



LINCOLN ELIOT ELEMENTARY SCHOOL

Newton, MA
Monthly Project Update Report
April 2024



FS/SD	DD	CD	Bidding	Construction	Closeout
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EXECUTIVE SUMMARY

Lincoln-Eliot project report covers the month of **April 2024**.

Site work is ongoing with the installation of storm infiltration chamber system #1, drainage, sewer structures and piping installation at the Jackson Roadside of the site. Excavation and grading for the foundations at the addition were completed. Installation of new water service and hydrants at Jackson Road and extension of drainage systems to the culvert at the opposite side of Jackson Road have been completed.

Excavation and underpinning of the existing building foundations is complete. Foundations for the new addition are ongoing and approximately 50% completed. Steel erection is to start in mid-May. Waterman Surveyor has been onsite surveying structure and elevations/grade surveys for footings etc. UTS, the testing agency for Lincoln Eliot Elementary school has been inspecting rebar, grout, and concrete.

At Building B (classroom wing), metal stud partition framing is completed on the 3rd floor and 2nd floor framing is in progress. Slab removal and excavation for grade beams at structural shear reinforcing, U/G plumbing and electrical is completed on the 1st floor in Building B. U/G plumbing and electrical installation is ongoing. MEP coordination work is also ongoing. Ductwork installation has been completed on the 2nd and 3rd floor and is ongoing on the 1st floor. Hangers and condenser line installations are ongoing on floors 2 and 3. Plumbing soil and venting rough-in continues on floors 1 and 3. Electrical rough-in is progress at floor 3. Fire Protections mains at floors 2 and 3 have commenced. Roof penetrations work has commenced with replacement of roof drains and cutting of openings for new mechanical penetrations.

At building C (cafeteria/auditorium) demolition has been completed and removal of slabs and excavation of soils for new u/g plumbing and electrical is ongoing. Metal stud partition framing layout has begun on floor 1 for the music and art rooms.

Anticipated Substantial Completion is June 15, 2025

TASKS COMPLETED THIS MONTH

Administrative Activities

04/02/24	Submittal review meeting
04/03/24	Weekly construction meeting
04/03/24	Playground coordination meeting
04/03/24	Concrete flatwork coordination meeting
04/09/24	Submittal review meeting
04/10/24	Weekly construction meeting
04/16/24	Submittal review meeting
04/16/24	Community update meeting
04/17/24	Weekly construction meeting
04/23/24	Submittal review meeting
04/24/24	Weekly construction meeting
04/26/24	Primary power meeting
04/30/24	Weekly construction meeting
04/30/24	CTA schedule review w/HL scheduler

Construction Activities:

- CTA Managers continues to oversee and coordinate all onsite construction activities
- Electrical, plumbing and Fire Protection rough - Building B – 2nd & 3rd floors
- Building B -Plumbing storm and soil at 1st floor
- Subsurface storm water system #1 completed.
- Framing Building B - 2nd & 3rd floor.
- Installation of ductwork – 1st, 2nd & 3rd floor
- U/G conduit and plumbing - 1st floor
- Installation of drainage structures and piping (DMH, SMH) southwest of site completed
- Relocation of hydrant and installation of street tap on Jackson Road for new water service completed
- Building A – Foundations and base plates ongoing

TASKS PLANNED FOR NEXT MONTH

Administrative Activities

05/01/24	Weekly OAC construction meeting
05/06/24	Porous pavement meeting
05/07/24	Submittal review meeting
05/08/24	Weekly OAC construction meeting
05/08/24	Structural steel pre-construction meeting
05/14/24	Submittal review meeting
05/15/24	Weekly OAC construction meeting
05/21/24	Submittal review meeting
05/21/24	Community update meeting
05/22/24	Weekly OAC construction meeting
05/22/24	Exterior Cx Pre-Construction meeting
05/28/24	Submittal review meeting
05/29/24	Weekly construction meeting

Construction Activities:

- Electrical, plumbing and Fire Protection rough ongoing - Building B – 2nd & 3rd floors
- Building B -Plumbing storm and soil at 1st floor ongoing
- Metal Stud Framing Building B - 2nd floor.
- Installation of ductwork – Building B - 1st floor
- HVAC units and piping – Building B floors 2 and 3
- Installation of drainage structures and piping northwest of site (DMH, SMH)
- Grading of parking area
- Building A – Foundations and base plates
- Building A – Waterproofing, insulation, damp proofing and backfill
- Structural steel erection
- Building B grade beams interior installation, slab infill

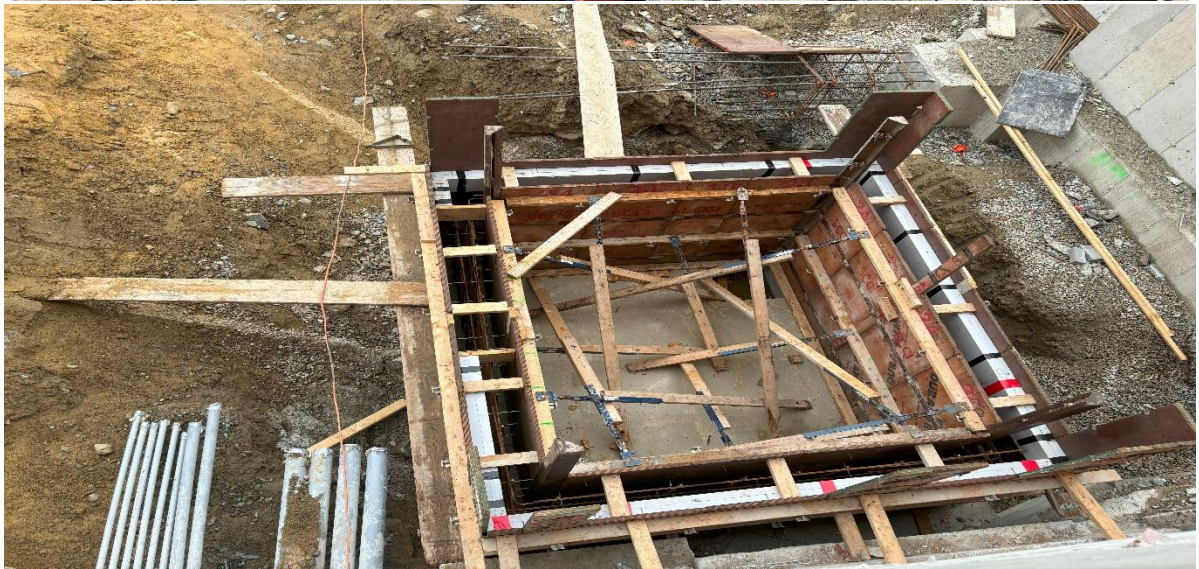
PRELIMINARY MILESTONE SCHEDULE

- 05/08/24 Building B – Structural Steel erection begins
- 05/16/24 New Addition Steel Erection – East
- 05/29/24 New Addition Steel Erection - Roof
- 06/04/24 New Addition Steel Erection – West
- 06/11/24 Concrete Slabs
- 06/11/24 Addition Roof
- 07/10/24 Playground
- 07/22/24 Sub-grade parking areas and roadways

PROJECT BUDGET

- Refer to attached Total Project Budget Status Report

CONSTRUCTION PHOTOS



CONSTRUCTION PHOTOS

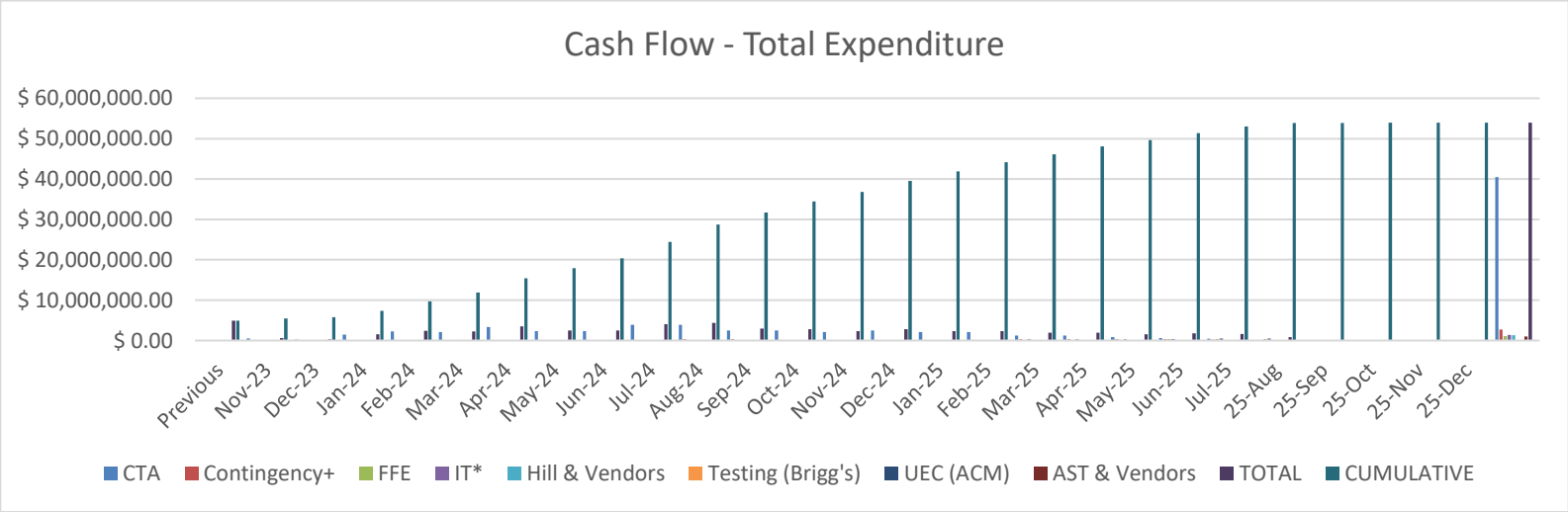
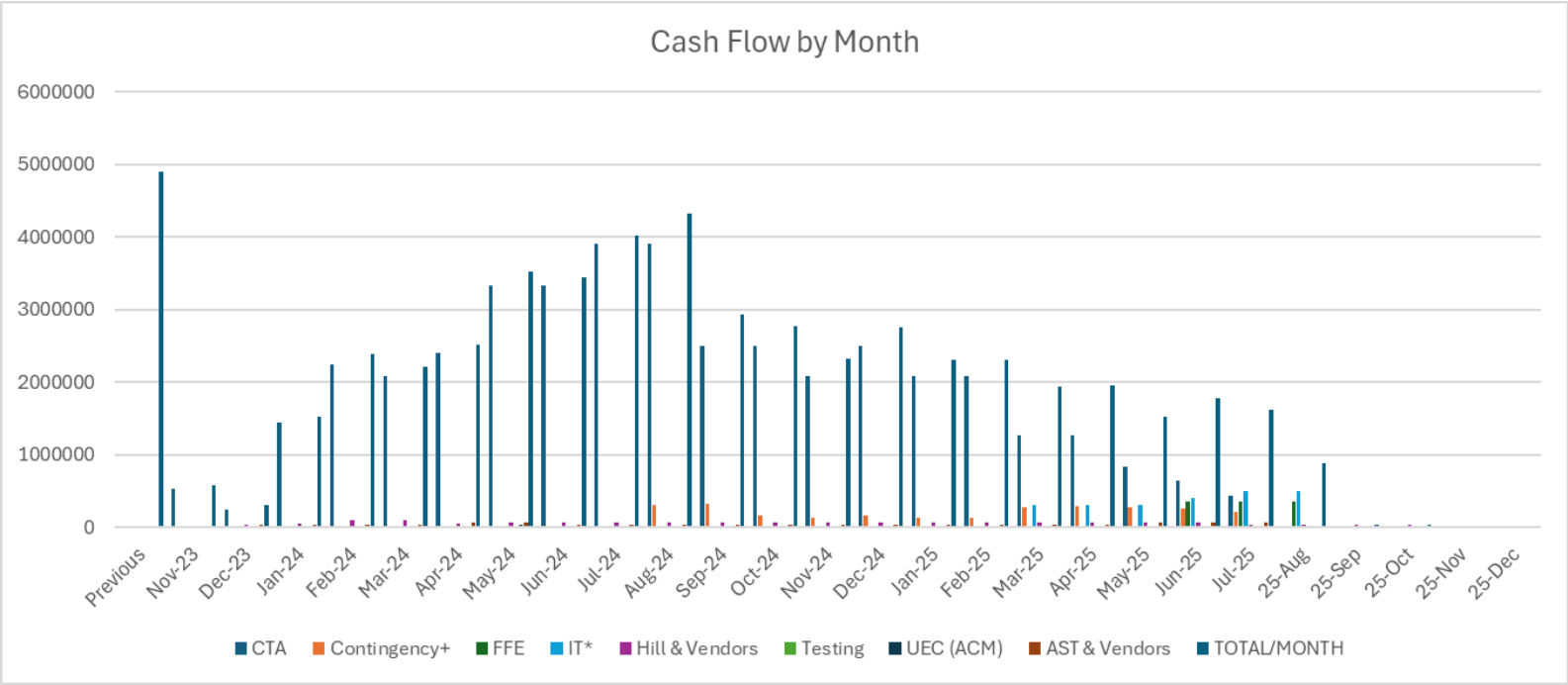


CONSTRUCTION PHOTOS



Project Cash Flow

Month	CTA	Contingency+	FFE	IT*	Hill & Vendors	Testing	UEC (ACM)	AST & Vendors	TOTAL/MONTH	CUMULATIVE
Previous									4,908,638.89	4,908,638.89
Nov-23	\$ 533,518.00				\$26,110.00			\$12,000.00	\$571,628.00	\$5,480,266.89
Dec-23	\$ 245,679.00				\$27,220.00			\$40,000.00	\$312,899.00	\$5,793,165.89
Jan-24	\$ 1,437,690.33				\$46,397.50		\$0.00	\$40,000.00	\$1,524,087.83	\$7,317,253.72
Feb-24	\$ 2,247,120.68				\$95,337.00	\$1,138.50	\$0.00	\$40,000.00	\$2,383,596.18	\$9,700,849.90
Mar-24	\$ 2,076,408.17				\$101,052.70	\$0.00	\$0.00	\$40,000.00	\$2,217,460.87	\$11,918,310.77
Apr-24	\$ 2,402,413.11				\$49,450.00	\$0.00	\$0.00	\$60,063.83	\$2,511,926.94	\$14,430,237.71
May-24	\$ 3,326,720.00				\$69,000.00	\$18,000.00	\$37,705.00	\$70,000.00	\$3,521,425.00	\$17,951,662.71
Jun-24	\$ 3,326,720.00				\$69,000.00	\$6,600.00	\$5,000.00	\$40,000.00	\$3,447,320.00	\$21,398,982.71
Jul-24	\$ 3,910,880.00				\$69,000.00	\$4,400.00	\$0.00	\$40,000.00	\$4,024,280.00	\$25,423,262.71
Aug-24	\$ 3,910,880.00	\$ 305,077.63			\$69,000.00	\$4,400.00		\$40,000.00	\$4,329,357.63	\$29,752,620.34
Sep-24	\$ 2,495,040.00	\$ 321,000.00			\$69,000.00	\$2,200.00		\$40,000.00	\$2,927,240.00	\$32,679,860.34
Oct-24	\$ 2,495,040.00	\$ 160,500.00			\$69,000.00	\$4,400.00		\$40,000.00	\$2,768,940.00	\$35,448,800.34
Nov-24	\$ 2,079,200.00	\$ 133,750.00			\$69,000.00			\$40,000.00	\$2,321,950.00	\$37,770,750.34
Dec-24	\$ 2,495,040.00	\$ 160,500.00			\$69,000.00			\$40,000.00	\$2,764,540.00	\$40,535,290.34
Jan-25	\$ 2,079,200.00	\$ 133,750.00			\$60,820.00			\$40,000.00	\$2,313,770.00	\$42,849,060.34
Feb-25	\$ 2,079,200.00	\$ 133,750.00			\$60,820.00			\$40,000.00	\$2,313,770.00	\$45,162,830.34
Mar-25	\$ 1,265,000.00	\$ 268,624.45		\$ 300,000.00	\$60,820.00	\$2,200.00		\$40,000.00	\$1,936,644.45	\$47,099,474.78
Apr-25	\$ 1,265,000.00	\$ 295,374.45		\$ 300,000.00	\$60,820.00	\$2,200.00		\$40,000.00	\$1,963,394.45	\$49,062,869.23
May-25	\$ 831,680.00	\$ 267,500.00		\$ 300,000.00	\$60,820.00			\$70,000.00	\$1,530,000.00	\$50,592,869.23
Jun-25	\$ 641,509.67	\$ 255,266.79	\$ 350,000.00	\$ 400,000.00	\$60,820.00			\$70,000.00	\$1,777,596.46	\$52,370,465.69
Jul-25	\$ 440,061.04	\$ 215,558.08	\$ 350,000.00	\$ 500,000.00	\$41,035.00			\$70,000.00	\$1,616,654.12	\$53,987,119.82
25-Aug			\$ 350,000.00	\$ 500,000.00	\$27,510.00				\$877,510.00	\$54,864,629.82
25-Sep					\$27,510.00				\$27,510.00	\$54,892,139.82
25-Oct					\$27,510.00				\$27,510.00	\$54,919,649.82
25-Nov					\$18,210.00				\$18,210.00	\$54,937,859.82
25-Dec					\$11,710.00				\$11,710.00	\$54,949,569.82
Total	\$ 41,584,000.00	\$ 2,650,651.40	\$ 1,050,000.00	\$ 1,400,000.00	\$ 1,303,522.20	\$ 45,538.50	\$ 42,705.00	\$ 952,063.83	\$ 54,949,569.82	



A	C	D	E	F	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(Invoice Tab)	(I-J)
	BUDGET			COST	CASH FLOW	
Description	10/27 Approved Budget	Authorized Changes	Approved Budget	Committed Costs	Expenditures to Date	Balance To Spend
Construction Contingency / Change Orders - LE	\$0	\$0	\$0	\$0	\$0	\$0
Alternates/Theater - LE	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$41,500,000	\$84,000	\$41,584,000	\$41,584,000	\$8,903,869	\$32,680,131
Shaded cell denotes completed work						
30 Architectural & Engineering						
Designer - Basic Services - Ed Plan/ Original Contract	\$160,200	\$0	\$160,200	\$160,200	\$160,200	\$0
Designer - Basic Services - LE	\$844,000	\$0	\$844,000	\$844,000	\$844,000	\$0
Designer - Feasibility Allowances - Traffic Study- LE	\$27,280	\$0	\$27,280	\$27,280	\$27,280	\$0
Designer - Feasibility Allowances - Geotechnical- LE	\$10,505	\$0	\$10,505	\$10,505	\$10,505	\$0
Designer - Feasibility Allowances - Site Survey- LE	\$25,608	\$0	\$25,608	\$25,608	\$25,608	\$0
Designer - Feasibility Allowances - Haz Mat Testing LE	\$1,210	\$0	\$1,210	\$1,210	\$1,210	\$0
Designer - Design Development - LE	\$480,000	\$0	\$480,000	\$480,000	\$480,000	\$0
Designer - Construction Document - LE	\$1,280,000	\$0	\$1,280,000	\$1,280,000	\$1,280,000	\$0
Designer - Bidding - LE	\$160,000	\$0	\$160,000	\$160,000	\$160,000	\$0
Designer - Construction Administration / Closeout - LE	\$800,000	\$0	\$800,000	\$800,000	\$192,000	\$608,000
ES #10 Designer - Theater Feasibility Study - LE	\$44,375	\$0	\$44,375	\$44,375	\$44,375	\$0
ES# 11 Geotechnical	\$25,995	\$0	\$25,995	\$25,995	\$25,995	\$0
ES#12 Traffic Study	\$22,000	\$0	\$22,000	\$22,000	\$22,000	\$0
ES# 13 UEC Hazardous Materials	\$21,800	\$0	\$21,800	\$21,800	\$21,800	\$0
ES #14 Tree and Utility Site Survey Update	\$13,200	\$0	\$13,200	\$13,200	\$13,200	\$0
ES #15 Geotech for Bedrock	\$23,000	\$0	\$23,000	\$23,000	\$23,000	\$0
ES #16 Transportation Design	\$56,100	\$0	\$56,100	\$56,100	\$39,270	\$16,830
ES #17 - FF&E Design	\$125,400	\$0	\$125,400	\$125,400	\$28,600	\$96,800
ES #18 Auditorium design	\$310,000	\$0	\$310,000	\$310,000	\$254,200	\$55,800
ES #19 AV Design	\$36,850	\$0	\$36,850	\$36,850	\$22,479	\$14,372
ES #20 GGD Technology Design	\$38,800	\$0	\$38,800	\$38,800	\$5,044	\$33,756
ES #21 Signage and Graphics	\$38,500	\$0	\$38,500	\$38,500	\$32,725	\$5,775
ES #22 Site Survey Update	\$7,800	\$0	\$7,800	\$7,800	\$7,800	\$0
ES #23 Structural Investigation	\$18,700	\$0	\$18,700	\$18,700	\$11,366	\$7,334
ES #24 Well Irrigation	\$23,716	\$0	\$23,716	\$23,716	\$23,716	\$0
Code Red Interim code review	\$7,500	\$0	\$7,500	\$7,500	\$7,500	\$0
ALLOWANCE Artist Mural	\$50,000	\$0	\$50,000	\$50,000	\$0	\$50,000
ALLOWANCE Printing (Over the Minimum)	\$10,000	\$0	\$10,000	\$10,000	\$4,600	\$5,400
ES #25 Geotechnical monitoring	\$11,000	\$0	\$11,000	\$9,130	\$4,064	\$6,936
Subtotal	\$4,673,539	\$0	\$4,673,539	\$4,671,669	\$3,772,536	\$901,003
40 Administrative Costs						
Owner's Project Manager Services	\$237,962	\$0	\$237,962	\$237,962	\$237,962	\$0
Owner's Project Manager Services - LE DD - Closeout	\$1,609,095	\$0	\$1,609,095	\$1,316,565	\$289,778	\$1,319,317
ALLOWANCE Extra Services	\$50,000	(\$36,130)	\$13,870	\$0	\$0	\$13,870
ALLOWANCE Reimbursable & Other Services Costs	\$50,000	\$0	\$50,000	\$0	\$0	\$50,000
OPM Cost Estimator / Document Review	\$45,100	\$0	\$45,100	\$45,100	\$45,100	\$0
Commissioning Agent - MEP & Envelop	\$77,640	\$24,490	\$102,130	\$102,130	\$16,750	\$85,380
LIRO ESTIMATE Construction Testing	\$100,000	(\$40,000)	\$60,000	\$44,000	\$1,138	\$58,862
ALLOWANCE Other Administrative Costs - Advertising Costs - LE	\$5,000	\$0	\$5,000	\$1,275	\$1,275	\$3,725
Other Project Costs -Contaminated Soils removal	\$306,894	\$0	\$306,894	\$306,894	\$306,894	\$0
ES #06 GZA Vibration and pre-construction surveys	\$97,240	\$0	\$97,240	\$97,240	\$44,750	\$52,490
Nutting vibration (not used)	\$12,778	(\$12,778)	\$0	\$0	\$0	\$12,778
UEC monitoring costs (moved from construction budget)	\$33,000	\$4,705	\$37,705	\$37,705	\$37,705	\$0
ALLOWANCE Utility Fees	\$10,000	\$0	\$10,000	\$0	\$0	\$10,000
Code Red Code FD Review	\$11,550	\$0	\$11,550	\$11,550	\$11,550	\$0
ALLOWANCE Electric Co. Fee	\$10,000	\$0	\$10,000	\$0	\$0	\$10,000
ALLOWANCE Moving Cost	\$40,000	\$0	\$40,000	\$0	\$0	\$40,000
Playground Equipment	\$527,000	(\$20,000)	\$507,000	\$486,946	\$0	\$486,946
ALLOWANCE Printing	\$12,500	\$418	\$12,918	\$12,918	\$12,918	\$0
UST/Oil Tank removal/Soil Removal/ fencing	\$356,093	\$0	\$356,093	\$356,093	\$356,093	\$0
Subtotal	\$3,591,852	-\$79,295	\$3,512,557	\$3,056,378	\$1,361,913	\$2,143,368
50 Furniture, Fixtures and Equipment						
Furniture, Fixtures and Equipment - LE	\$1,050,000	\$0	\$1,050,000	\$0	\$0	\$1,050,000
Technology - LE	\$1,400,000	\$0	\$1,400,000	\$0	\$0	\$1,400,000
Subtotal	\$2,450,000	\$0	\$2,450,000	\$0	\$0	\$2,450,000
Project Sub-Total	\$52,215,391	\$4,705	\$52,220,096	\$49,312,047	\$14,038,318	\$38,174,502
70 Project Contingency						
Construction Contingency (Hard Cost) - Mayor's Contingency	\$2,260,000		\$2,260,000			\$2,260,000
Owner's Contingency (Soft Cost) - City Council Contingency	\$415,000		\$415,000			\$467,832
Subtotal	\$2,675,000	\$0	\$2,675,000			\$2,727,832
Project Total	\$54,890,391	\$4,705	\$54,895,096	\$49,312,047	\$14,038,318	\$40,902,334

City of Newton
Lincoln-Eliot Elementary School
Proposed Change Order Log
4/30/2024

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