



Monthly Report



Lincoln King Community Center and Clinic City of Racine

TABLE OF CONTENTS

1.	Executive Summary	Page 2
2.	Budget Status	Page 3/4
3.	Schedule Status	Page 5
4.	Quality Assurance <i>To be included after construction commences</i>	Page 6 (N/A)
5.	Project Photos <i>To be included after construction commences</i>	Page 6 (N/A)
6.	Safety Update <i>To be included after construction commences</i>	Page 6
7.	Attachments	Page 6

1. Executive Summary

Project Overview:

The City of Racine is developing a 77,000-square-foot multi-use community center designed to foster community engagement and long-term sustainability. The project will include a community center, health clinic, public health department, and indoor and outdoor recreation amenities, including an open lawn for gatherings. It will achieve net-zero energy through geothermal, solar, and high-performance building design.

Envisioned as a campus-like hub alongside Julian Thomas Elementary School, this development is a major investment in Racine's future, promoting health, sustainability, and community engagement. By integrating high-performance design with essential services, it will provide lasting benefits to the neighborhood and the broader Racine community.

Lincoln-King Community Center Development Partners, LLC was selected as the developer through a competitive RFQ process and formally engaged on Dec. 5, 2024. The project team includes SmithGroup as the architect, The Concord Group as the owner's representative, and Pepper Construction as the construction manager. Construction team mobilized in Jan. 2025 and is on track for completion in Q3 2026.

Significant Items:

- A Design Meeting was held with Mayor Mason on 1/14/2025 to discuss and finalize interior finishes.
- Pepper Construction is currently working to complete 90% of sub-contractor engagement by March 31, 2025. This includes efforts to coordinate exact size, color, and cost of porcelain cladding system to allow procurement and installation in 2025 (not 2026).
- Coordination with user groups is mostly complete. Further coordination, including that with Pillar Health (Dental Included), will need to be closely coordinated with the Developer to mitigate cost increase and/or schedule delays.

2. Budget Status

Overall Project Budget Overview:

Budget Item	Original Budget	Current Budget
Construction	\$55,143,176	\$54,921,615
Owner Construction	\$1,729,296	\$1,216,051
Furniture & Equipment	\$2,978,811	\$2,978,812
Design	\$4,846,251	\$4,875,830
Administration	\$2,087,429	\$2,594,465
Owner Contingency	\$675,049	\$1,593,238
Total Project Budget	\$68,180,012	\$68,180,012

- Concord reviewed the budget with the Lincoln-King Community Center Partners, LLC on 2/13/2025.
- Please note the total amount of \$68.1M (not \$68.0M)

Project Contingency Overview:

Budget Item	Original Contingency	Current Contingency
Contractor Construction Contingency	\$2,004,632	\$2,004,632
Owner Construction Contingency	\$1,102,864	\$1,102,864
Owner Design Contingency	\$551,432	\$31,272
Equipment Contingency	\$0	\$0
Design Services Contingency	\$41,581	\$0
Other Independent Services Contingency	\$50,000	\$13,300
Owner Contingency	\$675,049	\$1,593,238
Total Contingency	\$4,425,558	\$4,745,306

Change Orders:

- No Approved Change Orders to Date

Pending Change Orders:

PCO #	Original Contingency	Status
Change Request #01 – General Liability and Subcontractor Default Insurance Reduction	(\$221,561)	In Review
Total	(\$221,561)	

Contract and Invoicing Status:

Construction Manager (Pepper Construction)

Contract Status	
Original Contract Amount	\$53,138,544
Approved Changes	\$0
Current Contract Amount	\$53,138,544
Spent to Date	\$0
Remaining	\$53,138,544

Architect (SmithGroup)

Contract Status	
Original Contract Amount	\$3,951,680
Approved Changes	\$660,160
Revised Amount	\$4,611,840
Invoiced to Date	\$3,614,076
Remaining	\$997,763

Energy Verification Consultant / Audit

- Proposal from Bauman received
- Concord to soliticate other proposals and make final award recommendation by March 15, 2025

3. Schedule Status

Schedule Overview:

The following table shows key project milestones:

Key Milestones	Start	Finish
Preconstruction / Team Engagement	July 2022	January 2023
Programming Phase	September 2022	December 2022
Design Phase	January 2023	October 2023
Entitlements	October 2023	November 2024
Issued For Construction Drawings	10/31/2024	
Construction Bidding/Buy Out	October 2024*	April 2025
Mobilization	January 2025*	
Building Structure	Has Not Begun	Pending Updated Schedule
Building Shell/Envelope Construction	April 2025	April 2026
Interior Construction	July 2025	July 2026
Substantial Completion	September 2026	
Close Out	August 2026	October 2026

Dates shown above are sourced from a Pepper Construction Schedule received on 10/14/2024. Updated construction schedule anticipated by February 17th, 2025.

* Indicates Activity did not meet Anticipated Start Date

December 2024 – January 2025 Primary Activities:

- OAC Meetings have been held every Wednesday.
- Jan. 13th – Pepper Construction mobilized to site
- Jan. 14th – Design Meeting held with Mayor Mason to finalize interior finishes
- Jan. 29th – Buyout Status Meeting held between Concord, Pepper Construction, and Lincoln-King Community Center Development Partners
- Feb. 3rd – Meeting with Pillar Health to review the medical equipment list/plans
 - o Concord to begin outreach to medical equipment vendors in February-March or once Pillar Health Lease Agreement is finalized.
- Pepper Construction has completed subcontractor buyout for Work Package #1 for subcontractor buyout. This includes Concrete, Steel, and MEP work.

February & March 2025 Look Ahead

- Subcontractor Buyout Work Package #2 is in progress with the anticipated completion date of late February. This includes, Roofing, Entrances/Storefronts, and Gypsum Board (Drywall).
- OAC Meetings will continue to be held on Wednesdays.
- The Lease Agreement with Pillar Health is in progress to be finalized. In order to meet the New Market Tax Credits, this must be executed by May 2025.
- Subcontractor Buyout Work Package #3 is in progress with the anticipated completion date of mid March. This includes Masonry, Carpentry, Equipment, and Doors.

4. Quality Assurance

To be included after construction commences

5. Project Photos



6. Safety Update

There are no project safety concerns at the time of issuance of this monthly report.

7. Attachments

The following files are relevant to the enclosed monthly report and are attached:

- Master / Executive Project Schedule dated 10/24/2024
- Budget Sheet dated 2/18/2025

City of Racine
Lincoln-King Community Center & Clinic

LAST BUDGET UPDATE

February 18, 2025



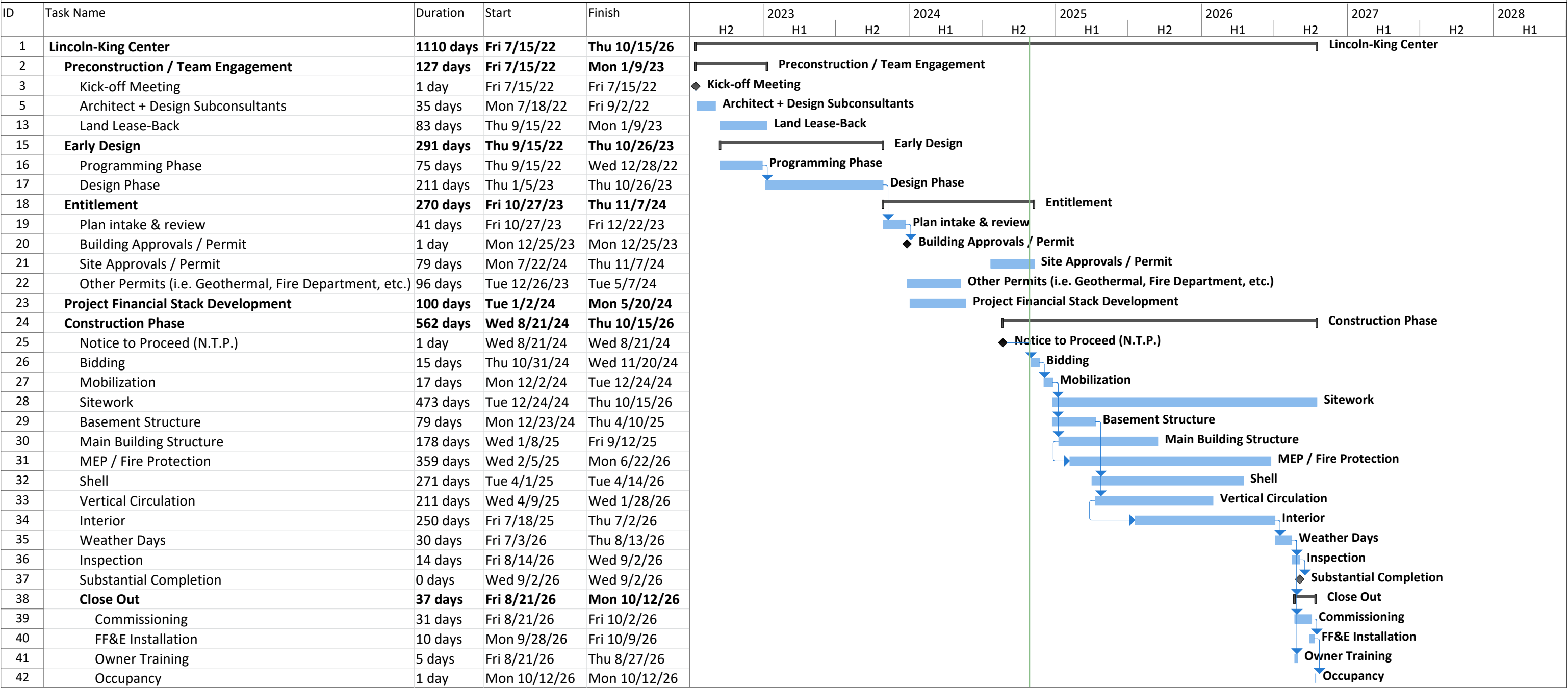
Item	Vendor	Description	Budget July 2024	Projected February 2025
1.0 CONTRACTOR CONSTRUCTION (GMP)			\$ 55,143,176	\$ 54,921,615
01.01	Preconstruction			
01.02	Construction		\$ 53,138,544	\$ 53,138,544
01.03	Construction Contingency (%)	3.7% of Construction	\$ 2,004,632	\$ 2,004,632
	Approved Change Order			
	Potential Change Order			\$ (221,561)
2.0 OWNER CONSTRUCTION			\$ 1,729,296	\$ 1,184,779
02.01	Building Permit			\$ 6,916
02.02	Temporary/Relocation		\$ -	\$ -
02.03	Hazardous Material Removal		\$ -	\$ -
02.04	Permanent Interior & Exterior Signage		\$ 30,000	\$ 30,000
02.05	Temporary Utilities/ Utility Connection Fee		\$ 45,000	\$ 45,000
02.06	Other		\$ -	\$ -
02.07	Owner Construction Contingency	2% of Construction	\$ 1,102,864	\$ 1,102,864
3.0 EQUIPMENT (OSE)			\$ 2,978,811	\$ 2,978,812
03.01	Artwork		\$ 100,000	\$ 100,000
03.02	Existing Movable Equipment		\$ -	\$ -
03.03	Furniture		\$ 2,062,333	\$ 2,062,333
03.04	New Major Equipment		\$ -	\$ -
03.05	New Minor Equipment (OSE)		\$ 816,478	\$ 816,479
03.06	Security Systems			\$ -
03.07	Telecommunications / Core Networking			\$ -
03.08	Other (Contingency)			

4.0 DESIGN			\$ 4,846,251	\$ 4,907,102
Base Services			\$ 3,574,021	\$ 3,982,952
04.01	Architectural Design		\$ 3,463,800	\$ 3,951,680
04.02	Architectural Test Fit/Mock Up	Included	\$ -	\$ -
04.03	Mech/Electrical/Plumbing/Fire Protection Design	Included	\$ -	\$ -
04.04	Structural Design	Included	\$ -	\$ -
04.05	Civic Design	Included	\$ -	\$ -
04.06	Landscape Design	Included	\$ -	\$ -
04.07	Programming / Program Validation	Included	\$ -	\$ -
04.08	Architectural Add Services	Funded through Design Contingency	\$ -	\$ -
04.09	Architectural Reimbursable Expenses		\$ 68,640	\$ -
04.10	Other (Contingency)		\$ 41,581	\$ -
02.08	Owner Design Contingency (Scope Creep)		\$ 551,432	\$ 31,272
Design Supplemental Services			\$ -	\$ -
04.11	Multiple Preliminary Designs		\$ -	\$ -
04.12	Measured Drawings		\$ -	\$ -
04.13	Existing Facilities Survey		\$ -	\$ -
04.14	Site Evaluation and Planning		\$ -	\$ -
04.15	Building Information Model Management Responsibilities		\$ -	\$ -
04.16	Development of Building Information Models for Post Construction Use		\$ -	\$ -
04.17	On-Site Project Representation		\$ -	\$ -
04.18	Conformed Documents for Construction		\$ -	\$ -
04.19	As-Designed Record Drawings		\$ -	\$ -
04.20	As-Constructed Record Drawings		\$ -	\$ -
04.21	Post-Occupancy Evaluation		\$ -	\$ -
04.22	Facility Support Services		\$ -	\$ -
04.23	Tenant-Related Services		\$ -	\$ -
04.24	Architect's Coordination of the Owner's Consultants		\$ -	\$ -
04.25	Architectural Renderings		\$ -	\$ -
04.26	Master Planning		\$ -	\$ -
04.27	Other Misc Services		\$ -	\$ -

Other Independent Services			\$ 1,272,230	\$ 924,150
04.28	Abatement/Hazardous Material Consultant	Breakout these scopes	\$ -	\$ -
04.29	Activation		\$ -	\$ -
04.30	Sustainability / Commissioning		\$ 240,000	\$ 390,000
04.31	Environmental Study (Phase 1 with a potential for Phase 2)		\$ 5,000	\$ 5,000
04.32	Medical / Lab Planning		\$ 45,000	\$ -
04.33	Process Improvement		\$ -	\$ -
04.34	Structural/Material Testing Allowance		\$ 130,000	\$ 115,000
04.35	Geotechnical Engineering		\$ 33,830	\$ 50,850
04.36	Surveys		\$ 15,700	\$ -
04.37	Community Engagement		\$ 221,000	\$ -
04.38	Cost Estimating		\$ -	\$ -
04.39	Parking / Traffic		\$ 27,200	\$ -
04.40	Telecommunications/Data Design		\$ -	\$ -
04.41	Information Systems Consultant/Security Evaluation and Planning		\$ -	\$ -
04.42	Permament Utility Company Relocation Fees		\$ 200,000	\$ 350,000
04.43	Furniture & Interior Design		\$ 109,500	\$ -
04.44	Vertical Transportation		\$ 15,000	\$ -
04.45	ME Engineering - IT/AV/TeleComm/Acoustic/Sec		\$ 70,000	\$ -
04.46	Door Hardware		\$ 20,000	\$ -
04.47	Lighting Design		\$ 90,000	\$ -
04.48	Other Independent Services		\$ 50,000	\$ 13,300
5.0 ADMINISTRATION			\$ 2,807,429	\$ 2,594,465
Legal & Professional			\$ 1,717,429	\$ 2,237,823
05.01	Deposits	1.8% of Contractor & Owner Constr.	\$ -	\$ -
05.02	Developer Fees		\$ 568,725	\$ 1,006,720
05.03	Lease Fees/Costs		\$ -	\$ -
05.04	Legal & Accounting		\$ 75,000	\$ 150,000
05.05	Operating Costs		\$ -	\$ -
05.06	Personnel Impact		\$ -	\$ -
05.07	Plan Exam Fees		\$ -	\$ 7,398
05.08	Planning		\$ -	\$ -
05.09	Owner's Representative / Project Management		\$ 1,023,704	\$ 1,023,704
05.10	Zoning Process		\$ -	\$ -
05.11	Moving		\$ 50,000	\$ 50,000
05.12	Participation Consultant (DBE/TBE/SBE)		\$ -	\$ -
05.13	Expeditor		\$ -	\$ -
05.14	Other Legal & Professional		\$ -	\$ -

Acquisition			\$ -	\$ 4,007
05.15	Land Acquisition		\$ -	\$ 4,007
05.16	Building Acquisition		\$ -	\$ -
05.17	Extension Fee		\$ -	\$ -
05.18	Realtors/Agents Commissions		\$ -	\$ -
Financing			\$ 590,000	\$ 20,000
05.19	Capitalized Interest		\$ -	\$ -
05.20	Loan Interest		\$ -	\$ -
05.21	Bond Issuance Fee - UBS	Bonds will need to be issued	\$ 525,000	\$ -
05.22	Underwriting Fee		\$ 65,000	\$ -
05.23	Origination Fee		\$ -	\$ -
05.24	Other Financing		\$ -	\$ 20,000
Taxes & Insurance			\$ -	\$ 2,635
05.25	Builders Risk Insurance			\$ -
05.26	Draw Requests		\$ -	\$ -
05.27	Liability Insurance		\$ -	\$ -
05.28	Real Estate Taxes		\$ -	\$ -
05.29	Title Insurance		\$ -	\$ 2,635
05.30	Other Insurance Costs		\$ -	\$ -
Marketing			\$ 500,000	\$ 330,000
05.31	Fundraising Consultant		\$ 500,000	\$ 330,000
05.32	Public Outreach	Included under Arch.	\$ -	\$ -
6.0 OWNER CONTINGENCY			\$ 675,049	\$ 1,593,238
06.01	Owner Contingency		\$ 675,049	\$ 1,593,238
GRAND TOTALS			\$ 68,180,012	\$ 68,180,012

Contingency Summary				
01.03	Contractor Construction Contingency		\$ 2,004,632	\$ 2,004,632
02.07	Owner Construction Contingency		\$ 1,102,864	\$ 1,102,864
02.08	Owner Design Contingency		\$ 551,432	\$ 31,272
03.08	Equipment Contingency		\$ -	\$ -
04.10	Design Services Contingency		\$ 41,581	\$ -
04.48	Other Independent Services		\$ 50,000	\$ 13,300
06.01	Owner Contingency		\$ 675,049	\$ 1,593,238
Total			\$ 4,425,558	\$ 4,745,306



Date: October 24, 2024

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