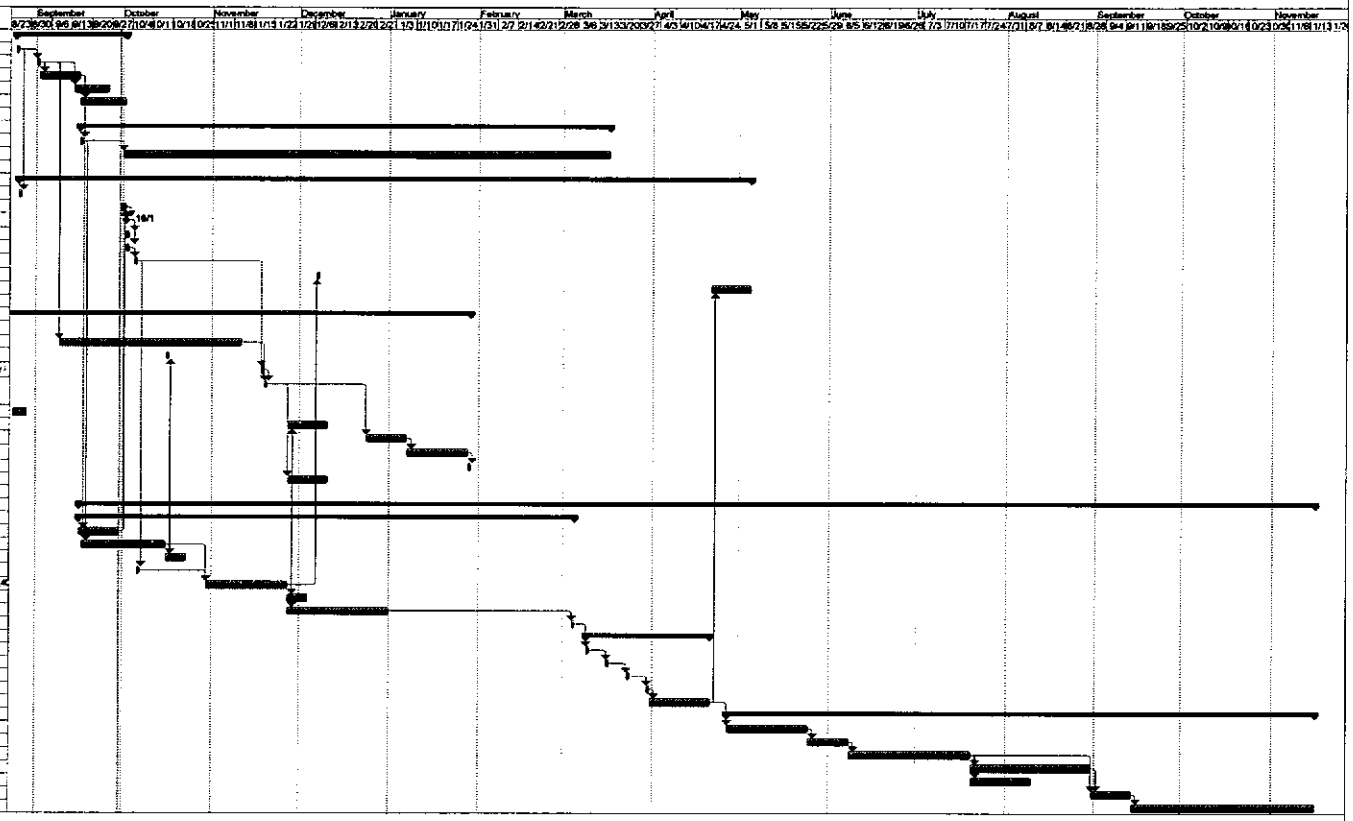
North Reading Public School District
E. Ethel Little Elementary Schools
Accelerated Repair Program
Roof Replacement Project

Draft

Dated 09/30/15

COMPASS
PROJECT MANAGEMENT

ID	Task Name	Duration	Start	Finish	Predecessors
1	Project Team Selection	20 days	Tue 8/25/15	Thu 10/1/15	
2	NRPS Project Kick-off	1 day	Tue 8/25/15	Tue 8/25/15	
3	Hire Owner's Project Manager	1 day	Tue 9/1/15	Tue 9/1/15	2FS+4 days
4	Hire Roof Designer	10 days	Wed 9/2/15	Tue 9/15/15	3
5	Execute OPM Contract	10 days	Mon 9/14/15	Fri 9/25/15	3FS+8 days
6	Execute Designer Contract - Roof	12 days	Wed 9/16/15	Thu 10/1/15	4
7					
8	Project Team Tasks	131 days	Wed 9/16/15	Wed 3/16/16	
9	Project Team Kickoff Meeting	1 day	Wed 9/16/15	Wed 9/16/15	4
10	bi-Weekly Project Team Meetings	120 days	Thu 10/1/15	Wed 3/16/16	6FS+10 days
11					
12	NRPS Town Approval	191 days	Wed 9/26/15	Wed 6/8/16	
13	Town Project Feasibility Study Funding Approval	1 day	Wed 9/26/15	Wed 9/26/15	2
14	Assemble Proposed Design and Cost Report	2 days	Wed 9/30/15	Thu 10/1/15	37
15	NRPS Building Committee Approval	0 days	Thu 10/1/15	Thu 10/1/15	14
16	Finalize Proposed Design and Budget Report for Approval	1 day	Fri 10/2/15	Fri 10/2/15	15
17	North Reading Selectmen & Building Comm. Approval	1 day	Fri 10/2/15	Fri 10/2/15	15
18	North Reading Special Town Meeting Funding Approval	1 day	Mon 10/5/15	Mon 10/5/15	17
19	Building Committee Meeting & Review 60% CD plans	1 day	Mon 12/7/15	Mon 12/7/15	41FS+6 days
20	North Reading Town Building Permits Ethel Little Roof	10 days	Thu 4/21/16	Wed 5/4/16	50
21					
22	MSBA Process	1559 days	Thu 11/19/10	Thu 12/8/16	
23	MSBA Board Approval of GRP SOIs	1 day	Thu 11/18/10	Thu 11/18/10	
24	Submit Project Funding Agreement Documents	45 days	Wed 9/9/15	Tue 11/10/15	3FS+5 days
25	Submit Schematic Design Package	1 day	Fri 10/16/15	Fri 10/16/15	38
26	MSBA Board Approval to Proceed	1 day	Wed 11/13/15	Wed 11/13/15	24FS+15 days
27	MSBA authorize execution of Project Funding Agreements	1 day	Thu 11/19/15	Thu 11/19/15	24,26
28	Designer Certification Compliance w/ PFA	5 days	Mon 6/24/15	Fri 6/26/15	
29	MSBA Review 60% CD Bid package 1 Ethel Little Roof	10 days	Fri 11/27/15	Thu 12/10/15	41
30	District Execute Project Funding Agreements	10 days	Thu 12/24/15	Wed 1/6/16	27FS+24 days
31	MSBA Execute Project Funding Agreement	15 days	Thu 1/7/16	Wed 1/27/16	30
32	Start Reimbursement Requests	1 day	Thu 1/28/16	Thu 1/28/16	31
33	MSBA assigns Commissioning Agent	10 days	Fri 11/27/15	Thu 12/10/15	27FS+5 days
34					
35	Ethel Little Memorial School Roof Replacement w/ Skylights	306 days	Wed 9/16/15	Tue 11/15/16	
36	Design	123 days	Wed 9/16/15	Fri 3/4/16	
37	Feasibility Study Report w/Cost Estimate	10 days	Wed 9/16/15	Tue 9/29/15	4
38	Schematic Design	21 days	Thu 9/17/15	Thu 10/15/15	9
39	Design Review	5 days	Fri 10/16/15	Thu 10/22/15	38
40	NRPS Approval to proceed	1 day	Tue 10/6/15	Tue 10/6/15	18
41	60% Construction Documents	20 days	Fri 10/30/15	Thu 11/26/15	39FS+10 days,40
42	Cost Estimate 60% CD & Design Review	5 days	Fri 11/27/15	Thu 12/3/15	41
43	100% Construction Documents	25 days	Fri 11/27/15	Thu 12/31/15	41
44	Print first Bid Set	1 day	Fri 3/4/16	Fri 3/4/16	43FS+45 days
45	Bidding	31 days	Wed 3/9/16	Wed 4/20/16	
46	Central Register Advertisement	1 day	Wed 3/9/16	Wed 3/9/16	44FS+2 days
47	Pre-bid conference	1 day	Wed 3/16/16	Wed 3/16/16	46FS+4 days
48	Sub-bid opening	1 day	Wed 3/23/16	Wed 3/23/16	47FS+4 days
49	General bid opening	1 day	Wed 3/30/16	Wed 3/30/16	48FS+4 days
50	Contractor Notice to Proceed & Contract	15 days	Thu 3/31/16	Wed 4/20/16	49
51	Construction	146 days	Wed 4/27/16	Tue 11/15/16	
52	Shop Drawings/ Submittals	20 days	Wed 4/27/16	Tue 5/24/16	50FS+4 days
53	Lead Time	10 days	Wed 5/25/16	Tue 6/7/16	52
54	Remove & Replace Roof "A" Wing	30 days	Wed 6/8/16	Tue 7/19/16	53
55	Remove & Replace Roof "B" Wing	30 days	Wed 7/20/16	Tue 8/30/16	54
56	Skylights & Windows	15 days	Wed 7/20/16	Tue 8/9/16	54
57	Roof Substantial Completion	10 days	Wed 8/31/16	Tue 9/13/16	54,55
58	Project Closeout	45 days	Wed 9/14/16	Tue 11/15/16	57



Project: Accelerated Repair Program
Date: Wed 9/30/15

Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only	
Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Progress	
Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Deadline	

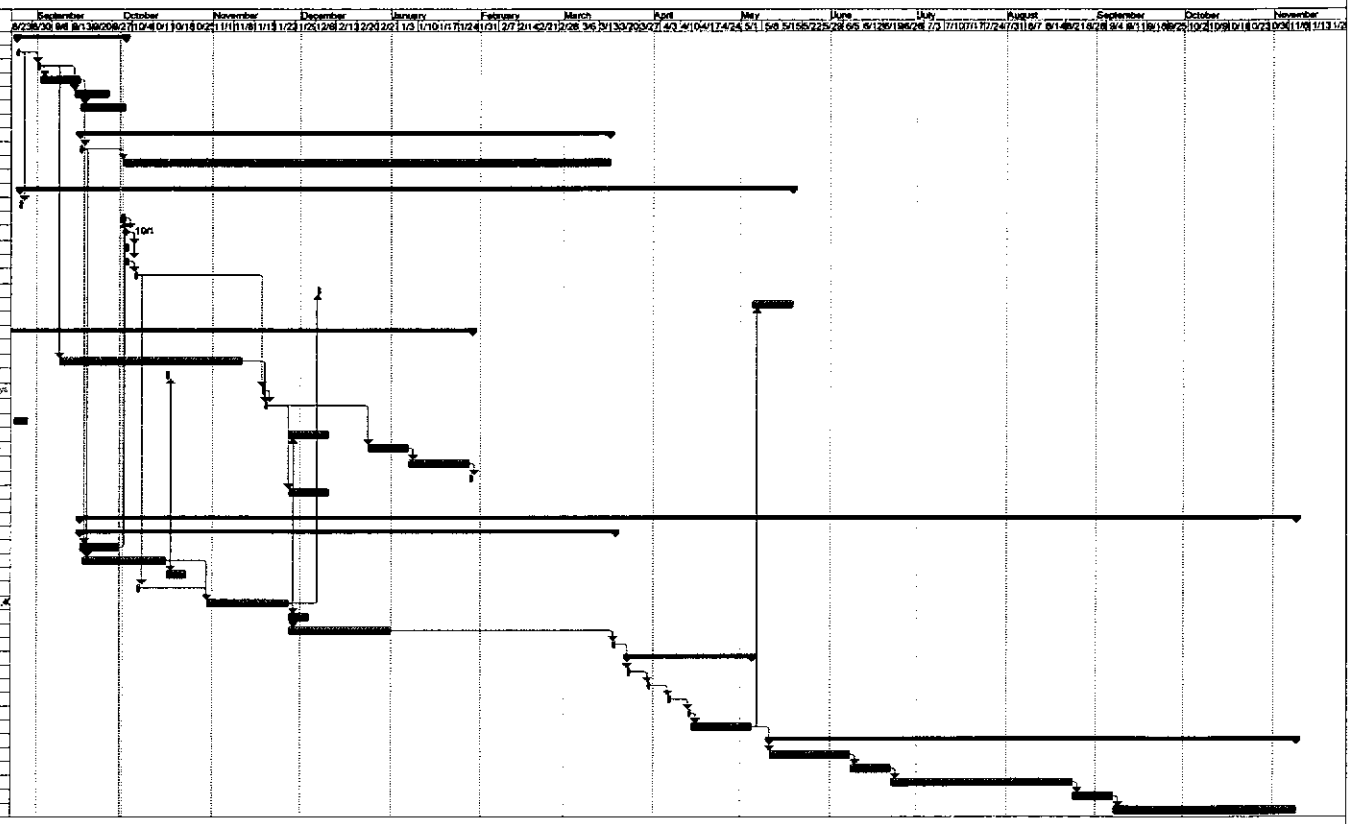
North Reading Public School District
E. Ethel Little Elementary Schools
Accelerated Repair Program
Roof Replacement Project

Draft - Wing "A" Only

Dated 09/30/15

COMPASS
PROJECT MANAGEMENT

ID	Task Name	Duration	Start	Finish	Predecessors
1	Project Team Selection	28 days	Tue 8/26/15	Thu 10/1/15	
2	NRPS Project Kick-off	1 day	Tue 8/25/15	Tue 8/25/15	
3	Hire Owner's Project Manager	1 day	Tue 9/1/15	Tue 9/1/15	2FS+4 days
4	Hire Roof Designer	10 days	Wed 9/2/15	Tue 9/15/15	3
5	Execute OPM Contract	10 days	Mon 9/14/15	Fri 9/25/15	3FS+8 days
6	Execute Designer Contract - Roof	12 days	Wed 9/16/15	Thu 10/1/15	4
7					
8	Project Team Tasks	131 days	Wed 9/16/15	Wed 3/16/16	
9	Project Team Kickoff Meeting	1 day	Wed 9/16/15	Wed 9/16/15	4
10	Bi-Weekly Project Team Meetings	120 days	Thu 10/1/15	Wed 3/16/16	9FS+10 days
11					
12	NRPS Town Approval	191 days	Wed 8/26/15	Wed 5/18/16	
13	Town Project Feasibility Study Funding Approval	1 day	Wed 8/26/15	Wed 8/26/15	2
14	Assemble Proposed Design and Cost Report	2 days	Wed 9/30/15	Thu 10/1/15	37
15	NRPS Building Committee Approval	0 days	Thu 10/1/15	Thu 10/1/15	14
16	Finalize Proposed Design and Budget Report for Approval	1 day	Fri 10/2/15	Fri 10/2/15	15
17	North Reading Selectmen & Building Comm. Approval	1 day	Fri 10/2/15	Fri 10/2/15	15
18	North Reading Special Town Meeting Funding Approval	1 day	Mon 10/5/15	Mon 10/5/15	17
19	Building Committee Meeting & Review 60% CD plans	1 day	Mon 12/7/15	Mon 12/7/15	41FS+6 days
20	North Reading Town Building Permits Ethel Little Roof	10 days	Thu 5/5/16	Wed 5/18/16	50
21					
22	MSBA Process	1368 days	Thu 11/18/10	Thu 1/28/16	
23	MSBA Board Approval of GRP SOI's	1 day	Thu 11/18/10	Thu 11/18/10	
24	Submit Project Funding Agreement Documents	45 days	Wed 9/9/15	Tue 11/10/15	3FS+5 days
25	Submit Schematic Design Package	1 day	Fri 10/16/15	Fri 10/16/15	38
26	MSBA Board Approval to Proceed	1 day	Wed 11/18/15	Wed 11/18/15	12,24FS+5 days
27	MSBA authorize proceed w/ Project Funding Agreement	1 day	Thu 11/19/15	Thu 11/19/15	24,26
28	Designer Certification Compliance w/ PFA	5 days	Mon 8/24/15	Fri 8/28/15	
29	MSBA Review 60% CD Bid package 1 Ethel Little Roof	10 days	Fri 11/27/15	Thu 12/10/15	41
30	Design Develop Project Funding Agreement	10 days	Thu 12/24/15	Wed 1/6/16	27FS+24 days
31	MSBA Execute Project Funding Agreement	15 days	Thu 1/7/16	Wed 1/27/16	30
32	Start Reimbursement Requests	1 day	Thu 1/28/16	Thu 1/28/16	31
33	MSBA assigns Commissioning Agent	10 days	Fri 11/27/15	Thu 12/10/15	27FS+5 days
34					
35	Ethel Little Memorial School Roof Replacement w/ Skylights	300 days	Wed 9/16/15	Tue 11/8/16	
36	Design	133 days	Wed 9/16/15	Fri 3/18/16	
37	Feasibility Study Report w/Cost Estimate	10 days	Wed 9/16/15	Tue 9/29/15	4
38	Schematic Design	21 days	Thu 9/17/15	Thu 10/15/15	9
39	Design Review	5 days	Fri 10/16/15	Thu 10/22/15	38
40	NRPS Approval to proceed	1 day	Tue 10/6/15	Tue 10/6/15	16
41	60% Construction Documents	20 days	Fri 10/30/15	Thu 11/26/15	38FS+10 days,4
42	Cost Estimate 60% CD & Design Review	5 days	Fri 11/27/15	Thu 12/3/15	41
43	100% Construction Documents	25 days	Fri 11/27/15	Thu 12/31/15	41
44	Print final Bid Set	1 day	Fri 3/18/16	Fri 3/18/16	43FS+55 days
45	Bidding	31 days	Wed 3/23/16	Wed 5/4/16	
46	Central Register Advertisement	1 day	Wed 3/23/16	Wed 3/23/16	44FS+2 days
47	Pre-bid conference	1 day	Wed 3/30/16	Wed 3/30/16	46FS+4 days
48	Sub-bid opening	1 day	Wed 4/6/16	Wed 4/6/16	47FS+4 days
49	General bid opening	1 day	Wed 4/13/16	Wed 4/13/16	48FS+4 days
50	Contractor Notice to Proceed & Contract	15 days	Thu 4/14/16	Wed 5/4/16	49
51	Construction	130 days	Wed 5/11/16	Tue 11/8/16	
52	Shop Drawings/ Submittals	20 days	Wed 5/11/16	Tue 6/7/16	50FS+4 days
53	Lead Time	10 days	Wed 6/8/16	Tue 6/21/16	52
54	Remove & Replace Roof "A" Wing	45 days	Wed 6/22/16	Tue 8/23/16	53
55	Roof Substantial Completion	10 days	Wed 8/24/16	Tue 9/6/16	54
56	Project Closeout	45 days	Wed 9/7/16	Tue 11/8/16	55



Project: Accelerated Repair Program
Date: Wed 9/30/15

Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only	
Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Progress	
Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Deadline	