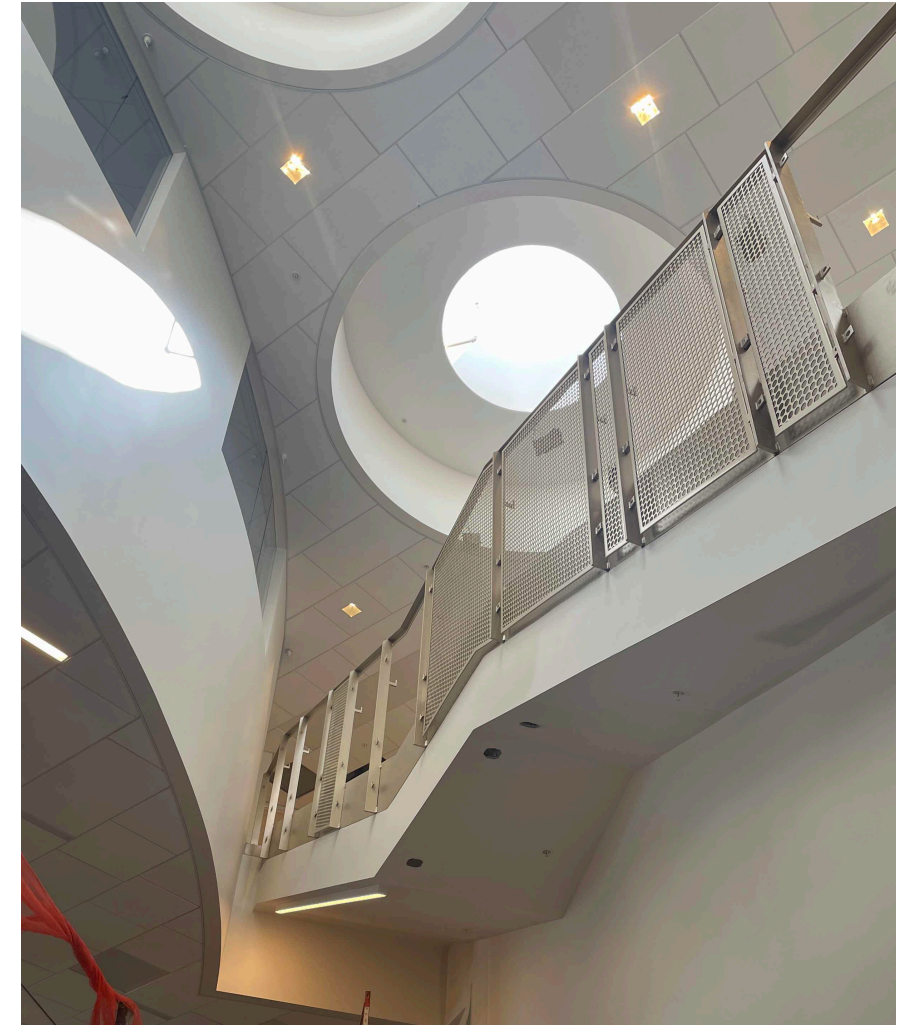


Driscoll School Project



Agenda – SBAC

1. Construction Update (Gilbane)
2. Demolition Communication (LF/Gilbane)
3. Schedule Commentary
4. Budget Update
5. Quality Update
6. Upcoming Meetings
7. New Business



Demolition Communication



WHAT: The demolition of the existing Michael Driscoll School.

WHEN: Abatement: Start 11/6/23, complete by 12/20/23.
Demolition: Start 12/6/23, complete by 1/12/24

Typical construction hours are 7:00am-3:30pm, Monday through Friday. There will be a pause in trucking during dropoff/pickup times. Any potentially hazardous work near the school will be done on Saturdays.

HOW: The Building Demolition Sequence:

1. The area will be secured with fence, warning tape and signs.
2. 'Dig Safe' confirmation of underground utilities will be completed.
3. Cut & Cap, demolition permits will be in hand.
4. Dust control measures will be set, using fire hydrant connections and 'Dust Boss' sprayers.
5. A construction entrance will be established at the West (Bartlett Street) end of the site.
6. Abatement and proactive rodent control will occur before demolition.
7. Demolition of the building will occur from West to East, in four sections as shown below.
8. Demolition debris will be loaded and removed from the site in covered trucks.

Abatement involves the removal of any hazardous materials with a specialized contractor in a sealed, controlled environment. Any material will be bagged and removed from the site ahead of general demolition. An Industrial Hygienist will be on site to monitor the conditions. Rodent control consists of heavily baiting and trapping inside the building, along with exterior bait traps around the perimeter of the site.



Dust control measures include wetting material prior to and during active demolition using 2" hoses connected to fire hydrants. 'Dust Boss' atomized misters (see photo) will be strategically placed on site to reduce dust and located to work with the daily wind direction.

You will hear:

- Truck backup alarms.
- Heavy equipment (excavators, loaders) in operation, similar to the equipment used for the new Driscoll.
- Limited hammering of the concrete foundation and floors, to break up the concrete into manageable pieces.
- Generators running.

You will see:

- Police details directing truck, car and pedestrian traffic.
- Covered trucks entering the site from Bartlett Street via Westbourne Terrace and leaving the site, taking a right on Washington St.
- Excavators and other heavy equipment incrementally taking down the building.
- Hoses spraying water on demolition activities to reduce dust.
- Equipment loading debris into trucks.
- A hygienist onsite taking air samples.
- Temporary work lights.
- Existing trees, bushes etc being removed.

WHY: (Artist's rendering of the final site plan)



For the complete demolition/abatement plan please follow this link: <https://www.brookline.k12.ma.us/Page/2353>

Schedule Review – Construction Progress



EXTERIOR ENVELOPE

Area C:

- Remaining: Trespa panels at the NE corner and at the Terrace.
- Roof edge coping is 50% complete, completion date ~~7/17~~ 7/28

Area A:

- Remaining: Trespa panels at the South 'fins'.
- Roof edge coping is 50% complete, completion date ~~7/17~~ 7/28

Area B:

- Remaining: Trespa panels at SW corner, window caps Area B on West and North elevations are 40% complete.
- Roof edge coping is 50% complete, completion date ~~7/31~~ 7/28

Overall:

Salem Glass' work was not completed by 7/20/23 as agreed to; as noted above there are essentially three (3) areas in the building which remain unfinished and will be completed after sitework but before Substantial Completion.

Punch list of the exterior has not been done yet.



Schedule Review – Construction Progress



INTERIOR

4th floor:

- Punch List: 8/15
- Behind: VDB's, curved diffusers
- Completed: paint, ceilings, wall/clg mounted devices, VCT flooring, millwork

3rd floor:

- Punch List: 8/15
- Behind: VDB's, curved diffusers
- Completed: paint, ceilings, wall/clg mounted devices, VCT flooring, millwork

2nd floor:

- Punch List: 8/29
- Behind: VCT flooring, VDB's, curved diffusers
- Completed: paint, ceilings, wall/clg mounted devices, millwork

1st floor:

- Punch List: 8/29
- Behind: VCT flooring, VDB's, curved diffusers
- Completed: Terrazzo, paint, wall/clng mounted devices, millwork, kitchen grill.

Basement floor:

- Punch List: TBD

In process:

MEP startups; Brookline IT work; rooftop ductwork; temp cooling tower startup; Fire Alarm pre-test.

4th floor:

- Punch List: 8/15

3rd floor:

- Punch List : 8/15

2nd floor:

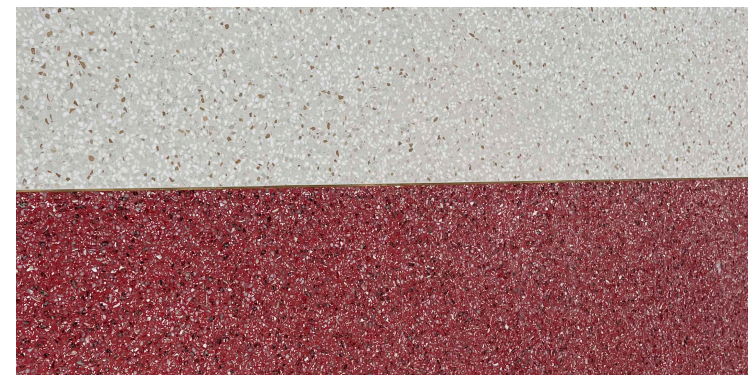
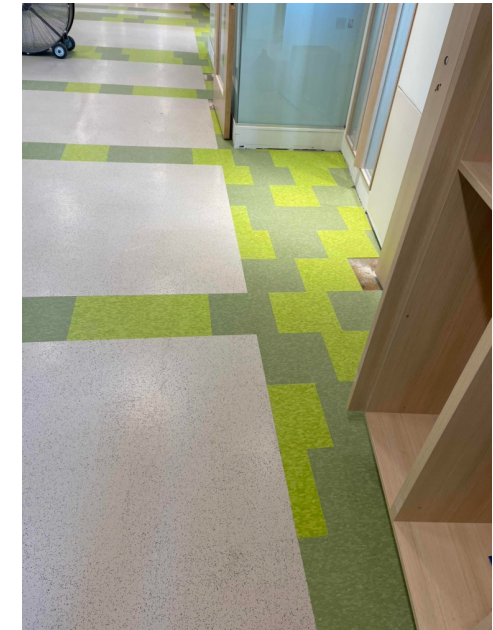
- Punch List : 8/29

1st floor:

- Punch List : 8/29

Basement floor:

- Punch list : TBD



Schedule Review – Submittals/RFIs



HIGHLIGHTS:

- There are five open submittals.
- There are 2 RFIs due of 5 open.

Driscoll Weekly RFI Report

RFI #	Subject	Date Initiated	RFI Stage	Status	Ball In Court
763	De-Escalation Room -Closer Arm	07/06/2023		Open	Carol Harris James Machek Mark Warner
766	LC2 Fixtures In and Below Mezzanine at MPR	07/11/2023	Course of Construction	Open	Carol Harris Construction Administration James Machek Mark Warner
769	RTU-4 Dampers- Fire Alarm Tie In	07/18/2023	Course of Construction	Open	Carol Harris Construction Administration James Machek Mark Warner
770	Door 1055A Clarification (Hardware Requirements for CR)	07/19/2023	Course of Construction	Open	Carol Harris Construction Administration James Machek Mark Warner
					Carol Harris

Open Submittals by Status

Group	Spec Section Number	Number	Revision	Spec Section Description	Title	Type	Ball In Court
Project Name: Michael Driscoll School - Brookline							
Status: Pending Review							
	02 41 16	2	0	STRUCTURE DEMOLITION	Demolition Plan Phase 2		James Machek Mark Warner Carol Harris Bryan Jereb Eric Wilhelmsen
	04 21 13	009	1	Brick Masonry	Product Data - HB Stainless Steel Drip Edge #4	Product Data	James Machek Chris Wolcott Mark Warner Carol Harris
	05 50 00	35	0	Metal Fabrications	Stair 1 Interruption Security Wall & Door #5	Shop Drawing	Carol Harris Sue Hulbert James Machek Mark Warner
	10 14 00	013	0	SIGNAGE	Signage Prototypes- Part2 #2		Mark Warner Carol Harris James Machek
	10 14 19	5	0	DIMENSIONAL LETTER SIGNAGE	Dimensional Letter Prototype #1		Mark Warner Carol Harris James Machek

Driscoll School Project



Budget Update

- A Budget Transfer of \$109,510.00 was made from the Construction Contingency Budget to the CM Change Order Budget to fund Gilbane Change Orders #29 and #30.
- A Budget Transfer of \$21,702.47 was made from Owner's Contingency to the FFE Budget was required to fund the Kitchen Smallwares.
- The value of CO's #29 and #30 has been included in the Project Budget Report to indicate the impact to the overall budget.

MICHAEL DRISCOLL SCHOOL - Brookline, MA

July 31, 2023

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd 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	\$ 136,894	\$ 3,318,984	\$ 3,318,984	100%	\$ 2,716,965	82%	\$ 602,019	
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	\$ 26,171	\$ 2,015,799	\$ 2,015,799	100%	\$ 1,466,210	73%	\$ 549,589	*47
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ -	0%	\$ 50,010	
Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Reimbursable Services	\$ -	\$ 67,823	\$ 67,823	\$ 67,823	100%	\$ 65,403	96%	\$ 2,420	*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	\$ (441,399)	\$ 3,680,723	\$ 3,319,573	90%	\$ 2,717,554	74%	\$ 963,169	
A&E									
A/E Basic Services	\$ 7,259,063	\$ 259,713	\$ 7,518,776	\$ 7,518,776	100%	\$ 7,069,791	94%	\$ 448,985	
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	\$ 259,713	\$ 2,800,385	\$ 2,800,385	100%	\$ 2,423,990	87%	\$ 376,395	*57
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 828,200	\$ 1,328,200	\$ 1,322,700	100%	\$ 936,928	71%	\$ 391,272	
Other Reimbursables	\$ 500,000	\$ (157,681)	\$ 342,319	\$ 336,819	98%	\$ 273,159	80%	\$ 69,160	*1,2,3,13,19,24,27,42, 47
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 35,387	26%	\$ 103,125	*2
Geotechnical/Geo-Environmental	\$ -	\$ 843,095	\$ 843,095	\$ 843,095	100%	\$ 624,108	74%	\$ 218,987	*3,4,8,9,12,20,23,31, 33,54,55
Site Survey & Site Requirements	\$ -	\$ 4,274	\$ 4,274	\$ 4,274	100%	\$ 4,274	100%	\$ -	*7, 29
Traffic Studies	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 1,087,913	\$ 8,846,976	\$ 8,841,476	100%	\$ 8,006,719	91%	\$ 840,257	



Driscoll School Project

Budget Update

- Committed: 53%
- Expended: 39%
- Construction Progress: 78%

Status of Contingencies

Construction Contingency \$2,875,383
Owner Contingency \$ 392,324
Total \$3,267,707

Pending

Pending ATPs \$ 783,485
Estimated \$ 275,193
Potential FFE Overage \$ 93,954
Total: \$1,152,632

Remaining Total: \$2,145,672

5% of 'Balance to Spend' = \$1,352,222

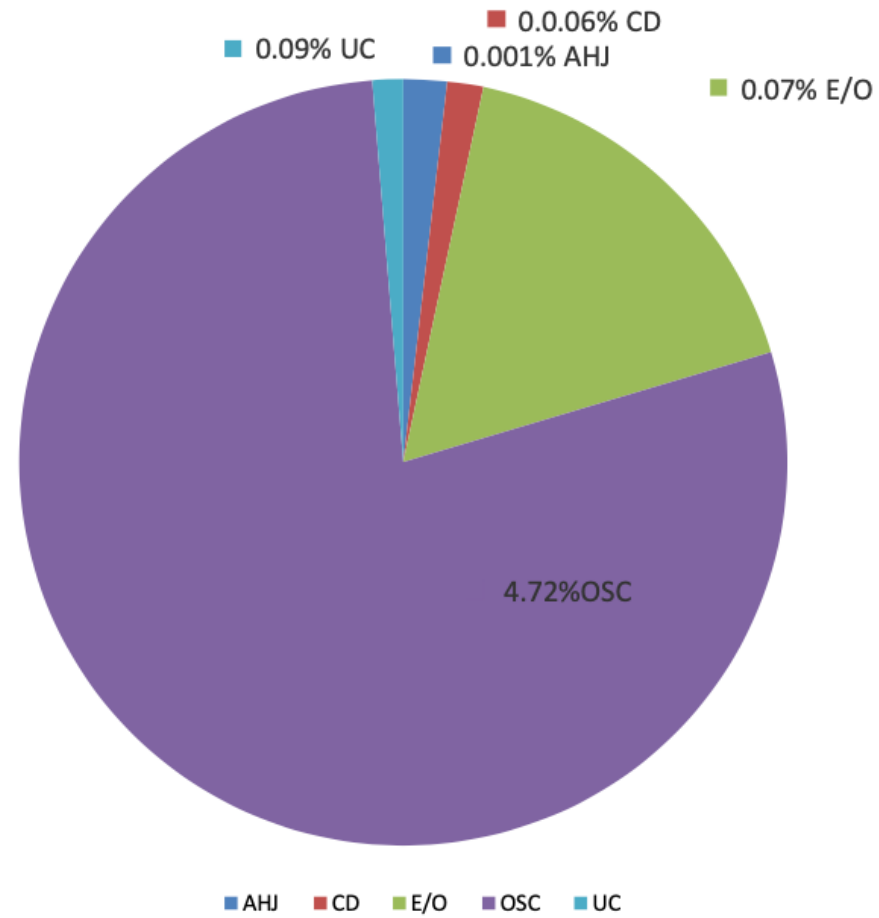
MICHAEL DRISCOLL SCHOOL - Brookline, MA

July 31, 2023

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%	\$ 72,935,653	78%	\$ 20,887,680	*1, 11, 14, 17
Change Orders	\$ -	\$ 6,670,095	\$ 6,670,095	\$ 6,670,095	100%	\$ 3,582,647	54%	\$ 3,087,448	*21,22,26,28,30,32,34, 35,36,38,40,41,43,44, 46,48,49,50,51,52,53, 56,58
SUB-TOTAL	\$ 92,909,563	\$ 7,583,865	\$ 100,493,428	\$ 100,493,428	100%	\$ 76,518,300	76%	\$ 23,975,128	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ (1,770,095)	\$ 2,875,383	\$ -	0%	\$ -	0%	\$ 2,875,383	*21,22,25,25,26,28,30, 32,34,35,36,38,40,41,4 3,44,46,48,49,50,51,52, 53,56, 58
Miscellaneous Project Costs	\$ 569,893	\$ (170,918)	\$ 398,975	\$ 347,179	87%	\$ 239,482	60%	\$ 159,493	
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%	\$ 105,508	83%	\$ 22,367	*37
Commissioning	\$ 132,896	\$ 20,735	\$ 153,631	\$ 150,235	98%	\$ 109,545	71%	\$ 44,086	*37
Security	\$ 106,653	\$ (106,653)	\$ -	\$ -	0%	\$ -	0%	\$ -	*16
Moving	\$ 95,906		\$ 95,906	\$ 51,704	54%	\$ 7,064	7%	\$ 88,842	
Other Project Costs	\$ -		\$ -					\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ 263,094	\$ 3,037,494	\$ 2,996,406	99%	\$ 1,416,069	47%	\$ 1,621,425	
Furnishings	\$ 1,654,400	\$ 21,702	\$ 1,676,102	\$ 1,669,553	99.6%	\$ 527,555	31%	\$ 1,148,548	*59
Technology Equipment	\$ 1,120,000	\$ 241,392	\$ 1,361,392	\$ 1,326,853	97%	\$ 888,515	65%	\$ 472,877	*16
Owner's Contingency	\$ 2,199,793	\$ (1,807,469)	\$ 392,324	\$ -	0%	\$ -	0%	\$ 392,324	*1,4,5,6,7,8,9,10,12,13 15,16,17,18,19,20,23, 24,27,29,31,33,37,42, 47,54,55,57,59
SUB-TOTAL	\$ 10,189,564	\$ (3,485,388)	\$ 6,704,176	\$ 3,343,584	50%	\$ 1,655,552	25%	\$ 5,048,624	
TOTAL DD-CLO	\$ 115,300,000	\$ 4,900,000	\$ 120,200,000	\$ 116,472,759	97%	\$ 89,372,822	74%	\$ 30,827,178	*25
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ 4,900,500	\$ 121,413,775	\$ 117,686,534	97%	\$ 90,586,597	75%	\$ 30,827,178	
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				

CHANGE ORDERS BY REASON



\$126,419.00	\$ (102,723.00)	\$1,171,948.00	\$5,386,345.20	\$88,106.00
AHJ	CD	E/O	OSC	UC
0.134%	-0.11%	1.24%	5.71%	0.09%

Driscoll School Project



Quality Update

Testing:

- Window Testing
- Roof Testing
- Soil Samples, Removal

Punch List:

- Procore used to create a unified punch list
- Pre-punch walkthroughs and review meetings



Driscoll School Project



Next Meetings

- August 8, 2023 – Building Commission
- September 12, 2023 – Building Commission

New Business