



THE PUBLIC SCHOOLS OF BROOKLINE
BROOKLINE, MASSACHUSETTS
Town Hall, Fifth Floor, 333 Washington Street Brookline, MA 02445
Telephone: 617-730-2430 Fax: 617-730-2601
www.brookline.k12.ma.us



Meeting Notice
Driscoll School Building Advisory Committee Meeting

Meeting Date: Friday, November 4, 2022
9:00am – 10:30am

Access the Meeting:

Log on: <https://brooklinema.zoomgov.com/j/1603838048?pwd=bVFLNk5lK3hpMkZtM3pFNTNsdlHE4QT09>
Passcode: t5VC7UU0
Call In Number: +1 669 254 5252
Webinar ID: ID: 160 383 8048
Phone Access Code: 17676161

Agenda:

1. Approval of August 5, 2021 SBAC Meeting Minutes
2. Construction Update / Schedule Update
 - Ongoing Activities / 3-week Look Ahead
 - Progress Photos
3. Budget Update
4. Upcoming Meetings
 - November 8, 2022 – Building Commission Meeting – 6:00 PM
 - December 13, 2022 – Building Commission Meeting – 6:00 PM
 - January 10, 2023 – Building Commission Meeting – 6:00 PM
 - February 3, 2023 – School Building Advisory Committee – 9:00 AM
5. New Business

To receive meeting notifications, please sign up and select Driscoll School Building Committee.
<https://www.brooklinema.gov/list.aspx>



CONSTRUCTION AND SCHEDULE UPDATE (GILBANE)

Schedule Analysis – Construction Progress



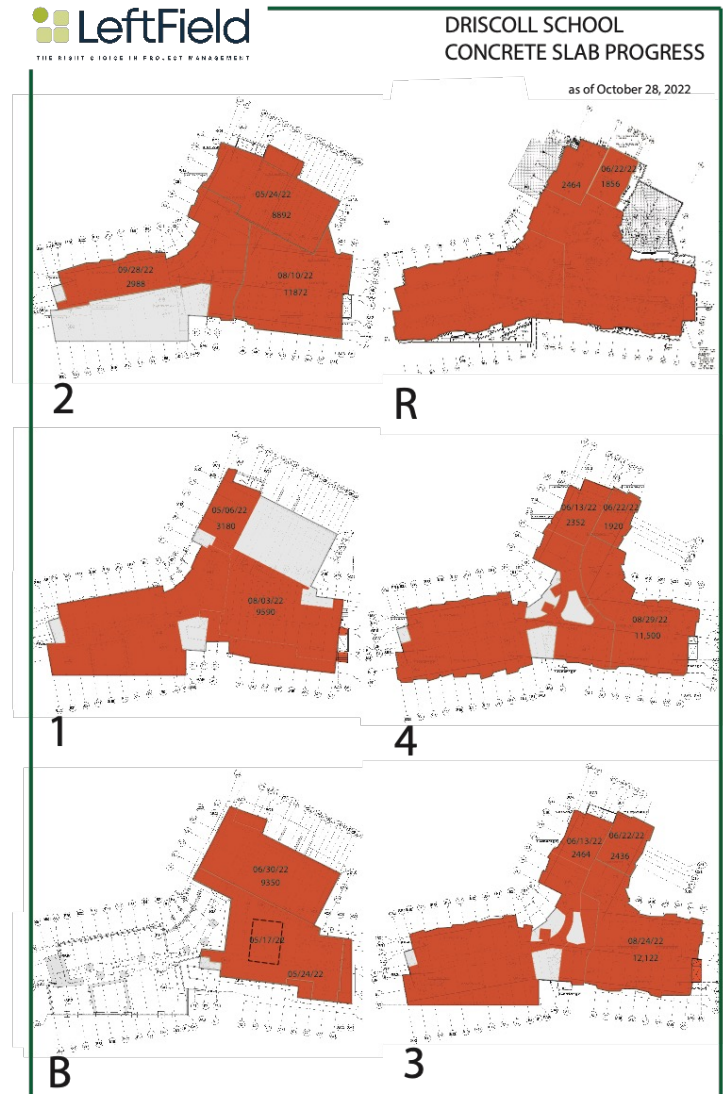
The project remains on schedule for 9/15/23 Substantial Completion

OVERALL

There is a concerted push to work Saturdays and to increase crew sizes for the exterior envelope trades in order to meet a 12/07/22 date of having the exterior closed in for temporary heat.

Important Note:

-Steel and concrete were two of the trades that were most challenging to the schedule; both have completed the bulk of their work and any remaining items are off the critical path.



Schedule Analysis – Construction Progress



EXTERIOR ENVELOPE

- Area C: brick is complete; windows are ongoing on the West, North and East sides, about 1 week behind.
- Area A: Roofing is nearly complete; exterior framing/sheathing is complete; masonry is ongoing at East and South elevations, projecting to be complete on time.
- Area B: Roof edge blocking has begun, exterior framing is nearly complete, projecting to finish 3-4 days early.

INTERIOR

- Area C: Pause on interior drywall to focus on closing the exterior envelope. Anticipate drywall schedule to balance out across areas.
- Area A: Framing and MEP trades are on or slightly ahead of schedule.
- Area B: Mechanical and FP pipe rough-in is 4 weeks ahead of schedule; interior framing is projecting to start 3 weeks early.



West Elevation



DRISCOLL SCHOOL EXTERIOR ENVELOPE TRACKING

as of October 31, 2022



South East Elevation



South Elevation



North Elevation



Driscoll School Project



Budget Update

- OPM Contract Amendment No. 9 was committed to the OPM Reimbursable Services Budget Line to fund online bidding and printing for Terrazzo Bid Package
- A Budget Transfer was made from the Advertising & Printing Budget Line to the OPM Reimbursable Services Line to fund OPM Contract Amendment No. 9

MICHAEL DRISCOLL SCHOOL - Brookline, MA									
October 31, 2022									
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	\$ 500	\$ 1,179,760	\$ 1,179,760	100%	\$ 1,179,760	100%	\$ -	
TOTAL SD	\$ 1,213,275	\$ 500	\$ 1,213,775	\$ 1,213,775	100%	\$ 1,213,775	100%	\$ -	
ADMINISTRATION									
Legal Fees	\$ 106,563	\$ (50,000)	\$ 56,563	\$ -	0%	\$ -	0%	\$ 56,563	*17
Owner's Project Manager	\$ 3,182,090	\$ 110,723	\$ 3,292,813	\$ 3,292,813	100%	\$ 2,243,467	68%	\$ 1,049,346	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 524,441	100%	\$ -	
Bidding	\$ 188,436		\$ 188,436	\$ 188,436	100%	\$ 188,436	100%	\$ -	
Construction Administration	\$ 1,989,628		\$ 1,989,628	\$ 1,989,628	100%	\$ 995,132	50%	\$ 994,496	
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ -	0%	\$ 50,010	
Extra Services	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Reimbursable Services	\$ -	\$ 67,823	\$ 67,823	\$ 67,823	100%	\$ 62,983	93%	\$ 4,840	*5, 10, 15, 18, 45
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ 42,900	100%	\$ -	*6
Advertising & Printing	\$ 31,969	\$ (26,793)	\$ 5,176	\$ 589	11%	\$ 589	11%	\$ 4,587	*18, 45
TOB Project Management Services	\$ 576,500	\$ (426,500)	\$ 150,000	\$ -	0%	\$ -	0%	\$ 150,000	*17
PSB Project Management Services	\$ 225,000	\$ (75,000)	\$ 150,000	\$ -	0%	\$ -	0%	\$ 150,000	*17
Owner's Insurance	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
Other Administrative Costs	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 4,122,122	\$ (467,570)	\$ 3,654,552	\$ 3,293,402	90%	\$ 2,244,056	61%	\$ 1,410,496	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 6,117,163	84%	\$ 1,141,900	
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%	\$ 2,540,672	100%	\$ -	
Bidding	\$ 290,363		\$ 290,363	\$ 290,363	100%	\$ 290,363	100%	\$ -	
Construction Administration	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ 1,471,362	58%	\$ 1,069,310	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 608,350	\$ 1,108,350	\$ 1,102,850	100%	\$ 908,126	82%	\$ 200,224	
Other Reimbursables	\$ 500,000	\$ (170,181)	\$ 329,819	\$ 324,319	98%	\$ 253,597	77%	\$ 76,222	*1,2,3,13,19,24,27,42
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 34,067	25%	\$ 104,445	*2
Geotechnical/Geo-Environmental	\$ -	\$ 635,745	\$ 635,745	\$ 635,745	100%	\$ 616,188	97%	\$ 19,557	*3,4,8,9,12,20,23,31,33
Site Survey & Site Requirements	\$ -	\$ 4,274	\$ 4,274	\$ 4,274	100%	\$ 4,274	100%	\$ -	*7, 29
Wetlands	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Traffic Studies	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 608,350	\$ 8,367,413	\$ 8,361,913	100%	\$ 7,025,288	84%	\$ 1,342,124	

Driscoll School Project



Budget Update

Committed:	94%
Expended:	40%
Construction Progress:	45%
<u>Status of Contingencies</u>	
Construction Contingency	\$4,443,899
Owner Contingency	\$ 919,760
Total	\$5,363,659
<u>Pending</u>	
Pending ATPs	\$ 291,000
Terrazzo	~\$ 670,000
OPM & A/E Terrazzo	\$ 168,500
FFE Overage	\$ 500,000
Total:	\$1,629,500

Remaining Total: \$3,734,159

MICHAEL DRISCOLL SCHOOL - Brookline, MA									
October 31, 2022									
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	\$ 155,009	\$ 474,697	\$ 474,697	100%	\$ 474,697	100%	\$ -	*11, 14
SUB-TOTAL	\$ 319,688	\$ 155,009	\$ 474,697	\$ 474,697	100%	\$ 474,697	100%	\$ -	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ 913,770	\$ 93,823,333	\$ 93,823,333	100%	\$ 37,574,410	40%	\$ 56,248,923	*1, 11, 14, 17
Change Orders	\$ -	\$ 5,101,579	\$ 5,101,579	\$ 5,101,579	100%	\$ 39,433	1%	\$ 5,062,146	*21,22,26,28,30,32,34, 35,36,38,40,41,43,44
SUB-TOTAL	\$ 92,909,563	\$ 6,015,349	\$ 98,924,912	\$ 98,924,912	100%	\$ 37,613,843	38%	\$ 61,311,069	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ (201,579)	\$ 4,443,899	\$ -	0%	\$ -	0%	\$ 4,443,899	*21,22,25,26,28,30, 32,34,35,36,38,40,41,4 3 44
Miscellaneous Project Costs	\$ 569,893	\$ (170,918)	\$ 398,975	\$ 293,020	73%	\$ 145,624	36%	\$ 253,351	
Utilities & Utility Company Fees	\$ 106,563	\$ (85,000)	\$ 21,563	\$ 14,910	69%	\$ 14,910	69%	\$ 6,653	*16
Testing & Inspection Services	\$ 127,875	\$ -	\$ 127,875	\$ 127,875	100%	\$ 86,965	68%	\$ 40,910	*37
Commissioning	\$ 132,896	\$ 20,735	\$ 153,631	\$ 150,235	98%	\$ 43,750	28%	\$ 109,881	*37
Security	\$ 106,653	\$ (106,653)	\$ -	\$ -	0%	\$ -	0%	\$ -	*16
Moving	\$ 95,906	\$ -	\$ 95,906	\$ -	0%	\$ -	0%	\$ 95,906	
Other Project Costs	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ 241,392	\$ 3,015,792	\$ 1,326,478	44%	\$ -	0%	\$ 3,015,792	
Furnishings	\$ 1,654,400	\$ -	\$ 1,654,400	\$ -	0%	\$ -	0%	\$ 1,654,400	
Technology Equipment	\$ 1,120,000	\$ 241,392	\$ 1,361,392	\$ 1,326,478	97%	\$ -	0%	\$ 1,361,392	*16
Owner's Contingency	\$ 2,199,793	\$ (1,280,033)	\$ 919,760	\$ -	0%	\$ -	0%	\$ 919,760	*14,5,6,7,8,9,10,12,13 15,16,17,18,19,20,23, 24,27,29,31,33,37,42
SUB-TOTAL	\$ 10,189,564	\$ (1,411,138)	\$ 8,778,426	\$ 1,619,498	18%	\$ 145,624	2%	\$ 8,632,802	
TOTAL DD-CLO	\$ 115,300,000	\$ 4,900,000	\$ 120,200,000	\$ 112,674,422	94%	\$ 47,503,509	40%	\$ 72,696,491	*25
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ 4,900,500	\$ 121,413,775	\$ 113,888,197	94%	\$ 48,717,284	40%	\$ 72,696,491	
CONSTRUCTION COST ESTIMATES									
SD Cost Estimate	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				
100% DD Cost Estimate	07/20/20	Gilbane	\$ 94,466,766.00	157,950	\$598.08				
GMP	05/26/21	Gilbane	\$ 93,823,333.00	157,950	\$594.01				