

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

Maintenance Shop:

Authorization to Execute Change Order to Builder's Risk Insurance Credit (PCO 8)

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
1 - MAIN PROJECT			26,350,239		100%
SOFT COSTS			3,888,444		15%
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%
HARD COSTS - COMMUNITY CENTER			22,112,884		84%
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%
HARD COSTS - SHOP & STRATS			348,911		1%
SHOP @ HARTWELL CONSTRUCTION			322,121	Includes \$5k contingency	1%
STRATS PLAYGROUND - Tree Pruning & Removal			26,790	All spent.	0%
Grand Total			26,350,239		100%

Detailed Budget + Breakdown by Contracted vs Projected

			BUDGET			CONTRACTS					PROJECTIONS			
Project	Category	Sub-Category	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	% Paid of 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
Hutter Construction Corporation	\$ 20,799,135
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

Compare to Previous Bid	
Delta Over Previous	% Delta Over Previous
\$ 865	0%
\$ 400,000	2%
\$ 2,134,120	10%
\$ 1,240,315	5%
\$ 1,010,565	4%
\$ 57,000	0%

Compare to Low Bid	
Delta Over Low Bid	% Delta Over Low Bid
\$ 865	0%
\$ 400,865	2%
\$ 2,534,985	12%
\$ 3,775,300	18%
\$ 4,785,865	23%
\$ 4,842,865	23%

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