

# Driscoll School Project



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](http://www.brookline.k12.ma.us)

## Meeting Notice Driscoll School Building Advisory Committee Meeting

**Meeting Date:** Friday, July 7, 2023  
8:30am – 10:00am

### Access the Meeting:

Please click this link to join:

<https://brooklinema.zoomgov.com/j/1617564403?pwd=R085OURuM0hoZE9yVGIYNDBRWGVGdz09>

Passcode: D6LHzv4W

Description: Driscoll School Building Advisory Committee Meeting

### Agenda:

1. Construction / Schedule Updates (Gilbane)
  - Demolition plan/details
  - Schedule update
  - Ongoing activities, 3-week Look Ahead
  - Progress Photos
2. Schedule commentary
3. Budget Update
4. Quality Update
5. Upcoming Meetings
  - July 11, 2023 – Building Commission Meeting – 6:00 PM
  - August 8, 2023 – Building Commission Meeting – 6:00 PM
6. New Business

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





# Schedule Review – Construction Progress



## EXTERIOR ENVELOPE

### Area C:

- Metal panels are complete.
- Trespa panels are complete except for the NE corner.
- Window frame caps are 70% complete.

### Area A:

- Trespa panels are complete except for the South 'fins'.
- Window frame caps are 90% complete.

### Area B:

- Window glazing is 95% complete.
- Trespa panels are complete except for the Terrace 'fins'.
- Window frame caps are 50% complete.

### Overall (per GBCo discussion w/ Salem Glass):

All exterior work by Salem Glass will be completed by 7/20/23



# Schedule Review – Construction Progress



## INTERIOR

### Area C:

- Ceiling grid/tile is complete.
- Millwork is 90% complete.
- Painting is 95% complete.
- Flooring is 20% complete.

### Area A:

- Ceiling grid/tile is 95% complete.
- Millwork is 80% complete.
- Painting is 90% complete.
- Flooring is 20% complete.

### Area B:

- Ceiling grid/tile is 80% complete.
- Millwork is 5% complete.
- Painting is 85% complete.

### Overall (per GBCo 6/12/23 schedule):

On schedule: ceilings, flooring, millwork, plumbing fixtures, lights.

Behind schedule: visual display boards, interior glazing



DRISCOLL SCHOOL  
INTERIOR WALL PROGRESS  
as of July 6, 2023

- FRAMING
- DRYWALL
- CEILING GRID
- FLOORING
- DOORS HUNG



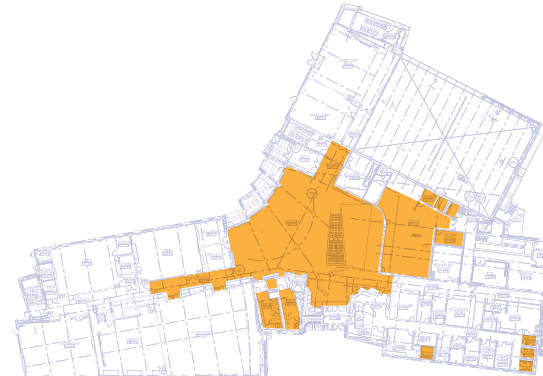
B



3



4



1



2

# Schedule Review – Submittals/RFIs



## HIGHLIGHTS:

- There is one open submittal
- There are five open RFI's.

## NOTE:

Answers to RFI's need to be expedited in order to avoid further delays and to keep pace with construction.

1	05 12 00	065	0	***	STRUCTURAL STEEL FRAMING	Steel Sequence 301 Package	Shop Drawing	Belinda Xian Mark Warner James Machek Juho Lee Sue Hulbert Carol Harris	03/22/2022 03/22/2022 03/22/2022 03/22/2022 03/22/2022	04/05/2022 04/05/2022 04/05/2022 04/05/2022 04/05/2022	Yes	1
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Printed on Wed Apr 6, 2022 at 10:00 am EDT

Gilbane Building Company  
Job #: J08864.000 Michael Driscoll School - Brookline  
725 Washington Street  
Brookline, Massachusetts 02446

Group	Spec Section Number	Number	Revision	Spec Section Description	Title	Type	Ball In Court	Date Sent To Ball In Court	Ball In Court Due Date	Overdue	Days Overdue
	05 12 00	066	0	STRUCTURAL STEEL FRAMING	Steel Sequence 303 Package	Shop Drawing	Belinda Xian Mark Warner James Machek Juho Lee Sue Hulbert Carol Harris	03/24/2022 03/24/2022 03/24/2022 03/24/2022 03/24/2022	04/07/2022 04/07/2022 04/07/2022 04/07/2022 04/07/2022	No	
4	05 12 00	068	0	*** STRUCTURAL STEEL FRAMING	Steel Sequence 302 Package	Shop Drawing	Belinda Xian Mark Warner James Machek Juho Lee Sue Hulbert Carol Harris	03/24/2022 03/24/2022 03/24/2022 03/24/2022 03/24/2022	04/07/2022 04/07/2022 04/07/2022 04/07/2022 04/07/2022	No	



# Driscoll School Project



## Budget Update

- Committed: 96%
- Expended: 67%
- Construction Progress: 73%

### Status of Contingencies

Construction Contingency \$3,195,645  
 Owner Contingency \$ 673,739  
 Total \$3,869,384

### Pending

Pending ATPs \$ 820,873  
 Estimated \$ 783,650  
 Potential FFE Overage \$ 93,954  
 Total: \$1,698,477

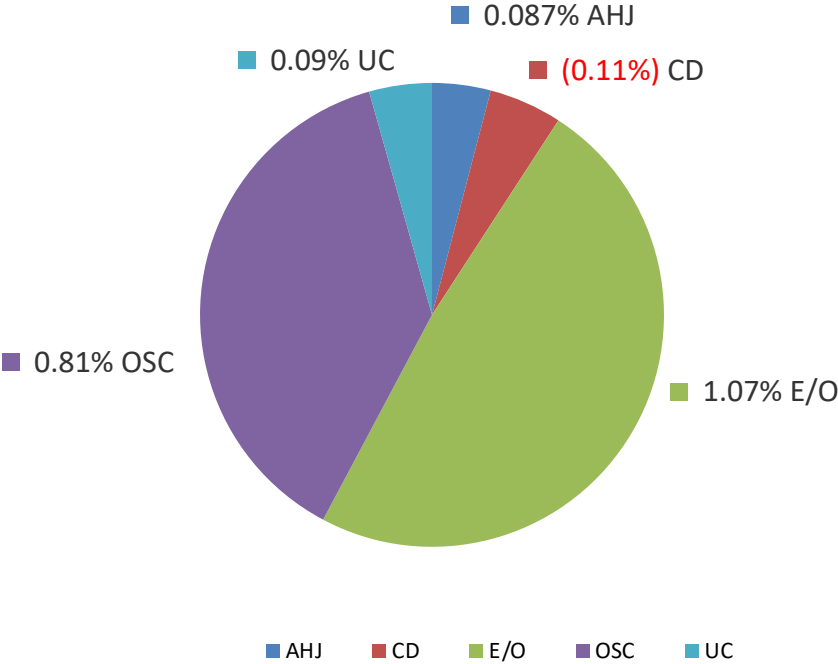
Remaining Total: \$2,170,907

5% of 'Balance to Spend' = \$1,604,371

MICHAEL DRISCOLL SCHOOL - Brookline, MA									
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
<b>PRE CONSTRUCTION COSTS</b>									
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%	\$ -	
<b>CONSTRUCTION COSTS</b>									
Construction Budget	\$ 92,909,563	\$ 913,770	\$ 93,823,333	\$ 93,823,333	100%	\$ 65,993,405	70%	\$ 27,829,928	*1, 11, 14, 17
Change Orders	\$ -	\$ 6,349,833	\$ 6,349,833	\$ 6,349,833	100%	\$ 2,092,343	33%	\$ 4,257,490	*21,22,26,28,30,32,34,35,36,38,40,41,43,44,46,48,49,50,51,52,53
SUB-TOTAL	\$ 92,909,563	\$ 7,263,603	\$ 100,173,166	\$ 100,173,166	100%	\$ 68,085,748	68%	\$ 32,087,418	
<b>OTHER PROJECT COSTS</b>									
Construction Contingency	\$ 4,645,478	\$ (1,449,833)	\$ 3,195,645	\$ -	0%	\$ -	0%	\$ 3,195,645	*21,22,25,26,28,30,32,34,35,36,38,40,41,43,44,46,48,49,50,51,52,53
Miscellaneous Project Costs	\$ 569,893	\$ (170,918)	\$ 398,975	\$ 346,237	87%	\$ 216,574	54%	\$ 182,401	
Utilities & Company Fees	\$ 106,563	\$ (85,000)	\$ 21,563	\$ 17,365	81%	\$ 17,365	81%	\$ 4,198	*16
Testing & Inspection Services	\$ 127,875	\$ -	\$ 127,875	\$ 127,875	100%	\$ 101,073	79%	\$ 26,802	*37
Commissioning	\$ 132,896	\$ 20,735	\$ 153,631	\$ 150,235	98%	\$ 92,013	60%	\$ 61,618	*37
Security	\$ 106,653	\$ (106,653)	\$ -	\$ -	0%	\$ -	0%	\$ -	*16
Moving	\$ 95,906	\$ -	\$ 95,906	\$ 50,763	53%	\$ 6,123	6%	\$ 89,783	
Other Project Costs	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ 241,392	\$ 3,015,792	\$ 2,973,995	99%	\$ 837,502	28%	\$ 2,178,290	
Furnishings	\$ 1,654,400	\$ -	\$ 1,654,400	\$ 1,647,517	100%	\$ 502,073	30%	\$ 1,152,327	
Technology Equipment	\$ 1,120,000	\$ 241,392	\$ 1,361,392	\$ 1,326,478	97%	\$ 335,429	25%	\$ 1,025,963	*16
Owner's Contingency	\$ 2,199,793	\$ (1,526,054)	\$ 673,739	\$ -	0%	\$ -	0%	\$ 673,739	*1,4,5,6,7,8,9,10,12,13,15,16,17,18,19,20,23,24,27,29,31,33,37,42,47,54,55
SUB-TOTAL	\$ 10,189,564	\$ (2,905,413)	\$ 7,284,151	\$ 3,320,232	46%	\$ 1,054,075	14%	\$ 6,230,076	
<b>TOTAL DD-CLO</b>									
	\$ 115,300,000	\$ 4,900,000	\$ 120,200,000	\$ 115,869,431	96%	\$ 80,134,717	67%	\$ 40,065,283	*25
<b>TOTAL PROJECT BUDGET</b>									
	\$ 116,513,275	\$ 4,900,500	\$ 121,413,775	\$ 117,083,206	96%	\$ 81,348,492	67%	\$ 40,065,283	
<b>CONSTRUCTION COST ESTIMATES</b>									
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				

CHANGE ORDERS BY REASON

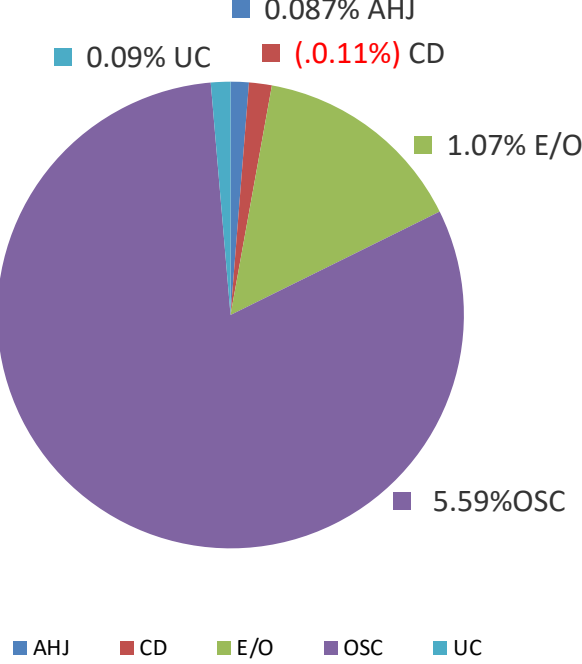
Value of Change Order without Geothermal: \$1,840,576



\$82,156.00	\$ (102,723.00)	\$1,010,327.00	\$762,710.20	\$88,106.00
AHJ	CD	E/O	OSC	UC
0.087%	-0.11%	1.07%	0.81%	0.09%

CHANGE ORDERS BY REASON

Value of Change Orders with Geothermal: \$6,349.833



\$82,156.00	\$ (102,723.00)	\$1,010,327.00	\$5,271,967.20	\$88,106.00
AHJ	CD	E/O	OSC	UC
0.087%	-0.11%	1.07%	5.59%	0.09%



# Driscoll School Project



## Quality Update

- Window Testing
- Roof Testing
- Soil Samples, Removal



# Driscoll School Project

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## Next Meetings

- July 11, 2023 – Building Commission
- August 8, 2023 – Building Commission

## New Business