accenture
Infrastructure & Capital Projects

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

SEPTEMBER 23, 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. Ledge Removal
    e. Decision: Outdoor Wireless
    f. Decision: Washdown Faucet
    g. Decision: Padding Out Wall at Front Door
    h. Decision: Flooring Pattern Inserts
    i. WDG Additional Site Visits
    j. CCBC Site Visit: October 28, 2026
4. **Communications Subcommittee *(8:00)***
5. **CCBC Administration *(8:10)***
    a. Decision: Approve minutes of meeting on August 12, 2026
    b. Next meetings: Oct. 21; Nov. 18; Dec.16, 2026
6. **Adjourn *(8:15)***

3 OPM Status

3.A Construction Update

3.A - CONSTRUCTION UPDATE



3.A - CONSTRUCTION UPDATE

Exterior Progress



Outside LEAP 3-4 Room



Outside of COA Offices

3.A - CONSTRUCTION UPDATE





Bridge Install Progress

3.A - CONSTRUCTION UPDATE



Outside of Kitchen and Mechanical Room



Parking Lot Sitework Progress



Outside of Kitchen and Mechanical Room

3.A - CONSTRUCTION UPDATE



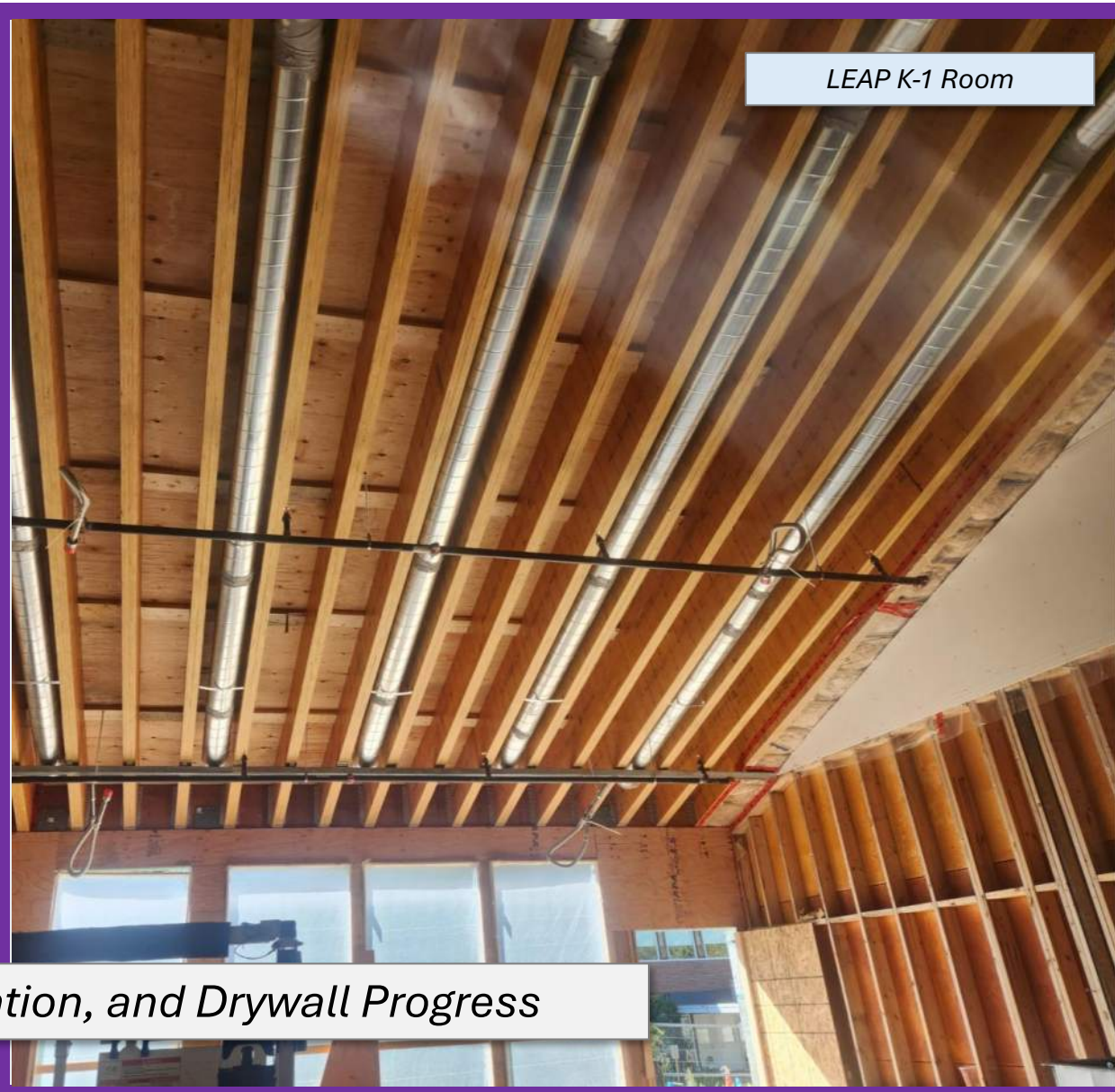


Septic Tank Install Progress

3.A - CONSTRUCTION UPDATE



Activity Room



LEAP K-1 Room

Interior MEP/FP, Insulation, and Drywall Progress

3.A - CONSTRUCTION UPDATE



COA Offices



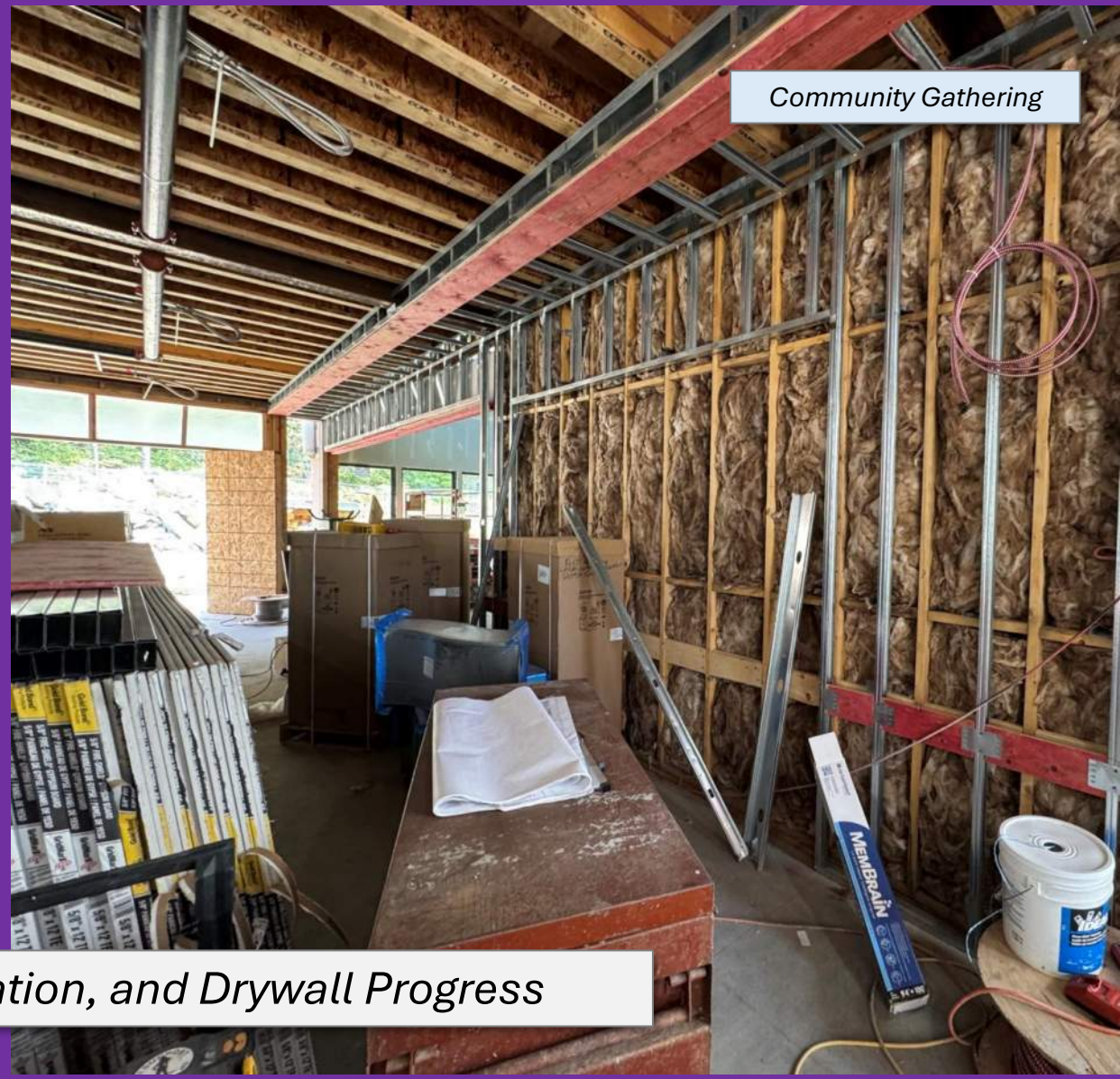


Interior MEP/FP, Insulation, and Drywall Progress

3.A - CONSTRUCTION UPDATE



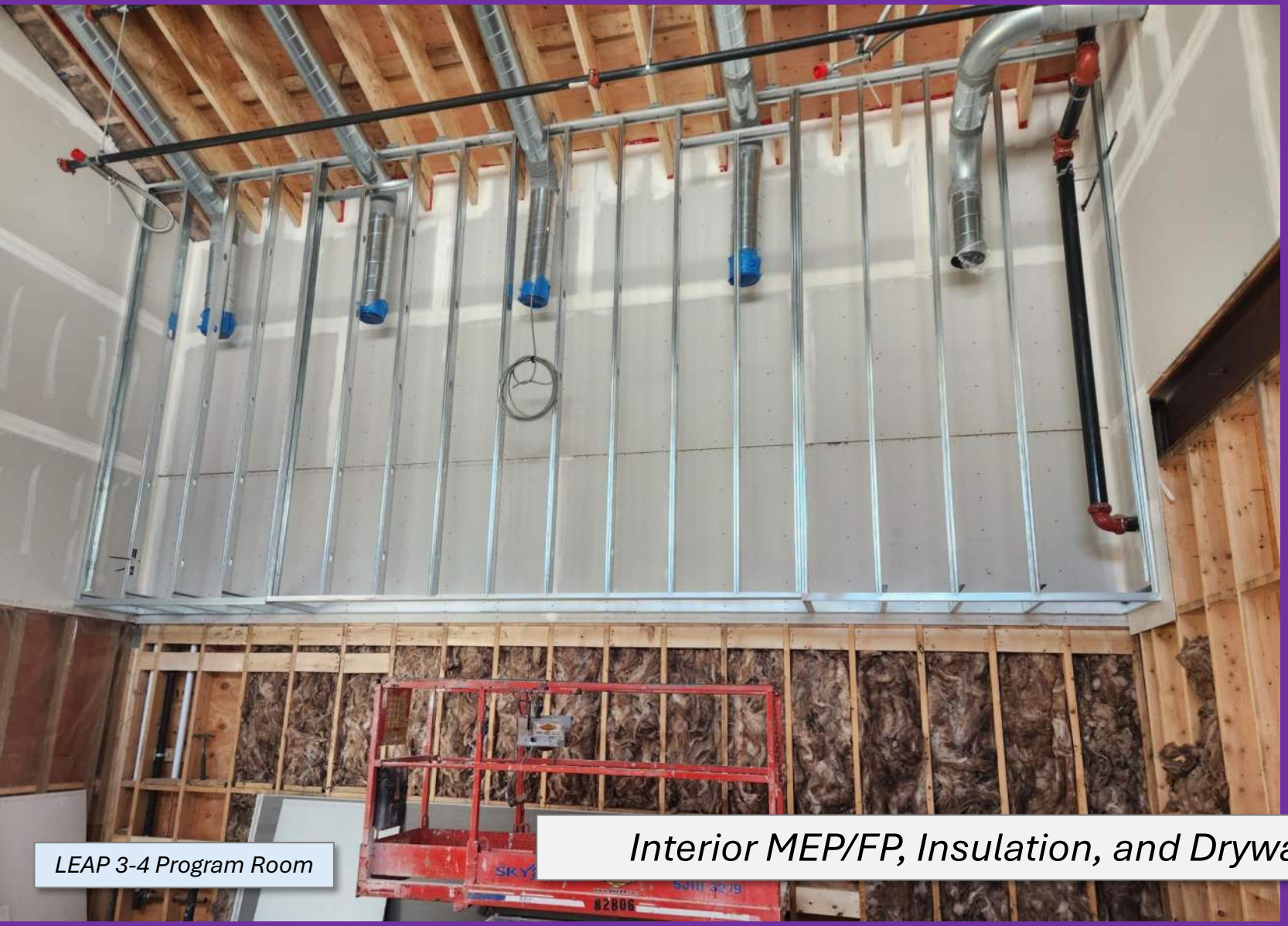
LEAP Boy's Restroom



Community Gathering

Interior MEP/FP, Insulation, and Drywall Progress

3.A - CONSTRUCTION UPDATE



LEAP 3-4 Program Room



Hallway to Fitness Room

Interior MEP/FP, Insulation, and Drywall Progress

3.A - CONSTRUCTION UPDATE



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	**8/31/2026**
Sep-25	*No schedule received*	
Oct-25	10/3/2025	10/6/2026
Nov-25	11/26/2025	10/7/2026
Dec-25	*No schedule received*	
Jan-26	*No schedule received*	
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	12/16/2026
Aug-26	8/24/2026	1/20/2027
Sep-26	9/4/2026	**1/18/2027**

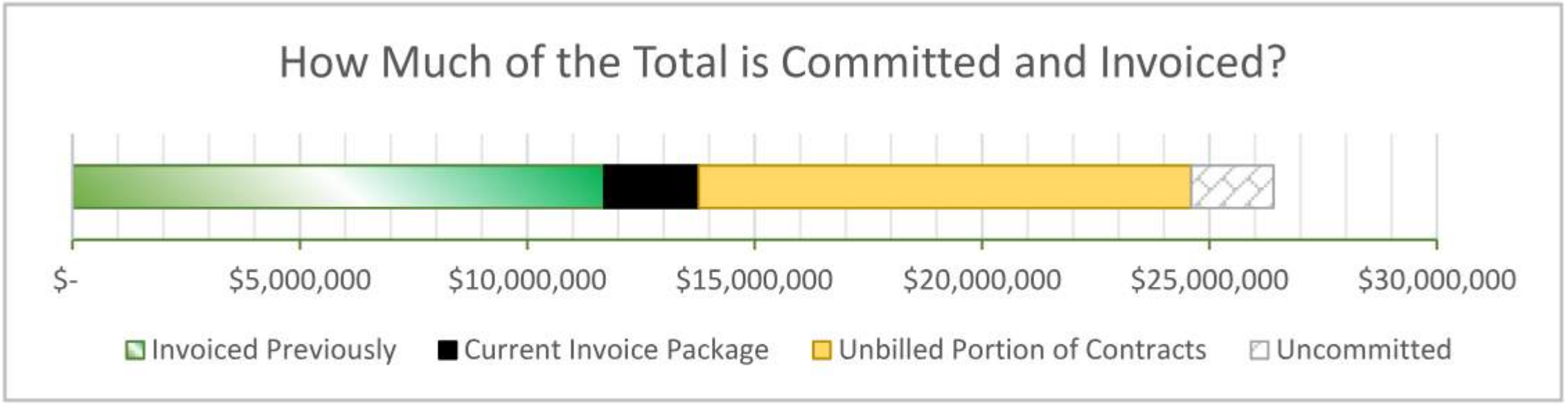
3 OPM Status

3.C Financial Update

3C– Financial Update

Financial Status

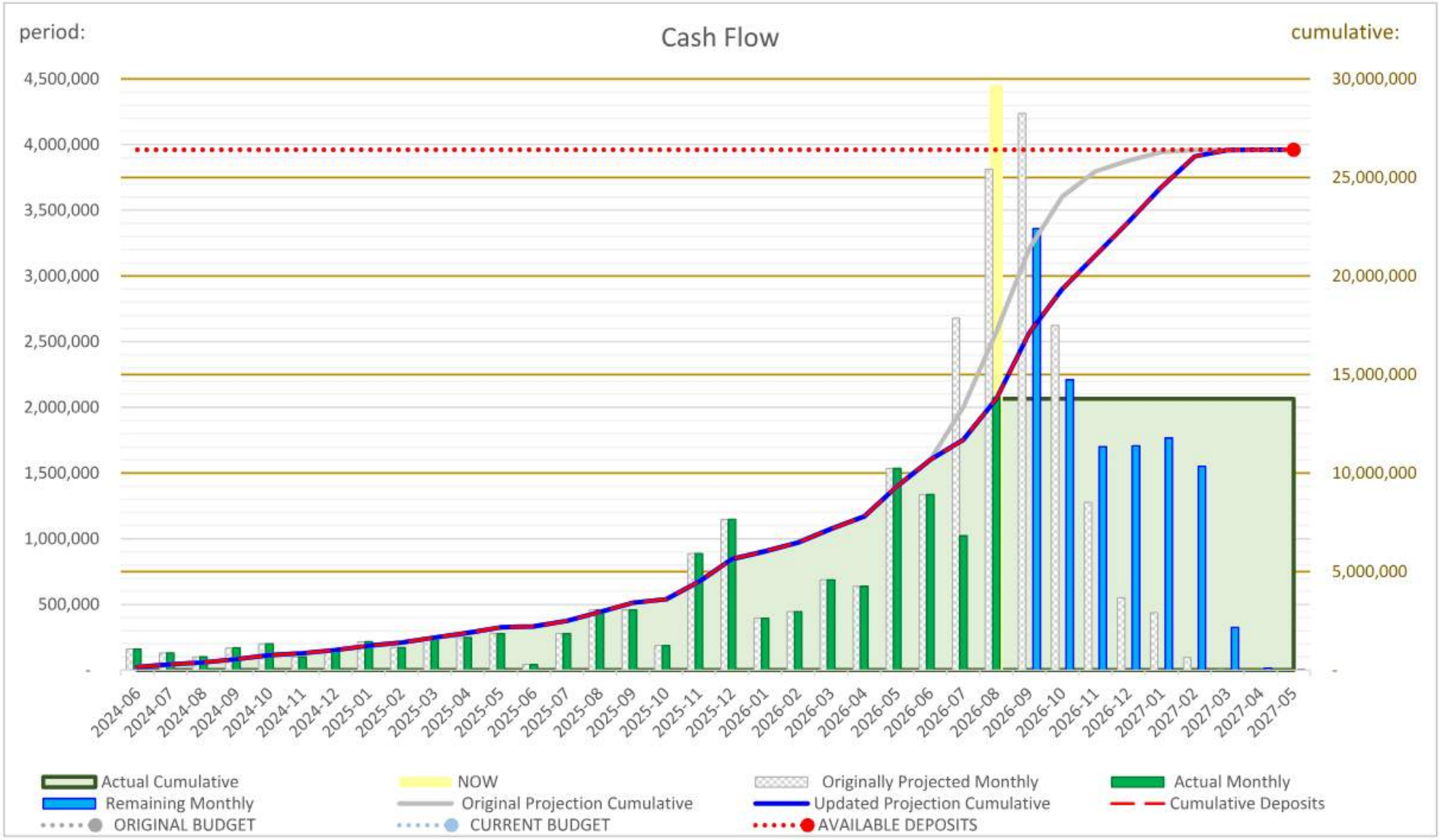
Invoices through Aug 31, 2026



44.3%	Invoiced Previously	$	11,694,976		**Invoiced**		**Projected**
7.9%	**Current Invoice Package**	**$**	**2,076,234**	**$**	**13,771,210**	**52%**	**Total**
41.0%	Unbilled Portion of Contracts	$	10,829,845		**Not Yet Invoiced**		
6.9%	Uncommitted	$	1,809,110	**$**	**12,638,955**	**48%**	**$ 26,410,165**

3C– Financial Update

Cash Flow



The original projection has been archived for graphical clarity.

Green = Actual Billings (through August 2026)

Gray = Contractor's schedule with substantial completion in December 2026 >> Now mid-January 2027, not yet reflected in graphic

Blue = Projection if Substantial Completion slipped to February 2026

3C– Financial Update

Contingency Status

		Value	% of original contingency	% of project budget
Original Contingency	**$**	**1,827,200**	**100%**	**7%**
Owner Procurements Overruns*	$	389,995	21%	1%
Other Withdrawals**	$	523,364	29%	2%
Remaining Contingency	**$**	**913,841**	**50%**	**3%**
Known Risks (estimated)	$	169,000	9%	1%
Remaining Contingency, Less Known Risks	**$**	**744,841**	**41%**	**3%**
Schedule Contingency (thru 3/22/27)***	$	211,502	12%	1%
Remaining Contingency, Less Risks+Sch	**$**	**533,339**	**29%**	**2%**

* Includes contingency built into overrun estimates.

** Includes estimates for changes being priced and negotiated.

*** Date refers to substantial completion if further delayed.

3C– Financial Update

Schedule Contingency Status

Consultants Contracted Assuming Substantial Completion Delayed To:		12/31/26
Remaining Schedule Contingency:	$	211,502
Cost of Consultant Extension per Calendar Day:	$	2,580
Contingency Sufficent Until:		3/22/27

3C– Financial Update

New Contingency Withdrawals

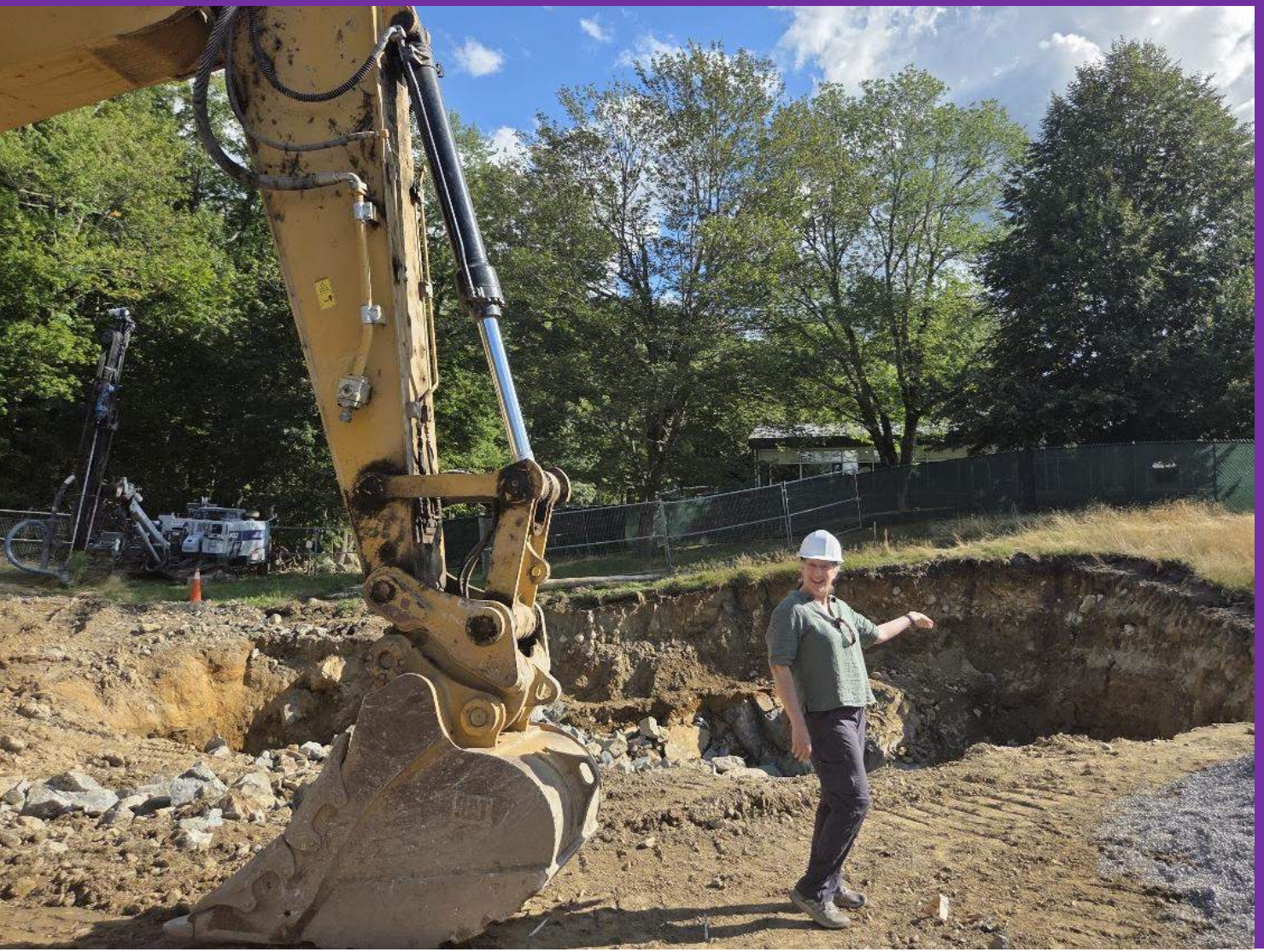
			of contingency
Savings from Blasting - Estimated (Hutter PCO-036)	$	(30,000)	-1.6%
Wash Down Faucet Credit (Hutter PCO 38, RFI 175)	$	(400)	0.0%
Infrastructure for Outdoor Wireless Access Point (Hutter PCO 39, PR-022)	$	2,742	0.2%
Padding Out Wall at Door V001A (Hutter PCO 37, RFI 166)	$	7,184	0.4%
Flooring Pattern Inserts (Hutter PCO 41, ASI-18)	$	9,504	0.5%
Additional Civil Engineer Site Visits (Icon AS17)	$	3,100	0.2%
New Withdrawals:	**$**	**(7,870)**	**-0.4%**

3 OPM Status

3.D Decision: Accept Estimated Ledge Removal Savings

3D – Accept Estimated Savings from Ledge Removal

Work Complete





3D – Accept Estimated Savings from Ledge Removal

Motion

Background:

- CCBC voted in August 2026 to allocate an estimated $100,000 to ledge removal by means of blasting that was needed to create space for underground tanks at the appropriate elevation.
- The work is complete.
- Final costs are still under review, but it is evident that a savings of at least $30,000 can be returned immediately.
- Additional minor savings will be returned in a future CCBC meeting when pricing negotiation is concluded.

Proposed Motion:

Authorize the Town of Lincoln

to transfer **an estimated savings of $30,000**

to the Construction Change Order Contingency

realized from the reduction of estimated costs **for ledge removal**.

RETURNED TO:
Construction Change Order Contingency

VOTE OUTCOME:	
	APPROVED
	NOT APPROVED
	CONTINUED

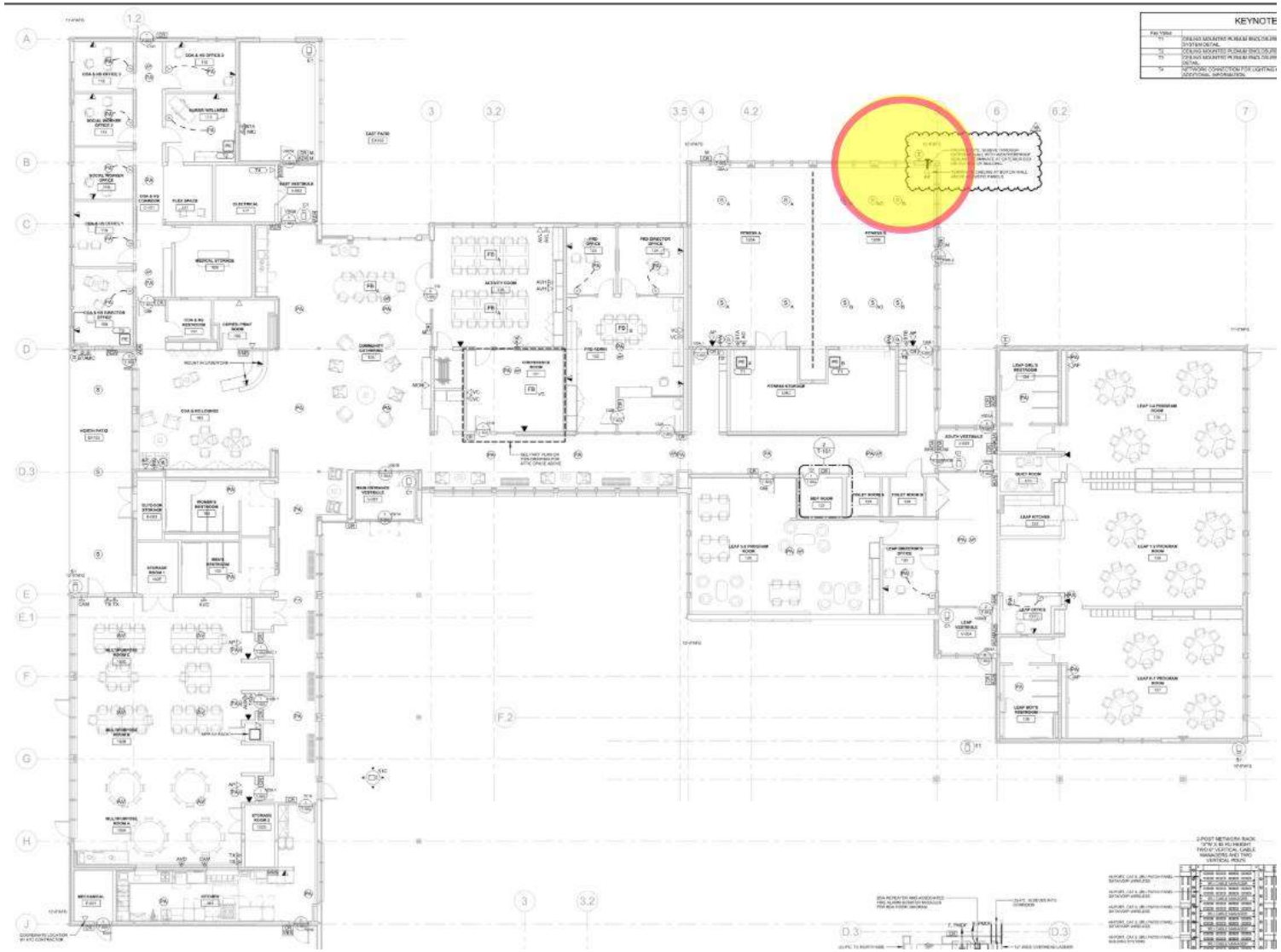
3 OPM Status

3.E Decision: Outdoor Wireless Internet Access Point

3E – Outdoor Wireless Internet Access Point

Background

- In reviewing the expected Wi-Fi signal coverage, the east patio and play areas were identified as an area of weak signal.
- The stakeholders expressed a desire for stronger wireless connectivity in these exterior spaces to support staff, programming, and public/community use.
- Adding an exterior Wireless Access Points (WAP) was studied, specified, priced and negotiated.
- **The infrastructure cost is $2,742.00**, via potential change order to Hutter's contact. This includes conduit, cabling, and routing through the exterior wall.
- The cost of procuring the extra WAP will be covered by the existing Technology budget.



3E – Outdoor Wireless Internet Access Point

Motion

Background (re-stated):

- In reviewing the expected Wi-Fi signal coverage, the east patio and play areas were identified as an area of weak signal.
- The stakeholders expressed a desire for stronger wireless connectivity in these exterior spaces to support staff, programming, and public/community use.
- Adding an exterior Wireless Access Points (WAP) was studied, specified, priced and negotiated.
- **The infrastructure cost is $2,742.00**, via potential change order to Hutter's contact. This includes conduit, cabling, and routing through the exterior wall.
- The cost of procuring the extra WAP will be covered by the existing Technology budget.

Proposed Motion:

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

In the amount **of $2,742.00**

for PCO # 32 to add an exterior wireless access point at the east building facade,

and to withdraw the necessary funds from the Owner's Construction Change Order Contingency.

FUNDED FROM:
Construction Change Order Contingency

VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

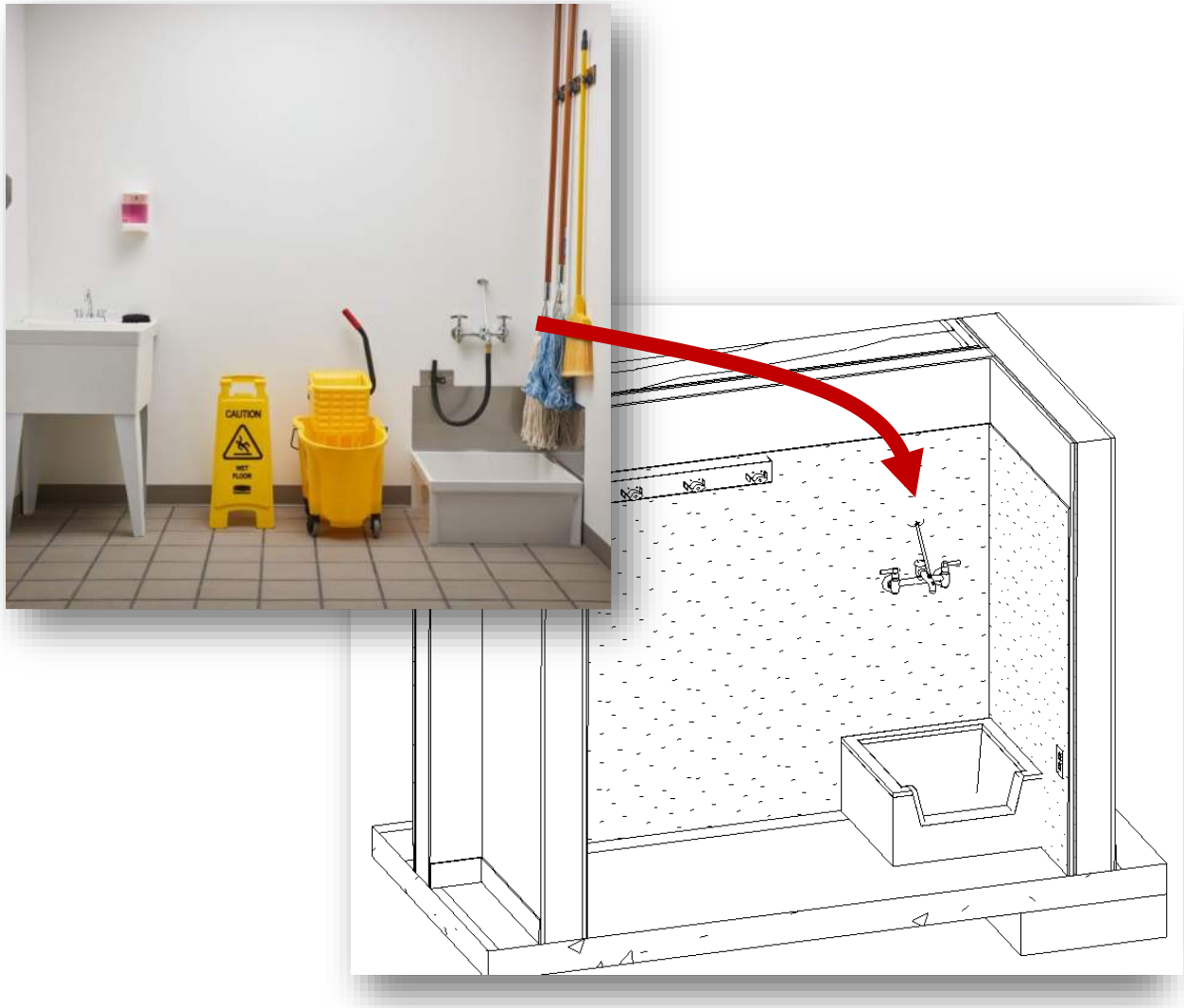
3 OPM Status

3.F Decision: Washdown Faucet

3F – Washdown Faucet

Background

- In the janitor's closet, a washdown faucet was included on the plumbing fixture schedule.
- The mounting location and piping to support the faucet were not included in the design documents.
- The Facilities Department confirmed this faucet is not needed for operations.
- Deleting the faucet for a credit was recommended and priced at $400.
- The alternative would be to price additional water piping to supply the faucet. This has not been designed or priced currently.



3F – Washdown Faucet

Motion

Background (re-stated):

- In the janitor's closet, a washdown faucet was included on the plumbing fixture schedule.
- The mounting location and piping to support the faucet were not included in the design documents.
- The Facilities Department confirmed this faucet is not needed for operations.
- Deleting the faucet for a credit was recommended and priced at $400.
- The alternative would be to price additional water piping to supply the faucet. This has not been designed or priced currently.

Proposed Motion:

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

for a **credit** amount of **$400**

to delete providing a washdown sink & faucet in the janitor's closet,

and to deposit the savings into the Owner's Construction Change Order Contingency.

SAVINGS TO:
Construction Change Order Contingency

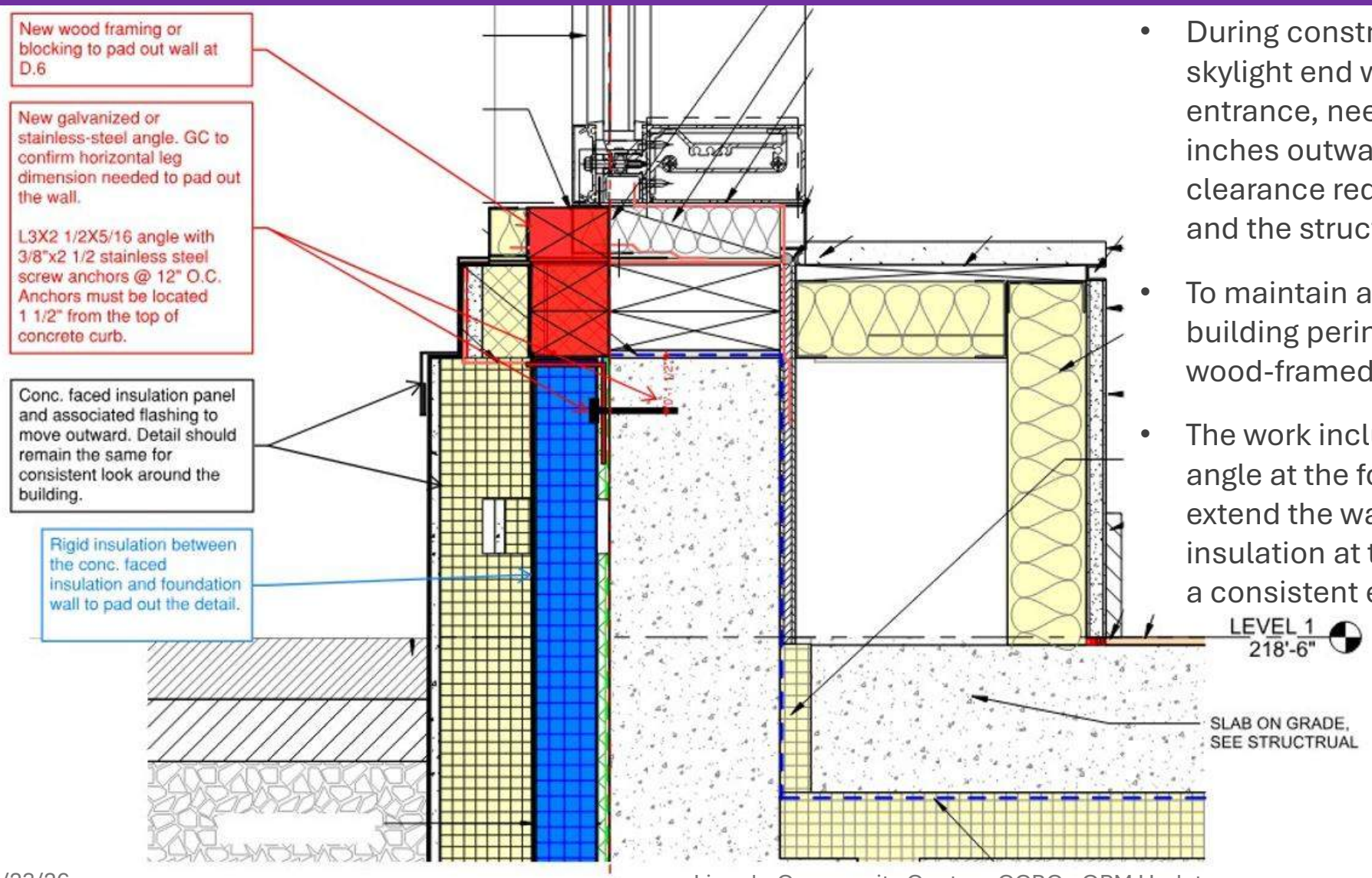
VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

3 OPM Status

3.G Decision: Padding Out Wall at Front Door

3G –

Padding Out Wall at Front Door - Background



- During construction, it was determined that the skylight end wall at Grid D.6, adjacent to the main entrance, needed to be shifted approximately 2 1/2 inches outward to maintain the minimum clearance required between the skylight framing and the structural steel beam above.
- To maintain a consistent appearance around the building perimeter and foundation, the entire wood-framed wall at D.6 was padded out.
- The work included installation of a steel support angle at the foundation, additional framing to extend the wall assembly, and supplemental rigid insulation at the foundation wall below to maintain a consistent exterior detail.
- This work was completed by Hutter at the Contractor's risk.

3G – Padding Out Wall at Front Door

Motion

Background (re-stated):

- During construction, it was determined that the skylight end wall at Grid D.6, adjacent to the main entrance, needed to be shifted approximately 2 1/2 inches outward to maintain the minimum clearance required between the skylight framing and the structural steel beam above.
- To maintain a consistent appearance around the building perimeter and foundation, the entire wood-framed wall at D.6 was padded out.
- The work included installation of a steel support angle at the foundation, additional framing to extend the wall assembly, and supplemental rigid insulation at the foundation wall below to maintain a consistent exterior detail.
- This work was completed by Hutter at the Contractor's risk.

Proposed Motion:

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

For an amount of **$7,184.00**

for PCO # 37 to pad out the wall at door V001A per the response to RFI 166,

and to withdraw the necessary funds from the Owner's Construction Change Order Contingency.

FUNDED FROM:
Construction Change Order Contingency

VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

3 OPM Status

3.H Decision: Flooring Pattern Inserts

3H – Flooring Pattern Inserts

Background

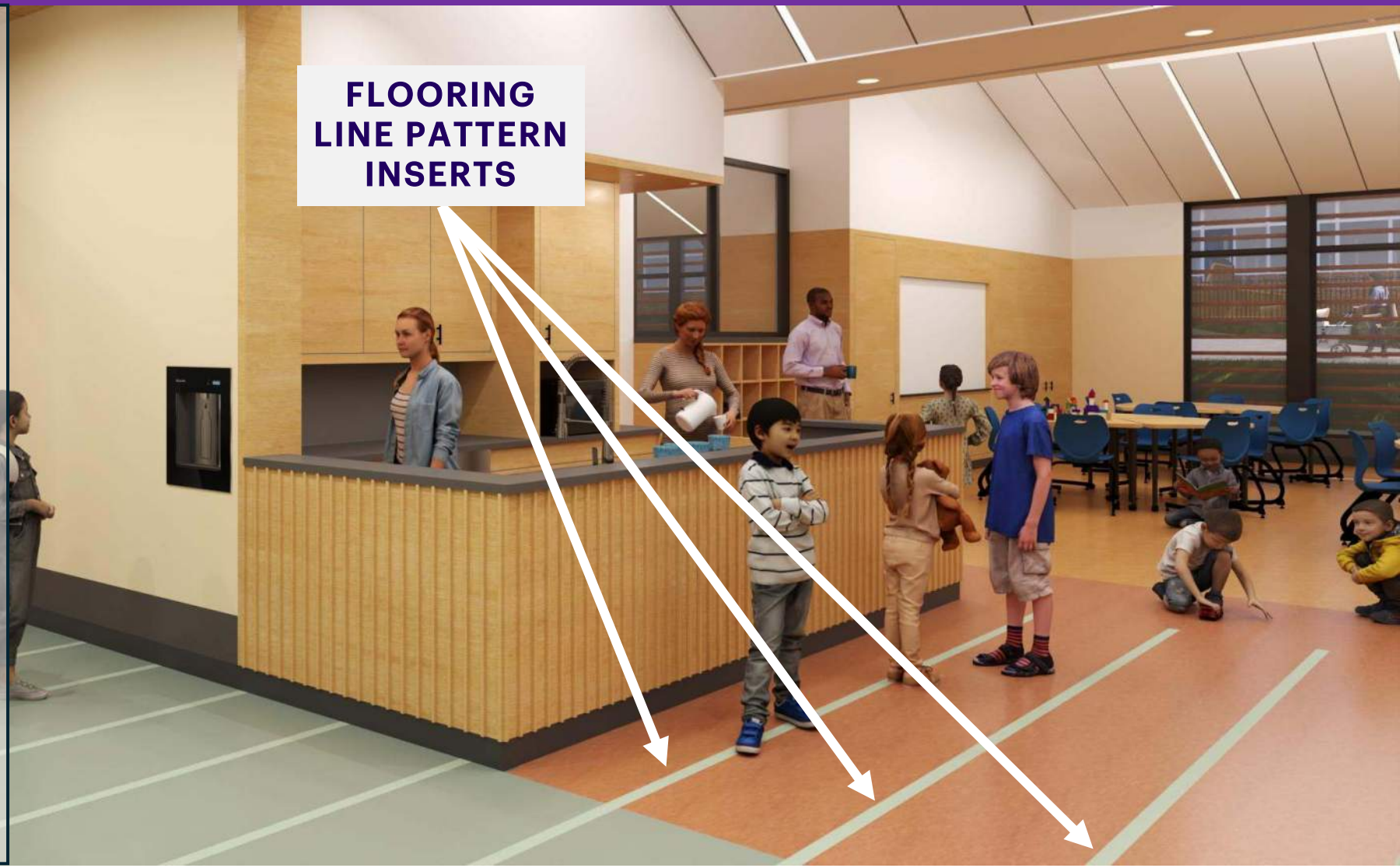
- In the main circulation spaces, the flooring pattern was intended to include 2” wide linear inserts connecting corridors and public spaces.
- The primary strips of base-flooring color where specified to be individually cut and installed.
- The intended 2” accents were not specified in terms of width or differing material color.
- Additional cutting and installation effort is required to achieve the intended pattern.



3H – Flooring Pattern Inserts

Background

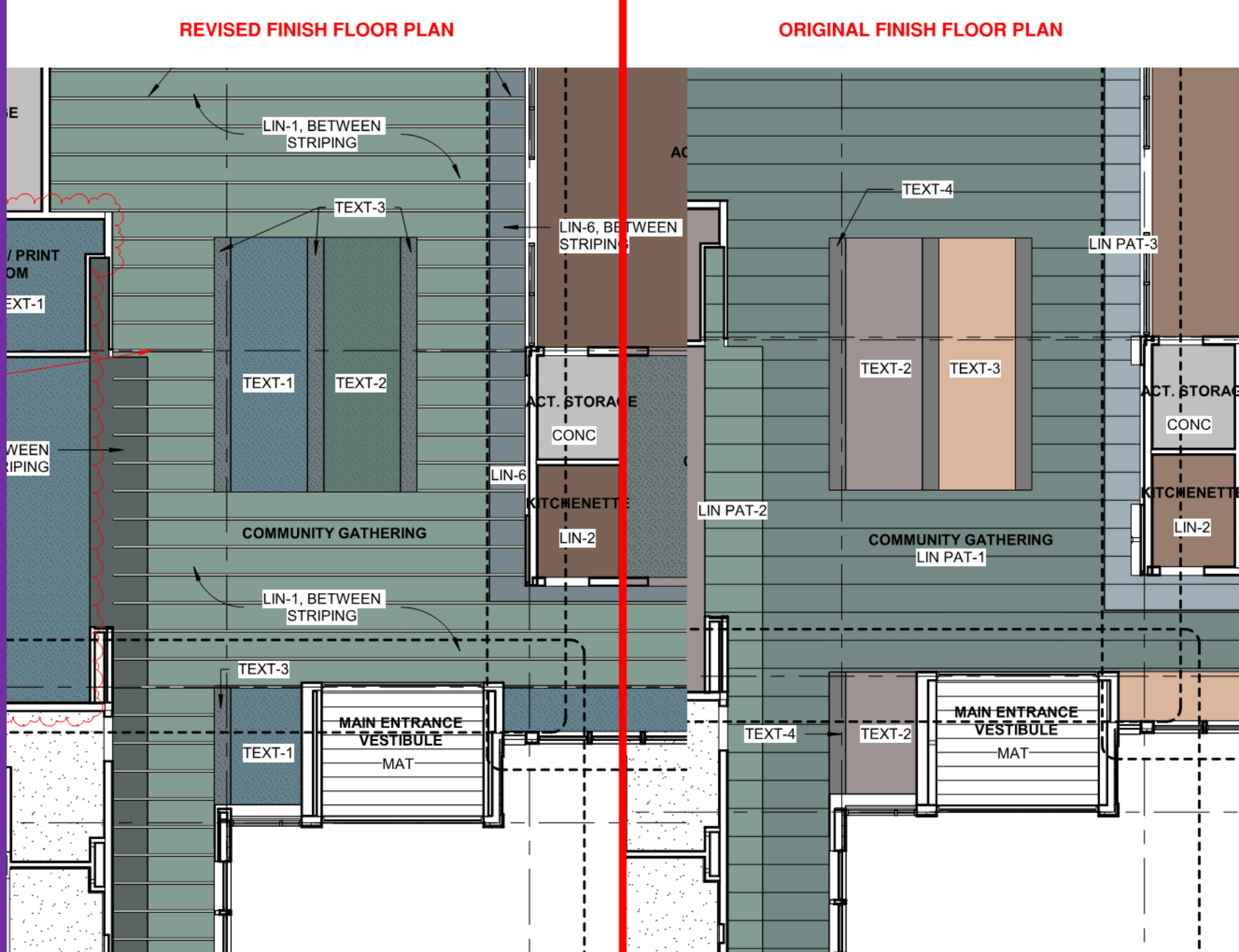
- In the main circulation spaces, the flooring pattern was intended to include 2” wide linear inserts connecting corridors and public spaces.
- The primary strips of base-flooring color where specified to be individually cut and installed.
- The intended 2” accents were not specified in terms of width or differing material color.
- Additional cutting and installation effort is required to achieve the intended pattern.



3H – Flooring Pattern Inserts

Background

- In the main circulation spaces, the flooring pattern was intended to include 2” wide linear inserts connecting corridors and public spaces.
- The primary strips of base-flooring color where specified to be individually cut and installed.
- The intended 2” accents were not specified in terms of width or differing material color.
- Additional cutting and installation effort is required to achieve the intended pattern.



3H – Flooring Pattern Inserts

Motion

Background (re-stated):

- In the main circulation spaces, the flooring pattern was intended to include 2” wide linear inserts connecting corridors and public spaces.
- The primary strips of base-flooring color where specified to be individually cut and installed.
- The intended 2” accents were not specified in terms of width or differing material color.
- Additional cutting and installation effort is required to achieve the intended pattern.

Proposed Motion:

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

for an amount **of $9,504.00**

to add 2” wide inserts of contrasting color to the flooring pattern,

and to withdraw the necessary funds from the Owner’s Construction Change Order Contingency.

FUNDED FROM:
Construction Change Order Contingency

VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

3 OPM Status

3.I Update: Additional Survey Site Visits by Civil Engineer

3I – Additional Survey Site Visit by Civil Engineer

Update on Executed Amendment via Town's Emergency Authority

- The grease interceptor was completed significantly before the septic tank.
- The civil engineer's contract scope assumed performing surveying as-built elevations of both in the same site visit.
- The $3,100 cost on one additional site visit by the civil engineer (WDG) was executed by the Town as an urgent matter under the Town's emergency authority.
- Both site survey visits have now been completed.
- Funding was drawn from the construction change order contingency.





FUNDED FROM:

Construction Change Order Contingency

3 OPM Status

3.J CCBC Site Visit

3J – OPM Status

August 2026 CCBC Site Visit





3J – OPM Status

August 2026 CCBC Site Visit





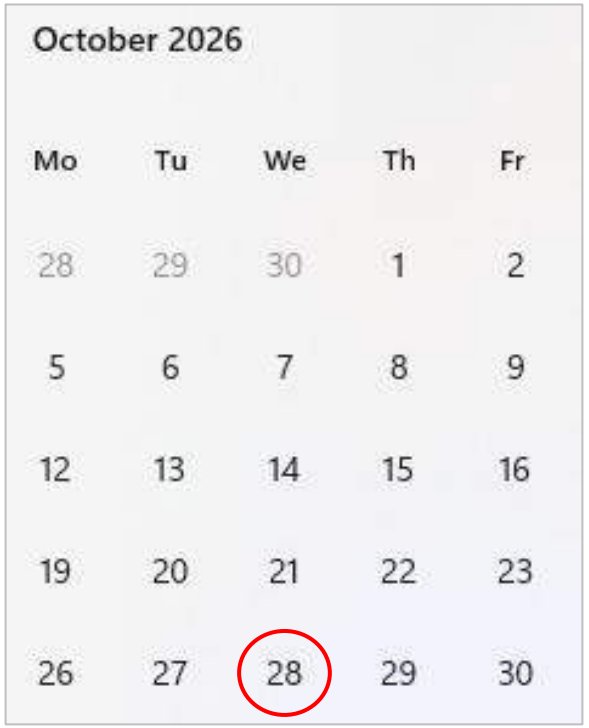
3J – OPM Status

October 2026 CCBC Site Visit

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

Next Walkthrough:

Wednesday October 28, 2026 at 3:30 PM



Guidelines:



Before the Visit:

- **Sign up by FRIDAY 10/23/26** in advance by emailing the OPM: Jessy Lannon 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.