

OWNER'S PROJECT MANAGER UPDATE LINCOLN COMMUNITY CENTER PROJECT CCBC MEETING



AUGUST 13, 2025



CONSTRUCTION UPDATE

CONSTRUCTION UPDATE



Mobilization:

- **General Contract awarded on 6/30/25 to Hutter Construction.**
- **Site fencing and layout established per the approved logistics plan.**

CONSTRUCTION UPDATE



Abatement:

- **Complete in Pod C.**
- **Ongoing in Pod B.**
- **Pod A will follow and complete the abatement process.**

CONSTRUCTION UPDATE



Demolition:

- Pod C demo began today, 8/13/25.

CONSTRUCTION UPDATE



Demolition:

- Pod C demo began today, 8/13/25.

CONSTRUCTION UPDATE



Demolition:

- Demolition of the pods will be completed by 8/28/25.

CONSTRUCTION UPDATE



Next - Sitework:

- Following demolition, Hutter will begin preparing for the rammed aggregate piers.

TEAM UPDATE

TEAM ROLES DURING CONSTRUCTION

GENERAL CONTRACTOR

Hutter Construction

Responsible for:

- Site safety
- Construction permitting
- Managing construction traffic
- Managing subcontractors/trades
- Delivering the building

DESIGN TEAM

ICON Architecture

Responsible for:

- Assuring that construction complies with the design.
- Reviewing submittals
- Resolving requests for information
- Monthly (or more) site visits
- Weekly meetings
- Change order review / negotiation
- Requisition (invoice) review
- Hygienist overseeing abatement
- Geotechnical review of soils supporting new foundation (see amendment)

OPM + OWNER

Accenture I&CP & Town of Lincoln

OPM Responsible for:

- Progress monitoring
- Stuck-issue resolution leadership
- Cost control
- Invoice processing
- Schedule monitoring
- Weekly site visits and meetings
- Reporting

Owner Responsible for:

- Oversight
- Timely decisions & approvals
- Public communication

FINANCIAL UPDATE

BUDGET

Overall Budget Allocation

\$24,019,104

ORIGINAL VOTE
@ MARCH 2024
TOWN MEETING

+

\$2,331,135

VOTE
@ JUNE 2025
SPECIAL TOWN MEETING
AFTER GC BIDS WERE RECEIVED

=

\$26,350,239

CURRENT
TOTAL
BUDGET

BUDGET UPDATE

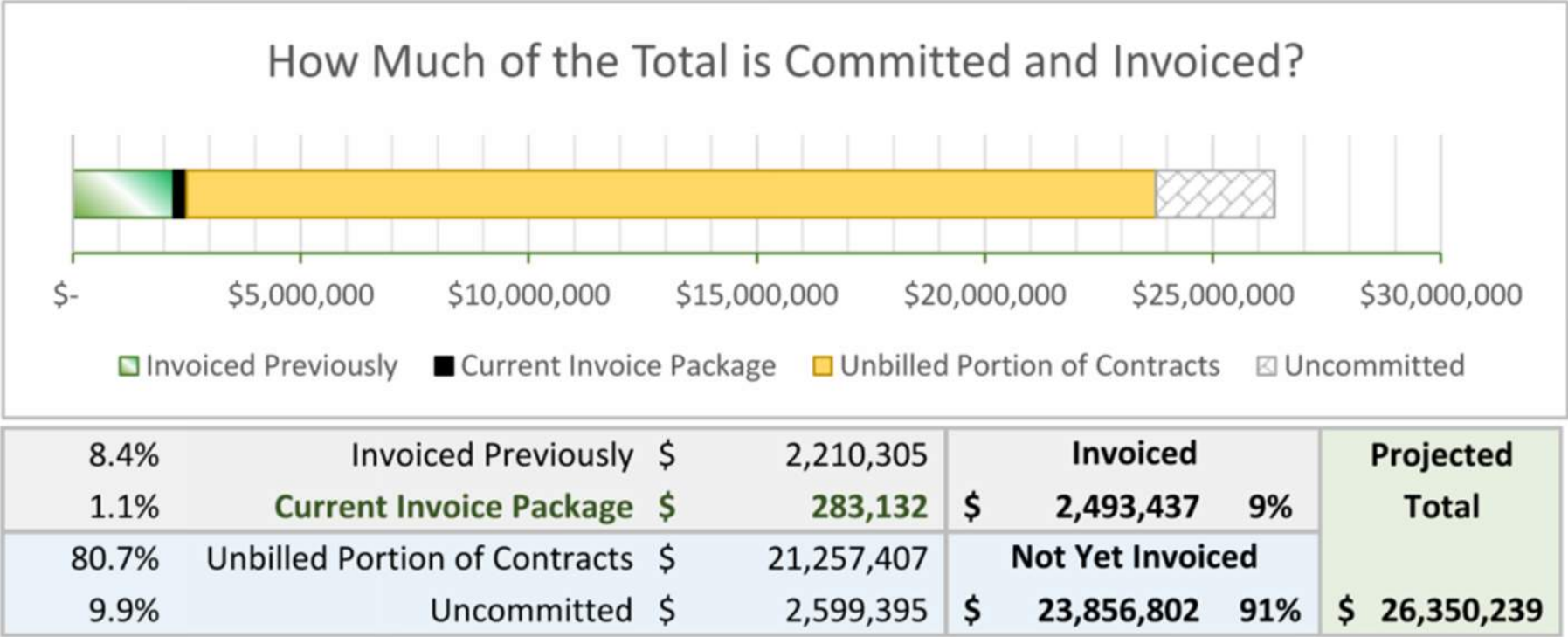
Budget Breakdown as New Baseline

20 - SOFT COSTS	3,888,444
00 - SOFT COST CONTINGENCY	50,000
10 - DESIGN	2,230,360
30 - ADMIN - OPM	648,530
31 - ADMIN - DESIGN REVIEW & SD ESTIMATE CHECK	45,250
32 - ADMIN - BID ADS & HOSTING	10,750
40 - TESTING & COMMISSIONING	201,000
50 - PERMITTING (Consultant for ConComm/Planning)	40,000
70 - FFE, TECH, SITE AMENITIES, KITCHEN EQUIP, BLINDS	662,554
30 - HARD COSTS	22,461,795
10 - COMMUNITY CENTER CONSTRUCTION	21,631,062
11 - COMMUNITY CENTER SCHEDULE CONTNGENCY	400,000
20 - SHOP CONSTRUCTION	315,408
30 - STRATS (trees)	26,790
40 - UTILITIES (transformer, etc)	88,535
40 - MISC / TO BE ASSIGNED	-
10 - MISC / TO BE ASSIGNED	-
Grand Total	26,350,239

- Reviewed by Financial Subcommittee on 7/30/25.
- Will ask for CCBC vote to confirm in September 2025 meeting.

BUDGET UPDATE

Overall Financial Status



APPROVALS

APPROVALS

ICON - Design Services Amendment # 2

- **\$49,000 to add geotechnical construction monitoring services**
 - Pricing consistent with original proposal.
 - Not previously included in the contract.
- **TOTAL: \$49,000.00**

PRE-REVIEWED BY FINANCIAL SUBCOMMITTEE



Proposed Motion:

Motion to approve ICON Architecture's Amendment #2 for **\$49,000.00**

as presented in the 7/30/25 meeting of the CCBC's Financial Subcommittee

to add geotechnical construction monitoring services.

MOTION PASSES
CCBC APPROVED

APPROVALS

Accenture (Anser) – OPM Services Amendment # 2

- **\$39,380 to extend construction administration by two months from June 2026 to August 2026**
 - Already in the contract: (2) more months for punch list and (3) months for closeout.
 - Reallocate the unspent cost of an independent estimate at the 60% Construction Documents phase to construction oversight labor.
- **\$3,000 to establish a bid advertising fees allowance**
 - Partially spent
 - Envelope testing remains to be procured
- **TOTAL: \$42,380.00**

PRE-REVIEWED BY FINANCIAL SUBCOMMITTEE



Proposed Motion:

Motion to approve Accenture's Amendment #2 at **\$42,380.00**

as presented in the 7/30/25 meeting of the CCBC's Financial Subcommittee

To extend the construction administration by two months and add a bid advertising fees allowance.

MOTION PASSES
CCBC APPROVED