

# OPM Update

CCBC Meeting – 6/18/2025  
Lincoln Community Center Project

# Maintenance Shop Status

- Work complete.
- One light fixture being installed this week.
- Completing closeout documentation.



# Maintenance Shop: Authorization to Execute Change Order to Owner Furnished Contractor Installed Items Credit (PCO 7)

## Background:

- This proposed change order credit is presented due to the owner's request to eliminate the owner furnished contractor installed (OFCI) items from the contractor's scope of work.
- Examples of OFCI items include shelving, cabinets, table saws, and other maintenance operation equipment.
- The contract originally carried the contractor installing these items for Lincoln. The Lincoln maintenance staff will now take on this effort.
- The cost of this credit includes the labor required to install the OFCI items.

## Proposed Motion:

Motion to authorize the Town of Lincoln to execute PCO #7, a **credit change order of (\$1,173.00)** to the maintenance shop renovation construction contract held by **Vintage Properties** to eliminate the installation of the owner-furnished contractor-installed items.

OR

**HOLD FOR COMBINED MOTION**

#### Background:

- This proposed change order is presented due to an owner request to forego builder's risk insurance for the maintenance shop project.
- While Accenture reviewed Vintage Properties' insurances for the project it was realized that Vintage Properties did not take out builder's risk insurance as required by their contract.
- Since the building was already insured on Lincoln's end, Lincoln decided it was best to ask Vintage Properties for a credit for this insurance rather than having it purchased.
- The cost of this credit includes the price Vintage Properties would have paid to obtain the insurance.

#### Proposed Motion:

Motion to authorize the Town of Lincoln to execute

PCO #8, a **credit change order of (\$500.00)**

to the maintenance shop renovation construction contract held by **Vintage Properties**

to eliminate builder's risk insurance as a part of Vintage Properties' required insurances.

OR

**HOLD FOR COMBINED MOTION**

# Maintenance Shop: Authorization to Execute Change Orders

## Combined Motion

### Proposed Combined Motion:

Motion to authorize the Town of Lincoln to execute the following two credit change orders to the maintenance shop renovation construction contract held by **Vintage Properties**:

PCO #7, a credit change order of **(\$1,173.00)** to eliminate the installation of the owner-furnished contractor-installed items.

and

PCO #8, a credit change order of **(\$500.00)** to eliminate builder's risk insurance as a part of Vintage Properties' required insurances.

# Detailed Budget

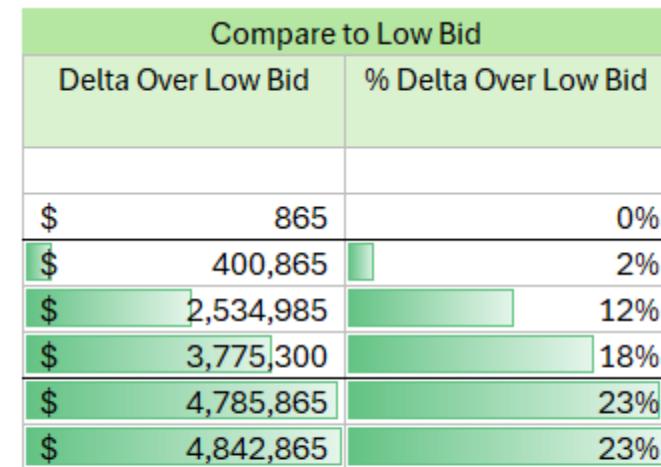
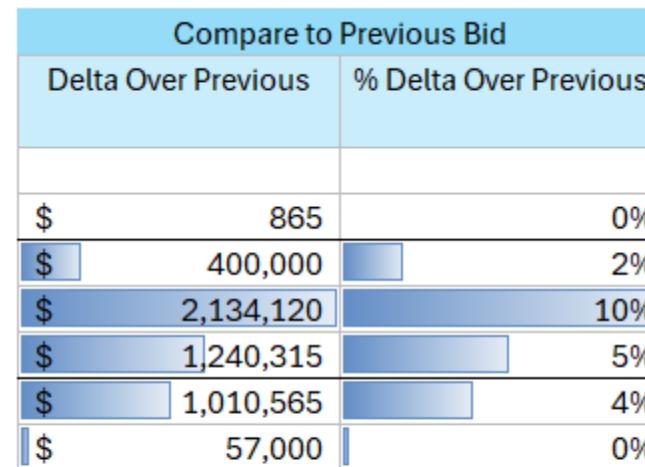
		BUDGET			
Project	Category	Sub-Category	Projected Budget with Added \$2.33M	Notes	% of Project
		<b>1 - MAIN PROJECT</b>	<b>26,350,239</b>		<b>100%</b>
		<b>SOFT COSTS</b>	<b>3,888,444</b>		<b>15%</b>
		SOFT COST CONTINGENCY	50,000	3% of unspent soft costs	0%
		DESIGN	2,230,360	Includes contingency for 2 month extension.	8%
		ADMIN - OPM & ESTIMATOR	648,530	Includes contingency for 2 month extension.	2%
		ADMIN - DESIGN REVIEW & SD ESTIMATE CHECK	45,250		0%
		ADMIN - BID ADS & HOSTING	10,750		0%
		TESTING & COMMISSIONING	201,000	Estimated, partially committed.	1%
		PERMITTING (Consultant for ConComm/Planning)	40,000		0%
		FURNITURE, FIXTURES, EQUIPMENT & TECHNOLOGY	250,000	Holding purchase until later in the project.	1%
		PLAYGROUND EQUIPMENT, BLINDS, KITCHEN EQUIPMENT	412,554	Holding purchase until later in the project. Based on low bid - value may change.	2%
		<b>HARD COSTS - COMMUNITY CENTER</b>	<b>22,112,884</b>		<b>84%</b>
		COMMUNITY CENTER CONSTRUCTION w/o Alts 1,2,3	20,411,581	Low bid with Alts 1,2,3 executed	77%
		COMMUNITY CENTER CHANGE ORDER CONTNGENCY	1,212,768	6% of GC contract	5%
		COMMUNITY CENTER SCHEDULE CONTNGENCY	400,000	Assume months 15 & 16 of GC extension	2%
		UTILITIES (transformer, service agreement - estimated)	88,535	Estimated	0%
		<b>HARD COSTS - SHOP &amp; STRATS</b>	<b>348,911</b>		<b>1%</b>
		SHOP @ HARTWELL CONSTRUCTION	322,121	Includes \$5k contingency	1%
		STRATS PLAYGROUND - Tree Pruning & Removal	26,790	All spent.	0%
		<b>Grand Total</b>	<b>26,350,239</b>		<b>100%</b>

# Detailed Budget + Breakdown by Contracted vs Projected

Project Category	Sub-Category	BUDGET			CONTRACTS				PROJECTIONS			% Paid of Projected Budget	
		Projected Budget with Added \$2.33M	Notes	% of Project	Under Contract	% Committed	Invoiced Thru April 2025	% Paid of Contracts	Unpaid Contract Balances	Projected Specific Costs	Contingencies	Uncommitted Projected Budget	
1 - MAIN PROJECT		26,350,239		100%	3,166,782	12%	1,892,571	60%	1,285,961	21,423,586	1,765,168	23,188,754	7%
SOFT COSTS		3,888,444		15%	2,820,657	11%	1,699,591	54%	1,132,817	925,684	147,400	1,073,084	44%
SOFT COST CONTINGENCY		50,000	3% of unspent soft costs	0%	-	0%	-	0%	-	-	50,000	50,000	0%
DESIGN		2,230,360	Includes contingency for 2 month extension.	8%	2,075,360	8%	1,478,749	47%	596,611	97,000	58,000	155,000	66%
ADMIN - OPM & ESTIMATOR		648,530	Includes contingency for 2 month extension.	2%	558,000	2%	184,545	6%	373,455	51,130	39,400	90,530	28%
ADMIN - DESIGN REVIEW & SD ESTIMATE CHECK		45,250		0%	45,250	0%	30,250	1%	26,750	-	-	-	67%
ADMIN - BID ADS & HOSTING		10,750		0%	6,047	0%	6,047	0%	-	10,000	-	10,000	56%
TESTING & COMMISSIONING		201,000	Estimated, partially committed.	1%	96,000	0%	-	0%	96,000	105,000	-	105,000	0%
PERMITTING (Consultant for ConComm/Planning)		40,000		0%	40,000	0%	-	0%	40,000	-	-	-	0%
FURNITURE, FIXTURES, EQUIPMENT & TECHNOLOGY		250,000	Holding purchase until later in the project.	1%	-	0%	-	0%	-	250,000	-	250,000	0%
PLAYGROUND EQUIPMENT, BLINDS, KITCHEN EQUIPMENT		412,554	Holding purchase until later in the project. Based on low bid - value may change.	2%	-	0%	-	0%	-	412,554	-	412,554	0%
HARD COSTS - COMMUNITY CENTER		22,112,884		84%	8,535	0%	8,535	0%	-	20,491,581	1,612,768	22,104,349	0%
COMMUNITY CENTER CONSTRUCTION w/o Alts 1,2,3		20,411,581	Low bid with Alts 1,2,3 executed	77%	-	0%	-	0%	-	20,411,581	-	20,411,581	0%
COMMUNITY CENTER CHANGE ORDER CONTNGENCY		1,212,768	6% of GC contract	5%	-	0%	-	0%	-	-	1,212,768	1,212,768	0%
COMMUNITY CENTER SCHEDULE CONTNGENCY		400,000	Assume months 15 & 16 of GC extension	2%	-	0%	-	0%	-	-	400,000	400,000	0%
UTILITIES (transformer, service agreement - estimated)		88,535	Estimated	0%	8,535	0%	8,535	0%	-	80,000	-	80,000	10%
HARD COSTS - SHOP & STRATS		348,911		1%	337,590	1%	184,445	6%	153,145	6,321	5,000	11,321	53%
SHOP @ HARTWELL CONSTRUCTION		322,121	Includes \$5k contingency	1%	310,800	1%	157,655	5%	153,145	6,321	5,000	11,321	49%
STRATS PLAYGROUND - Tree Pruning & Removal		26,790	All spent.	0%	26,790	0%	26,790	1%	-	-	-	-	100%
Grand Total		26,350,239		100%	3,166,782	12%	1,892,571	60%	1,285,961	21,423,586	1,765,168	23,188,754	7%

# Base Bid Spread Analysis

Bidder	Base Bid Amount
<b>Hutter Construction Corporation</b>	<b>\$ 20,799,135</b>
M O'Connor Contracting	\$ 20,800,000
Cranshaw Construction of New England	\$ 21,200,000
Colantonio	\$ 23,334,120
GVW	\$ 24,574,435
Delulis Brothers	\$ 25,585,000
Boston Building & Bridge Corp	\$ 25,642,000



Low Bid to Average: \$ 2,334,392 11%  
Low Bid to High Bid: \$ 4,842,865 23%