

OWNER'S PROJECT MANAGER UPDATE (v1.1) LINCOLN COMMUNITY CENTER PROJECT CCBC MEETING



NOVEMBER 19, 2025



AGENDA

1. Introduction (7:00 pm)
2. Open Comment (7:05)
3. OPM Status (7:10)
 - A. Status of Construction
 - B. Finance Subcommittee Update
 - C. Status of Owner Procurements
4. FLCOA Fundraising Subcommittee for LCC (7:35)
5. Communications Subcommittee (7:45)
6. CCBC Administration (7:50)
 - A. Decision: Approve minutes of meeting on October 15, 2025
 - B. Next meetings: Dec. 17, Jan. 21, Feb. 25, Mar. 18
7. Adjourn (8:00)

3 – OPM Status

3.A – Construction Update

CONSTRUCTION UPDATE

- **Rammed Aggregate Piers install is complete**



CONSTRUCTION UPDATE



- **Excavation and Footing Prep is underway**



CONSTRUCTION UPDATE



- Footing preparations will continue for the next few weeks

CONSTRUCTION UPDATE

- Concrete footing placement has begun where footing trench and prep is complete.

First placement was completed on 11/18/25!



CONSTRUCTION UPDATE

- Footings are anticipated to be complete in early December



CONSTRUCTION SCHEDULE UPDATE

Abatement Delay:

- Abatement delay of approximately 26 business days is still under negotiation.
- Potentially moves substantial completion from 8/31/26 to 10/5/26.

Construction Schedule:

- Baseline schedule and subsequent monthly submissions are still pending revisions by the General Contractor per review comments from the project team

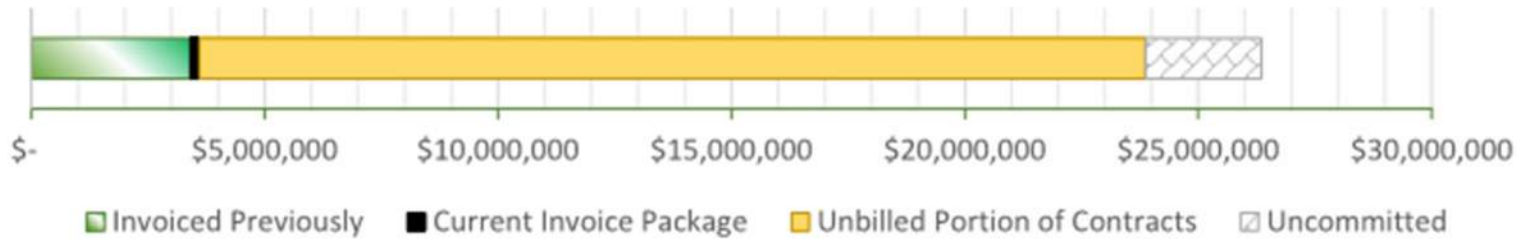
3 – OPM Status

3.B – Finance Sub-Committee Update

OPM STATUS – 3.B – FINANCE SUBCOMMITTEE UPDATE

Spending Progress

How Much of the Total is Committed and Invoiced?



Hard vs Soft Costs



12.9%	Invoiced Previously	\$	3,406,083	Invoiced		Projected Total
0.7%	Current Invoice Package	\$	195,444	\$	3,601,526 14%	
76.9%	Unbilled Portion of Contracts	\$	20,270,924	Not Yet Invoiced		
9.4%	Uncommitted	\$	2,478,684	\$	22,749,609 86%	

Other	\$	-
Feasibility	\$	-
Soft Costs	\$	3,919,140
Hard Costs	\$	22,431,995

Invoices through October 31, 2025

OPM STATUS – 3.B – FINANCE SUBCOMMITTEE UPDATE

Contingency Status

	Value	% of original contingency	% of project budget
Original Contingency	\$ 1,826,841	100%	7%
Estimated Current Withdrawals*	\$ 18,314	1%	0%
Remaining Contingency	\$ 1,808,527	99%	7%
Known Risks, estimated	\$ 230,000	13%	1%
Remaining Contingency, Less Risks	\$ 1,578,527	86%	6%

* Includes estimates for changes being priced and negotiated.

OPM STATUS – 3.B – FINANCE SUBCOMMITTEE UPDATE

Contingency Withdrawals to Date

Withdrawals:			of contingency	
Hard Costs:				
Abatement	\$	112,396	6.2%	
OPM Office Trailer Requirement Cancelled	\$	(19,481)	-1.1%	
Savings from Transformer Purchase	\$	(62,094)	-3.4%	Sub-Total:
Resilient Flooring "Basis of Bid" Product	\$	7,493	0.4%	\$ 38,314
Soft Costs:				
Solar PV Consultant	\$	10,000	0.5%	Sub-Total:
Blower Door Testing Procurement Cancelled	\$	(30,000)	-1.6%	\$ (20,000)
Estimated Current Withdrawals*	\$	18,314	1.0%	\$ 18,314

OPM STATUS – 3.B – FINANCE SUBCOMMITTEE UPDATE

Financial Detail

Project	Category	Sub-Category	BUDGET					CONTRACTS					PROJECTIONS							
			CURRENT			PROJECTED		%		CONTRACTED		INVOICED			UNPAID		Projected Costs	Contingencies	Contingency %	Uncommitted Projected Budget
			Original Budget	Approved Budget Changes	Current Budget	Pending Budget Changes	Projected Budget	% Change	% Of Budget	Under Contract	% Under Contract	Invoiced to Date	% Paid of Contracts	% Paid of Proj Budget	Unpaid Contract Balances	Unpaid Projected Budget				
1 - MAIN PROJECT			26,350,239	-	26,350,239	896	26,351,135	0%	100%	23,808,635	90%	3,601,526	15%	14%	20,207,109	22,749,609	1,013,563	1,528,937	6%	2,542,500
10 - SOFT COSTS			3,888,444	29,800	3,918,244	896	3,919,140	1%	15%	3,046,575	78%	2,156,514	71%	55%	890,061	1,762,626	767,254	105,311	3%	872,565
00 - SOFT COST CONTINGENCY			50,000	(10,000)	40,000	(349)	39,651	-21%	0%	-	0%	-	0%	0%	-	39,651	-	39,651	100%	39,651
10 - DESIGN			2,230,360	29,800	2,260,160	-	2,260,160	1%	9%	2,194,160	97%	1,727,070	79%	76%	467,090	533,090	65,300	700	0%	66,000
20 - ADMIN - OPM			648,530	40	648,570	-	648,570	0%	2%	609,130	94%	349,145	57%	54%	259,985	299,425	39,440	-	0%	39,440
21 - ADMIN - DESIGN REVIEW & SD ESTIMATE CHECK			45,250	(40)	45,210	-	45,210	0%	0%	45,250	100%	45,210	100%	100%	40	-	(40)	-	0%	(40)
22 - ADMIN - ADS, BID HOSTING, COMMUNICATIONS			10,750	-	10,750	1,245	11,995	12%	0%	11,995	100%	9,348	78%	78%	2,647	2,647	-	-	0%	-
30 - TESTING & COMMISSIONING			201,000	-	201,000	-	201,000	0%	1%	136,040	68%	6,000	4%	3%	130,040	195,000	-	64,960	32%	64,960
40 - PERMITTING (Consultant for ConComm/Planning)			40,000	-	40,000	-	40,000	0%	0%	40,000	100%	13,581	34%	34%	26,419	26,419	-	-	0%	-
50 - SOLAR PPA CONSULTANT			-	10,000	10,000	-	10,000	0%	0%	10,000	100%	6,160	62%	62%	3,840	3,840	-	-	0%	-
60 - FFE, SITE AMENITIES, KITCHEN EQPT, BLINDS			662,554	-	662,554	-	662,554	0%	3%	-	0%	-	0%	0%	-	662,554	662,554	-	0%	662,554
20 - HARD COSTS			22,461,795	(29,800)	22,431,995	-	22,431,995	0%	85%	20,762,060	93%	1,445,013	7%	6%	19,317,047	20,986,982	246,309	1,423,626	6%	1,669,935
10 - COMMUNITY CENTER CONSTRUCTION			20,386,581	71,309	20,457,890	-	20,457,890	0%	78%	20,386,581	100%	1,069,534	5%	5%	19,317,047	19,388,356	71,309	-	0%	71,309
11 - CONSTRUCTION CHANGE ORDER CONTINGENCY			1,244,481	(101,109)	1,143,373	(6,034)	1,137,339	-9%	4%	-	0%	-	0%	0%	-	1,137,339	175,000	962,339	85%	1,137,339
12 - SCHEDULE CONTINGENCY			400,000	-	400,000	-	400,000	0%	2%	-	0%	-	0%	0%	-	400,000	-	400,000	100%	400,000
20 - SHOP CONSTRUCTION			315,408	-	315,408	-	315,408	0%	1%	315,408	100%	315,408	100%	100%	-	-	-	-	0%	-
30 - STRATS PLAYGROUND (trees & hydroseed)			26,790	-	26,790	6,034	32,824	23%	0%	32,824	100%	32,824	100%	100%	-	-	-	-	0%	-
40 - UTILITIES (transformer, etc)			88,535	-	88,535	-	88,535	0%	0%	27,248	31%	27,248	100%	31%	-	61,287	-	61,287	69%	61,287
Grand Total			26,350,239	-	26,350,239	896	26,351,135	0%	100%	23,808,635	90%	3,601,526	15%	14%	20,207,109	22,749,609	1,013,563	1,528,937	6%	2,542,500

Invoices through September 30, 2025

OPM STATUS – 3.B – FINANCE SUBCOMMITTEE UPDATE

Financial Detail

Project	Category	Sub-Category	BUDGET						
			CURRENT			PROJECTED		%	
			Original Budget	Approved Budget Changes	Current Budget	Pending Budget Changes	Projected Budget	% Change	Of Budget
1	MAIN PROJECT		26,350,239	-	26,350,239	896	26,351,135	0%	100%
	10 - SOFT COSTS		3,888,444	29,800	3,918,244	896	3,919,140	1%	15%
	00 - SOFT COST CONTINGENCY		50,000	(10,000)	40,000	(349)	39,651	-21%	0%
	10 - DESIGN		2,230,360	29,800	2,260,160	-	2,260,160	1%	9%
	20 - ADMIN - OPM		648,530	40	648,570	-	648,570	0%	2%
	21 - ADMIN - DESIGN REVIEW & SD ESTIMATE CHECK		45,250	(40)	45,210	-	45,210	0%	0%
	22 - ADMIN - ADS, BID HOSTING, COMMUNICATIONS		10,750	-	10,750	1,245	11,995	12%	0%
	30 - TESTING & COMMISSIONING		201,000	-	201,000	-	201,000	0%	1%
	40 - PERMITTING (Consultant for ConComm/Planning)		40,000	-	40,000	-	40,000	0%	0%
	50 - SOLAR PPA CONSULTANT		-	10,000	10,000	-	10,000	0%	0%
	60 - FFE, SITE AMENITIES, KITCHEN EQPT, BLINDS		662,554	-	662,554	-	662,554	0%	3%
	20 - HARD COSTS		22,461,795	(29,800)	22,431,995	-	22,431,995	0%	85%
	10 - COMMUNITY CENTER CONSTRUCTION		20,386,581	71,309	20,457,890	-	20,457,890	0%	78%
	11 - CONSTRUCTION CHANGE ORDER CONTINGENCY		1,244,481	(101,109)	1,143,373	(6,034)	1,137,339	-9%	4%
	12 - SCHEDULE CONTINGENCY		400,000	-	400,000	-	400,000	0%	2%
	20 - SHOP CONSTRUCTION		315,408	-	315,408	-	315,408	0%	1%
	30 - STRATS PLAYGROUND (trees & hydroseed)		26,790	-	26,790	6,034	32,824	23%	0%
	40 - UTILITIES (transformer, etc)		88,535	-	88,535	-	88,535	0%	0%
Grand Total			26,350,239	-	26,350,239	896	26,351,135	0%	100%

- Minor pending items will be presented at the next Financial Subcommittee meeting

3 – OPM Status

3.C – Procurement Update

OPM STATUS – 3.C

Procurement Update

- **Remaining Procurements:**
 - **Furniture, Fixtures and Equipment – preparing procurement documents**
 - **Technology – coordinating with Town IT department**
 - **Kitchen Equipment – buying some pieces through a new grant, balance deferred**
 - **Playground surfacing and equipment**
 - **Rain Garden – pending fundraising**
 - **Some Graphics/Signage**
- **Timing:**
 - **Hoping to defer decision to purchase until sitework and foundations are complete.**
 - **Demolition delay has reduced time frame for decision.**
 - **Furniture and technology lead times so far do not appear to be problematic.**