

## 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** + **\$2,331,135** = **\$26,350,239**

ORIGINAL VOTE  
@ MARCH 2024  
TOWN MEETING

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

CURRENT  
TOTAL  
BUDGET

# BUDGET UPDATE

## Budget Breakdown as New Baseline

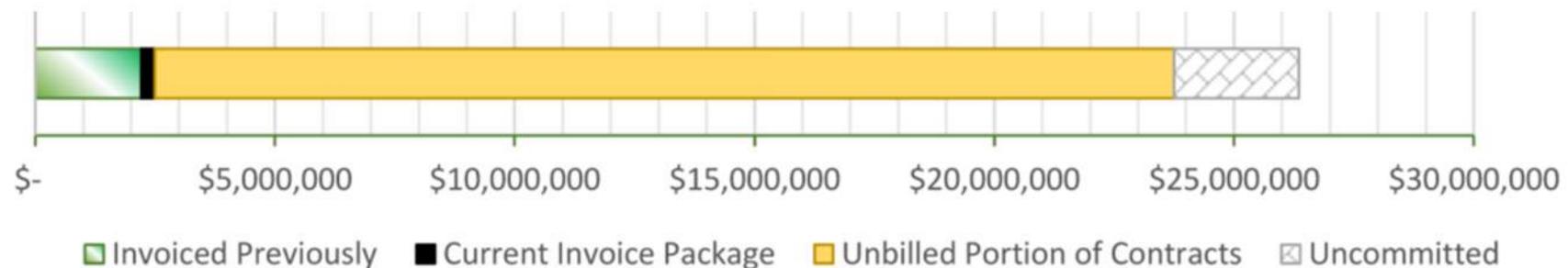
<b>20 - SOFT COSTS</b>		<b>3,888,444</b>
00 - SOFT COST CONTINGENCY		50,000
10 - DESIGN		2,230,360
30 - ADMIN - OPM		648,530
31 - ADMIN - DESIGN REVIEW & SD ESTIMATE CHECK		45,250
32 - ADMIN - BID ADS & HOSTING		10,750
40 - TESTING & COMMISSIONING		201,000
50 - PERMITTING (Consultant for ConComm/Planning)		40,000
70 - FFE, TECH, SITE AMENITIES, KITCHEN EQUIP, BLINDS		662,554
<b>30 - HARD COSTS</b>		<b>22,461,795</b>
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
<b>40 - MISC / TO BE ASSIGNED</b>		-
10 - MISC / TO BE ASSIGNED		-
<b>Grand Total</b>		<b>26,350,239</b>

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

# BUDGET UPDATE

## Overall Financial Status

How Much of the Total is Committed and Invoiced?



	Invoiced Previously	\$	2,210,305	Invoiced		Projected
	Current Invoice Package	\$	283,132	\$	2,493,437	9%
	Unbilled Portion of Contracts	\$	21,257,407		Not Yet Invoiced	
	Uncommitted	\$	2,599,395	\$	23,856,802	91%
						\$ 26,350,239

## APPROVALS

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## 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**

### 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**

PRE-REVIEWED BY FINANCIAL SUBCOMMITTEE



# 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**