



## HORACE MANN ELEMENTARY SCHOOL

Newton, MA



Monthly Project Update Report

MARCH 2026

FS/SD	DD	CD	Bidding	<b>Construction</b>	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 has been on installation of MEPFP systems throughout all available areas of the Project and getting South Addition Ground and First Floor drywall taped and sanded in preparation for paint and finishes.

North Addition & Related Sitework – Phase 3 Structural Steel is substantially complete, metal floor deck and shear studs have been installed and the 1<sup>st</sup> and 2<sup>nd</sup> Floor slabs on deck have been poured, connecting the Existing Building with the new North Addition. The roofing sub-contractor has re-mobilized and continues single ply membrane roof installation at the North and South Additions. Site drainage structures and sewage ejector pump chamber were installed. The primary transformer is in place and the generator pad is poured.

South Addition - Masonry veneer and window installation is substantially complete at all elevations. Single ply membrane roof terminations and mechanical curb flashings continue. GWB installation, taping and sanding is substantially complete on the 1<sup>st</sup> Floor and continues on the Ground Floor. The acoustical GWB ceiling areas on the Ground Floor are nearing completion. Rooftop mechanical curbs have been set. The main electrical switch gear has been installed. Low voltage control wiring continues at all available areas.

Existing Building - Interior light gauge metal framing and drywall are substantially complete on the 1st Floor. Painting is substantially complete on the 2<sup>nd</sup> Floor and is nearing completion at the 1<sup>st</sup> floor. Low voltage control wiring continues at all available areas.

General Sitework – General stockpiling maintenance of soil materials. Installed storm drain line along the east property line between DMH #4 and the Nevada Street property line.

### 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:

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

- Installed 1<sup>st</sup> Floor deck shear studs at the North Addition
- Poured the 1<sup>st</sup> and 2<sup>nd</sup> Floor SOD at the North Addition.
- Installed LGMF at the exterior walls of the North Addition.
- Brick masonry veneer substrate complete at all elevations and roof level of the South Addition.
- Completed window installation at the South Addition.
- Commenced curtainwall framing installation along the West Elevation.
- Completed taping and finishing GWB at the 1<sup>st</sup> Floor of the South Addition.
- Installed GWB at the Ground Floor of the South Addition; taping and finishing is ongoing.
- Continued overhead MEPFP installations throughout all available areas.
- Continued all roof / wall roofing terminations at the South Addition roof.
- Begin setting mechanical equipment at the South Addition roof.
- Commenced membrane roof installation at the North Addition.
- Continued earthwork operations at the North side of the site.
- Installed main electrical switchboard.
- Acoustical GWB ceiling at the Ground Floor of the South Addition.
- Exterior masonry veneer is substantially complete at all elevations of the South Addition.

- Painting continued at the 2<sup>nd</sup> Floor of the existing building and commenced at the 1<sup>st</sup> floor.
- Painting commenced at completed GWB at the 1<sup>st</sup> floor of the South Addition.
- Commenced ceramic tile installation at the South Addition toilet rooms.

## TASKS PLANNED FOR NEXT MONTH

### Administrative Activities

04/07/26	Weekly Construction Meeting
04/14/26	Weekly Construction Meeting
04/21/26	Weekly Construction Meeting
04/28/26	Weekly Construction Meeting

### Construction Activities:

- Finalize structural steel detailing at the North Addition.
- Install exterior gypsum sheathing and AVB at the exterior walls of the North Addition.
- Commence curtainwall framing installation at the North Addition.
- Install interior storefront framing.
- Begin installing interior millwork.
- Finalize all masonry alterations at the existing building.
- Cut and remove brick at new window openings in the gym.
- Abate and remove backup CMU at new window locations in the gym.
- Grout the North wall of the gym.
- Install ceramic tile at ground floor toilet core.
- Continue painting the 1<sup>st</sup> Floor South Addition, commence painting at the Ground Floor.
- Complete setting rooftop mechanical equipment at the South Addition.
- Finalize and insulate all rooftop mechanical piping. Commence rooftop mechanical ductwork.
- Complete membrane roof work at the North Addition and accessible ramp at the existing building.
- Continue earthwork operations at the North and South areas of the site.
- Continue ceramic tile installation at all available areas.
- Commence epoxy floor installation.
- Commence resilient flooring installation.
- 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**



**Brick Veneer Completed Along the West Elevation and Curtainwall Framing Installed at Stair 8**



**Formwork for Remaining Foundation Walls at the North Addition**



**Electrical Switch Gear Installed in the Main Electrical Room**



**Steel Framing for the Accessible Ramp Begins**



**Installation of Cabinets Begins at the Staff Lunch Room**



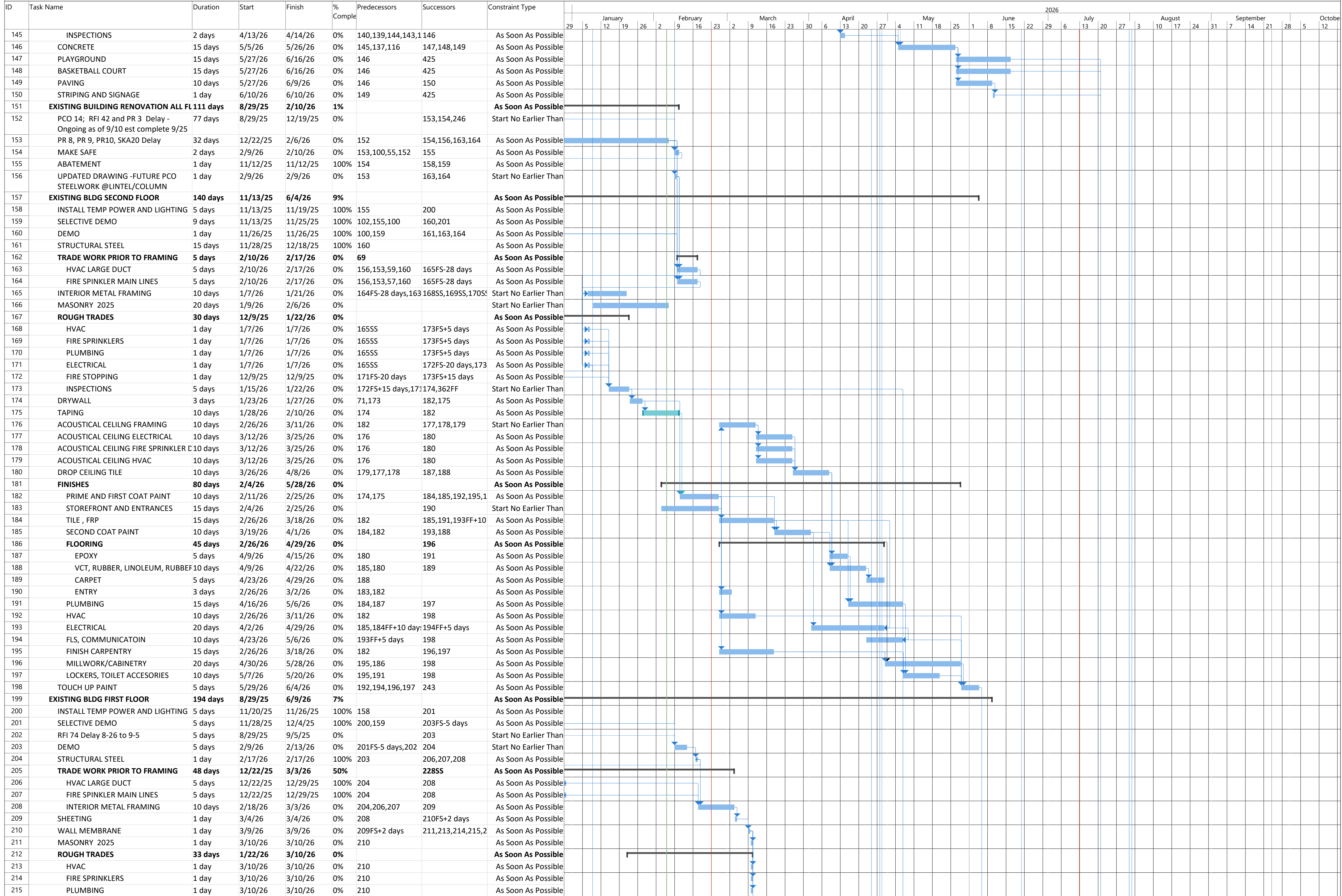
**Painting begins at the First Floor of the South Addition**

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

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

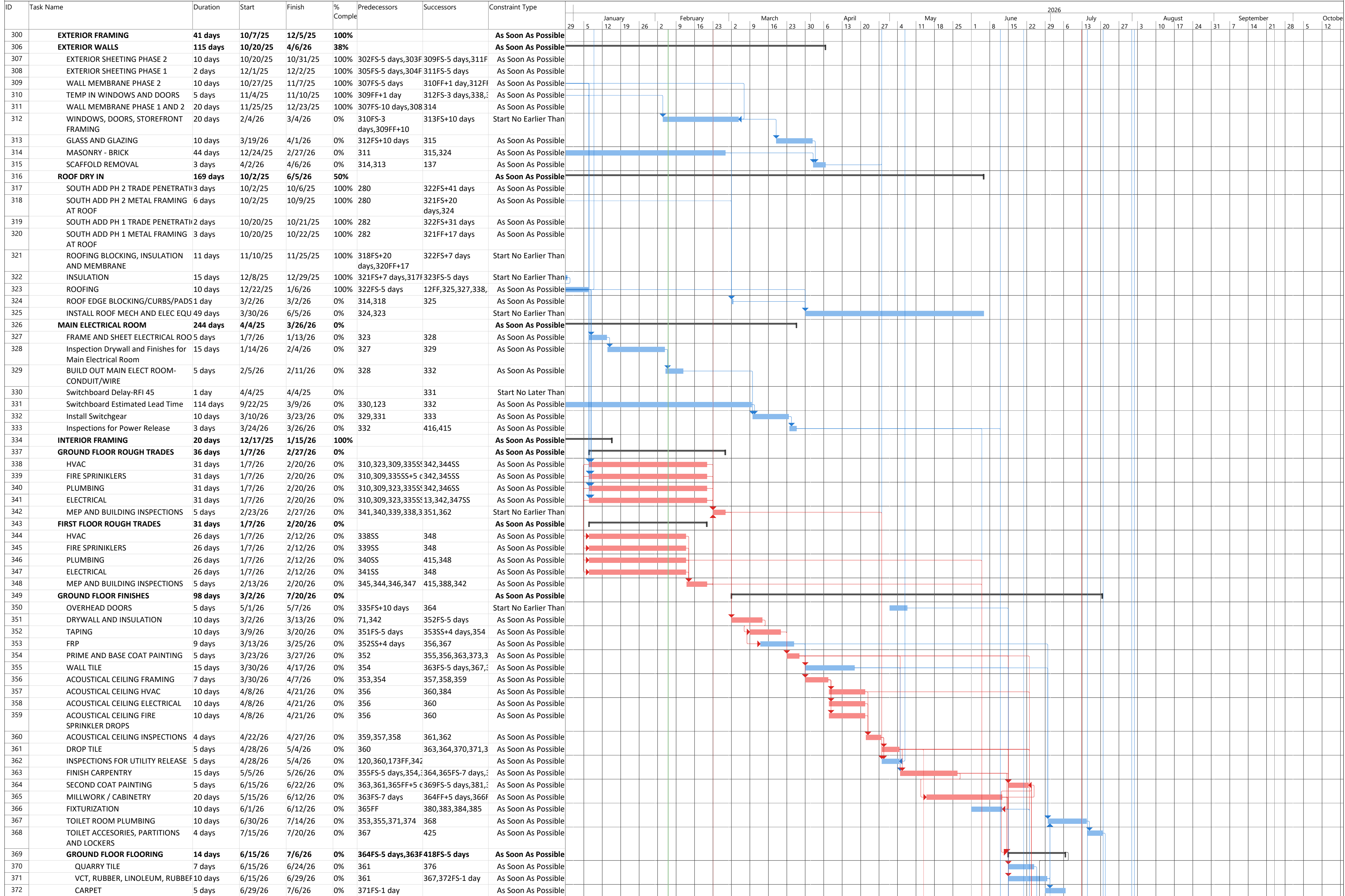


Project: Project1  
Date: 2/6/26

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



**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	

