

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

June 2020

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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I. EXECUTIVE SUMMARY

With the spread of Covid-19 still an ongoing concern during the month of June, 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.

During the month of June, the Project Team explored several alternative schedules for the project. Please refer to Project Schedule Overview below and the attached Schedule Matrix for more information on this analysis.



View from Westbourne Terrace over Playgrounds

The 100% Design Development documents were issued on June 26, 2020 and distributed to the Project Team and Town Departments to kick off the document review process. The Project Team is setting up document review meetings with the Electrical Inspector, the IT Department, and Board of Health during the month of July to gather feedback. The 100% DD documents were also distributed to Gilbane and two estimating consultants to begin pricing efforts for 100% DD Estimates. Estimators will be meeting the week of July 20, 2020 to reconcile the three estimates. The reconciled estimate will inform whether there is a need for value engineering at this stage of the project.

II. TASKS COMPLETED THROUGH JUNE 2020

The following tasks were completed in the month June 2020:

- 06/02/20 Meeting to prepare for the 06/08/20 Park and Playground Design Review Committee Meeting
- 06/02/20 LeftField prepared and submitted the May OPM Monthly Report
- 06/03/20 Meeting with the Working Group to review potential VE items to

- 06/04/20 incorporate into the 100% DD Documents.
- 06/04/20 Meeting to review project civil details with Town Engineering Dept.
- 06/04/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 06/08/20 Park and Playground Design Review Committee meeting #4.
- 06/09/20 Building Commission Meeting
- 06/11/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 06/11/20 Meeting to review Project Permitting Requirements
- 06/16/20 Preliminary meeting with Plumbing Inspector to review plans
- 06/17/20 First meeting of the Design Advisory Team (DAT) to kick off the review as part of the Planning Board review process.
- 06/18/20 Working Group meeting to prepare for 06/25/20 SBAC meeting.
- 06/18/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 06/22/20 District responded to DESE comments on Special Education Program Spaces.
- 06/23/20 Meeting on-site to review areas for Temporary Playground space during construction.
- 06/25/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 06/25/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 06/25/20 Meeting with representatives from the Brookline Police Department and the School Department to review security.
- 06/26/20 100% Design Development Documents issued for pricing.
- 06/26/20 RLB begins research for Market Study.
- 06/26/20 100% Design Development estimate process begins with Gilbane, CHA and PM&C.

III. TASKS PLANNED FOR JULY 2020

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

- 07/02/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 07/07/20 LeftField prepared and submitted the June OPM Monthly Report
- 07/09/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- TBD Meeting with IT Department to review 100% DD Documents

- TBD Meeting with Electrical Inspector to review 100% DD Documents
- TBD Meeting with Board of Health to review 100% DD Documents
- 07/14/20 July Building Commission Meeting
- 07/15/20 Second meeting of the Design Advisory Team (DAT) - part of the Planning Board review process.
- 07/15/20 Market Study due from RLB.
- 07/16/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 07/17/20 Unreconciled estimates due from Gilbane, CHA, and PM&C.
- 07/21/20 Cost Estimate Reconciliation Meeting – Day #1
- 07/22/20 Cost Estimate Reconciliation Meeting – Day #2
- TBD Working Group meeting to prep for SBAC meeting to be scheduled
- 07/23/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 07/23/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- TBD Lessons Learned meeting with Project Team to review lessons learned on the Dearborn School which was a JLA/Gilbane project.
- 07/30/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.

IV. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$563,890.01 this month, which consisted of OPM, Designer and Designer Consultant fees for Design Development Phase Services and CM fees for Preconstruction services.

A commitment for the approved Designer Contract Amendment No. 7 was made to the budget. The attached Budget Report indicates the pending OPM Contract Amendments Nos. 3 and 4 to represent their impact to the budget in advance of review and approval scheduled for the July 8, 2020 Building Commission Meeting.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated June 30, 2020.

V. PROJECT SCHEDULE OVERVIEW

The attached Project Schedule reflects progress made during the Design Development Phase for the month of June 2020. The 100% Design Development documents were completed and distributed on June 26, 2020. Design reviews and estimates commenced

with a targeted completion date for the design reviews of July 21 and reconciled estimates on July 22, 2020. Value engineering is scheduled to be complete by the end of July. A Market Study on Construction Cost Trending is anticipated to be delivered on July 15, 2020 prior to completion of the cost estimates by Gilbane and the two estimating consultants.

In June, much consideration was given to the construction schedule and four schedule scenarios were developed, ranging from multiple early bid packages to only one bid package for sitework. Only Schedule Scenario 1 would guarantee a January 2023 school opening. All other schedule scenarios are tracking a September 2023 school opening. It was determined that Schedule Scenarios 1 and 3 should be further analyzed. However, if an Early Site Enabling Bid Package in August 2020 is not achievable then Scenario 3 becomes the most viable option. One Early Bid Package for Sitework would be bid off the 90% Construction Documents which are scheduled for completion on November 20, 2020 with construction starting in the February/March 2021 timeframe. The Main Bid Package would be bid in February 2021 with construction anticipated to start in the March/April 2021 timeframe.

The project started the Planning Board Review process on May 21, 2020. The Design Advisory Team (DAT) was appointed at the May 21 Planning Board Meeting and the first DAT Meeting date occurred on June 17, 2020. The next meeting is scheduled for July 15, 2020 and the presentation will include updated information on the connection of the front entrance canopy to the building, details for the sunshades located on the South elevation of the building, site sections, and further detail of the mechanical penthouse. The Planning Board process will take several months to complete and the Project Team has been working closely with the Town to ensure the process is completed on schedule.

Refer to the attached Preliminary Project Schedule, dated June 30, 2020.

VI. CONTRACT AMENDMENTS/BUDGET TRANSFERS

Designer Contract Amendment No. 7 was approved at the June 9, 2020 Building Commission along with the two Budget Transfers required to cover the amendment costs.

OPM Contract Amendment No. 3 for a Construction Market Study for \$27,500.00 and OPM Contract Amendment No. 4 for independent cost estimating services for \$42,900.00 will be presented for approval at the Building Commission Meeting on July 8, 2020. Two Budget Transfers were required for these amendments. A transfer of \$27,500.00 from Owner's Contingency to the OPM's Reimbursable Expenses Budget and a transfer of \$42,900.00 from

Owner's Contingency to the OPM's Cost Estimate Budget were required to fund these services.

VII. COMMUNITY OUTREACH

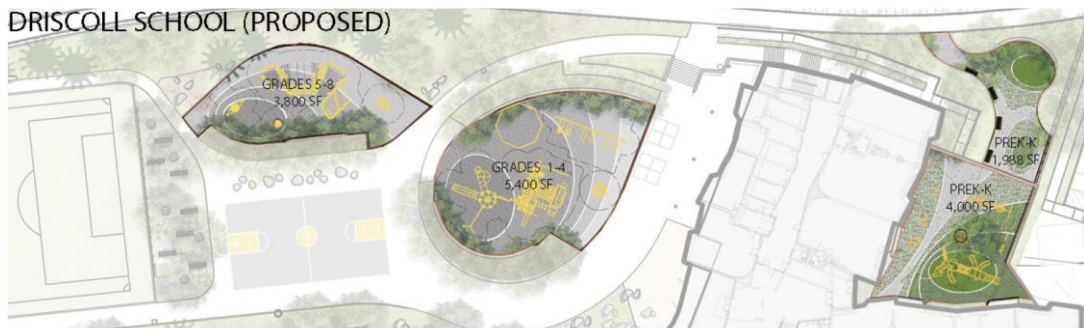
The fourth and final meeting of the Driscoll School Park and Playground Design Review Committee (DRC) was held on June 8, 2020. The committee is comprised of two members of the School Committee, two members of the Parks and Recreation Commission, three community members and two additional liaisons.

The presentation included cost information from the 50% DD Cost Estimates, Value-Engineering decisions made as well as a review of the overall development of the design of the space. A preferred layout for the park and playground was determined and was included in the 100% Design Development documents for pricing. The recording of this meeting was posted to the Project Website for future reference.



Preferred Park & Playground Layout

DRISCOLL SCHOOL (PROPOSED)



Desired capacity = 256 children*
 *1/3 of 800 children w/ 4% absentee factor

Proposed School Capacity
 Grades pre-k, k: 50-80
 Grades 1-4: 90+
 Grades 5-8: 90+
Total: 230-260 children
Total area = 13,200 sf

Additional Community Playground capacity
 Grades pre-k, k: 30-40

Capacity Analysis of Areas with Playground Equipment

The first meeting of the Design Advisory Team (DAT) was held on June 17, 2020 and the feedback from the DAT was generally very positive. The DAT requested additional detailing for the sunshades at the South elevation and for the canopy at the main entrance on Washington Street. They also requested that the mechanical penthouse be developed further and that site sections be produced to better understand the park and playground design and grade changes across the site. The next meeting is scheduled for July 15, 2020.



Washington Street Revised Elevation

The next Driscoll School Community Forum is scheduled for August 3, 2020 and will include updates on design progress, project schedule, construction phasing, logistics plan and more information on communication and community outreach during construction.

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.

VIII. ATTACHMENTS

June 2020 Monthly Invoice Summary
OPM Contract Amendment No. 3
OPM Contract Amendment No. 4
Total Project Budget Status Report, dated June 30, 2020
Monthly and Cumulative Cash Flow Reports, dated June 30, 2020
Preliminary Project Schedule, dated June 30, 2020
CM Schedule Scenarios, dated June 29, 2020
Meeting Schedule Matrix - dated July 7, 2020
Actions Log, dated July 7, 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%	\$ 429,575	13%	\$ 2,822,915	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ -	0%	\$ 524,441	
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%	\$ -	0%	\$ 27,500	*5
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ -	0%	\$ 42,900	*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%	\$ 430,164	10%	\$ 3,719,458	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 1,814,766	25%	\$ 5,444,297	
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%	\$ -	0%	\$ 2,540,672	
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	\$ 152,460	\$ 652,460	\$ 652,460	100%	\$ 273,939	42%	\$ 378,521	
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%	\$ 16,478	12%	\$ 122,034	*2
Geotechnical/Geo-Environmental	\$ -	\$ 390,775	\$ 390,775	\$ 390,775	100%	\$ 139,788	36%	\$ 250,987	*3, 4
Site Survey & Site Requirements	\$ -		\$ -	\$ -		\$ -		\$ -	
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 152,460	\$ 7,911,523	\$ 7,911,523	100%	\$ 2,088,705	26%	\$ 5,822,818	

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%	\$ 67,500	21%	\$ 252,188	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ 180,000	56%	\$ 67,500	21%	\$ 252,188	
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	\$ (105,187)	\$ 2,094,606	\$ -	0%	\$ -	0%	\$ 2,094,606	*4, 5, 6
SUB-TOTAL	\$ 10,189,564	\$ (105,187)	\$ 10,084,377	\$ 1,375	0%	\$ -	0%	\$ 10,084,377	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,257,100	\$ 11,303,077	10%	\$ 2,586,368	2%	\$ 112,670,732	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,470,375	\$ 12,516,352	11%	\$ 3,799,643	3%	\$ 112,670,732	
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

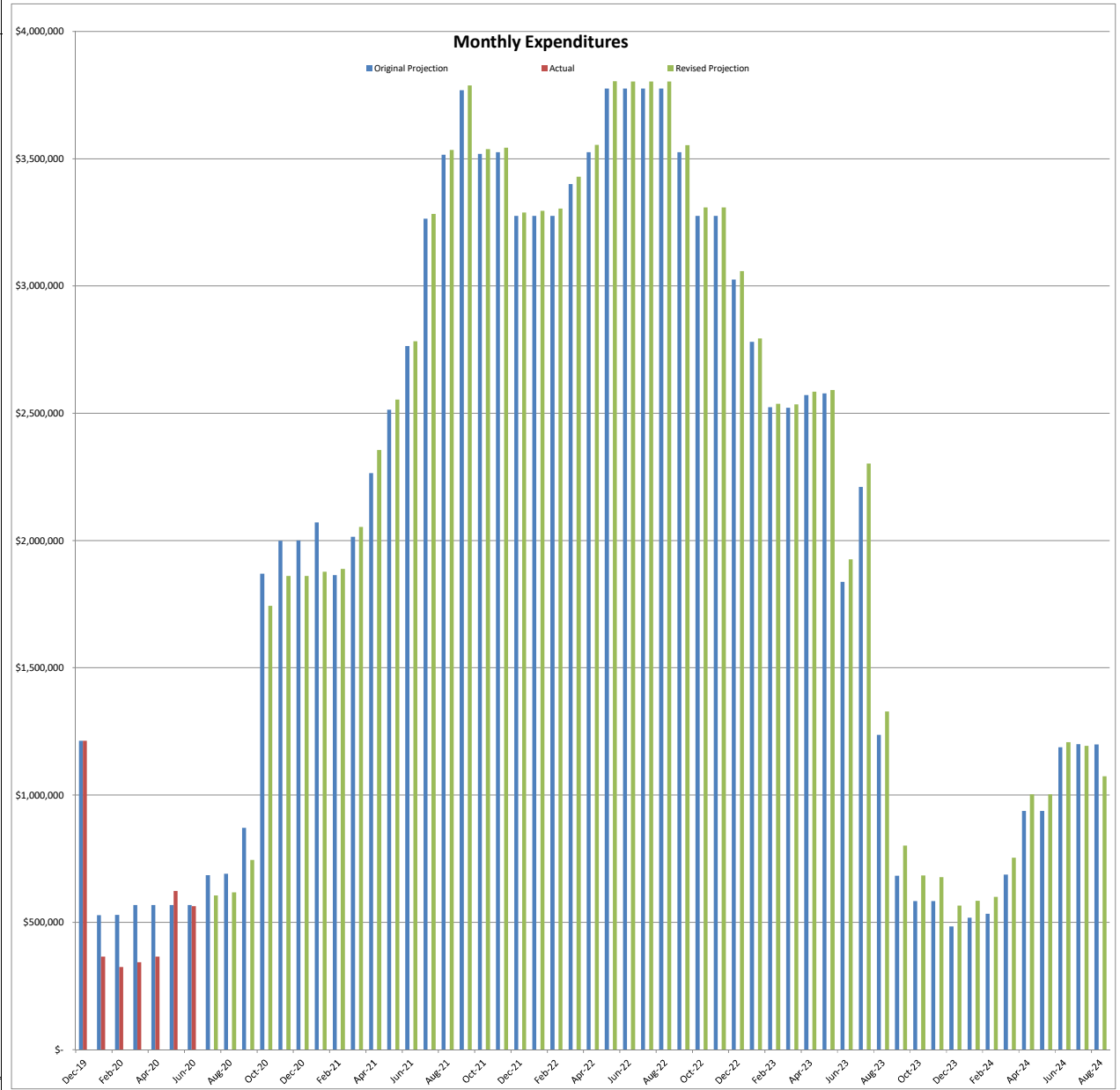
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Budget Transfers (continued):

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 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)							

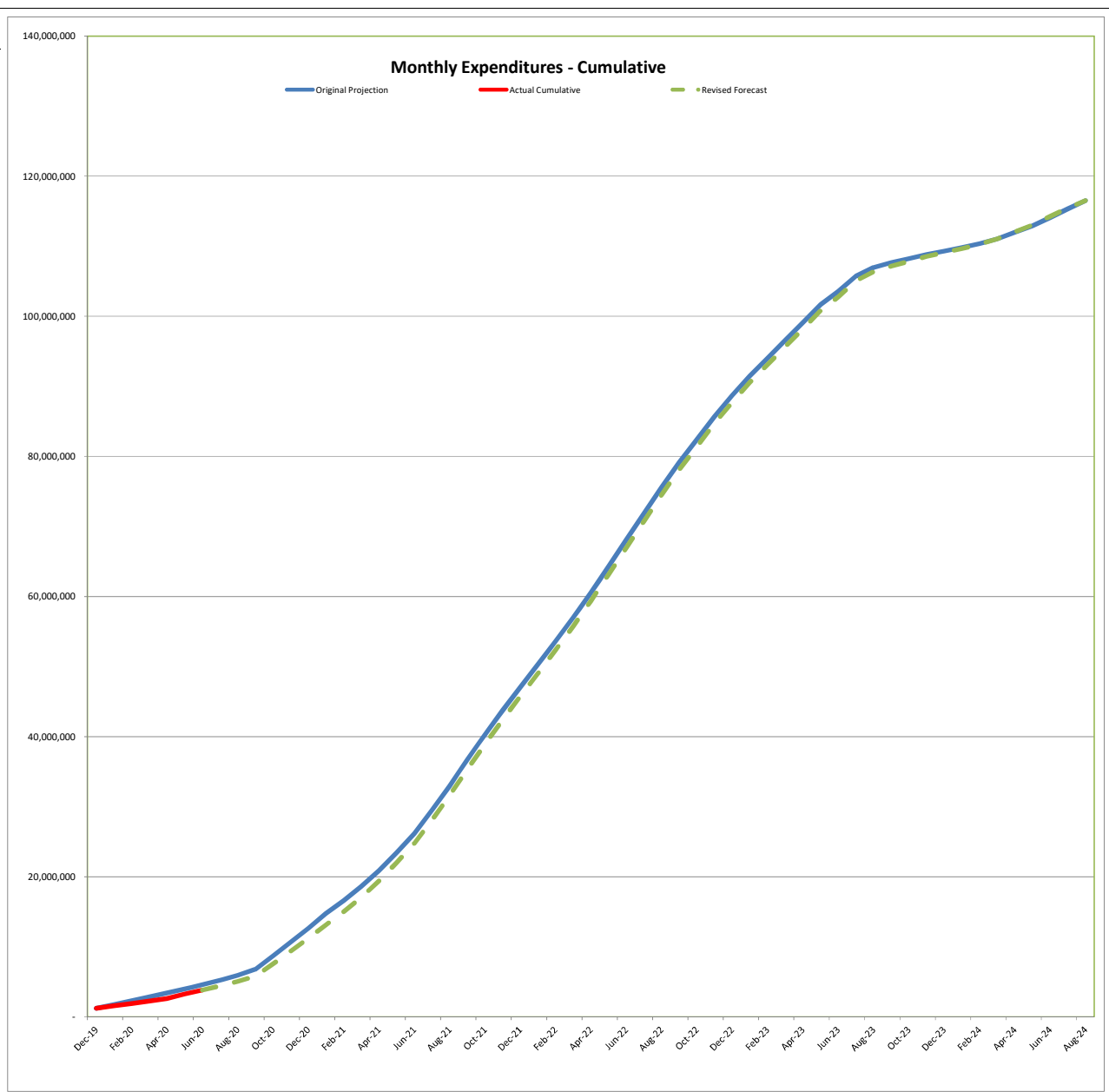
Monthly Cash Flow

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		\$ 605,920
Aug-20	\$ 690,612		\$ 618,100
Sep-20	\$ 871,490		\$ 744,870
Oct-20	\$ 1,870,408		\$ 1,743,625
Nov-20	\$ 1,999,151		\$ 1,860,756
Dec-20	\$ 2,001,151		\$ 1,861,381
Jan-21	\$ 2,071,151		\$ 1,878,259
Feb-21	\$ 1,864,245		\$ 1,888,642
Mar-21	\$ 2,014,797		\$ 2,053,279
Apr-21	\$ 2,264,797		\$ 2,356,451
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		\$ 3,538,002
Nov-21	\$ 3,525,837		\$ 3,544,037
Dec-21	\$ 3,275,837		\$ 3,289,079
Jan-22	\$ 3,275,837		\$ 3,295,724
Feb-22	\$ 3,275,837		\$ 3,305,052
Mar-22	\$ 3,400,837		\$ 3,430,052
Apr-22	\$ 3,525,837		\$ 3,555,052
May-22	\$ 3,775,837		\$ 3,804,752
Jun-22	\$ 3,775,837		\$ 3,803,952
Jul-22	\$ 3,775,837		\$ 3,803,952
Aug-22	\$ 3,775,837		\$ 3,803,952
Sep-22	\$ 3,525,837		\$ 3,553,952
Oct-22	\$ 3,275,837		\$ 3,308,974
Nov-22	\$ 3,275,837		\$ 3,308,974
Dec-22	\$ 3,025,837		\$ 3,058,974
Jan-23	\$ 2,780,837		\$ 2,793,974
Feb-23	\$ 2,524,512		\$ 2,537,649
Mar-23	\$ 2,522,037		\$ 2,535,174
Apr-23	\$ 2,572,037		\$ 2,585,174
May-23	\$ 2,578,600		\$ 2,591,737
Jun-23	\$ 1,837,433		\$ 1,926,965
Jul-23	\$ 2,210,615		\$ 2,302,818
Aug-23	\$ 1,236,456		\$ 1,328,397
Sep-23	\$ 683,797		\$ 801,407
Oct-23	\$ 583,797		\$ 683,970
Nov-23	\$ 583,797		\$ 677,512
Dec-23	\$ 483,797		\$ 565,920
Jan-24	\$ 518,360		\$ 584,533
Feb-24	\$ 533,797		\$ 599,970
Mar-24	\$ 687,648		\$ 753,770
Apr-24	\$ 937,597		\$ 1,003,770
May-24	\$ 937,597		\$ 1,003,764
Jun-24	\$ 1,187,597		\$ 1,208,343
Jul-24	\$ 1,200,297		\$ 1,193,665
Aug-24	\$ 1,199,491		\$ 1,074,657
Total:	\$ 116,513,275	\$ 3,799,643	\$ 112,713,632

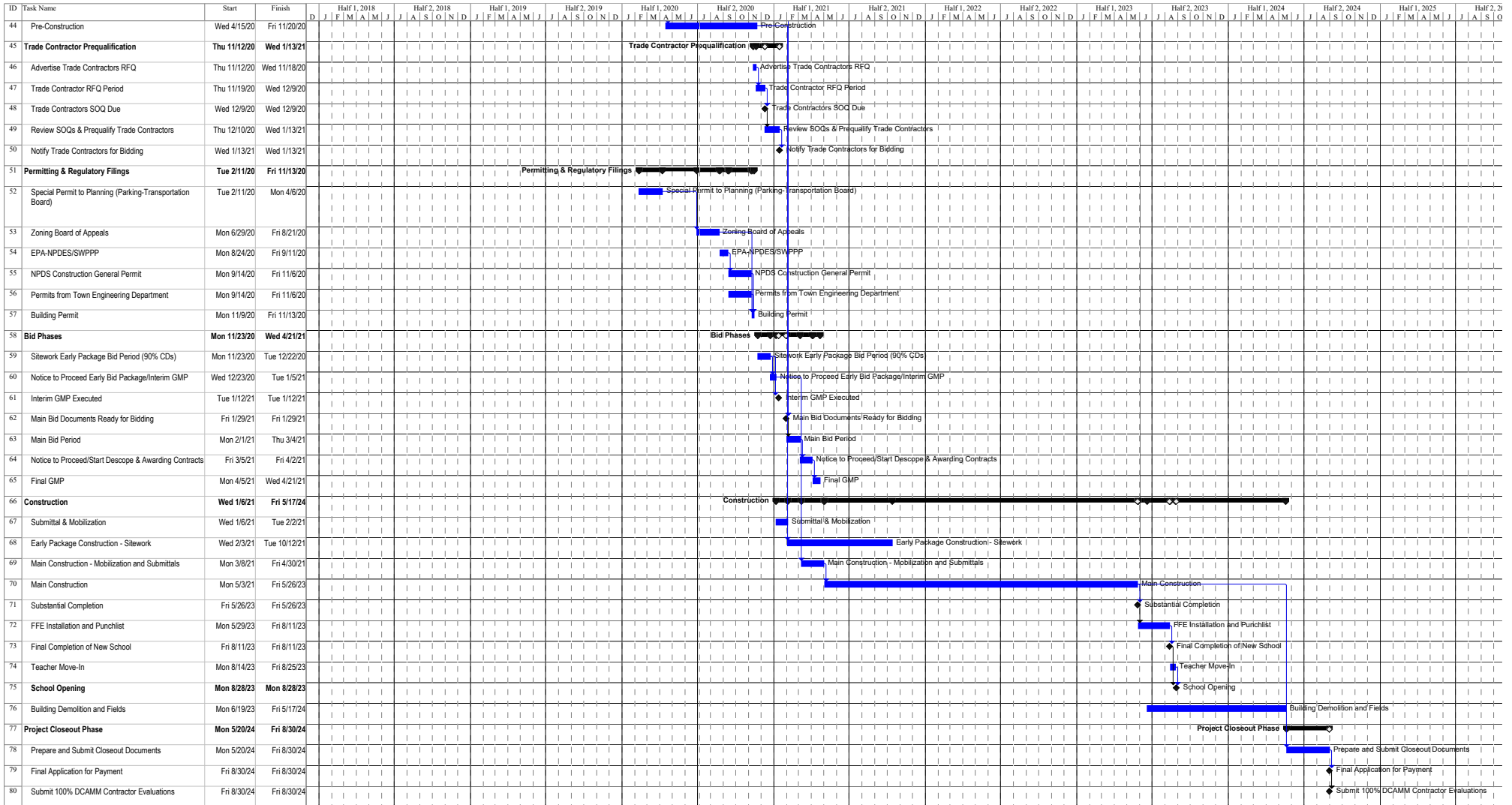


Cumulative Cash Flow

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	\$ 3,799,643
Jul-20	5,230,021		\$ 4,405,564
Aug-20	5,920,633		\$ 5,023,664
Sep-20	6,792,123		\$ 5,768,534
Oct-20	8,662,531		\$ 7,512,159
Nov-20	10,661,682		\$ 9,372,915
Dec-20	12,662,833		\$ 11,234,296
Jan-21	14,733,984		\$ 13,112,555
Feb-21	16,598,229		\$ 15,001,197
Mar-21	18,613,026		\$ 17,054,476
Apr-21	20,877,823		\$ 19,410,927
May-21	23,392,620		\$ 21,965,617
Jun-21	26,157,417		\$ 24,749,256
Jul-21	29,422,214		\$ 28,032,895
Aug-21	32,938,064		\$ 31,567,587
Sep-21	36,707,261		\$ 35,355,626
Oct-21	40,226,458		\$ 38,893,628
Nov-21	43,752,295		\$ 42,437,665
Dec-21	47,028,132		\$ 45,726,744
Jan-22	50,303,969		\$ 49,022,468
Feb-22	53,579,806		\$ 52,327,520
Mar-22	56,980,643		\$ 55,757,572
Apr-22	60,506,480		\$ 59,312,624
May-22	64,282,317		\$ 63,117,376
Jun-22	68,058,154		\$ 66,921,328
Jul-22	71,833,991		\$ 70,725,280
Aug-22	75,609,828		\$ 74,529,232
Sep-22	79,135,665		\$ 78,083,184
Oct-22	82,411,502		\$ 81,392,158
Nov-22	85,687,339		\$ 84,701,132
Dec-22	88,713,176		\$ 87,760,106
Jan-23	91,494,013		\$ 90,554,080
Feb-23	94,018,525		\$ 93,091,729
Mar-23	96,540,562		\$ 95,626,903
Apr-23	99,112,599		\$ 98,212,077
May-23	101,691,199		\$ 100,803,814
Jun-23	103,528,632		\$ 102,730,779
Jul-23	105,739,247		\$ 105,033,597
Aug-23	106,975,703		\$ 106,361,994
Sep-23	107,659,500		\$ 107,163,401
Oct-23	108,243,297		\$ 107,847,371
Nov-23	108,827,094		\$ 108,524,883
Dec-23	109,310,891		\$ 109,090,803
Jan-24	109,829,251		\$ 109,675,336
Feb-24	110,363,048		\$ 110,275,306
Mar-24	111,050,696		\$ 111,029,076
Apr-24	111,988,293		\$ 112,032,846
May-24	112,925,890		\$ 113,036,610
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	\$ 3,799,643	\$ 116,513,275



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



Driscoll Schedule Consideration

6/29/2020

Option	Description	Early Site	Early Structural	100% CD	Mobilize	TCO	Occupy	Field Complete
1	Original-Early	8/1/2020	11/15/2020	2/4/2021	10/1/2020	11/4/2022	1/1/2023	10/1/2023
2	Hybrid	10/1/2020	NA	2/4/2021	12/1/2020	3/1/2023	9/1/2023	5/1/2024
3	100% CD	TBD	NA	2/4/2021	3/1/2021	5/1/2023	9/1/2023	5/1/2024
4	Lag for Fall Opening	NA	NA	2/4/2021	5/1/2021	7/1/2023	9/1/2023	5/1/2024

Durations

Option	Precon	Construction	Move	Demo	TOTAL
1	8	25	2	9	44
3	11	26	3	9	49

Pro/con review based on option 3

Pros
Market de-escalation
Budget/GMP certainty
Covid certainty/improvement
100% Docs -change avoidance
Fall 2020 field & playgrounds available
Single site package
Schedule cushion/premium avoidance
Improved commission/punch list turnover
Hazmat abatement during summer when kids gone
Summer move/extended FFE duration
Time to finalize neighborhood/logistics concern
Permit/ZBA process extended

Cons
Extended maintenance of existing (boiler piping)
New fields available fall 2024
Increased general conditions

OEM Costs Impact for option 3

Description	Low	Neutral	High
De escalation	\$ (4,103,228)	\$ (2,051,614)	\$ -
100% Benefit	\$ (400,000)	\$ (300,000)	\$ -
OPM GC	\$ -	\$ -	\$ -
Estimated CM Extended GC	\$ 300,000	\$ 400,000	\$ 500,000
AE GC	\$ -	\$ -	\$ -
Extended boiler	\$ -	\$ 50,000	\$ 100,000
premium time	\$ (200,000)	\$ (100,000)	\$ -
single site package	\$ (200,000)	\$ (100,000)	\$ -
TOTAL	\$ (4,603,228)	\$ (2,101,614)	\$ 600,000



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

June

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
1-Jun - 5-Jun	1-Jun	2-Jun	3-Jun	4-Jun	5-Jun
		11:30 PM - 1:00 PM DRC Prep Meeting	12:00 PM - 1:00 PM Working Group	9:00 AM - 10:00 AM Staff Meeting	
				Time TBD Engineering Dept Review	
8-Jun - 11-Jun	8-Jun	9-Jun	10-Jun	11-Jun	12-Jun
	6:00 PM - 8:00 PM Playground Design Review Committee	6:00 PM Building Commission		9:00 AM - 10:00 AM Staff Meeting	
				2:30 PM - 3:30 PM Permitting Meeting	
15-Jun - 19-Jun	15-Jun	16-Jun	17-Jun	18-Jun	19-Jun
		9:30 AM - 10:00 AM Meeting with Plumbing Inspector	7:30 PM Design Advisory Team	7:30 AM - 9:00 AM Working Group	
				9:00 AM - 10:00 AM Staff Meeting	
22-Jun - 26-Jun	22-Jun	23-Jun	24-Jun	25-Jun	26-Jun
		3:00 PM - 4:00 PM On-site Temporary Playground Walkthrough		7:30 AM - 9:00 AM School Building Committee	End of Design Development Phase
				9:00 AM - 10:00 AM Staff Meeting	100% DD Documents issued
	29-Jun	30-Jun			

July

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
1-Jul - 3-Jul			1-Jul	2-Jul	3-Jul
				9:00 AM - 10:00 AM Staff Meeting	
6-Jul - 10-Jul	6-Jul	7-Jul	8-Jul	9-Jul	10-Jul
				9:00 AM - 10:00 AM Staff Meeting	
13-Jul - 17-Jul	13-Jul	14-Jul	15-Jul	16-Jul	17-Jul
100% DD Review IT Department		6:00 PM Building Commission	7:30 PM Design Advisory Team Planning Board	9:00 AM - 10:00 AM Staff Meeting	DRAFT 100% DD Cost Estimates Due
100% DD Review Electrical Inspector			Market Study Due		
20-Jul - 24-Jul	20-Jul	21-Jul	22-Jul	23-Jul	24-Jul
7:30 AM - 9:00 AM Working Group		100% DD Cost Reconciliation Day 1	100% DD Cost Reconciliation Day 2	7:30 AM - 9:00 AM School Building Committee	
100% DD Review Board of Health				9:00 AM - 10:00 AM Staff Meeting	
27-Jul - 31-Jul	27-Jul	28-Jul	29-Jul	30-Jul	31-Jul
JLA/GBC Lessons Learned Meeting				9:00 AM - 10:00 AM Staff Meeting	



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

August

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
	3-Aug	4-Aug	5-Aug	6-Aug	7-Aug
	7:00 PM - 9:00 PM CM Community Forum Driscoll School			9:00 AM - 10:00 AM Staff Meeting	
	10-Aug	11-Aug	12-Aug	13-Aug	14-Aug
		6:00 PM Building Commission		7:30 AM - 9:00 AM Working Group	
				9:00 AM - 10:00 AM Staff Meeting	
	17-Aug	18-Aug	19-Aug	20-Aug	21-Aug
				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
	31-Aug				



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	9-Jul	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website.
2	Community Forum	9-Jul	1-Aug	Jen (LF)	action needed	Forum to be rescheduled for late July / early August when more information available. Proposed dates sent via Doodle Poll: Wed 7/29, Mon 8/3, Wed 8/5, Mon 8/10, Wed 8/12
3	Market Study	9-Jul	17-Jul	RLB	ongoing	LF released RLB to begin Market Study - due 7/15.
4	Lessons Learned meeting to be scheduled	9-Jul	1-Aug	Jen (LF)	meeting	Jen to coordinate meeting between LF, GBC and JLA to review lessons learned from the last JLA/GBC project. Will need to review VDC practices and how a model would be used on this project - may be a separate meeting. More discussion on agenda needed.
5	Building Commission - Meeting materials due	9-Jul	7-Jul	Jen (LF)	action needed	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 7/2.
6	Electrical Inspector Review	9-Jul	1-Aug	Philip (JLA)	meeting	Philip to provide availability. Jen to follow up with Brian Richard to arrange meeting.
7	IT Dept Review	9-Jul	1-Aug	Philip (JLA)	meeting	Philip to provide availability. Jen to follow up with IT Dept and Karen King to arrange meeting.
8	Meeting with Police Dept. to review security	9-Jul	26-Jun	Philip (JLA)	record	Meeting occurred 6/25 with Police and Matt Gillis.
9	Meeting with Fire Dept. to review life safety during construction	9-Jul	26-Jun	Team	meeting	Bob Braga (GBC) talked to Todd Cantor re: hotwork permits. Is another meeting needed?
10	Meeting with Board of Health to review Cafeteria and Kitchen design	9-Jul	1-Aug	Philip (JLA)	meeting	Philip to provide availability. Jen to follow up with BOH to arrange meeting.
11	Schedule - Early Package	9-Jul	2-Jul	Team	update needed	Project Team recommending a single package on 2/1/21, School completion around May 2023, School occupied 9/1/2023. More coordinated set of documents. Will formally present to Building Commission at 7/14 meeting. Once finalized, loop Dan and Polly into discussion. Jay (LF) and Carlos (GGD) working to evaluate existing boiler piping that Charlie Simmons is concerned about.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

12	Develop a file system with all relevant project docs	9-Jul	9-Jul	Jen (LF)	update needed	Jen compiling final documents into a sharable Dropbox. Will include approved meeting minutes, design submittals and presentations, project documents, etc. Gilbane developing Procore site for tracking RFIs, submittals, drawings and specs. Jen sent link to 100% DD Docs out.
13	Building Commission Meeting	14-Jul	14-Jul	record	meeting	Next Building Commission Meeting on July 14. Materials due to Tony July 7. Invoices due to Lynn July 2.
14	Planning Board / ZBA Process	15-Jul	15-Jul	Philip (JLA)	meeting	The first meeting of the DAT was held on 6/17. Next meeting scheduled for 7/15 at 7:30pm. JLA presentation will include more detail at front canopy, what the mechanical penthouse will look like, sunshade details, and landscape design site sections.
15	Zoning Relief Discussion	15-Jul	15-Jul	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.
16	Logistics Plan	16-Jul	1-Aug	Walt (GBC)	update needed	Gilbane developing Logistics Plan
17	Pick Plan	16-Jul	1-Aug	Walt (GBC)	update needed	Gilbane developing Pick Plan
18	7/23 SBAC Meeting - Agenda, presentation, identify meeting materials needed	16-Jul	25-Jun	Jen (LF)	record	LF to send draft agenda to team for review (7/16). Review presentation at Working Group meeting. - set Working Group meeting for week of 7/20 after initial Cost Estimates due.
19	Geothermal Wells	17-Jul	1-Aug	Estimators	record	Report issued. Number of wells and depth included in DD set, fewer wells needed (49), but deeper (900ft). GBC has reached out to Augden Wells for pricing for estimate.
20	Drainline	17-Jul	26-Jun	Estimators	update needed	Drainline to be directed around the building. Reflected in 100% DD set that was issued, will be priced in estimate.
21	100% DD Cost Estimates	17-Jul	26-Jun	Jen (LF)	meeting	Jen coordinating reconciliation meetings week of 7/20. Doodle poll circulated to coordinate consultants to develop agenda. Targeting 7/21 & 7/22 mornings, still developing agenda for consultants based on Doodle Poll.
22	GBC to develop CM Plan	1-Aug	1-Oct	Walt (GBC)	record	Brookline has sent an example of a Construction Management Plan to GBC, GBC needs to work through logistics plan and traffic analysis before plan will be ready to submit.
23	GBC to reach out to Police Dept. to discuss Police Details	1-Aug	1-Oct	Walt (GBC)	update needed	GBC needs to work through logistics plan and traffic analysis before meeting.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

24	Commercial Abutter Issues	1-Aug	1-Aug	Walt (GBC)	develop timeline	Need update on Right of Way access requirements from Town Counsel, need update on schedule for work in alley. Not ready for this meeting yet. Would anticipate \$180k per year per full time police detail, gates need full access., Police need to review plan on site with GBC. GBC first needs to develop logistics plan.
25	DESE Review	1-Aug	1-Aug	DESE	record	Response to comments submitted to DESE, DESE to respond.
26	Site Plan requirements - 25 year storm to be held on site	1-Aug	1-Aug	Team	develop timeline	Will need requirement waived. What is the process?
27	Proprietary Items	1-Aug	1-Aug	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.
28	Fossil Fuel Free Meeting	1-Aug	1-Aug	Philip (JLA)	meeting	To be scheduled after estimates reconciled and any VE for this stage finalized.
29	JLA to send Signage Plan in future progress set to Todd Kirrane.	1-Aug	1-Aug	Philip (JLA)	record	Todd will indicate which signs by DPW and which by GBC.
30	Parking Meter Cost	1-Oct	1-Oct	Matt (Town)	action needed	Matt G. to follow up with Todd Kirrane to figure out meter cost.
31	Utility Poles at Bartlett Crescent Alley	1-Nov	1-Nov	Team	record	Will reassess after 50% DD Estimates.
32	Vibration monitoring during construction	1-Nov	1-Nov	Team	record	To determine how much monitoring needed during geothermal well installation.
33	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.
34	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.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

35	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.
36	Mass Save	1-Dec	1-Dec	Philip (JLA)	record	Town holding off on signing forms in email from Mass Save until VM items are discussed and geothermal in project is fully understood.
37	Onsite meeting with Utility Companies	1-Dec	1-Dec	Philip (JLA)	record	JLA/GGD coordinating meetings on site with utility companies. To work with Adam (LF). Adam to send info to Philip and Philip will forward to GGD.
38	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
39	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?
40	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
41	Perform existing conditions surveys for neighboring residences	1-Feb	30-Jun	Town	record	Town to provide GBC with list of property owners and residents. GBC to mail information over the summer.
42	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.