

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

April 2020

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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I. EXECUTIVE SUMMARY

The Gilbane team was introduced to the School Building Advisory Committee on April 16, 2020 and began preparing for a meeting with the community which will be held on May 6, 2020. The discussion at this meeting will include onsite safety, construction logistics, noise, work hours, fence limits and progress on identifying an adequate area for temporary play space during construction.

During the month of April, the Project Team continued to meet with key Stakeholders to develop the 50% Design Development (DD) Documents which were issued for pricing on April 20, 2020. Gilbane and JLA's estimators are in the process of pricing the documents and estimates will be reconciled the week of May 11, 2020. A final reconciled estimate is expected by May 15, 2020.

With COVID-19 protocols continuing during the month of April, the Project Team has continued holding all meetings online. The Project Team continues to push ahead to maintain progress in order to stay on schedule.

One Park and Playground Design Review Committee meeting was held in April. The latest site layout based on feedback gathered from previous meetings was reviewed and was well-received by the Committee. Equipment from three manufacturers were reviewed to get a sense of what the community would be interested in seeing on site. As the design is developed, the Project Team continues to explore how to best procure the project equipment as it will not be purchased until the end of the project.



Preferred Layout

The next Park and Playground Design Review Committee meeting has been rescheduled from May 11, 2020 to mid-June in order to incorporate information gleaned from the 50% DD Estimates into the design and presentation.

The Project Team has also reviewed Security and Public Safety measures with the School, Building, Fire and Police Departments. The team met with the Police and Fire Departments to review Gilbane's proposed logistics plans which maintain adequate access to the existing and new buildings throughout all construction phases.

JLA's consultants, CDW, conducted destructive HAZMAT testing inside the existing Driscoll School at the end of April in order to learn more about the extent of abatement needed prior to demolition to inform preparation of the contract documents and the estimate.



Installation of Test Geothermal Well

A test geothermal well was installed on site during the month of April. Installation of the well was completed on April 29, 2020. In order to conduct the follow-up thermal conductivity testing, the installed well needs to rest for one week in order to cool down. The test utilizes

a generator that must run non-stop for 48 hours and as such, the project requested and received approval to run the generators after the hours stipulated in Town's Noise By-Laws. This testing is scheduled to occur from May 6, 2020 through May 8, 2020.

The results of the test will provide the information necessary to determine how many wells are needed across the site as well as the depth of each well. Currently both estimators are working with the same assumption for the number of wells anticipated onsite. Once the test comes back and the design numbers are updated, the estimates will be adjusted.

II. TASKS COMPLETED THROUGH APRIL 2020

The following tasks were completed in the month April 2020:

- 04/02/20 District Staff/Project Team Meeting was held to review status of tasks on the Project Actions Log. Gilbane presented Preliminary Site Logistics Plans.
- 04/06/20 Meeting to prepare for the 4/13/20 Park and Playground Design Review Subcommittee Community Meeting was held. JLA consultant's Halvorson presented the draft presentation for review.
- 04/07/20 Meeting with JLA consultant GGD and the Town's Building Department was held to review the building's MEP Systems design.
- 04/08/20 LeftField prepared and submitted the March OPM Monthly Report
- 04/08/20 Meeting was held with the School Department to review building materials.
- 04/09/20 Working Group Meeting to discuss administrative project updates and review the presentation materials and strategy for the 4/16/20 School Building Advisory Committee Meeting was held.
- 04/09/20 District Staff/Project Team Meeting was held to review status of tasks on the Project Actions Log.
- 04/10/20 Site walkthrough was conducted with Gilbane to review proposed Site Logistics Plans in the field.
- 04/13/20 Meeting of the Park and Playground Design Review Subcommittee was held. This was the third Community Meeting focused on the design of the park and playgrounds at the Driscoll School.
- 04/14/20 Building Commission Meeting was held. LeftField provided a Driscoll School Project update, JLA provided a design update and Gilbane was introduced to the Building Commission.
- 04/15/20 Planning Board application was submitted
- 04/16/20 School Building Advisory Committee Meeting was held to discuss design, budget and schedule updates.

- 04/16/20 District Staff/Project Team Meeting was held to review the status of tasks on the Project Actions Log.
- 04/20/20 JLA issued the 50% Design Development documents for pricing.
- 04/21/20 Select Board Public Hearing on the Noise By-Law Waiver Request. The request was approved for the thermal conductivity test of the installed geothermal well to occur on April 28-30, 2020. The original approval dates had to be postponed and an extension will be requested. The test is now expected to occur on May 6 – 8, 2020.
- 04/18/20 Thru 04/25/20 - Installation of the Geothermal Test Well occurred.
- 04/23/20 District Staff/Project Team Meeting was held to review status of tasks on the Project Actions Log.
- 04/23/20 Meeting with Police and Fire Departments was held to review Logistics Plans.
- 04/23/20 Public Meeting was held to review sustainability update.
- 04/23/20 Meeting with Commission on Disability was held to review accessibility.
- 04/30/20 Working Group Meeting was held to discuss administrative project updates and review presentation for 5/6/20 Community Forum.
- 04/30/20 District Staff/Project Team Meeting was held to review status of tasks on the Project Actions Log.

III. TASKS PLANNED FOR MAY 2020

The following tasks are planned for the month of May 2020:

- 05/01/20 Meeting with Gilbane and JLA to review 50% DD Civil Drawings and implications on the construction start.
- 05/04/20 Design Subcommittee Workshop #6 to review acoustics, balconies and stair, project areas, exterior lighting and artifacts from the existing Driscoll School to be salvaged is scheduled.
- 05/05/20 Meeting with Gilbane and the Town to review WebEx features in preparation of the 5/6/20 Community Forum.
- 05/05/20 LeftField will prepare and submit the April OPM Monthly Report.
- 05/06/20 Community Forum to introduce Gilbane and to review community questions and concerns regarding the construction process is scheduled.
- 05/07/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 05/11/20 Cost Reconciliation Meeting with Daedalus, JLA's estimating team, and Gilbane's estimating team is to be scheduled the week of May 11, 2020. Final dates/times are to be coordinated and fully reconciled estimate expected by 05/15/20.

- 05/12/20 Building Commission Meeting is scheduled. LeftField will provide a Driscoll School Project update. Approval of Gilbane's contract will be on the agenda.
- 05/14/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 05/21/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 05/21/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 05/21/20 The first Planning Board Meeting for the Driscoll School is scheduled for 7:30PM and will be held via WebEx.
- 05/28/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.

IV. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$343,459.90 this month, which consisted of OPM and Designer fees for Design Development Phase Services. With the addition of the CM Preconstruction fees pending final approval of the CM contract, the total expenditures for the month of April would be \$365,959.90.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated April 30, 2020.

V. PROJECT SCHEDULE OVERVIEW

The attached Project Schedule reflects progress made during the Design Development Phase. In the month of April, Gilbane Building Company joined the Project Team and began to analyze the Project Schedule in greater detail.

Gilbane Building Company (GBC) has been attending meetings and has started preconstruction discussions and planning for the project. On April 10th, GBC conducted a site walk to review initial Site Logistics Plans developed for the project and to determine and plan for when construction can feasibly start. These Logistics Plans and the phasing scenarios were further developed and presented to representatives from the Police and Fire Departments on April 23, 2020.

The installation of a test geothermal well occurred April 18 – April 29. The well is currently cooling, and the thermal conductivity testing is scheduled for May 6 – 8, 2020. This test will help determine the number of wells necessary to achieve the project's Fossil Fuel Free goals.

The Project has submitted an application to begin the Planning Board review process. The first meeting is scheduled for May 21, 2020. The process will take several months to complete.

Refer to the attached Preliminary Project Schedule, dated April 30, 2020.

VI. CONTRACT AMENDMENTS/BUDGET TRANSFERS

Gilbane's lawyers submitted requested changes to the CM Contract and General Conditions for review by Brookline's Legal Counsel. Changes were negotiated, approved and incorporated into the final CM Contract and General Conditions packet that will be before the Building Commission for review and vote to recommend approval at the May 12, 2020 meeting.

Designer Contract Amendment No. 6 will be presented at the May 12, 2020 Building Commission Meeting for approval. This amendment is for JLA to pay their Fire Protection Consultant GGD to conduct a hydrant flow test to inform the fire protection system design.

VII. COMMUNITY OUTREACH

The third meeting of the Driscoll School Park and Playground Design Review Committee (DRC) was held on April 13, 2020. The Committee is comprised of two members of the School Committee, two members of the Parks and Recreation Commission, three community members and two additional liaisons. The fourth meeting of the DRC is being rescheduled to mid-June in order to incorporate cost information from the 50% DD Cost Estimates. The meeting is in the process of being scheduled.

In advance of the installation of the test Geothermal Well during the week of April 18 – April 25, an informational flyer was mailed out to members of the community to alert them to what should be expected over the course of the week. An additional flyer was sent to neighbors letting them know of the Noise By-Law Waiver Request for the continuous 48-hour thermal conductivity test scheduled for May 6 - May 8, 2020.

On May 6, 2020, the first Community Forum will be held since Gilbane has joined the team. Gilbane will be presenting on safety, schedule, phasing, and logistics. There will be an hour at the end of the presentation strictly for community questions and concerns. This meeting will be recorded and posted to the project website for future reference.

Information about Public Meetings is constantly being updated on the Project Website, as well as through emails to school parents. The public is encouraged to submit all questions

and concerns via the Project Website. Responses to all submitted questions and concerns are provided and posted to the website as well.

VIII. ATTACHMENTS

April 2020 Monthly Invoice Summary
Designer Contract Amendment No. 6, dated May 5, 2020
Total Project Budget Status Report, dated April 30, 2020
Monthly and Cumulative Cash Flow Reports, dated April 30, 2020
Preliminary Project Schedule, dated April 30, 2020
CM Preliminary Project Schedule Update, dated April 30, 2020
Meeting Schedule Matrix - March and April, dated May 5, 2020
Actions Log, dated May 5, 2020

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		\$ 1,179,260	\$ 1,179,260	100%	\$ 1,179,260	100%	\$ -	
TOTAL SD	\$ 1,213,275	\$ -	\$ 1,213,275	\$ 1,213,275	100%	\$ 1,213,275	100%	\$ -	
ADMINISTRATION									
Legal Fees	\$ 106,563		\$ 106,563	\$ -	0%		0%	\$ 106,563	
Owner's Project Manager	\$ 3,182,090	\$ -	\$ 3,182,090	\$ 3,182,090	100%	\$ 287,147	9%	\$ 2,894,943	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 287,147	67%	\$ 142,428	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ -	0%	\$ 524,441	
Bidding	\$ 188,436		\$ 188,436	\$ 188,436	100%	\$ -	0%	\$ 188,436	
Construction Administration	\$ 1,989,628		\$ 1,989,628	\$ 1,989,628	100%	\$ -	0%	\$ 1,989,628	
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ -	0%	\$ 50,010	
Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Reimbursable Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Cost Estimates	\$ -		\$ -	\$ -		\$ -		\$ -	
Advertising & Printing	\$ 31,969	\$ -	\$ 31,969	\$ 589	2%	\$ 589	2%	\$ 31,380	
TOB Project Management Services	\$ 576,500	\$ -	\$ 576,500	\$ -	0%	\$ -	0%	\$ 576,500	
PSB Project Management Services	\$ 225,000	\$ -	\$ 225,000	\$ -	0%	\$ -	0%	\$ 225,000	
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 4,122,122	\$ -	\$ 4,122,122	\$ 3,182,679	77%	\$ 287,736	7%	\$ 3,834,386	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 1,088,860	15%	\$ 6,170,203	
Design Development	\$ 1,814,766		\$ 1,814,766	\$ 1,814,766	100%	\$ 1,088,860	60%	\$ 725,906	
Construction Documents	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ -	0%	\$ 2,540,672	
Bidding	\$ 290,363		\$ 290,363	\$ 290,363	100%	\$ -	0%	\$ 290,363	
Construction Administration	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ -	0%	\$ 2,540,672	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 117,673	\$ 617,673	\$ 602,410		\$ -		\$ 617,673	
Other Reimbursables	\$ 500,000	\$ (361,564)	\$ 138,436	\$ 123,173	89%	\$ -	0%	\$ 138,436	*1, 2, 3
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ -	0%	\$ 138,512	*2
Geotechnical/Geo-Environmental	\$ -	\$ 340,725	\$ 340,725	\$ 340,725	100%	\$ -	0%	\$ 340,725	*3
Site Survey & Site Requirements	\$ -		\$ -	\$ -		\$ -		\$ -	
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 117,673	\$ 7,876,736	\$ 7,861,473	100%	\$ 1,088,860	14%	\$ 6,787,876	

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		\$ 319,688	\$ -	0%	\$ 22,500	7%	\$ 297,188	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ -	0%	\$ 22,500	7%	\$ 297,188	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	*1
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ -	\$ 4,645,478	\$ -	0%	\$ -	0%	\$ 4,645,478	
Miscellaneous Project Costs	\$ 569,893	\$ -	\$ 569,893	\$ -	0%	\$ -	0%	\$ 569,893	
Utilities & Utility Company Fees	\$ 106,563		\$ 106,563	\$ -	0%	\$ -	0%	\$ 106,563	
Testing & Inspection Services	\$ 127,875		\$ 127,875	\$ -	0%	\$ -	0%	\$ 127,875	
Commissioning	\$ 132,896		\$ 132,896	\$ -	0%	\$ -	0%	\$ 132,896	
Security	\$ 106,653		\$ 106,653	\$ -	0%	\$ -	0%	\$ 106,653	
Moving	\$ 95,906		\$ 95,906	\$ -	0%	\$ -	0%	\$ 95,906	
Other Project Costs	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ -	\$ 2,774,400	\$ -	0%	\$ -	0%	\$ 2,774,400	
Furnishings	\$ 1,654,400		\$ 1,654,400	\$ -	0%	\$ -	0%	\$ 1,654,400	
Technology Equipment	\$ 1,120,000		\$ 1,120,000	\$ -	0%	\$ -	0%	\$ 1,120,000	
Owner's Contingency	\$ 2,199,793		\$ 2,199,793	\$ -	0%	\$ -	0%	\$ 2,199,793	
SUB-TOTAL	\$ 10,189,564	\$ -	\$ 10,189,564	\$ -	0%	\$ -	0%	\$ 10,189,564	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,300,000	\$ 11,044,152	10%	\$ 1,399,095	1%	\$ 113,900,905	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,513,275	\$ 12,257,427	11%	\$ 2,612,370	2%	\$ 113,900,905	
CONSTRUCTION COST ESTIMATES									
	\$ -								
SD Cost Estimate	Date	Estimator	Amount	SF	Cost Per SF				
	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				
505 DD Cost Estimate					#DIV/0!				

Budget Transfers:

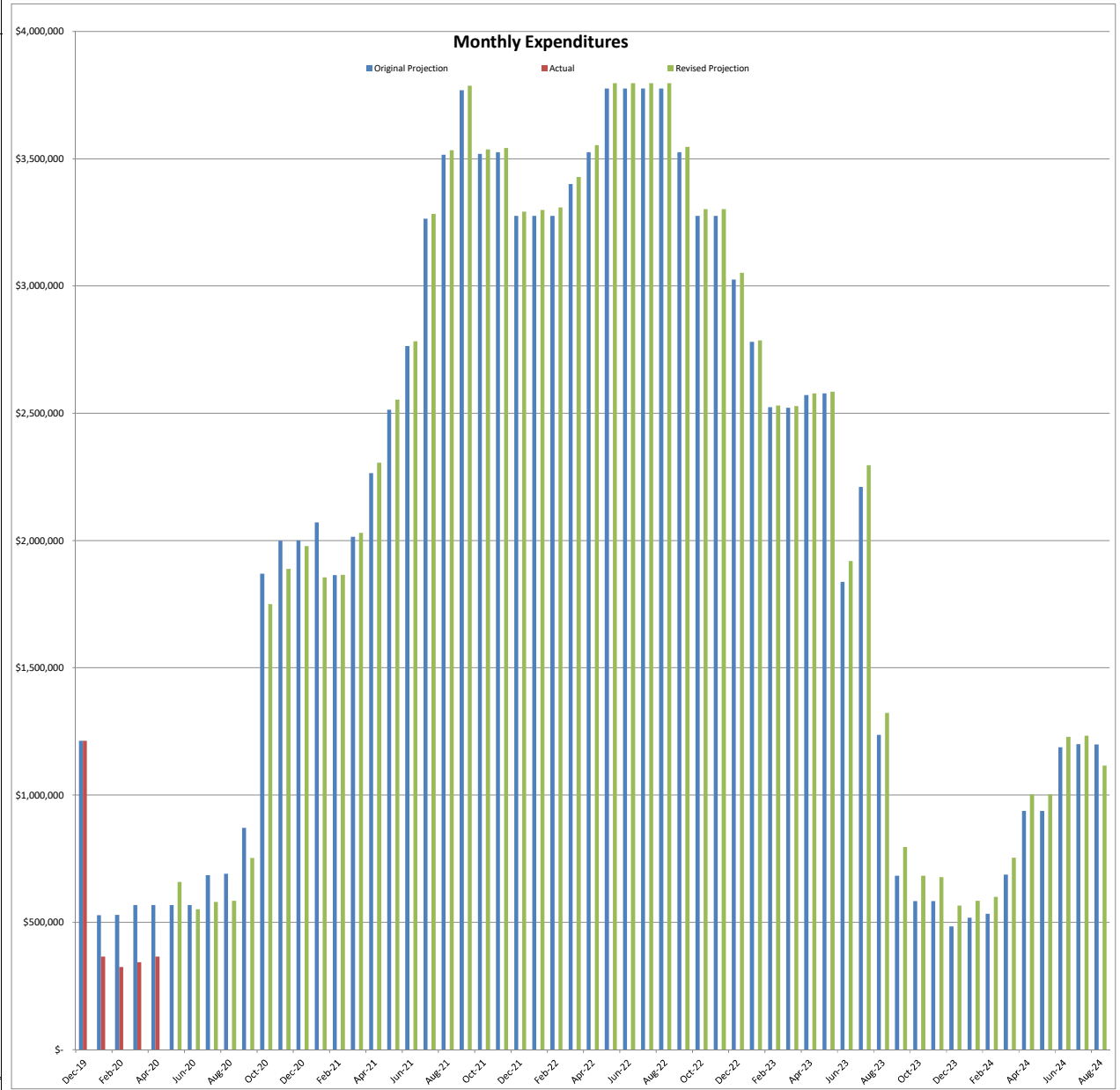
01	3/18/2020	Transfer \$117,673.00 from the Construction Budget to A/E Other Reimbursables Budget to cover the costs of furnishing and installing a geothermal test well.
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Total Project Budget Status Report

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
02	4/7/2020	Transfer \$138,512.00 from the A/E Other Reimbursables Budget to the A/E HAZMAT Budget to cover the costs of HAZMAT, testing, reporting and monitoring.							
03	4/7/2020	Transfer \$340,725.00 from the A/E Other Reimbursables Budget to the A/E Geo-environmental & Geotechnical Budget to cover the costs of Geotechnical Consulting for \$189,475, Geo-environmental Consulting for \$134,200.00 and additional supplemental subsurface exploratory services for \$17,050.00.							

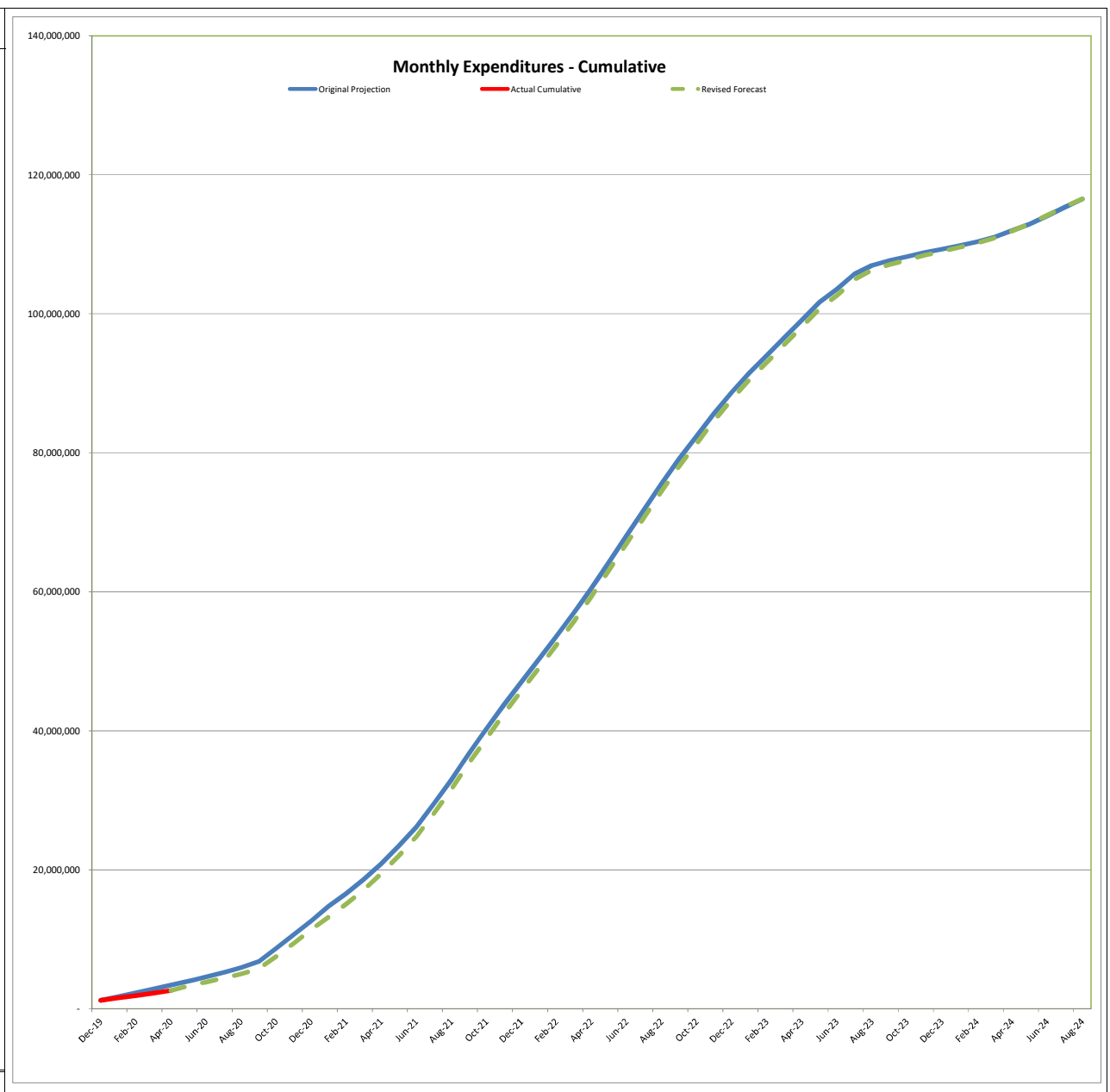
Monthly Cash Flow

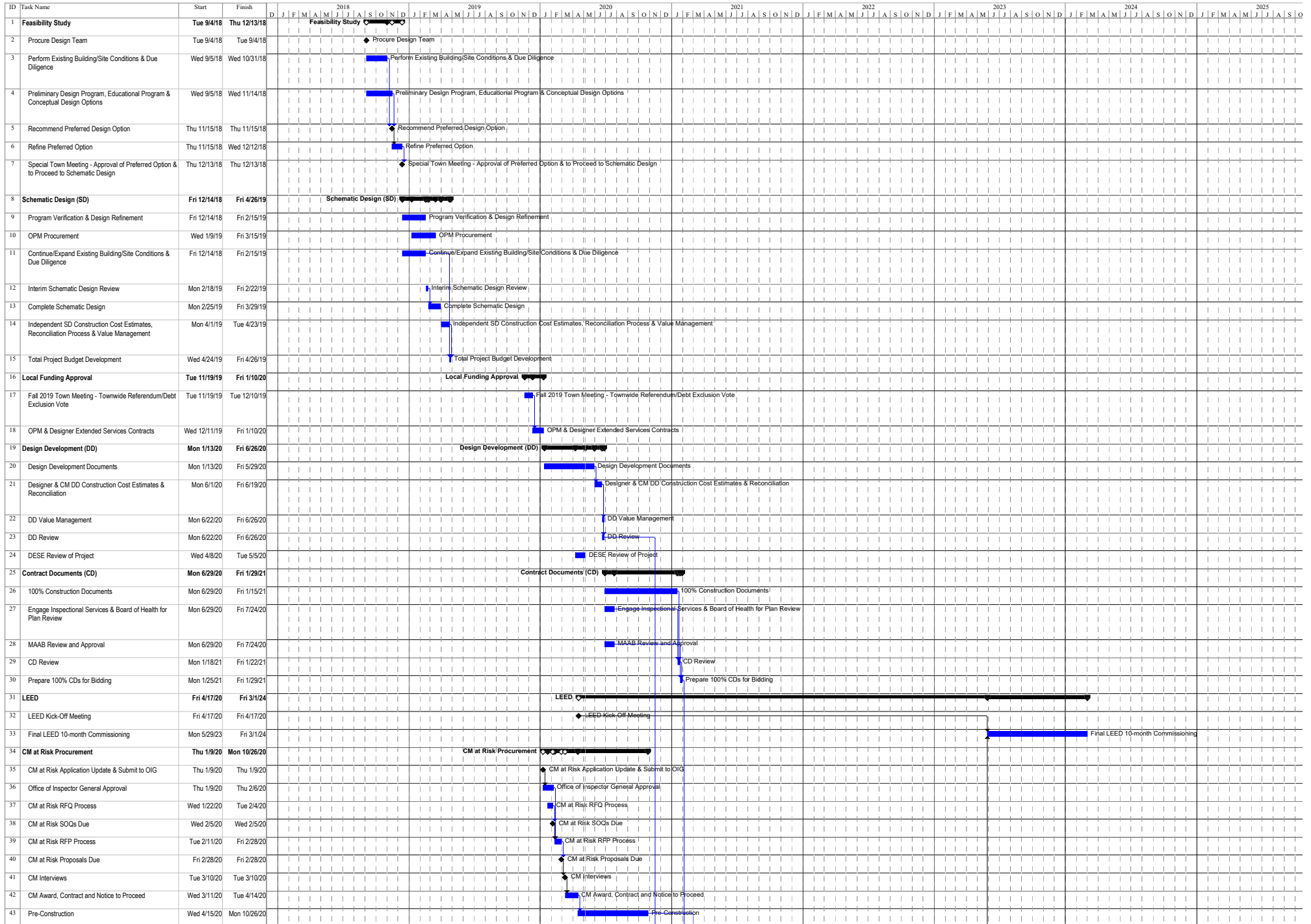
Date	Original Projection	Actual	Revised Projection
Dec-19	\$ 1,213,275	\$ 1,213,275	
Jan-20	\$ 528,447	\$ 365,265	
Feb-20	\$ 529,416	\$ 324,147	
Mar-20	\$ 568,318	\$ 343,753	
Apr-20	\$ 568,318	\$ 365,930	
May-20	\$ 568,318		\$ 658,525
Jun-20	\$ 568,317		\$ 551,784
Jul-20	\$ 685,612		\$ 580,743
Aug-20	\$ 690,612		\$ 585,363
Sep-20	\$ 871,490		\$ 752,601
Oct-20	\$ 1,870,408		\$ 1,750,448
Nov-20	\$ 1,999,151		\$ 1,889,281
Dec-20	\$ 2,001,151		\$ 1,978,469
Jan-21	\$ 2,071,151		\$ 1,855,659
Feb-21	\$ 1,864,245		\$ 1,866,042
Mar-21	\$ 2,014,797		\$ 2,030,679
Apr-21	\$ 2,264,797		\$ 2,306,663
May-21	\$ 2,514,797		\$ 2,553,839
Jun-21	\$ 2,764,797		\$ 2,783,539
Jul-21	\$ 3,264,797		\$ 3,283,539
Aug-21	\$ 3,515,850		\$ 3,533,992
Sep-21	\$ 3,769,197		\$ 3,786,839
Oct-21	\$ 3,519,197		\$ 3,536,839
Nov-21	\$ 3,525,837		\$ 3,542,937
Dec-21	\$ 3,275,837		\$ 3,292,979
Jan-22	\$ 3,275,837		\$ 3,299,624
Feb-22	\$ 3,275,837		\$ 3,309,215
Mar-22	\$ 3,400,837		\$ 3,428,952
Apr-22	\$ 3,525,837		\$ 3,553,952
May-22	\$ 3,775,837		\$ 3,796,995
Jun-22	\$ 3,775,837		\$ 3,797,461
Jul-22	\$ 3,775,837		\$ 3,797,138
Aug-22	\$ 3,775,837		\$ 3,797,138
Sep-22	\$ 3,525,837		\$ 3,547,138
Oct-22	\$ 3,275,837		\$ 3,302,160
Nov-22	\$ 3,275,837		\$ 3,302,160
Dec-22	\$ 3,025,837		\$ 3,052,160
Jan-23	\$ 2,780,837		\$ 2,787,160
Feb-23	\$ 2,524,512		\$ 2,530,835
Mar-23	\$ 2,522,037		\$ 2,528,360
Apr-23	\$ 2,572,037		\$ 2,578,360
May-23	\$ 2,578,600		\$ 2,584,923
Jun-23	\$ 1,837,433		\$ 1,920,151
Jul-23	\$ 2,210,615		\$ 2,296,004
Aug-23	\$ 1,236,456		\$ 1,323,288
Sep-23	\$ 683,797		\$ 796,298
Oct-23	\$ 583,797		\$ 683,870
Nov-23	\$ 583,797		\$ 677,412
Dec-23	\$ 483,797		\$ 565,820
Jan-24	\$ 518,360		\$ 584,433
Feb-24	\$ 533,797		\$ 599,870
Mar-24	\$ 687,648		\$ 753,670
Apr-24	\$ 937,597		\$ 1,003,670
May-24	\$ 937,597		\$ 1,003,664
Jun-24	\$ 1,187,597		\$ 1,228,556
Jul-24	\$ 1,200,297		\$ 1,233,556
Aug-24	\$ 1,199,491		\$ 1,116,151
Total:	\$ 116,513,275	\$ 2,612,370	\$ 113,900,905

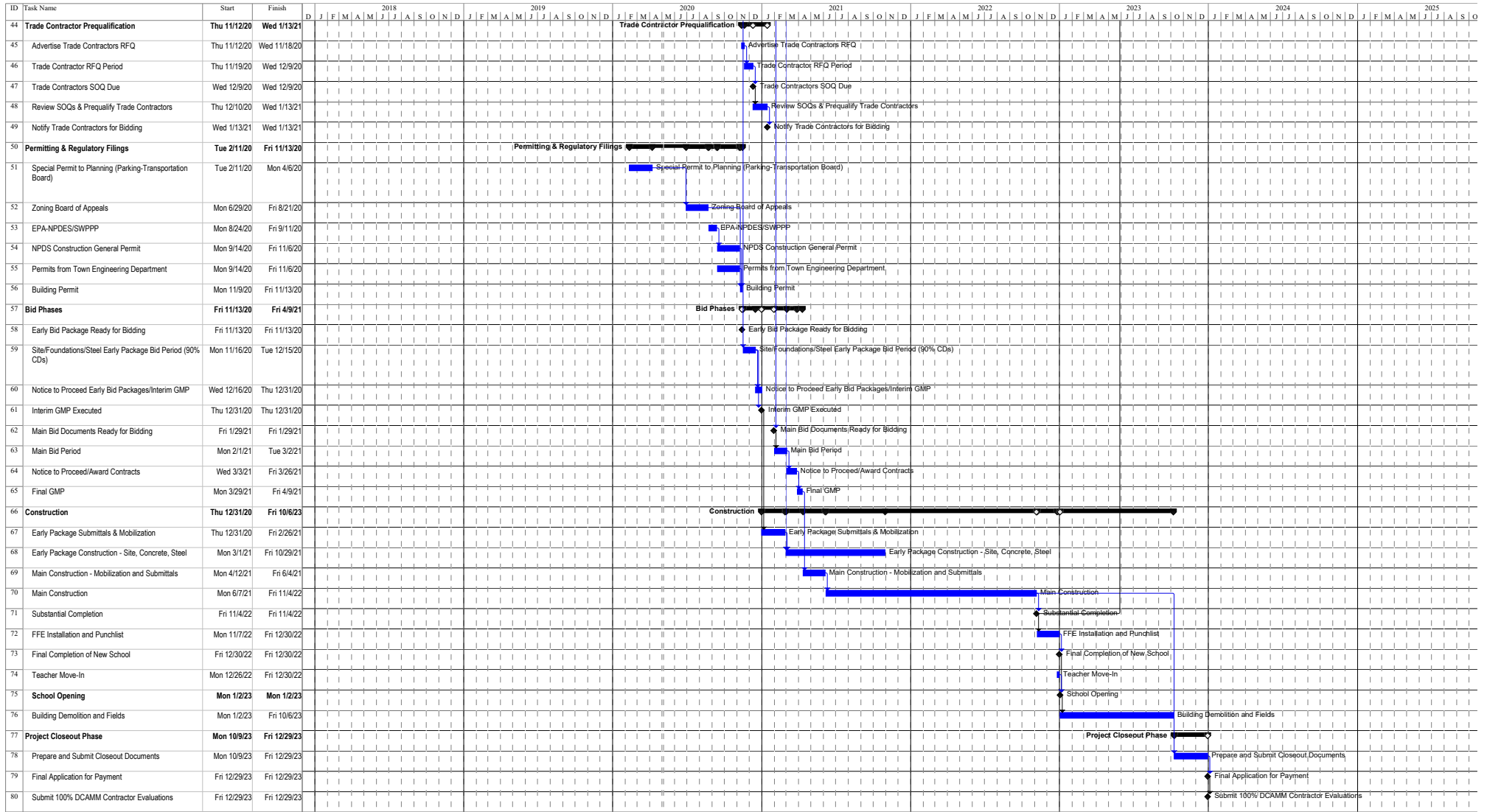


Cumulative Cash Flow

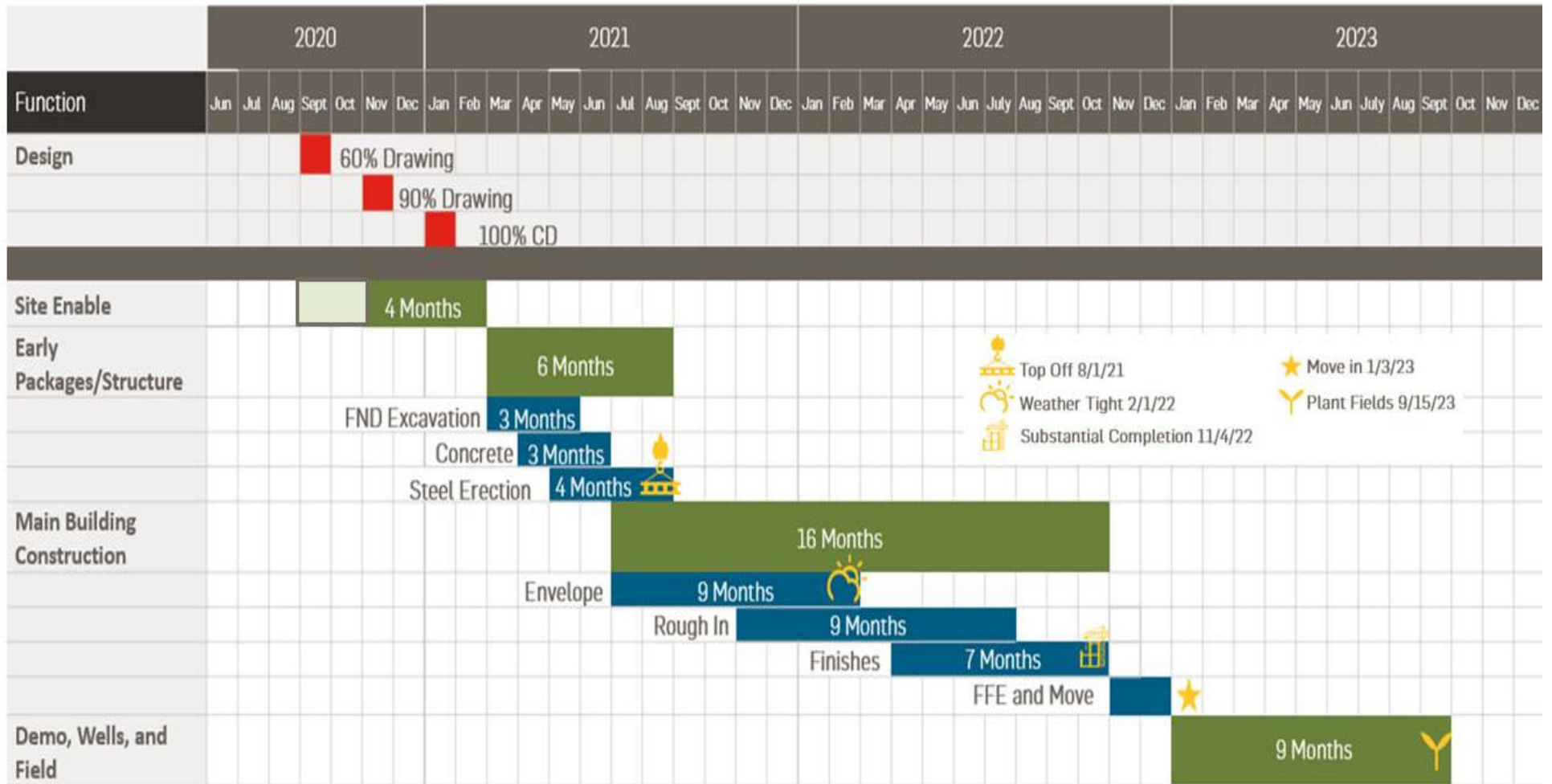
Date	Original Projection	Actual Cumulative	Revised Forecast
Dec-19	1,213,275	\$ 1,213,275	
Jan-20	1,741,722	\$ 1,578,540	
Feb-20	2,271,138	\$ 1,902,687	
Mar-20	2,839,456	\$ 2,246,440	
Apr-20	3,407,774	\$ 2,612,370	\$ 2,612,370
May-20	3,976,092		\$ 3,270,895
Jun-20	4,544,409		\$ 3,822,680
Jul-20	5,230,021		\$ 4,403,423
Aug-20	5,920,633		\$ 4,988,786
Sep-20	6,792,123		\$ 5,741,387
Oct-20	8,662,531		\$ 7,491,835
Nov-20	10,661,682		\$ 9,381,116
Dec-20	12,662,833		\$ 11,359,585
Jan-21	14,733,984		\$ 13,215,244
Feb-21	16,598,229		\$ 15,081,286
Mar-21	18,613,026		\$ 17,111,965
Apr-21	20,877,823		\$ 19,418,628
May-21	23,392,620		\$ 21,972,467
Jun-21	26,157,417		\$ 24,756,006
Jul-21	29,422,214		\$ 28,039,545
Aug-21	32,938,064		\$ 31,573,537
Sep-21	36,707,261		\$ 35,360,376
Oct-21	40,226,458		\$ 38,897,215
Nov-21	43,752,295		\$ 42,440,152
Dec-21	47,028,132		\$ 45,733,131
Jan-22	50,303,969		\$ 49,032,755
Feb-22	53,579,806		\$ 52,341,970
Mar-22	56,980,643		\$ 55,770,922
Apr-22	60,506,480		\$ 59,324,874
May-22	64,282,317		\$ 63,121,869
Jun-22	68,058,154		\$ 66,919,330
Jul-22	71,833,991		\$ 70,716,468
Aug-22	75,609,828		\$ 74,513,606
Sep-22	79,135,665		\$ 78,060,744
Oct-22	82,411,502		\$ 81,362,904
Nov-22	85,687,339		\$ 84,665,064
Dec-22	88,713,176		\$ 87,717,224
Jan-23	91,494,013		\$ 90,504,384
Feb-23	94,018,525		\$ 93,035,219
Mar-23	96,540,562		\$ 95,563,579
Apr-23	99,112,599		\$ 98,141,939
May-23	101,691,199		\$ 100,726,862
Jun-23	103,528,632		\$ 102,647,013
Jul-23	105,739,247		\$ 104,943,017
Aug-23	106,975,703		\$ 106,266,305
Sep-23	107,659,500		\$ 107,062,603
Oct-23	108,243,297		\$ 107,746,473
Nov-23	108,827,094		\$ 108,423,885
Dec-23	109,310,891		\$ 108,989,705
Jan-24	109,829,251		\$ 109,574,138
Feb-24	110,363,048		\$ 110,174,008
Mar-24	111,050,696		\$ 110,927,678
Apr-24	111,988,293		\$ 111,931,348
May-24	112,925,890		\$ 112,935,012
Jun-24	114,113,487		\$ 114,163,568
Jul-24	115,313,784		\$ 115,397,124
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 2,612,370	\$ 116,513,275







Michael Driscoll School Project Schedule Review





Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

April

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
			1-Apr	2-Apr	3-Apr
				9:00 AM - 10:00 AM Staff Meeting	
6-Apr - 10-Apr	6-Apr 12:00 PM - 1:30 PM DRC Prep Meeting	7-Apr 3:00 PM - 4:30 PM MEP Review Meeting	8-Apr	9-Apr 7:30 AM - 9:00 AM Working Group	10-Apr 9:00 AM - 10:30 AM Site Logistics Site Walk
				9:00 AM - 10:00 AM Staff Meeting	
	13-Apr 7:00 PM - 9:00 PM Playground DRC	14-Apr Time TBD Building Commission	15-Apr	16-Apr 7:30 AM - 9:00 AM School Building Committee	17-Apr
				9:00 AM - 10:00 AM Staff Meeting	
	20-Apr	21-Apr 6:30 PM Select Board Noise Hearing	22-Apr	23-Apr 8:00 AM - 9:00 AM Staff Meeting	24-Apr
				9:00 AM - 10:00 AM Logistics w/ Public Safety	
				2:00 PM - 3:00 PM Project Sustainability Update	
				6:00 PM 7:00 PM Commission on Disability	
	27-Apr	28-Apr	29-Apr	30-Apr 7:30 AM - 9:00 AM Working Group	
				9:00 AM - 10:00 AM Staff Meeting	

May

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
					1-May 10:00 AM - 11:00 AM Civil Drawing Review
4-May - 8-May	4-May 11:00 AM - 12:00 PM Civil Drawing Review Cont...	5-May 10:00 AM - 10:30 AM WebEx Training	6-May 7:00 PM - 9:00 PM CM Community Forum Driscoll School	7-May 9:00 AM - 10:00 AM Staff Meeting	8-May
	5:30 PM - 8:30 PM Design Subcommittee				
11-May - 15-May Cost Reconciliation Meeting	11-May	12-May 6:05 PM - 6:45 PM Building Commission	13-May	14-May 7:30 AM - 9:00 AM Working Group	15-May
				9:00 AM - 10:00 AM Staff Meeting	
18-May - 22-May Time TBD Food Service / Health Dept	18-May	19-May	20-May	21-May 7:30 AM - 9:00 AM School Building Committee	22-May
				9:00 AM - 10:00 AM Staff Meeting	
				7:30 PM Planning Board	
25-May - 29-May Time TBD Police / Fire	25-May Memorial Day	26-May	27-May	28-May 9:00 AM - 10:00 AM Staff Meeting	29-May



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

		June				
Dates TBD		Monday	Tuesday	Wednesday	Thursday	Friday
1-Jun - 5-Jun		1-Jun	2-Jun	3-Jun	4-Jun	5-Jun
6:00 PM - 10:00 PM School Committee					9:00 AM - 10:00 AM Staff Meeting	
8-Jun - 11-Jun		8-Jun	9-Jun	10-Jun	11-Jun	12-Jun
Playground Design Review Committee			Time TBD Building Commission		9:00 AM - 10:00 AM Staff Meeting	
15-Jun - 19-Jun		15-Jun	16-Jun	17-Jun	18-Jun	19-Jun
Time TBD Community Forum					7:30 AM - 9:00 AM Working Group	
					9:00 AM - 10:00 AM Staff Meeting	
22-Jun - 26-Jun		22-Jun	23-Jun	24-Jun	25-Jun	26-Jun
Time TBD Select Board		Last Day of School (if no snow days)			7:30 AM - 9:00 AM School Building Committee	End of Design Development Phase
					9:00 AM - 10:00 AM Staff Meeting	



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

Item #	Issue	Action Due	To Be Complete By	BIC	Status	Action
1	Geotechnical & Geoenvironmental results from 4/16 borings to be included in DD Docs	4-May	29-May	Phil (JLA)	update needed	Include 4/16 boring results in DD docs. Philip expects geoenvironmental results to be issued 5/4.
2	CM Contract	5-May	12-May	Building Commission	action needed	GBC contract has been submitted to the Town for review. Contract will be on 5/12 Building Committee meeting agenda.
3	Community introduction to Gilbane and first community forum on construction activities	6-May	6-May	ALL	meeting	Rob to provide blurb to Susan and Ben for approval before sending out to PTO and posting to social media. Gilbane completed WebEx run through. Meeting scheduled for 5/6 at 7pm
4	Geothermal Well Installation - noise ordinance, abutter notification, coordination	6-May	8-May	Philip (JLA)	update needed	Tony has received approval from Select Board to push testing to May 6-8. Testing scheduled to occur over that 48-hour period. Philip to find out when the results of testing will be available and when we will know how it impacts number and depth of wells on site.
5	Perform existing conditions surveys for neighboring residences	6-May	6-May	GBC	develop timeline	GBC to have plan ready for 5/6 community forum. Will provide info about surveys at 5/6 meeting.
6	Driscoll School Website	7-May	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website. Jen to send Rob & Mike Design Subcommittee approved meeting minutes and presentations.
7	Fossil Fuel Free Meeting	7-May	8-May	Tony (Town)	update needed	Tony has sent out an email to determine whether a more technical meeting needs to be scheduled to review MEP systems and how they relate to the sustainability of the project. No update.
8	Planning Board / ZBA Process	7-May	21-May	Polly (Town)	develop timeline	Meeting to be held 5/21 online. Will need to get JLA and LF members as "panelists." Polly sent comments on submission and JLA has updated to include requested information and resubmitted to Polly.
9	Zoning Relief Discussion	7-May	21-May	Philip (JLA)	record	Zoning relief necessary per previous meeting with Dan Bennett: Temp FAR relief for when two buildings exist onsite; height of mechanical penthouse above 10 foot allowed; waiver for parking as 118 spaces required per bylaw; fewer loading docks; special permit for height; front yard within 25' setback.
10	JLA and LF to determine what elements of the Playground design need to be voted on at a School Committee meeting in Summer 2020	7-May	15-Jun	Jen (LF)	action needed	Next DRC meeting to be rescheduled to mid-June in order to incorporate 50% DD Estimate findings. Jen has emailed DRC members with Doodle Poll.
11	Vibration monitoring during test geothermal well installation	7-May	7-May	Philip (JLA)	record	McPhail conducted the monitoring and will provide data.
12	Destructive HAZMAT Testing	7-May	7-May	Philip (JLA)	update needed	CDW has completed exterior testing, will need to schedule one more day to return for interior testing. Philip to coordinate with Rob and Matt to make sure custodian is available.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

13	Value Management Matrix	7-May	26-Jun	LF	action needed	VM matrix to start discussion at 5/7/20 staff meeting. Will develop in conjunction with 50% DD review.
14	50% DD Cost Estimate Reconciliation	7-May	15-May	Philip (JLA)	action needed	Jen to coordinate reconciliation meeting(s) for week of May 11. Philip to provide Daedalus and consultant availability - GBC provided availability, prefers (2) 4-hour sessions. Structural / Architectural / Landscape and then Civil/MEP. LF will develop cost estimate comparison ahead of reconciliation.
15	50% DD Cost Estimate Internal Drafts Due	7-May	8-May	Philip (JLA) Walt (GBC)	update needed	Initial estimates from Gilbane and Daedalus due 5/8
16	Proprietary Items - playground equipment	7-May	30-Jun	Philip (JLA)	update needed	JLA to send list of playground equipment to Gilbane in late May. Need to determine what happens when equipment is purchased at the end of the project - will the same products be available?
17	Land acquisition at corner of Westbourne Terrace and Bartlett Street	7-May	1-Jun	Philip (JLA)	develop timeline	JLA asked how corner property can be included into school project. Need to understand what parties can make this change and when this needs to happen.
18	Meeting with commercial abutters	7-May	31-May	Walt (GBC)	develop timeline	Need update on Right of Way access requirements, need update on schedule for work in alley. JLA is working with consultants to minimize impact to alley . Meeting needed between GBC and JLA and their consultants ASAP.
19	Street lighting on Westbourne Terrace	7-May	31-May	Philip (JLA)	develop scope & timeline	Lights need to be relocated to accommodate Westbourne drop off. Considerations on scope include make safe, demo, sidewalk restoration, new pole install (civil) including underground feed, and electrical.
20	Meeting with Gilbane and McPhail to review SOE	7-May	7-May	Philip (JLA)	action needed	Philip to provide consultant availability to coordinate with Gilbane and LF.
21	Gilbane meeting with Brookline Engineering Dept	7-May	30-Jun	Walt (GBC)	develop timeline	Walt to contact Peter Ditto to determine requirements for necessary Project Mgmt plan.
22	5/21 SBAC Meeting - Agenda, presentation, identify meeting materials needed	11-May	21-May	Jen (LF)	action needed	LF to send draft agenda to team for review (5/11). Review presentation at (5/14) WG Mtg. JLA to send Final presentation to SBAC group (5/19).
23	Building Commission Meeting	12-May	12-May	record	meeting	Building Commission Meeting
24	Proprietary Items	15-May	31-May	Town	update needed	Tony has circulated the list of proprietary items from Charlie. Town members on email to confirm list is accurate and inclusive. Tony will then bring list to BC, SC and SB for approval by vote. Estimators should use proprietary items from list to be conservative.
25	Mass Timber - decision on whether or not to continue pursuing	15-May	21-May	Team	action needed	After estimates reconciled, team to make a decision on whether Mass Timber is an option based on the budget. Town requested more information on production/availability vs. steel - is either more affected by Covid-19?
26	DESE Review	15-May	31-May	DESE	record	LF has submitted to DESE on 4/17. Awaiting response.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

27	Flow Test coordination	18-May	18-May	GGD	record	Flow Test unable to occur prior to 5/18 as it is not emergency work. GGC has indicated that it does not impact their design schedule. Adam noted the test may change where water enters site.
28	Pole utility identification at Bartlett Crescent Alley	18-May	1-Nov	Philip (JLA)	record	Will reassess after 50% DD Estimates.
29	Building Commission - Meeting materials due	28-May	2-Jun	LF / JLA / GBC	record	Monthly Report, invoices, contracts and amendments due to Tony one week ahead of Building Commission meetings. (1) hard copy of monthly report needed for files, (3) copies of change orders and pay reqs, (4) copies of contracts.
30	DD Cost Estimates & Reconciliation	29-May	19-Jun	JLA/LF/CM	record	Record
31	Transportation Board Requirements in DD Docs	29-May	29-May	Phil (JLA)	record	Any on-site spaces, new or existing, include at least 1 Level 2 Dual Port EV Charging Station and 15% of all other on-site spaces be made EVSE ready. Provide an enclosed bike corral for staff use. Provide on-site staff showers. Fully fund and construct the transportation improvements approved by the Transportation Board on March 18.
32	Temp Play Space in DD Docs	29-May	29-May	Phil (JLA)	record	Include temp play space in DD docs for pricing
33	Parking and Green Space Onsite	11-Jun	19-Jun	Philip (JLA)	action needed	JLA to provide sketch of parking spaces in relation to site and usable green space and to provide calculation of usable green space. This will not go back to T Board, but will be presented at 6/18 SBAC meeting. Need more information from final DRC meeting in June.
34	DD Document Review	22-Jun	26-Jun	JLA/LF/CM	record	Record
35	Set up OML Training / Swearing-In for Driscoll Playground Design Review Committee - TBD	30-Jun	30-Jun	DRC	record	Swearing to be rescheduled with Town Clerk's office. Date TBD.
36	Include \$10K in FF&E for emergency evacuation chairs	1-Nov	1-Nov	record	record	School Department wants the emergency evac chairs included in the FF&E budget. Philip sent cut sheets to BCOD.
37	Driscoll School is voting location - determine impact to voting during construction and define access in new building. (2020 - May, Sept, Nov)	1-Nov	1-Nov	JLA / LF / GBC	Record	Need further discussion with JLA, GBC and Linda Goldberg re: access in new school, and access during construction.
38	Vibration monitoring for construction work	1-Nov	1-Nov	GBC	record	Record
39	Contractor parking during construction	1-Nov	1-Nov	Matt (Town)	record	Walt provided approximate manpower on site / parking forecast based on schedule and phasing. Matt will check with T Board to see if temp permits can be issued to mitigate stress in neighborhoods.