

OWNER'S PROJECT MANAGER UPDATE (v1.3)

LINCOLN COMMUNITY CENTER PROJECT

CCBC MEETING



SEPTEMBER 17, 2025



CONSTRUCTION UPDATE

CONSTRUCTION UPDATE



Demolition & Abatement:

- Pod B been removed.

CONSTRUCTION UPDATE



Demolition & Abatement:

- **Pods A and C have been demolished as much as possible.**
- **Work is on hold.**
- **Obtaining authorization to abate additional asbestos-containing material (ACM) discovered in the foundation wall.**
- **Final demolition expected this month.**

REQUESTS FOR APPROVAL

REQUEST FOR APPROVAL # 1

Budget Breakdown as New Baseline -Background

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, SITE AMENITIES, KITCHEN EQPT, 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 PLAYGROUND (trees & hydroseed)		26,790
40 - UTILITIES (transformer, etc)		88,535
Grand Total		26,350,239

PRE-REVIEWED BY FINANCIAL SUBCOMMITTEE 

- **Consistent with all budget presentations since July 2025.**
- **The project team will manage the project within this budget.**
- **Any reallocation of funds relative to this baseline will be subject to CCBC vote.**

REQUEST FOR APPROVAL # 1

Budget Breakdown as New Baseline - Motion

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
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30 - STRATS PLAYGROUND (trees & hydroseed)		26,790
40 - UTILITIES (transformer, etc)		88,535
Grand Total		26,350,239

Proposed Motion:

Motion to approve the
baseline budget structure
as presented in the 9/17/25 CCBC meeting.

VOTE OUTCOME:

	APPROVED
	NOT APPROVED
	CONTINUED
<input checked="" type="checkbox"/>	MERGED INTO ANOTHER MOTION

REQUEST FOR APPROVAL # 2

ICON Architecture - Amendment # 3 – Scope/Schedule Alignment

Proposed Motion:

Motion to approve ICON Architecture's Amendment #3 for **\$48,000.00**

to align the scope and schedule of design services with the project structure current at the time of the community center construction contact award.

FUNDED FROM:

Design line-item contingency.
No draw from Soft Cost Contingency.

PRE-REVIEWED BY FINANCIAL SUBCOMMITTEE 

VOTE OUTCOME:

	APPROVED
	NOT APPROVED
	CONTINUED
<input checked="" type="checkbox"/>	MERGED INTO ANOTHER MOTION

REQUEST FOR APPROVAL # 3

ICON Architecture - Amendment # 4 – Additional Abatement Management

Proposed Motion:

Motion to approve ICON Architecture's Amendment #4 for **\$21,800.00**

for design, permitting and oversight of additional unforeseen abatement of asbestos-containing materials (ACM) discovered in the foundation walls of Pods A and C.

FUNDED FROM:

Draw from Construction Change Order Contingency.

- **Recent and urgent change. There was not an opportunity to present to the Financial Subcommittee ahead of this CCBC.**
- **Scope and pricing were vetted by the OPM and negotiated with Icon and their environmental subconsultant.**
- **OPM team recommends this amendment for approval.**

VOTE OUTCOME:

	APPROVED
	NOT APPROVED
	CONTINUED
<input checked="" type="checkbox"/>	MERGED INTO ANOTHER MOTION

REQUEST FOR APPROVAL # 5

Electrical Utility Service Agreement (Transformer & Primary Wiring)

Proposed Motion:

Motion to **authorize** Assistant Town Administrator **Dan Pereira**

to **execute a Service Agreement with Eversource**,
the Electrical Utility,

at a value **no greater than the budgeted \$80,000.00**

and to **process payment** for the associated invoice

to provide a **transformer** and associated **primary wiring and installation work**

necessary to deliver permanent power service
to the community center building.

FUNDED FROM:

Utilities line item, as budgeted. No impact to contingencies.

- Eversource is still designing the transformer and primary electrical lines.
- When a utility issues a service agreement with a price proposal, it is subject to review for technical accuracy, but not usually subject to price negotiation.
- Full upfront payment is generally required to order or reserve the transformer.
- Transformer lead times can be a significant schedule risk, so fast approval will be critical.

VOTE OUTCOME:

	APPROVED
	NOT APPROVED
	CONTINUED
<input checked="" type="checkbox"/>	MERGED INTO ANOTHER MOTION

REQUEST FOR APPROVAL: COMBINED VOTE

Requests # 1, 2, 3, 5 (not 4 or 6)

Proposed Motion:

Motion to approve the following requests as presented in the 9/17/25 CCBC meeting:

- #1: Baseline Budget Structure
- #2: Icon Amendment # 3 – Scope & Budget Alignment
- #3: Icon Amendment # 4 – Additional Abatement Management
- #5: Electrical Utility Service Agreement

VOTE OUTCOME:

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	NOT APPROVED
<input type="checkbox"/>	CONTINUED
<input type="checkbox"/>	MERGED INTO ANOTHER MOTION

REQUEST FOR APPROVAL # 4

Authorizing the General Contractor to Perform Additional Abatement

Proposed Motion:

Motion to **authorize** Assistant Town Administrator **Dan Pereira**, or one of two designees: Facilities Director **Brandon Kelly** or CCBC Co-Chair **Jonathan Dwyer**, to

issue “direction to proceed” to the General Contractor, as required, to abate additional asbestos-containing materials, at an aggregate value no greater than \$85,000.00.

Change pricing will be vetted by the project team per the project’s usual procedures and submitted for approval to the Financial Subcommittee and/or the CCBC prior to change order execution.

FUNDED FROM:

Draw from Construction Change Order Contingency.

Two instances of unforeseen abatement are currently being priced and negotiated:

ACM paper at Pods A and C:

- on surface of foundation walls
- on top of foundation walls, sandwiched under brick wall

VOTE OUTCOME:

<input checked="" type="checkbox"/>	APPROVED
	NOT APPROVED
	CONTINUED
	MERGED INTO ANOTHER MOTION

REQUEST FOR APPROVAL # 6

Authority for Direction to Proceed for Urgent Changes

Proposed Motion: In the event that the Town's Project Architect and Owner's Project Manager (OPM) identify **an urgent, substantive condition that requires a change to an existing matter of project scope**,

the decision upon which will not allow for a delay due to the need for a CCBC or FinSubCom meeting scheduled in compliance with the Open Meeting Law without incurring delay costs and project impacts,

the Architect and OPM may recommend **that the Town authorize an Approval to Proceed in order to avoid these project delay costs and maintain the critical path of the project schedule.**

In order to effectuate this process, this Committee authorizes Assistant Town Administrator **Dan Pereira**, or one of two designees, Facilities Director **Brandon Kelly** or CCBC Co-Chair **Jonathan Dwyer**,

to **exercise their best judgment** to address these urgent conditions and **issue an Approval to Proceed to ensure continuation of the work.**

Prior to such issuance, the Architect and Owner's Project Manager shall review and provide a recommendation on the Approval to Proceed to the Assistant Town Administrator or designee.

Such review and recommendation shall be presented to the CCBC or FinSubCom together with the Approval to Proceed as soon as practicable thereafter.

VOTE OUTCOME:

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	NOT APPROVED
<input type="checkbox"/>	CONTINUED
<input type="checkbox"/>	MERGED INTO ANOTHER MOTION