

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

December 2020

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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With the spread of Covid-19 still an ongoing concern during the month of December, the Project Team has continued holding meetings online. Despite the uncertainty of today's environment, the Project Team continues to mindfully push ahead to maintain progress.



Washington Street Entrance

During the month of December, a series of document review meetings were held with various Town departments throughout the month as outlined below. During these meetings, the Design Team gathered feedback, provided an overview of what is included in the documents, and answered questions. All comments received in these meetings and through the document review process are being tracked and responses are being provided by Jonathan Levi Architects (JLA).

Gilbane finalized the CMP after several meetings with the Town's Traffic and Engineering Departments. The CMP was presented to the Commercial Abutters - the CMP outlines a Temporary sidewalk outboard of the site fencing with closure from 6:30AM – 4:30PM M-F and in the event of weekend work, using the existing crosswalk at the corner of Beacon & Washington /Salisbury & Washington. Signage will be installed at the corner of Beacon Street and Washington street to indicate sidewalk closure ahead. Pedestrian access from October 2021 to August 2022 via an approved OSHA pedestrian covered walkway at the Washington Street side of the alley was outlined during the meeting as well.

Cost Estimates for the 90% CD Pricing Set that was issued on November 20, 2020 were reconciled in mid-December. A cost comparison is attached to this report.

I. TASKS COMPLETED THROUGH DECEMBER 2020

The following meetings and milestones were completed in the month of December 2020:

- **12/01/20** Page Turn Review of MEP Drawings with Town / School Depts
- **12/02/20** Leftfield prepared and submitted the November OPM Monthly Report
- **12/02/20** Trade Contractor Statements of Qualification (SOQs) due to Leftfield
- **12/03/20** District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- **12/03/20** Page Turn Review of A/V and Theater with Town / School Depts
- **12/03/20** Meeting to review Construction Management Plan with Traffic Dept
- **12/04/20** Meeting to review locks and hardware with Town / School

- **12/08/20 –**
 - o **Fire Department Page Turn Meeting** – the Project Team reviewed the drawings with Fire Dept. Captain Todd Cantor and Trevor Rabidou of SLS, the consultant hired by LeftField to provide the mandatory Third Party Fire Review as outlined by the Brookline Fire Dept.

 - o **December Building Commission Meeting** – the Project Team provided an update on schedule, outlining the pros and cons for a 3/1/21 vs. a 5/1/21 construction start date, an update on the Construction Management Plan, Add Alternates, and Procurement. LeftField Amendment #5, Invoices for JLA, LeftField, and Gilbane, a proposal for a building height survey requested by the Fire Department, and the Project Proprietary Items list were approved at the meeting.

- **12/10/20 –**
 - o **Working Group Meeting** – the Project Team met with the SBAC co-chairs to review the approach to the 12/17 SBAC meeting presentation.

 - o **Weekly Staff Meeting** – Staff meeting to review Actions Log.

 - o **Eversource Incentive Analysis Review** – Project Team and Town met with Eversource and Andelmen and Lelek to discuss potential for incentives on the project. Two main takeaways from that meeting:
 - With geothermal we have an EUI (Energy Use Intensity) of 23.4. This is very good - the criteria for a ZNE (Zero Net Energy) school is 25. The incentive for this option would be a rebate of \$195,000, which would go into the Town's General Fund.
 - Without geothermal the building has an EUI of 26.5, still a good rating. The incentive for this option would be a rebate of \$128,000.

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- **Pre-Bid Sitework Contractor Site Walkthrough** – Gilbane led a walkthrough for interested sitework contractors.

 - **12/11/20** –
 - **Security Page Turn Meeting** – the Project Team met with Charlie Simmons, Lan-Tel, Captain Cantor, SLS, and the School Dept to review security design. A follow up meeting with Fire, Police, Building Commissioner and the folks above was held to review lockdown procedures.

 - **12/14/20** –
 - **On-Site Temp Play Space Review Meeting** – LeftField and JLA walked the site to finalize the temp play area graphics that were presented at the 12/17 SBAC meeting.

 - DRAFT 90% CD Cost Estimates submitted from Gilbane and CHA

 - **12/15/20** –
 - **Construction Management Plan (CMP) Review with Commercial Abutters**

 - **Street Tree Hearing** – JLA presented the proposed street tree removal plan. Several community members asked questions, but no one contested any of the proposed tree removals.

 - **12/16/20** –
 - Central Register ad for the Request for Qualifications (RFQ) for Elevators and Terrazzo appeared. The RFQ is available on the Town's website. Statements of Qualifications (SOQs) are due to LeftField on 01/06/21.

 - **90% CD Cost Estimate Reconciliation Meeting Day 1, the following trades were reviewed:** Landscape, Civil, Plumbing / FP, Structural, Electrical, Mechanical, Geotech / Geoenvironmental

 - **Temp Playground Discussion** – Discussion to review the final temp playground graphics and presentation that was presented at the 12/17 SBAC meeting

 - **12/17/20** –
 - **School Building Advisory Committee Meeting** – A project update was provided by LeftField, JLA and Gilbane. A quick snapshot of where the project is initially before estimates are reconciled was presented – when pricing from the site package comes in next week, we will need to discuss whether more VE will be required to get far enough below the budget to be able to add geothermal back. There was a robust
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discussion on the Temp Play Space utilization plan and the amount of space available. The conversation tied back to another widespread concern of the community - how the project is keeping air quality safe on and around the site and how the school is managing air quality inside the building. The Project Team will be considering the feedback provided by the SBAC when developing the agenda and presentation for the January Community Forum.

- **Weekly Staff Meeting –**
The Project Team reviewed the weekly Actions Log.
- **School Committee Driscoll Update –**
A design presentation was made by JLA. An update on budget and schedule was provided by LeftField. The School Committee voted to approve the Proprietary Items List for the project.
- **12/18/20 –**
 - **90% CD Cost Estimate Reconciliation Meeting Day 2.** The following was reviewed: Architectural, starting with exterior skin
- **12/21/20 –**
 - **Basement Groundwater Protection Meeting**
- **12/22/20 –**
 - **Building Envelope Commissioning Kickoff Meeting**
 - **Lockdown Procedure Meeting -** the Project Team met with Fire, Police, Building Commissioner and Charlie Simmons, Lan-Tel, Captain Cantor, SLS, the Building Dept and the School Dept to review lockdown procedures and related design.
 - **Basement Groundwater Protection Follow Up Meeting**

II. TASKS PLANNED FOR JANUARY 2021

The following tasks are planned for the month of January 2021:

- 01/04/21 Site Descope Meeting led by Gilbane. Leftfield and JLA attended.
- 01/05/21 Leftfield prepared and submitted the December 2020 OPM Monthly Report
- 01/06/21 Trade Contractor SOQs for Terrazzo and Elevators due to Leftfield
- 01/07/21 District Staff/Project Team Meeting to review status of tasks on the

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- Project Actions Log.
- 01/08/21 (Tentative) MEP Commissioning Kickoff Meeting
 - 01/11/21 (Tentative) Trade Contractor Prequalification Committee to meet
 - 01/12/21 January Building Commission Meeting
 - 01/13/21 (TBD) Prequalification Committee Kickoff Meeting
 - 01/14/21 Working Group meeting to prep for January SBAC meeting.
 - 01/14/21 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
 - 01/18/21 Prequalified Trade Contractors to be notified
 - 01/19/21 Community Forum
 - 01/21/21 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
 - 01/21/21 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
 - 01/26/21 100% CD Bid Set to be issued

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$519,218.80 this month, which consisted of OPM, Designer and Designer Consultant fees for the Construction Documents Phase Services and CM fees for Preconstruction Services.

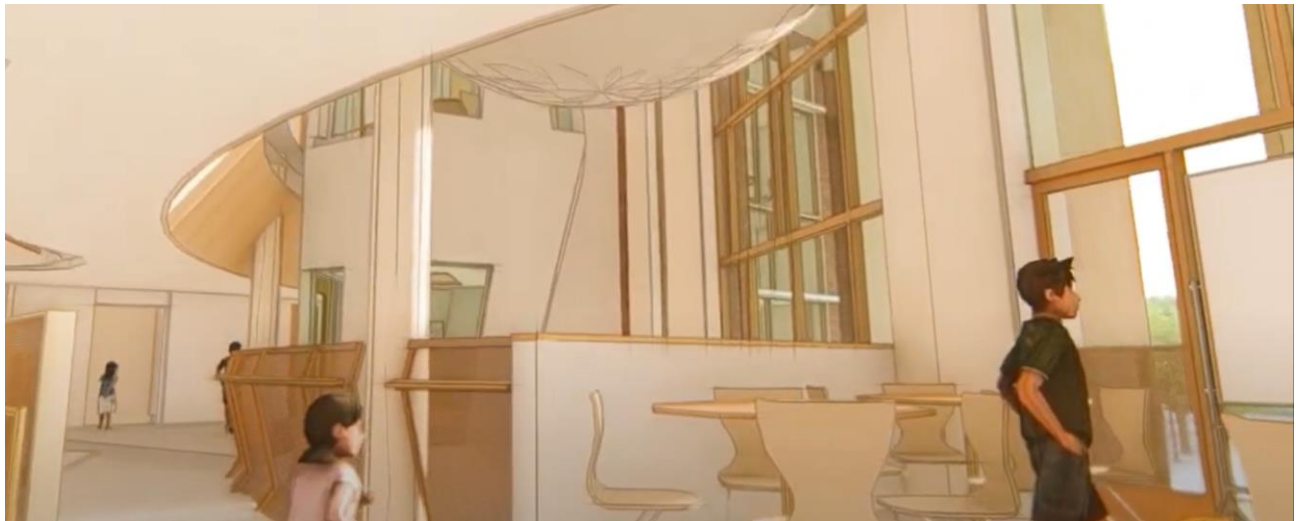
The attached Budget Report incorporates the pending CM Contract Amendment No. 2 commitment for \$7,350.00 to represent the impact to the Total Project Budget of this amendment. Refer to Section VI – Contract Amendment/Budget Transfers for an explanation of CM Contract Amendment No. 2.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated December 31, 2020.

IV. PROJECT SCHEDULE OVERVIEW

The 90% CD Pricing Set was issued on November 20, 2020. Cost Estimates were reconciled during the month of December (comparison attached). Gilbane used the 90% CD Pricing Set to start procuring sitework for the early package work that is to start in March 2021. Procurement is ongoing and descope meetings are underway.

The Final 90% CD Documents were issued on December 18, 2020 and are currently under review by the Project Team and various Town Departments. Comments will be provided on the set and incorporated into the 100% CD Set, which will be issued on January 26, 2021.

**View of Project Area**

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

OPM Contract Amendment No. 5 for a total of \$11,770.00 was approved at the Building Commission Meeting on December 8, 2020. The Budget Transfer of \$11,770.00 from the Owner's Contingency to the OPM Reimbursable Services budget line to fund the services was executed.

CM Contract Amendment No. 2 for \$7,350.00 will be presented for approval at the January 12, 2021 Building Commission Meeting. The pending CM Contract Amendment No. 2 is for revisions to the Construction Management Plan to incorporate accommodations for pedestrians on the north side of Washington Street during non-working hours, associated truck turning maneuver analyses, sign modifications and related correspondence and meetings. No Budget Transfer was required to fund this additional preconstruction service. The funds were committed against the previously approved Preconstruction Budget bringing the total commitment to date to 90%, leaving \$31,658 uncommitted.

VI. COMMUNITY OUTREACH

The next Community Forum will be held on January 19, 2021 from 6:30PM to 8:30PM to review the logistics plan in more detail with the wider community to ensure everyone is familiar with what to expect when construction begins in March 2021.

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.

VII. ATTACHMENTS

December 2020 Monthly Invoice Summary

Gilbane Contract Amendment No. 2 dated January 12, 2020

Total Project Budget Status Report, dated December 31, 2020

Monthly and Cumulative Cash Flow Reports, dated December 31, 2020

90% CD Cost Estimate Comparison, dated December 22, 2020

Actions Log, dated December 17, 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	\$ 82,170	\$ 3,264,260	\$ 3,264,260	100%	\$ 963,537	30%	\$ 2,300,723	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 463,562	88%	\$ 60,879	
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	\$ -	\$ 39,270	\$ 39,270	\$ 39,270	100%	\$ 27,500	70%	\$ 11,770	*5, 10
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ 42,900	100%	\$ -	*6
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	\$ 82,170	\$ 4,204,292	\$ 3,264,849	78%	\$ 964,126	23%	\$ 3,240,166	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 3,974,337	55%	\$ 3,284,726	
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%	\$ 2,159,571	85%	\$ 381,101	
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	\$ 217,910	\$ 717,910	\$ 717,910	100%	\$ 389,461	54%	\$ 328,449	
Other Reimbursables	\$ 500,000	\$ (376,827)	\$ 123,173	\$ 123,173	100%	\$ 117,673	96%	\$ 5,500	*1, 2, 3
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 25,663	19%	\$ 112,849	*2
Geotechnical/Geo-Environmental	\$ -	\$ 453,475	\$ 453,475	\$ 453,475	100%	\$ 243,375	54%	\$ 210,100	*3, 4, 8, 9
Site Survey & Site Requirements	\$ -	\$ 2,750	\$ 2,750	\$ 2,750	100%	\$ 2,750	100%	\$ -	*7
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 217,910	\$ 7,976,973	\$ 7,976,973	100%	\$ 4,363,798	55%	\$ 3,613,175	

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	\$ 288,030	90%	\$ 202,500	63%	\$ 117,188	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ 288,030	90%	\$ 202,500	63%	\$ 117,188	
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	\$ 7,897	1.4%	\$ 6,522	1%	\$ 563,371	
Utilities & Utility Company Fees	\$ 106,563		\$ 106,563	\$ 7,897	7%	\$ 6,522	6%	\$ 100,041	
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	\$ (182,407)	\$ 2,017,386	\$ -	0%	\$ -	0%	\$ 2,017,386	*4, 5, 6, 7, 8, 9, 10
SUB-TOTAL	\$ 10,189,564	\$ (182,407)	\$ 10,007,157	\$ 7,897	0%	\$ 6,522	0%	\$ 10,000,635	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,300,000	\$ 11,537,749	10%	\$ 5,536,946	5%	\$ 109,763,054	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,513,275	\$ 12,751,024	11%	\$ 6,750,221	6%	\$ 109,763,054	
CONSTRUCTION COST ESTIMATES									
	\$ -								
SD Cost Estimate	Date	Estimator	Amount	SF	Cost Per SF				
Re-Start Cost Estimate	4/26/2019	Daedalus	\$ 87,200,254.00	155,632	\$560.30				
50% DD Cost Estimate	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
100% DD Cost Estimate	05/19/20	Gilbane	\$ 95,978,500.00	155,632	\$616.70				
	07/20/20	Gilbane	\$ 94,466,766.00	157,950	\$598.08				

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. (Designer Contract Amendment #3)
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Total Project Budget Status Report

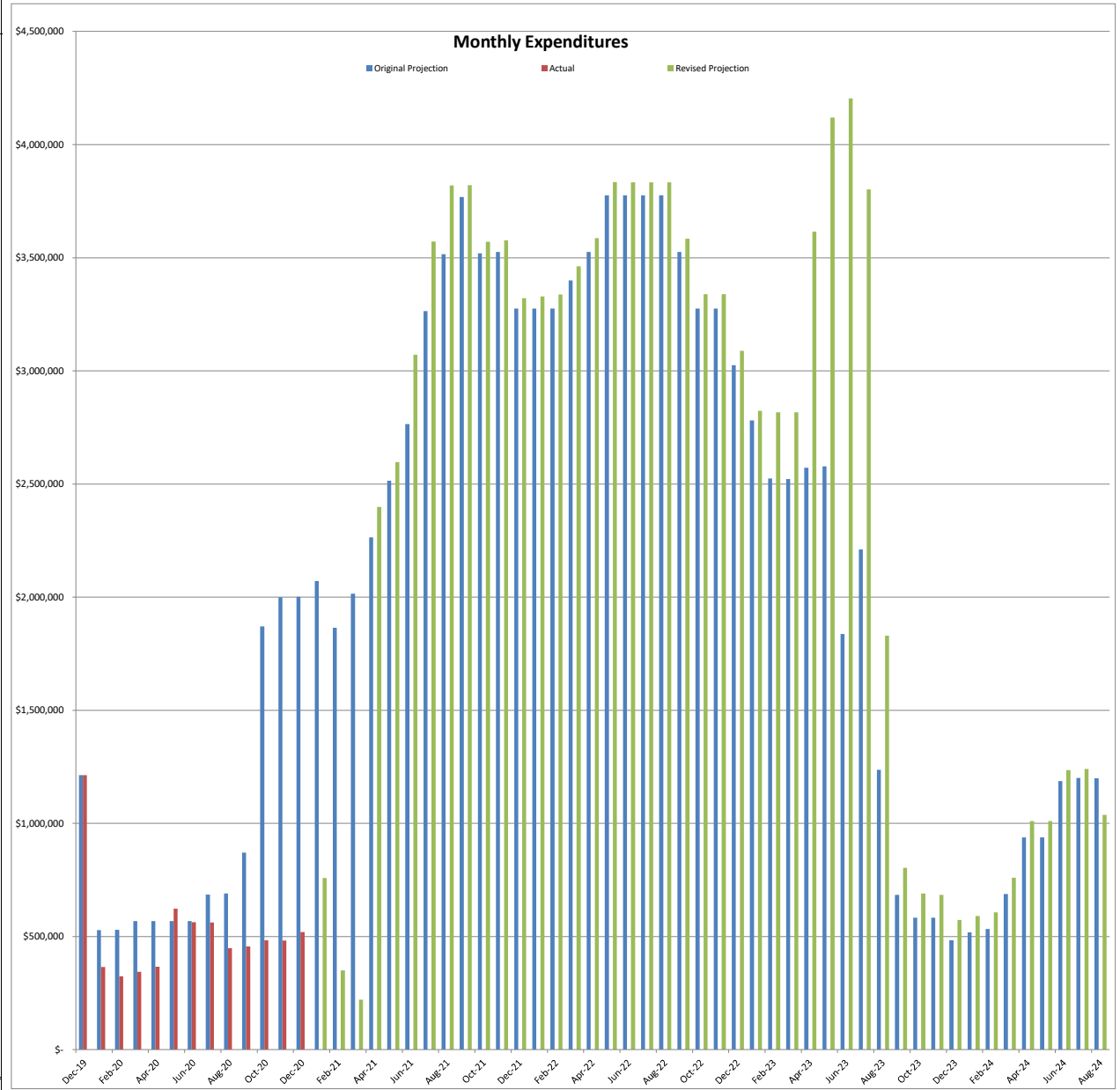
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
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Budget Transfers (continued):

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. (Designer Contract Amendment #4)							
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. (Designer Contract Amendment #5)							
04	6/9/2020	Transfer \$15,263.00 from the A/E Other Reimbursables Budget and \$34,787.00 from Owner's Contingency for a total of \$50,050.00 to the A/E Geo-Environmental & Geotechnical Budget to fund the supplemental Geotechnical borings and Geo-environmental soils sampling/characterization for the drain line relocation path. (Designer Contract Amendment #7)							
05	7/8/2020	Transfer \$27,500.00 from Owner's Contingency to Owner Project Manager's Reimbursable Services for the Construction Markey Study. (OPM Contract Amendment #3)							
06	7/8/2020	Transfer \$42,900.00 from the Owner's Contingency to the Cost Estimates Budget to fund the 3rd cost estimate for the 100% Design Development documents. (OPM Contract Amendment #4)							
07	8/11/2020	Transfer \$2,750.00 from the Owner's Contingency to the A/E Site Survey Budget to fund the the survey of the property line and building corners at alley. (Designer Contract Amendment #8)							
08	8/24/2020	Transfer \$42,900.00 from the Owner's Contingency to the A/E Geotechnical/Geo-environmental Budget to fund the testing of groundwater and preparing RNF. (Designer Contract Amendment #9)							
09	10/13/2020	Transfer \$19,800.00 from the Owner's Contingency to the A/E Geotechnical/Geo-environmental Budget to fund the additional subsurface exploration for MCP compliance. (Designer Contract Amendment #10)							
10	12/8/2020	Transfer \$11,770.00 from the Owner's Contingency to the OPM Reimbursable Servicests for the Third Party Structural Engineering Review for \$3,960 and the Fire Protection/Life Safety Review Services for \$7,810. (OPM Contract Amendment #5)							

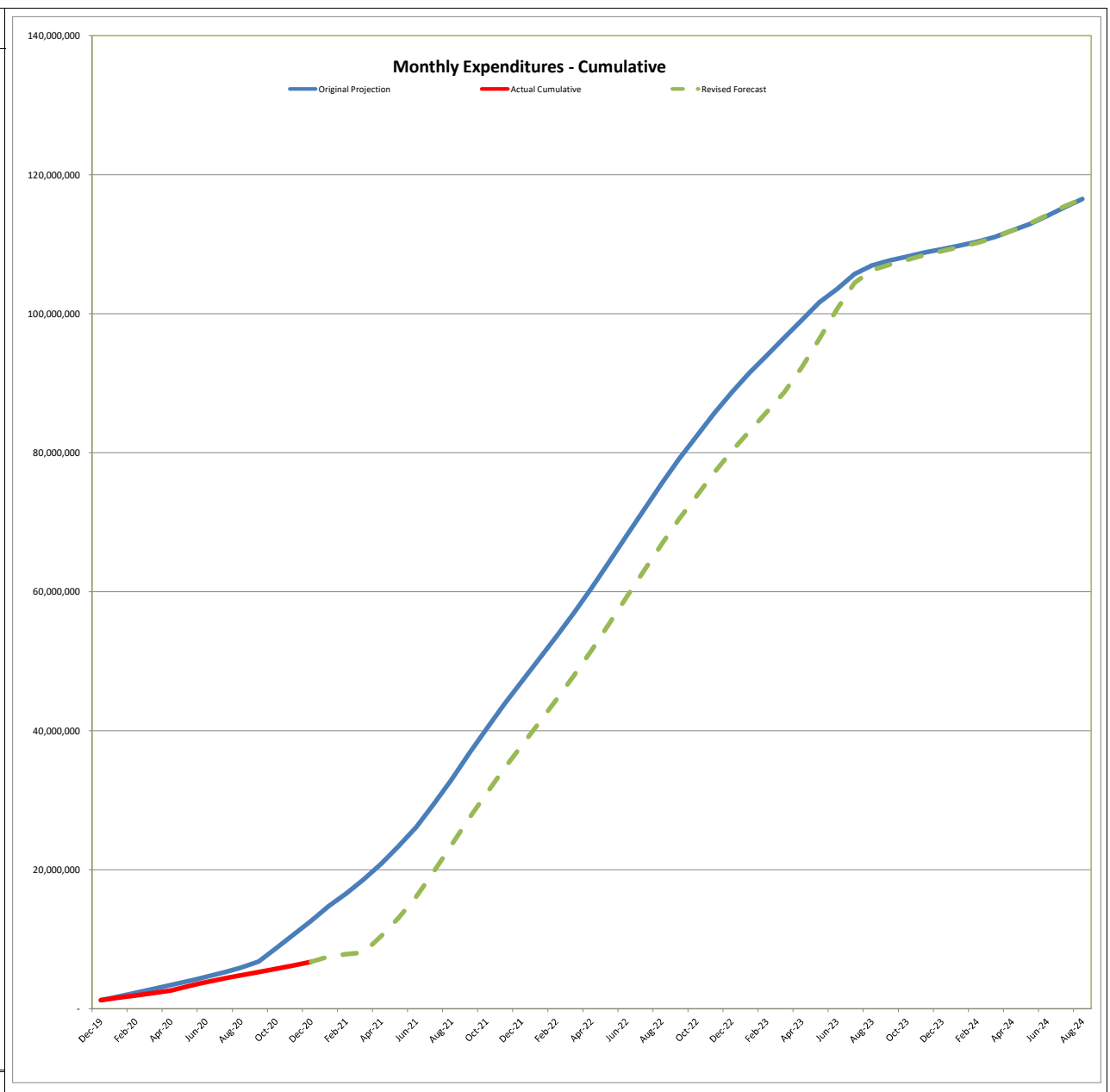
Monthly Cash Flow

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	\$ 623,383	
Jun-20	\$ 568,317	\$ 563,890	
Jul-20	\$ 685,612	\$ 561,501	
Aug-20	\$ 690,612	\$ 448,501	
Sep-20	\$ 871,490	\$ 455,715	
Oct-20	\$ 1,870,408	\$ 483,927	
Nov-20	\$ 1,999,151	\$ 481,714	
Dec-20	\$ 2,001,151	\$ 519,219	
Jan-21	\$ 2,071,151		\$ 759,189
Feb-21	\$ 1,864,245		\$ 350,363
Mar-21	\$ 2,014,797		\$ 221,179
Apr-21	\$ 2,264,797		\$ 2,399,351
May-21	\$ 2,514,797		\$ 2,597,590
Jun-21	\$ 2,764,797		\$ 3,071,304
Jul-21	\$ 3,264,797		\$ 3,571,539
Aug-21	\$ 3,515,850		\$ 3,819,978
Sep-21	\$ 3,769,197		\$ 3,820,939
Oct-21	\$ 3,519,197		\$ 3,570,939
Nov-21	\$ 3,525,837		\$ 3,577,037
Dec-21	\$ 3,275,837		\$ 3,322,079
Jan-22	\$ 3,275,837		\$ 3,328,724
Feb-22	\$ 3,275,837		\$ 3,338,052
Mar-22	\$ 3,400,837		\$ 3,462,252
Apr-22	\$ 3,525,837		\$ 3,587,252
May-22	\$ 3,775,837		\$ 3,834,752
Jun-22	\$ 3,775,837		\$ 3,834,252
Jul-22	\$ 3,775,837		\$ 3,834,252
Aug-22	\$ 3,775,837		\$ 3,834,252
Sep-22	\$ 3,525,837		\$ 3,584,252
Oct-22	\$ 3,275,837		\$ 3,339,274
Nov-22	\$ 3,275,837		\$ 3,339,274
Dec-22	\$ 3,025,837		\$ 3,089,174
Jan-23	\$ 2,780,837		\$ 2,823,374
Feb-23	\$ 2,524,512		\$ 2,817,274
Mar-23	\$ 2,522,037		\$ 2,817,274
Apr-23	\$ 2,572,037		\$ 3,615,949
May-23	\$ 2,578,600		\$ 4,120,037
Jun-23	\$ 1,837,433		\$ 4,205,265
Jul-23	\$ 2,210,615		\$ 3,802,918
Aug-23	\$ 1,236,456		\$ 1,830,165
Sep-23	\$ 683,797		\$ 803,112
Oct-23	\$ 583,797		\$ 690,684
Nov-23	\$ 583,797		\$ 684,226
Dec-23	\$ 483,797		\$ 572,634
Jan-24	\$ 518,360		\$ 591,247
Feb-24	\$ 533,797		\$ 606,684
Mar-24	\$ 687,648		\$ 760,484
Apr-24	\$ 937,597		\$ 1,010,484
May-24	\$ 937,597		\$ 1,010,478
Jun-24	\$ 1,187,597		\$ 1,235,370
Jul-24	\$ 1,200,297		\$ 1,240,270
Aug-24	\$ 1,199,491		\$ 1,037,875
Total:	\$ 116,513,275	\$ 6,750,221	\$ 109,763,054



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	
May-20	3,976,092	\$ 3,235,753	
Jun-20	4,544,409	\$ 3,799,643	
Jul-20	5,230,021	\$ 4,361,145	
Aug-20	5,920,633	\$ 4,809,646	
Sep-20	6,792,123	\$ 5,265,361	
Oct-20	8,662,531	\$ 5,749,288	
Nov-20	10,661,682	\$ 6,231,002	
Dec-20	12,662,833	\$ 6,750,221	\$ 6,750,221
Jan-21	14,733,984		\$ 7,509,410
Feb-21	16,598,229		\$ 7,859,774
Mar-21	18,613,026		\$ 8,080,953
Apr-21	20,877,823		\$ 10,480,304
May-21	23,392,620		\$ 13,077,894
Jun-21	26,157,417		\$ 16,149,198
Jul-21	29,422,214		\$ 19,720,737
Aug-21	32,938,064		\$ 23,540,715
Sep-21	36,707,261		\$ 27,361,654
Oct-21	40,226,458		\$ 30,932,593
Nov-21	43,752,295		\$ 34,509,630
Dec-21	47,028,132		\$ 37,831,709
Jan-22	50,303,969		\$ 41,160,433
Feb-22	53,579,806		\$ 44,498,485
Mar-22	56,980,643		\$ 47,960,737
Apr-22	60,506,480		\$ 51,547,989
May-22	64,282,317		\$ 55,382,741
Jun-22	68,058,154		\$ 59,216,993
Jul-22	71,833,991		\$ 63,051,245
Aug-22	75,609,828		\$ 66,885,497
Sep-22	79,135,665		\$ 70,469,749
Oct-22	82,411,502		\$ 73,809,023
Nov-22	85,687,339		\$ 77,148,297
Dec-22	88,713,176		\$ 80,237,471
Jan-23	91,494,013		\$ 83,060,845
Feb-23	94,018,525		\$ 85,878,119
Mar-23	96,540,562		\$ 88,695,393
Apr-23	99,112,599		\$ 92,311,342
May-23	101,691,199		\$ 96,431,379
Jun-23	103,528,632		\$ 100,636,644
Jul-23	105,739,247		\$ 104,439,562
Aug-23	106,975,703		\$ 106,269,727
Sep-23	107,659,500		\$ 107,072,839
Oct-23	108,243,297		\$ 107,763,523
Nov-23	108,827,094		\$ 108,447,749
Dec-23	109,310,891		\$ 109,020,383
Jan-24	109,829,251		\$ 109,611,630
Feb-24	110,363,048		\$ 110,218,314
Mar-24	111,050,696		\$ 110,978,798
Apr-24	111,988,293		\$ 111,989,282
May-24	112,925,890		\$ 112,999,760
Jun-24	114,113,487		\$ 114,235,130
Jul-24	115,313,784		\$ 115,475,400
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 6,750,221	\$ 116,513,275



Michael Driscoll School: Brookline, MA

90% CD Cost Estimate Comparison - Reconciled with Additional Updates

1/12/2021

		GSF 157,950		GSF 157,950			
		Gilbane Building Co.		Architect Estimator (CHA)		Variance (Gilbane - CHA)	
		Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF
03	Concrete	\$ 6,038,148	\$ 38.23	\$ 5,773,368	\$ 36.55	\$ 264,780	\$ 1.68
04	Masonry	\$ 2,009,052	\$ 12.72	\$ 2,048,050	\$ 12.97	\$ (38,998)	\$ (0.25)
05	Metals	\$ 6,699,025	\$ 42.41	\$ 6,715,698	\$ 42.52	\$ (16,673)	\$ (0.11)
06	Woods, Plastics, and Composites	\$ 3,228,965	\$ 20.44	\$ 3,282,504	\$ 20.78	\$ (53,539)	\$ (0.34)
07	Thermal and Moisture Protection	\$ 3,523,005	\$ 22.30	\$ 3,493,563	\$ 22.12	\$ 29,442	\$ 0.19
08	Openings	\$ 4,830,408	\$ 30.58	\$ 4,783,894	\$ 30.29	\$ 46,514	\$ 0.29
09	Finishes	\$ 10,427,120	\$ 66.02	\$ 10,438,475	\$ 66.09	\$ (11,355)	\$ (0.07)
10	Specialties	\$ 956,873	\$ 6.06	\$ 1,042,150	\$ 6.60	\$ (85,277)	\$ (0.54)
11	Equipment	\$ 746,322	\$ 4.73	\$ 801,021	\$ 5.07	\$ (54,699)	\$ (0.35)
12	Furnishings	\$ 178,318	\$ 1.13	\$ 174,632	\$ 1.11	\$ 3,686	\$ 0.02
14	Conveying Systems	\$ 320,000	\$ 2.03	\$ 355,000	\$ 2.25	\$ (35,000)	\$ (0.22)
21, 22, 23	Mechanical	\$ 13,216,503	\$ 83.68	\$ 13,189,742	\$ 83.51	\$ 26,761	\$ 0.17
26	Electrical	\$ 6,992,257	\$ 44.27	\$ 7,033,669	\$ 44.53	\$ (41,412)	\$ (0.26)
02	Existing Conditions	\$ 1,578,000	\$ 9.99	\$ 2,004,399	\$ 12.69	\$ (426,399)	\$ (2.70)
31	Earthwork	\$ 9,559,787	\$ 60.52	\$ 9,168,490	\$ 58.05	\$ 391,297	\$ 2.48
32	Exterior Improvements	\$ 4,558,922	\$ 28.86	\$ 4,437,322	\$ 28.09	\$ 121,600	\$ 0.77
33	Utilities	\$ 1,115,603	\$ 7.06	\$ 971,951	\$ 6.15	\$ 143,652	\$ 0.91
TOTAL CONSTRUCTION COSTS		\$ 75,978,307	\$ 481.03	\$ 75,713,928	\$ 479.35	\$ 264,379	\$ 1.67
	Design & Estimating Contingency	\$ 435,666	\$ 2.76	\$ 501,000	\$ 3.17	\$ (65,334)	\$ (0.41)
	General Conditions & General Requirements	\$ 8,960,871	\$ 56.73	\$ 8,960,871	\$ 56.73	\$ -	\$ -
	Insurances	\$ 96,230	\$ 0.61	\$ 96,230	\$ 0.61	\$ -	\$ -
	Bonds	\$ 601,680	\$ 3.81	\$ 601,680	\$ 3.81	\$ -	\$ -
	CM Fee (Overhead & Profit)	\$ 2,070,000	\$ 13.11	\$ 2,070,000	\$ 13.11	\$ -	\$ -
	CM GMP Contingency	\$ 2,058,466	\$ 13.03	\$ 2,079,000	\$ 13.16	\$ (20,534)	\$ (0.13)
	SDI / Sub Bond Pool	incl. w/ Trades		incl. w/ Trades	\$ -		
	CCIP (2.65%)	\$ 2,533,004	\$ 16.04	\$ 2,530,000	\$ 16.02	\$ 3,004	\$ 0.02
	Escalation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL ESTIMATED COSTS 0.20%	\$ 92,734,224	\$ 587.11	\$ 92,552,709	\$ 585.96	\$ 181,515	\$ 1.15
	Geothermal Wells	\$ 2,500,000	\$ 15.83	\$ 2,976,100	\$ 18.84	100% DD Estimate w/ Alts	
	Delete GWB Bumper Rail, Provide Plam Bumper Rail	\$ 275,000	\$ 1.74	\$ 549,600	\$ 3.48	\$ 92,929,979	\$ 588.35
	Terrazzo ILO VCT Flooring at first floor public areas (ROM)	\$ 200,000	\$ 1.27	\$ 200,000	\$ 1.27	100% DD Estimate w/ Alts less VM	
	TOTAL ESTIMATED COSTS W/ ALTERNATES	\$ 95,709,224	\$ 605.95	\$ 96,278,409	\$ 609.55	\$ 92,137,012	\$ 583.33
	EST'D COSTS COMPARED TO BUDGET \$92,791,890	\$ (57,666)	-0.06%	\$ (239,181)	-0.26%	60% CD Estimate w/ Alts	
	EST'D COSTS + ALTS COMPARED TO BUDGET	\$ 2,917,334	3.14%	\$ 3,486,519	3.76%	\$ 93,488,672	\$ 591.89
						60% CD Estimate w/o Alts	
						\$ 89,963,672	\$ 569.57



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	Driscoll School Website	17-Dec	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website. Central Filing - Town getting Dropbox licenses, GBC following up internally re: file turnover, GBC/LF to discuss getting final docs to Dropbox monthly.
2	Schedule Update	17-Dec	ongoing	Lynda (GBC)	update needed	GBC 2 week look ahead.
3	GBC CM Plan	17-Dec	31-Dec	Bob (GBC)	update needed	GBC circulated updated plan to Town Depts 12/14 - discussed with abutters 12/15. Dust control and noise monitoring frequency.
4	Site Plan Checklist	17-Dec	31-Dec	JLA/CDW	update needed	JLA/CDW providing docs requested in checklist. To set up follow up meeting with DPW/Engineering. When will docs be submitted?
5	Temp Play Space Utilization	17-Dec	17-Dec	School	update needed	Presenting at 12/17 SBAC meeting.
6	Relay USPS mailbox at corner of Alley and Westbourne to be relocated	17-Dec	1-Mar	Team	update needed	Tony in communication with USPS - sending certified letter.
7	NGrid Gas Regulator Station	17-Dec	1-Mar	GBC	update needed	Discussion on shutting gas off at regulator between April and October.
8	Driscoll School Tel/Data Port	17-Dec	1-Mar	Team	meeting	IT to send preliminary budget, includes A/V list. Follow up meeting to be scheduled.
9	Proprietary Items List	17-Dec	1-Mar	Team	record	Backup memos received, compiled, sent to SC for approval on 12/17. Add'l items added by DPW/Traffic/Engineering - able to incorporate into drawings at this time?
10	Security System Review	17-Dec	31-Dec	Jen (LF)	meeting	Lockdown procedure meeting to be scheduled with Police, Fire, Building Commissioner, Team. Dates next week?
11	Outlet Location Review	17-Dec	31-Dec	Jen (LF)	meeting	Dates next week?
12	Div 0	17-Dec	11-Dec	Jen (LF)	action needed	Jen to send to JLA today to incorporate into the 90% CD Set
13	Operable Windows	17-Dec	20-Dec	JLA	action needed	Discuss size of window opening with Charlie Simmons
14	Community Forum	17-Dec	31-Dec	Team	meeting	Doodle poll sent to co-chairs - sent follow up email 12/17.
15	Potential for Terrazzo at first floor public spaces	17-Dec	11-Dec	Team	discuss	Still need plan for this?
16	Add'l testing required at wells - scope reviewed at 8/24 Building Commission meeting	17-Dec	1-Mar	JLA / Adam (LF)	record	Well in that area based on MCP - petroleum past allowable thresholds detected. Add'l testing that was accounted for in budget to BC in August - do need carbon filters during dewatering process.
17	Proprietary Items List	17-Dec	1-Mar	Team	record	BC approved 12/8. SC to approve 12/17? SB to approve 12/22.
18	Procurement - Trade Contractor	17-Dec	1-Feb	Jen (LF)	update needed	Terrazzo and Elevators advertised - due 1/6 via email. Prequal Selection Committee - Jen (LF), Philip (JLA), Paul (GBC), Tony (Town) - to set kickoff meeting for next week - what dates work?
19	90% CD Cost Estimates	17-Dec	14-Dec	Team	update needed	Draft estimates due 12/14. Reconciliations scheduled for Wed 12/16 and Fri 12/18
20	Commercial Abutter Issues	17-Dec	1-Mar	Walt (GBC)	update needed	Update from 12/15 meeting?
21	Street Tree Hearing Process	17-Dec	15-Dec	Gilbane	update needed	Street Tree Hearing 12/15 - no one contested removal of trees at meeting, what are the next steps?



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

22	Building Commission Meeting	31-Dec	ongoing	Team	record	Invoices due to Lynn by 12/31, monthly report etc to Tony by 01/05, Meeting 01/12
23	Old Lincoln School	31-Dec	1-Feb	Town	record	8 months reduction in schedule – JLA/GBC/LF to compile fee savings – expect \$1-1.5M plus early field at same time as school. LF to compile into memo. School needs to determine pricing for move/bussing/plan to fit students.
24	Perform existing conditions surveys for neighboring residences	31-Dec	1-Mar	Lynda (GBC)	update needed	Mailings have gone out.
25	Planning Board / ZBA Process	17-Dec	1-Mar	Planning Dept (Town)	update needed	ZBA hearing 11/5 - relief granted, screening added between parking area and Washington Street. Next Steps?
26	Procurement - Non-Filed Sub Bid	17-Dec	1-Mar	Lynda (GBC)	update needed	Bids due around Christmas - GBC will be sending subs the 12/18 90% CD set when it comes out as well.
27	Procurement - Structural Peer Review	17-Dec	1-Nov	Jen (LF)	record	Comments sent to JLA - when can we expect response?
28	Procurement - Third Party Plan Review - NFPA-241	17-Dec	1-Nov	Jen (LF)	record	Comments sent to JLA and Gilbane - when can we expect response?
29	Procurement - Testing services during construction	17-Dec	1-Mar	Jen (LF)	record	LF soliciting proposals. UTS, Briggs, PSI.
30	Utility Update	17-Dec	1-Mar	Adam (LF)	record	Town has requested schedule outlining next steps
31	FFE Procurement and installation	1-Jan	1-Feb	Team	develop timeline	Feb - May 2023 (WB Mason contact) – budget needed, proposed FFE layout. Set up meeting to discuss process further.
32	Tech Procurement and installation	1-Jan	1-Feb	Team	develop timeline	Feb - May 2023 (WB Mason contact) – budget needed, proposed tech layout
33	Mass Save	17-Dec	1-Mar	JLA/GGD	record	Meeting with Eversource and Andelman and Lelek on 12/10 - with Geothermal rebate of \$195k, without is \$128k. Next steps?
34	January SBAC Meeting - Agenda, presentation, identify meeting materials needed	7-Dec	7-Jan	Jen (LF)	record	SBAC and WG meeting invites sent through January.
35	New sidewalk at North side of Westbourne	3-Dec	1-Mar	Team	record	\$185K added by T Board vote. Deleting elevator stop to roof to cover. Sidewalk work over Summer 2021 to allow ADA access during any sidewalk closures by steel.
36	Contractor Parking Plan	3-Dec	1-Mar	Gilbane	record	To be included in CMP
37	Clear approach needed for closed windows at existing school during construction	2-Dec	1-Mar	School	record	Many parents are asking about windows in existing school needing to be closed for dust or noise and how air quality in existing classrooms is being considered. Portable A/C units being discussed as an option. Need approach by next Community Forum.
38	Historical Items from Existing Driscoll	1-Mar	1-Mar	David (School)	update needed	David Y to reach out to teachers to ask if any plaques, memorials, etc to be saved and relocated to new building. Cost associated with moving 100 year mural - update.
39	Solar Panels	1-Mar	1-Mar	Philip (JLA)	update needed	Philip following up with Kara Brewton (Planning Dept)
40	Driscoll School is voting location - determine impact to voting during construction and define access in new building. (2020 - May, Sept, Nov)	1-Mar	1-Feb	Team	record	Need further discussion with JLA, GBC and Linda Goldberg re: access in new school, and access during construction.
41	Freedom of Information Act Request	complete				Trade is not Metal Windows, there is no correspondence. Tony responded to request.