



HORACE MANN ELEMENTARY SCHOOL

Newton, MA



Monthly Project Update Report

FEBRUARY 2026

FS/SD	DD	CD	Bidding	Construction	Closeout
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EXECUTIVE SUMMARY

Work this month continues to focus on tasks critical to making the North Addition weather tight. Additional focus continues to be on installation of MEPFP systems throughout all available areas of the Ground and First Floors of the South Addition.

North Addition & Related Sitework – Erection and detailing Phase 3 Structural Steel is substantially complete. The majority of Infiltration System #2 is installed and steel bollards at the transformer pad have been installed in preparation for the primary transformer installation. Selective demolition at the exterior wall of Stair S5 is complete in preparation for finalizing infill steel to connect the Existing Building with the new North Addition.

South Addition - Masonry veneer installation commenced and is nearing completion along the west elevation. Window installation commenced and is substantially complete along the east and south elevations. Installation of interior LGMF at walls and ceilings is substantially complete on both floors of the addition. GWB installation at exterior walls and interior partitions is nearing completion on the 1st floor. GWB installation at the acoustical ceiling areas continues, on the Ground Floor. In-wall MEPFP rough-in is substantially complete on both floors. Above ceiling MEPFP rough-in is nearing completion on the 1st floor and continues, on the ground floor. Mechanical and plumbing pipe and mechanical ductwork insulation continues at all available areas. Low voltage control wiring continues at all available areas.

Existing Building - Masonry alterations is substantially complete on both floors. Interior light gauge metal framing is substantially complete on the 2nd floor and is nearing completion on the 1st floor. GWB installation, taping and finishing is substantially complete on the 2nd floor and continues, on the first floor. Painting has commenced on the 2nd floor. MEPFP in-wall rough-in is substantially complete on the 1st and 2nd floors. Mechanical and plumbing pipe and mechanical ductwork insulation continues at all available areas. Low voltage control wiring continues at all available areas.

General Sitework – Removed existing asphalt, re-insulated and installed new waterproofing for the accessible ramp along the south side of the existing building.

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:

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

- Erecting and detailing Phase 3 Steel is substantially complete at the North Addition.
- Selective demolition at the existing building/north addition connection.
- Infiltration System#2 was installed at the north side of the site.
- Rough MEPFP activities continued at all available areas of the existing building and south addition.
- MEP in-wall and above ceiling insulation at all available areas.
- Acoustical GWB ceiling at the ground floor of the south addition.
- GWB installation & finishing is substantially complete at the 2nd floor & contins at the 1st floor exist'g bldg
- Exterior envelope air-vapor barrier is substantially complete along the west elevation.
- Exterior masonry veneer is nearing completion along the West Elevation.
- Painting commenced at the 2nd floor of the existing building.
- Removed asphalt and prepped for new accessible entrance at the south side of exist bldg

TASKS PLANNED FOR NEXT MONTH

Administrative Activities

03/03/26	Weekly construction meeting
03/10/26	Weekly construction meeting
03/17/26	Weekly construction meeting
03/24/26	Weekly construction meeting
03/31/26	Weekly construction meeting

Construction Activities:

- Install 1st floor deck shear studs at the north addition
- Pour 1st and 2nd floor SOD at the North addition.
- Install LGMF at the exterior walls of the north addition.
- Complete brick masonry veneer at the roof level of the south addition.
- Commence masonry veneer at the north elevation of the south addition.
- Wash masonry veneer at the west elevation
- Complete window installation along the west elevation
- Commence curtainwall framing installation along the west elevation
- Cut and remove brick at new window openings in the gym.
- Abate backup CMU at new window locations in the Gym
- Cut and remove backup CMU at new window locations in the Gym
- Grout north wall of the gym.
- Complete taping and finishing GWB at the 1st floor of the south addition.
- Install GWB at the ground floor of the south addition; begin taping and finishing.
- Complete all in-wall and overhead MEPPF installations throughout all available areas.
- Complete all roof / wall roofing terminations at the south addition roof.
- Set mechanical curbs at the south addition roof.
- Commence membrane roof installation at the north addition.
- Re-commence earthwork operations at the north side of the site
- Confirm main electric switchboard, generator and ATS equipment are on schedule

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



Windows and Curtainwall Installed along the South Elevation of the South Addition



East Elevation of the South Addition



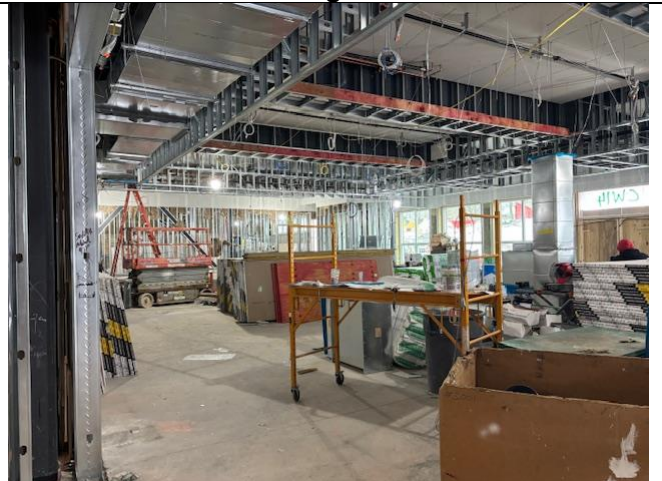
Brick Veneer is Ongoing along the West Elevation



Finalized Steel Detailing at the North Addition



Painting Commences at the 2nd Floor of the Existing Building



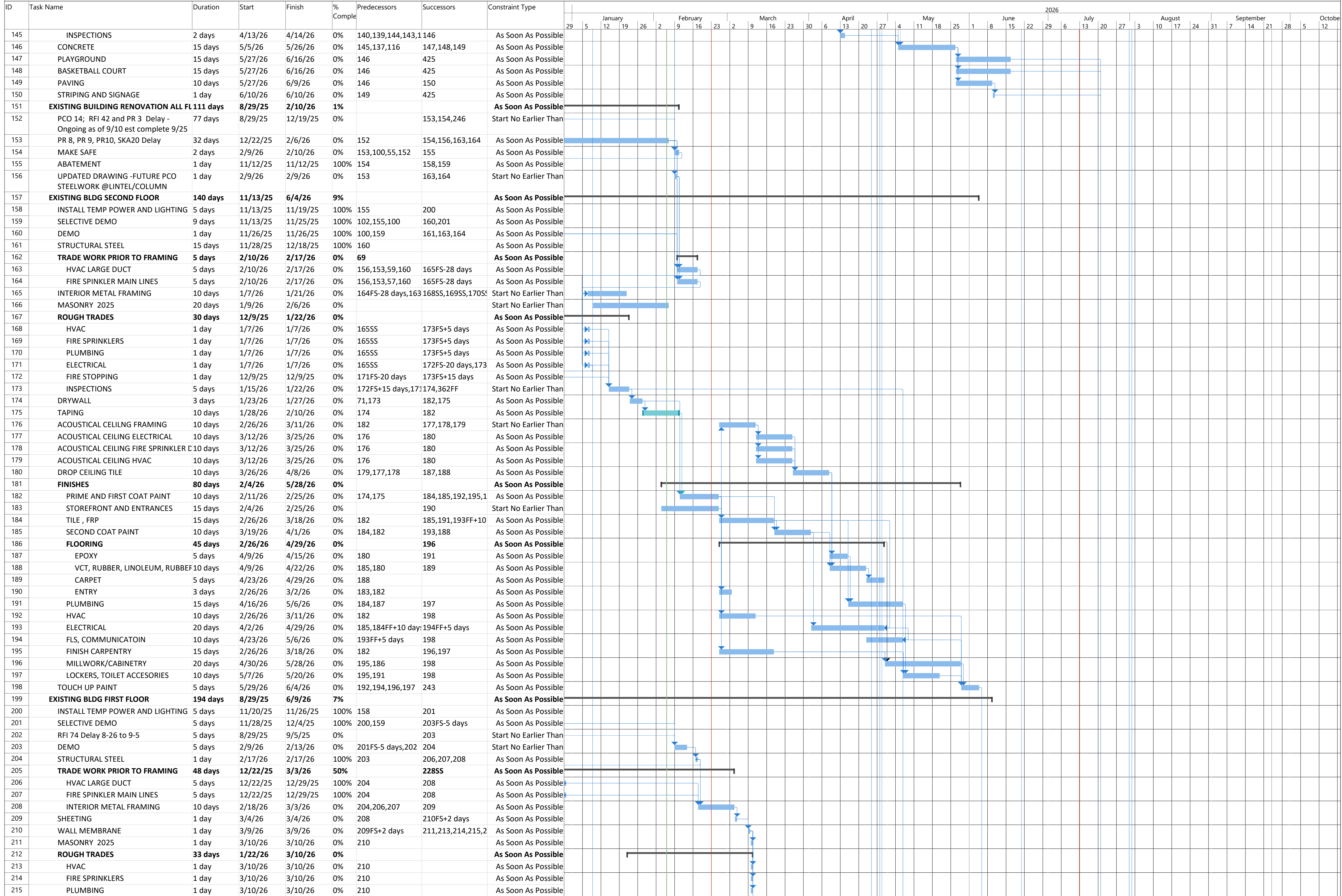
Acoustical GWB Ceiling Installation at the Ground Floor of the South Addition

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	HORACE MANN	369 days?	4/4/25	9/23/26	40%			As Soon As Possible	[Gantt bar from 4/4/25 to 9/23/26]																														
2	MILESTONES	332 days	4/4/25	7/31/26	0%			As Soon As Possible	[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	SUBMITTALS	100 days	4/7/25	8/27/25	100%			As Soon As Possible	[Gantt bar from 4/7/25 to 8/27/25]																														
72	#26 Generator and Switchboard Submittal Delay	1 day	8/13/25	8/13/25	0%			As Soon As Possible	[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	CONSTRUCTION PHASE 1	105 days	4/21/25	9/18/25	100%			As Soon As Possible	[Gantt bar from 4/21/25 to 9/18/25]																														
99	CONSTRUCTION PHASE 2	369 days?	4/4/25	9/23/26	18%			As Soon As Possible	[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	MOBILIZATION	5 days	7/31/25	8/6/25	100%			As Soon As Possible	[Gantt bar from 7/31/25 to 8/6/25]																														
104	SITE WORK 2025	194 days	8/1/25	5/11/26	47%			As Soon As Possible	[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	UTILITIES	167 days	8/27/25	4/28/26	46%			As Soon As Possible	[Gantt bar from 8/27/25 to 4/28/26]																														
109	SOUTH	145 days	8/27/25	3/27/26	50%	63		As Soon As Possible	[Gantt bar from 8/27/25 to 3/27/26]																														
110	SOUTH STORM DRAIN AND RETEN	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	NORTH	167 days	8/27/25	4/28/26	45%			As Soon As Possible	[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 da	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,116	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	STROM DRAIN AND RETENTION	20 days	4/1/26	4/28/26	0%	113FS+133 days,10	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	Generator Delay	159 days	9/19/25	5/8/26	47%			As Soon As Possible	[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	WIRE GENERATOR	3 days	5/7/26	5/11/26	0%			As Soon As Possible	[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	SITE WORK 2026	154 days	11/4/25	6/16/26	0%			As Soon As Possible	[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 UTILITES	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	UTILITIES	7 days	4/6/26	4/14/26	0%			As Soon As Possible	[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]																														

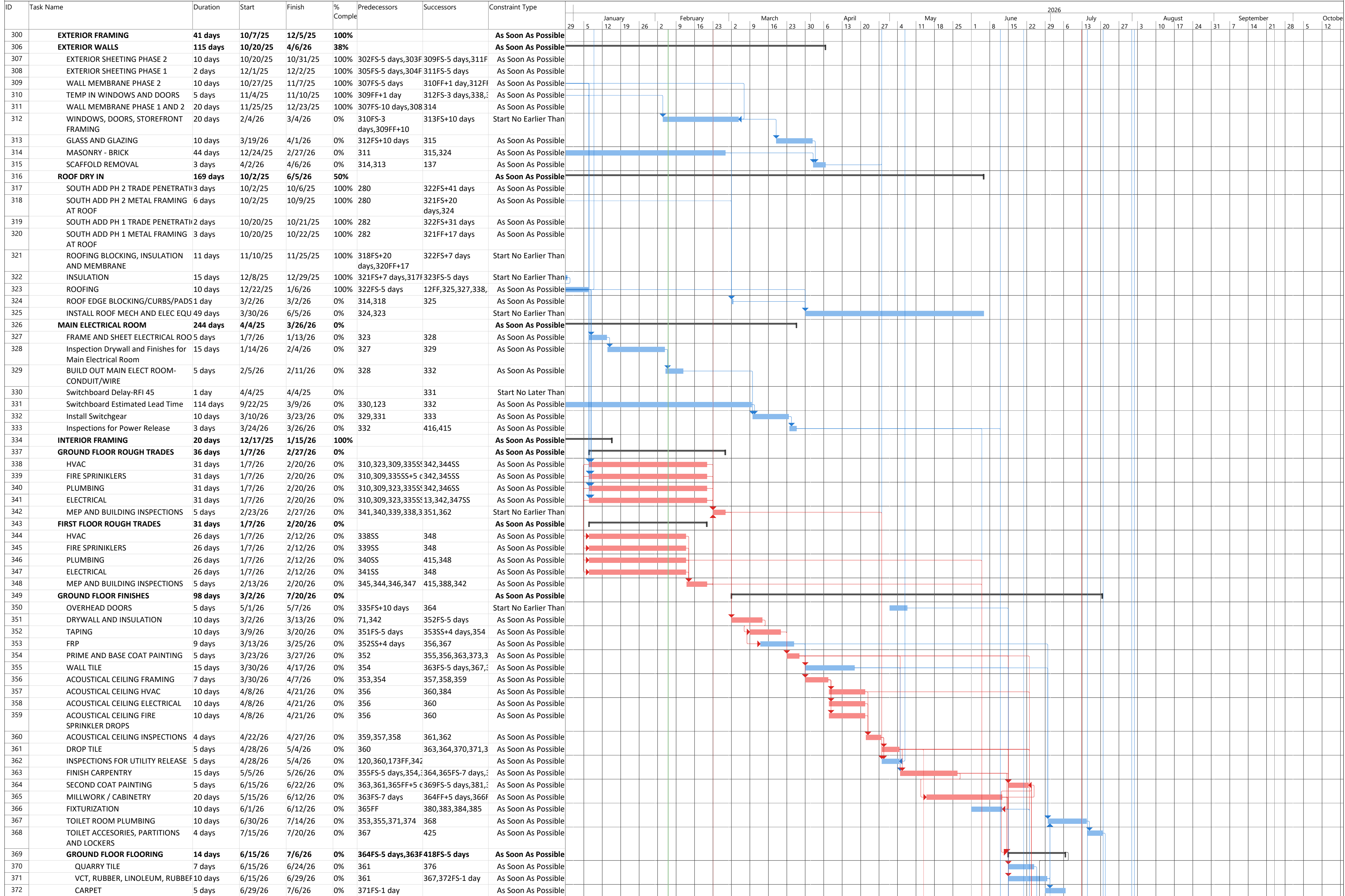
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Date: 2/6/26	Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline		Progress	
	Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Critical		Manual Progress	

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



Project: Project1	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Date: 2/6/26	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

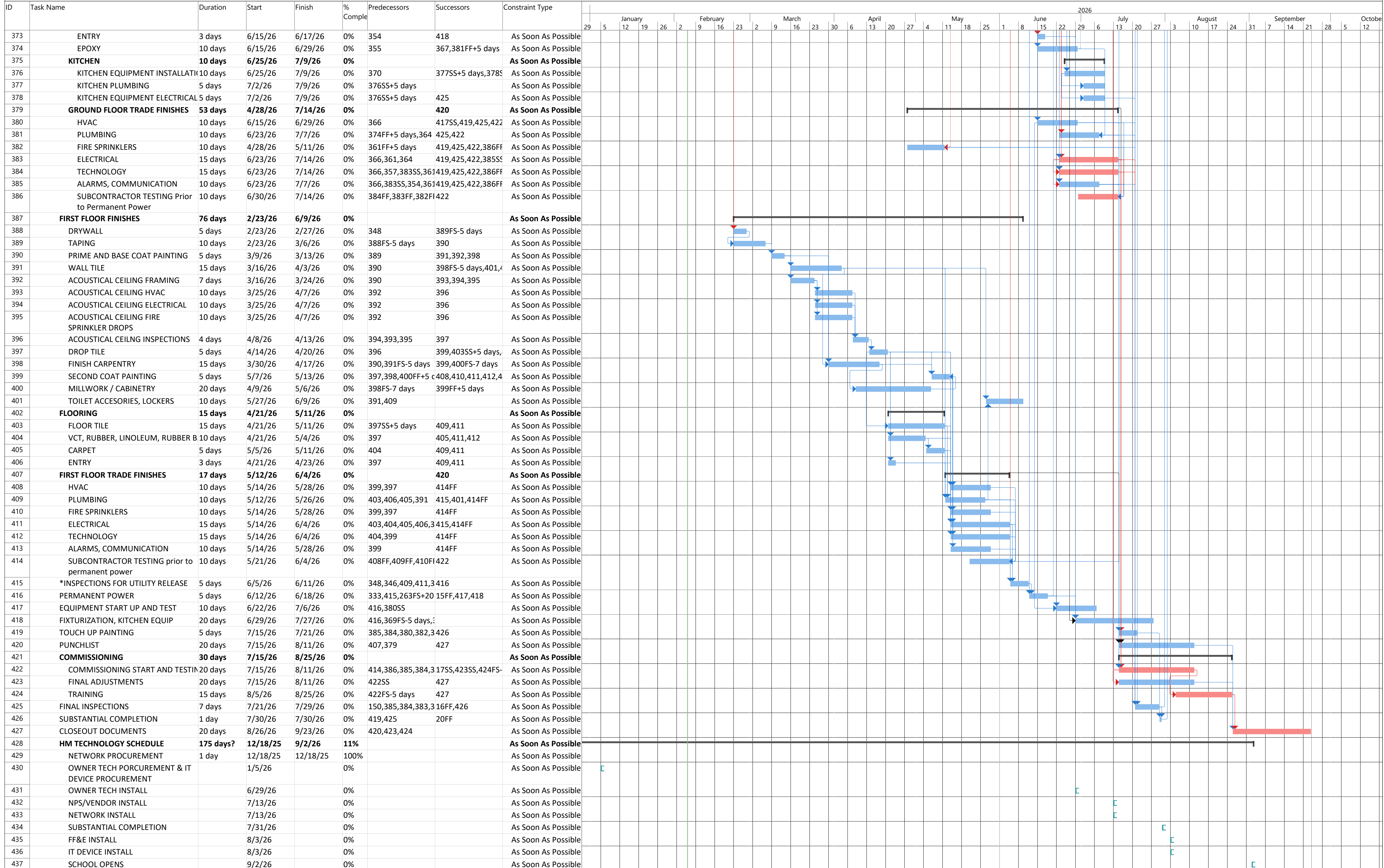
HORACE MANN 2/6/26
Substantial Completion 7/30/26



Project: Project1
Date: 2/6/26

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