

**MICHAEL DRISCOLL SCHOOL**

**Brookline, MA**



**OPM Monthly Project Update Report**

**January 2021**

FS	SD	DD	<b>CD</b>	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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With the spread of Covid-19 still an ongoing concern during the month of January, 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.



**View from Westbourne Terrace**

During the month of January, Gilbane continued to progress the procurement of the sitework package. In early January, Gilbane held descope meetings for the sitework bidders that were attended by LeftField, Jonathan Levi Architects (JLA) and JLA's consultants. The 90% CD Cost Estimates were updated to reflect where the sitework numbers had come in and the trends seen across the bids received, as well as to reflect trends seen in Filed Sub Bid trade bids on other projects.

The updated estimates were presented to the School Committee's Capital Improvements Subcommittee and the Building Commission on January 12<sup>th</sup>. The updated estimates show that, unless the bids come in extremely favorably, it is not likely that the project will be able to include the three add alternates identified in the documents. The Building Commission held a special meeting on January 26<sup>th</sup> to discuss the progress of the sitework package and to review several schedule options identified by the Project Team. The schedule options discussed can be reviewed in the attached schedule comparison chart.

Add Alternate #1 is Geothermal Wells. The current base bid is a highly efficient, all-electric water sourced heat pump system and therefore either option is Fossil Fuel Free. JLA with

their MEP consultant will be presenting a more in-depth review of Geothermal Wells vs. the water sourced heat pumps at the February Building Commission meeting on February 9<sup>th</sup>.

The Filed Sub Bid Prequalification review process continued through January. The Prequalification Committee is comprised of members from the Leftfield, JLA, Gilbane teams, and the Building Department and School Department project managers. With great coverage across the trades, a competitive bidding environment is anticipated. Attached is a list of Prequalified Trade Contractors by trade.

## I. TASKS COMPLETED THROUGH JANUARY 2021

The following meetings and milestones were completed in the month of January 2021:

- **01/04/21** Sitework Descopes Meeting
- **01/05/21** Leftfield prepared and submitted the November OPM Monthly Report
- **01/06/21** Sitework Descopes Meeting
- **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 Project Actions Log.
- **01/08/21** Sitework Descopes Meeting
- **01/12/21** School Committee Capital Subcommittee Meeting - provided an update regarding updated cost information
- **01/12/21** January Building Commission Meeting - provided an update regarding updated cost information
- **01/14/21** Working Group Meeting
- **01/14/21** District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- **01/14/21** Sitework Descopes Meeting
- **01/21/21** District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- **01/22/21** Working Group Meeting to discuss Special Building Commission \ Meeting Presentation
- **01/25/21** Project Team meeting to discuss Special Building Commission Meeting
- **01/26/21** Special Building Commission Meeting to review schedule options
- **01/26/21** Filed Sub Bid Prequalification Committee Meeting
- **01/28/21** January School Building Advisory Committee Meeting
- **01/28/21** District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.

## II. TASKS PLANNED FOR FEBRUARY 2021

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

- 02/01/21 Filed Sub Bid Prequalification Meeting
- 02/01/21 Site Descope Meeting led by Gilbane. Leftfield and JLA attended.
- 02/03/21 Leftfield prepared and submitted the January 2021 OPM Monthly Report
- 02/04/21 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 02/09/21 February Building Commission Meeting
- 02/11/21 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 02/15/21 100% CD Bid Set to be issued
- 02/19/21 Bid Documents available to prequalified bidders
- 02/18/21 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- TBD Working Group meeting to prep for February SBAC meeting.
- 02/25/21 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.



**View from Washington Street**

### III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$346,641.20 this month, which consisted of OPM, Designer, Designer Consultants and Commissioning fees for the Construction Documents Phase Services and CM fees for Preconstruction Services.

The attached Budget Report incorporates the pending CM Contract Amendment No. 3 commitment for \$140,000.00 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. 3.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated January 31, 2021.

### IV. PROJECT SCHEDULE OVERVIEW

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 February 15, 2021.

At the January 26<sup>th</sup> Special Building Commission Meeting, the Town decided that the Project would need to show increased cost certainty before releasing sitework and therefore Gilbane would not be mobilizing before mid-April as opposed to the March 1<sup>st</sup> start date that had previously been projected. The Project Team will be providing procurement updates to the Building Commission.



**View from Washington Street**

**V. CONTRACT AMENDMENTS/BUDGET TRANSFERS**

CM Contract Amendment No. 2 for a total of \$7,350.00 was approved at the Building Commission Meeting on January 12, 2021. The \$7,350.00 was committed against the previously approved Preconstruction Budget bringing the total commitment to 90% to date, leaving \$31,658.00 uncommitted.

CM Contract Amendment No. 3 for \$140,000.00 will be presented for approval at the February 9, 2021 Building Commission Meeting. The pending CM Contract Amendment No. 3 is for Gilbane's extended Preconstruction Phase Services. Preconstruction was extended as a result of the Building Commission's request to complete all bidding prior to committing construction budget and starting construction. The remaining uncommitted funds of \$31,658 from the previously approved Preconstruction Budget were committed and a Budget Transfer was required to fund the total fee request. A Budget Transfer of \$108,342.00 was made from the Construction Budget to the Preconstruction Budget to fully fund the \$140,000.00.



**Park Entry from Westbourne Terrace**

## **VI. COMMUNITY OUTREACH**

A Community Forum was held on February 1, 2021 to review the construction logistics plan in more detail with the wider community to ensure everyone is familiar with what to expect when construction begins this Spring. There was also a design update which included information on how the building included design considerations that would make the building pandemic-ready. The Design Team clarified that there has been an update to include operable windows based on concerns in the community, though the building's HVAC system is designed to circulate air efficiently with the windows closed as well. The meeting was held virtually via Zoom and was well-attended with more than 50 people in attendance.

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**

January 2021 Monthly Invoice Summary, dated January 31, 2021

Gilbane Contract Amendment No. 3, dated February 9, 2021

Total Project Budget Status Report, dated January 31, 2021

Monthly and Cumulative Cash Flow Reports, dated January 31, 2021

90% CD Cost Estimate Comparison, dated January 26, 2021

Driscoll Schedule Options, dated January 22, 2021

Actions Log, dated January 28, 2021

## MEMORANDUM

To: Brookline Building Commission  
 From: Lynn Stapleton, LeftField, LLC  
 Date: February 9, 2021  
 Re: Michael Driscoll School – January 2021 Invoice Summary  
 Cc: Jim Rogers, Jennifer Carlson, LeftField, LLC

Enclosed for approval and processing, please find the following invoices:

INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
1/31/2021	LeftField, LLC	11	OPM – Construction Documents	OPM Services Design Development: January 1 – January 31, 2021	\$60,879.00
1/29/2021	Jonathan Levi Architects	1823-00-16	A/E – Construction Documents	A/E Services for Construction Documents: January 1 – January 31, 2021	\$254,067.20
1/29/2021	Jonathan Levi Architects	1823-00-16	A/E – Geotech/Geo-environ	Geotechnical/Geo-Environmental - McPhail (Amendment #7)	\$2,805.00
1/29/2021	Jonathan Levi Architects	1823-00-16	A/E – Geotech/Geo-environ	Geo-Environmental - McPhail (Amendment #10)	\$990.00
				Jonathan Levi Architects Invoice No. 1823-00-16 Total (For Reference):	\$257,862.20
1/19/21	BR+A	1067098	Commissioning	Commissioning Services November 29 – December 31, 2020	\$5,400.00
12/31/2020	Gilbane Building Co.	PC-10	CM Preconstruction Services	Preconstruction Services: January 1 – January 31, 2021	\$22,500.00
<b>TOTAL:</b>					<b>\$346,641.20</b>

The invoices listed above are consistent with the approved Total Project Budget. LeftField, LLC recommends that the invoices be approved and paid. All invoices above are included in the January 2021 Project Budget Report.

If you have any questions, please feel free to contact the Lynn Stapleton, Owner's Project Manager, LeftField, LLC.





Building Commission  
 Town of Brookline  
 Town Hall  
 333 Washington Street  
 Brookline, MA 02445

Invoice Date: 1/31/21  
 Invoice No: 13

FOR: Project Management Services  
 Michael Driscoll Elementary School  
 64 Westbourne Terrace, Brookline, MA 02446

**Professional Services from January 1, 2021 to January 31, 2021**

OPM Services		Amount
1/31/21	Construction Documents Fee per Fee Proposal	\$ 60,879.00

**Total Labor: \$ 60,879.00**

Reimbursable Expenses		Amount
Reimbursables 12/01/20 - 12/31/20		

**Total Expenses: \$0.00**

**Total this Invoice: \$ 60,879.00**

Contract Status	Budget	Previous	Current	Total To Date	Balance
Schematic Design Phase	\$34,015	\$34,015	\$0	\$34,015	\$0
Design Development Phase	\$429,575	\$429,575	\$0	\$429,575	\$0
Construction Documents Phase	\$524,441	\$463,562	\$60,879	\$524,441	\$0
Bid Phase	\$188,436	\$0	\$0	\$0	\$188,436
Construction Phase	\$1,989,628	\$0	\$0	\$0	\$1,989,628
Closeout Phase	\$50,010	\$0	\$0	\$0	\$50,010
OPM Services Total:	\$3,216,105	\$927,152	\$60,879	\$988,031.00	\$2,228,074
Reimbursable Expenses Total*:	\$82,758.59	\$70,988.59	\$0.00	\$70,988.59	\$11,770
<b>Total Contract:</b>	<b>\$3,298,864</b>	<b>\$998,141</b>	<b>\$60,879.00</b>	<b>\$1,059,019.59</b>	<b>\$2,239,844</b>

- \* Reimburseables Approved in OPM Contract Amendment No. 2
- \* Reimburseables Approved in OPM Contract Amendment No. 3
- \* Reimburseables Approved in OPM Contract Amendment No. 4
- \* Reimburseables Approved in OPM Contract Amendment No. 5

**Please Remit Payment To:**  
 LeftField, LLC  
 17 Highfield Lane  
 Norwell, MA 02061

# INVOICE

Anthony Guigli  
Project Administrator  
Town of Brookline  
333 Washington Street  
Brookline, Massachusetts 02445

DATE: January 29, 2021  
CLIENT PO NO: 21913796-00  
INVOICE NO: 1823-00-16

PROJECT: Driscoll School

In accordance with Owner-Architect Agreement dated August 31, 2018  
there is due at this time for architectural services and reimbursable items for the period  
1/1/21 - 1/31/21 the sum of

Two Hundred Fifty Seven Thousand Eight Hundred Sixty Two Dollars and Twenty Cents \$ **257,862.20**

the above amount shall become due and payable within 30 days from the date hereof.

	CONTRACT AMT (A)	PREVIOUS PERIOD (B)	CURRENT PERIOD (C)	EARNED (D=B+C)	% COMPLETE (D/A)
SCHEMATIC DESIGN	\$ 739,760.00	\$ 739,760.00		\$ 739,760.00	100.00%
SUBCONSULTANTS	\$ 440,000.00	\$ 440,000.00		\$ 440,000.00	100.00%
<b>TOTAL SCHEMATIC DESIGN</b>	<b>\$ 1,179,760.00</b>	<b>\$ 1,179,760.00</b>	<b>\$ -</b>	<b>\$ 1,179,760.00</b>	<b>100.00%</b>

	CONTRACT AMT	PREVIOUS PERIOD	CURRENT PERIOD	EARNED	% COMPLETE
BASIC SERVICES					
DD	\$ 1,814,766.00	\$ 1,814,766.00		\$ 1,814,766.00	100.00%
CD	\$ 2,540,672.00	\$ 2,159,571.20	\$ 254,067.20	\$ 2,413,638.40	95.00%
BIDDING	\$ 290,363.00			\$ -	0.00%
CA: PHASE 1	\$ 2,337,419.00			\$ -	0.00%
CA: PHASE 2	\$ 203,253.00			\$ -	0.00%
COMPLETION	\$ 72,590.00			\$ -	0.00%
<b>TOTAL BASIC SERVICES (AMEND 1)</b>	<b>\$ 7,259,063.00</b>	<b>\$ 3,974,337.20</b>	<b>\$ 254,067.20</b>	<b>\$ 4,228,404.40</b>	<b>58.25%</b>

	CONTRACT AMT	PREVIOUS PERIOD	CURRENT PERIOD	EARNED	% COMPLETE
REIMBURSABLES					
<b>TOTAL REIMBURSABLES</b>					

	CONTRACT AMT	PREVIOUS PERIOD	CURRENT PERIOD	EARNED	% COMPLETE
EXTRA SERVICES					
AMEND 3: GEOTHERMAL	\$ 117,673.00	\$ 117,673.00		\$ 117,673.00	100.00%
AMEND 3: ACOUSTICAL	\$ 5,500.00			\$ -	0.00%
AMEND 4: HAZMAT	\$ 138,512.00	\$ 25,663.22		\$ 25,663.22	18.53%
AMEND 5: GEOTECH, GEOENVIRO	\$ 340,725.00	\$ 182,600.00		\$ 182,600.00	53.59%
AMEND 6: FLOW TEST	\$ 1,375.00			\$ -	
AMEND 7: GEOTECH, GEOENVIRO	\$ 50,050.00	\$ 37,565.00	\$ 2,805.00	\$ 40,370.00	80.66%
AMEND 8: SUPPLEMENTAL SURVEY	\$ 2,750.00	\$ 2,750.00		\$ 2,750.00	100.00%
AMEND 9: GEOENVIRONMENTAL	\$ 42,900.00	\$ 4,400.00		\$ 4,400.00	10.26%
AMEND 10: GEOENVIRONMENTAL	\$ 19,800.00	\$ 18,810.00	\$ 990.00	\$ 19,800.00	100.00%
<b>TOTAL EXTRA SERVICES</b>	<b>\$ 719,285.00</b>	<b>\$ 389,461.22</b>	<b>\$ 3,795.00</b>	<b>\$ 393,256.22</b>	<b>54.67%</b>

Note: There is no Amendment 2

  
ARCHITECT Jonathan Levi, FAIA





Driscoll  
 Extra Service  
 Contract Amendment 7  
 Task 6  
 Geotechnical  
 \$2,550 x 1.1 =  
 \$2,805

December 29, 2020  
 Project No: 6693.2.T2  
 Invoice No: 0067885

Jonathan Levi Architects  
 266 Beacon Street  
 Boston, MA 02116

Attention: Mr. Philip Gray  
 email: pgray@leviarc.com; accounting@leviarc.com

Driscoll School; Brookline, Massachusetts  
 Geotechnical Engineering Services - Design Assistance  
 Proposal dated 6/4/20 - Budget \$8,500

**Professional Services from November 1, 2020 to November 30, 2020**

**Fee**

Total Fee	8,500.00			
Percent Complete	100.00	Total Earned	8,500.00	
		Previous Fee Billing	5,950.00	
		Current Fee Billing	2,550.00	
		<b>Total Fee</b>		<b>2,550.00</b>
			<b>Total this Invoice</b>	<b>\$2,550.00</b>

**Outstanding Invoices**

Number	Date	Balance
0067587	11/23/2020	2,550.00
<b>Total</b>		<b>2,550.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	2,550.00	5,950.00	8,500.00
<b>Totals</b>	<b>2,550.00</b>	<b>5,950.00</b>	<b>8,500.00</b>



Driscoll  
 Extra Service  
 Contract Amendment 10  
 Task 4  
 Geoenvironmental  
 \$900 x 1.1 =  
 \$990

December 29, 2020  
 Project No: 6693.9.T7  
 Invoice No: 0067887

Jonathan Levi Architects  
 266 Beacon Street  
 Boston, MA 02116

Attention: Mr. Philip Gray

Driscoll School; Brookline, Massachusetts  
 Supplemental Geoenvironmental Engineering Services - East Field  
 Proposal dated 9/18/20 - Budget \$18,000

**Professional Services from November 1, 2020 to November 30, 2020**

**Fee**

Total Fee	18,000.00			
Percent Complete	100.00	Total Earned	18,000.00	
		Previous Fee Billing	17,100.00	
		Current Fee Billing	900.00	
		<b>Total Fee</b>		<b>900.00</b>
		<b>Total this Invoice</b>		<b>\$900.00</b>

**Outstanding Invoices**

Number	Date	Balance
0067588	11/23/2020	17,100.00
<b>Total</b>		<b>17,100.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	900.00	17,100.00	18,000.00
<b>Totals</b>	<b>900.00</b>	<b>17,100.00</b>	<b>18,000.00</b>

email ONLY to: pgray@leviarc.com; accounting@leviarc.com



Lefffield  
225 Franklin Street  
26th Floor  
Boston, MA 021108

January 19, 2021

Project No: 30467.00

Invoice No: 1067098

Project 30467.00 Driscoll School Project  
Jennifer Carlson, jcarlson@lefffieldpm.com

**Professional Services from November 28, 2020 to December 31, 2020**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Documents Phase	27,000.00	20.00	5,400.00	0.00	5,400.00
Bidding Phase	750.00	0.00	0.00	0.00	0.00
Construction Phase	41,500.00	0.00	0.00	0.00	0.00
Acceptance Phase	48,250.00	0.00	0.00	0.00	0.00
Project Closeout Phase	8,000.00	0.00	0.00	0.00	0.00
Post-Commissioning Phase	4,000.00	0.00	0.00	0.00	0.00
Total Fee	129,500.00		5,400.00	0.00	5,400.00
<b>Total Fee</b>					<b>5,400.00</b>
				<b>Total this Invoice</b>	<b>\$5,400.00</b>

**Billings to Date**

	Current	Prior	Total	A/R Balance
Fee	5,400.00	0.00	5,400.00	
<b>Totals</b>	<b>5,400.00</b>	<b>0.00</b>	<b>5,400.00</b>	<b>5,400.00</b>

# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Town of Brookline

333 Washington Street  
Brookline, MA  
02445 US

PROJECT: Brookline - Driscoll School

333 Washington Street  
Brookline, MA  
02445

**AIA Document G702**

APPLICATION NO.: 10

PERIOD TO : 31-Jan-21

PROJECT NOS.: J08864.000

INVOICE NO.202101-J635

CONTRACT DATE :24-MAR-20

Distribution to:

- OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR: Gilbane Building Company

7 Jackson Walkway  
Providence, RI , 02903 US

ARCHITECT:

CONTRACT FOR: Brookline - Driscoll School

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

<b>1. ORIGINAL CONTRACT SUM</b> .....	\$	280,680.00
<b>2. Net change by change orders</b> .....	\$	0.00
<b>3. CONTRACT SUM TO DATE ( Line1 +/- 2 )</b> .....	\$	280,680.00
<b>4. TOTAL COMPLETED &amp; STORED TO DATE</b> .....	\$	225,000.00
(Column G on G703)		
<b>5. RETAINAGE:</b>		
Total retainage Column I of G703) .....	\$	0.00
<b>6. TOTAL EARNED LESS RETAINAGE</b> .....	\$	225,000.00
(Line 4 less Line 5 Total )		
<b>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT</b>		
(Line 6 from prior Certificate) .....	\$	202,500.00
<b>8. CURRENT PAYMENT DUE</b> .....	\$	22,500.00
<b>9. BALANCE TO FINISH, INCLUDING RETAINAGE</b> ..		
(Line 3 less Line 6 )	\$	55,680.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner	0.00	0.00
APPROVED THIS MONTH		
Number      Date Approved		
<b>CURRENT TOTAL</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Change by Change Orders</b>		<b>0.00</b>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor : Gilbane Building Company

By : Lynda Callahan      Date : 1/31/21

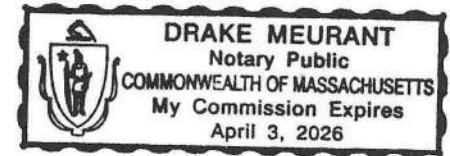
State of : Massachusetts

County of : Suffolk

Subscribed and sworn to before me this 27th day of January 2021

Notary Public: [Signature]

My Commission expires: April 3, 2026



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED**.....\$ 22,500

(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT :

By : [Signature]      Date : 2/1/21

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

Gilbane Building Company

**CONTINUATION SHEET**

**AIA DOCUMENT G703**

CONTRACT FOR : Brookline - Driscoll School

PAGE: 2

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing  
Contractor's signed Certification is attached.  
In tabulation below, amounts are stated to the nearest cent.

APPLICATION NUMBER 10  
APPLICATION DATE 27-1-21  
PERIOD TO 31-1-21  
PROJECT NO : J08864.000

INVOICE NO  
202101-J635

PROJECT : Brookline - Driscoll School

A	B	C			D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED			WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER-% (G/C)	BALANCE TO FINISH	RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
<b>000</b>	<b>Brookline - Driscoll School</b>										
<i>000.00</i>	<i>Preconstruction</i>										
000.92.926	SITE SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		280,680.00	0.00	280,680.00	202,500.00	22,500.00	0.00	225,000.00	80%	55,680.00	0.00
<i>000.00</i>	<i>Preconstruction Total:</i>	<u>280,680.00</u>	<u>0.00</u>	<u>280,680.00</u>	<u>202,500.00</u>	<u>22,500.00</u>	<u>0.00</u>	<u>225,000.00</u>	<u>80%</u>	<u>55,680.00</u>	<u>0.00</u>
<i>000.90</i>	<i>Construction General Conditions</i>										
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
<i>000.90</i>	<i>Construction General Conditions Total:</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0%</u>	<u>0.00</u>	<u>0.00</u>
<i>000.93</i>	<i>General Requirements</i>										
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
<i>000.93</i>	<i>General Requirements Total:</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0%</u>	<u>0.00</u>	<u>0.00</u>
<i>000.97</i>	<i>Insurances &amp; Bond</i>										
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
<i>000.97</i>	<i>Insurances &amp; Bond Total:</i>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0%</u>	<u>0.00</u>	<u>0.00</u>
<b>000</b>	<b>Brookline - Driscoll School Total:</b>	<u>280,680.00</u>	<u>0.00</u>	<u>280,680.00</u>	<u>202,500.00</u>	<u>22,500.00</u>	<u>0.00</u>	<u>225,000.00</u>	<u>80%</u>	<u>55,680.00</u>	<u>0.00</u>
	<b>Total:</b>	<u>280,680.00</u>	<u>0.00</u>	<u>280,680.00</u>	<u>202,500.00</u>	<u>22,500.00</u>	<u>0.00</u>	<u>225,000.00</u>	<u>80%</u>	<u>55,680.00</u>	<u>0.00</u>
<b>PROJECT TOTAL :</b>		<b>280,680.00</b>	<b>0.00</b>	<b>280,680.00</b>	<b>202,500.00</b>	<b>22,500.00</b>	<b>0.00</b>	<b>225,000.00</b>	<b>80%</b>	<b>55,680.00</b>	<b>0.00</b>

**CONTINUATION SHEET**

**AIA DOCUMENT G703**

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing  
Contractor's signed Certification is attached.  
In tabulation below, amounts are stated to the nearest cent.

CONTRACT FOR : Brookline - Driscoll School

PAGE: 3

APPLICATION NUMBER : 10

APPLICATION DATE : 27-1-21

PERIOD TO : 31-1-21

INVOICE NO

202101-J635

PROJECT : Brookline - Driscoll School

PROJECT NO : J08864.000

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February 9, 2021

Mr. Tony Guigli  
Project Manager  
Building Department  
333 Washington Street  
Brookline, MA 02445

Re: Michael Driscoll School Project  
Construction Management Contract Amendment No. 3

Dear Mr. Guigli,

LeftField has reviewed the Construction Management (CM) Contract Amendment No. 3 presented by Gilbane Building Company for extended preconstruction services. As indicated in the CM Contract, Exhibit GC – Price Proposal, Gilbane’s actual preconstruction monthly costs are \$46,684.00. In the CM Contract, Gilbane discounted the monthly costs to \$22,500 for a specified timeframe of 8 months. In the previous extension of the Preconstruction Phase, Gilbane honored the discounted preconstruction monthly rate. However, with bidding in progress and staff transitioning to full-time in preparation of the previous March construction start, Gilbane is requesting their actual preconstruction costs for the extended time to construction start in May. The total fee for extended Preconstruction Services is \$140,000.00 for the three-month timeframe. To cover these costs, the remaining uncommitted Preconstruction Services Budget of \$31,658 can be committed and a transfer of \$108,342.00 from the Construction Budget can cover the additional Preconstruction Services fee.

Given the request by the Building Commission to delay the start of construction until bidding is complete, Gilbane is entitled by Contract for their actual costs for extended Preconstruction Services. Therefore, Leftfield recommends approval of Construction Management Contract Amendment No. 3.

Should you have any questions regarding this recommendation of approval, please contact me.

Sincerely,

Lynn Stapleton, AIA, LEED AP B D + C

Cc: Jim Rogers, LeftField, LLC  
Jennifer Carlson, LeftField, LLC  
Philip Gray, Jonathan Levi Architects  
Walter Kincaid, Gilbane Building Company

**CONSTRUCTION CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES  
AMENDMENT No. 3**

**WHEREAS**, the Town of Brookline (“Owner”) represented by Owner’s Project Manager, LeftField, LLC, entered into a contract (“Contract”) with Gilbane Company, Inc. (the “CM at Risk”) (collectively the “Parties”) for construction manager services in association with the design and construction of the Michael Driscoll School Project (the “Project”) on May 8, 2020; and

**WHEREAS**, the scope of this work is summarized in the attached Gilbane letter proposal, dated February 2, 2021 for extended preconstruction services due to delay in start of construction; and

**WHEREAS**, Contract amendment No. 1 was approved by the Town of Brookline on November 10, 2020; and

**WHEREAS**, Contract amendment No. 2 was approved by the Town of Brookline on January 12, 2021; and

**WHEREAS** effective as of February 9, 2021, the Parties wish to amend the Contract;

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes this Amendment No. 3 with a total value of \$140,000.00. This Amendment is based upon approval of the Construction Manager’s additional Preconstruction Services proposal. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

	<b><u>Original Contract</u></b>	<b><u>Previous Amendments</u></b>	<b><u>Amount of This Amendment</u></b>	<b><u>After This Amendment</u></b>
<b><u>Fee for Basic Services</u></b>				
Pre-Construction Services	<u>\$ 180,000.00</u>	<u>\$ 108,030.00</u>	<u>\$ 140,000.00</u>	<u>\$ 428,030.00</u>
<b>Total Fee</b>	<b><u>\$ 180,000.00</u></b>	<b><u>\$ 108,030.00</u></b>	<b><u>\$ 140,000.00</u></b>	<b><u>\$ 428,030.00</u></b>

2. The Project Schedule shall be as follows:

Original Schedule for Substantial Completion:	(Building)	<u>May 26, 2023</u>
	(Site)	<u>May 17, 2024</u>

Amended Schedule for Substantial Completion:	(Building)	<u>No Change</u>
	(Site)	<u>No Change</u>

3. The Construction Budget shall be as follows:

Original Budget:	<u>\$ 92,791,890.00</u>
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Amended Budget:	<u>\$ 92,683,548.00</u>
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This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have caused this amendment to be executed by their respective authorized officers.

**OWNER:  
TOWN OF BROOKLINE**

By executing this Agreement, the undersigned authorized signatory of Owner, who incurs no personal liability by reason of the execution hereof or anything herein contained, hereby certifies under penalties of perjury that this Contract is executed in accordance with a prior approval of the Town of Brookline.

**By:** See Attached Signature Page for Town      **Date:** February 9, 2021

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CM at RISK:  
GILBANE BUILDING COMPANY, INC.**

**By:** Walter J.G. Kincaid      **Date:** February 9, 2021  
Digitally signed by Walter J.G. Kincaid  
DN: C=US, E=Wkincaid@gilbaneco.com,  
CN=Walter J.G. Kincaid  
Date: 2021.02.04 11:50:20-0500'

Name: Walter Kincaid

Title: Senior Project Executive

**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_      **Date:** February 9, 2021

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**FORM C**  
**SCHEDULE OF CONSTRUCTION MANAGEMENT COSTS**  
**PRE-CONSTRUCTION PHASE**

	Hourly Rate	Hours per Month	Number of Months	Total Cost
<b>List of Staff with Titles</b>				
Sr. Project Executive - Walt Kincaid	\$ 185.97	20	7	\$ 25,400
Pre Construction Manager - Kevin Cooke	\$ 267.61	35	8	\$ 74,930
Advanced Planning & Scheduling - Katie Strumolo	\$ 172.00	5	8	\$ 6,880
Chief Estimator	\$ 246.76	17	8	\$ 33,560
Arch / Civil / Structural Estimator	\$ 162.08	39	8	\$ 50,570
Electrical Estimator	\$ 171.43	14	8	\$ 19,200
Mechanical Estimator	\$ 201.25	14	8	\$ 22,540
Plumbing Estimator	\$ 180.45	14	8	\$ 20,210
Purchasing Agent	\$ 185.50	10	8	\$ 14,840
Cost Control	\$ 151.67	3	8	\$ 3,640
Project Manager - Lynda Callahan	\$ 115.83	9	7	\$ 6,950
General Superintendent - Bob Braga	\$ 126.54	15	7	\$ 13,160
IDC Engineer	\$ 122.04	63	8	\$ 61,020
Environmental Specialist - Mark Winslow	\$ 173.13	2	8	\$ 2,770
VDC Director - John Myers	\$ 111.25	20	8	\$ 17,800
			<b>Total Cost</b>	<b>\$ 373,470</b>
			<b>Total Staff Cost/Month</b>	<b>\$ 46,684</b>

<b>List of Pre-Construction Consultant Costs</b>				
			<b>Total Cost</b>	<b>\$ -</b>
			<b>Total Costs/Month</b>	

<b>List of "other" Pre-Construction Costs</b>				
Travel Expense				\$ 3,200
Blueprints, Copies, Postage, Telephone				\$ 3,840
Preconstruction DISCOUNT				\$ (200,510)
			<b>Total Cost</b>	<b>\$ (193,470)</b>
			<b>Total Costs/Month</b>	<b>\$ (24,184)</b>

<b>TOTAL PRE-CONSTRUCTION COSTS PER MONTH</b>				<b>\$ 22,500</b>
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Confidential and proprietary information.



February 4, 2021

Lynn Stapleton  
Project Executive  
LeftField  
225 Franklin Street, 26th Floor, Boston, MA 02110

**Re: Michael Driscoll School- Construction Management No. 3**

Gilbane Building Co. request fee for the extension of Preconstruction Services the amount of:  
**\$ 140,000.00**

The details to the costs are included in the attached supporting documentation.

GBC Preconstruction Services February 2021 through April 2021

3 Months X \$46,667/month = \$140,000.00

Preconstruction Services per the CM Contract were extended in amendment No.2 through January. The construction start target is now May 1, 2021.

The fee is to partially cover construction services associated with procurement and to continue to support the project until construction starts.

It is understood the source of these funds is from the construction services general conditions outlined by the original RFP proposal and CM agreement.

Should you have any questions regarding this proposal, please feel free to contact me at 617-478-3371

Sincerely,

Walter J.G. Kincaid

A blue digital signature stamp with a stylized 'L' shape on the left. The text inside the stamp reads: "Digitally signed by Walter J.G. Kincaid, DN: C=US, E=Wkincaid@gilbaneco.com, CN=Walter J.G. Kincaid, Date=2021.02.04 12:33:42-05'00'".

Digitally signed by Walter J.G. Kincaid  
DN: C=US,  
E=Wkincaid@gilbaneco.com,  
CN=Walter J.G. Kincaid  
Date=2021.02.04 12:33:42-05'00'

Walter J.G. Kincaid  
GILBANE BUILDING COMPANY  
Senior Project Executive

**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
<b>FEASIBILITY STUDY AGREEMENT</b>									
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%	\$ -	
<b>TOTAL SD</b>	<b>\$ 1,213,275</b>	<b>\$ -</b>	<b>\$ 1,213,275</b>	<b>\$ 1,213,275</b>	<b>100%</b>	<b>\$ 1,213,275</b>	<b>100%</b>	<b>\$ -</b>	
<b>ADMINISTRATION</b>									
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%	\$ 1,024,416	31%	\$ 2,239,844	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 524,441	100%	\$ -	
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	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
<b>SUB-TOTAL</b>	<b>\$ 4,122,122</b>	<b>\$ 82,170</b>	<b>\$ 4,204,292</b>	<b>\$ 3,264,849</b>	<b>78%</b>	<b>\$ 1,025,005</b>	<b>24%</b>	<b>\$ 3,179,287</b>	
<b>A&amp;E</b>									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 4,228,404	58%	\$ 3,030,659	
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%	\$ 2,413,638	95%	\$ 127,034	
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%	\$ 393,256	55%	\$ 324,654	
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%	\$ 247,170	55%	\$ 206,305	*3, 4, 8, 9
Site Survey & Site Requirements	\$ -	\$ 2,750	\$ 2,750	\$ 2,750	100%	\$ 2,750	100%	\$ -	*7
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
<b>SUB-TOTAL</b>	<b>\$ 7,759,063</b>	<b>\$ 217,910</b>	<b>\$ 7,976,973</b>	<b>\$ 7,976,973</b>	<b>100%</b>	<b>\$ 4,621,661</b>	<b>58%</b>	<b>\$ 3,355,312</b>	

**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
<b>PRE CONSTRUCTION COSTS</b>									
CMR Pre-Con Services	\$ 319,688	\$ 108,342	\$ 428,030	\$ 428,030	100%	\$ 225,000	53%	\$ 203,030	*11
<b>SUB-TOTAL</b>	<b>\$ 319,688</b>	<b>\$ 108,342</b>	<b>\$ 428,030</b>	<b>\$ 428,030</b>	<b>100%</b>	<b>\$ 225,000</b>	<b>53%</b>	<b>\$ 203,030</b>	
<b>CONSTRUCTION COSTS</b>									
Construction Budget	\$ 92,909,563	\$ (226,015)	\$ 92,683,548	\$ -	0%	\$ -	0%	\$ 92,683,548	*1, 11
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
<b>SUB-TOTAL</b>	<b>\$ 92,909,563</b>	<b>\$ (226,015)</b>	<b>\$ 92,683,548</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 92,683,548</b>	
<b>OTHER PROJECT COSTS</b>									
Construction Contingency	\$ 4,645,478	\$ -	\$ 4,645,478	\$ -	0%	\$ -	0%	\$ 4,645,478	
Miscellaneous Project Costs	\$ 569,893	\$ -	\$ 569,893	\$ 137,397	24.1%	\$ 11,922	2%	\$ 557,971	
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	\$ 129,500	97%	\$ 5,400	4%	\$ 127,496	
Security	\$ 106,653	\$ -	\$ 106,653	\$ -	0%	\$ -	0%	\$ 106,653	
Moving	\$ 95,906	\$ -	\$ 95,906	\$ -	0%	\$ -	0%	\$ 95,906	
Other Project Costs	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
<b>Furnishings and Equipment</b>	<b>\$ 2,774,400</b>	<b>\$ -</b>	<b>\$ 2,774,400</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 2,774,400</b>	
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
<b>SUB-TOTAL</b>	<b>\$ 10,189,564</b>	<b>\$ (182,407)</b>	<b>\$ 10,007,157</b>	<b>\$ 137,397</b>	<b>1%</b>	<b>\$ 11,922</b>	<b>0%</b>	<b>\$ 9,995,235</b>	
<b>TOTAL DD-CLO</b>	<b>\$ 115,300,000</b>	<b>\$ -</b>	<b>\$ 115,300,000</b>	<b>\$ 11,807,249</b>	<b>10%</b>	<b>\$ 5,883,587</b>	<b>5%</b>	<b>\$ 109,416,413</b>	
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 116,513,275</b>	<b>\$ -</b>	<b>\$ 116,513,275</b>	<b>\$ 13,020,524</b>	<b>11%</b>	<b>\$ 7,096,862</b>	<b>6%</b>	<b>\$ 109,416,413</b>	
<b>CONSTRUCTION COST ESTIMATES</b>									
	\$ -								
<b>SD Cost Estimate</b>	<b>Date</b>	<b>Estimator</b>	<b>Amount</b>	<b>SF</b>	<b>Cost Per SF</b>				
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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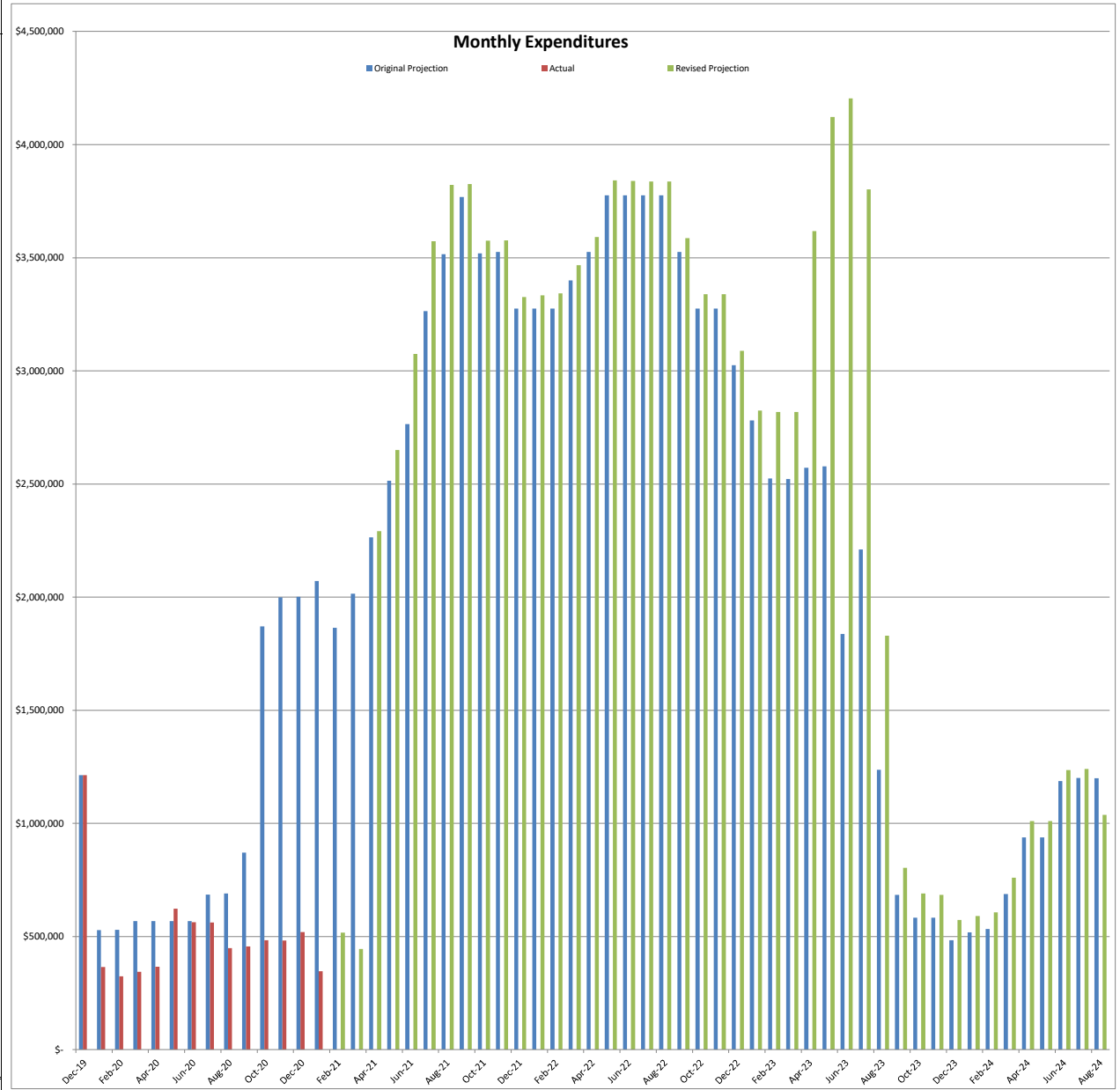
**Budget Transfers (continued):**

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 Services 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)							
11	2/9/2021	Transfer \$108,342.00 from the Construction Budget to the Preconstruction to supplement Precon Budget to cover the extended timeframe for Precon services totaling \$140,000.00. (CM Contract Amendment #3)							



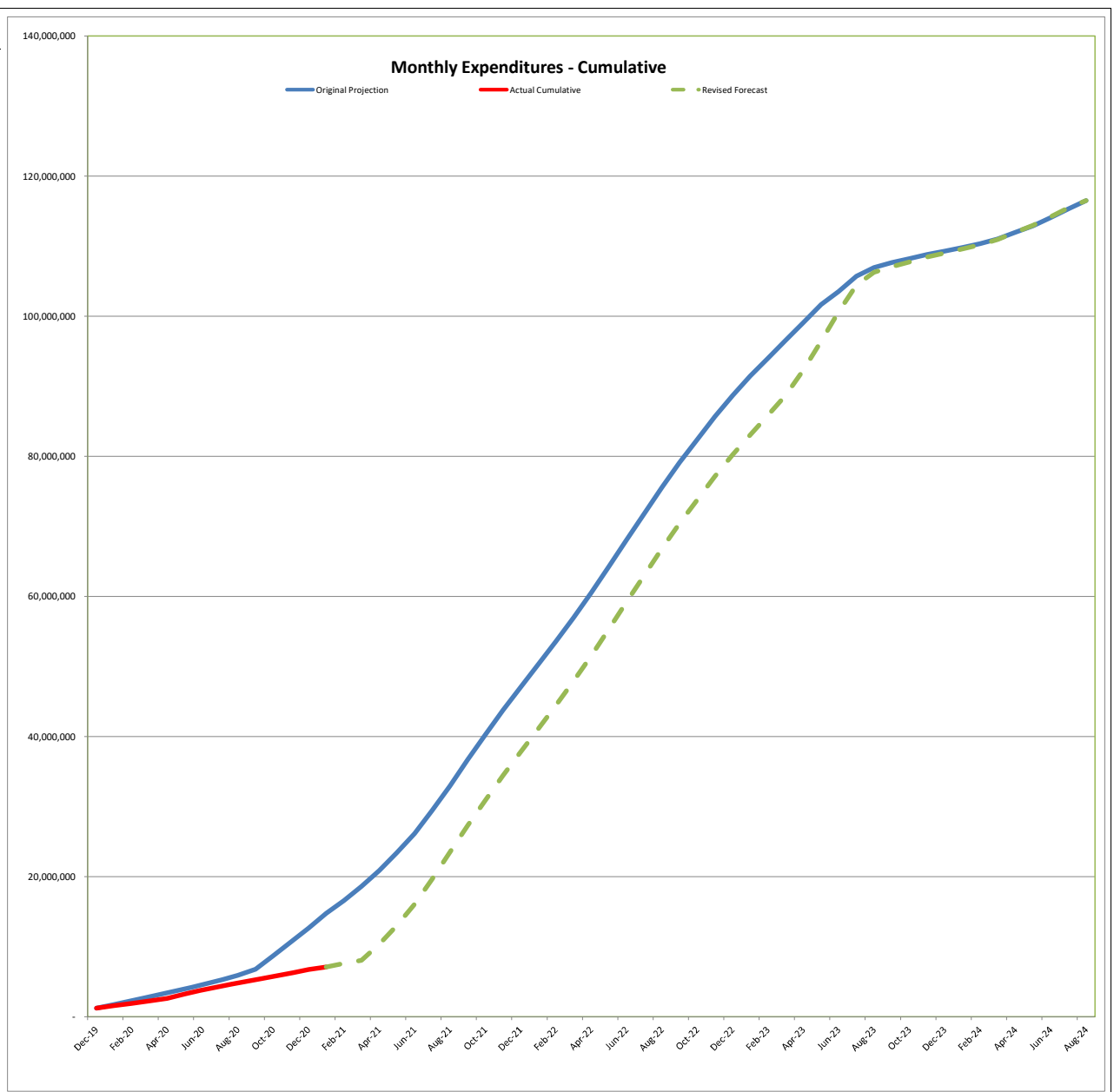
Monthly Cash Flow

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	\$ 346,641	
Feb-21	\$ 1,864,245		\$ 517,167
Mar-21	\$ 2,014,797		\$ 445,524
Apr-21	\$ 2,264,797		\$ 2,291,821
May-21	\$ 2,514,797		\$ 2,651,120
Jun-21	\$ 2,764,797		\$ 3,075,424
Jul-21	\$ 3,264,797		\$ 3,573,419
Aug-21	\$ 3,515,850		\$ 3,822,592
Sep-21	\$ 3,769,197		\$ 3,825,939
Oct-21	\$ 3,519,197		\$ 3,575,939
Nov-21	\$ 3,525,837		\$ 3,576,637
Dec-21	\$ 3,275,837		\$ 3,327,079
Jan-22	\$ 3,275,837		\$ 3,333,724
Feb-22	\$ 3,275,837		\$ 3,343,052
Mar-22	\$ 3,400,837		\$ 3,467,252
Apr-22	\$ 3,525,837		\$ 3,592,252
May-22	\$ 3,775,837		\$ 3,842,252
Jun-22	\$ 3,775,837		\$ 3,839,638
Jul-22	\$ 3,775,837		\$ 3,837,252
Aug-22	\$ 3,775,837		\$ 3,837,252
Sep-22	\$ 3,525,837		\$ 3,587,252
Oct-22	\$ 3,275,837		\$ 3,339,774
Nov-22	\$ 3,275,837		\$ 3,339,274
Dec-22	\$ 3,025,837		\$ 3,089,274
Jan-23	\$ 2,780,837		\$ 2,824,274
Feb-23	\$ 2,524,512		\$ 2,819,274
Mar-23	\$ 2,522,037		\$ 2,819,274
Apr-23	\$ 2,572,037		\$ 3,618,274
May-23	\$ 2,578,600		\$ 4,122,512
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
<b>Total:</b>	<b>\$ 116,513,275</b>	<b>\$ 7,096,862</b>	<b>\$ 109,416,413</b>



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	
Jan-21	14,733,984	\$ 7,096,862	\$ 7,096,862
Feb-21	16,598,229		\$ 7,614,029
Mar-21	18,613,026		\$ 8,059,553
Apr-21	20,877,823		\$ 10,351,374
May-21	23,392,620		\$ 13,002,494
Jun-21	26,157,417		\$ 16,077,918
Jul-21	29,422,214		\$ 19,651,337
Aug-21	32,938,064		\$ 23,473,929
Sep-21	36,707,261		\$ 27,299,868
Oct-21	40,226,458		\$ 30,875,807
Nov-21	43,752,295		\$ 34,452,444
Dec-21	47,028,132		\$ 37,779,523
Jan-22	50,303,969		\$ 41,113,247
Feb-22	53,579,806		\$ 44,456,299
Mar-22	56,980,643		\$ 47,923,551
Apr-22	60,506,480		\$ 51,515,803
May-22	64,282,317		\$ 55,358,055
Jun-22	68,058,154		\$ 59,197,693
Jul-22	71,833,991		\$ 63,034,945
Aug-22	75,609,828		\$ 66,872,197
Sep-22	79,135,665		\$ 70,459,449
Oct-22	82,411,502		\$ 73,799,223
Nov-22	85,687,339		\$ 77,138,497
Dec-22	88,713,176		\$ 80,227,771
Jan-23	91,494,013		\$ 83,052,045
Feb-23	94,018,525		\$ 85,871,319
Mar-23	96,540,562		\$ 88,690,593
Apr-23	99,112,599		\$ 92,308,867
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
<b>Total:</b>	<b>\$ 116,513,275</b>	<b>\$ 7,096,862</b>	<b>\$ 116,513,275</b>



Michael Driscoll School: Brookline, MA

90% CD Cost Estimate Comparison - RECONCILED

1/26/2021

		GSF 157,950		GSF 157,950		Variance (Gilbane - CHA)	
		Gilbane Building Co.		Architect Estimator (CHA)		Total Amount Cost/SF	
		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
<b>TOTAL CONSTRUCTION COSTS</b>		\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL ESTIMATED COSTS 0.20%</b>	\$ 92,734,224	\$ 587.11	\$ 92,552,709	\$ 585.96	\$ 181,515	\$ 1.15
	Geothermal Wells	\$ 2,717,000	\$ 17.20	\$ 2,976,100	\$ 18.84	<b>100% DD Estimate w/ Alts</b>	
	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	<b>100% DD Estimate w/ Alts less VM</b>	
	<b>TOTAL ESTIMATED COSTS W/ ALTERNATES</b>	\$ 95,926,224	\$ 607.32	\$ 96,278,409	\$ 609.55	\$ 92,137,012	\$ 583.33
	<b>EST'D COSTS COMPARED TO BUDGET \$92,791,890</b>	\$ (57,666)	-0.06%	\$ (239,181)	-0.26%	<b>60% CD Estimate w/ Alts</b>	
	<b>EST'D COSTS + ALTS COMPARED TO BUDGET</b>	\$ 3,134,334	3.38%	\$ 3,486,519	3.76%	\$ 93,488,672	\$ 591.89
						<b>60% CD Estimate w/o Alts</b>	
						\$ 89,963,672	\$ 569.57



Sitework Subcontractor Release options

Option	Pricing Milestone	Percent bought out	Sitework Release date*	Mobilize **	VE Bulletin needed	TCO / Substantial Completion of New Driscoll	Occupy New Driscoll	Field Complete (save a month to delete geothermal)	Time TCO -Move in
1	Leveled Site bids	12%	1/26/2021	3/1/2021	7/1/2021	5/1/2023	9/1/2023	5/1/2024	4 months
2	Concrete, Steel bids	26%	2/15/2021	3/29/2021	7/29/2021	5/29/2023	9/1/2023	5/1/2024	3 months
3	Filed Sub bids+ major subs	69%	3/15/2021	4/26/2021	8/26/2021	6/26/2023	9/1/2023	5/1/2024	2 months
4	All Sub bids	95%	4/15/2021	5/27/2021	9/27/2021	7/27/2023	9/1/2023	5/1/2024	1 month

\* Release date assumes special building commission meeting

\*\* Assume 6 weeks from building commission approval to mobilize - based on a notice to proceed right away to get the sub going. Concurrently we would get approval from school committee and select board for the contract amendment  
The original schedule cushion from TCO to occupy the school was 2 months.

VE Timeline (if needed)

Start	Complete Selection of items	Complete Drawings
3/15/2021	4/15/2021	7/15/2021

Start process at receipt of filed sub bids, 3/15

1 month to come up with VE selections, price them, and have the town approve them (could be light on time)

3 months to re-do the drawings (assuming no change in square footage)

This timeline works for all but the Option 1, start following Leveled site bids. For option 1 we would have to start the VE process at the time of concrete and steel bids.



**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	28-Jan	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website. Need to update site with latest schedule information.
2	Schedule Update	28-Jan	ongoing	Lynda (GBC)	update needed	GBC 2 week look ahead.
3	Geothermal / Base Design Pros and Cons	28-Jan	26-Jan	Team	update needed	BR+A to review system payback review? Down to 21-22 years payback?
4	Budget Update	28-Jan	12-Jan	Team	update needed	Cost estimate comparison - path forward based on this week's discussions
5	Sitework Procurement Update	28-Jan	1-Feb	Gilbane	update needed	Leveled bids provided to team for review.
6	Steel / Concrete Procurement Update	28-Jan	1-Feb	Gilbane	update needed	Gilbane putting steel / concrete on street for pricing prior to 100% CDs being issued.
7	Value Engineering	28-Jan	12-Jan	Team	update needed	Plan presented at Building Commission meeting
8	Community Forum	28-Jan	19-Jan	Team	update needed	2/1 from 6pm - 8pm. Include playground phasing diagram, confirmation that temp play areas are enough based on required social distancing space per student, contractor vs. teacher parking, CMP, start date update. Air quality in building and outside during construction - dust control is a concern for community.
9	Water Dept / DPW	28-Jan	19-Jan	Team	update needed	Have the Town's questions/comments been fully addressed? Any additional information required?
10	Site Plan Checklist	28-Jan	31-Dec	JLA/CDW	update needed	JLA sent checklist and attachments on 12/23. Any additional follow up required at this time?
11	Temp Play Space Utilization	28-Jan	17-Dec	School	update needed	Address in Public Forum - need multi-year phasing diagrams. Has JLA provided square footage to the school? Will need to make sure this calculation completed before Monday's Forum.
12	Procurement - Trade Contractor	28-Jan	1-Feb	Jen (LF)	update needed	Prequalification Committee met Tuesday - follow up on several companies, additional references received. Next meeting - Friday/Monday?
13	GBC CM Plan	28-Jan	31-Dec	Bob (GBC)	update needed	Present at the Public Forum.
14	Proprietary Items List	28-Jan	1-Mar	Team	record	Approved by all three boards?
15	Div 0	28-Jan	11-Dec	Jen (LF)	action needed	Jen to send to team for review this week.
16	Old Lincoln School	28-Jan	1-Feb	Town	record	Team to take a closer look at using the Old Lincoln School and the impacts.
17	Driscoll School is voting location - determine impact to voting during construction and define access in new building. Next vote occurring in May.	1-Mar	1-Feb	Team	record	Need further discussion with JLA, GBC and Linda Goldberg re: access in new school, and access during construction.
18	Relay USPS mailbox at corner of Alley and Westbourne to be relocated	28-Jan	1-Mar	Team	update needed	Tony in communication with USPS - sending certified letter.
19	NGrid Gas Regulator Station	28-Jan	1-Mar	GBC	update needed	Discussion on shutting gas off at regulator between April and October.
20	Operable Windows	28-Jan	20-Dec	JLA	action needed	Discuss size of window opening with Charlie Simmons
21	Commercial Abutter Issues	28-Jan	1-Mar	Walt (GBC)	update needed	When is next flyer from Gilbane to be issued? Last update in October.



**PROJECT ACTIONS LOG**

**Michael Driscoll School Project - Brookline, MA**

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

22	Street Tree Hearing Process	28-Jan	15-Dec	Gilbane	update needed	Street Tree Hearing 12/15 - no one contested removal of trees at meeting, what are the next steps? Set to remove trees at start of construction, or are there more notifications needed?
23	Building Commission Meeting	28-Jan	ongoing	Team	record	Invoices due to Lynn by 01/29, monthly report etc to Tony by 02/02, Meeting 02/09. Geothermal vs. Base Design presentation on agenda.
24	Perform existing conditions surveys for neighboring residences	28-Jan	1-Mar	Lynda (GBC)	update needed	Mailings have gone out.
25	Planning Board / ZBA Process	28-Jan	1-Mar	Planning Dept (Town)	update needed	ZBA hearing 11/5 - relief granted, screening added between parking area and Washington Street. Is this process complete? Are there any follow up steps required at this time?
26	Structural Peer Review	28-Jan	1-Nov	Jen (LF)	record	Comments sent to JLA - JLA provided response, response sent to DM Berg. Will send 100% CDs to DM Berg for review.
27	Third Party Plan Review - NFPA-241	28-Jan	1-Nov	Jen (LF)	record	Comments sent to JLA and Gilbane.
28	Utility Update	28-Jan	1-Mar	Adam (LF)	record	Town has requested schedule outlining next steps, LF followed up with Eversource - email response that they are checking on the status.
29	FFE Procurement and installation	28-Jan	1-Feb	Team	develop timeline	Feb - May 2023 (WB Mason contact) – budget needed, proposed FFE layout.
30	Tech Procurement and installation	28-Jan	1-Feb	Team	develop timeline	Budget developed - items covered in budget
31	Mass Save	28-Jan	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?
32	February SBAC Meeting - Agenda, presentation, identify meeting materials needed	28-Jan	7-Jan	Jen (LF)	action needed	SBAC and WG meetings to be determined through Summer. Avoid school vacation weeks. Jen to send proposed dates to cochairs.
33	Solar Panels	1-Mar	1-Mar	Philip (JLA)	update needed	Philip following up with Kara Brewton (Planning Dept)