

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

February 2020

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

Design Development is underway, Jonathan Levi Architects (JLA) have presented updates on the building design and have continued to meet with Driscoll Teachers, Staff, and Neighbors to gather information and feedback on the design. The Town has established several Committees and Subcommittees who will participate in the design process.

The Driscoll Playground Design Review Subcommittee has fully been formed and the next meeting with the community will occur on March 2, 2020. The comments heard during the first meeting will be shown as draft design ideas used to further the discussion. Three community members were appointed to the seven-person Subcommittee with an additional two named as liaisons.

JLA has continued meeting with District Leaders and Staff to discuss current spaces in the existing Driscoll and to gather feedback that will inform the design of the spaces within the Driscoll School. The continued engagement with Town Departments will be integral to the overall development of the Project Design.

The discussion on how parking will be addressed both on and off site has continued throughout February. The School Committee has voted in favor of including up to 38 parking spaces on site if the design allows. The School Committee has also voted to recommend a preferred off-site parking option as well as two other options to be presented to the Transportation Board. The Transportation Board is schedule to review and vote on a final option on March 16, 2020. The parking needs of the school have increased since initially discussed in January 2019; therefore, the Project Team has continued to work with the Transportation Board to evaluate potential impacts on the surrounding neighborhoods.

Borings were taken on site over February School Vacation and completing on February 26, 2020. The soil samples have been sent out for testing with geo-environmental results expected back on March 20, 2020. The team has also been planning the installation of a single test geothermal well on site during April School Vacation. This installation will help to better understand subsurface drilling conditions and well performance which will determine the number of wells required on site to properly serve the building's needs.

II. TASKS COMPLETED THROUGH FEBRUARY 2020

The following tasks were completed in the month February 2020:

- 02/03/20 Design Subcommittee Workshop #1 was held to discuss typical classroom suites, typical casework, science exploratories, cohort

- commons, corridors, balconies, stairs, the gymnasium and athletic support spaces.
- 02/04/20 PTO and School Building Advisory Committee Meet and Greet was held to provide a design update and gather community feedback on green open space and playground spaces.
 - 02/06/20 Working Group Meeting to discuss administrative project updates.
 - 02/06/20 Meetings with various Driscoll Teachers and Staff members were held to give a design update and gather feedback from the end-users.
 - 02/07/20 Meeting with Transportation Board to discuss parking options.
 - 02/10/20 CM at Risk Prequalification/Selection Subcommittee Meeting was held to review Statements of Qualification and determine which firms were qualified to submit proposals.
 - 02/10/20 Design Subcommittee Workshop #2 to discuss Administrative Offices, Cohort Offices, Health Suite, Music and Art Rooms, the Fab-Lab, Makerspace, Media Center and Special Education support spaces.
 - 02/10/20 LeftField prepared the January 2020 Invoice Summary to submit to the Building Commission for review and approval at the 02/11/20 Building Commission Meeting.
 - 02/11/20 LeftField prepared the January 2020 OPM Monthly Report
 - 02/11/20 Meeting with Driscoll Music Department was held to gather feedback from the end-users.
 - 02/11/20 School Committee Capital Improvements Subcommittee Meeting held to discuss parking options and review Letters of Interest submitted by community members in order to recommend appointment by the School Committee of 3 community members to the Playground Design Review Subcommittee. vacation to better understand subsurface drilling conditions and well performance. There were 3 preferred parking options recommended to the School Committee.
 - 02/11/20 Building Commission Meeting held and LeftField provided a Driscoll School Project update.
 - 02/13/20 Working Group Meeting was held to discuss administrative project updates.
 - 02/13/20 School Committee Meeting was held to discuss parking options and determine a preferred path forward. School Committee voted to recommend three parking options to the Transportation Board and voted in favor of having a total of 38 parking spots on site if the design allows.
 - 02/26/20 Working Group Meeting held to prepare for the 3/2/20 Park and Playground Design Review Subcommittee Meeting.

- 02/27/20 Working Group Meeting held to discuss administrative project updates and to prepare for the School Building Advisory Committee meeting on 2/28/20.
- 02/28/20 LeftField prepared and submitted the February 2020 Invoice Summary in advance of the Building Commission Meeting on 3/11/20.
- 02/28/20 School Building Advisory Committee Meeting held to discuss design, budget and schedule updates.
- 02/28/20 Onsite Meeting held to review the planned installation of a test geothermal well over April School Vacation.
- 02/28/20 CM at Risk Proposals were received at 2:00 PM. Proposals were distributed to the Selection Subcommittee in advance of the 3/3/20 Meeting to review CMR proposals.

III. TASKS PLANNED FOR MARCH 2020

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

- 03/02/20 Meeting of the Park and Playground Design Review Subcommittee is scheduled. This will be the second Community Meeting focused on the design of the park and playgrounds at the Driscoll School.
- 03/03/20 CMR Selection Subcommittee will meet to review submitted CM at Risk proposals, finalize questions to be asked at the interview on 3/10/20 and rank technical proposals.
- 03/03/20 Noise By-Law Waiver Application is to be submitted for the continuous running for 48-hours of the generator used for the Test Geothermal Well.
- 03/03/20 Letter for Request for Proprietary Item is to be prepared by LeftField for submission to the Select Board for approval and vote.
- 03/04/20 LeftField will prepare and submit the February OPM Monthly Report
- 03/05/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 03/10/20 CM at Risk interviews are scheduled from 11:00 am until 5:00 pm. Five CMR firms will be interviewed.
- 03/10/20 CMR Selection Subcommittee will meet following the interviews to finalize ranking of the CM at Risk firms and to review price proposals.
- 03/10/20 Building Commission Meeting is scheduled and LeftField will provide a Driscoll School Project update.
- 03/11/20 Design Subcommittee Workshop #3 to discuss site plan, civil, custodial and central maintenance, landscape, exterior elevations, exterior finishes and openings.

- 03/11/20 A presentation to the Commission on Disability to gather feedback on the building plans is scheduled.
- 03/11/20 A Notice of Intent will be issued to the selected CMR. The CM Contract packet will be compiled by LeftField and submitted to CMR.
- 03/12/20 Working Group Meeting to discuss administrative project updates and review the presentation materials and strategy for the 3/19/20 School Building Advisory Committee Meeting.
- 03/16/20 Transportation Board Meeting will be held to discuss off-site parking as it relates to the Driscoll School Project. Three options are being presented to the Board for consideration. The sidewalk at the north side of Westbourne Terrace will also be discussed.
- 03/18/20 Design Subcommittee Workshop #4 will be held to discuss security, toilets, Cafeteria, Kitchen and Served, Multipurpose Room and acoustics.
- 03/19/20 School Building Advisory Committee Meeting is scheduled to discuss design, budget and schedule updates.
- 03/26/20 District Staff/Project Team Meeting will be held to review status of tasks on the Project Actions Log.
- 03/30/20 Design Subcommittee Workshop #5 to discuss sustainability, energy incentives, daylighting, HVAC, fire protection and technology.

IV. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$324,147.17 this month, which consisted of OPM and Designer fees for Design Development Phase Services and printing costs for the Inspector General's Application to proceed with CM at Risk Construction Delivery.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated February 29, 2020.

V. PROJECT SCHEDULE OVERVIEW

The attached Project Schedule reflects progress made during the Design Development Phase. In the month of February, there was a continued focus on gathering community input and feedback. Design Subcommittee Workshops continued and are scheduled through the beginning of May.

The CM at Risk procurement process has continued through February. Seven CM at Risk firms submitted qualifications and five firms were determined to be qualified to proceed to the next phase and were invited to submit a proposal. Proposals were received on 2/28/20

and five proposals were received. Interviews are scheduled for 3/10/20. The Selection Subcommittee will deliberate immediately following the interviews and the firms will be ranked with the rankings recommended to the Building Commission to vote to approve a Notice to Proceed. It is anticipated that the CM at Risk firm will be invited to join the team thereafter.

Refer to the attached Preliminary Project Schedule, dated February 29, 2020.

VI. CONTRACT AMENDMENTS/BUDGET TRANSFERS

OPM and Designer Contract Amendments were presented to the Building Commission. Approval of the Designer Contract Amendment occurred at the February 11, 2020 SBC Meeting. The OPM Contract Amendment No. 1 will be presented for approval at the March 10, 2020 Building Commission Meeting.

VII. COMMUNITY OUTREACH

A flyer was sent to neighbors of the Driscoll School to participate in the design review process for the new Driscoll playground, park, and field. The second meeting will be held on March 2, 2020. Members of the community were invited to submit Letters of Interest to fill the three open Community Representative seats of the seven-member Playground Design Review Subcommittee. Three members of the community have been appointed by the School Committee with two additional members of the community were appointed as liaisons to the Subcommittee.

Information about Public Meetings is constantly being updated on the Project Website, as well as through emails to school parents.

VIII. ATTACHMENTS

February 2020 Monthly Invoice Summary
Total Project Budget Status Report, dated February 29, 2020
Monthly and Cumulative Cash Flow Reports, dated February 29, 2020
Preliminary Project Schedule-Baseline, dated February 29, 2020
Preliminary Project Schedule-Extended, dated February 29, 2020
Meeting Schedule Matrix - March and February, dated March 4, 2020
Actions Log, dated March 4, 2020
CM at Risk (CMR) RFQ/RFP Procurement Schedule, dated February 10, 2020
CM at Risk Proposal Matrix – Draft, dated March 2, 2020
CM at Risk Evaluation Matrix – Draft, dated March 2, 2020
CM at Risk Interview Schedule, Agenda and Questions

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%	\$ 144,717	5%	\$ 3,037,373	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 144,717	34%	\$ 284,858	
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	\$ 265	1%	\$ 265	1%	\$ 31,704	
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	\$ 3,182,355	77%	\$ 144,982	4%	\$ 3,977,140	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 544,430	8%	\$ 6,714,633	
Design Development	\$ 1,814,766		\$ 1,814,766	\$ 1,814,766	100%	\$ 544,430	30%	\$ 1,270,336	
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	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Reimbursables	\$ -		\$ -	\$ -		\$ -		\$ -	
HazMat (incl. monitoring)	\$ -		\$ -	\$ -		\$ -		\$ -	
Geotechnical/Geo-Environmental	\$ -		\$ -	\$ -		\$ -		\$ -	
Site Survey & Site Requirements	\$ -		\$ -	\$ -		\$ -		\$ -	
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 544,430	8%	\$ 6,714,633	

Total Project Budget Status Report

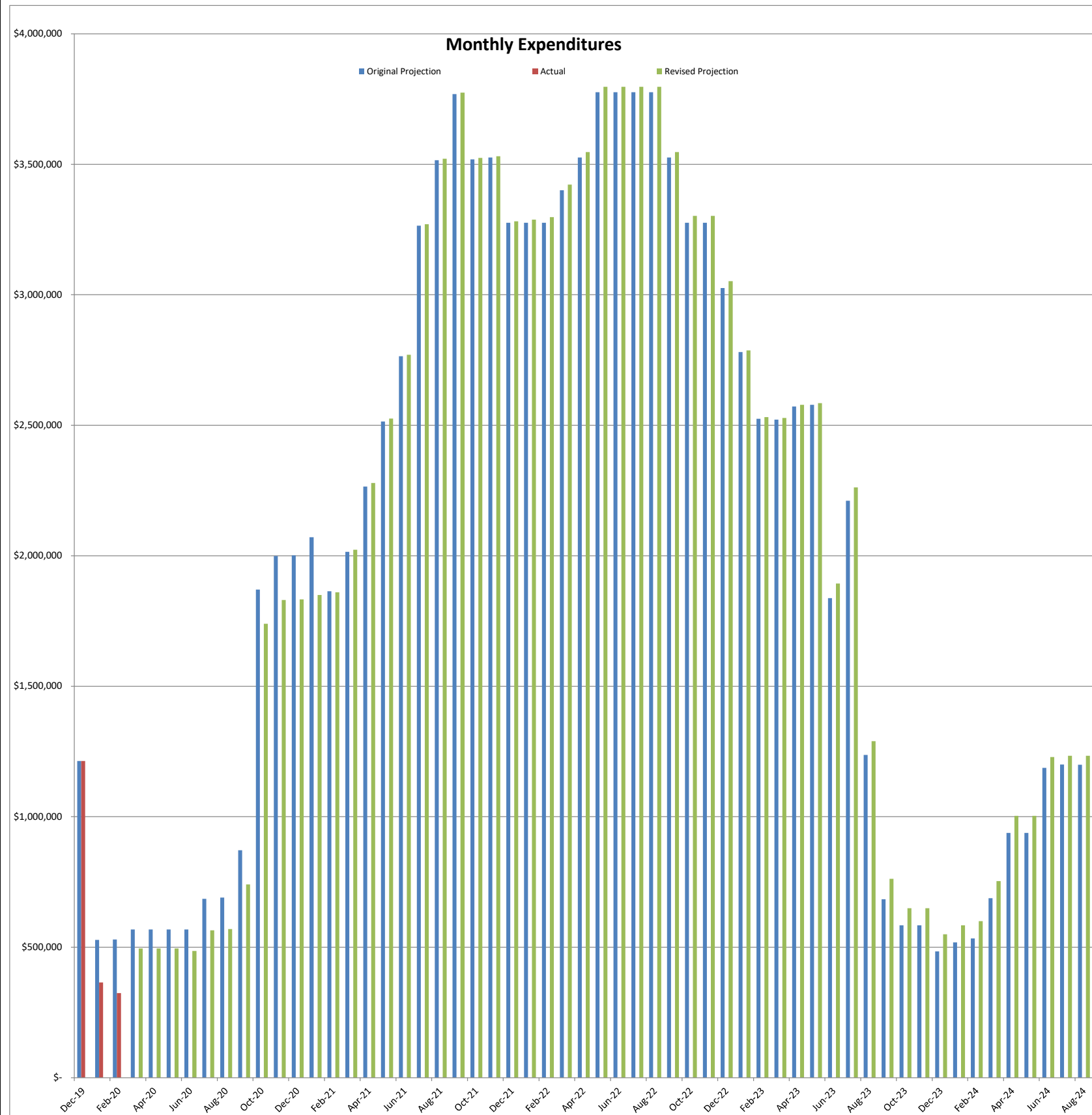
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments																																																		
PRE CONSTRUCTION COSTS																																																											
CMR Pre-Con Services	\$ 319,688		\$ 319,688	\$ -	0%	\$ -	0%	\$ 319,688																																																			
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ -	0%	\$ -	0%	\$ 319,688																																																			
CONSTRUCTION COSTS																																																											
Construction Budget	\$ 92,909,563	\$ -	\$ 92,909,563	\$ -	0%	\$ -	0%	\$ 92,909,563																																																			
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -																																																			
SUB-TOTAL	\$ 92,909,563	\$ -	\$ 92,909,563	\$ -	0%	\$ -	0%	\$ 92,909,563																																																			
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																																																			
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	\$ -	\$ 114,800,000	\$ 10,441,418	9%	\$ 689,412	1%	\$ 114,110,588																																																			
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,013,275	\$ 11,654,693	10%	\$ 1,902,687	2%	\$ 114,110,588																																																			
<table border="1"> <thead> <tr> <th colspan="10">CONSTRUCTION COST ESTIMATES</th> </tr> <tr> <th></th> <th>Date</th> <th>Estimator</th> <th>Amount</th> <th>SF</th> <th>Cost Per SF</th> <th colspan="4"></th> </tr> </thead> <tbody> <tr> <td>Designer FS Cost Estimate</td> <td></td> <td></td> <td></td> <td></td> <td>#DIV/0!</td> <td colspan="4"></td> </tr> <tr> <td>Designer SD Cost Estimate</td> <td></td> <td></td> <td></td> <td></td> <td>#DIV/0!</td> <td colspan="4"></td> </tr> <tr> <td>CM SD Cost Estimate</td> <td></td> <td></td> <td></td> <td></td> <td>#DIV/0!</td> <td colspan="4"></td> </tr> </tbody> </table>										CONSTRUCTION COST ESTIMATES											Date	Estimator	Amount	SF	Cost Per SF					Designer FS Cost Estimate					#DIV/0!					Designer SD Cost Estimate					#DIV/0!					CM SD Cost Estimate					#DIV/0!				
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Budget Transfers:

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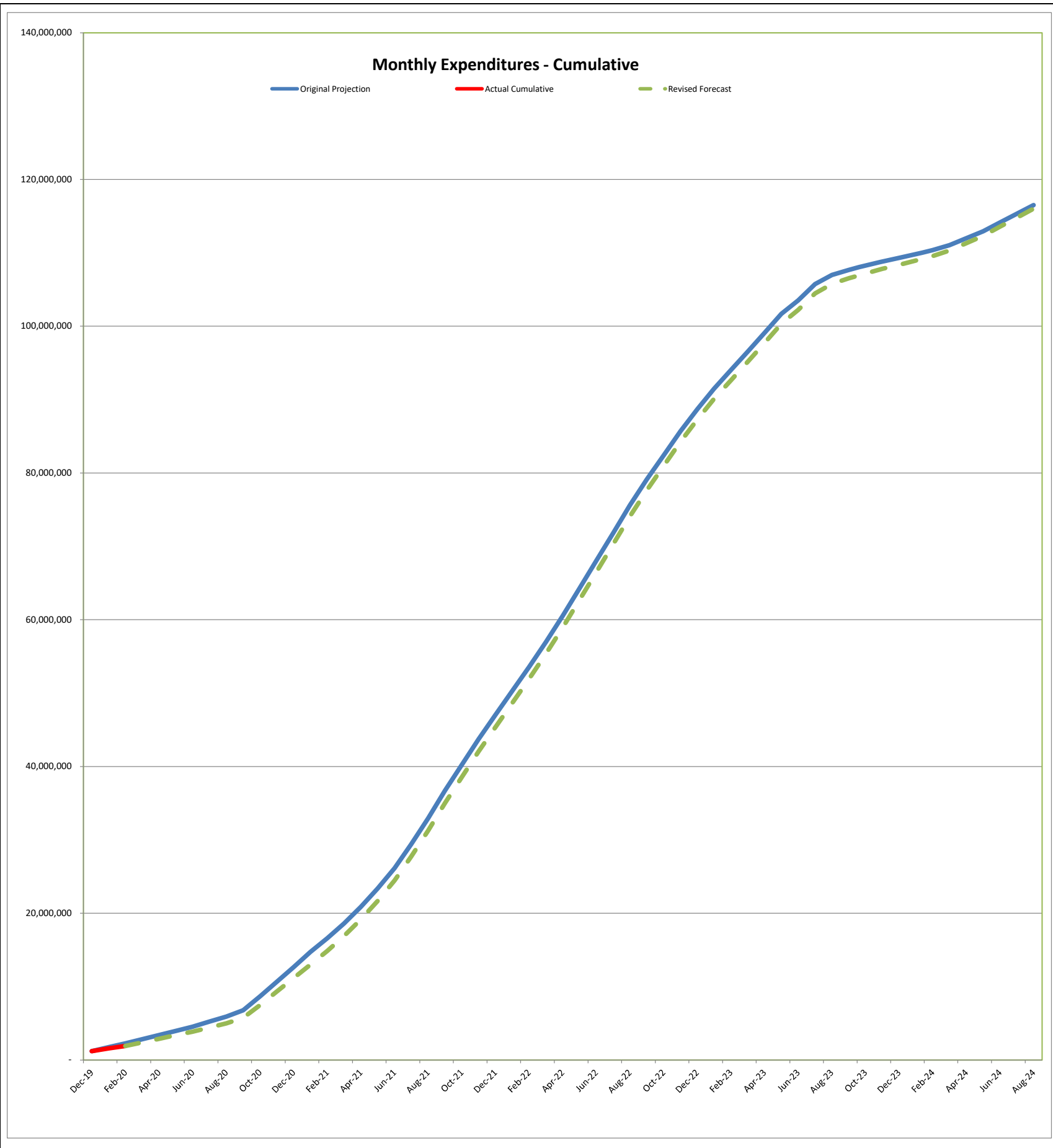
Monthly Cash Flow

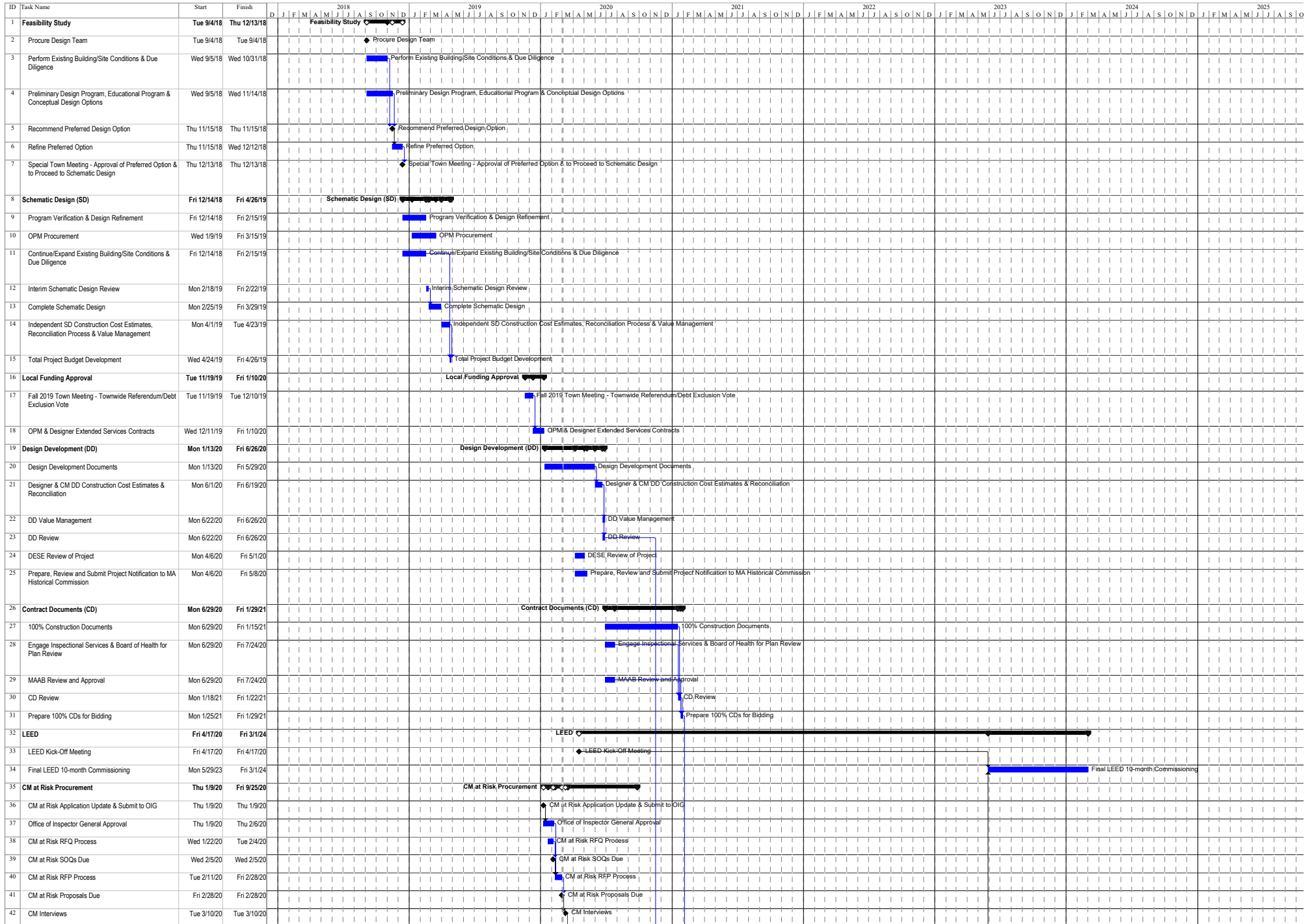
Date	Original Projection	Actual	Revised Projection
Dec-19	\$ 1,213,275	\$ 1,213,275	
Jan-20	\$ 528,447	\$ 365,265	
Feb-20	\$ 529,416	\$ 324,147	
Mar-20	\$ 568,318		\$ 495,276
Apr-20	\$ 568,318		\$ 495,276
May-20	\$ 568,318		\$ 495,275
Jun-20	\$ 568,317		\$ 485,611
Jul-20	\$ 685,612		\$ 565,088
Aug-20	\$ 690,612		\$ 569,384
Sep-20	\$ 871,490		\$ 740,262
Oct-20	\$ 1,870,408		\$ 1,739,184
Nov-20	\$ 1,999,151		\$ 1,830,691
Dec-20	\$ 2,001,151		\$ 1,832,572
Jan-21	\$ 2,071,151		\$ 1,849,450
Feb-21	\$ 1,864,245		\$ 1,859,833
Mar-21	\$ 2,014,797		\$ 2,022,895
Apr-21	\$ 2,264,797		\$ 2,278,564
May-21	\$ 2,514,797		\$ 2,525,925
Jun-21	\$ 2,764,797		\$ 2,770,125
Jul-21	\$ 3,264,797		\$ 3,270,125
Aug-21	\$ 3,515,850		\$ 3,521,178
Sep-21	\$ 3,769,197		\$ 3,774,525
Oct-21	\$ 3,519,197		\$ 3,524,525
Nov-21	\$ 3,525,837		\$ 3,531,165
Dec-21	\$ 3,275,837		\$ 3,281,165
Jan-22	\$ 3,275,837		\$ 3,287,810
Feb-22	\$ 3,275,837		\$ 3,297,138
Mar-22	\$ 3,400,837		\$ 3,422,138
Apr-22	\$ 3,525,837		\$ 3,547,138
May-22	\$ 3,775,837		\$ 3,797,138
Jun-22	\$ 3,775,837		\$ 3,797,138
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		\$ 2,584,905
Jun-23	\$ 1,837,433		\$ 1,893,358
Jul-23	\$ 2,210,615		\$ 2,261,906
Aug-23	\$ 1,236,456		\$ 1,289,190
Sep-23	\$ 683,797		\$ 762,200
Oct-23	\$ 583,797		\$ 649,772
Nov-23	\$ 583,797		\$ 649,772
Dec-23	\$ 483,797		\$ 549,772
Jan-24	\$ 518,360		\$ 584,335
Feb-24	\$ 533,797		\$ 599,772
Mar-24	\$ 687,648		\$ 753,623
Apr-24	\$ 937,597		\$ 1,003,572
May-24	\$ 937,597		\$ 1,003,566
Jun-24	\$ 1,187,597		\$ 1,228,458
Jul-24	\$ 1,200,297		\$ 1,233,458
Aug-24	\$ 1,199,491		\$ 1,233,726
Total:	\$ 116,513,275	\$ 1,902,687	\$ 114,110,588



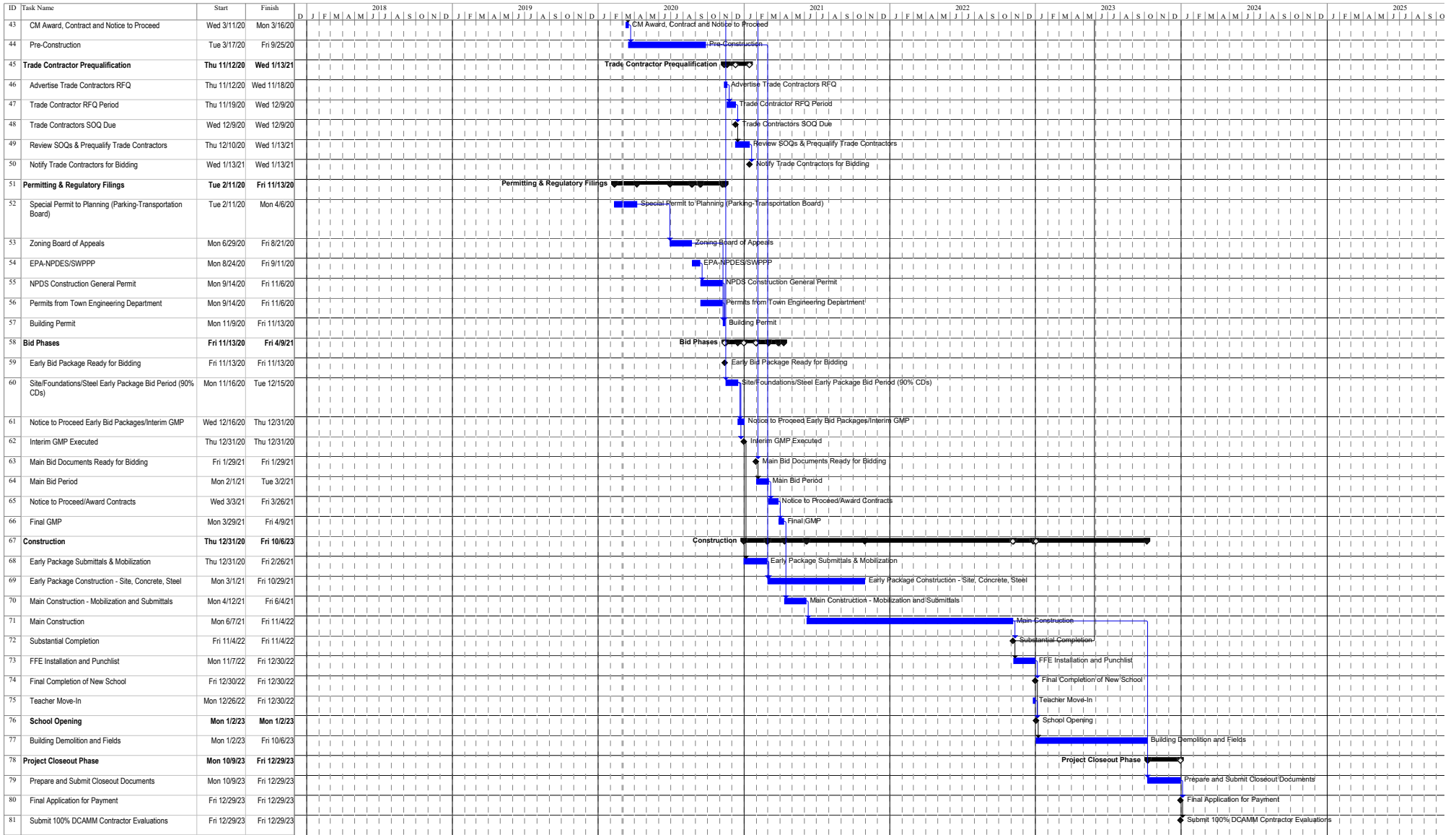
Cumulative Cash Flow

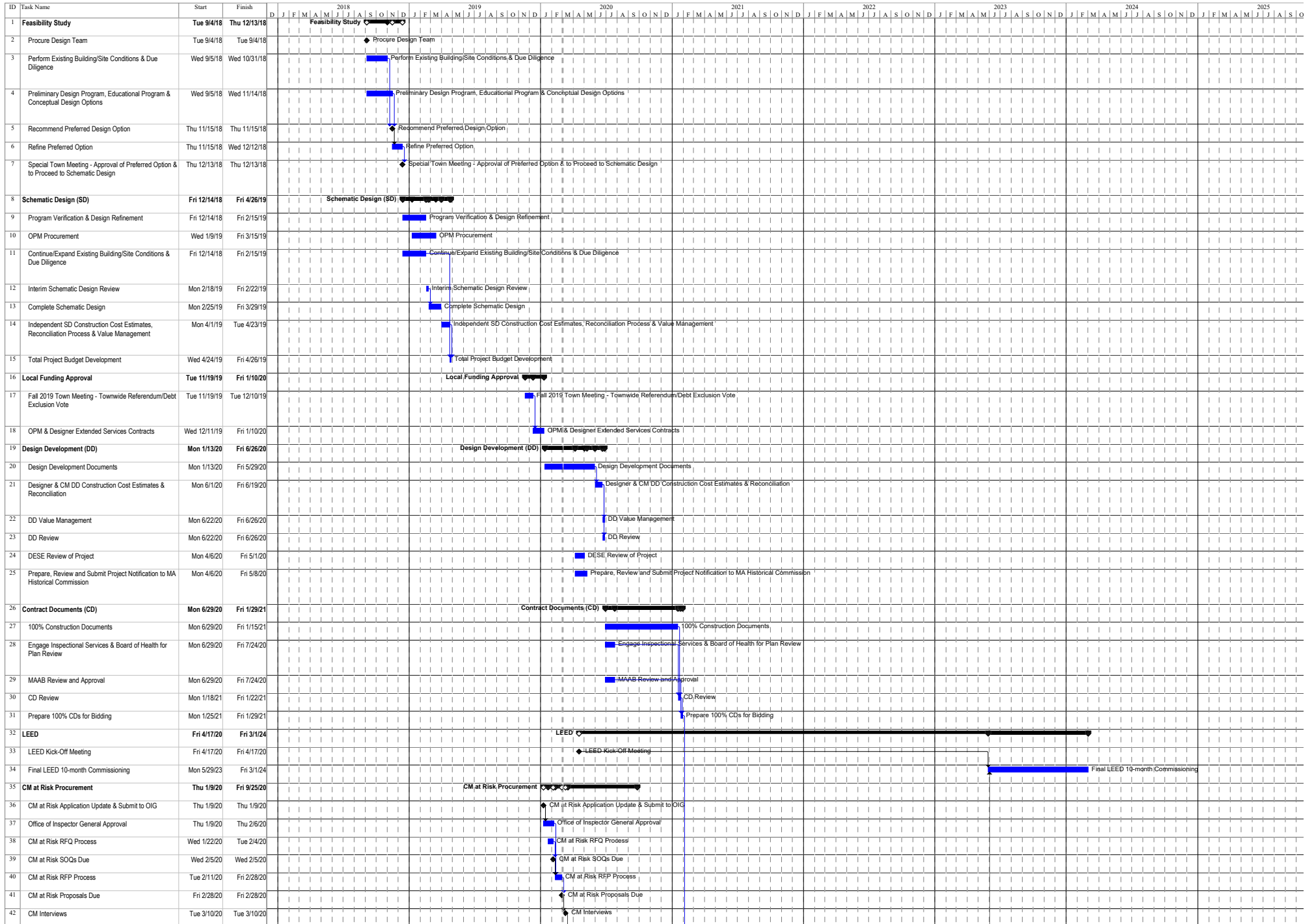
Date	Original Projection	Actual Cumulative	Revised Forecast
Dec-19	1,213,275	\$ 1,213,275	
Jan-20	1,741,722	\$ 1,578,540	
Feb-20	2,271,138	\$ 1,902,687	\$ 1,902,687
Mar-20	2,839,456		\$ 2,397,963
Apr-20	3,407,774		\$ 2,893,239
May-20	3,976,092		\$ 3,388,514
Jun-20	4,544,409		\$ 3,874,125
Jul-20	5,230,021		\$ 4,439,213
Aug-20	5,920,633		\$ 5,008,597
Sep-20	6,792,123		\$ 5,748,859
Oct-20	8,662,531		\$ 7,488,043
Nov-20	10,661,682		\$ 9,318,734
Dec-20	12,662,833		\$ 11,151,306
Jan-21	14,733,984		\$ 13,000,756
Feb-21	16,598,229		\$ 14,860,589
Mar-21	18,613,026		\$ 16,883,484
Apr-21	20,877,823		\$ 19,162,048
May-21	23,392,620		\$ 21,687,973
Jun-21	26,157,417		\$ 24,458,098
Jul-21	29,422,214		\$ 27,728,223
Aug-21	32,938,064		\$ 31,249,401
Sep-21	36,707,261		\$ 35,023,926
Oct-21	40,226,458		\$ 38,548,451
Nov-21	43,752,295		\$ 42,079,616
Dec-21	47,028,132		\$ 45,360,781
Jan-22	50,303,969		\$ 48,648,591
Feb-22	53,579,806		\$ 51,945,729
Mar-22	56,980,643		\$ 55,367,867
Apr-22	60,506,480		\$ 58,915,005
May-22	64,282,317		\$ 62,712,143
Jun-22	68,058,154		\$ 66,509,281
Jul-22	71,833,991		\$ 70,306,419
Aug-22	75,609,828		\$ 74,103,557
Sep-22	79,135,665		\$ 77,650,695
Oct-22	82,411,502		\$ 80,952,855
Nov-22	85,687,339		\$ 84,255,015
Dec-22	88,713,176		\$ 87,307,175
Jan-23	91,494,013		\$ 90,094,335
Feb-23	94,018,525		\$ 92,625,170
Mar-23	96,540,562		\$ 95,153,530
Apr-23	99,112,599		\$ 97,731,890
May-23	101,691,199		\$ 100,316,795
Jun-23	103,528,632		\$ 102,210,153
Jul-23	105,739,247		\$ 104,472,059
Aug-23	106,975,703		\$ 105,761,249
Sep-23	107,659,500		\$ 106,523,449
Oct-23	108,243,297		\$ 107,173,221
Nov-23	108,827,094		\$ 107,822,993
Dec-23	109,310,891		\$ 108,372,765
Jan-24	109,829,251		\$ 108,957,100
Feb-24	110,363,048		\$ 109,556,872
Mar-24	111,050,696		\$ 110,310,495
Apr-24	111,988,293		\$ 111,314,067
May-24	112,925,890		\$ 112,317,633
Jun-24	114,113,487		\$ 113,546,091
Jul-24	115,313,784		\$ 114,779,549
Aug-24	116,513,275		\$ 116,013,275
Total:	\$ 116,513,275	\$ 1,902,687	\$ 116,013,275



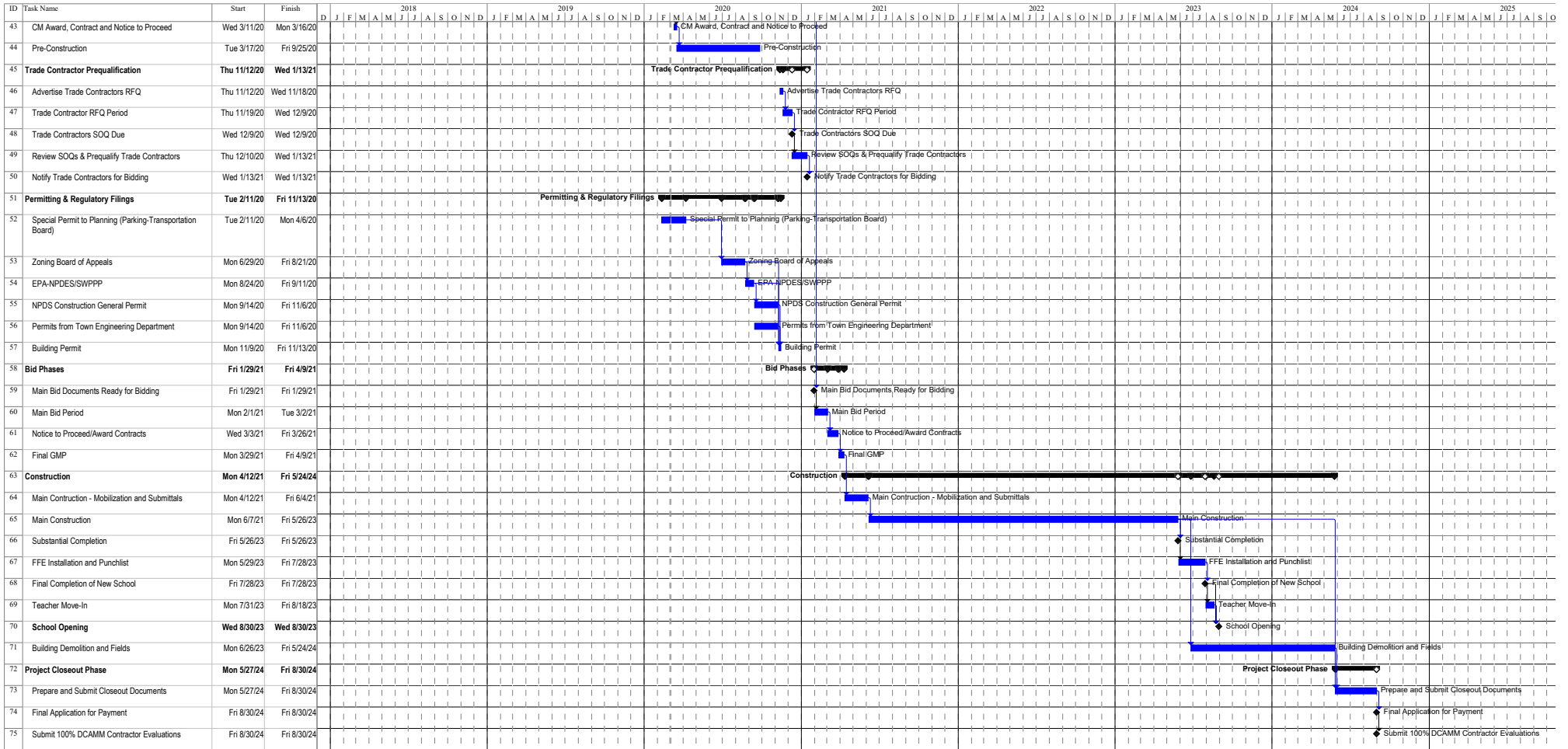


**DRISCOLL PreK-8 SCHOOL
BASELINE PRELIMINARY PROJECT SCHEDULE**





**DRISCOLL PreK-8 SCHOOL
EXTENDED (CONTINGENCY) PRELIMINARY PROJECT SCHEDULE**





Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

February

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
	3-Feb 6:00 PM - 9:00 PM Design Subcommittee School Committee Room	4-Feb 8:00 AM - 9:00 AM PTO / SBAC Meet & Greet Driscoll School Cafeteria	5-Feb	6-Feb 7:30 AM - 9:00 AM Working Group Town Hall, Rm 111 1:00 PM - 2:30 PM Driscoll Staff Meeting Driscoll Principal's Office	7-Feb 11:00 AM - 12:30 PM Parking Staff Meeting Town Hall, Rm 408
	10-Feb 9:00 AM - 11:00 AM CM Prequalification Committee School Committee Room 5:30 PM - 8:30 PM Design Subcommittee School Committee rm	11-Feb 1:30 PM - 2:00 PM Driscoll Music Meeting Driscoll Principal's Office 4:00 PM - 6:00 PM SC Capital Subcommittee School Committee Rm 6:50 PM - 7:15 PM Building Commission Public Safety Building Community Room	12-Feb	13-Feb 7:30 AM - 9:00 AM Working Group School Committee Room 6:00 PM - 10:00 PM School Committee School Committee Rm	14-Feb
	17-Feb	18-Feb	19-Feb	20-Feb	21-Feb
School Vacation Week					
	24-Feb	25-Feb	26-Feb 8:30 AM - 10:00 AM DRC Working Group Town Hall, Rm 310	27-Feb 7:30 AM - 9:00 AM Working Group Town Hall, Rm 408	28-Feb 7:30 AM - 9:00 AM School Building Committee School Committee Room 10:00AM Geothermal Well Prep Mtg Driscoll School

March

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
2-Mar - 6-Mar	2-Mar 7:00 PM - 9:00 PM Playground Design Review Committee Driscoll School, Library	3-Mar 9:00 AM CM Selection Committee Town Hall, Rm 408	4-Mar	5-Mar	6-Mar
9-Mar - 13-Mar	9-Mar	10-Mar 11:00 AM - 5:00 PM CM Interviews CM Selection Committee Public Health Ctr, Denny Rm CM Selection Deliberation Town Hall, Rm 308 Building Commission	11-Mar 7:30 AM - 9:30 AM Design Subcommittee Public Health Ctr, Denny Rm 6:00 PM Commission on Disabilities Town Hall, Rm 308	12-Mar 7:30 AM - 9:00 AM Working Group Town Hall, Rm 103	13-Mar
16-Mar - 20-Mar	16-Mar Time TBD Climate Action Committee Location TBD	17-Mar Time TBD Transportation Board Location TBD	18-Mar 7:30 AM - 9:30 AM Design Subcommittee Public Health Ctr, Denny Rm	19-Mar 7:30 AM - 9:00 AM School Building Committee School Committee Rm	20-Mar
23-Mar - 27-Mar	23-Mar	24-Mar	25-Mar	26-Mar 9:00 AM - 10:00 AM Staff Meeting	27-Mar
30-Mar - 3-Apr	30-Mar Time TBD DPW / Engineering Location TBD	31-Mar 5:30 PM - 8:30 PM Design Subcommittee School Committee Room			



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

April

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
			1-Apr	2-Apr	3-Apr
6-Apr - 10-Apr Time TBD Planning Board Location TBD	6-Apr	7-Apr	8-Apr	9-Apr 7:30 AM - 9:00 AM Working Group School Committee Rm	10-Apr
	13-Apr 7:00 PM - 9:00 PM Playground DRC Driscoll School, Library	14-Apr Time TBD Building Commission Location TBD	15-Apr	16-Apr 7:30 AM - 9:00 AM School Building Committee School Committee Rm	17-Apr
	20-Apr	21-Apr	22-Apr	23-Apr	24-Apr
School Vacation					
	27-Apr	28-Apr	29-Apr	30-Apr 7:30 AM - 9:00 AM Working Group School Committee Rm	

May

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
					1-May
4-May - 8-May Time TBD Food Service / Health Dept Location TBD	4-May 5:30 PM - 8:30 PM Design Subcommittee School Committee Room	5-May	6-May	7-May	8-May
	11-May 7:00 PM - 9:00 PM Playground Design Review Committee Driscoll School, Library	12-May Time TBD Building Commission Location TBD	13-May	14-May 7:30 AM - 9:00 AM Working Group School Committee Rm	15-May
18-May - 22-May Time TBD Climate Action Committee Location TBD	18-May	19-May	20-May	21-May 7:30 AM - 9:00 AM School Building Committee School Committee Rm	22-May
Time TBD Police / Fire Location TBD	25-May Memorial Day	26-May	27-May	28-May 7:30 AM - 9:00 AM Working Group School Committee Rm	29-May



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

June

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



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	Action / Status
1	Committee and Subcommittee Directories	5-Mar	6-Mar	Rob	Rob to confirm if directories are accurate
2	Draft responses to community feedback received, develop process for responding	5-Mar	5-Mar	Rob	Draft into Rob to respond directly.
3	Project is on 3/11 Commission on Disability meeting @ 6PM	5-Mar	11-Mar	JLA (PG)	Commission needs materials for review and distribution by end of day 3/5 - does JLA need A/V?
4	Geothermal Well - Plan for excessive ground water mitigation in advance	5-Mar	13-Apr	LF	McPhail will revise their proposal to include the cost of a frac tank. All ground water will be trucked off site.
5	JLA contract amendment for Geotechnical borings and geothermal well	5-Mar	10-Mar	JLA	JLA to provide amendment for review prior to March Building Commission meeting
6	Outline process to move building to the South approximately 5 feet	5-Mar	5-Mar	JLA	JLA to reach out to Dan re: planning board and zoning variances; path forward to be determined
7	Set up OML Training / Swearing-In for Driscoll Playground Design Review Committee meeting on 4/13 @ 7PM	5-Mar	13-Apr	Rob	Town Clerk's office is busy right now with elections; may need to push training and swearing-in to next meeting. No votes to occur at 3/2 meeting. Rob to set up for 4/13.
8	Get on Climate Action Committee Agenda - first meeting will be listening meeting.	5-Mar	5-Mar	JLA	JLA to confirm timing with GGD
9	DESE Review	5-Mar	TBD	LF/JLA	Determine when draft due for review; JLA has sent Special Education Director samples of DESE submissions for reference. Town will provide their portion, will be incorporated into JLA materials and submitted for review by LF
10	Planning Board plan set completion	5-Mar	TBD	Tony / JLA / LF	JLA to talk to Dan first re: building moving South 5'; Determine dates of Planning Board/ZBA process; Determine DAT members and timeline
11	Flow Test coordination	5-Mar	1-Apr	Tony	Tony reached out to Water Dept. to determine if completed by JLA consultant or Brookline DPW
12	Discussion needed with PD regarding public safety implications surrounding public access to the pre-K/K rooftop play area.	5-Mar	19-Mar	JLA/Tony	Feedback from Police Dept. needed
13	Add T Board agenda item - sidewalk at North side of Westbourne	5-Mar	16-Mar	JLA / Tony	JLA/Tony to talk to Todd to get this on the agenda for 3/16
14	Prepare, Review and Submit Project Notification to MA Historical Commission	5-Mar	12-Mar	Tony	Tony to reach out to Town Counsel to get opinion on whether this review is required.
15	Reference Checks on Superintendents and PMs of CMR Interviewees	6-Mar	10-Mar	LF (Jen)	Ongoing
16	Post public comments received to date to project website.	6-Mar	6-Mar	LF (Jen)	Jen to send to Rob. Rob will review and send to Mike Chan to post.
17	Update meeting minutes - get approved by appropriate committees	6-Mar	31-Mar	LF (Jen)	LF updating meeting minutes from previous meetings; will send for draft review with meeting packets for appropriate meetings going forward



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
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	Longer Timeframe Action Needed
	Complete

18	3/16 Transportation Board Meeting Deliverables	9-Mar	9-Mar	Matt / Ben	Matt to provide 3 graphics of off-site parking options, along with a memo from the Superintendent confirming which of the three options the School Committee has voted as its preference. Include an explanation of why it was selected. Include charging stations and handicapped spots.
19	3/16 Transportation Board Meeting Deliverables	9-Mar	9-Mar	Jim / Matt	Develop a project agenda for the meeting
20	Communication with Abutters on Noise and duration of Rig for Geothermal Well	10-Mar	13-Apr	Tony	Request for variance from Town's noise ordinance submitted to Tony; Tony to circulate for approval. Abutter meeting to be coordinated once CM on.
21	List of CM Interview Questions to be compiled; reviewed; issued	10-Mar	10-Mar	Selection Committee	Selection Committee to ask questions after interviews as appropriate
22	CM Selection Subcommittee pre-interview meeting at 10:30 AM. - Town Hall, Room 408	10-Mar	10-Mar	Selection Committee	LF to develop fee proposal matrix, selection committee to review proposals and rank NA/A/HA in the matrix prior to 3/10 interviews
23	CM Interviews 11-5PM, Brookline Public Health Center, Denny Room	10-Mar	10-Mar	Selection Committee	Interview CM candidates; Selection Committee deliberating immediately after interviews
24	CM Selection Committee Deliberations, Town Hall, Room 308	10-Mar	10-Mar	Selection Committee	Meet to review interviews and rankings, vote to recommend ranking to Building Commission
25	CM Selection - Building Commission	10-Mar	10-Mar	Building Commission	Building Commission vote to approve issuing Notice to Proceed to highest ranked firm
26	Approval of Select Board for use of proprietary Rygan HPGX Geothermal Wells.	10-Mar	17-Mar	Tony	Letter and cut sheets into Tony (3/3); Select Board (3/10), vote, vote to be recorded, JLA to write proprietary section in specs.
27	Approval for proprietary Geothermal Wells specification	10-Mar	17-Apr	Tony	LF provided formal letter request and cut sheets to Tony 3/3, Tony to circulate for approval.
28	Noise Ordinance variance request	10-Mar	17-Apr	Tony	LF provided formal letter request to Tony 3/3, Tony to circulate for approval.
29	Perform existing conditions surveys for neighboring residences	11-Mar	17-Apr	LF	Will work to arrange with CMR
30	Develop acoustic baseline prior to any construction starting	11-Mar	17-Apr	LF	Will work to arrange with CMR
31	Develop vibration baseline prior to any construction starting	11-Mar	17-Apr	LF	Will work to arrange with CMR
32	Vibration monitoring during geothermal well installatoin	11-Mar	17-Apr	LF	McPhail will include the cost of adding a seismograph to the operation for the week.
33	Gather teacher feedback on how cohort commons might be used	11-Mar	4-May	JLA/Suzie	JLA incorporating into future Design Subcommittee workshop
34	Meetings with Suzie and staff regarding admin suite layouts	11-Mar	4-May	JLA	JLA to arrange times with Suzie; inform team when dates/times set.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

35	JLA to provide updated sketches of access from Westbourne to the Working Group ahead of 3/19 SBAC presentation	12-Mar	12-Mar	JLA (PG)	JLA to submit presentation prior to 3/19 meeting for review
36	3/19 SBAC Meeting - Agenda, presentation, identify meeting materials needed	11-Mar	19-Mar	LF / JLA	What will be covered at March SBAC meeting? LF send draft agenda to team for review. JLA send draft presentation to team for review. Review at 3/12 WG Mtg
37	Value Management Matrix	12-Mar	26-Jun	LF	Start VM matrix to start discussion at 3/12/20 Working Group meeting
38	Test borings report needed to determine where additional borings are needed	20-Mar	17-Apr	JLA	Geoenvironmental report due back 3/20
39	Geoenvironmental Boring Test Results	20-Mar	20-Mar	JLA	Boring samples from February in for testing with McPhail Associates.
40	Schedule abutters kick off meeting	1-Apr	17-Apr	Town / JLA / LF / CM	Once CM is on board, test geothermal well install logistics are known, will schedule kickoff meeting; schedule space and time at Driscoll School, send notice to abutters (mailings and emails if possible), post public notice; develop presentation and materials.
41	JLA and LF to determine what elements of the Playground design need to be voted on at a School Committee meeting in Summer 2020	13-Apr	13-Apr	JLA / LF / CMR	Explanation to be provided
42	50% DD Cost Estimate Set Completion	15-Apr	15-Apr	JLA	JLA to confirm date set expected to be ready
43	Geothermal Well - drill test over April break	20-Apr	24-Apr	LF / JLA / CMR	LF to coordinate and hand off to CMR once they are on board
44	DD Cost Estimate Set Completion	29-May	29-May	JLA	Record
45	DD Cost Estimates & Reconciliation	29-May	19-Jun	JLA/LF/CM	Record
46	DD Document Review	22-Jun	26-Jun	JLA/LF/CM	Record
47	JLA to gray out majority of playground/green space for 2/28 SBAC; only discuss access, entrances, drop off sequence at SBAC meeting	Complete	Complete	JLA	Complete
48	JLA to provide site sections for 2/28 SBAC meeting	Complete	Complete	JLA	Complete
49	JLA to illustrate paths that will be taken during the drop-off process - how will options shape experience?	Complete	Complete	JLA	Complete
50	JLA to add slide to 2/28 SBAC meeting showing who they have met with and the feedback received	Complete	Complete	JLA	Complete
51	Schedule Workshop #3	Complete	Complete	Complete	LF sent Outlook invite out; Denny Room confirmed
52	Schedule Workshop #4	Complete	Complete	Complete	LF sent Outlook invite out; Denny Room confirmed



	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

53	Geothermal Well Site Logistics Meeting with Driller for 2/28 at 10:00 AM at Driscoll	Complete	Complete	Complete	Determine schedule and duration, determine 1 or 2 wells, determine location. LF to invite Matt.
54	CMR Proposals due 2/28, to be distributed to Selection Committee for Review	Complete	Complete	Complete	LF to drop off proposal packages to Tony's office
55	CM technical Proposal Evaluation matrix, Fee proposal evaluation matrix	Complete	Complete	Complete	LF to prepare, send to Selection Committee along with RFP and access to electronic files.
56	Parks + Open Spaces and Tony to develop a more specific agenda to hand out at the 3/2 DRC meeting	Complete	Complete	Complete	Agenda already posted for meeting, this is for the welcome slide and as a handout
57	LF to provide Matt with cost comparison information	Complete	Complete	Complete	LF compiled and sent cost information based on similar, recent projects on 3/3
58	Invite CMs to interview	Complete	Complete	Complete	Notify CMs of interview time on March 10th
59	3/16 Transportation Board Meeting Deliverables	Complete	Complete	Complete	Set up meeting with Todd (T Board) to review options prior to 3/9 deliverables being due

DRISCOLL SCHOOL – Brookline, MA

CM at Risk (CMR) RFQ/RFP Procurement Schedule

Request for Qualifications (RFQ) Schedule

Thursday	Jan. 16	LeftField submits notice to <u>Central Register</u> by 3:00 PM and Town submits to COMMBUYS
Friday	Jan. 17	LeftField emails legal notice to <u>Brookline TAB</u>
Wednesday	Jan. 22	Town/PSB posts Notice to Town/Project website; Posts in Town Hall
Wednesday	Jan. 22	Notice to appear in <u>Central Register</u> , <u>Local Newspaper</u> , COMMBUYS
Thursday	Jan. 30	Deadline for Questions on RFQ by 5:00 PM
Friday	Jan. 31	Questions and Answers and any Addenda will be posted to https://www.dropbox.com/sh/f7mo748d42w22sp/AAD0FFkfs40djgk8bLMlnQOa?dl=0 by 12:00 PM; Town also posts to COMMBUYS
Wednesday	Feb. 5	CMR Statement of Qualifications due at 2:00 PM at LeftField. LeftField distributes to Prequalification/Selection Committee.
Monday	Feb. 10	Prequalification/Selection Committee meets at 9:00 AM and determines prequalified firms

Request for Proposals (RFP) Schedule

Tuesday	Feb. 11	LeftField notifies qualified and disqualified firms by email and provides CM at Risk RFP to the qualified firms
Friday	Feb. 14	Pre-Proposal Conference at 11:00 AM at Driscoll School
Thursday	Feb. 20	Deadline for Questions on RFP by 5:00 PM
Monday	Feb. 24	LeftField emails Questions, Answers and any Addenda to qualified firms by 5:00 PM and posts to https://www.dropbox.com/sh/smase9aep4fy2lp/AAAbOZdPyc266ntfwstbFUdYa?dl=0
Friday	Feb. 28	CM Proposals due at 2:00 PM at LeftField. LeftField distributes proposals to Prequalification/Selection Committee.
Tuesday	Mar. 3	Selection Committee meets at 9:00 AM to review proposals and prepare for interviews. LeftField notifies of CMs of interview times
Tuesday	Mar. 10	Interviews with Selection Committee; Selection of CM and Building Commission Approval
Wednesday	Mar. 11	Notice of Intent issued to selected CM

	Bond Building	Consigni Construction	Gilbane	Sturfolk	Walsh Brothers
Submission Requirements:					
CM at Risk RFP Response Form	Yes	Yes	Yes	Yes	Yes
Signed Pains and Penalties Perjury Form	Yes, Francis X. Hayes	Yes, Christian Riordan	Yes J. Michael Kennedy	Yes Chris Walenten	Yes Richard C. Walsh
B. Management Plan	Yes; Same team from precon to construction; Lean schedule mgmt; creative bid timing; BIM 360 for QC; risk mgmt; Safety; MBE/WBE; Student inclusion throughout process; General Conditions Histogram for baseline and alt sched.	Yes; Project specific. Traffic, site security, worker parking, abutter communication, soil management, geothermal well experience, competitive bid strategies, communications plan included, safety, subcontractor coordination, occupied site, student involvement and learning opportunities.	Yes; general approaches to safety, budget management, schedule, sqquality, sustainability, maintenance and operations, minimize impact on learning on site.	Yes; general approach to schedule and budget mgmt, Quality Control, Safety, Logistics, team strength and previous work together, communication, trade outreach, community involvement, local hiring efforts.	Yes; community involvement and communication; emphasis on project team collaboration, safety priority, early risk management plan, quality management.
C. Organization Chart	Yes + Geothermal Consultant (TAO) Ken Johnson - PIC David Capaldo - PD Charlie Harting - PX Austin Carr - PM Edward Matthews - APM Mike Donohue - General Super (wkly) Jerry Hammersley - Sr Super (full time) Stephanie Crepeau - Asst. Super	Yes Christian Riordan - PX Adam Gordon - PM (change from SOQ) Kristy Lyons - Precon Mgr. Tim Ericson - Estimating John Laperle - Gen. Super Ken Drolette - Superintendent (changed) Chris Hamel - MEP Mgr	Yes Michael O'Brien - PIC Walter Kincaid - Sr PX Lynda Callahan - Lead PM Kevin Cooke - Precon PM Robert Braga - Gen. Super Derek Ullman - Asst. PM Alec Picard - Asst. Super Joe McCoy - Estimating	Yes Sean Edwards/Chris Walenten - PIC Noah Manacas - PX Ben Carawan - PM Julia Meier - APM Bridget Hawko - PE George Regis - Gen. Super (changed) Patrick DeBenedetto - Super (changed)	Yes Frank Morse - PX Ryan Tracy - Sr PM Erin Bottiggi - PM Nelson Dupuis-PC/Est Josh Bilotta - PC/Ops David Smith - Sr Super Padraic O'Sullivan - Super (changed) Nicolas Canesi - Asst. PM
C. Staff Workload	Yes	Yes - PM and Superintendent shown 100% on another project through 12/20	Yes; PM and Gen. Super currently working together.	Yes; PX, APM, PE, Super and Asst. Super working together on Saugus HS.	Yes; Sr Super, PM, Super, APM, Asst. Super together at Maria Hastings ES.
C. Commuting Logistics	Explanation of each team member's commute to the site	Explanation of each team member's commute to the site	General paragraph about locally based team.	Explanation of each team member's commute to the site	General paragraph about locally based team.
D. Resumes (All team members with management)	Yes	Yes	Yes	Yes	Yes
E. Job Skills Narrative	Yes	Yes	Yes	Yes	Yes
F. Preconstruction Services Plan	Yes; Estimating, Value Engineering, Early Geothermal Well Installation, Schedule, Document Review, Constructability, Sustainability / NZE, Life Cycle Costs, Permitting	Yes; Stakeholder involvement, Lean management, estimating, value engineering, constructability, collaborative GMP process, competitive bid strategies, communications, MBE/WBE, safety	Yes; general overview for preconstruction outlined, general budget and schedule process, competitive bidding, estimating, quality control, collaborative GMP process, sustainability, geothermal experience.	Yes; general overview for preconstruction, estimating, value engineering, team members same from precon through construction; constructability, in-house engineering, safety - occupied site, sustainability, procurement.	Yes; experience on occupied, tight sites, minimizing disruption through schedule, geothermal consideration, Lean management, constructability, sustainability, budget and schedule control, procurement outreach, current team working together on ES project.
G. Construction Services Plan (Logistics, Phasing Concepts)	Yes; Thorough, project specific. Discuss occupied site strategies to address student/faculty safety; show temp play space; address parking. Contractor parking plan to be developed.	Yes; overview of management process and tools used. Show mobilizing to site August 2020, building turnover July 2022.	Yes; student safety throughout, budget and schedule control, quality management, building envelope review, project closeout.	Yes; traffic, deliveries from Washington during new construction, from Westbourne for demo, pre-fab opportunities, CO management, quality management, commissioning, sustainability and NZE	Yes; safety on and around site, deliveries from Washington, parking off-site, storage off-site, noise mitigation, MEP coordination, commissioning. Temp play space as existing through June '21, new dropoff curbing at Westbourne over summer '21.
H. Preliminary Project Schedule (Baseline and Alternate)	Yes; Thorough, project specific. Discuss ways to minimize disruption to occupied building activities through schedule. Geothermal well installation timing considered. Substantial Completion November 2022	Yes; Thorough, project specific. Proposing aggressive timeline that would require Architect to complete site and concrete packages early. Substantial Completion June 2023.	Schedule provided.	Schedule provided.	Yes; Thorough, project specific. Building turnover November 2022, consideration to geothermal, alternative schedules provided.
I. Self-Performing Work	Does not anticipate self-performing work on this project.	Yes - provided list of previous projects.	Yes - provided list of previous projects.	Yes.	Yes; rough carpentry.

	<i>Bond Building</i>	<i>Consigli Construction</i>	<i>Gibane</i>	<i>Suffolk</i>	<i>Walsh Brothers</i>
J. Legal Proceedings	Included.	Included.	Included.	Included.	Included; 1 pending.
K. DCAMM Certificate of Eligibility	Yes; SPL (\$131M), APL (\$965.5M)	Yes; SPL (\$414M), APL (\$2.2B)	Yes; SPL (\$500M), APL (\$4.5B)	Yes; SPL (\$678.9M), APL (\$5.5B)	Yes; SPL (\$250M), APL (\$506M)
K. DCAMM Update Statement	Yes	Yes	Yes	Yes	Yes
K. Forms and Affidavits (Non-Collusion, Informational Sheet, Tax Compliance, Prevailing Wage Compliance,	Yes	Yes	Yes	Yes	Yes
K. Surety Commitment Letter	Yes	Yes	Yes	Yes	Yes

DRAFT

March 3, 2020

MICHAEL DRISCOLL SCHOOL - Brookline, MA
Evaluation of Proposals for Construction Manager at Risk Services

	BOND Building	Consigli Construction	Gilbane	Suffolk	Walsh Brothers
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General Information

RFP Response Form Signature	Francis X. Hayes, President	Christian Riordan, Project Executive	James Conley, Business Development Mgr	Chris Walenten, VP Operations	Ken White, Director of BD
Contact Person -- Name, Email, Phone Number	Francis X. Hayes Fhayes@bond-building.com 617-387-3400	Christian Riordan Criordan@consigli.com 508-473-2580	James Conley Jconley@gilbaneco.com 617-478-3335	Chris Walenten Cwalenten@suffolk.com 617-517-4538	Ken White Kwhite@walshbrothers.com 617-878-4820

Management Personnel **Rating System: Not Advantageous = NA, Advantageous = A, Highly Advantageous = HA**

Management Personnel	PIC - Ken Johnson PD - David Capaldo PX - Charlie Harting PM - Austin Carr APM - Edward Matthews General Super (wkly) - Mike Donohue Sr Super (full time) - Jerry Hammersley Asst. Super - Stephanie Crepeau	PX - Christian Riordan PM - Adam Gordon Precon Mgr. - Kristy Lyons Estimating - Tim Ericson Gen. Super - John Laperle Superintendent - Ken Drolette MEP Mgr - Chris Hamel	PIC - Michael O'Brien Sr PX - Walter Kincaid Lead PM - Lynda Callahan Precon PM - Kevin Cooke Gen Super - Robert Braga Asst. PM - Derek Ullman Asst. Super - Alec Picard Estimating - Joe McCoy	PIC - Sean Edwards/Chris Walenten PX - Noah Manacas PM - Ben Carawan APM - Julia Meier PE - Bridget Hawko Gen Super - George Regis Super - Patrick DeBenedetto	PX - Frank Morse Sr. PM - Ryan Tracy PM - Erin Bottiggi Precon/Est. - Nelson Dupuis Precon/Opps - Josh Bilotta Sr Super - David Smith Super - Padraic O'Sullivan Asst. PM - Nicolas Canesi
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Similar Project Experience	Quincy South-West Middle School	Stoughton High School	Dearborn STEM Academy	Somerville High School	Thurgood Marshall Middle School
	Wakefield Galvin Middle School	Holbrook Pre-K - 12	Minuteman Regional VoTech HS	Saugus Middle/High School	Maria Hastings Elementary School
	Bristol CC Health and Science Building	Framingham Fuller Middle School	Essex North Shore Agri & Tech HS	UMass Lowell Perry Hall	Klarman Hall, Havarad

CM at Risk MGL 149A	Quincy South-West Middle School	Stoughton High School	North Reading Middle/High	Somerville High School	Umass Boston Integrated Sciences Complex
	John J. Sbregua Health and Science Building	Holbrook Pre-K - 12	Winthrop Middle/High	Saugus Middle/High School	Thurgood Marshall Middle School
	Bristol CC Health and Science Building	Framingham Fuller Middle School	Taconic High School	BMC Durfee High School	Maria Hastings Elementary School

Massachusetts Public K-12 Construction	Quincy South-West Middle School	Stoughton High School	Dearborn STEM Academy	Somerville High School	Thurgood Marshall Middle School
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MICHAEL DRISCOLL SCHOOL - Brookline, MA
Evaluation of Proposals for Construction Manager at Risk Services

	BOND Building	Consigli Construction	Gilbane	Suffolk	Walsh Brothers
	Wakefield Galvin Middle School	Holbrook Pre-K - 12	Minuteman Regional VoTech HS	Saugus Middle/High School	Maria Hastings Elementary School
		Framingham Fuller Middle School	Wilmington High School	BMC Durfee High School	
Experience with K-12 Projects					
Projects Over \$50 M (in MA)					
Identification of the Project Team Members with specific information on key project personnel strengths. Project organization chart showing communication amongst team members, the school and the Wakefield Permanent Building Committee.	PD - David Capaldo PX - Charlie Harting PM - Austin Carr APM - Edward Matthews General Super (wkly) - Mike Donohue Sr Super (full time) - Jerry Hammersley Asst. Super - Stephanie Crepeau	PM - Adam Gordon Precon Mgr. - Kristy Lyons Gen. Super - John Laperle Superintendent - Ken Drolette MEP Mgr - Chris Hamel	Sr PX - Walter Kincaid Lead PM - Lynda Callahan Precon PM - Kevin Cooke Gen Super - Robert Braga Asst. PM - Derek Ullman Asst. Super - Alec Picard	PX - Noah Manacas PM - Ben Carawan APM - Julia Meier PE - Bridget Hawko Gen Super - George Regis Super - Patrick DeBenedetto	PX - Frank Morse Sr. PM - Ryan Tracy PM - Erin Bottiggi Precon/Est. - Nelson Dupuis Precon/Opps - Josh Bilotta Sr Super - David Smith Super - Padraic O'Sullivan Asst. PM - Nicolas Canesi
Detailed Project Approach during the Pre-Construction phase. Identifying challenges and proposed solutions.					
Construction Management Plan: Approach to control cost, schedule, quality, documents and claims.					
Identification of the Project and Phasing Challenges addressing safety of staff and students, access for trades and materials.					
Effective Value Engineering and Quality Control Programs					
Maintained Construction Progress Schedules					
Controlled and Reduced Change Order Costs					
Effective Project Safety Programs					

MICHAEL DRISCOLL SCHOOL - Brookline, MA
Evaluation of Proposals for Construction Manager at Risk Services

	BOND Building	Consigli Construction	Gilbane	Suffolk	Walsh Brothers
Excellent Coordination and Management of Trade Contractors/Subcontractors					
Cooperation and Coordination with the Owner					
Minimizing of Claims and Disputes					
Overall Technical Proposal	Ranking: 1-5				
Overall Technical Evaluation Ranking					
Reference Check	Rating System: Not Advantageous = NA, Advantageous = A, Highly Advantageous = HA				
Overall References					
Price Proposal					
Preconstruction Fee - DD					
Preconstruction Fee - Remaining Phases					
CM Overhead and Profit					
Total CM General Conditions					
Total Estimated CM Costs					
Overall Price Proposal	Ranking: 1-5				
Overall Price Proposal Ranking					
Overall Proposal	Ranking: 1-5				
Overall Ranking					

MICHAEL DRISCOLL SCHOOL - Brookline, MA
Evaluation of Proposals for Construction Manager at Risk Services

	BOND Building	Consigli Construction	Gilbane	Suffolk	Walsh Brothers
CMR Selection Subcommittee:					
_____		_____		_____	
Heather Hamilton		Ken Kaplan		Helen Charlupski	
_____		_____			
Lynn Stapleton		Philip Gray			

MICHAEL DRISCOLL SCHOOL

C M S E L E C T I O N P R O C E S S B R O O K L I N E , M A

CM-at RISK INTERVIEW SCHEDULE

MARCH 10, 2020

TOWN HALL

Lobby

10:30 AM - 11:00 AM

PROCESS OVERVIEW

BROOKLINE PUBLIC HEALTH CENTER

Denny Room

11:00 AM - 12:00 PM

BOND BUILDING CONSTRUCTION

12:15 PM - 1:15 PM

CONSIGLI

1:30 PM - 2:30 PM

GILBANE BUILDING COMPANY

2:45 PM - 3:45 PM

SUFFOLK

4:00 PM - 5:00 PM

WALSH BROTHERS

TOWN HALL

ROOM 308

5:00 PM - 6:30 PM

DILIBERATION & SELECTION

CM-at RISK INTERVIEW AGENDA

BROOKLINE PUBLIC HEALTH CENTER

MARCH 10, 2020

11:00 AM – 5:00 PM

I. INTRODUCTIONS

- Selection Committee Introductions
- Overview of Interview Format

II. CM FIRM PRESENTATION (45 Minutes)

- **Firm Overview / Background**
- **Project Team**
 - Roles, Responsibilities, Staffing / Management Structure
 - Day-to-Day Personnel / Contacts
- **Similar Project Experience**
 - Challenges, Logistics, Budget, Schedule, Size, Complexity, Etc.
 - Lessons Learned Applicable to the Michael Driscoll School
- **Project Approach to Michael Driscoll School**
 - Overview of Preconstruction Services Plan
 - Planning and Construction Logistics for the Site
 - Communications and Safety on the Occupied Site
 - Approach to Early Bid Packages / Fast-tracking Design & Construction
 - Construction – Management, Coordination with School, Manpower, Phasing
- **Budget**
 - Approach to Maintain Budget
 - Analysis of Current Budget
 - Effects of Current Construction Market
- **Schedule**
 - Approach to Baseline Schedule Provided
 - CM's Alternative Schedule Approach
 - Phasing of the Work
- **Distinguishing Factors**

III. QUESTIONS AND DISCUSSIONS (15 Minutes)

- 1-5 Questions Based on Presentation

CM-at RISK INTERVIEW - POTENTIAL QUESTIONS

MARCH 10, 2020

1. Describe one of your CM at Risk Chapter 149A projects that is similar to the Driscoll School Project and provide examples of lessons learned that will benefit this Project.
2. The CM-at-Risk process is expected to reduce Change Orders. What measures do you take to control cost changes? What assurance and in-place processes will there be to ensure that subcontractors clearly understand their scope of construction to avoid potential change orders?
3. Tell us about your Preconstruction Services and how your process will ensure that this Project comes in on budget and on schedule?
4. We use a Collaborative Process, tell us what that means to your firm and how it would be implemented on this Project.
5. Logistics and safety measures are critical on this Project to allow the existing school on site to remain in full operation during construction without disruption.
 - a. Please describe your approach to working with the client (School Department, Driscoll School staff and Community) to understand and address their daily needs.
 - b. Please discuss your approach to ensure the safety of students, faculty, parents and community members, and in minimizing construction impacts.
6. Talk about the Schedule challenges and obstacles this Project will face in consideration of the current construction market, occupied construction site and tight site parameters.
 - a. Do you think meeting an opening date of January 2, 2023 is achievable for the main school building? What are the challenges of meeting this deadline?
 - b. Explain your process for establishing a control budget that will be maintained through Interim GMPs to the Final GMP?
 - c. What are the key elements, milestones and challenges that you see for the Project?
 - d. What are your thoughts on bidding a Site Preparation Enabling Package consisting of site logistics/mobilization prior to start of school in September 2020, over-excavation of the building footprint, disposal of unsuitable soils, relocation of utilities and possibly street work on Washington Street, realizing that the first formal Early Package would be released in November 2020? How would this help schedule?
 - e. If no enabling work is possible, how will only two Bid Packages effect your proposed timeline?
7. We anticipate holding twice monthly meetings during Preconstruction with the Owner, Architect, OPM, CxA and CM. Which of you would attend such meetings and how will you support the team to help make decisions that will help to maintain budget and schedule.
8. What work, if any, do you self-perform?
9. Who will be our day-to-day contacts on this project? Explain your proposed Project Team structure.
10. How do you manage Filed Sub-Bidders to ensure that their work is performed in accordance with the contract documents and to schedule? What challenges do you foresee in terms of available manpower for Filed Sub-Bidders? What would be your approach to resolving?
11. What process do you use for developing MEP/FP Coordination Drawings? How do you maintain the intent of the bid documents coordinating the work of the MEP/FP Trade Contractors?
12. From a site logistics perspective, how will you ensure that there are play areas and some onsite parking provided for the school throughout the duration of construction?
13. Discuss your experience with the construction of a fossil fuel free, net zero or sustainable buildings.
14. Discuss your experience working on tight, urban sites. Describe the challenges faced and your solutions.