

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



JULY 22, 2026



# AGENDA

- 1. Introduction (7:00 pm)**
- 2. Open Comment (7:05)**
- 3. OPM Status (7:10)**
  - a. Construction Status Update
  - b. Schedule Update
  - c. Financial Update
  - d. Decision: Toilet Partition Support
  - e. East Side Regrading Update
  - f. Decision: Bridge Realignment Foundations
  - g. CCBC Site Visit
- 4. Communications Subcommittee (8:00)**
- 5. CCBC Administration (8:05)**
  - a. Decision: Approve minutes of meeting on June 17, 2026
  - b. Next meetings: August 12, 2026 (Sep/Oct TBD)
- 6. Adjourn (8:10)**

## **3 OPM Status**

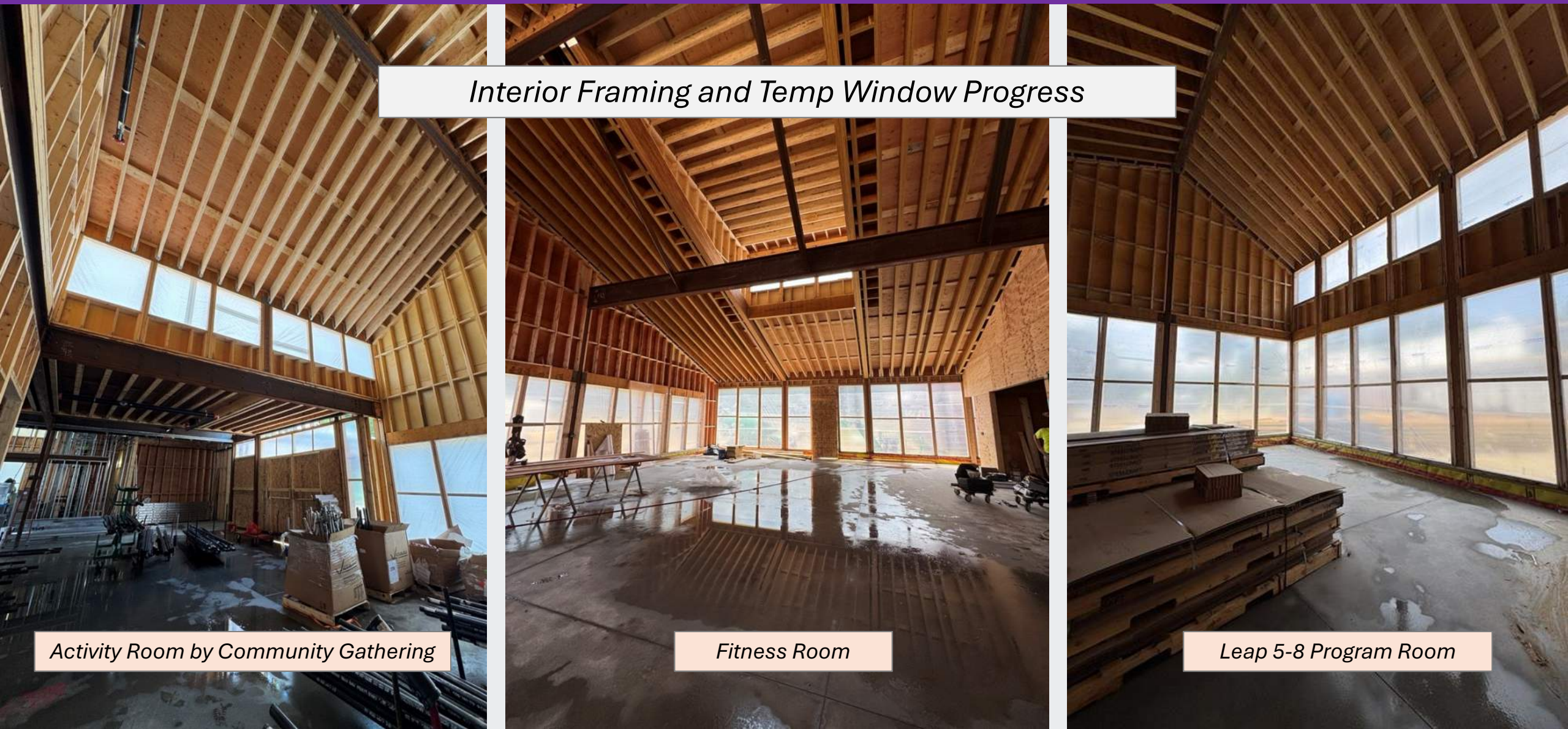
### **3.A Construction Update**

## 3.A - CONSTRUCTION UPDATE

*Framing and Roofing Progress*



# 3.A - CONSTRUCTION UPDATE



*Interior Framing and Temp Window Progress*

*Activity Room by Community Gathering*

*Fitness Room*

*Leap 5-8 Program Room*

## 3.A - CONSTRUCTION UPDATE

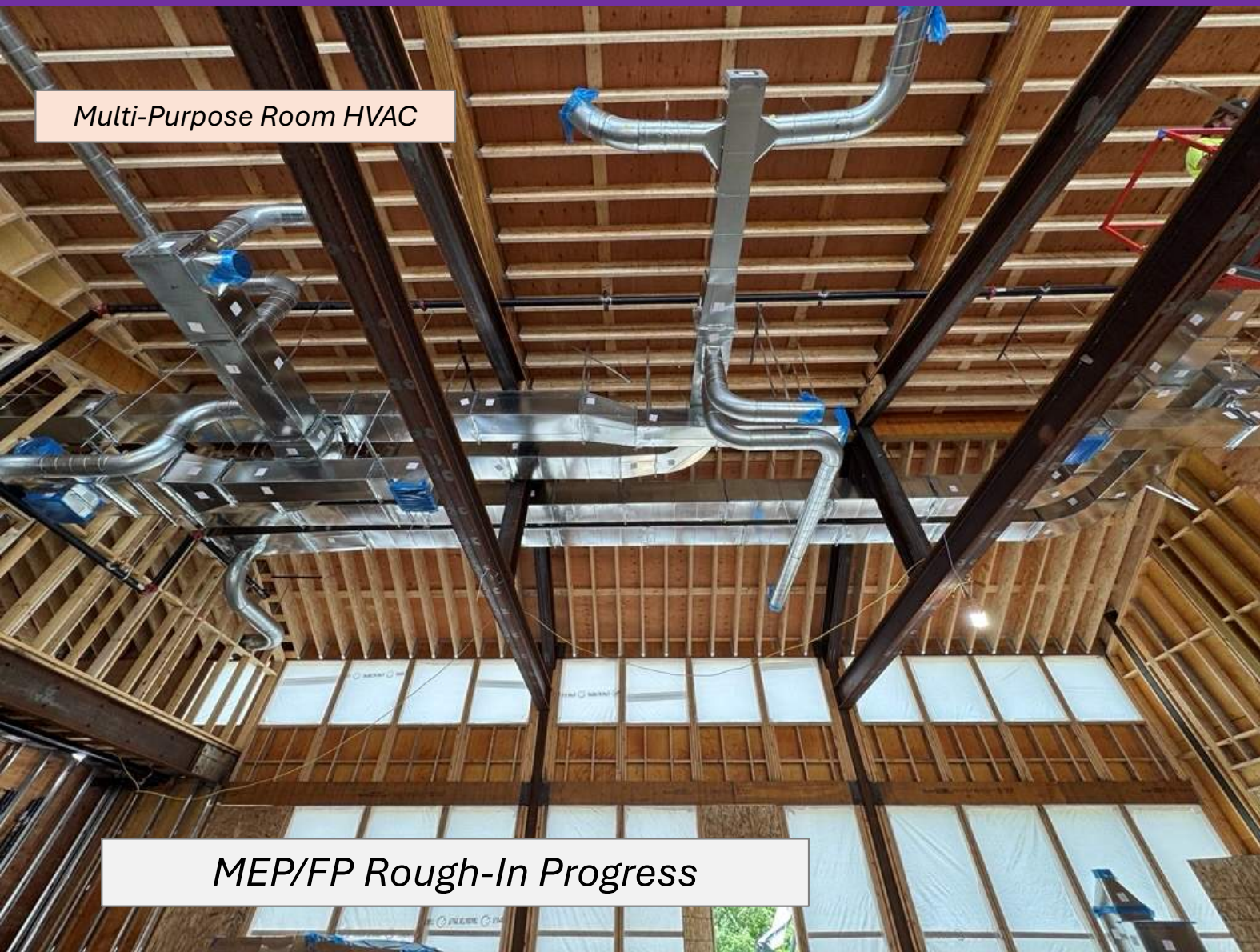


## 3.A - CONSTRUCTION UPDATE



*Framing Progress by LEAP*

# 3.A - CONSTRUCTION UPDATE



Multi-Purpose Room HVAC

MEP/FP Rough-In Progress



Plumbing for LEAP Boy's Restroom



HVAC in COA & HS Lounge

# 3.A - CONSTRUCTION UPDATE



July 8, 2026

July 22, 2026

*Sewer and Drainage Progress*

## 3.A - CONSTRUCTION UPDATE



*Parking Lot Work Progress*



# PARKING LOT WORK (CONSTRUCTION PHASE 2)



## **3 OPM Status**

### **3.B Schedule Update**

# 3.B – SCHEDULE UPDATE

## Status

### Monthly Schedule Updates:

| Month  | Schedule Received Date      | Projected Substantial Completion Date |
|--------|-----------------------------|---------------------------------------|
| Jul-25 | 7/23/2025                   | 9/18/2026                             |
| Aug-25 | 8/20/2025                   | <b>8/31/2026</b>                      |
| Sep-25 | <i>No schedule received</i> |                                       |
| Oct-25 | 10/3/2025                   | 10/6/2026                             |
| Nov-25 | 11/26/2025                  | 10/7/2026                             |
| Dec-25 | <i>No schedule received</i> |                                       |
| Jan-26 | <i>No schedule received</i> |                                       |
| Feb-26 | 2/6/2026                    | 11/2/2026                             |
| Mar-26 | 3/11/2026                   | 11/2/2026                             |
| Apr-26 | 4/21/2026                   | 12/22/2026                            |
| May-26 | 5/8/2026                    | 12/14/2026                            |
| Jun-26 | 6/24/2026                   | 12/16/2026                            |
| Jul-26 | 7/9/2026                    | <b>12/16/2026</b>                     |

### June 29,2026 - Schedule Review Highlights:

**2-hour detailed schedule review conducted** with Hutter, Town, Accenture, and ICON.

**15+ comments and action items issued**, including schedule logic, manpower loading, critical path transparency, sequencing, procurement risks, and recovery planning.

**Contract-required schedule elements identified as missing**, including manpower loading, detailed activity breakdowns, and support for requested time extensions.

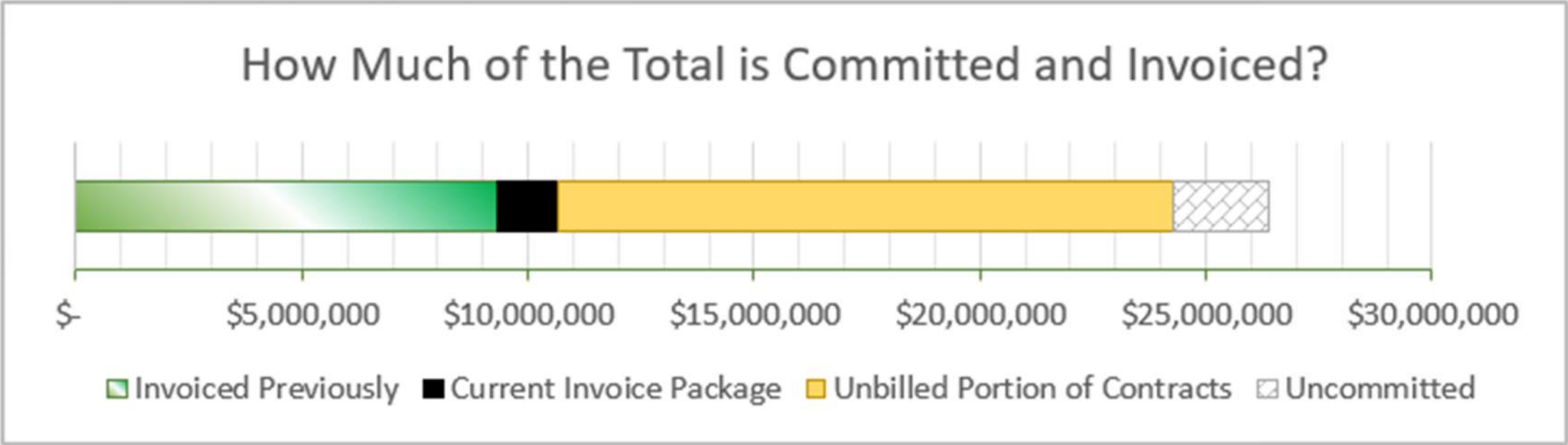
**August schedule update expected to incorporate these comments** through a more detailed, logic-driven, manpower- and cost-loaded schedule.

## **3 OPM Status**

### **3.C Financial Update**

# 3C– Financial Update

## Financial Status

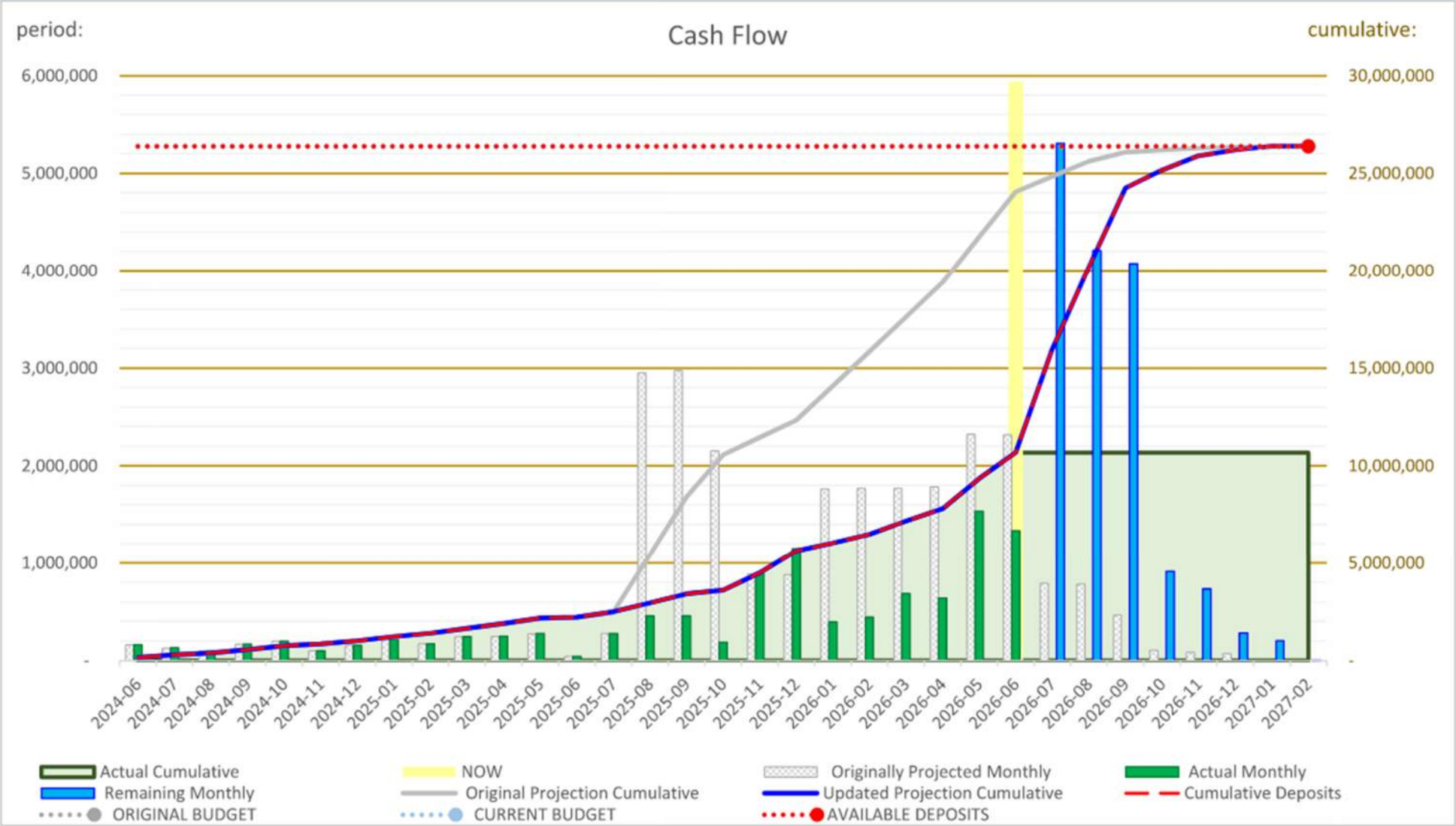


|       |                               |    |            |                  |                |                    |
|-------|-------------------------------|----|------------|------------------|----------------|--------------------|
| 35.4% | Invoiced Previously           | \$ | 9,337,070  | Invoiced         |                | Projected<br>Total |
| 5.1%  | Current Invoice Package       | \$ | 1,333,517  | \$               | 10,670,586 40% |                    |
| 51.6% | Unbilled Portion of Contracts | \$ | 13,609,217 | Not Yet Invoiced |                |                    |
| 8.0%  | Uncommitted                   | \$ | 2,111,331  | \$               | 15,720,549 60% | \$ 26,391,135      |

The current invoice package is a draft, subject to change.

# 3C- Financial Update

## Financial Status



The current invoice package is a draft, subject to change.

# 3C– Financial Update

## Contingency Status

|                                       | Value        | % of<br>original<br>contingency | % of<br>project<br>budget | Delta<br>since<br>last<br>presentation | Remainder<br>@ Last<br>Presentation<br>CCBC 6/17/26 |
|---------------------------------------|--------------|---------------------------------|---------------------------|----------------------------------------|-----------------------------------------------------|
| Original Contingency                  | \$ 1,827,200 | 100%                            | 7%                        |                                        |                                                     |
| Estimated Current Withdrawals*        | \$ 536,116   | 29%                             | 2%                        |                                        |                                                     |
| Remaining Contingency                 | \$ 1,291,084 | 71%                             | 5%                        | 2% saved                               | 69%                                                 |
| Known Risks, estimated                | \$ 198,000   | 11%                             | 1%                        |                                        |                                                     |
| Remaining Contingency, Less Risks**   | \$ 1,093,084 | 60%                             | 4%                        | 4% saved                               | 56%                                                 |
| Schedule Contingency                  | \$ 454,853   | 25%                             | 2%                        |                                        |                                                     |
| Remaining Contingency, Less Risks+Sch | \$ 638,231   | 35%                             | 2%                        | 5% saved                               | 30%                                                 |

\* Includes estimates for changes being priced and negotiated.

# 3C– Financial Update

## Contingency Status

| Withdrawals:                                                     |    | of contingency |       |
|------------------------------------------------------------------|----|----------------|-------|
| New Information:                                                 | \$ | 31,449         | 1.7%  |
| PCO-026 East Side Regrading - Above \$4500<br>estimated approval | \$ | 2,780          | 0.2%  |
| PCO-027 Toilet Partition Support                                 | \$ | (1,331)        | -0.1% |
| Bridge Revisions, Estimated Not to Exceed                        | \$ | 30,000         | 1.6%  |
| Previously Presented:                                            | \$ | 563,220        | 30.8% |
| Estimated Current Withdrawals*                                   | \$ | 594,669        | 32.5% |

## **3 OPM Status**

### **3.D Authorize Toilet Partition Support**

# 3D – Authorize Toilet Partition Support

## Motion

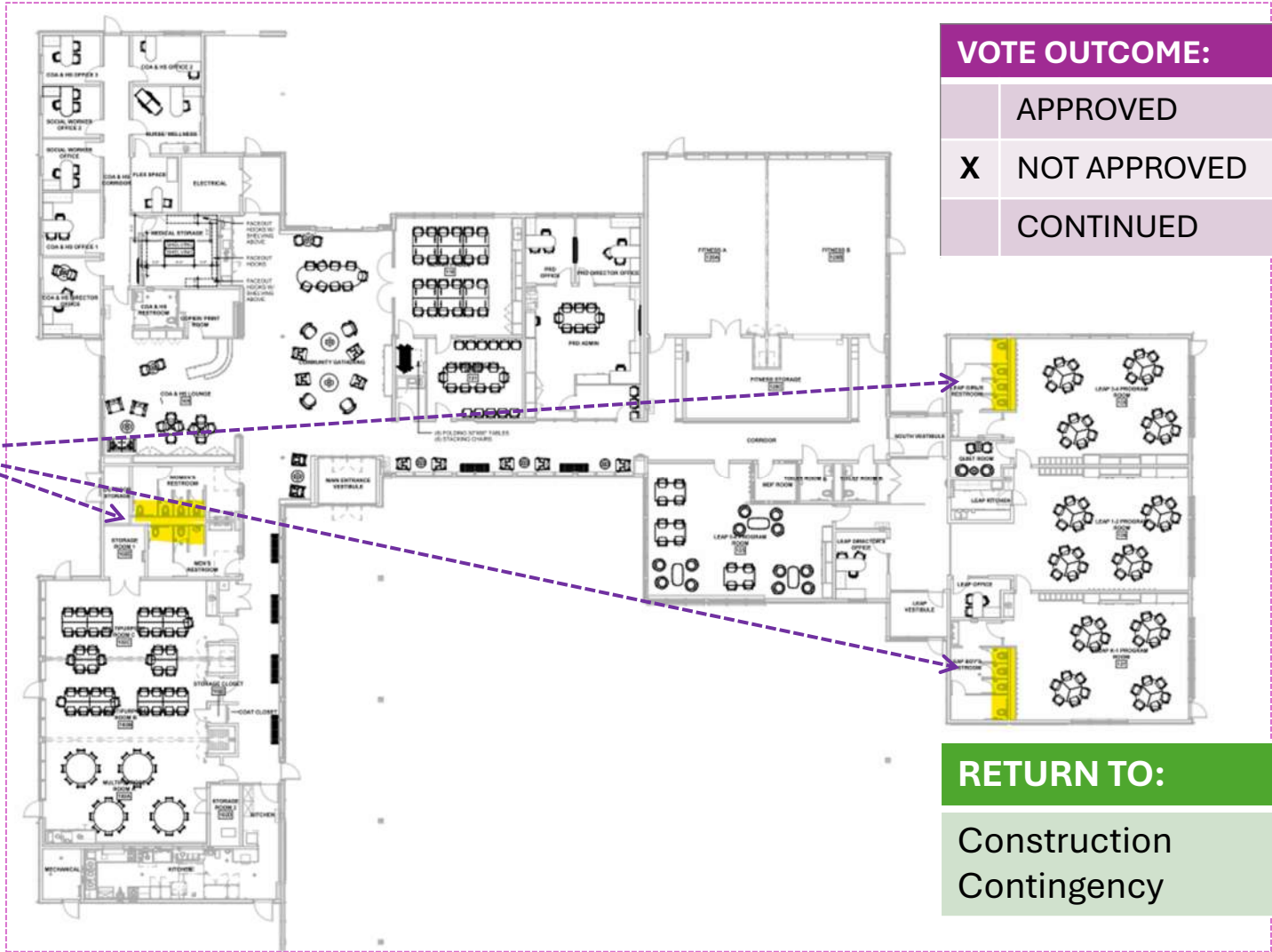
**Proposed Motion:**

Authorize the Town of Lincoln to **execute a change order to Hutter Construction’s** contract

For a **credit** of **\$1,331.16**

for PCO-30 to revise **the method of structurally supporting toilet partitions in multi-stall bathrooms from ceiling-hung partitions to floor-mounted partitions with overhead bracing.**

The Design and OPM team has completed review and negotiation of this change order and recommends approval.



**VOTE OUTCOME:**

|   |              |
|---|--------------|
|   | APPROVED     |
| X | NOT APPROVED |
|   | CONTINUED    |

**RETURN TO:**

Construction Contingency

## **3 OPM Status**

### **3.E East Side Regrading Update**

# 3E –East Side Regrading Update

## East Side Regrading

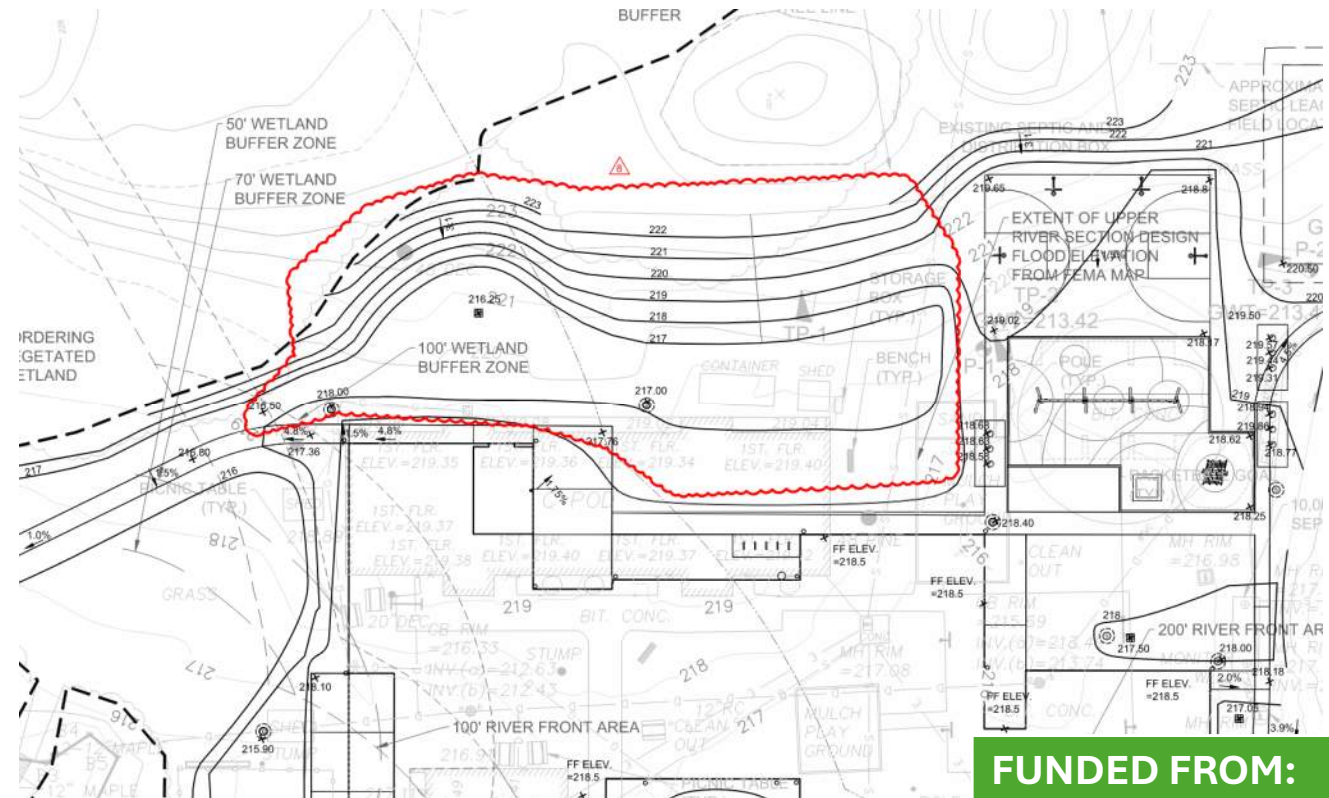
Due to the timing of site work and the need to complete grading activities during the active construction period,

Dan Pereira exercised emergency authorization authority to **approve a transfer of \$2,780.00 from Construction Contingency** to fund the additional cost associated with the **East Side Regrading work**.

Design services totaling \$2,310.00 were completed within the amount previously authorized.

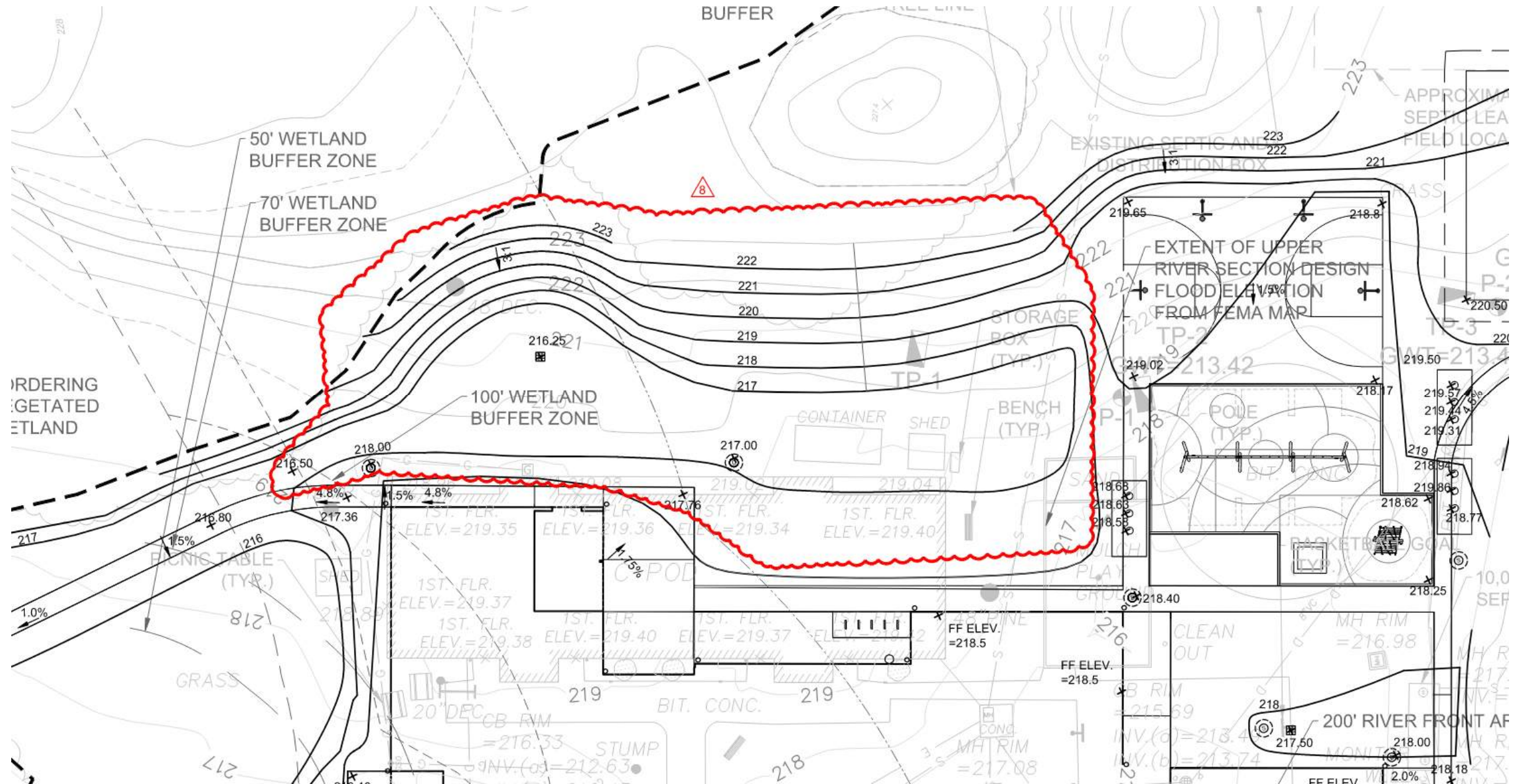
The final construction cost for the work is **\$7,280.00**, resulting in an additional **\$2,780.00** above the **construction allowance of \$4,500.00** approved by the **CCBC on March 25, 2026**.

*Background: On March 25, 2026, the CCBC elected to remove an existing tree previously identified for preservation due to concerns regarding its proximity to the new building. Removal of the tree allowed the existing root zone area to be utilized for compensatory flood storage, relocating the flood storage away from the building and creating a more gradual east lawn slope that improves flexibility for future community use.*



**FUNDED FROM:**

Construction  
Contingency



## **3 OPM Status**

### **3.F Authorize Cost for Bridge Realignment**

# 3F – Authorize Cost for Bridge Realignment

## Motion

**Proposed Motion:**

Authorize the Town of Lincoln to **execute a change order to Hutter Construction’s** contract

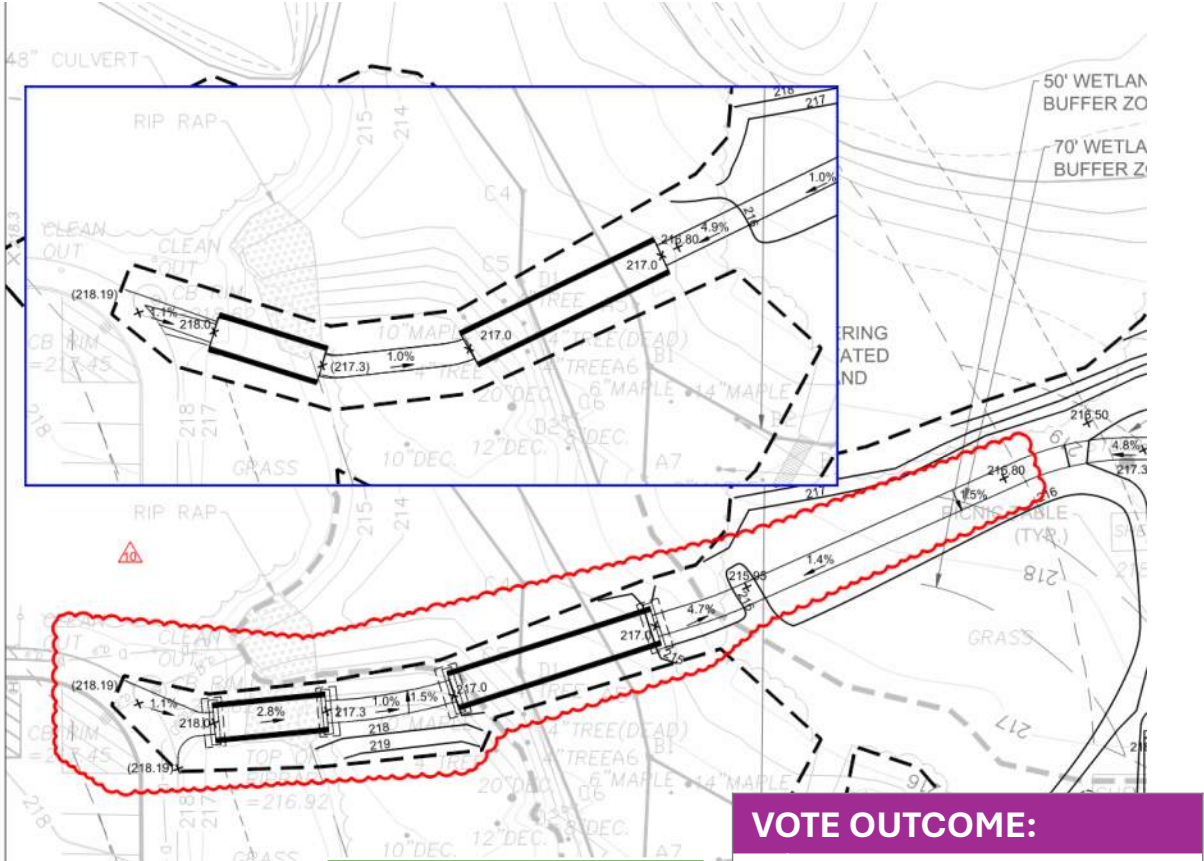
For an amount **not to exceed \$30,000.00**

for the revised pedestrian bridge alignment and associated grading, survey, and site improvements.

Following discussions with the Town, Civil Engineer, and Conservation Commission, the project team elected to rotate the bridge while maintaining its original length. The revised alignment **improves pedestrian and cyclist access, avoids a tree adjacent to the bridge approach, and increases flood storage capacity on the east side of the bridge**

The revised alignment required additional survey and coordination efforts and identified grading refinements needed between the two bridge spans.

The Design Team and OPM will continue working with the contractor to refine the scope and negotiate pricing to ensure costs are minimized and the final change order represents the best value to the Town.



**FUNDED FROM:**

Construction Contingency

| VOTE OUTCOME:                       |              |
|-------------------------------------|--------------|
| <input checked="" type="checkbox"/> | APPROVED     |
| <input type="checkbox"/>            | NOT APPROVED |
| <input type="checkbox"/>            | CONTINUED    |



## **3 OPM Status**

### **3.G CCBC Site Visit**

# 3G – OPM Status

## July CCBC Site Visit



# 3G – OPM Status

## August CCBC Site Visit

Members of the CCBC are invited to join monthly site walk-throughs.

Next Walkthrough:

**Wednesday August 26, 2026 at 3:30 PM**

| August 2026 |    |    |    |    |
|-------------|----|----|----|----|
| Mo          | Tu | We | Th | Fr |
| 27          | 28 | 29 | 30 | 31 |
| 3           | 4  | 5  | 6  | 7  |
| 10          | 11 | 12 | 13 | 14 |
| 17          | 18 | 19 | 20 | 21 |
| 24          | 25 | 26 | 27 | 28 |
| 31          | 1  | 2  | 3  | 4  |

### Guidelines:

Before the Visit:

- **Sign up** in advance by emailing the OPM: Jessy Lannon [jessy.lannon@accenture.com](mailto:jessy.lannon@accenture.com)
- Group size will be limited for safety.



Day of the Visit:

- Wear **closed-toe shoes** with a tough sole, that you don't mind getting dirty.
- Sign the **visitors log** at Hutter Construction's trailer.
- Come **on time** and **stay** for the entire walk-through. Continuous escort is required.
- **Stay together** with the group – don't wander off.
- **Look** where you are going. No backing up as you take a photo.
- Situational **awareness** is critical. Chat before or after.