

BROOKLINE

NEW DRISCOLL SCHOOL

Driscoll School Building Advisory Committee
May 20, 2021



Value Management Focus

Using pricing information gathered from subcontractor meetings, applied \$7M savings in:

- Architecture
- Structure
- HVAC
- Electrical
- Landscape

Value Management Focus

Maintained:

- Education program
- Landscape concept for School and Community
- Durability of materials
- Fossil Fuel Free

Image from 10/15/20 Planning Board Meeting



	School Building Footprint	Car / Truck Zone	Usable Open Space	Unoccupied Space	Total
Existing Site	39,500 SF	23,800 SF	80,700 SF	29,000 SF	173,000 SF
Proposed Design	38,200 SF	14,200 SF	97,800 SF	22,800 SF	173,000 SF

Current Design



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Current Design



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Current Design



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Current Design



Total Project Budget - Hard vs. Soft Costs

	Original Budget	Proposed Budget	Delta
Total Project Soft Costs:	\$ 22,390,437	\$ 21,135,236	\$ (1,255,201)
Total Project Hard Costs:	\$ 92,909,563	\$ 94,164,764	\$ 1,255,201
Total Project Budget:	\$ 115,300,000	\$ 115,300,000	\$ -
Total Project Budget (incl. Feasibility):	\$ 116,513,275	\$ 116,513,275	\$ -

Proposed Changes by Line Item

	Original Budget	Proposed Budget	Delta
Legal Fees	\$ 106,563	\$ 56,563	\$ (50,000)
TOB Project Management Services	\$ 576,500	\$ 150,000	\$ (426,500)
PSB Project Management Services	\$ 225,000	\$ 150,000	\$ (75,000)
Utilities & Utility Company Fees	\$ 106,563	\$ 21,563	\$ (85,000)
Security	\$ 106,653	\$ -	\$ (106,653)
Technology Equipment	\$ 1,120,000	\$ 1,361,392	\$ 241,392
Owner's Contingency	\$ 2,199,793	\$ 975,534	\$ (1,224,259)
CMR Pre-Con Services	\$ 319,688	\$ 474,697	\$ 155,009
Construction Budget	\$ 92,909,563	\$ 94,164,764	\$ 1,255,201 *

* includes previously authorized changes in the amount of (\$272,682)

Path to GMP Timeline

- 4/16 – Bid documents issued
- 4/22 – Bid documents available to bidders
- 4/30 – DRAFT GMP issued to Town for review
- 5/7 – Non-Filed Sub Bids due to Gilbane
- 5/11 – Regularly scheduled Building Commission meeting
- 5/13 – Filed Sub Bids due at 2pm
- 5/20 – School Building Advisory Committee Meeting
- 5/24 – GMP issued for approval
- 5/25 – GMP Review Meeting

- Special meetings:
 - Building Commission – 5/26 @ 6:00pm
 - School Committee – 5/26 @ 7:30pm
 - Select Board – 5/27 or 6/1 (to be confirmed)

- 6/14 – Gilbane to mobilize to site
- 6/17 – First round bids expire (60 business days after originally due 3/23)