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Memorandum

TO: Capital Sub Committee
Ben Lummis
Mary Ellen Normen

FROM: Matthew J. Gillis, Director of Operations & Facilities

RE: Building Projects Update – March/Early April Summary

DATE: April 9, 2020

Driscoll Summary

The architect, JLA, and resident Phil Grey, have been very with the project. New Driscoll is still entirely in the planning and design phase and appears to be on schedule. The plans are nearing the 50% point of the design development phase, scheduled for the end of next week. After that plans will be sent out for an updated cost estimate by the architect. Translating the phases of the architects planning into one total number, the plans for the new building are approximately 30% complete.

Gilbane was hired as the Construction Manager at Risk (CM) for the project and has joined the planning quite nicely. They are proceeding at their own risk and a signed contract is anticipated from them well before the May Building Commission Meeting. They are large company and we are told this is in the normal range of turnaround time for their legal team to review documents. They too will perform a cost estimate of the 50% design development documents due out next week.

Site review and site work is scheduled to begin in April. The Geothermal test well and additional borings on the site are still scheduled to happen with April vacation week.

The Owner's Project Manager (OPM) has done a good job keeping the project moving, communicating progress and tasks to complete. They will also be reviewing and reconciling the cost estimates from the architect and CM. They provide a very detailed progress report I find helpful and thus am sharing with you. You can find the list of upcoming meetings on pages 4-7. The dates with the Committee are open to the public; those items with staff and or team are not for members of the public and are effectively the job meetings until construction begins.

Brookline High School STEM Wing and 22 Tappan (Cyrpress)

Please see the OPM report from Hill international for greater detail.

The project is still proceeding and doing so in accord with the new guidelines and directives regarding COVID-19. Skanska, the CM, submitted a notice on March 30, they are impacted in schedule and cost as a result of the

pandemic. Keeping the project original schedule appears to become more difficult each day with shortages in materials and labor.

Per the CM, as of Wednesday April 8, the labor working on the job was down about 80% of what was originally scheduled. They had 5 guys working on Cypress and should have had 40. STEM was about the same %. This has been a gradual decline the last few weeks as COVID-19. The following items were discussed at last job meeting and appear to be negatively impacting the project schedule:

- MBTA not supporting construction during COVID-19 since March 23,
- Carpenters union directed its members not to work on Monday April 6,
 - Carpenters are needed to finish concrete and foundation work
 - Painters, glazers, and pile drivers unions all followed the Carpenters in not working
- Precast concrete plant closed, per Governor of VT
- Structural steel plant in Canada running at about 50% normal capacity

It appears the CM is doing what they can to keep the project moving forward and keep people working. Iron workers, operators, laborers and water proofers all still working. With school building closed, some update work and testing to the fire alarm system will be performed ahead of schedule.

Again for more details, the OPM report from Hill International.