accenture
Infrastructure & Capital Projects

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

NOVEMBER 18, 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: Signage Modifications
   e. NEW: Decision: Changing Tables and Kitchen Door
   f. CCBC Site Visit: Dec. 9 at 3:30 PM
4. **Communications Subcommittee *(7:45)***
5. **CCBC Administration *(8:25)***
   a. Decision: Approve minutes of meeting on Oct. 21, 2026
   b. Next meetings: Dec. 16, Jan TBD, Feb TBD
6. **Adjourn *(8:30)***

3 OPM Status

3.A Construction Update

3.A - CONSTRUCTION UPDATE

November Project Status:

- Drywall is wrapping up in the LEAP wing.
- Painting and ceiling installation are underway in several areas, including the COA wing.
- Electrical work has moved into finishes, with lights, outlets and panels going in, starting in the COA offices.
- The rooftop heating and cooling units have been set, and indoor units are going in the COA offices. The remaining ductwork continues in the attic spaces
- Sprinkler heads are being installed as the finished ceilings go in.
- On the exterior, the skylight glass and the new main entry doors are installed, and terra cotta and cedar siding work continues.
- The first layer of parking lot paving is down, curbing at the parking islands is nearly complete, and sidewalk preparation has begun.



3.A - CONSTRUCTION UPDATE









Parking Lot Paving

First layer of asphalt placed, and curbing installed at the parking islands.

3.A - CONSTRUCTION UPDATE







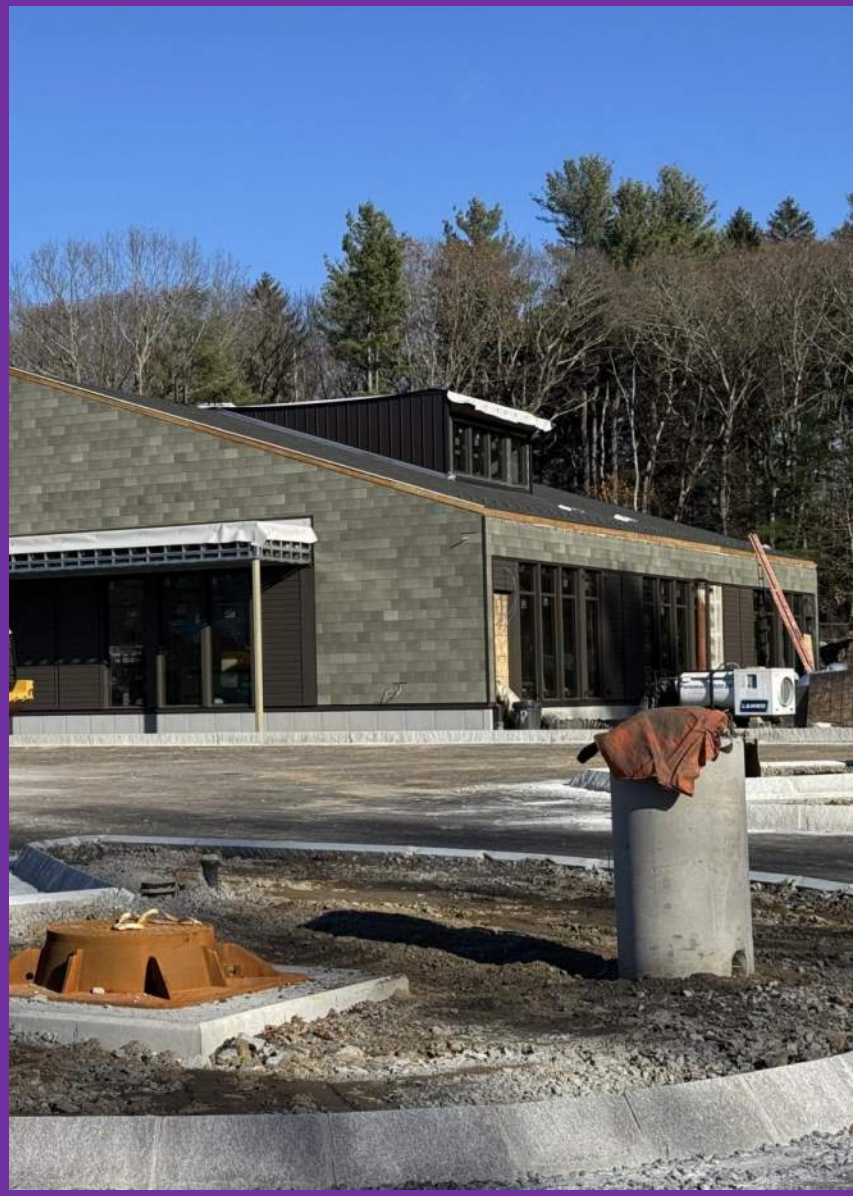
Hartwell Entry & Sidewalks

New concrete entry at Hartwell; sidewalk work begins.

3.A - CONSTRUCTION UPDATE







Exterior Siding

Terra cotta tile and cedar siding continue around the building.

3.A - CONSTRUCTION UPDATE







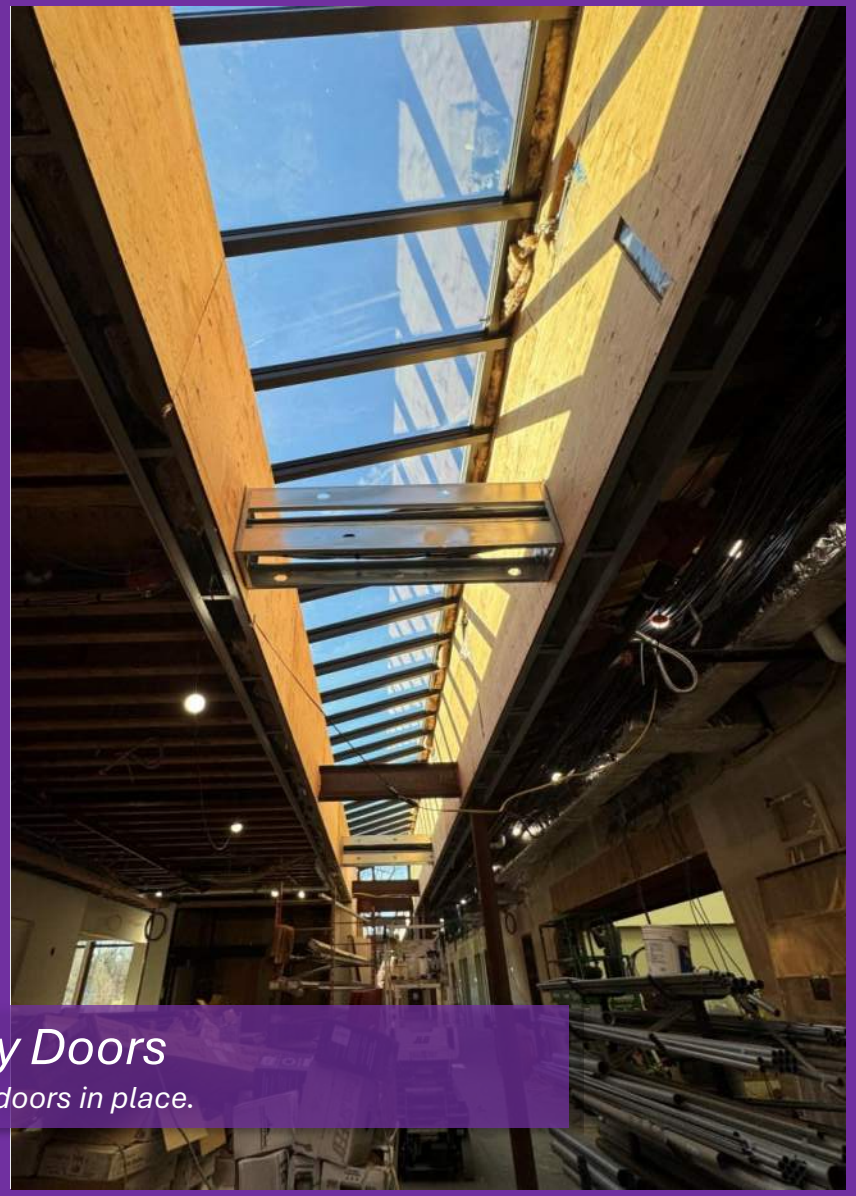
Entry Canopies

Main entry and LEAP canopy framing complete; canopy lighting underway.

3.A - CONSTRUCTION UPDATE









Skylight & Main Entry Doors

Skylight glass installed; main entry doors in place.

3.A - CONSTRUCTION UPDATE







Drywall

Drywall wrapping up in the LEAP wing; taping and sanding throughout.

3.A - CONSTRUCTION UPDATE









Painting

Paint progress throughout the building

3.A - CONSTRUCTION UPDATE







Ceilings

Ceiling grid going in; sprinkler heads and lights being set.

3.A - CONSTRUCTION UPDATE









Electrical & Mechanical

Rooftop units set; heating, cooling and power connections underway.

3.A - CONSTRUCTION UPDATE



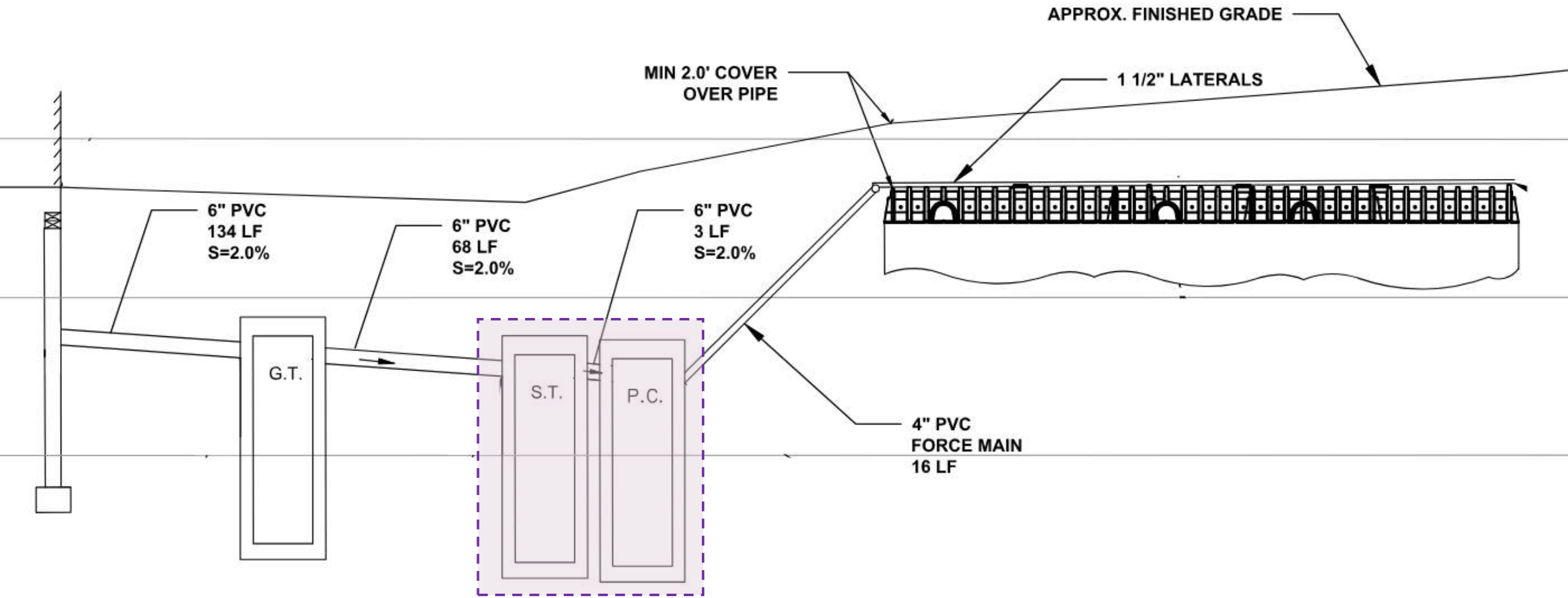




Finishes

MPR and Fitness Room Partition; first millwork samples in place.

3.A - CONSTRUCTION UPDATE



Tanks to be replaced

(diagrammatic - not to scale)

SEWER PROFILE

Septic Tank Update

3.A - CONSTRUCTION UPDATE

Looking Ahead:

- Finish drywall in LEAP wing
- Painting, ceilings and lighting
- Start installing interior doors
- Cabinetry and trim
- Heating and cooling
- Sidewalks, curbing and final paving



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
Nov-26	11/11/2026	**1/13/2027**

POSSIBLE WORK BEYOND JAN 2027

Deferred to Spring (Outside the General Contract):

- Playground structures
- Basketball hoops
- Basketball striping

At Risk of Deferral (Pending Weather & Issue Resolution):

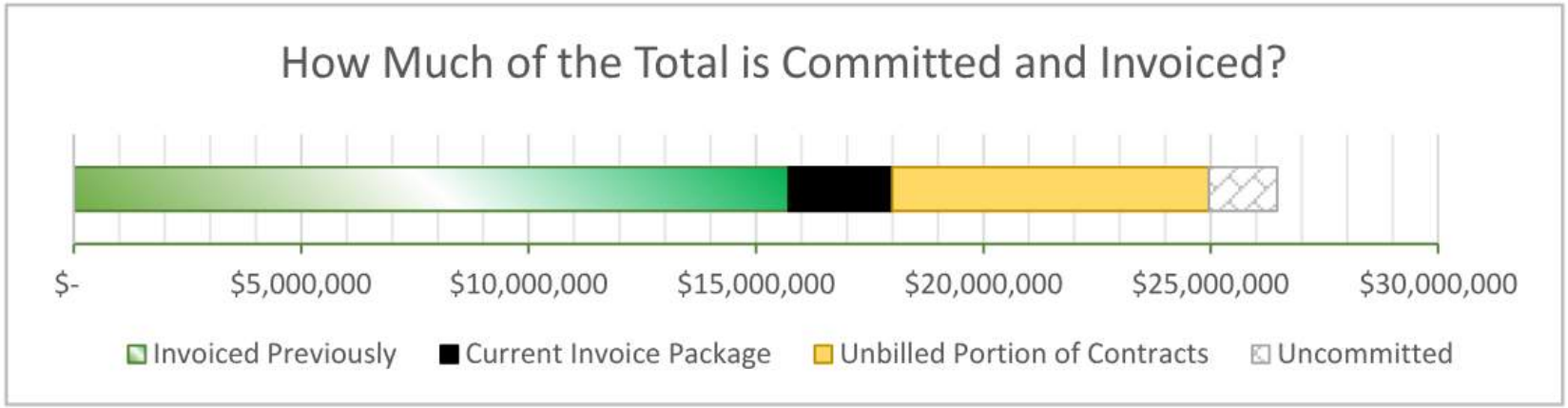
- ***NEW**: Septic system repair / rear site restoration*
- Punch List
- Commissioning of Mech. / Electrical /Plumbing
- Final Paving

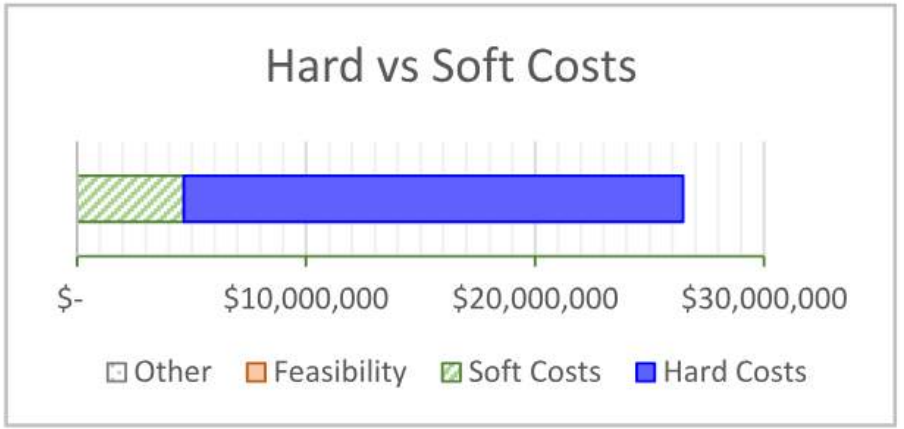
3 OPM Status

3.C Financial Update

3C– Financial Update

Financial Status





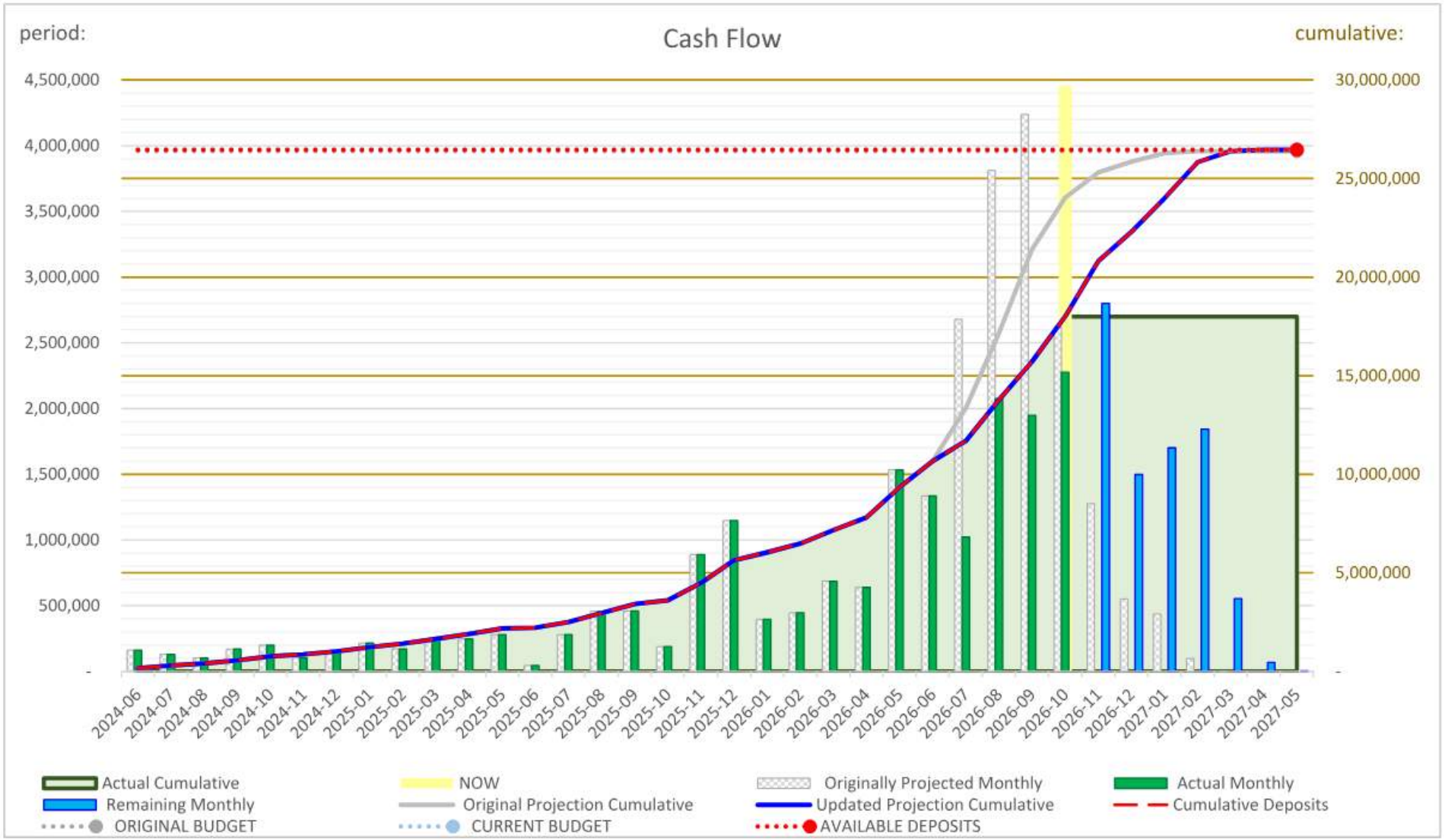
59.4%	Invoiced Previously	$	15,720,105	**Invoiced**		**Projected**
8.6%	**Current Invoice Package**	**$**	**2,275,752**	**$ 17,995,856**	**68%**	**Total**
26.3%	Unbilled Portion of Contracts	$	6,965,414	**Not Yet Invoiced**		
5.7%	Uncommitted	$	1,499,865	**$ 8,465,279**	**32%**	**$ 26,461,135**

Other	$	-
Feasibility	$	-
Soft Costs	$	4,651,443
Hard Costs	$	21,809,692

Current invoice package is still under review and may be lower in value.

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 10/21/26
Original Contingency	**$**	**1,827,200**	**100%**	**7%**		
Owner Procurements Overruns*	$	389,995	21%	1%		
Other Withdrawals**	$	543,310	30%	2%	$21,922 more cost	
Remaining Contingency	**$**	**893,895**	**49%**	**3%**	-1% -	**50%**
Known Risks (estimated)	$	309,000	17%	1%	$140,000 more possible cost	
Remaining Contingency, Less Known Risks	**$**	**584,895**	**32%**	**2%**	-9% -	**41%**
Schedule Contingency (thru 3/22/27)***	$	211,502	12%	1%		
Remaining Contingency, Less Risks, Less Sch	**$**	**373,393**	**20%**	**1%**	-9% -	**29%**

* 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

No Changes Since Last Presentation

3C– Financial Update

New Contingency Withdrawals

			of contingency
Signage Modifications	$	15,000	0.8%
Changing Tables and Kitchen Door	$	5,000	0.3%
New Withdrawals:	**$**	**20,000**	**1.1%**

3 OPM Status

3.D Decision: Signage Modifications

3D – Decision: Signage Modifications

Motion

Proposed Motion:

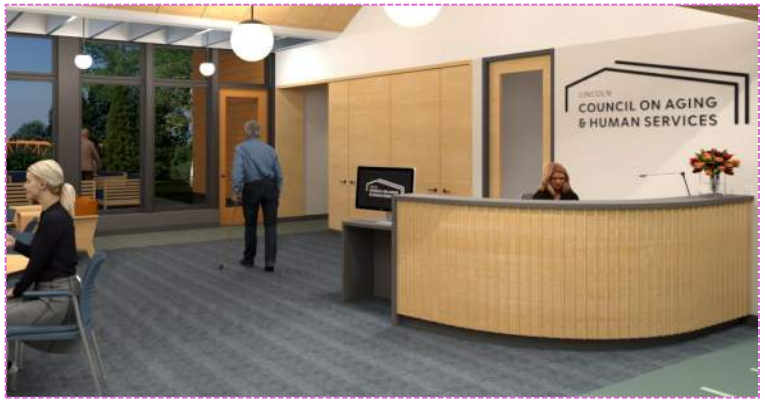
Authorize the Town of Lincoln to approve a change order to Hutter Construction's contract

for an amount up to **$15,000**

to provide **stakeholder environmental graphics** for the building user groups (COA, LEAP, and PRD) in accordance with PR-024 / PCO 43, along with minor updates to building signage.

The project team will review and negotiate a final cost in accordance with project procedures and will present any anticipated savings at a future CCBC meeting.







VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

FUNDED FROM:
Construction Change Order Contingency

3D – Decision: Signage Modifications

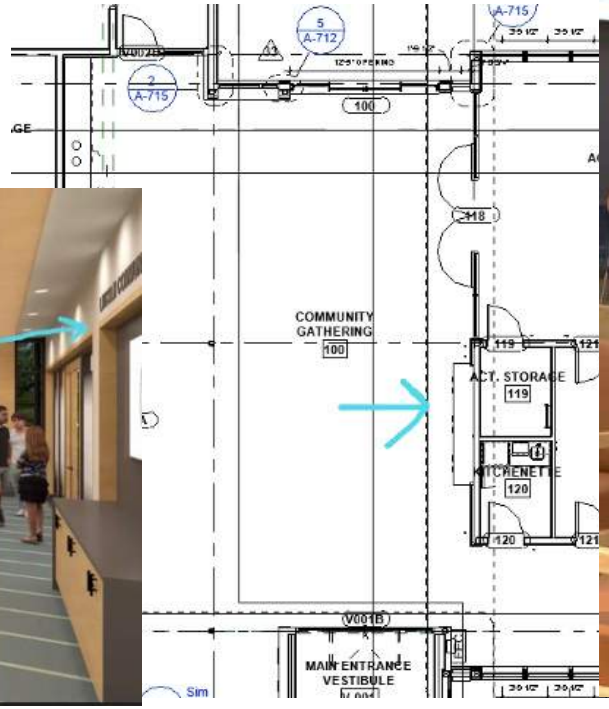
Motion

Proposed Motion

Eliminate the sign reading “Lincoln Community Center” on the wall of the community gathering space.

After discussion, the motion was NOT moved. The sign will remain in the project as currently planned.







3 OPM Status

3.E Decision: Changing Tables and Kitchen Door

3E – Decision: Changing Tables and Kitchen Door

Motion

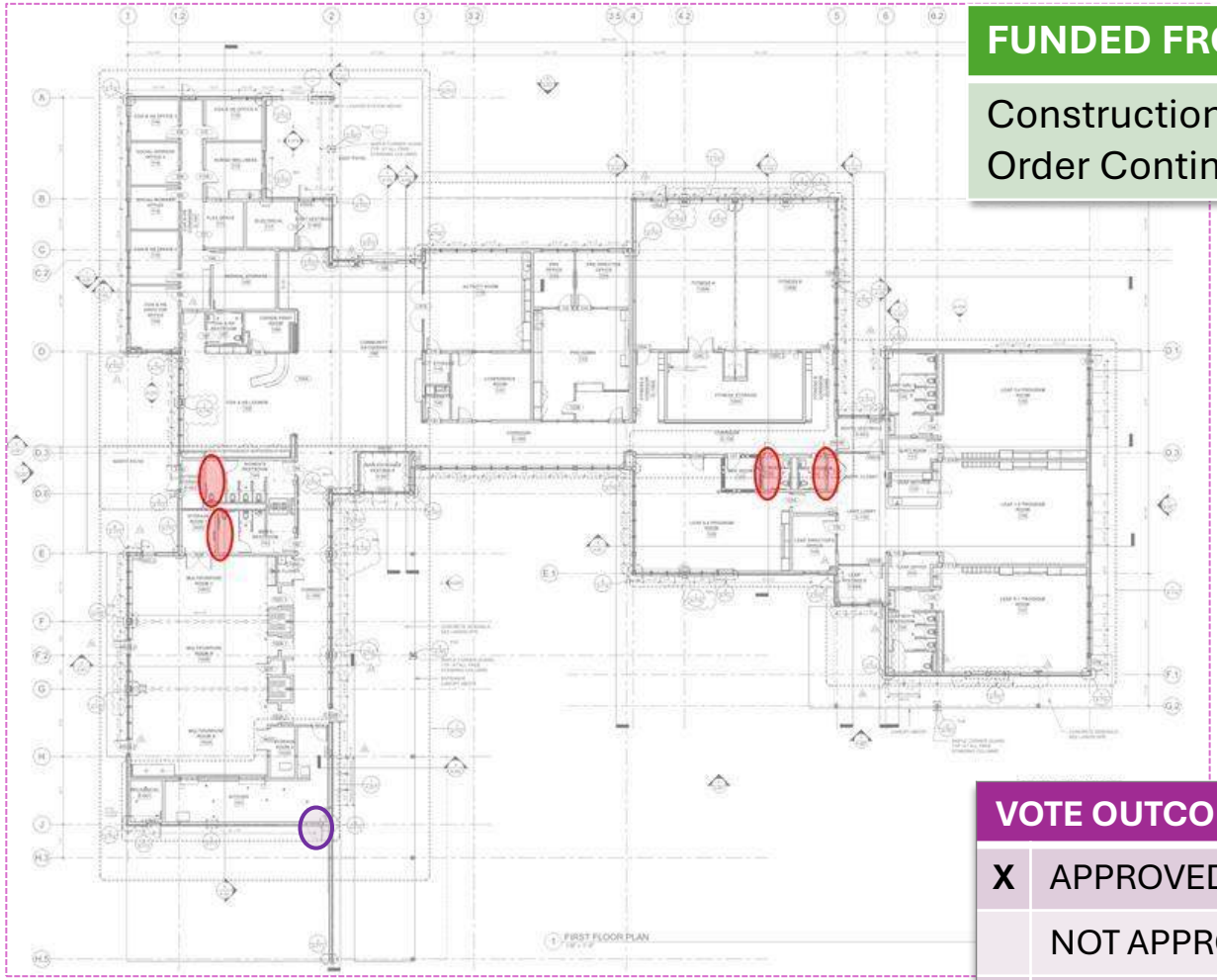
Proposed Motion:

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

for an amount up to **$5,000**

to provide **changing tables and kitchen door modifications** in accordance with PR-027 / PCO 45, including four (4) new baby changing stations and the addition of a glass vision lite and frame to the kitchen door.

The project team will review and negotiate a final cost in accordance with project procedures and will present any anticipated savings at a future CCBC meeting.



FUNDED FROM:
Construction Change Order Contingency

VOTE OUTCOME:	
X	APPROVED
	NOT APPROVED
	CONTINUED

3 OPM Status

3.F CCBC Site Visit

3F – OPM Status

December 2026 CCBC Site Visit

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

Next Walkthrough:

Wednesday December 9, 2026 at 3:30 PM



Guidelines:



Before the Visit:

- **Sign up by FRIDAY 12/4/26** 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.