

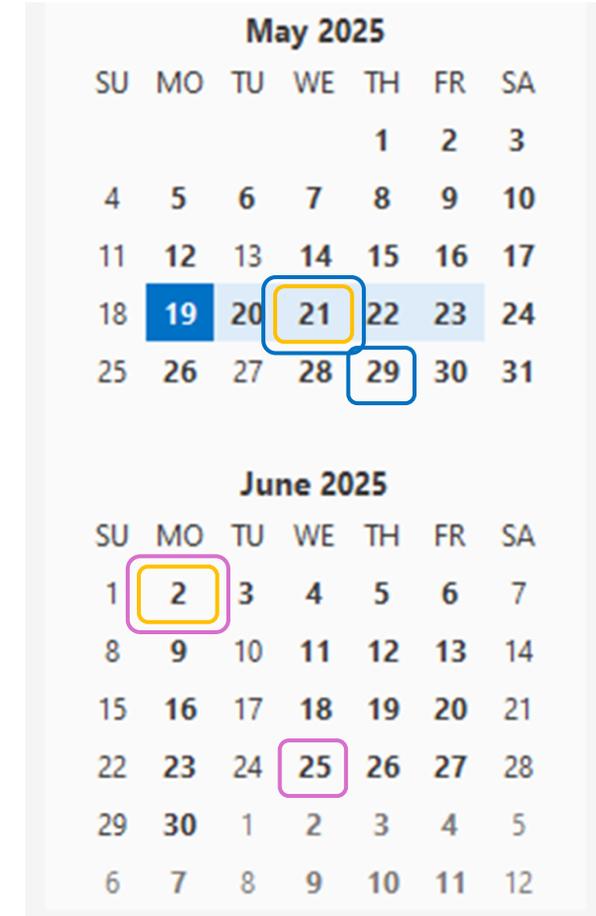
Schedule, Budget & Procurement Update

CCBC Meeting – 5/21/2025
Lincoln Community Center Project

New Community Center

Schedule + Decision Calendar

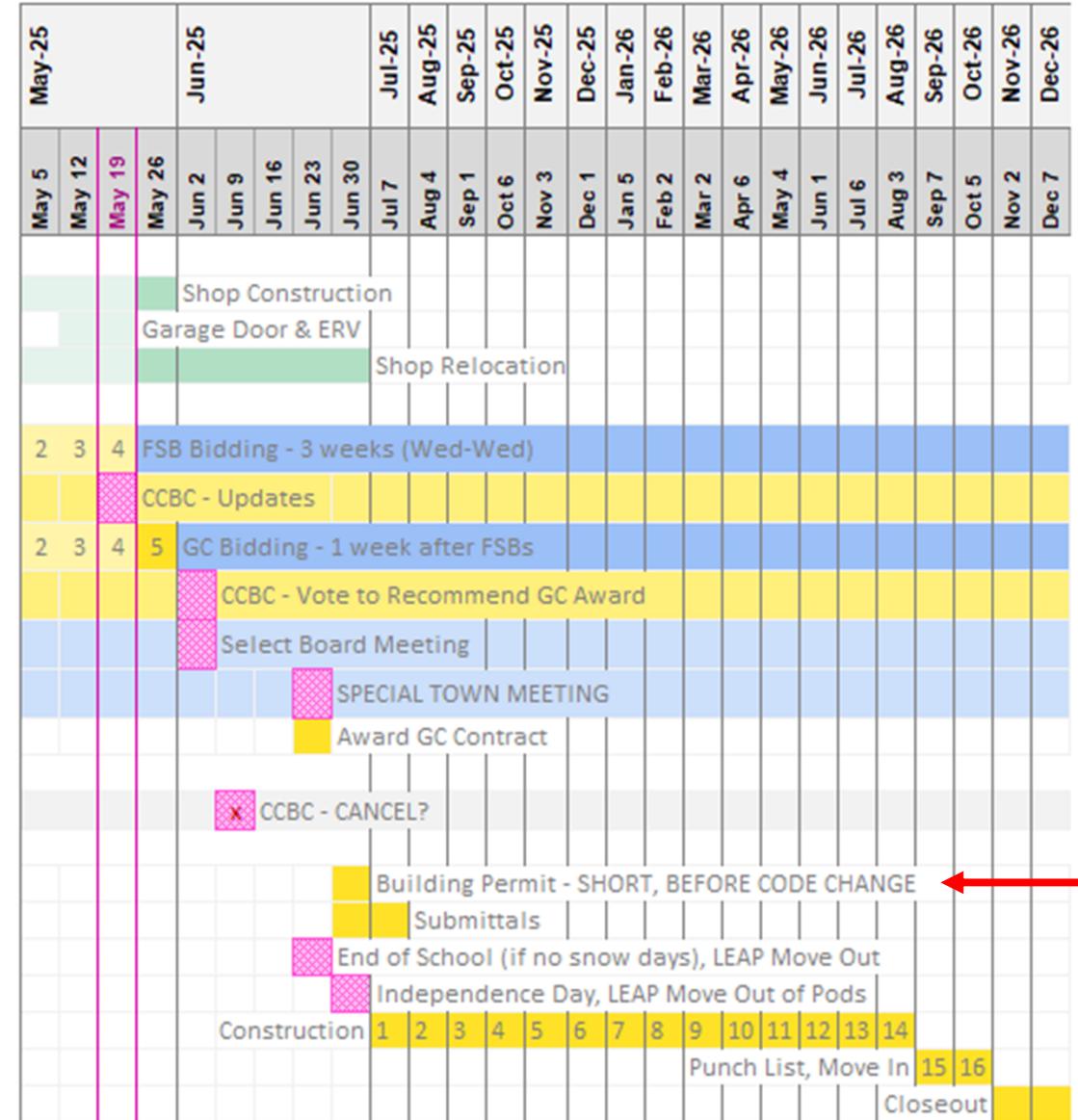
ACTIVITY	%	START	END
Maintenance Shop			
Shop Construction	91%	Mon 02/17/25	Fri 05/30/25
Garage Door & ERV	120%	Thu 05/15/25	Tue 05/20/25
Shop Relocation	33%	Thu 05/01/25	Mon 06/30/25
Community Center Buliding			
→ FSB Bidding - 3 weeks (Wed-Wed)	100%	Wed 04/30/25	Wed 05/21/25
→ CCBC - Updates	*	Wed 05/21/25	Wed 05/21/25
→ GC Bidding - 1 week after FSBs	72%	Wed 04/30/25	Thu 05/29/25
→ CCBC - Vote to Recommend GC Award	*	Mon 06/02/25	Mon 06/02/25
→ Select Board Meeting	*	Mon 06/02/25	Mon 06/02/25
→ SPECIAL TOWN MEETING	*	Wed 06/25/25	Wed 06/25/25
Award GC Contract	0%	Thu 06/26/25	Fri 06/27/25
CCBC - CANCEL?	*	Wed 06/11/25	Wed 06/11/25
Building Permit - SHORT, BEFORE CODE CHANGE	0%	Mon 06/30/25	Tue 07/01/25
Submittals	0%	Mon 06/30/25	Wed 07/30/25
End of School (if no snow days), LEAP Move Out	*	Mon 06/23/25	Mon 06/23/25
Independence Day, LEAP Move Out of Pods	*	Fri 07/04/25	Fri 07/04/25
Construction	0%	Mon 07/07/25	Mon 08/31/26
Punch List, Move In	0%	Tue 09/01/26	Sat 10/31/26
Closeout	0%	Sun 11/01/26	Thu 12/31/26



Schedule



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Filed Sub Bids

- Received 5/21/25 2 PM
- Bid review ongoing
- Results are preliminary

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General Contractor Bids

- Due 5/29/25
- Will include subcontractor bids for non-filed sub categories

Filed Sub-Bid Results (Draft, Pending Bid Review)

Lincoln Community Center
 Reported by Accenture (OPM), 5/21/25

Assumptions:

Outlier Low Bids will be Withdrawn or Disqualified.
 GCs & Non-FSB Subs are Over Budget by 9%.

Bid Stage	Section & Trade	Low Bid - Denied GCs:	Low Bid - Only for GCs:	Budget	Savings (-) / Overrun (+)	% Budget Delta	Low Bid	Spread	Spread %	High Bid
1 - FSB										
	05 01 00			57,351	80,449	140%	137,800	175,213	127%	313,013
	07 10 00			146,573	272,177	186%	418,750	265,550	63%	684,300
	07 50 00			1,106,390	(392,390)	-35%	714,000	245,000	34%	959,000
	08 80 00			511,897	(402,897)	-79%	109,000	28,589	26%	137,589
	09 50 00			269,574	(46,710)	-17%	222,864	204,648	92%	427,512
	09 65 00	GVW		192,141	(72,886)	-38%	119,255	20,687	17%	139,942
	09 90 00			154,135	(42,595)	-28%	111,540	68,460	61%	180,000
	21 00 00			396,536	(72,412)	-18%	324,124	270,876	84%	595,000
	22 00 00			836,401	(197,401)	-24%	639,000	286,000	45%	925,000
	23 00 00			1,823,979	250,309	14%	2,074,288	80,612	4%	2,154,900
	26 00 00			1,982,756	16,244	1%	1,999,000	199,000	10%	2,198,000
1 - FSB Total				7,477,733	(608,112)	-8%	6,869,621	1,844,635	564%	8,714,256
2 - GCs & Non-FSB										
	99 99 99	GC + Non-FSB Subs (ASSUMED)		10,990,268	608,112	6%	11,598,379	0	0%	11,598,379
2 - GCs & Non-FSB Total				10,990,268	608,112	6%	11,598,379	0	0%	11,598,379
Grand Total				18,468,000	0	0%	18,468,000	1,844,635		20,312,635
Maximum GC Contract - With Current Appropriation:				18,468,000	0	0%	18,468,000			
Maximum GC Contract - With \$1M More from Stabilization Fund:				19,468,000	(1,000,000)	-5%	18,468,000			

- Notes:
- 1) 60% CD Estimate was \$19,797,252. The budget is set \$1,329,252 lower than the estimate to reserve appropriate contingency.
 - 2) Only the filed sub bids are in. FSBs are 38% of the estimate. GC bids, due a week later, will include all remaining subcontracts.
 - 3) Bid protests and bid withdrawals may affect the ability to accept the low bid in each category.
 - 4) If the low GC is excluded by one of the low filed sub bidders, this may affect the results, but they would still be competitively low overall.

Maintenance Shop @ Hartwell Main

Maintenance Shop @ Hartwell Main Update



- Lighting and HVAC ductwork installation is complete.
- Overhead door installation is complete.
- Painting and floor sealing to occur tomorrow.
- Wall base installation and punch list to occur next week.



Maintenance Shop: Authorization to Execute Change Order to Window Caulking Abatement Credit (PCO 5)

Background:

- This proposed change order is presented due to an elimination of scope related to the demo for the overhead door installation.
- The contract originally carried caulking abatement for the windows within the location of the new overhead door.
- These windows were recently replaced and there were no asbestos-containing materials within the caulking of the new existing windows.
- The cost includes the labor and materials originally carried to remove the caulking.

Proposed Motion:

Motion to authorize the Town of Lincoln to execute PCO #5, a **credit** change order of **(\$424.00)** to the maintenance shop renovation construction contract held by **Vintage Properties** to eliminate the scope associated with caulking abatement within the existing window system called out to be removed for the overhead door system.

Maintenance Shop: Authorization to Execute Change Order to Supply Valve Replacement Credit (PCO 6)

Background:

- This proposed change order is presented due to an elimination of scope related to the replacement of a supply valve.
- After the completion of the design, and before bidding, this valve failed and was replaced by the town.
- Since the scope was included within the design, the costs were also included in the bids, but the work is no longer needed.
- The costs include a credit to the original labor and material carried by the plumbing subcontractor.

Proposed Motion:

Motion to authorize the Town of Lincoln to execute PCO #6, a **credit** change order of **(\$768.00)** to the maintenance shop renovation construction contract held by **Vintage Properties** to eliminate the scope associated with replacing a supply valve within the plumbing subcontractor's scope of work.