

Dear Driscoll Families,

I wanted to share with you an update on the progress of the Driscoll Building Project. Gilbane will begin preparations the week of 6/14 by setting up a trailer and maybe some fencing. Construction may not begin in earnest until the following week when students are out of school. The reason for the delay in the construction process is due to budgetary issues. Below is a bulleted list outlining where the project is and changes that are to be made to stay within budget.

Where we are:

- Bids received March 23rd
- \$5.6 Million over the project budget of \$92.8 Million
- Filed Sub Bids \$1.1M over budget
 - Major overruns: HVAC (\$1.6M), Electrical (\$468k), and Miscellaneous Metals (\$300k)
- Non-filed Bids \$4.5M over budget
 - Major overruns: Steel, concrete, drywall, millwork, curtainwall, and landscaping

Significant value management (VM) across many trades is required to get the project back within budget. The Team has developed a VM list that that will ensure bids do not come in over budget when the project goes back out to bid. Currently, the priced items total close to \$7M, and as prices come in on more items, we are hoping to be north of \$7M.

- **Identified significant Value Engineering items –**
 - **no significant educational impacts – all changes reviewed with the School**
 - **building will still be Fossil Fuel Free**
- **Architecture**
 - Simplify interior finishes without sacrificing acoustical performance. Reduce wood trim.
 - Simplify geometry without affecting room sizes
 - Remove residual exterior sunshade / trellis
 - Remove canopy at Washington Street entrance
 - Simplify exterior window system
 - Simplify exterior details and materials without affecting performance
 - Simplify project area and break out space geometry
 - Remove balcony at Media Center
- **Structure**
 - Simplify exterior perimeter details
 - Lower floor to floor heights by 8” at upper floors
 - Simplify concrete pours where possible

- **HVAC**
 - Bring scope in line with Ridley, without affecting comfort or air changes per hour
 - Simplify metering and controls
 - Substitute radiant ceiling panels for radiant light shelves
 - Simplify diffuser connection at curved classroom wall

- **Electrical**
 - Bring scope in line with Ridley
 - Simplify metering and controls
 - Remove Audio Visual scope from construction documents and purchase through the Project's soft cost FF&E/Technology budget

- **Landscape**
 - Simplify materials such as railings and site furniture without affecting playgrounds or longevity
 - Reduce size, quantity, and type of boulders
 - Simplify concrete finishes
 - Reduce density of shrub / perennial plantings
 - Remove pergola structure

How we got here:

It's important to understand that this project followed a process that received more cost input than is typical. Below are some of the steps the project took to ensure cost certainty at bid time:

- Estimates were provided early at 50% DD rather than relying solely on the customary 100% DD estimate
- Additional estimates were conducted at the 100% DD, 60% CD, and 90% CD milestones
- The 60% estimate included a 3rd estimator
- A market study was completed at the end of 2020 to better understand where the market was headed in these unprecedented times
- When necessary along the way, the project performed VM studies to bring the project back within budget

Potential contributing factors for bids coming in higher than anticipated include:

- The major inflation spike that the market is currently going through, which was not obvious even 6-8 weeks ago
 - Significant increases in the price of copper, steel, lumber
- Even with multiple estimators reviewing the same drawings, the estimates don't seem to have captured the more challenging aspects of the design of the project
 - VM items decrease customization and create more efficiency for manufacturing parts and during installation

- The bid process included six addenda, which may have complicated the pricing exercise
 - This issue will be resolved in the next round of bidding as JLA will be issuing a conformed set of documents that include the information issued by addenda in the first round of bidding

Next steps:

To achieve the above and maintain a September 2023 school opening, the team will follow the timeline below:

- April 16th – Jonathan Levi Architects (JLA) provides new set of construction documents
- April 22nd – Documents become available to bidders
- May 13th – Bids due
- Week of May 24th – Gilbane GMP to be approved by Building Commission, School Committee, Select Board
- Mid-June – Gilbane mobilizes and begins construction onsite

The Project Team is working together closely to get the project back on track. The process is still very much underway and progress and change is happening daily. The Team will continue to keep the Town informed as we move toward the next round of bidding.

Thank you.

Sincerely,

Mr. Youkilis