



HORACE MANN ELEMENTARY SCHOOL

Newton, MA



Monthly Project Update Report

DECEMBER 2025

FS/SD	DD	CD	Bidding	Construction	Closeout
-------	----	----	---------	---------------------	----------

EXECUTIVE SUMMARY

Work this month has been focused on tasks critical to erecting the Phase 3 Steel at the North Addition, connector steel at the 1st floor of the Existing building and sitework related to the installation of the Grease Trap and Pump Chamber. Additional focus has been on completing interior framing throughout all available areas to enable continuation of MEPFP systems installation.

North Addition / Related Sitework – Backfill, compaction and under-slab plumbing are complete as well as installation of the Grease Trap and Sewer Pump Chamber. Backfill outside the foundation continues which will enable crane access to erect the Phase 3 Steel in early January. Erecting structural steel at the 1st floor connector in the existing building is complete.

South Addition - The Installation of light gauge metal wall framing and exterior sheathing is substantially complete on all exterior elevations. Exterior air vapor barrier is complete at the East and South elevations and continues along the West elevation. Membrane roofing systems are substantially weather tight. Roofing tasks that remain include the roofing at the snow shelf and perimeter membrane terminations. Interior LGMF and HM frame installations continue on both floors of the addition, Stairs S8 & S9 are installed, MEPFP work continues and masonry veneer work has commenced along the East elevation.

Existing Building - Selective demolition is substantially complete. Masonry alterations and associated steel framing at new room entrances have commenced on all floors. Interior light gauge metal framing is substantially complete on all floors and MEPFP rough-in tasks continue.

General Sitework - The Primary transformer pad has been placed and site prep-work for the emergency electrical duct-banks are substantially complete. Drainage piping has been installed between DMH 3 and DMH 4.

Administrative Activities

12/02/25	Weekly construction meeting
12/09/25	Weekly construction meeting
12/16/25	Weekly construction meeting
12/23/25	Weekly Construction meeting

Construction Activities:

- The GC (M O'Connor) continues to manage and coordinate all onsite construction activities.
- Completed under-slab plumbing, backfill and compaction at the North Addition foundation.
- Installed storm drain piping between DMH3 and DMH4.
- Installed the Grease Trap and Sewer Pump Chamber at the North Addition.
- Selective demolition within the existing building is substantially complete.
- Rough MEPFP activities continue at all available areas of the existing building and South Addition.
- LGMF exterior framing & exterior sheathing are substantially complete at the South Addition.
- LGMF interior framing is substantially complete at the existing building and continues at the South Addition.
- Exterior envelope air-vapor barrier is complete at the east and south elevations and continues along the west elevation.
- Single ply roofing is substantially complete at the South addition.
- Concrete masonry shear walls are complete at the Ground Floor North Connector infill area.
- Miscellaneous steel pan stairs S8 & S9 are erected.
- Exterior masonry veneer has commenced along Line A of the South Addition.

TASKS PLANNED FOR NEXT MONTH

Administrative Activities

01/06/26	Weekly construction meeting
01/13/26	Weekly construction meeting
01/20/26	Weekly construction meeting
01/27/26	Weekly construction meeting

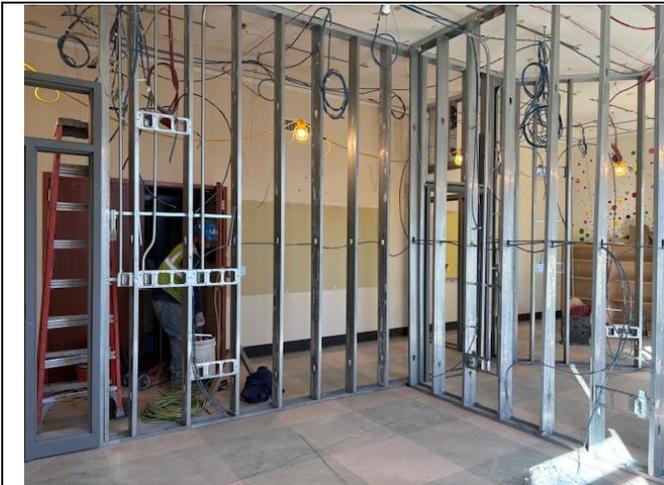
Construction Activities:

- Erect Sequence 3 structural steel at the North Addition.
- Pour 1s and 2nd floor SOD at the North Addition.
- Excavate for remaining North Addition foundations
- Commence exterior LGMF and sheathing at the North Addition.
- Complete interior LGMF and HM door frame installation at all available areas South Addition.
- Continue overhead MEPFP installations throughout all available areas.
- Complete MEP in-wall rough-in at the crawl space, 1st and 2nd floors of the existing building.
- Continue MEP in-wall rough-in at the South addition.
- Set mechanical curbs at the South Addition roof.
- Commence storm drainage sewer utilities at the North portion of the site.
- Pour treads and landings at stairs S8 & S9.
- Complete application of exterior envelope air-vapor barrier at the South Addition.
- Complete membrane roof installation and all perimeter terminations at the South Addition.
- Commence membrane roof installation at the North Addition.

PROJECT MILESTONE SCHEDULE

- | | |
|------------|----------------------------------|
| ▪ 04/18/25 | Phase 1 Start |
| ▪ 07/31/25 | Phase 2 Start |
| ▪ 11/01/25 | Complete Structural Steel |
| ▪ 11/28/25 | Roof Dry In |
| ▪ 05/01/26 | Existing Building Paint Finishes |
| ▪ 05/06/26 | Generator Install |
| ▪ 05/20/26 | Connector Finishes |
| ▪ 07/15/26 | Main Addition Finishes |
| ▪ 07/31/26 | Substantial Completion |

CONSTRUCTION PHOTOS



12/12/2025 – Interior Framing and Rough-In at the Existing Building



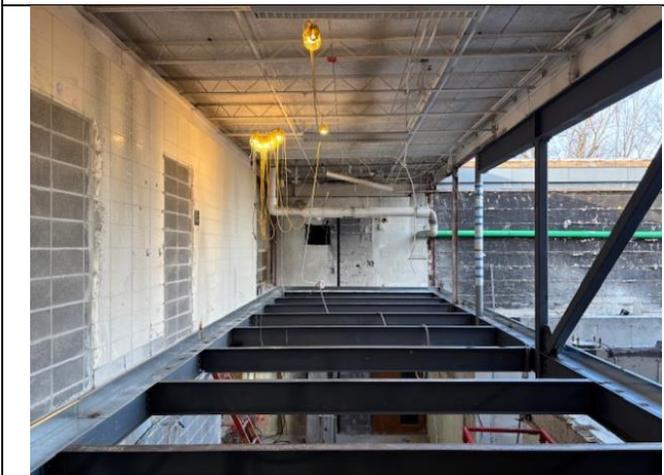
12/17/2025 – Masonry Scaffolding along the East Elevation



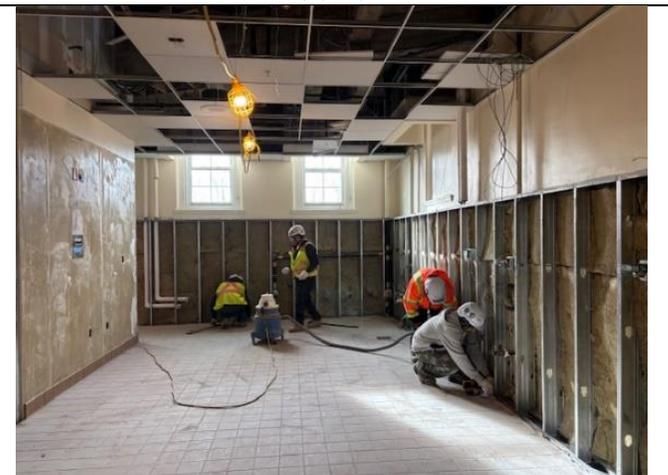
12/17/2025 – Masonry Veneer commences along Line A



12/19/2025 – Interior Framing at the First Floor South Addition



12/17/2025 – Steel Framing installed at the 1st Floor Infill Area at the Connector



12/18/2025 – Selective Demo at the Existing Kitchen Area

ID	Activity	Start	Duration	End	Total Float	Predecessors	Successors	2025												2026											
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0	- HORACE MANN	04/04/25	356 days	09/03/26																											
1	- MILESTONES	04/04/25	341 days	08/13/26																											
2	NOTICE TO PROCEED	04/04/25	1 day	04/04/25	8.13		22fs+0d;61fs+9d;63fs-																								
3	PHASE 1 START	04/18/25	1 day	04/18/25	344.13																										
4	SCHOOL OUT, NOISE OKAY	06/30/25	1 day	06/30/25	295.13																										
5	PHASE 2 START	07/31/25	1 day	07/31/25	273.13																										
6	RENOVATION ROUGH INSPECTIONS	01/21/26	1 day	01/21/26	157.00	167ff+0d																									
7	NORTH ADDITION ROUGH INSPECTIONS	03/12/26	1 day	03/12/26	121.13	215ff+0d																									
8	START MAIN ADDITION STRUCTURAL STEEL	09/12/25	1 day	09/12/25	243.13	94ss+0d																									
9	MAIN ADDITION STRUCTURAL STEEL COMPLETE	10/07/25	1 day	10/07/25	221.13	231ff+0d																									
10	MAIN ADDITION CONCRETE DECK COMPLETE	10/29/25	1 day	10/29/25	206.13	239ff+0d																									
11	MAIN ADDITION ROOF DRY IN	11/28/25	1 day	11/28/25	186.13	256ff+0d																									
12	MAIN ADDITION ROUGH INSPECTIONS	12/23/25	1 day	12/23/25	169.13	271fs+0d																									
13	PHASE 1 PAVINGCOMPLETE	12/05/25	1 day	12/05/25	186.13	126ff+0d																									
14	PERMANENT POWER	01/29/26	1 day	01/29/26	145.13	275ff+0d																									
15	FINAL INSPECTION	08/05/26	1 day	08/05/26	21.00	313ff+0d																									
16	COMMISSIONING START	07/23/26	1 day	07/23/26	30.00	310ss+0d																									
17	COMMISSIONING, TRAINING START	08/13/26	1 day	08/13/26	15.00	312ss+0d																									
18	SUBSTANTIAL COMPLETION	07/31/26	1 day	07/31/26	23.13																										
19	- SUBMITTALS	04/07/25	100 days	08/27/25																											
20	- URGENT SUBMITTALS	04/07/25	62 days	07/03/25																											
21	- STRUCTURAL STEEL	04/07/25	62 days	07/03/25																											
22	AWARD	04/07/25	5 days	04/11/25	8.13	2fs+0d	23fs+0d																								
23	SHOP DRAWINGS	04/14/25	22 days	05/13/25	8.13	22fs+0d	24fs+0d																								
24	REVIEW - APPROVED AS NOTED	05/14/25	10 days	05/28/25	8.13	23fs+0d	28fs+0d;25fs+0d																								
25	REVISE FOR RECORD	05/29/25	10 days	06/11/25	62.13	24fs+0d	27ss+0d;26fs+0d																								
26	2ND REVIEW	06/12/25	10 days	06/26/25	297.13	25fs+0d																									
27	FINALIZE SHOPS	05/29/25	10 days	06/11/25	62.13	25ss+0d	66fs+0d;30ff+15d;29fs																								
28	DELIVER ANCHOR BOLTS	05/29/25	9 days	06/10/25	8.13	24fs+0d	86fs-2d																								
29	FABRICATE GROUND LEVEL	06/12/25	10 days	06/26/25	62.13	27fs+0d	94fs-1d																								
30	FABRICATE	06/05/25	20 days	07/03/25	101.13	27ff+15d	197fs+0d																								
31	- GROUND IMPROVEMENT	04/07/25	30 days	05/16/25																											
32	AWARD	04/07/25	2 days	04/08/25	8.13		33fs+0d																								
33	SUBMITTALS	04/09/25	15 days	04/29/25	8.13	32fs+0d	34fs+0d																								

General

- Parent Activity
- Baseline
- Milestone
- Links
- Child Activity
- (+# days) Delay

Critical Path

- Critical
- Non Critical

ID	Activity	Start	Duration	End	Total Float	Predecessors	Successors	2025												2026											
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
68	OTHER	04/07/25	100 days	08/27/25	97.13		274fs+0d;168fs+0d	[Gantt bar: 04/07/25 to 08/27/25]																							
69	- #26 Generator and Switchboard Submittal Delay	08/13/25	1 day	08/13/25				[Milestone: 08/13/25]																							
70	Original Submittal	08/13/25	0.13 days	08/13/25				[Milestone: 08/13/25]																							
71	Owner Requests Kohler 8/13/25	08/13/25	1 day	08/13/25	4.13		118fs+25d;117fs+0d	[Milestone: 08/13/25]																							
72	- CONSTRUCTION PHASE 1	04/21/25	105 days	09/18/25				[Gantt bar: 04/21/25 to 09/18/25] CONSTRUCTION PHASE 1(+12 days)																							
73	- MOBILIZATION	04/21/25	11 days	05/05/25				[Gantt bar: 04/21/25 to 05/05/25] MOBILIZATION																							
74	SITE ACCESS	04/21/25	1 day	04/21/25	8.13		80fs+0d;95fs+48d;76fs+0d	[Milestone: 04/21/25]																							
75	OFFICES, TOILETS	04/22/25	5 days	04/28/25	338.13	74fs+0d;74ss+0d		[Milestone: 04/22/25]																							
76	TEMP FENCING	04/22/25	5 days	04/28/25	8.13	74fs+0d;74ss+0d	77fs+0d	[Milestone: 04/22/25]																							
77	EROSION CONTROL	04/29/25	5 days	05/05/25	8.13	76fs+0d	83fs+0d	[Milestone: 04/29/25]																							
78	CONSTRUCTION ENTRANCE	04/22/25	5 days	04/28/25	8.13	74fs+0d;50fs+0d	81fs+0d;82fs+0d	[Milestone: 04/22/25]																							
79	- DEMO AND GRADING PHASE 1	04/22/25	15 days	05/12/25				[Gantt bar: 04/22/25 to 05/12/25] DEMO AND GRADING PHASE 1																							
80	SAFE OFF	04/22/25	3 days	04/24/25	10.13	74fs+0d	81fs+0d;82fs+0d	[Milestone: 04/22/25]																							
81	CLEAR AND GRUB	04/29/25	2 days	04/30/25	8.13	78fs+0d;80fs+0d	82fs+0d	[Milestone: 04/29/25]																							
82	DEMO	05/01/25	3 days	05/05/25	8.13	81fs+0d;78fs+0d;80fs+0d	83fs+0d	[Milestone: 05/01/25]																							
83	GRADE AT PILES	05/06/25	5 days	05/12/25	8.13	77fs+0d;82fs+0d	85fs+10d	[Milestone: 05/06/25]																							
84	- CONCRETE	05/28/25	71 days	09/08/25				[Gantt bar: 05/28/25 to 09/08/25] CONCRETE(+12 days)																							
85	INSTALL PILES	05/28/25	8 days	06/06/25	8.13	36fs+6d;83fs+10d	86fs+0d	[Milestone: 05/28/25]																							
86	PAD FOOTINGS	06/09/25	31 days	07/23/25	8.13	28fs-2d;85fs+0d	88fs+0d;88ss+6d	[Milestone: 06/09/25]																							
87	- GRADE BEAMS, PIERS AND WALLS	07/24/25	32 days	09/08/25				[Gantt bar: 07/24/25 to 09/08/25] GRADE BEAMS, PIERS AND WALLS(+12 days)																							
88	LAYOUT AND EXCAVATE	07/24/25	2 days	07/25/25	8.13	86fs+0d;86ss+6d	89fs+0d	[Milestone: 07/24/25]																							
89	FORM ONE SIDE	07/28/25	5 days	08/01/25	8.13	88fs+0d	90fs+0d	[Milestone: 07/28/25]																							
90	REBAR AND PENETRATIONS	08/04/25	5 days	08/08/25	8.13	89fs+0d	91fs+0d	[Milestone: 08/04/25]																							
91	CLOSE FORMS	08/11/25	5 days	08/15/25	8.13	90fs+0d	92fs+0d	[Milestone: 08/11/25]																							
92	POUR	08/18/25	15 days	09/08/25	8.13	91fs+0d	93fs+0d;233fs+20d;12fs+0d	[Milestone: 08/18/25] POUR(+12 days)																							
93	INTERIOR BACKFILL?	09/09/25	3 days	09/11/25	8.13	92fs+0d	94fs+0d	[Milestone: 09/09/25] INTERIOR BACKFILL?(+12 days)																							
94	FIRST FLOOR STURUCTURAL STEEL	09/12/25	5 days	09/18/25	8.13	93fs+0d;29fs-1d	8ss+0d;229fs+0d	[Milestone: 09/12/25] FIRST FLOOR STURUCTURAL STEEL(+12 days)																							
95	VIDEO EXISTING STORMWATER SYSTEM	07/01/25	5 days	07/08/25	114.13	74fs+48d	107fs+0d	[Milestone: 07/01/25] VIDEO EXISTING STORMWATER SYSTEM																							
96	- CONSTRUCTION PHASE 2	07/30/25	276 days	09/03/26				[Gantt bar: 07/30/25 to 09/03/26] CONSTRUCTION PHASE 2(+24 days)																							
97	END OF SCHOOL FACILITY USE	07/30/25	1 day	07/30/25	40.00		151fs+0d;193fs+0d;10fs+0d	[Milestone: 07/30/25] END OF SCHOOL FACILITY USE																							
98	- MOBILIZATION	07/31/25	5 days	08/06/25				[Gantt bar: 07/31/25 to 08/06/25] MOBILIZATION																							
99	SET UP OFFICES INSIDE	07/31/25	5 days	08/06/25	41.13	97fs+0d	149fs+0d	[Milestone: 07/31/25] SET UP OFFICES INSIDE																							
100	REVISE FENCING	07/31/25	5 days	08/06/25	88.13	97fs+0d	104fs+0d	[Milestone: 07/31/25] REVISE FENCING																							
101	- SITE WORK 2025	08/01/25	218 days	06/15/26				[Gantt bar: 08/01/25 to 06/15/26] SITE WORK 2025(+133 days)																							

