

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

August 2020

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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With the spread of Covid-19 still an ongoing concern during the month of August, the Project Team has continued holding meetings online. Despite the uncertainty of today's environment, the Project Team continues to mindfully push ahead to maintain progress.



Washington Street Entrance

The 100% Design Development documents were issued on June 26, 2020. Gilbane and two estimating consultants submitted 100% DD Estimates which were reconciled the week of July 20, 2020. The results of the reconciliation process from the 3 independent estimators were within .5%-1.5% of one another. As is customary, the Project Team will rely on Gilbane's estimate as they are responsible for building the school. Gilbane's reconciled estimate came in at \$92,929,979, which is within 0.15% of the established construction budget of \$92,791,890.

Once cost estimates were reconciled, the Value Management process began to bring the estimated construction cost below the Architect's goal of 1% under budget. Jonathan Levi Architects initially identified two items that will be bid as add alternates and the Project

Team identified additional value management items to get further below the -1% goal, a goal the Town has explained is important to them. These items were reviewed in detail by the Project Team, the School Building Advisory Committee (SBAC), School and Building Departments, Director of Public Buildings, and other stakeholders during the month of August. At the August 20, 2020 SBAC meeting voted to recommend taking items totaling \$792,967 which, combined with the originally identified add alternates totaling \$1,055,000 brings the project to \$91,082,012, or 1.8% under budget.



View of Westbourne Terrace Entrance

Geothermal Wells were also identified as a potential add alternate or value management item with an estimated construction cost of \$2,462,000. During an in-depth presentation to the Building Commission on August 24, 2020, the Project Team reviewed life cycle costs, schedule, and sustainability goals along with other considerations. The Building Commission voted to include Geothermal Wells in the project as an add alternate, meaning that bidders will provide a price for the Geothermal option and for an air sourced heat pump option (which will not affect the Fossil Fuel Free goal of the project as both options are all-electric). Once the real cost of the project and both options are known after bids are due, the Town can decide to add the Geothermal back into the Project.

I. TASKS COMPLETED THROUGH AUGUST 2020

The following tasks were completed in the month of August 2020:

- 08/03/20 Community Forum to review Design, Budget, Schedule and Logistics
- 08/04/20 LeftField prepared and submitted the July OPM Monthly Report
- 08/05/20 Project Team meeting with Estimators to review VM List
- 08/06/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/06/20 Project Team meeting with Abutters on site to discuss how their businesses operate and better understand their day to day needs.
- 08/06/20 Working Group meeting to discuss VM List
- 08/11/20 August Building Commission Meeting
- 08/13/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/19/20 Working Group meeting to prep for 8/20 SBAC meeting.
- 08/20/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 08/20/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/24/20 Special Building Commission Meeting to review McPhail proposals and review Geothermal as an add alternate or VM item
- 08/27/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/27/20 Meeting with Todd Kirrane to review site logistics
- 08/28/20 Meeting with Board of Health to review 100% DD Documents

II. TASKS PLANNED FOR SEPTEMBER 2020

The following tasks are planned for the month of September 2020:

- TBD Lessons Learned meeting with Project Team to review lessons learned on the Dearborn School which was a JLA/Gilbane project.
- TBD School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- TBD Working Group meeting to prep for September SBAC meeting.
- TBD Leftfield to procure Commissioning Agent
- TBD Leftfield to procure Structural Peer Review services
- TBD Leftfield to procure Testing & Inspections services
- 09/01/20 LeftField prepared and submitted the August OPM Monthly Report

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- 09/03/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
 - 09/03/20 Project Team meeting with Tree Warden to review proposed plantings on site and procedures to remove/replace
 - 09/08/20 September Building Commission Meeting
 - 09/10/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
 - 09/17/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
 - 09/24/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$449,089.51 this month, which consisted of OPM, Designer and Designer Consultant fees for Construction Documents Phase Services and CM fees for Preconstruction Services. Expenditures also include OPM Reimbursable Services for Advertising and Printing, Cost Estimating and a Construction Cost Market Study.

The attached Budget Report incorporates Designer Contract Amendment No. 9 for \$42,900.00 approved at a Special Building Commission Meeting on August 24, 2020.

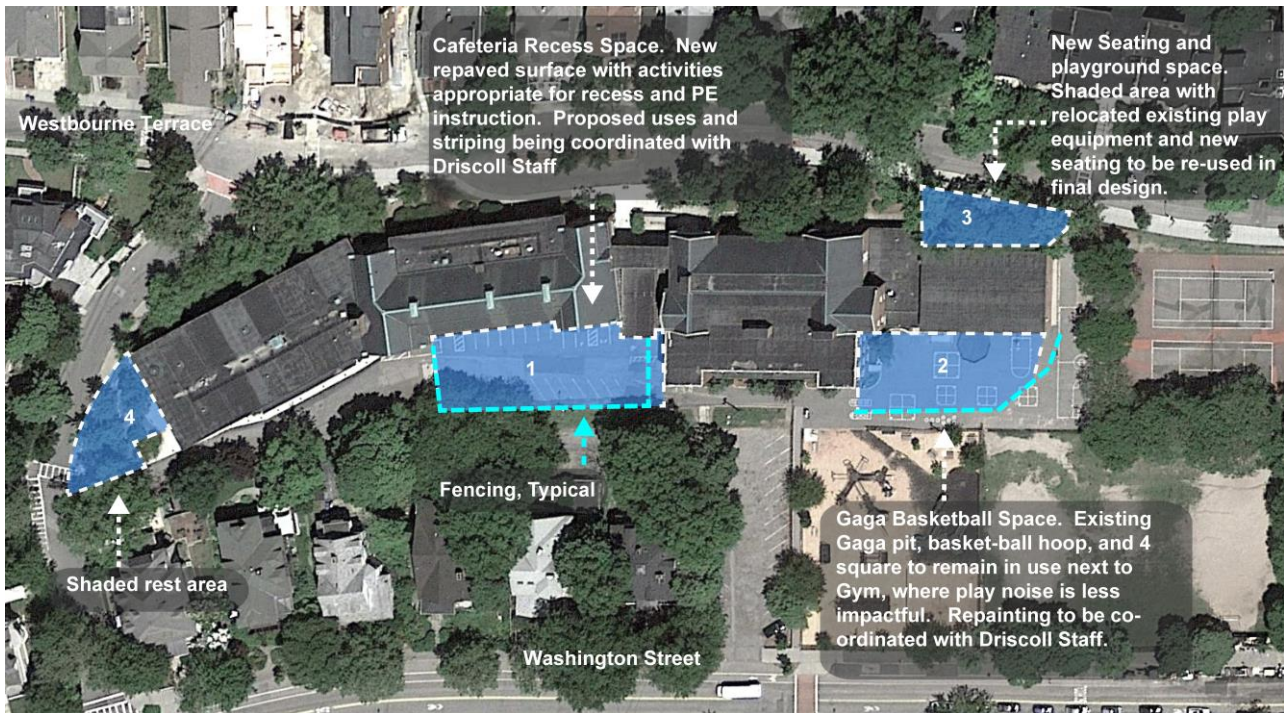
Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated August 31, 2020.

IV. PROJECT SCHEDULE OVERVIEW

See attached Project Schedule. Value Management was finalized during the month of August as noted above. A Market Study on Construction Cost Trending was completed in August and was presented at the August Building Commission Meeting on August 11, 2020.

The schedule shows an Early Bid Package for Sitework bid off the 90% Construction Documents which are scheduled for completion on November 20, 2020 with construction starting in the March 2021 timeframe. The Main Bid Package will be bid in February 2021 with construction anticipated to start in March 2021.

The Project has completed the Planning Board's Design Advisory Team (DAT) review and formally applied to the Planning Board. As is typical for a project that requires variances, the Planning Board has issued a formal denial letter. The Project will move through the Zoning Board of Appeals in order to require the required variances and move forward.



Overview of Temporary Play Areas

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

Designer Contract Amendment No. 9 for \$42,900.00 was approved at a Special Building Commission Meeting on August 24, 2020. Designer Contract Amendment No. 9 is for the Designer's Consultant, McPhail Associates, Inc., to sample and test groundwater from three existing monitoring wells, to prepare and submit a Release Notification Form (RNF) and to assess and recommend future actions. A Budget Transfers was required to fund the cost of this amendment. A transfer of \$42,900.00 from Owner's Contingency budget line to the A/E - Geotechnical/Geo-Environmental budget line was made.

No Contract Amendments or Budget Transfers will be presented for August 2020.

VI. COMMUNITY OUTREACH

The latest Driscoll School Community Forum was held on August 3, 2020 and included updates on design progress, budget, schedule, construction phasing, logistics plan and more information on communication and community outreach during construction. The meeting agenda was posted to the Town website several weeks in advance, an email reminder went out to Driscoll families, SBAC and via the Alert Brookline notification system.

The presentation materials and recording of the meeting are posted to the Driscoll Project Website. As a result, the meeting was well-attended.

Information about Public Meetings is constantly being updated on the Project Website, as well as through emails to school parents. The public is encouraged to submit all questions and concerns via the Project Website. Responses to all submitted questions and concerns are provided and posted to the website as well.

VII. ATTACHMENTS

August 2020 Monthly Invoice Summary

Total Project Budget Status Report, dated August 31, 2020

Monthly and Cumulative Cash Flow Reports, dated August 31, 2020

Preliminary Project Schedule, dated June 30, 2020

100% Design Development Value Management Log dated August 19, 2020

Meeting Schedule Matrix - dated September 1, 2020

Actions Log, dated August 23, 2020

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
FEASIBILITY STUDY AGREEMENT									
OPM Schematic Design	\$ 34,015		\$ 34,015	\$ 34,015	100%	\$ 34,015	100%	\$ -	
A/E Schematic Design	\$ 1,179,260		\$ 1,179,260	\$ 1,179,260	100%	\$ 1,179,260	100%	\$ -	
TOTAL SD	\$ 1,213,275	\$ -	\$ 1,213,275	\$ 1,213,275	100%	\$ 1,213,275	100%	\$ -	
ADMINISTRATION									
Legal Fees	\$ 106,563		\$ 106,563	\$ -	0%	\$ -	0%	\$ 106,563	
Owner's Project Manager	\$ 3,182,090	\$ 70,400	\$ 3,209,590	\$ 3,209,590	100%	\$ 594,853	19%	\$ 2,614,737	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 137,778	26%	\$ 386,663	
Bidding	\$ 188,436		\$ 188,436	\$ 188,436	100%	\$ -	0%	\$ 188,436	
Construction Administration	\$ 1,989,628		\$ 1,989,628	\$ 1,989,628	100%	\$ -	0%	\$ 1,989,628	
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ -	0%	\$ 50,010	
Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Reimbursable Services	\$ -	\$ 27,500	\$ 27,500	\$ 27,500	100%	\$ 27,500	100%	\$ -	*5
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ 42,900	100%	\$ -	*6
Advertising & Printing	\$ 31,969	\$ -	\$ 31,969	\$ 589	2%	\$ 589	2%	\$ 31,380	
TOB Project Management Services	\$ 576,500	\$ -	\$ 576,500	\$ -	0%	\$ -	0%	\$ 576,500	
PSB Project Management Services	\$ 225,000	\$ -	\$ 225,000	\$ -	0%	\$ -	0%	\$ 225,000	
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 4,122,122	\$ 70,400	\$ 4,149,622	\$ 3,210,179	77%	\$ 595,442	14%	\$ 3,554,180	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 2,526,154	35%	\$ 4,732,909	
Design Development	\$ 1,814,766		\$ 1,814,766	\$ 1,814,766	100%	\$ 1,814,766	100%	\$ -	
Construction Documents	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ 711,388	28%	\$ 1,829,284	
Bidding	\$ 290,363		\$ 290,363	\$ 290,363	100%	\$ -	0%	\$ 290,363	
Construction Administration	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ -	0%	\$ 2,540,672	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 198,110	\$ 698,110	\$ 698,110	100%	\$ 319,375	46%	\$ 378,735	
Other Reimbursables	\$ 500,000	\$ (376,827)	\$ 123,173	\$ 123,173	100%	\$ 117,673	96%	\$ 5,500	*1, 2, 3
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 19,102	14%	\$ 119,410	*2
Geotechnical/Geo-Environmental	\$ -	\$ 433,675	\$ 433,675	\$ 433,675	100%	\$ 182,600	42%	\$ 251,075	*3, 4, 8
Site Survey & Site Requirements	\$ -	\$ 2,750	\$ 2,750	\$ 2,750	100%	\$ -	0%	\$ 2,750	*7
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 198,110	\$ 7,957,173	\$ 7,957,173	100%	\$ 2,845,529	36%	\$ 5,111,644	

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
PRE CONSTRUCTION COSTS									
CMR Pre-Con Services	\$ 319,688		\$ 319,688	\$ 180,000	56%	\$ 112,500	35%	\$ 207,188	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ 180,000	56%	\$ 112,500	35%	\$ 207,188	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	*1
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ -	\$ 4,645,478	\$ -	0%	\$ -	0%	\$ 4,645,478	
Miscellaneous Project Costs	\$ 569,893	\$ -	\$ 569,893	\$ 1,375	0.2%	\$ -	0%	\$ 569,893	
Utilities & Utility Company Fees	\$ 106,563		\$ 106,563	\$ 1,375	1%	\$ -	0%	\$ 106,563	
Testing & Inspection Services	\$ 127,875		\$ 127,875	\$ -	0%	\$ -	0%	\$ 127,875	
Commissioning	\$ 132,896		\$ 132,896	\$ -	0%	\$ -	0%	\$ 132,896	
Security	\$ 106,653		\$ 106,653	\$ -	0%	\$ -	0%	\$ 106,653	
Moving	\$ 95,906		\$ 95,906	\$ -	0%	\$ -	0%	\$ 95,906	
Other Project Costs	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ -	\$ 2,774,400	\$ -	0%	\$ -	0%	\$ 2,774,400	
Furnishings	\$ 1,654,400		\$ 1,654,400	\$ -	0%	\$ -	0%	\$ 1,654,400	
Technology Equipment	\$ 1,120,000		\$ 1,120,000	\$ -	0%	\$ -	0%	\$ 1,120,000	
Owner's Contingency	\$ 2,199,793	\$ (150,837)	\$ 2,048,956	\$ -	0%	\$ -	0%	\$ 2,048,956	*4, 5, 6, 7, 8
SUB-TOTAL	\$ 10,189,564	\$ (150,837)	\$ 10,038,727	\$ 1,375	0%	\$ -	0%	\$ 10,038,727	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,257,100	\$ 11,348,727	10%	\$ 3,553,471	3%	\$ 111,703,629	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,470,375	\$ 12,562,002	11%	\$ 4,766,746	4%	\$ 111,703,629	
CONSTRUCTION COST ESTIMATES									
	\$ -		\$ -						
SD Cost Estimate	Date	Estimator	Amount	SF	Cost Per SF				
	4/26/2019	Daedalus	\$ 87,200,254.00	155,632	\$560.30				
Re-Start Cost Estimate	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
50% DD Cost Estimate	05/19/20	Gilbane	\$ 95,978,500.00	155,632	\$616.70				

Budget Transfers:

01	3/18/2020	Transfer \$117,673.00 from the Construction Budget to A/E Other Reimbursables Budget to cover the costs of furnishing and installing a geothermal test well. (Designer Contract Amendment #3)
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Total Project Budget Status Report

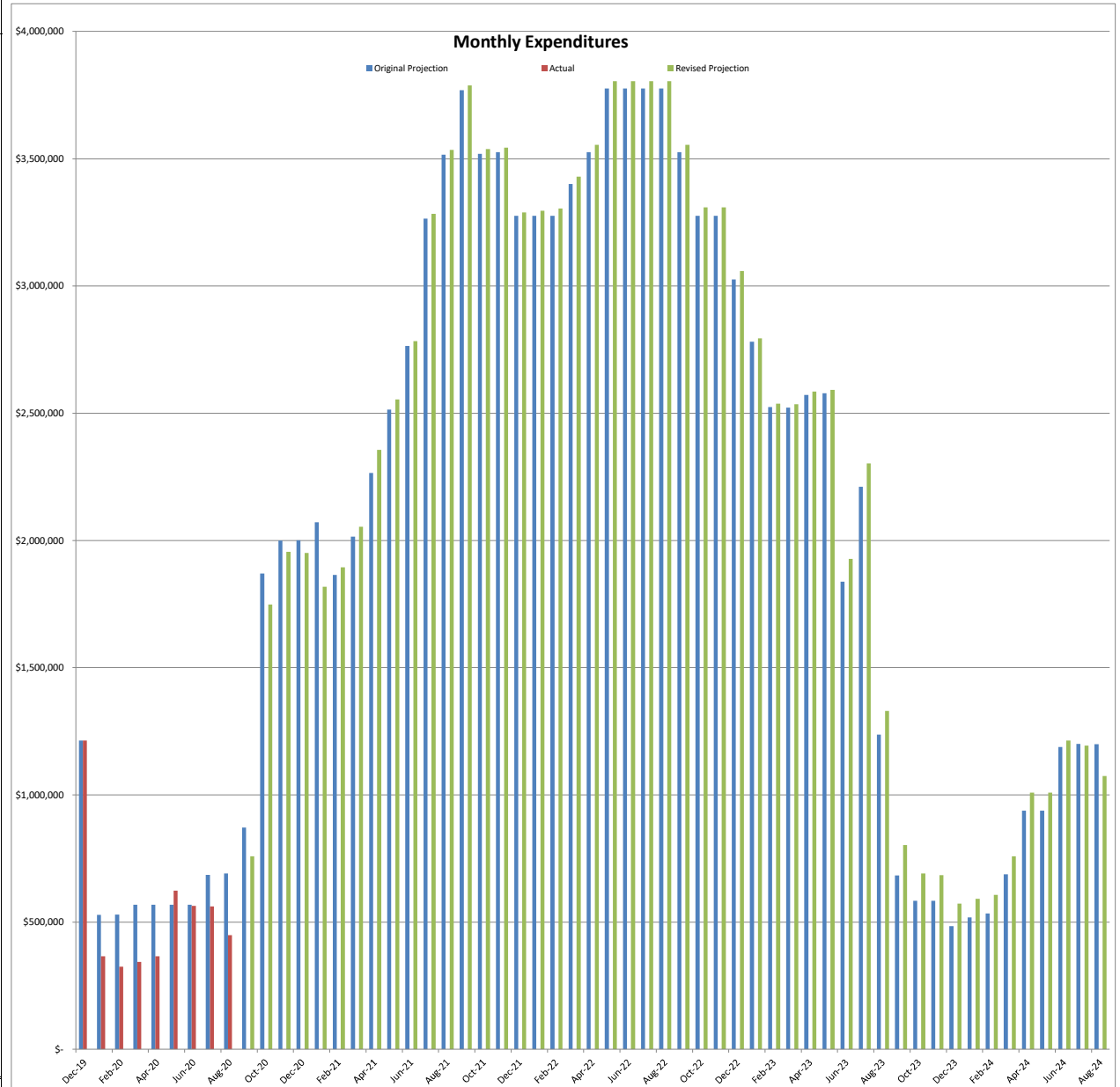
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
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Budget Transfers (continued):

02	4/7/2020	Transfer \$138,512.00 from the A/E Other Reimbursables Budget to the A/E HAZMAT Budget to cover the costs of HAZMAT, testing, reporting and monitoring. (Designer Contract Amendment #4)							
03	4/7/2020	Transfer \$340,725.00 from the A/E Other Reimbursables Budget to the A/E Geo-environmental & Geotechnical Budget to cover the costs of Geotechnical Consulting for \$189,475, Geo-environmental Consulting for \$134,200.00 and additional supplemental subsurface exploratory services for \$17,050.00. (Designer Contract Amendment #5)							
04	6/9/2020	Transfer \$15,263.00 from the A/E Other Reimbursables Budget and \$34,787.00 from Owner's Contingency for a total of \$50,050.00 to the A/E Geo-Environmental & Geotechnical Budget to fund the supplemental Geotechnical borings and Geo-environmental soils sampling/characterization for the drain line relocation path. (Designer Contract Amendment #7)							
05	7/8/2020	Transfer \$27,500.00 from Owner's Contingency to Owner Project Manager's Reimbursable Costs for the Construction Markey Study. (OPM Contract Amendment #3)							
06	7/8/2020	Transfer \$42,900.00 from the Owner's Contingency to the Cost Estimates Budget to fund the 3rd cost estimate for the 100% Design Development documents. (OPM Contract Amendment #4)							
07	8/11/2020	Transfer \$2,750.00 from the Owner's Contingency to the A/E Site Survey Budget to fund the the survey of the property line and building corners at alley. (Designer Contract Amendment #8)							
08	8/24/2020	Transfer \$42,900.00 from the Owner's Contingency to the A/E Geotechnical/Geo-environmental Budget to fund the testing of groundwater and preparing RNF. (Designer Contract Amendment #9)							

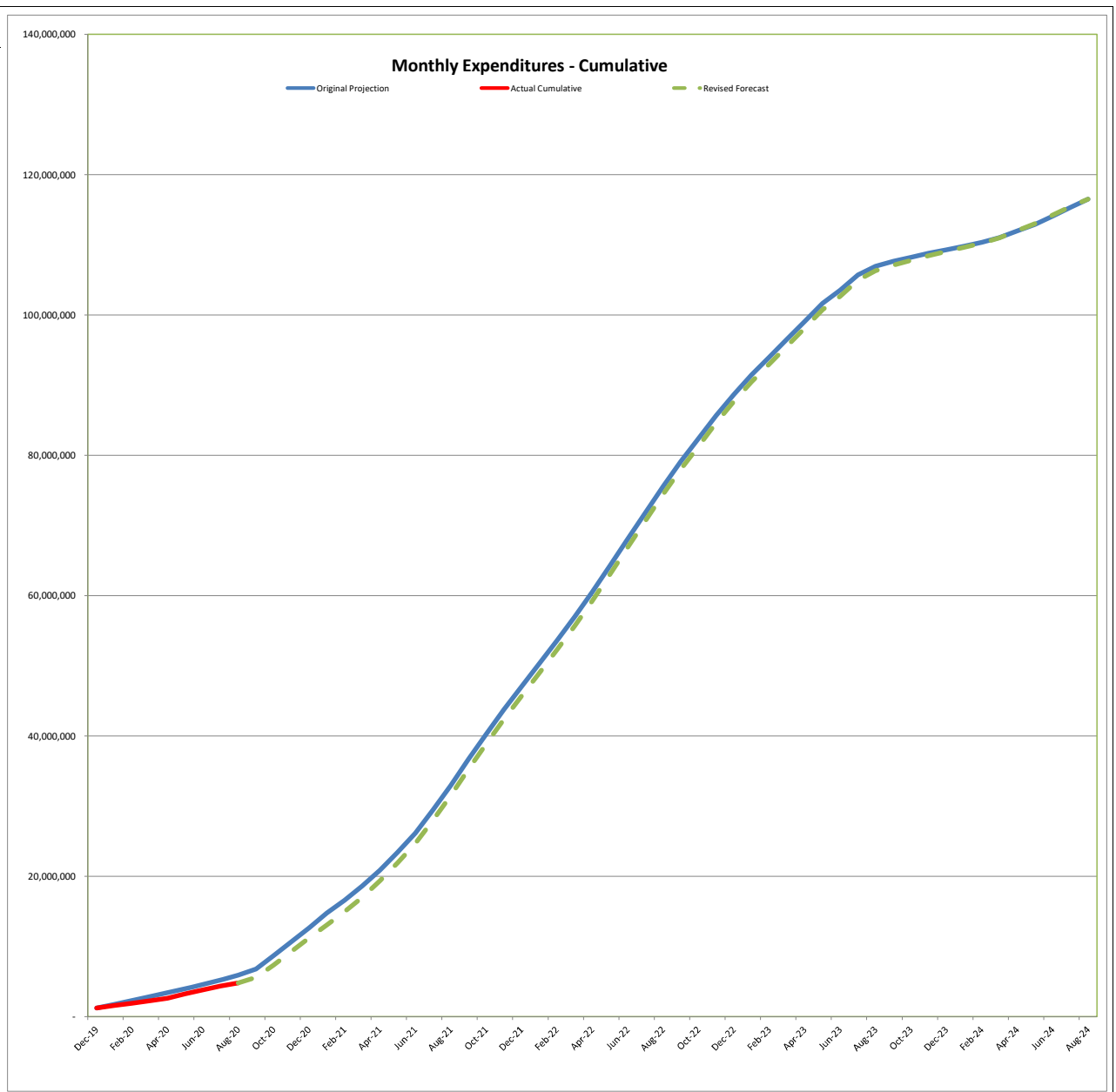
Monthly Cash Flow

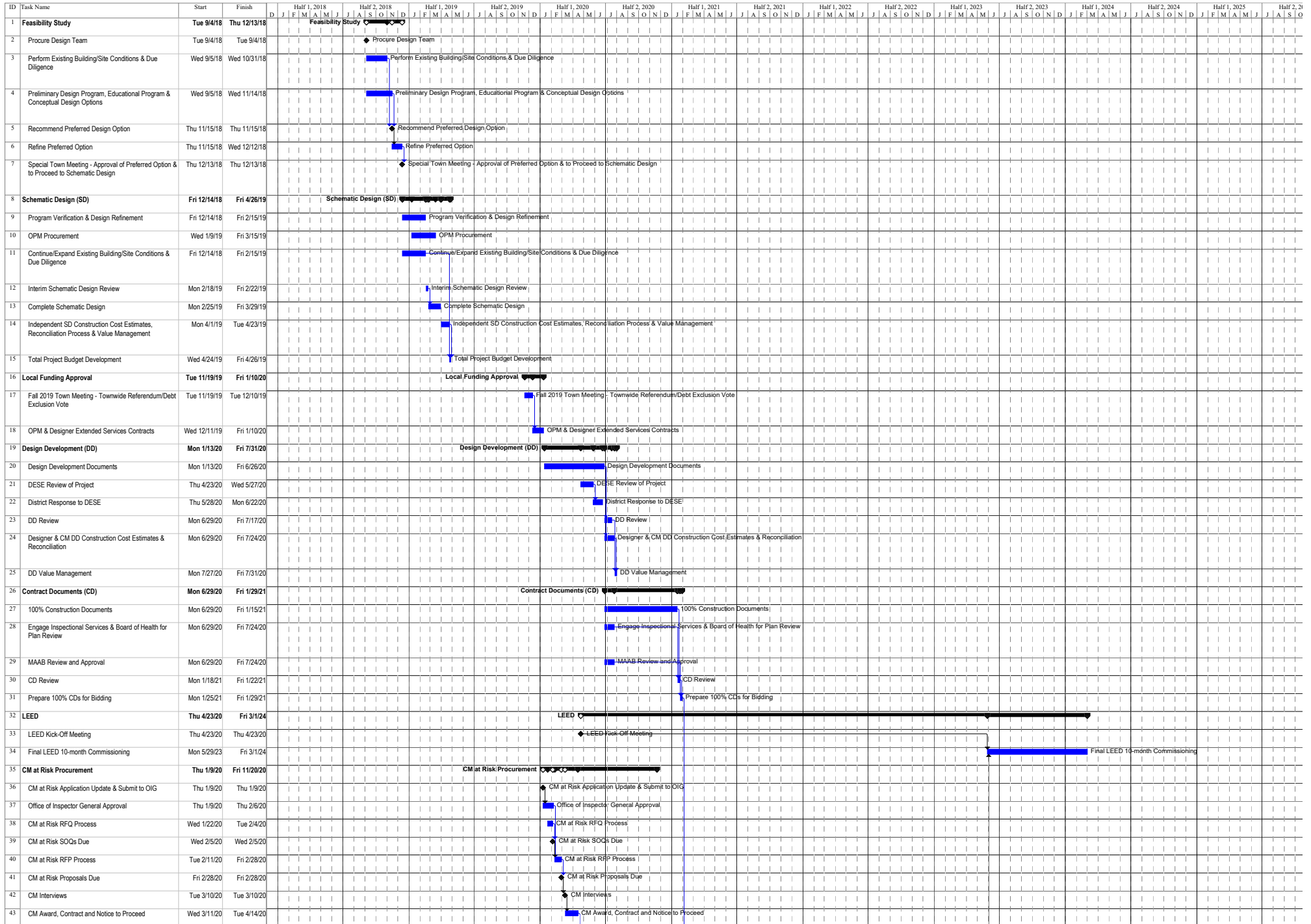
Date	Original Projection	Actual	Revised Projection
Dec-19	\$ 1,213,275	\$ 1,213,275	
Jan-20	\$ 528,447	\$ 365,265	
Feb-20	\$ 529,416	\$ 324,147	
Mar-20	\$ 568,318	\$ 343,753	
Apr-20	\$ 568,318	\$ 365,930	
May-20	\$ 568,318	\$ 623,383	
Jun-20	\$ 568,317	\$ 563,890	
Jul-20	\$ 685,612	\$ 561,501	
Aug-20	\$ 690,612	\$ 448,501	
Sep-20	\$ 871,490		\$ 758,801
Oct-20	\$ 1,870,408		\$ 1,748,748
Nov-20	\$ 1,999,151		\$ 1,955,280
Dec-20	\$ 2,001,151		\$ 1,951,073
Jan-21	\$ 2,071,151		\$ 1,818,027
Feb-21	\$ 1,864,245		\$ 1,894,922
Mar-21	\$ 2,014,797		\$ 2,053,579
Apr-21	\$ 2,264,797		\$ 2,356,551
May-21	\$ 2,514,797		\$ 2,554,690
Jun-21	\$ 2,764,797		\$ 2,783,639
Jul-21	\$ 3,264,797		\$ 3,283,639
Aug-21	\$ 3,515,850		\$ 3,534,692
Sep-21	\$ 3,769,197		\$ 3,788,039
Oct-21	\$ 3,519,197		\$ 3,538,039
Nov-21	\$ 3,525,837		\$ 3,544,137
Dec-21	\$ 3,275,837		\$ 3,289,179
Jan-22	\$ 3,275,837		\$ 3,295,824
Feb-22	\$ 3,275,837		\$ 3,305,152
Mar-22	\$ 3,400,837		\$ 3,430,152
Apr-22	\$ 3,525,837		\$ 3,555,152
May-22	\$ 3,775,837		\$ 3,805,152
Jun-22	\$ 3,775,837		\$ 3,805,152
Jul-22	\$ 3,775,837		\$ 3,805,152
Aug-22	\$ 3,775,837		\$ 3,805,152
Sep-22	\$ 3,525,837		\$ 3,555,152
Oct-22	\$ 3,275,837		\$ 3,309,474
Nov-22	\$ 3,275,837		\$ 3,309,074
Dec-22	\$ 3,025,837		\$ 3,059,074
Jan-23	\$ 2,780,837		\$ 2,794,074
Feb-23	\$ 2,524,512		\$ 2,537,749
Mar-23	\$ 2,522,037		\$ 2,535,274
Apr-23	\$ 2,572,037		\$ 2,585,274
May-23	\$ 2,578,600		\$ 2,591,837
Jun-23	\$ 1,837,433		\$ 1,927,065
Jul-23	\$ 2,210,615		\$ 2,302,918
Aug-23	\$ 1,236,456		\$ 1,330,165
Sep-23	\$ 683,797		\$ 803,112
Oct-23	\$ 583,797		\$ 690,684
Nov-23	\$ 583,797		\$ 684,226
Dec-23	\$ 483,797		\$ 572,634
Jan-24	\$ 518,360		\$ 591,247
Feb-24	\$ 533,797		\$ 606,684
Mar-24	\$ 687,648		\$ 758,844
Apr-24	\$ 937,597		\$ 1,008,779
May-24	\$ 937,597		\$ 1,008,773
Jun-24	\$ 1,187,597		\$ 1,213,271
Jul-24	\$ 1,200,297		\$ 1,193,665
Aug-24	\$ 1,199,491		\$ 1,074,657
Total:	\$ 116,513,275	\$ 4,809,646	\$ 111,703,629



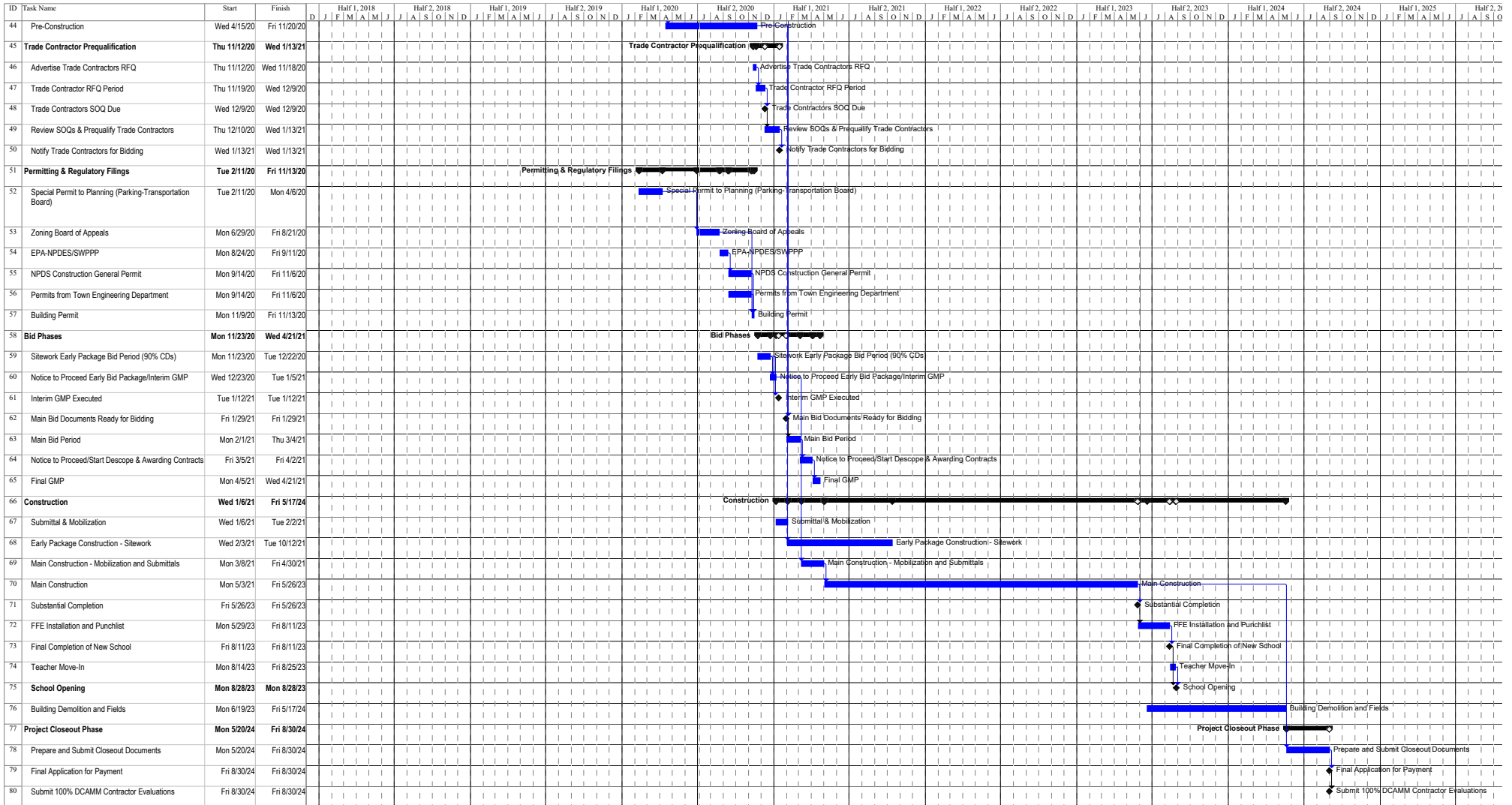
Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Dec-19	1,213,275	\$ 1,213,275	
Jan-20	1,741,722	\$ 1,578,540	
Feb-20	2,271,138	\$ 1,902,687	
Mar-20	2,839,456	\$ 2,246,440	
Apr-20	3,407,774	\$ 2,612,370	
May-20	3,976,092	\$ 3,235,753	
Jun-20	4,544,409	\$ 3,799,643	
Jul-20	5,230,021	\$ 4,361,145	
Aug-20	5,920,633	\$ 4,809,646	\$ 4,809,646
Sep-20	6,792,123		\$ 5,568,447
Oct-20	8,662,531		\$ 7,317,195
Nov-20	10,661,682		\$ 9,272,475
Dec-20	12,662,833		\$ 11,223,548
Jan-21	14,733,984		\$ 13,041,575
Feb-21	16,598,229		\$ 14,936,497
Mar-21	18,613,026		\$ 16,990,076
Apr-21	20,877,823		\$ 19,346,627
May-21	23,392,620		\$ 21,901,317
Jun-21	26,157,417		\$ 24,684,956
Jul-21	29,422,214		\$ 27,968,595
Aug-21	32,938,064		\$ 31,503,287
Sep-21	36,707,261		\$ 35,291,326
Oct-21	40,226,458		\$ 38,829,365
Nov-21	43,752,295		\$ 42,373,502
Dec-21	47,028,132		\$ 45,662,681
Jan-22	50,303,969		\$ 48,958,505
Feb-22	53,579,806		\$ 52,263,657
Mar-22	56,980,643		\$ 55,693,809
Apr-22	60,506,480		\$ 59,248,961
May-22	64,282,317		\$ 63,054,113
Jun-22	68,058,154		\$ 66,859,265
Jul-22	71,833,991		\$ 70,664,417
Aug-22	75,609,828		\$ 74,469,569
Sep-22	79,135,665		\$ 78,024,721
Oct-22	82,411,502		\$ 81,334,195
Nov-22	85,687,339		\$ 84,643,269
Dec-22	88,713,176		\$ 87,702,343
Jan-23	91,494,013		\$ 90,496,417
Feb-23	94,018,525		\$ 93,034,166
Mar-23	96,540,562		\$ 95,569,440
Apr-23	99,112,599		\$ 98,154,714
May-23	101,691,199		\$ 100,746,551
Jun-23	103,528,632		\$ 102,673,616
Jul-23	105,739,247		\$ 104,976,534
Aug-23	106,975,703		\$ 106,306,699
Sep-23	107,659,500		\$ 107,109,811
Oct-23	108,243,297		\$ 107,800,495
Nov-23	108,827,094		\$ 108,484,721
Dec-23	109,310,891		\$ 109,057,355
Jan-24	109,829,251		\$ 109,648,602
Feb-24	110,363,048		\$ 110,255,286
Mar-24	111,050,696		\$ 111,014,130
Apr-24	111,988,293		\$ 112,022,909
May-24	112,925,890		\$ 113,031,682
Jun-24	114,113,487		\$ 114,244,953
Jul-24	115,313,784		\$ 115,438,618
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 4,809,646	\$ 116,513,275





**DRISCOLL PreK-8 SCHOOL
BASELINE PRELIMINARY PROJECT SCHEDULE**



Item #	Description	Current Estimated Cost	Additional Design Cost	Schedule Impact	Date Decision Needed	Projected Savings	Recommended	Comments
Before VM Selection								
	Construction Budget	\$ 92,791,890						
	Bid Alternates	\$ 1,055,000						
	Current Base Bid Estimate (Bid Alternates not taken)	\$ 91,874,979						
	Current Estimate with bid alternates added	\$ 92,929,979						
	Base Bid variance with Budget	\$ (916,911)	-1.0%					
Based on VM Recommended below								
	Current Recommended VM	\$ (792,967)						
	Base Bid Estimate with Recommended VM factored in	\$ 91,082,012						
	Variance from budget	\$ (1,709,878)	-1.8%					
	Estimate with bid alts added and Recommended VM	\$ 92,137,012						
	Variance from budget	\$ (654,878)	-0.7%					
Bid Alternates								
1	Add exterior sunshade and structural support	\$784,000	No	No				
2	Add bumper guards in classrooms and corridors	\$271,000	No	No				
	Bid Alternates Subtotal	\$1,055,000						
Potential VM Items for Discussion								
3	Replace geothermal wells with cooling tower and resistance heat. (2) 175 ton high-efficiency water-to-water source modular heat pump chiller plant with fluid cooler providing chilled and hot water throughout the building (350 ton total capacity). (3) 1,320 MBH supplemental electric boiler power plant	(\$2,462,000)	\$37,500	Yes	8/20/2020		Pending evaluation of lifecycle cost, town staff not in favor of this option.	Lifecycle cost vs baseline has been evaluated. This will include costs for energy + maintenance+ replacement
4	Eliminate Maker Space. Delete floor slab and have GWB walls extend over small gym below to 2nd floor slab	(\$122,000)	Yes	Yes	8/20/2020			Structure, finishes, MEP less GWB (OTHER SCHOOLS HAVE MAKER SPACES)
5	Change individual bathrooms for 1st and 2nd graders to gang bathrooms in central area, reallocate space to classrooms.	\$105,415	Yes	Yes	8/20/2020			Based on JLA Sk received 8-10-2020 (THIS ITEM DOES NOT SAVE MONEY)
6	Eliminate balcony at Multi Purpose Room. Move sound and light controls and small storage room to 1st floor	(\$35,275)	No	No	8/20/2020	(\$35,275)	Yes	Railing, Structure, Door (recommended)
7	Eliminate all 16' wide operable partitions between classrooms and related steel structure. Replace with 2 sets of paired 4' hollow metal doors (4 leaves total) in 8' hollow metal frame. Doors to have magnetic writable surface each side. Walls on either side to match adjacent.	(\$130,000)	No	No	8/20/2020	(\$130,000)	Yes	Charlie says they will never get used
8	Review operable windows add	\$98,000			8/20/2020	\$98,000		Add for 146 operable windows incl hardware and screens, but not HVAC control points
	MEP				8/20/2020			
P01	Manual Flush Valves for Water Closets and Lavatories	(\$25,000)			8/20/2020		NO, KEEP AUTO	OTHER SCHOOLS HAVE AUTO FLUSH VALVES
P03	Undercounter neutralization tank at Science Classroom sinks instead of central acid waste and vent system	(\$20,000)			8/20/2020	(\$20,000)	YES, tanks under sink	



Item #	Description	Current Estimated Cost	Additional Design Cost	Schedule Impact	Date Decision Needed	Projected Savings	Recommended	Comments
M01	Review the amount of radiant panel within the class rooms. There are areas where the panels are doubled up on the perimeter	(60,000)			8/20/2020	(\$60,000)	GGD WILL EVALUATE FOR NEXT DESIGN SUBMISSION	Recommended / GGD to review
M05	Delete displacement system serving the gyms, use ceiling-mounted diffusers	(12,993)			8/20/2020		NO, KEEP DISPLACEMENT	NOT ENOUGH SAVINGS, HIGHER ENERGY COST
M07	Utilize press-fit and Victaulic fittings	(\$120,000)			8/20/2020	(\$120,000)	YES, TAKE CREDIT, WANT TO MATCH SPECS FROM DEVOTION SCHOOL (WARRANTY, TESTING),	
M08	Review the control point quantity on the RTUs	(\$30,000)			8/20/2020	(\$30,000)	YES	PGO: TBD, need to review with design team to ID point qty. assume 60 points @ \$500 EA
M11	In lieu of permanently installed Dry-Cooler on the roof, consider installing Fluid Cooler on Grade for Temporary Cooling/Heating use	(\$34,000)			8/20/2020	(\$34,000)	YES, HX at grade, rent dry cooler, GBC to confirm if its in the budget	PGO: current drawings do not show a fluid cooler or a permanent drycooler
M13	Allow use of factory pre-insulated hot water piping for use at radiant heating panel branch piping sized 1" and lower	(\$20,001)			8/20/2020	(\$20,001)	YES	ok
M14	Exterior access manufacturer's package RTU's in lieu of vestibule type	(\$300,000)			8/20/2020	(\$300,000)	YES, GGD will change BOD to the HAAKON VE OPTION	PGO: Price received from Haakon, configuration is different than specified and shown. It is about \$300k lower than what we have included
M15	Use Injection Boiler	TBD			8/20/2020		N/A OPTION DOESN'T EXIST	OPTION DOES NOT EXIST
E01	Aluminum Feeders in lieu of copper	(\$25,900)			8/20/2020		NO	NOT RECOMMENDED BY GGD
E04	Remove Large Telcom Pathway Conduit Run Open Cable with J Hooks	(\$51,000)			8/20/2020	(\$51,000)	YES, TOWN IT DEPT IS OK WITH THIS - FIBER IN METAL CLAD JACKET	
E05	Reduction of Electrical Water Heaters would reduce power-Connections	(\$50,000)			8/20/2020		NO	THIS ITEM WAS NOT RECOMMENDED - WOULD BE HIGHER FUTURE ENERGY COSTS
E06	Reduce Metering Requirements	(\$50,000)			8/20/2020	(\$50,000)	YES	
E08	In lieu of permanently installed Dry-Cooler on the roof, consider installing Fluid Cooler on Grade for Temporary Cooling/Heating use	(\$5,691)			8/20/2020	(\$5,691)	YES	
E09	Simplify Theater Lighting and Controls	(\$35,000)			8/20/2020	(\$35,000)	YES	Reduction of \$30,855 in material cost based on consultants 8-10-2020 sketch and updated budget
	Total Possible Additional VM	(\$3,368,860)						
	Current Selected VM	(\$792,967)						
	Value Management Successfully Implemented Between 50% DD and 100% DD							
1	Reconfigured basement level, which reduced the underground square footage, structural complexity of the core and perimeter, required excavation, and the temporary support of excavation. Square footage reductions were achieved through more efficient design of the locker rooms and mechanical space.	(\$250,000)	No	No	N/A			

Item #	Description	Current Estimated Cost	Additional Design Cost	Schedule Impact	Date Decision Needed	Projected Savings	Recommended	Comments
2	Central stair reduced in both size and complexity. Open guardrails reduced by 50% and guardrail material changed from glass to more cost-effective perforated metal. New design eliminates the need to a horizontal smoke barrier between the 1st and 2nd levels. Fire rated glazed separations were simplified or eliminated	(\$50,000)	No	No	N/A			
3	"Luxury Vinyl Tile" flooring was replaced with Stonetex VCT throughout.	(\$100,000)	No	No	N/A			
4	Posts and columns were added at high-demanding structural points to reduce cantilevers and deep members.	(\$25,000)	No	No	N/A			
5	Windows on the east facade of the gym were deleted.	(\$15,000)	No	No	N/A			
6	Synthetic stucco replaced phenolic panels at all exterior soffits.	(\$185,000)	No	No	N/A			
7	VCT will be used in lieu of polished concrete at cafeteria and other areas.	(\$25,000)	No	No	N/A			
8	Undercabinet storage units, display storage, and several desks to be "off the shelf" in FF&E rather than custom built.	(\$25,000)	No	No	N/A			
9	Truss structure and operable partition at Gym/Small Gym was removed.	(\$40,000)	No	No	N/A			
10	Glazing between maker space and gym was deleted.	(\$6,500)	No	No	N/A			
11	Built-in casework was reduced by 5%.	(\$75,000)	No	No	N/A			
12	Curved corner detail and 50% of wood ribs removed from tectum soffits in typical classroom ceiling.	(\$100,000)	No	No	N/A			
13	Interior glass was reduced by 10%.	(\$100,000)	No	No	N/A			
14	Exterior Sunshades were reduced by 10%.	(\$75,000)	No	No	N/A			
15	The Entrance Canopy size as reduced by 20%.	(\$50,000)	No	No	N/A			
16	All intumescent paint was replaced with spray fireproofing & GWB.	(\$25,000)	No	No	N/A			
17	Epoxy floor quantity reduced by 15%.	(\$7,500)	No	No	N/A			
18	Ceilings were simplified and reduced by 10%.	(\$150,000)	No	No	N/A			
19	Theater equipment and lighting budget was reduced by 25%.	(\$39,000)	No	No	N/A			
20	Drywall covering and ACT ceilings were removed from egress stairs, and concrete exposed.	(\$17,500)	No	No	N/A			
21	Power troweled/sealed concrete to be used instead of VCT where appropriate on the basement level, Maker Space, and Fab Lab.	(\$6,000)	No	No	N/A			
22	Wood floor at stage replaced with hardboard theater flooring.	(\$10,500)	No	No	N/A			
23	The gym ceiling has been greatly simplified with flat GWB and tectum with high impact surface mounted lights replacing	Incl w Item 18	No	No	N/A			
24	Many ceiling areas with exposed painted deck, indirect lighting, summer beam, clerestory tectum were replaced with standard ACT ceiling with troffer lights.	Incl w Item 18	No	No	N/A			

Item #	Description	Current Estimated Cost	Additional Design Cost	Schedule Impact	Date Decision Needed	Projected Savings	Recommended	Comments
25	Project area balcony glass changed to perforated metal.	(\$10,001)	No	No	N/A			
26	Windows were simplified and many intermediate horizontal mullions were removed. Stacked storefront has replaced all curtainwall.	Included	No	No	N/A			
27	The quantity of magnetic/writeable surface has been reduced in the corridors and classrooms. FF&E surface mounted magnetic/writeable boards may be added on room by room basis.	(\$20,000)	No	No	N/A			
28	Suspended unistrut, coiling power and data drops were removed from the Maker Space and Fab Lab, and replaced with power and data points at the summer beams.	(\$20,000)	No	No	N/A			
29	Outside of the stage area, 50% of wood wall paneling above 14' at the Multi-purpose room has been removed.	N.A.	No	No	N/A			
30	Loose shelves on standards have replaced custom built-in shelving in administration and office locations.	Incl w Item 11	No	No	N/A			
31	Reduce Glycol use, use freeze protection pumps	(\$25,000)	No	No	N/A			
32	Eliminate (1) Electric boiler and associated boiler pump and Reduce remaining (2) electric boilers to 560 kw size	(\$140,000)	No	No	N/A			
33	Allow use of valve kits (Nexus or equal) instead of individual valves for hot water and chilled water coil valve assemblies	Included	No	No	N/A			
34	Trap Guards in lieu of trap primers at floor drains	(\$6,600)			N/A			
35	Change lighting protection to lightning prevention	Included	No	No	N/A			
	Totals	(\$1,598,601)						
	Items that were ruled out after further due diligence							
G02	Reduce Depth of Excavation 2'	(400,001)						JLA elvaluated and determined that changes to mechanical systems on the basement level have cost implications that would outweigh the savings
G05	Eliminate 1st, 2nd Grade teacher planning rooms							tied to item 5, eliminate 2nd grade bathrooms
G07	Eliminate Pre-K roof terrace							This would threaten the timeline of the job due to the current approvals from playground committee. The surface has already been VE'd
M02	Develop an alternative to the custom rooftop air handling equipment, eliminate service vestibules							Now part of M14
M03	Develop an alternative to the custom air handler (replace with delete diamond plate floor)							Now part of M14
S07	Delete slab on roof deck	No Savings						Constructability concerns, fire rating, offsets the initial thought of savings



Driscoll School Project - Brookline, MA
Meeting Schedule Matrix

August

Dates TBD	Monday 3-Aug	Tuesday 4-Aug	Wednesday 5-Aug	Thursday 6-Aug	Friday 7-Aug
	7:00 PM - 9:00 PM CM Community Forum Driscoll School		10:00 AM - 11:00 AM 100% VM Review	9:00 AM - 10:00 AM Staff Meeting	
				10:30 AM - 11:30 AM Onsite Abutter Meeting	
	10-Aug	11-Aug	12-Aug	13-Aug	14-Aug
		6:00 PM Building Commission		9:00 AM - 10:00 AM Staff Meeting	
				12:00 PM - 1:00 PM 100% MEP VM Review	
	17-Aug	18-Aug	19-Aug	20-Aug	21-Aug
			11:00AM - 12:00 PM Working Group	7:30 AM - 9:00 AM School Building Committee	
				9:00 AM - 10:00 AM Staff Meeting	
	24-Aug	25-Aug	26-Aug	27-Aug	28-Aug
	5:30 PM Building Commission			9:00 AM - 10:00 AM Staff Meeting	100% DD Review Board of Health
	31-Aug				

September

Dates TBD	Monday	Tuesday 1-Sep	Wednesday 2-Sep	Thursday 3-Sep	Friday 4-Sep
			10:00 AM - 11:00 AM 100% VM Review	9:00 AM - 10:00 AM Staff Meeting	
				10:30 AM - 11:30 AM Onsite Abutter Meeting	
	7-Sep	8-Sep	9-Sep	10-Sep	11-Sep
		6:00 PM Building Commission		7:30 AM - 9:00 AM Working Group	
JLA/GBC Lessons Learned Meeting				9:00 AM - 10:00 AM Staff Meeting	
	14-Sep	15-Sep	16-Sep	17-Sep	18-Sep
				9:00 AM - 10:00 AM Staff Meeting	
7:30 AM - 9:00 AM School Building Committee					
	21-Sep	22-Sep	23-Sep	24-Sep	25-Sep
				9:00 AM - 10:00 AM Staff Meeting	
	28-Sep	29-Sep	30-Sep		



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

Item #	Issue	Action Due	To Be Complete By	BIC	Status	Action
1	Driscoll School Website	27-Aug	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website. Jen to review FAQs and update to ensure no conflicting information.
2	100% DD Cost Estimates - VM Process	27-Aug	1-Sep	Team	update needed	Follow up Building Commission meeting on 8/24 to review geothermal as a VM item. SBAC reviewed and approved VM Log (except for multipurpose room balcony and geothermal).
3	Building Commission Meeting	27-Aug	24-Aug	Team	meeting	Follow up Building Commission meeting on 8/24 to review geothermal as a VM item and for McPhail to present price proposal in detail.
4	Geothermal Wells	27-Aug	1-Aug	Team	record	Follow up Building Commission meeting on 8/24 to review geothermal as a VM item
5	McPhail Proposal	27-Aug	25-Jul	Team	update needed	Follow up Building Commission meeting on 8/24 to review McPhail proposal.
6	Commercial Abutter Issues	27-Aug	1-Aug	Walt (GBC)	meeting	Team proposing widening alley entrance/exit at Westbourne to accommodate large trucks safely. Team exploring possibility of granting access at Washington side of Alley and at Washington St. Sidewalk after construction site closed for day (typ. around 3pm).
7	Building Commission - Meeting materials due	27-Aug	8-Sep	Team	record	Monthly Report, invoices, contracts and amendments due to Tony one week ahead of Building Commission meetings. (1) hard copy of monthly report needed for files, (3) copies of change orders and pay reqs, (4) copies of contracts. Invoices due to Lynn Stapleton by 8/28, materials to Tony 9/1.
8	Fossil Fuel Free Meeting	27-Aug	1-Sep	Philip (JLA)	meeting	In depth, technical review of the building systems to be scheduled after estimates reconciled and any VE for this stage finalized.
9	Furniture plan	27-Aug	1-Sep	Carol (JLA)	action needed	Furniture plan by JLA on CAD document that can be shared with vendors. Carol (JLA) to send.
10	Logistics Plan	27-Aug	3-Aug	Walt (GBC)	meeting	Propose meeting onsite with Todd Kirrane (Traffic) on 8/27 at 10:30am. Meeting with Police on site to be rescheduled. Meeting with Tree Warden to be arranged - JLA forwarded proposed planting plan for review before a meeting is set.
11	Planning Board / ZBA Process	27-Aug	1-Aug	Tony (Town)	action needed	JLA sent elevations, plans, site plan and narrative to Matt G to submit application for permit. Permit denial letter to be issued, then team applies for Special Permit to go through ZBA process.
12	Mass Save	27-Aug	1-Dec	JLA/GGD	update needed	GGD reviewing applicability of project for Mass save-Path 1: Zero Net Energy (ZNE)/Deep Energy Savings. Carlos will email recommendation to Tony.
13	Utility Meeting	27-Aug	1-Sep	Team	record	During onsite meeting, identified MH for temp electric connection. RCN provides phone, fiber, residential coax.
14	GBC to develop CM Plan	27-Aug	1-Oct	Bob (GBC)	update needed	GBC issued draft CMP to Town depts for review on 8/4, has only rec'd feedback from Fire Dept. Will send again with reminder to provide comments.
15	Meeting with Tree Warden	27-Aug	30-Sep	Philip (JLA)	update needed	JLA providing graphic showing existing trees and new trees/plantings. Will need list of tree species being removed. Need to be transparent with Community on tree removal/replacement - should review at December Community Forum.
16	GBC to reach out to Police Dept. to discuss Police Details, CM Plan.	27-Aug	1-Oct	Walt (GBC)	update needed	Meeting to be rescheduled with onsite walkthrough.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

17	Solar Panels	27-Aug	1-Nov	Town	update needed	Tony to confirm Town does not have PPA. Will need to review with Fire Dept. re: shutdown location. Matt requested approximate cost of purchasing/installing PVs without going through 3rd party. PV Ready to Town means providing layout of PVs with load information.
18	DESE Review	27-Aug	1-Aug	Town	update needed	Response to comments received from DESE via email, Director of Special Education working to update explanation for why spaces located together. Needs to reflect the educational need.
19	Contact Gas Company	27-Aug	1-Mar	Lynda (GBC)	action needed	Gilbane to contact the gas company via number listed on sign at Washington Street to coordinate construction activities in that location.
20	Structural Peer Testing	27-Aug	1-Nov	Jen (LF)	record	Confirming timeline. Leftfield preparing RFP. JLA to provide Schedule of Special Inspection.
21	Testing services during construction	27-Aug	1-Mar	Jen (LF)	record	Scope of work of testing services during construction. Leftfield preparing RFP.
22	Third Party Plan Review - NFPA-241	27-Aug	1-Nov	Jen (LF)	record	Leftfield to prepare RFP. Review required at 90% CDs.
23	Playground vs. Field - micro schedule	1-Sep	1-Dec	Walt (GBC)	update needed	GBC to break out schedule to show which parts of new park/playground/field become available when.
24	Relay USPS mailbox at corner of Alley and Westbourne to be relocated	1-Sep	1-Mar	Team	update needed	Relay USPS mailbox at corner of Alley and Westbourne to be relocated
25	Meeting with Board of Health to review Cafeteria and Kitchen design	27-Aug	1-Aug	Matt (Town)	meeting	Matt G. to follow up to coordinate with necessary staff for next week.
26	Dearborn Lessons Learned meeting	27-Aug	1-Aug	Lynda (GBC)	meeting	To be rescheduled for next week.
27	Eversource Work Order Request	27-Aug	1-Aug	Adam (LF)	meeting	Issued by Eversource. Meeting onsite 8/14 at 10am
28	90% CD Set	27-Aug	20-Nov	Philip (JLA)	update needed	Philip to confirm date 90% CD set to be issued.
29	Find out which Corey Road / Washington Street projects will be occurring concurrently	3-Sep	1-Mar	Walt (GBC)	action needed	Projects happening over the line in Boston? Corey/Washington? Gilbane to find out more.
30	9/17 SBAC Meeting - Agenda, presentation, identify meeting materials needed	7-Sep	20-Aug	Jen (LF)	record	LF to send draft agenda to team for review (9/7). Review presentation at Working Group meeting (9/10). Post agenda (9/11). Issue packet (9/15).
31	Clear approach needed for closed windows at existing school during construction	1-Nov	1-Mar	Team	update needed	Many parents are asking about windows in existing school needing to be closed for dust or noise and how air quality in existing classrooms is being considered. Portable A/C units being discussed as an option.
32	Noise Variance needed for sheet pile driving	1-Nov	1-Mar	Walt (GBC)	develop timeline	Need a variance to the Noise Ordinance for sheet pile driving. Will need approach to minimize noise impact as variances not issued.
33	Community Forum	1-Nov	31-Dec	Team	meeting	Next Forum to be set for early December. Review tree removal/replacement plan.
34	JLA to send Signage Plan in future progress set to Todd Kirrane.	1-Nov	1-Mar	Philip (JLA)	update needed	Todd will indicate which signs by DPW and which by GBC. No signs to be provided by Town.
35	Drainline	1-Nov	1-Mar	Team	record	Drainline to be directed around the building. Reflected in 100% DD set that was issued, priced in estimate.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

36	Vibration monitoring during construction	1-Nov	1-Nov	Team	record	To determine how much monitoring needed during geothermal well installation.	
37	Include \$10K in FF&E for emergency evacuation chairs	1-Nov	1-Nov	record	record	School Department wants the emergency evac chairs included in the FF&E budget. Philip sent cut sheets to BCOD.	
38	Contractor parking during construction	1-Nov	1-Nov	Matt (Town)	record	JLA sent VAI parking report to GBC. Need to study what parking will be available for contractors, will not be free.	
39	3rd party review of the NFPA 241 Plans, Fire Alarm, and Sprinkler plans	1-Dec	1-Dec	Philip (JLA)	record	3rd party review of the NFPA 241 Plans, Fire Alarm, and Sprinkler plans required.	
40	Historical Items from Existing Driscoll	1-Dec	1-Dec	Philip (JLA)	record	Susan requested that JLA work with School to document all items of significance in building (plaques, trees, art, etc beyond what was already presented. JLA investigated the 100-year mural and it is feasible to relocate potentially	
41	Proprietary Items - playground equipment	1-Dec	1-Dec	Walt (GBC)	record	JLA sent list of playground equipment to Gilbane. Need to determine what happens when equipment is purchased at the end of the project - will the same products be available?	
42	Cost benefit analysis of relocating to Old Lincoln School for 2nd year of construction	1-Dec	1-Dec	Team	record	Cost benefit analysis of relocating to Old Lincoln School for 2nd year of construction	
43	Proprietary Items	1-Feb	1-Feb	Town	record	Tony has circulated the list of proprietary items from Charlie. To be discussed at Engineering Dept. Meeting. Need Board vote on new items. Bike racks, waste receptacles, Johnson Controls being considered. Wait till end of 100% DD/VE process to approve.	
44	Utility Poles at Bartlett Crescent Alley	1-Feb	1-Feb	Team	record	Will reassess after 100% DD Estimates.	
45	Perform existing conditions surveys for neighboring residences	1-Feb	30-Jun	GBC	record	GBC to mail information over the summer.	
46	Driscoll School is voting location - determine impact to voting during construction and define access in new building. (2020 - May, Sept, Nov)	1-Feb	1-Feb	Team	record	Need further discussion with JLA, GBC and Linda Goldberg re: access in new school, and access during construction.	
47	Zoning Relief Discussion	1-Mar	1-Mar	Philip (JLA)	record	Zoning relief necessary per previous meeting with Dan Bennett: height of mechanical penthouse above 10 foot allowed; waiver for parking as 118 spaces required per bylaw; fewer loading docks; special permit for height; front yard within 25' setback. JLA to follow up with Dan Bennett on record height for Driscoll site.	
48	Fire Dept. Update	complete					Meeting to be scheduled to ensure FD okay with logistics plans.. Fire watch required any time there is an open flame or sparks.
49	MBTA bus stops need to be relocated?	complete					MBTA bus stop located across Washington Street from project and will not need to be relocated.