

East Cambridge – Kendall Square Blue Garage Distribution



General Contractor: **G. GREENE CONSTRUCTION CO., INC**



CPM Scheduling Consultant: HSE CONTRACTORS INC.

Baseline Narrative Rev.03

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1. Project Information

1.1. Project Description

The East Cambridge – Kendall Square Blue Garage Distribution Project involves underground utility installation and upgrades along multiple routes: A, B, C, D, E, F, G, H, I, and Getaways. Work includes duct bank construction, vault installation, manhole work, proofing, testing, temporary and permanent restoration, and system commissioning.

1.2. Project Scope

The project entails full-cycle underground utility installation and distribution upgrades across multiple routes, beginning with mobilization, permitting, and site preparation, followed by surveying, excavation, and trenching for duct bank and conduit placement. Scope includes installation of raceways, vaults, and manholes with associated hardware, along with proofing and mandrel testing of conduits, backfilling, compaction, and both temporary and permanent surface restoration. Route-specific work covers duct bank runs and vault tie-ins along Galileo Galilei Way (Routes A, B, C), multi-directional duct bank installations and multiple vault placements on Cardinal Medeiros Avenue and Binney Street (Routes D, E, F), linear duct bank installations and manhole replacements along Binney Street East (Routes G, H, I), and complex vault interconnections with conduit proofing and restoration across traffic and pedestrian areas at the Binney Street Getaways. The scope concludes with installation of sensors, pull strings, and fittings per IFC drawings, followed by testing, commissioning, and final turnover to the owner.

2. Key Dates

2.1. Contractual Milestones

Milestone	Date
Contract Award/PO Issued	Jul-21-25*
City of Cambridge GOL	Aug-29-25*
Construction Notice Granted	Sep-01-25*
Start of Civil Construction	Oct-06-25
Substantial Completion (In Service)	Apr-30-29*
Final Completion	Apr-30-29*

2.2. GGC Routes Start dates

Route	Start Date
Route H	Oct-06-25
Getaway Routes - Binney Street (MHC1382 to MHC2472)	Dec-01-25
Route D- Binney Street (MHC32 to MHC1382)	Oct-06-25
Getaway Routes (Connect to external vaults)	Dec-01-25
Route I	Dec-01-26

Getaway Routes-Binney Street (MHC133 to MHC135)	Nov-01-27
Route G	Nov-01-27
Route A	Jun-01-28
Route B	Jun-01-28
Route C	Jun-01-28
Route D-Binney Street / Cardinal Medeiros Avenue (MHC32 to MHC2345)	Aug-08-28
Route E	Nov-01-28
Route F	Nov-01-28

3. Schedule assumptions and clarifications:

1. GGC to flow through the project scope as ES and the city of Cambridge allows, maintaining 1 to 2 crews as allowed, GGC will has or will procure the necessary equipotent to fulfill their obligations. If required hire specifically subcontractors or equipment. the construction will be supported by a laydown yard at 34 Bunker hill Industrial Park, Boston, Ma. GGC will try and continually maintain crew for the scope of the project as the ES abandonment and City of Cambridge allows.
2. Duct Banks Abandonment refers to the removal of existing duct banks by Eversource prior to GGC's construction, while cable pulling refers to pulling and testing cables, which will be carried out by Eversource after GGC's construction.
3. The targeted start dates outlined above depend on the City and Eversource clearing the area for construction, along with the timely issuance of permits and completion of Eversource duct bank abandonment. These requirements are reflected as activities at the beginning of each route, and any delay in their completion could directly impact and delay the overall project schedule.
4. A new WBS section for General Conditions has been added and scheduled as a level of effort to allow for proper cost distribution and alignment with the SOV. These activities are defined as level of effort, run throughout the duration of the project, and do not drive or impact the start or finish of any construction activities.
5. We added a start milestone for each route, set 10 days prior to GGC's work start, to allow time for Eversource (ES) to complete the duct bank removal.
6. Also added a new one-day activity to represent when GGC would be released to start civil work.

4. Calendars

- 1- 7 CD: Assigned to milestones
- 2- 5 WD+ Holidays: Applied to construction activities, accounting for federal holidays from 2025 through 2029.

5. Working Hours

The working hours are 8 hours per day from Monday till Friday, totaling 40 hours per week. These work durations have been used throughout all scheduled construction activities to calculate durations and remaining time to complete them.

Exception days: federal holidays through 2025,2026,2027 & 2028

Project Calendar: 5 WD+Holidays

Total work hours/day Detailed work hours/day

September 2025						
Mon	Tue	Wed	Thr	Fri	Sat	Sun
1 	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Work hours :00-:30 :30-:60

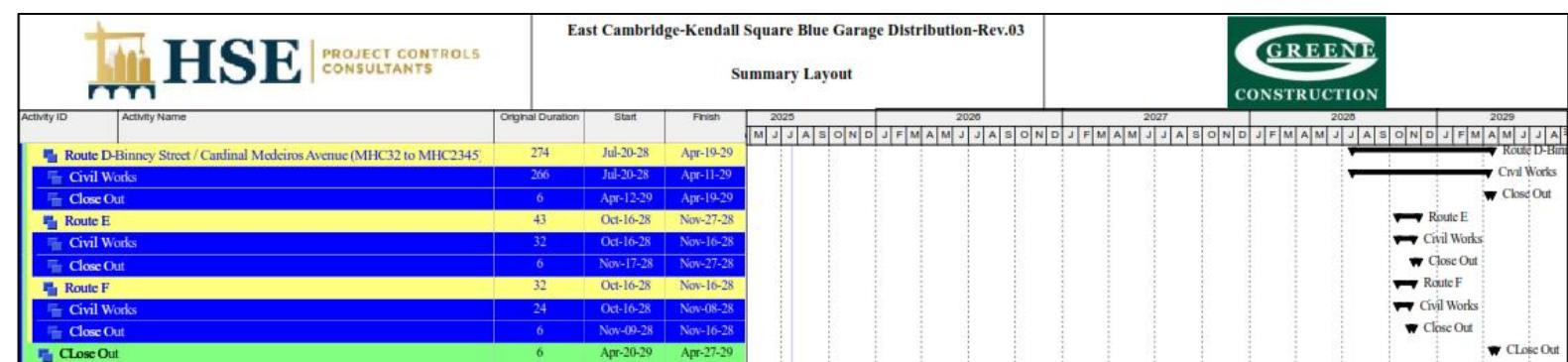
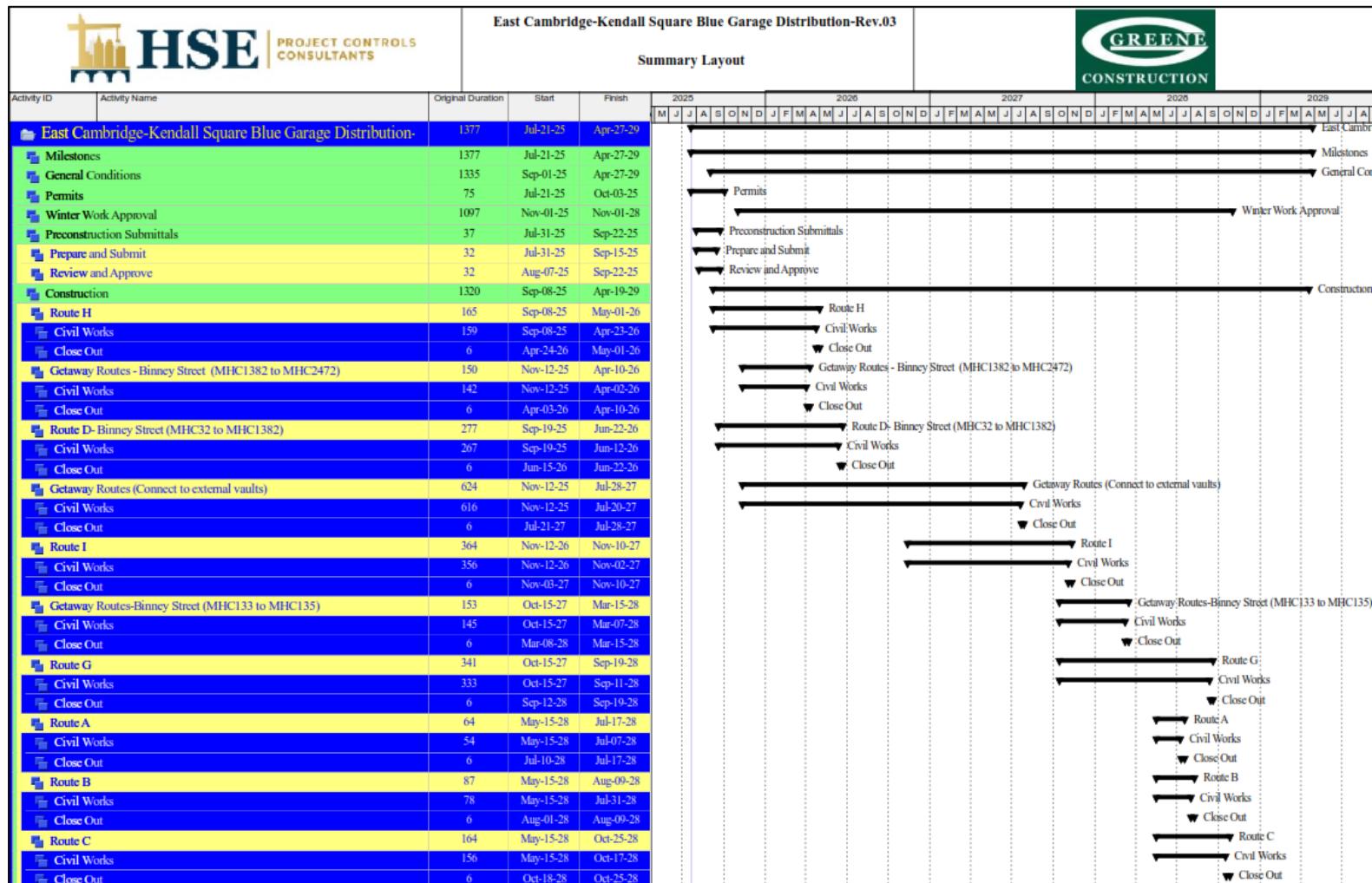
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Standard Nonwork Exception

Inherit holidays and exceptions from Global Calendar:

OK Cancel Help Work Nonwork Standard Workweek... Time Periods

6. WBS



7. Manpower Distribution:

Man power crews have been uploaded to schedule per the trades performed by GGC as follow:

- 1- Duct Banks Demolition Crew
- 2- Vaults Installation Crew
- 3- Duct Banks Installation Crew
- 4- Restoration Crew.

Number of crews for each route depends on the amount of works need to be done as follow:

Route	No Of Crews
Route H	2
Getaway Routes - Binney Street (MHC1382 to MHC2472)	1
Route D- Binney Street (MHC32 to MHC1382)	2
Getaway Routes (Connect to external vaults)	2
Route I	1
Getaway Routes-Binney Street (MHC133 to MHC135)	1
Route G	2
Route A	1
Route B	1
Route C	1
Route D-Binney Street / Cardinal Medeiros Avenue (MHC32 to MHC2345)	2
Route E	1
Route F	1

8. Activity Code

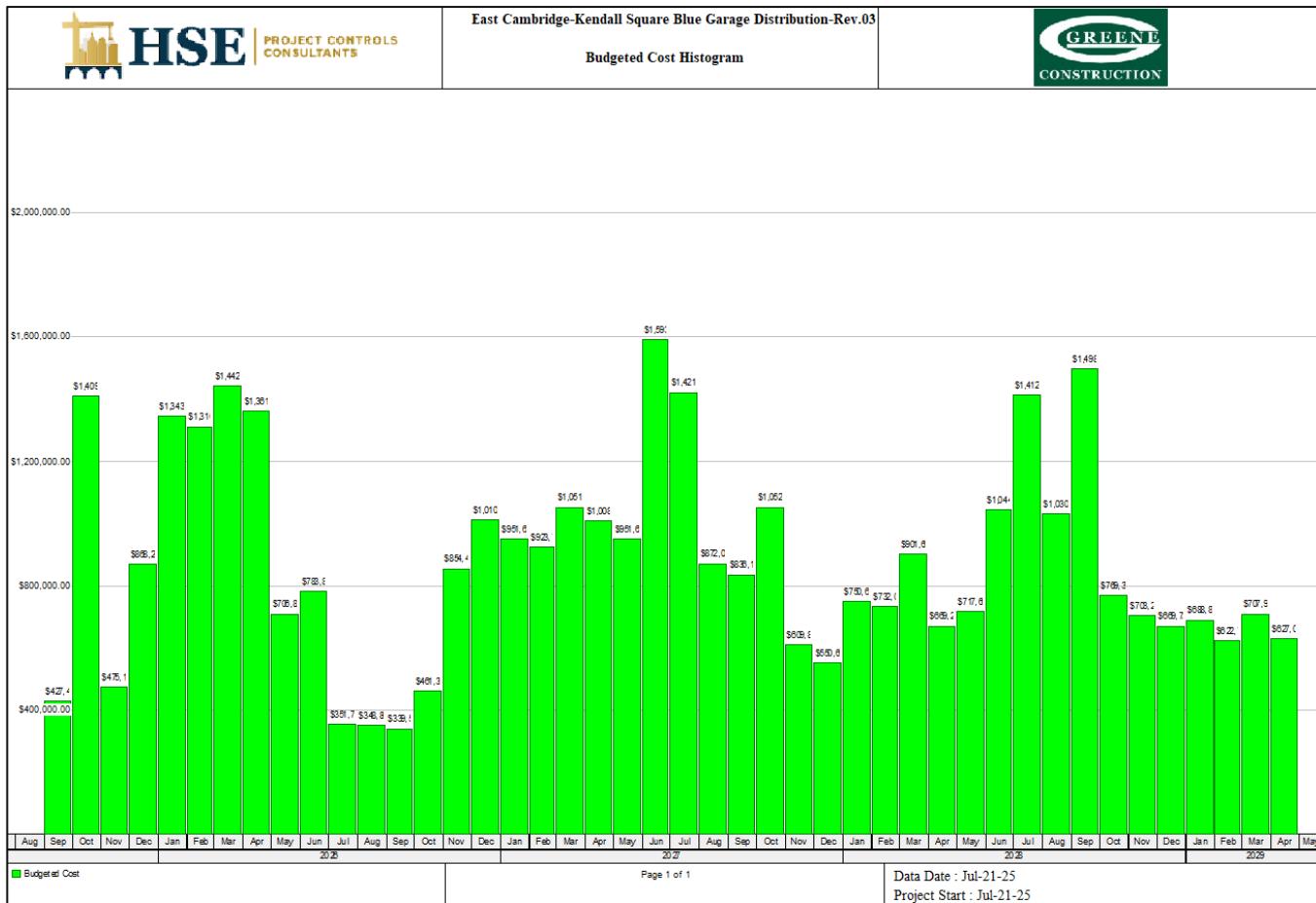
8.1. Cost Codes: Implemented to link each construction activity to its corresponding SOV) line item, as follows:

Code	SOVE line Item
1	Mobilization
2	General Conditions
3	Existing Duct Bank Removal
4	Duct Bank Install
5	Final Restoration
0-01	Perf & Payment Bond 100%
A-01	Abandoned Util/Other Obstruction Removal & Disposal Allowance
A-02	Relocate Uncharted Utilities Allowance
A-03	Police Detail Allowance
A-04	RR Flaggers Allowance
A-05	Soil Disposal Allowance
A-06	Rock Excavation Allowance
A-07	Field Adjustment Allowance
A-08	Work Hours Allowance

8.2. Responsibility Codes: These were added to assign the responsible party for conducting activities within the schedule, as follows

Code	Responsible Party
CC	City of Cambridge
ES	Eversource
GGC	Ggreen

9. Cost Histogram



Yearly Cost Distribution:

Year	2025	2026	2027	2028	2029
Budgeted Cost	\$3,180,355.28	\$10,315,756.62	\$11,822,876.31	\$10,899,311.12	\$2,646,565.47

10. Critical Path

The project's critical path starts with the release and permitting milestones, followed by Eversource's duct bank abandonment, enabling work, and pre-construction documentation. Major construction work includes duct bank removal, temporary restoration, vault installation, duct bank installation, proofing, and final restoration. The sequence then transitions into close-out activities such as preparing as-built drawings, post-construction photos and video, final surveys, punch list completion, and demobilization. The final phase concludes with inspection and final punch list verification, culminating in project completion. This continuous chain of dependent activities represents the project's **critical path**, dictating the overall duration and determining the contractual finish milestone.

11. Conclusion

The baseline schedule outlines the full scope of work from project award through closeout, covering permitting, preconstruction submittals, winter work approvals, construction of all routes (A-I and associated getaway routes), general conditions, and final testing and restoration. Spanning 1,380 calendar days, the schedule begins on July 21, 2025, and extends through final completion on April 30, 2029. All activities have been logically sequenced, aligned with milestone requirements, and structured to support cost distribution while providing a clear framework for monitoring progress and managing resources throughout the project duration.