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Infrastructure & Capital Projects

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

OCTOBER 21, 2026



AGENDA

1. **Introduction (*7:00 pm)***
2. **Open Comment (*7:05)***
3. **OPM Status (*7:10)***
    a. Construction Update
    b. Schedule Update
    c. Financial Update
    d. Decision: PA System Integration
    e. Decision: Ledge Blasting Credit
    f. Furniture Update
    g. CCBC Site Visit: Oct. 28
4. **Communications Subcommittee *(8:00)***
    a. Select Board Policy
    b. Preparation for SOTT
5. **CCBC Administration *(8:25)***
    a. Decision: Approve minutes of meeting on Sep. 23, 2026
    b. Next meetings: Nov. 18; Dec. 16, 2026
6. **Adjourn *(8:30)***

3 OPM Status

3.A Construction Update

3.A - CONSTRUCTION UPDATE

Project Status:

- Building structure is complete and the building is fully enclosed (watertight).
- Drywall is approximately 30% complete, with painting underway in several areas, including the COA wing.
- Plumbing and fire protection rough-ins are complete.
- Electrical rough is 80% complete with remaining work focused in the LEAP areas.
- HVAC ductwork install is substantially complete, with final refrigeration and mechanical work continuing in LEAP areas
- The transformer has been delivered and installed.
- The new pedestrian bridges are complete.
- Parking lot work continues, with underground utilities installed and backfilled and paving preparations underway.



3.A - CONSTRUCTION UPDATE





Exterior Progress



3.A - CONSTRUCTION UPDATE





Exterior Progress



3.A - CONSTRUCTION UPDATE





Exterior Progress



3.A - CONSTRUCTION UPDATE

Bridge Install Progress





3.A - CONSTRUCTION UPDATE





Bridge Install Progress

3.A - CONSTRUCTION UPDATE



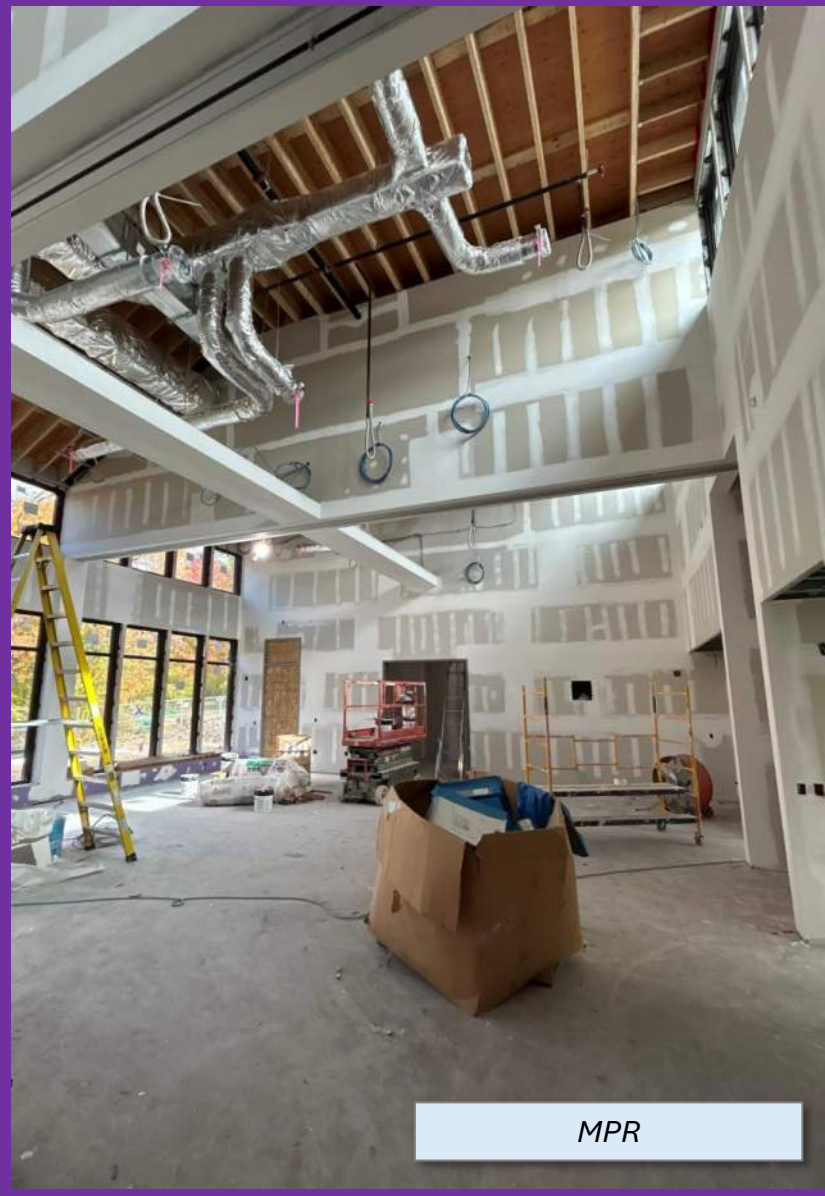


Septic Tank Install Progress

3.A - CONSTRUCTION UPDATE



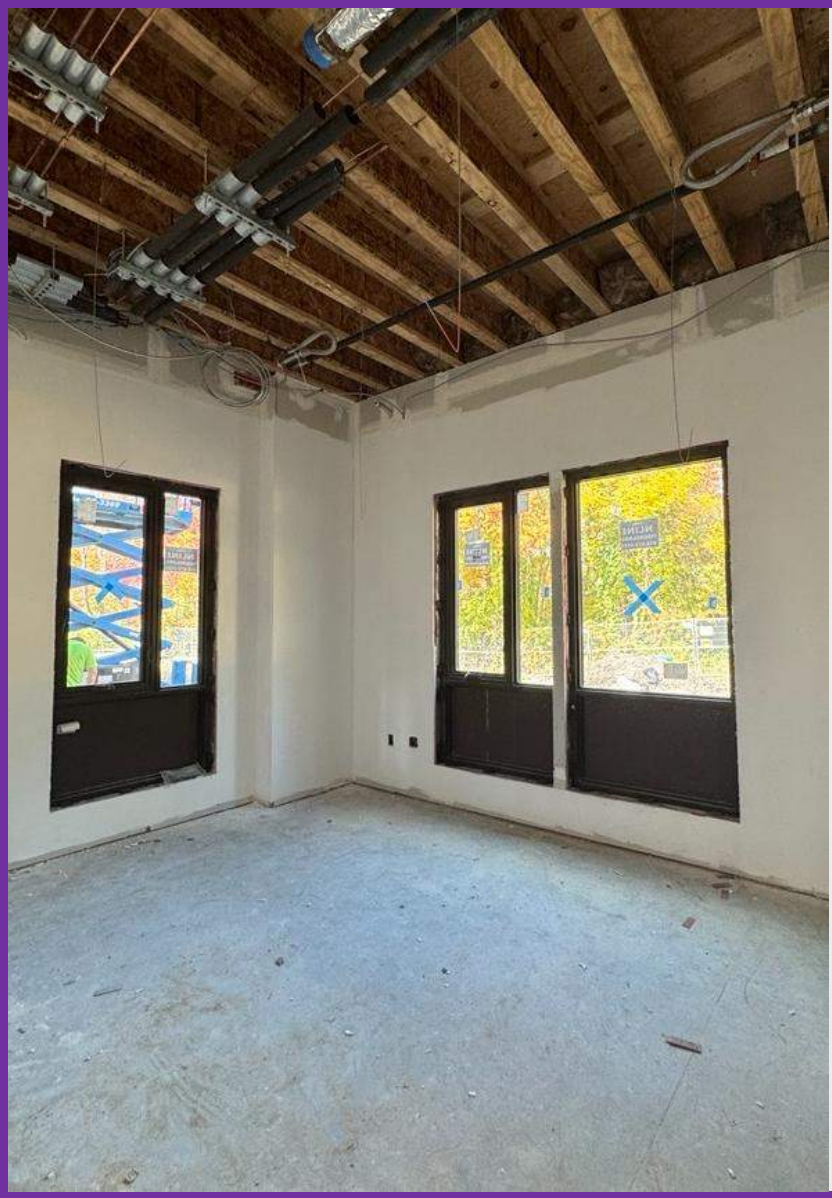




3.A - CONSTRUCTION UPDATE





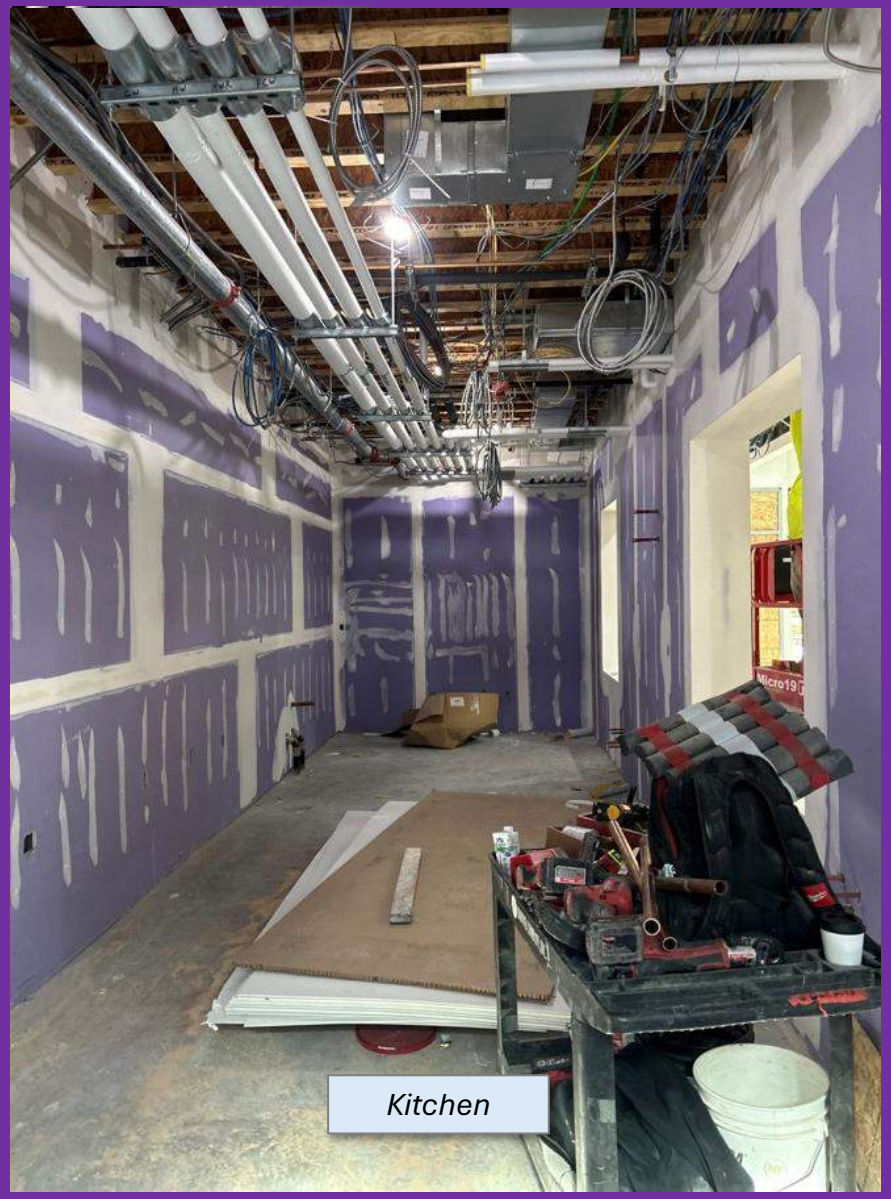


3.A - CONSTRUCTION UPDATE

Interior Progress



Hallway to Kitchen



Kitchen



Kitchen Window Looking Into MPR

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
Oct-26	10/9/2026	**1/18/2027**

Possible Work Beyond January 2027:

Deferred to Spring – Outside the General Contract:

- Playground structures
- Basketball hoops
- Basketball striping

At Risk of Deferral – Pending Weather & Issue Resolution:

- Punch List
- Commissioning of Mechanical/Electrical/Plumbing systems
- Final Paving

3 OPM Status

3.C Financial Update

3C– Financial Update

Financial Status

Invoices through Sep 30, 2026



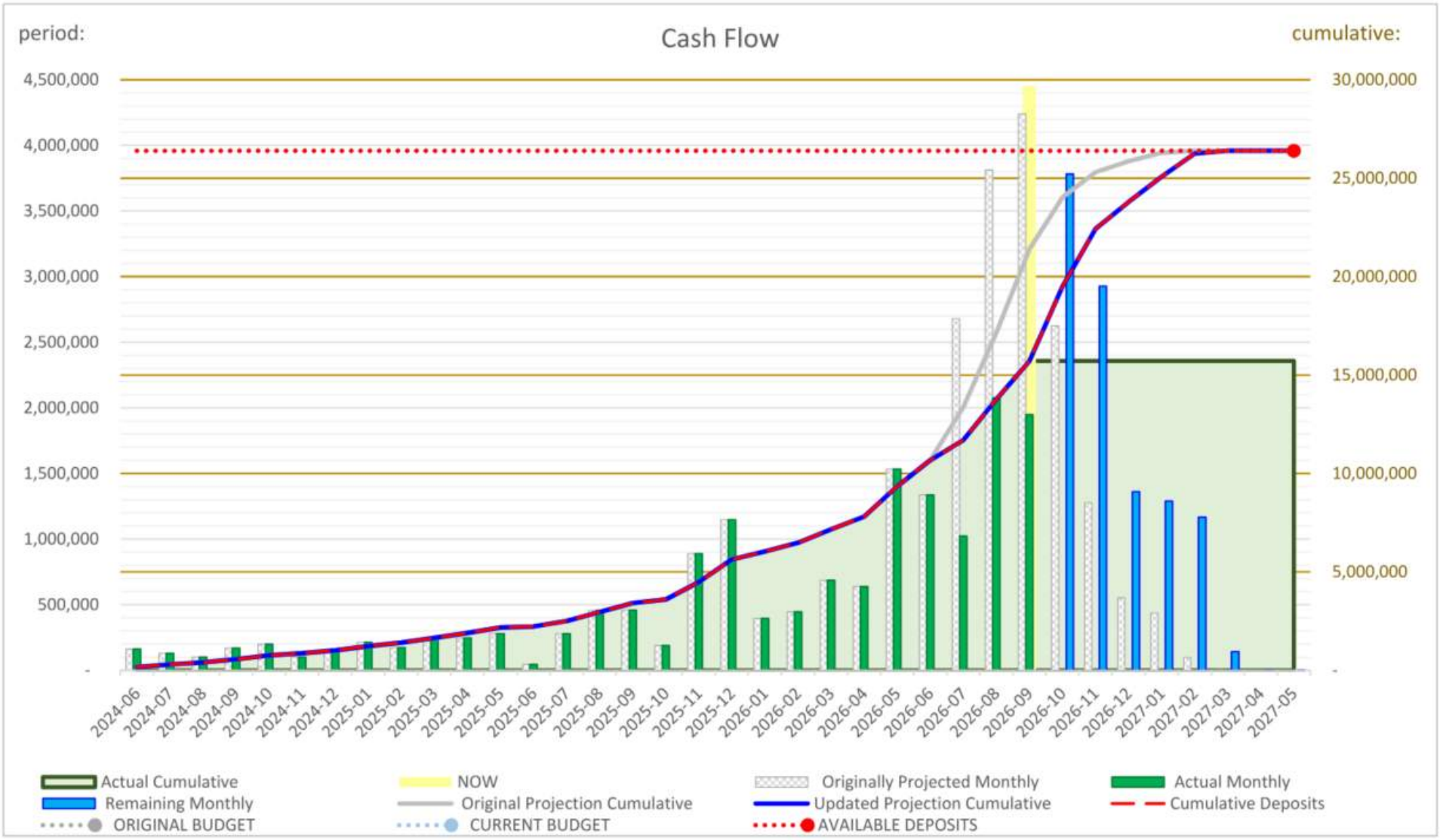


52.2%	Invoiced Previously	$	13,771,210	**Invoiced**		**Projected**
7.4%	**Current Invoice Package**	**$**	**1,948,353**	**$ 15,719,563**	**60%**	**Total**
34.0%	Unbilled Portion of Contracts	$	8,968,905	**Not Yet Invoiced**		
6.5%	Uncommitted	$	1,702,667	**$ 10,671,572**	**40%**	**$ 26,391,135**

Other	$	-
Feasibility	$	-
Soft Costs	$	4,651,443
Hard Costs	$	21,739,692

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	Delta since last presentation		Remainder @ Last Presentation CCBC 9/23/26
Original Contingency	**$**	**1,827,200**	**100%**	**7%**			
Owner Procurements Overruns*	$	389,995	21%	1%			
Other Withdrawals**	$	521,388	29%	2%	-$1,976 less cost		
Remaining Contingency	**$**	**915,817**	**50%**	**3%**	0%	-	**50%**
Known Risks (estimated)	$	169,000	9%	1%		-	
Remaining Contingency, Less Known Risks	**$**	**746,817**	**41%**	**3%**	0%	-	**41%**
Schedule Contingency (thru 3/22/27)***	$	211,502	12%	1%			
Remaining Contingency, Less Risks, Less Sch	**$**	**535,315**	**29%**	**2%**	0%	-	**29%**

* Includes contingency built into overrun estimates.

** Includes estimates for changes being priced and negotiated.

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

Almost No Change - Small Savings - Since Last Presentation

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

No Changes Since Last Presentation

3C– Financial Update

New Contingency Withdrawals

			of contingency
Savings from Blasting (Hutter PCO-036)	$	(31,617)	-1.7%
PR-014 PA System Integration	$	6,922	0.4%
New Withdrawals:	**$**	**(24,695)**	**-1.4%**

- *Blasting savings has increased since the last presentation by $1,617.*

3 OPM Status

3.D Decision: PA System Integration

3D – Decision: Public Address (PA) System Integration

Motion

Proposed Motion:

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

for an amount of **$6,922**

to provide **PA System modifications** in accordance with PR-014 R1, including programming and integration to allow paging from the School to the Community Center, associated system coordination, testing, and commissioning services.

FUNDED FROM:
Construction Change Order Contingency

VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

3 OPM Status

3.E Decision: Accept Ledge Blasting Savings

3E – Accept 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.
- The costs have been reviewed, negotiated and **settled at $68,383.00.**
    - Ref: PCO # 36 in Change Order # 5 to Hutter Construction's contract.
- A **savings of $31,617** can be returned immediately to the contingency.

Proposed Motion:

Authorize the Town of Lincoln

to transfer **savings of $31,617**

to the Construction Change Order Contingency

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

RETURNED TO:
Construction Change Order Contingency

VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

3 OPM Status

3.F Furniture Update

3F – Furniture Update

Chair Selection



Arcadia Laris (selected & within budget)



Interra Nuta Lodge



Gus Truss

3 OPM Status

3.G CCBC Site Visit

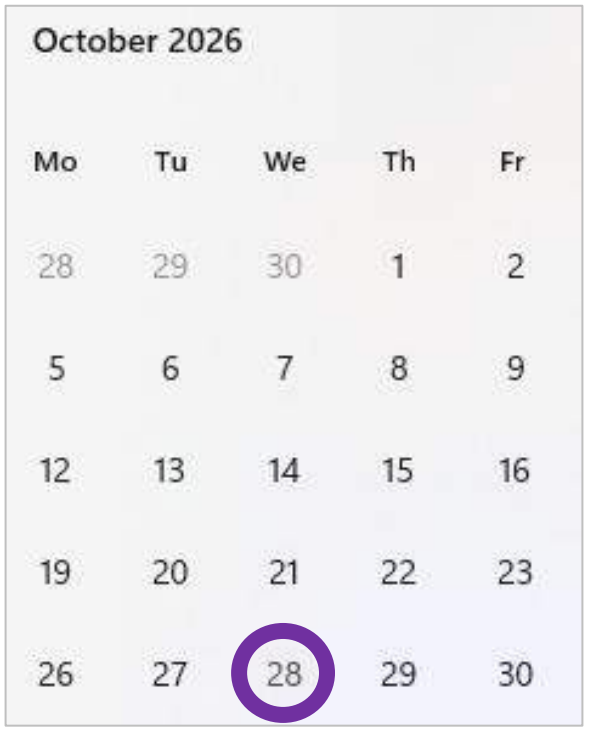
3G – OPM Status

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.
- 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.