



**HORACE MANN ELEMENTARY SCHOOL**

**Newton, MA**



**Monthly Project Update Report**

**JANUARY 2026**

FS/SD	DD	CD	Bidding	<b>Construction</b>	Closeout
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## EXECUTIVE SUMMARY

Work this month has been focused on tasks critical to making the north North Addition weather tight. Additional focus continues to be on completing interior framing throughout all available areas; masonry alterations within the Existing Building and the continued installation of MEPFP systems throughout all available areas of the project.

North Addition & Related Sitework – Erecting Phase 3 Structural Steel has commenced. Sanitary plumbing from the building has been connected to the grease trap; the grease trap has been connected to the pump chamber and sewer manhole which has been tied into the existing sewer line in Nevada Street.

South Addition - Exterior air vapor barrier continues along the West elevation. Membrane roofing systems are substantially weather tight including roofing at the snow shelf. Roofing tasks that remain include placement of rooftop equipment/curbs and membrane terminations and trim at the roof perimeter. Installation of interior LGMF at walls and ceilings and HM door frame installation continues on both floors of the addition. MEPFP rough-in continues on both floors and masonry veneer work continues along the South elevation utilizing hydra-mobile staging enclosed with poly tarps and heated with temp heating units.

Existing Building - Masonry alterations continue on all floors. Interior light gauge metal framing continues at the main entrance to the Library and MEPFP rough-in tasks continue. Mechanical and plumbing pipe insulation has commenced at all available areas. Interior electrical transformers have been delivered and the T-9 transformer has been moved into place at the Ground Floor Service Corridor. Low voltage control wiring continues at all available areas.

General Sitework - Drainage piping has been installed from DMH 4 along the east side of the site to the north property line for eventual tie connection to a new MH to be located in Nevada Street. Further earthwork and utility/drainage activities will most likely be deferred until the site begins thaws in the spring.

### 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:

The GC (M O'Connor) continues to manage and coordinate all onsite construction activities.

- Installed storm drain piping from DMH4 along the east property line towards Nevada Street.
- Poured 1<sup>st</sup> floor infill slab at the existing building just south of the North Addition AND Stairs S8 & S9.
- The mud slab was poured at the North Addition.
- Erecting Phase 3 Steel commenced at the North Addition.
- Building plumbing sanitary waste has been interconnected with the grease trap, pump chamber, sewer MH and existing sanitary line in Nevada Street.
- Rough MEPFP activities continue at all available areas of the existing building and South addition.
- LGMF interior framing is substantially complete at the existing building and continues at the South addition.
- Exterior envelope air-vapor barrier continues along the west elevation.
- The South addition roof is substantially weather tight.
- Masonry alterations continue at all areas within the existing building.
- Exterior masonry veneer is substantially complete along Line A at the South Addition.
- Exterior masonry veneer is nearing completion along Line 1 of the South Addition.

## TASKS PLANNED FOR NEXT MONTH

### Administrative Activities

02/03/26	Weekly construction meeting
02/10/26	Weekly construction meeting
02/17/26	Weekly construction meeting
02/24/26	Weekly construction meeting

### Construction Activities:

- Complete erecting Sequence 3 structural steel at the North addition.
- Sawcut and remove existing exterior wall, doors and windows at the end of Corridors 131 and 227.
- Pour 1st and 2nd floor SOD at the North addition.
- Commence exterior LGMF and sheathing at the North addition.
- Complete interior LGMF and HM door frame installation at all available areas at the South addition.
- Complete LGM acoustic GWB Ceiling framing at the South Addition Ground Floor.
- Continue overhead MEPFP installations throughout all available areas.
- Complete MEP in-wall rough-in at the 1st and 2nd floors of the existing building
- Complete MEP in-wall rough-in at the South addition.
- Set mechanical curbs at the South addition roof.
- Remove existing asphalt at the new accessible entrance ramp location.
- Complete application of exterior envelope air-vapor barrier along Line F of 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                |
| 06/02/26 | Existing Building Finishes |
| 05/11/26 | Generator Install          |
| 05/28/26 | Connector Finishes         |
| 07/15/26 | Main Addition Finishes     |
| 07/31/26 | Substantial Completion     |

**CONSTRUCTION PHOTOS**



**LGMF and Gyp Board Tops at the Ground Floor of South Addition**



**Rough Framing at the Main Entrance to the Library**



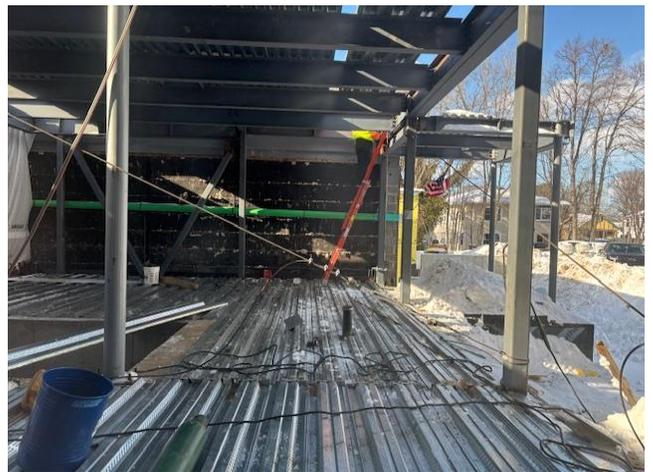
**Brick Veneer Substantially Complete along the East Elevation of the South Addition**



**Slab on Deck at the Infill Connector Adjacent to the North Addition**



**Erecting Structural Steel Framing at the North Addition**



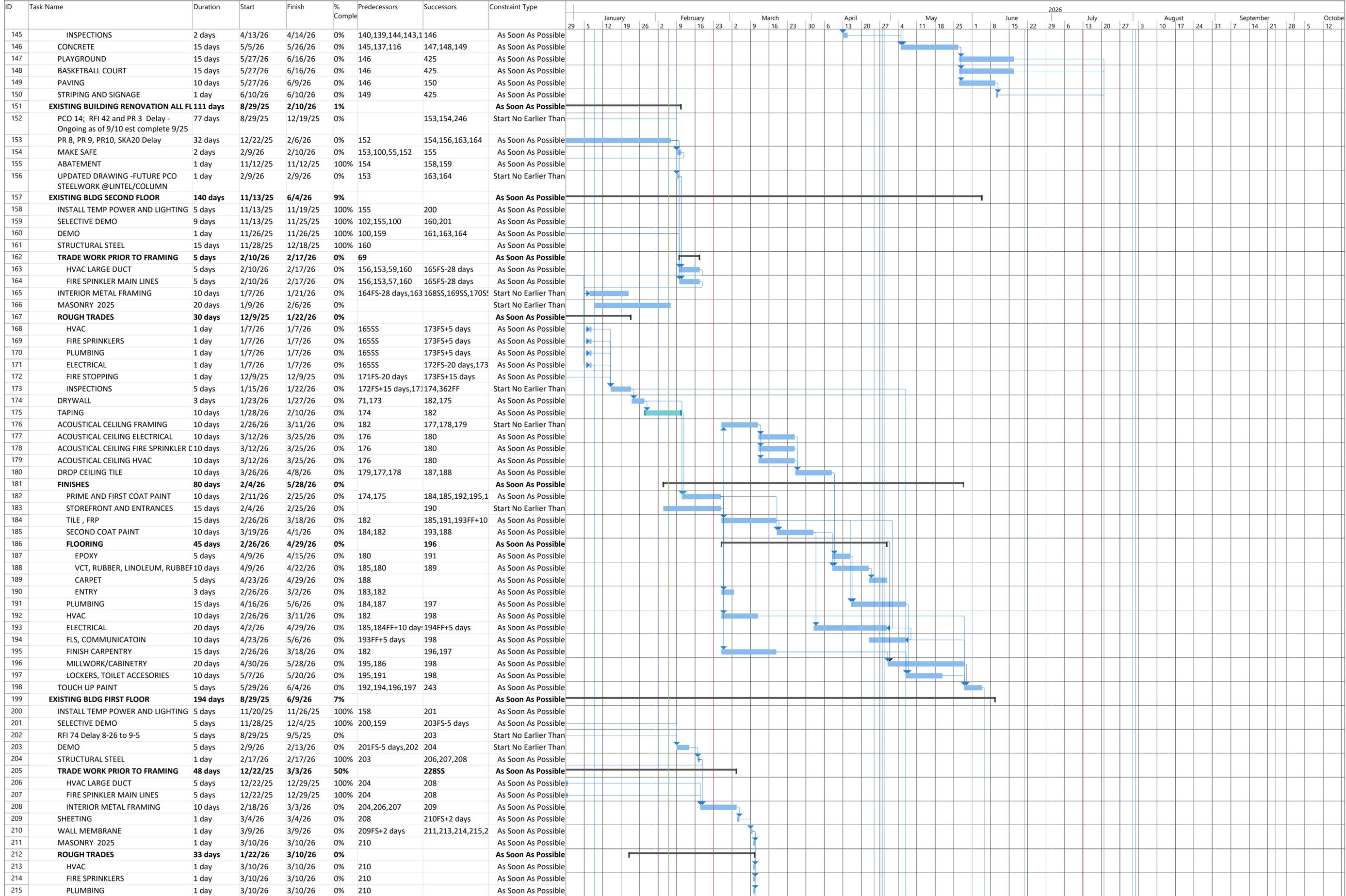
**Installing the First Floor Deck at the North Addition**

**HORACE MANN 2/6/26**  
**Substantial Completion 7/30/26**

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors	Successors	Constraint Type	2026																														
									January	February	March	April	May	June	July	August	September	October																					
1	<b>HORACE MANN</b>	<b>369 days?</b>	<b>4/4/25</b>	<b>9/23/26</b>	<b>40%</b>			<b>As Soon As Possible</b>	[Gantt bar from 4/4/25 to 9/23/26]																														
2	<b>MILESTONES</b>	<b>332 days</b>	<b>4/4/25</b>	<b>7/31/26</b>	<b>0%</b>			<b>As Soon As Possible</b>	[Gantt bar from 4/4/25 to 7/31/26]																														
3	NOTICE TO PROCEED	1 day	4/4/25	4/4/25	0%		64FS+9 days,65FS+	Start No Earlier Than	[Gantt bar from 4/4/25 to 4/4/25]																														
4	PHASE 1 START	1 day	4/18/25	4/18/25	0%			Start No Earlier Than	[Gantt bar from 4/18/25 to 4/18/25]																														
5	SCHOOL OUT, NOISE OKAY	1 day	6/30/25	6/30/25	0%			Start No Earlier Than	[Gantt bar from 6/30/25 to 6/30/25]																														
6	PHASE 2 START	1 day	7/31/25	7/31/25	0%			Start No Earlier Than	[Gantt bar from 7/31/25 to 7/31/25]																														
7	RENOVATION ROUGH INSPECTIONS	1 day	1/2/26	1/2/26	0%			Start No Earlier Than	[Gantt bar from 1/2/26 to 1/2/26]																														
8	NORTH ADDITION ROUGH INSPECTIONS	1 day	4/22/26	4/22/26	0%	263FF		As Soon As Possible	[Gantt bar from 4/22/26 to 4/22/26]																														
9	START MAIN ADDITION STRUCTURAL STEEL	1 day	9/12/25	9/12/25	0%	97SS		As Soon As Possible	[Gantt bar from 9/12/25 to 9/12/25]																														
10	MAIN ADDITION STRUCTURAL STEEL COMPLETE	1 day	9/29/25	9/29/25	0%	279FF		As Soon As Possible	[Gantt bar from 9/29/25 to 9/29/25]																														
11	MAIN ADDITION CONCRETE DECK COMPLETE	1 day	10/6/25	10/6/25	0%	286FF		As Soon As Possible	[Gantt bar from 10/6/25 to 10/6/25]																														
12	MAIN ADDITION ROOF DRY IN	1 day	1/6/26	1/6/26	0%	323FF		As Soon As Possible	[Gantt bar from 1/6/26 to 1/6/26]																														
13	MAIN ADDITION ROUGH INSPECTIONS	1 day	2/23/26	2/23/26	0%	341		As Soon As Possible	[Gantt bar from 2/23/26 to 2/23/26]																														
14	PHASE 1 PAVING COMPLETE	1 day	4/8/26	4/8/26	0%	133FF		As Soon As Possible	[Gantt bar from 4/8/26 to 4/8/26]																														
15	PERMANENT POWER	1 day	6/18/26	6/18/26	0%	416FF		As Soon As Possible	[Gantt bar from 6/18/26 to 6/18/26]																														
16	FINAL INSPECTION	1 day	7/29/26	7/29/26	0%	425FF		As Soon As Possible	[Gantt bar from 7/29/26 to 7/29/26]																														
17	COMMISSIONING START	1 day	7/15/26	7/15/26	0%	422SS		As Soon As Possible	[Gantt bar from 7/15/26 to 7/15/26]																														
18	COMMISSIONING, TRAINING START	1 day	7/28/26	7/28/26	0%			Start No Earlier Than	[Gantt bar from 7/28/26 to 7/28/26]																														
19	CONTRACT SUBSTANTIAL COMPLETION	1 day	7/31/26	7/31/26	0%			Start No Earlier Than	[Gantt bar from 7/31/26 to 7/31/26]																														
20	CURRENT SUBSTANTIAL COMPLETION	1 day	7/30/26	7/30/26	0%	426FF		As Soon As Possible	[Gantt bar from 7/30/26 to 7/30/26]																														
21	New Activity	1 day	4/4/25	4/4/25	0%			Start No Earlier Than	[Gantt bar from 4/4/25 to 4/4/25]																														
22	<b>SUBMITTALS</b>	<b>100 days</b>	<b>4/7/25</b>	<b>8/27/25</b>	<b>100%</b>			<b>As Soon As Possible</b>	[Gantt bar from 4/7/25 to 8/27/25]																														
72	<b>#26 Generator and Switchboard Submittal Delay</b>	<b>1 day</b>	<b>8/13/25</b>	<b>8/13/25</b>	<b>0%</b>			<b>As Soon As Possible</b>	[Gantt bar from 8/13/25 to 8/13/25]																														
73	Original Submittal	0.13 days	8/13/25	8/13/25	0%		74SS	Start No Earlier Than	[Gantt bar from 8/13/25 to 8/13/25]																														
74	Owner Requests Kohler 8/13/25	1 day	8/13/25	8/13/25	0%	73SS	122,123FS+25 days	As Soon As Possible	[Gantt bar from 8/13/25 to 8/13/25]																														
75	<b>CONSTRUCTION PHASE 1</b>	<b>105 days</b>	<b>4/21/25</b>	<b>9/18/25</b>	<b>100%</b>			<b>As Soon As Possible</b>	[Gantt bar from 4/21/25 to 9/18/25]																														
99	<b>CONSTRUCTION PHASE 2</b>	<b>369 days?</b>	<b>4/4/25</b>	<b>9/23/26</b>	<b>18%</b>			<b>As Soon As Possible</b>	[Gantt bar from 4/4/25 to 9/23/26]																														
100	END OF SCHOOL FACILITY USE	1 day	7/30/25	7/30/25	0%		102,103,105FS+1 c	Start No Earlier Than	[Gantt bar from 7/30/25 to 7/30/25]																														
101	<b>MOBILIZATION</b>	<b>5 days</b>	<b>7/31/25</b>	<b>8/6/25</b>	<b>100%</b>			<b>As Soon As Possible</b>	[Gantt bar from 7/31/25 to 8/6/25]																														
104	<b>SITE WORK 2025</b>	<b>194 days</b>	<b>8/1/25</b>	<b>5/11/26</b>	<b>47%</b>			<b>As Soon As Possible</b>	[Gantt bar from 8/1/25 to 5/11/26]																														
105	SAFE OFF SITE	3 days	8/1/25	8/5/25	100%	100FS+1 day	106,246	As Soon As Possible	[Gantt bar from 8/1/25 to 8/5/25]																														
106	SITE DEMO	10 days	8/6/25	8/19/25	100%	105	107	As Soon As Possible	[Gantt bar from 8/6/25 to 8/19/25]																														
107	ROUGH GRADING	5 days	8/20/25	8/26/25	100%	103,106	110,111,115,116FS	As Soon As Possible	[Gantt bar from 8/20/25 to 8/26/25]																														
108	<b>UTILITIES</b>	<b>167 days</b>	<b>8/27/25</b>	<b>4/28/26</b>	<b>46%</b>			<b>As Soon As Possible</b>	[Gantt bar from 8/27/25 to 4/28/26]																														
109	<b>SOUTH</b>	<b>145 days</b>	<b>8/27/25</b>	<b>3/27/26</b>	<b>50%</b>	<b>63</b>		<b>As Soon As Possible</b>	[Gantt bar from 8/27/25 to 3/27/26]																														
110	SOUTH STORM DRAIN AND RETENTION	20 days	3/2/26	3/27/26	100%	107	131	As Soon As Possible	[Gantt bar from 3/2/26 to 3/27/26]																														
111	SOUTH FIRE HYDRANT	20 days	8/27/25	9/24/25	0%	107,57	131	As Soon As Possible	[Gantt bar from 8/27/25 to 9/24/25]																														
112	<b>NORTH</b>	<b>167 days</b>	<b>8/27/25</b>	<b>4/28/26</b>	<b>45%</b>			<b>As Soon As Possible</b>	[Gantt bar from 8/27/25 to 4/28/26]																														
113	RFI 42/PR Delay 8/27 to 9/17?	14 days	8/27/25	9/16/25	0%		115,116FS+133 days	Start No Earlier Than	[Gantt bar from 8/27/25 to 9/16/25]																														
114	PR 6 GREASE TRAP DELAY - ESTIM.	60 days	9/29/25	12/24/25	100%		115FF+15 days,116FS	Start No Earlier Than	[Gantt bar from 9/29/25 to 12/24/25]																														
115	SEWER AND KITCHEN WAIST	20 days	12/18/25	1/16/26	100%	114FF+15 days,107	131FS+50 days	As Soon As Possible	[Gantt bar from 12/18/25 to 1/16/26]																														
116	STORM DRAIN AND RETENTION	20 days	4/1/26	4/28/26	0%	113FS+133 days,116	146	Start No Earlier Than	[Gantt bar from 4/1/26 to 4/28/26]																														
117	FIRE LINES AND HYDRANTS	20 days	2/17/26	3/16/26	0%	107,113	131	Start No Earlier Than	[Gantt bar from 2/17/26 to 3/16/26]																														
118	Power Company WO 214925985	30 days	10/16/25	11/28/25	0%		119FS+14 days	Start No Earlier Than	[Gantt bar from 10/16/25 to 11/28/25]																														
119	ELECTRICAL AND COMMUNICATION PADS	5 days	12/19/25	12/26/25	100%	107FS+78 days,113FS+64	131	Start No Earlier Than	[Gantt bar from 12/19/25 to 12/26/25]																														
120	POWER CO BOLLARDS - SET XFMR	20 days	2/23/26	3/20/26	0%		362	Start No Earlier Than	[Gantt bar from 2/23/26 to 3/20/26]																														
121	<b>Generator Delay</b>	<b>159 days</b>	<b>9/19/25</b>	<b>5/8/26</b>	<b>47%</b>			<b>As Soon As Possible</b>	[Gantt bar from 9/19/25 to 5/8/26]																														
122	Estimated Submittal Approval	1 day	9/19/25	9/19/25	100%	74		Start No Earlier Than	[Gantt bar from 9/19/25 to 9/19/25]																														
123	Estimated CO Approval	1 day	9/19/25	9/19/25	100%	74FS+25 days	124,331	Start No Earlier Than	[Gantt bar from 9/19/25 to 9/19/25]																														
124	Generator Estimated Lead time	158 days	9/22/25	5/8/26	46%	123	126FF	As Soon As Possible	[Gantt bar from 9/22/25 to 5/8/26]																														
125	<b>WIRE GENERATOR</b>	<b>3 days</b>	<b>5/7/26</b>	<b>5/11/26</b>	<b>0%</b>			<b>As Soon As Possible</b>	[Gantt bar from 5/7/26 to 5/11/26]																														
126	ATS Arrival On Site	1 day	5/7/26	5/8/26	0%	124FF	127	As Soon As Possible	[Gantt bar from 5/7/26 to 5/8/26]																														
127	Wire ATS	1 day	5/11/26	5/11/26	0%	126		As Soon As Possible	[Gantt bar from 5/11/26 to 5/11/26]																														
128	MODULAR BLOCK RETAINING WALL	15 days	9/9/25	9/29/25	100%	95	129	As Soon As Possible	[Gantt bar from 9/9/25 to 9/29/25]																														
129	BACKFILL	10 days	9/30/25	10/14/25	100%	128	130	As Soon As Possible	[Gantt bar from 9/30/25 to 10/14/25]																														
130	FENCING	10 days	10/15/25	10/28/25	0%	129	131	As Soon As Possible	[Gantt bar from 10/15/25 to 10/28/25]																														
131	CURBS	10 days	4/1/26	4/14/26	0%	111,130,115FS+50	132FS-10 days	As Soon As Possible	[Gantt bar from 4/1/26 to 4/14/26]																														
132	2025 CONCRETE PAVING AND WALKS	10 days	4/1/26	4/14/26	0%	131FS-10 days	133FS-10 days	As Soon As Possible	[Gantt bar from 4/1/26 to 4/14/26]																														
133	2025 PAVING	6 days	4/1/26	4/8/26	0%	132FS-10 days	14FF	As Soon As Possible	[Gantt bar from 4/1/26 to 4/8/26]																														
134	<b>SITE WORK 2026</b>	<b>154 days</b>	<b>11/4/25</b>	<b>6/16/26</b>	<b>0%</b>			<b>As Soon As Possible</b>	[Gantt bar from 11/4/25 to 6/16/26]																														
135	WINTER CONDITIONS	98 days	11/4/25	3/27/26	0%			Start No Earlier Than	[Gantt bar from 11/4/25 to 3/27/26]																														
136	GRADING TOUCH UP FOR UTILITIES	5 days	3/30/26	4/3/26	0%		137,139,140,141,1	Start No Earlier Than	[Gantt bar from 3/30/26 to 4/3/26]																														
137	FINAL GRADING	5 days	4/28/26	5/4/26	0%	270,136,315	146	As Soon As Possible	[Gantt bar from 4/28/26 to 5/4/26]																														
138	<b>UTILITIES</b>	<b>7 days</b>	<b>4/6/26</b>	<b>4/14/26</b>	<b>0%</b>			<b>As Soon As Possible</b>	[Gantt bar from 4/6/26 to 4/14/26]																														
139	WATER	5 days	4/6/26	4/10/26	0%	136	145	As Soon As Possible	[Gantt bar from 4/6/26 to 4/10/26]																														
140	FIRE WATER	5 days	4/6/26	4/10/26	0%	136	145	As Soon As Possible	[Gantt bar from 4/6/26 to 4/10/26]																														
141	SEWER	5 days	4/6/26	4/10/26	0%	136	145	As Soon As Possible	[Gantt bar from 4/6/26 to 4/10/26]																														
142	ELECTRICAL	5 days	4/6/26	4/10/26	0%	60,136	145	As Soon As Possible	[Gantt bar from 4/6/26 to 4/10/26]																														
143	COMMUNICATION	5 days	4/6/26	4/10/26	0%	61,136	145	As Soon As Possible	[Gantt bar from 4/6/26 to 4/10/26]																														
144	DRAINAGE AND RETENTION	5 days	4/6/26	4/10/26	0%	136	145	As Soon As Possible	[Gantt bar from 4/6/26 to 4/10/26]																														

Project: Project1	Task	[Blue Bar]	Summary	[Grey Bar]	Inactive Milestone	[Diamond]	Duration-only	[Light Blue Bar]	Start-only	[Blue Bar]	Finish-only	[Blue Bar]	External Milestone	[Blue Bar]	Critical Split	[Red Bar]	Manual Progress	[Blue Bar]
Date: 2/6/26	Split	[Dotted Line]	Project Summary	[Grey Bar]	Inactive Summary	[Grey Bar]	Manual Summary Rollup	[Light Blue Bar]	Manual Summary	[Blue Bar]	External Tasks	[Blue Bar]	Deadline	[Blue Bar]	Progress	[Blue Bar]		
	Milestone	[Diamond]	Inactive Task	[Grey Bar]	Manual Task	[Grey Bar]	Manual Summary	[Blue Bar]	External Tasks	[Blue Bar]	Critical	[Blue Bar]						

**HORACE MANN 2/6/26**  
**Substantial Completion 7/30/26**

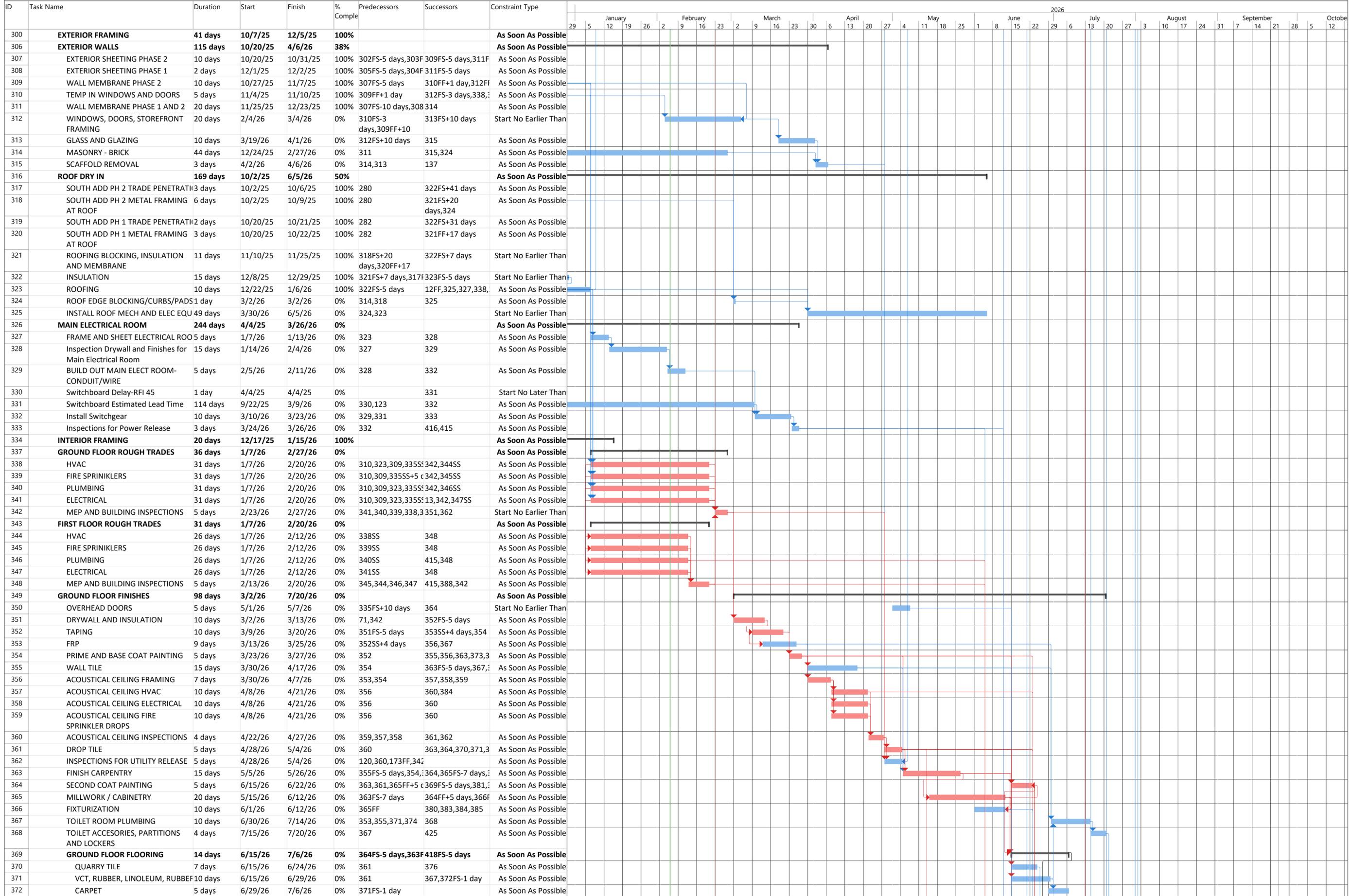


Project: Project1  
Date: 2/6/26

Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Critical Split	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline		Progress	
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Critical		Manual Progress	



**HORACE MANN 2/6/26**  
**Substantial Completion 7/30/26**



Project: Project1  
Date: 2/6/26

Task		Summary		Inactive Milestone		Duration-only		Start-only		Finish-only		External Milestone		Critical Split	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Manual Summary		External Tasks		Critical		Progress	
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Critical		Manual Progress			

