

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

July 2020

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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With the spread of Covid-19 still an ongoing concern during the month of July, 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.

During the month of July, the Project Team proposed a shift in the Project Schedule. Please refer to Project Schedule Overview below and the attached Schedule for more information on this update.



View from Westbourne Terrace over Playgrounds

The 100% Design Development documents were issued on June 26, 2020 and distributed to the Project Team and Town Departments to kick off the document review process. The Project Team held document review meetings with the Electrical Inspector and the IT Department to gather feedback. Gilbane and two estimating consultants submitted 100% DD Estimates which were reconciled the week of July 20, 2020.

The results of the reconciliation process from the 3 independent estimators were within .5%-1.5% of one another. As is customary, the Project Team will rely on Gilbane's estimate as they are responsible for building the school. Gilbane's reconciled estimate came in at \$92,929,979, which is within 0.15% of the established construction budget of \$92,791,890. To date, Jonathan Levi Architects have identified two items that will be bid as add alternates that bring the estimated construction cost below the previously discussed goal of 1% under budget. The Project Team is currently working to identify additional value management items that can be taken to get further below the -1% goal. These items will be reviewed in detail with the Project Team and SBAC during the month of August.



View of Westbourne Terrace Entrance

I. TASKS COMPLETED THROUGH JULY 2020

The following tasks were completed in the month of July 2020:

- 07/02/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 07/07/20 LeftField prepared and submitted the June OPM Monthly Report
- 07/09/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 07/14/20 July Building Commission Meeting
- 07/15/20 Second meeting of the Design Advisory Team (DAT) - part of the Planning Board review process.
- 07/16/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 07/17/20 Unreconciled estimates due from Gilbane, CHA, and PM&C.
- 07/21/20 Cost Estimate Reconciliation Meeting – Day #1
- 07/22/20 Cost Estimate Reconciliation Meeting – Day #2
- 07/22/20 Working Group meeting to prep for SBAC meeting
- 07/23/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 07/23/20 District Staff/Project Team Meeting to review status of tasks on the

- Project Actions Log.
- 07/23/20 Cost Estimate Reconciliation Meeting – Day #3
 - 07/24/20 Meeting with Estimators, Project Team, and RLB to discuss Escalation
 - 07/24/20 Meeting with IT Department to review 100% DD Documents
 - 07/24/20 Meeting with Electrical Inspector to review 100% DD Documents
 - 07/27/20 School Committee Meeting – unanimous vote to support proposed project schedule shift
 - 07/30/20 Working Group meeting to prep for 8/3 Community Forum
 - 07/30/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
 - 07/30/20 Project Team met with Abutters to discuss Logistics Plan

II. TASKS PLANNED FOR AUGUST 2020

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

- TBD Meeting with Board of Health to review 100% DD Documents
- TBD Lessons Learned meeting with Project Team to review lessons learned on the Dearborn School which was a JLA/Gilbane project.
- 08/03/20 Community Forum to review Design, Budget, Schedule and Logistics
- 08/04/20 LeftField prepared and submitted the June OPM Monthly Report
- 08/05/20 Project Team meeting with Estimators to review VM List
- 08/06/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/06/20 Project Team meeting with Abutters on site to discuss how their businesses operate and better understand their day to day needs.
- 08/06/20 Working Group meeting to discuss VM List
- 08/11/20 August Building Commission Meeting
- 08/13/20 Working Group meeting to prep for 8/20 SBAC meeting.
- 08/13/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/20/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 08/20/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 08/27/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.

III. PROJECT BUDGET OVERVIEW

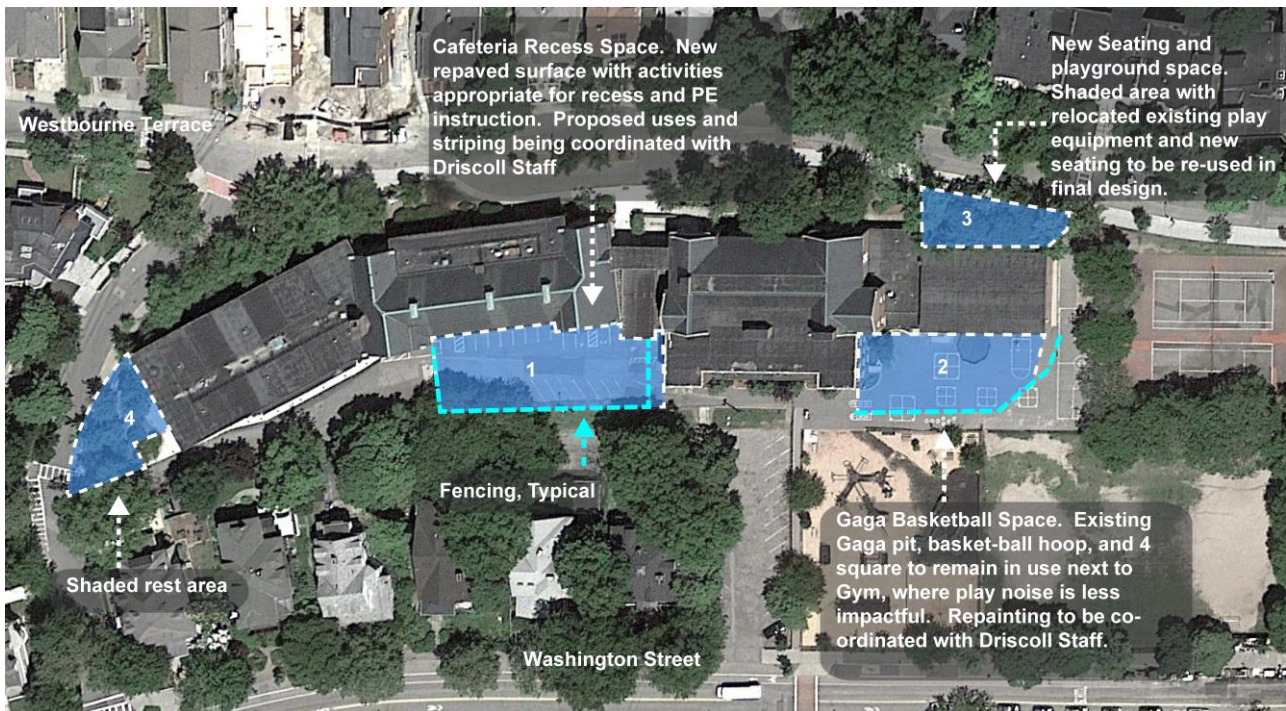
Expenditures against the budget totaled \$561,501.40 this month, which consisted of OPM, Designer and Designer Consultant fees for Construction Documents Phase Services and CM fees for Preconstruction services.

The attached Budget Report indicates the pending Designer Contract Amendment No. 8 to represent the impact to the budget in advance of review and approval scheduled for the August 11, 2020 Building Commission Meeting.

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

IV. PROJECT SCHEDULE OVERVIEW

The attached Project Schedule reflects progress made during the Design Development Phase for the month of July 2020. The 100% Design Development documents were completed and distributed on June 26, 2020. Estimates were reconciled the week of July 20, 2020. Value Management is an ongoing discussion that will be finalized during the month of August. A Market Study on Construction Cost Trending is expected to be completed in August and will be presented at the August Building Commission Meeting.



Overview of Temporary Play Areas

In July, much consideration was given to the construction schedule and an alternate schedule scenario tracking a September 2023 school opening was proposed to the Community. The shift in schedule was supported by the Building Commission during their July 14, 2020 meeting. An email from Driscoll interim principal David Youkilis went out to Driscoll families, the School Committee and School Building Advisory Committee requesting feedback on July 17, 2020. The feedback received was largely in favor of the shift in schedule and, after taking the feedback into consideration, the School Committee voted unanimously in favor at their July 27, 2020 meeting.

The new schedule shows an Early Bid Package for Sitework bid off the 90% Construction Documents which are scheduled for completion on November 20, 2020 with construction starting in the March 2021 timeframe. The Main Bid Package would be bid in February 2021 with construction anticipated to start in the March/April 2021 timeframe.

The project started the Planning Board Review process on May 21, 2020. The Design Advisory Team (DAT) was appointed at the May 21 Planning Board Meeting and the first DAT Meeting date occurred on June 17, 2020. The second and final meeting of the DAT occurred on July 15, 2020 and the presentation included updated information on the connection of the front entrance canopy to the building, details for the sunshades located on the South elevation of the building, site sections, and further detail of the mechanical penthouse. The DAT has determined that no additional meetings are needed prior to the Project moving through the Zoning Board of Appeals.

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



View along Washington Street

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

OPM Contract Amendment No. 3 for a Construction Market Study for \$27,500.00 and OPM Contract Amendment No. 4 for independent cost estimating services for \$42,900.00 was approved at the July 8, 2020 Building Commission Meeting along with the two Budget Transfers required to cover the cost of these amendments.

Designer Contract Amendment No. 8 for Site Surveying Services for \$2,750.00 will be presented for approval at the Building Commission Meeting on August 11, 2020. A Budget Transfer of \$2,750.00 from Owner's Contingency to the Site Survey Budget will be required to fund the surveying services.

VI. COMMUNITY OUTREACH

With the shift in Project Schedule, as noted above, the Project Team provided updates in the Building Commission, School Building Advisory Committee, and School Committee and Subcommittee meetings as well as via email and social media to gather feedback on the proposed change. The Team has also worked with the Town to update the Driscoll School Project Website with the new schedule information.



The second and final meeting of the Design Advisory Team (DAT) was held on July 15, 2020 and the feedback from the DAT was very positive as Jonathan Levi Architects had incorporated suggestions made at the first meeting in June 2020. The DAT has determined that no additional meetings are necessary prior to the Project moving through the Zoning Board of Appeals process.

The latest Driscoll School Community Forum was held on August 3, 2020 and included updates on design progress, budget, schedule, construction phasing, logistics plan and more information on communication and community outreach during construction. The meeting agenda was posted to the Town website several weeks in advance, an email reminder went out to Driscoll families, SBAC and via the Alert Brookline notification system. The presentation materials and recording of the meeting are posted to the Driscoll Project Website. As a result, the meeting was well-attended.

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

July 2020 Monthly Invoice Summary
Designer Contract Amendment No. 8
Total Project Budget Status Report, dated July 31, 2020
Monthly and Cumulative Cash Flow Reports, dated July 31, 2020
Preliminary Project Schedule, dated June 30, 2020
Meeting Schedule Matrix - dated August 4, 2020
Actions Log, dated July 30, 2020
Schedule Update Email dated June 17, 2020

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
FEASIBILITY STUDY AGREEMENT									
OPM Schematic Design	\$ 34,015		\$ 34,015	\$ 34,015	100%	\$ 34,015	100%	\$ -	
A/E Schematic Design	\$ 1,179,260		\$ 1,179,260	\$ 1,179,260	100%	\$ 1,179,260	100%	\$ -	
TOTAL SD	\$ 1,213,275	\$ -	\$ 1,213,275	\$ 1,213,275	100%	\$ 1,213,275	100%	\$ -	
ADMINISTRATION									
Legal Fees	\$ 106,563		\$ 106,563	\$ -	0%	\$ -	0%	\$ 106,563	
Owner's Project Manager	\$ 3,182,090	\$ 70,400	\$ 3,209,590	\$ 3,209,590	100%	\$ 498,464	16%	\$ 2,754,026	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 68,889	13%	\$ 455,552	
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	\$ -	\$ 27,500	\$ 27,500	\$ 27,500	100%	\$ -	0%	\$ 27,500	*5
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ -	0%	\$ 42,900	*6
Advertising & Printing	\$ 31,969	\$ -	\$ 31,969	\$ 589	2%	\$ 589	2%	\$ 31,380	
TOB Project Management Services	\$ 576,500	\$ -	\$ 576,500	\$ -	0%	\$ -	0%	\$ 576,500	
PSB Project Management Services	\$ 225,000	\$ -	\$ 225,000	\$ -	0%	\$ -	0%	\$ 225,000	
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 4,122,122	\$ 70,400	\$ 4,149,622	\$ 3,210,179	77%	\$ 499,053	12%	\$ 3,650,569	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 2,246,680	31%	\$ 5,012,383	
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%	\$ 431,914	17%	\$ 2,108,758	
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	\$ 155,210	\$ 655,210	\$ 655,210	100%	\$ 312,137	48%	\$ 343,073	
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%	\$ 19,102	14%	\$ 119,410	*2
Geotechnical/Geo-Environmental	\$ -	\$ 390,775	\$ 390,775	\$ 390,775	100%	\$ 175,362	45%	\$ 215,413	*3, 4
Site Survey & Site Requirements	\$ -	\$ 2,750	\$ 2,750	\$ 2,750	100%	\$ -	0%	\$ 2,750	*7
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 155,210	\$ 7,914,273	\$ 7,914,273	100%	\$ 2,558,817	32%	\$ 5,355,456	

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	\$ 180,000	56%	\$ 90,000	28%	\$ 229,688	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ 180,000	56%	\$ 90,000	28%	\$ 229,688	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	*1
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ -	\$ 4,645,478	\$ -	0%	\$ -	0%	\$ 4,645,478	
Miscellaneous Project Costs	\$ 569,893	\$ -	\$ 569,893	\$ 1,375	0.2%	\$ -	0%	\$ 569,893	
Utilities & Utility Company Fees	\$ 106,563		\$ 106,563	\$ 1,375	1%	\$ -	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	\$ (107,937)	\$ 2,091,856	\$ -	0%	\$ -	0%	\$ 2,091,856	*4, 5, 6
SUB-TOTAL	\$ 10,189,564	\$ (107,937)	\$ 10,081,627	\$ 1,375	0%	\$ -	0%	\$ 10,081,627	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,257,100	\$ 11,305,827	10%	\$ 3,147,870	3%	\$ 112,109,230	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,470,375	\$ 12,519,102	11%	\$ 4,361,145	4%	\$ 112,109,230	
CONSTRUCTION COST ESTIMATES									
	\$ -		\$ -						
SD Cost Estimate	Date	Estimator	Amount	SF	Cost Per SF				
	4/26/2019	Daedalus	\$ 87,200,254.00	155,632	\$560.30				
Re-Start Cost Estimate	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
50% DD Cost Estimate	05/19/20	Gilbane	\$ 95,978,500.00	155,632	\$616.70				

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

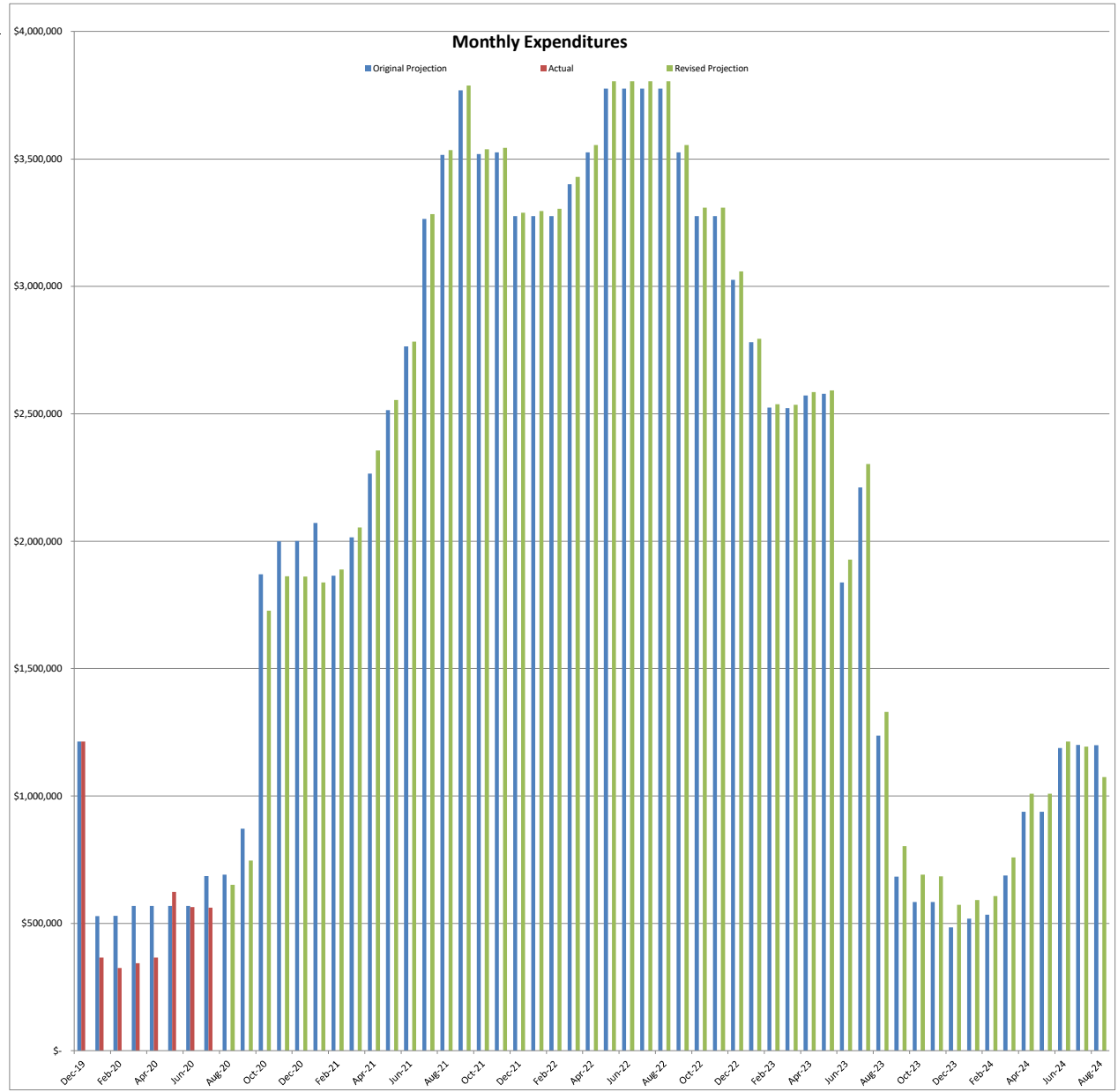
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
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Budget Transfers (continued):

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 Costs 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	8/2/2020	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)							

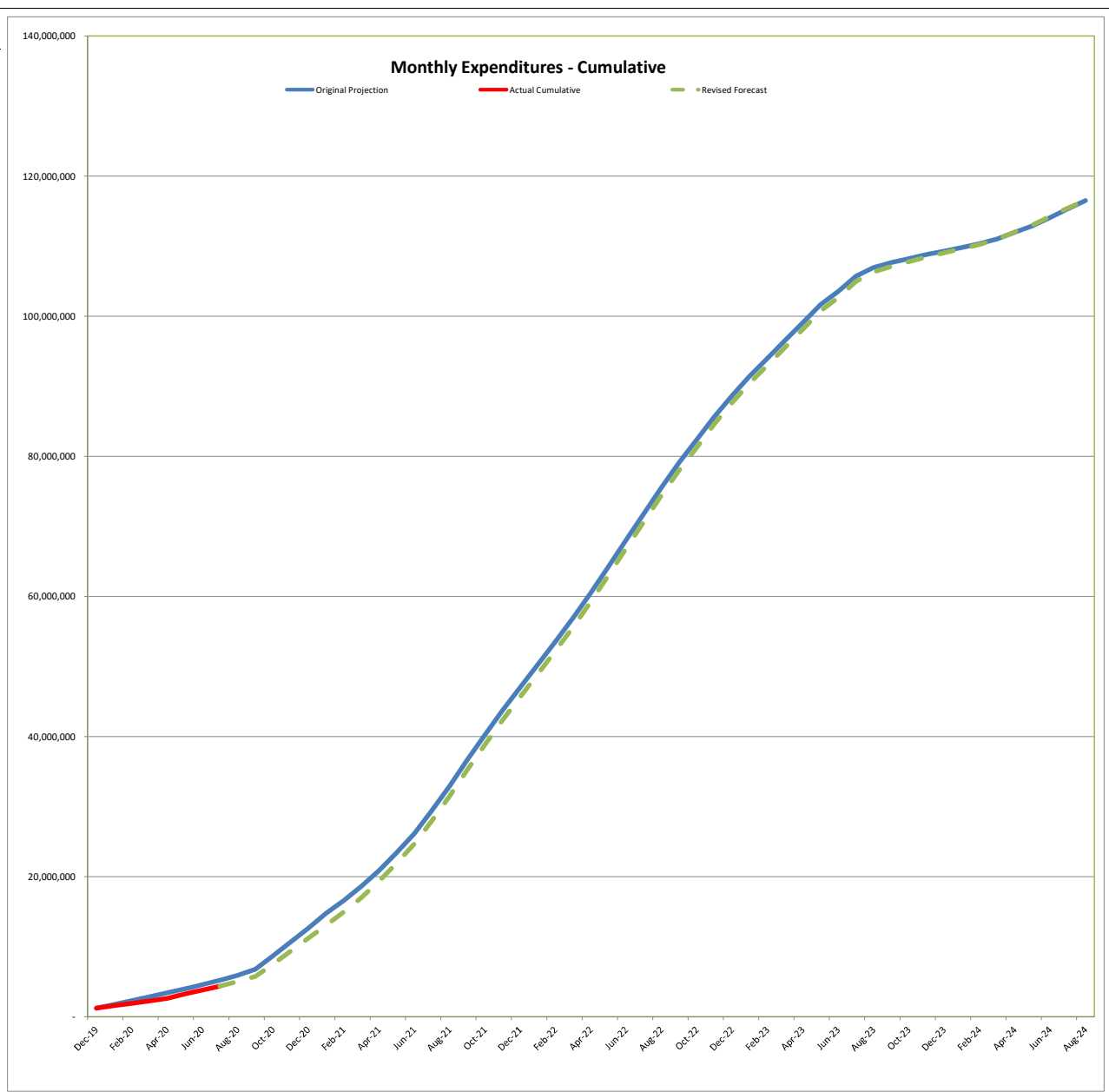
Monthly Cash Flow

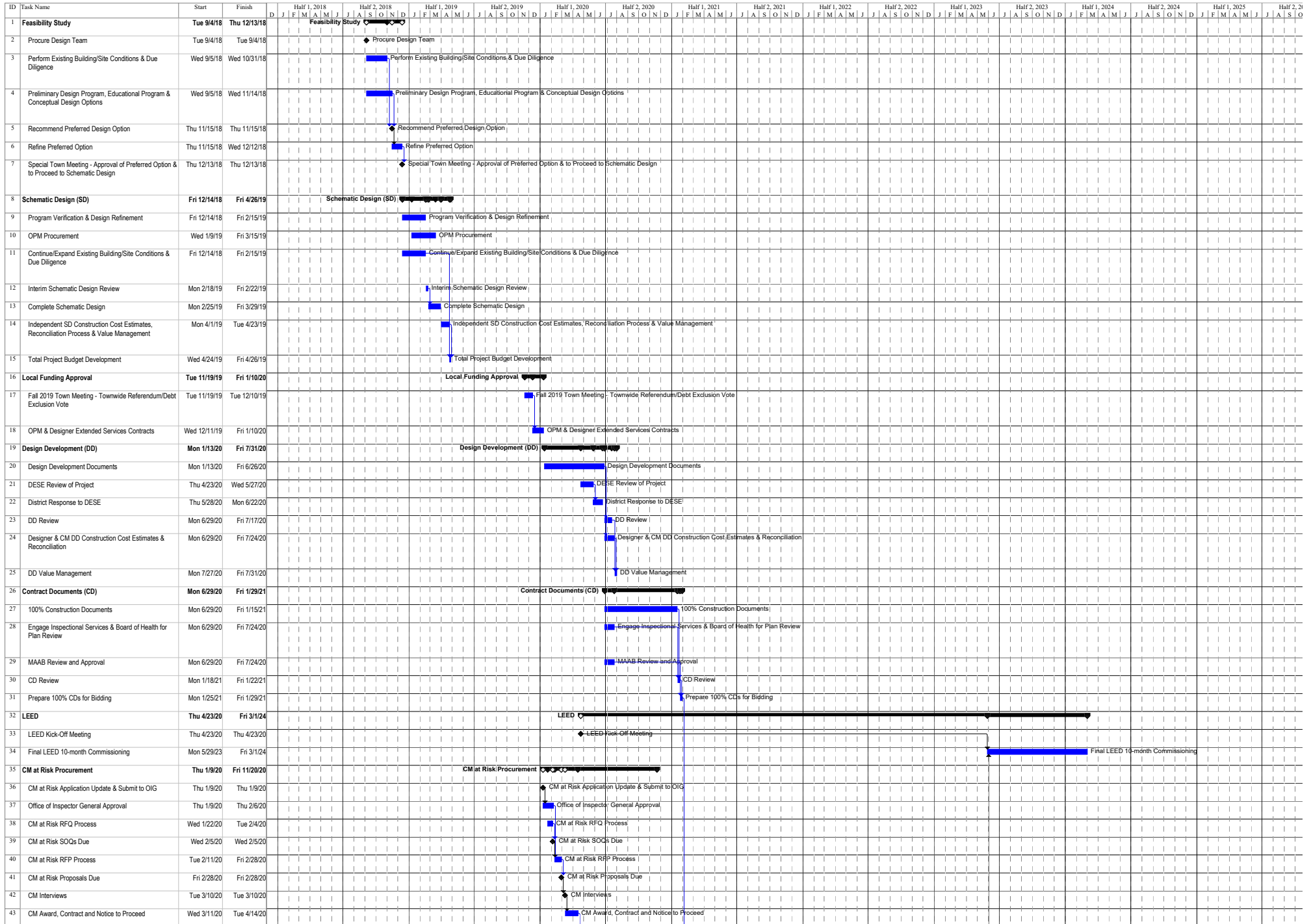
Date	Original Projection	Actual	Revised Projection
Dec-19	\$ 1,213,275	\$ 1,213,275	
Jan-20	\$ 528,447	\$ 365,265	
Feb-20	\$ 529,416	\$ 324,147	
Mar-20	\$ 568,318	\$ 343,753	
Apr-20	\$ 568,318	\$ 365,930	
May-20	\$ 568,318	\$ 623,383	
Jun-20	\$ 568,317	\$ 563,890	
Jul-20	\$ 685,612	\$ 561,501	
Aug-20	\$ 690,612		\$ 651,480
Sep-20	\$ 871,490		\$ 746,078
Oct-20	\$ 1,870,408		\$ 1,727,788
Nov-20	\$ 1,999,151		\$ 1,862,604
Dec-20	\$ 2,001,151		\$ 1,861,381
Jan-21	\$ 2,071,151		\$ 1,837,779
Feb-21	\$ 1,864,245		\$ 1,888,642
Mar-21	\$ 2,014,797		\$ 2,053,279
Apr-21	\$ 2,264,797		\$ 2,356,451
May-21	\$ 2,514,797		\$ 2,554,690
Jun-21	\$ 2,764,797		\$ 2,783,639
Jul-21	\$ 3,264,797		\$ 3,283,639
Aug-21	\$ 3,515,850		\$ 3,534,692
Sep-21	\$ 3,769,197		\$ 3,788,039
Oct-21	\$ 3,519,197		\$ 3,538,039
Nov-21	\$ 3,525,837		\$ 3,544,137
Dec-21	\$ 3,275,837		\$ 3,289,179
Jan-22	\$ 3,275,837		\$ 3,295,824
Feb-22	\$ 3,275,837		\$ 3,305,152
Mar-22	\$ 3,400,837		\$ 3,430,152
Apr-22	\$ 3,525,837		\$ 3,555,152
May-22	\$ 3,775,837		\$ 3,805,152
Jun-22	\$ 3,775,837		\$ 3,805,152
Jul-22	\$ 3,775,837		\$ 3,805,152
Aug-22	\$ 3,775,837		\$ 3,805,152
Sep-22	\$ 3,525,837		\$ 3,555,152
Oct-22	\$ 3,275,837		\$ 3,309,474
Nov-22	\$ 3,275,837		\$ 3,309,074
Dec-22	\$ 3,025,837		\$ 3,059,074
Jan-23	\$ 2,780,837		\$ 2,794,074
Feb-23	\$ 2,524,512		\$ 2,537,749
Mar-23	\$ 2,522,037		\$ 2,535,274
Apr-23	\$ 2,572,037		\$ 2,585,274
May-23	\$ 2,578,600		\$ 2,591,837
Jun-23	\$ 1,837,433		\$ 1,927,065
Jul-23	\$ 2,210,615		\$ 2,302,918
Aug-23	\$ 1,236,456		\$ 1,330,165
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		\$ 758,844
Apr-24	\$ 937,597		\$ 1,008,779
May-24	\$ 937,597		\$ 1,008,773
Jun-24	\$ 1,187,597		\$ 1,213,271
Jul-24	\$ 1,200,297		\$ 1,193,665
Aug-24	\$ 1,199,491		\$ 1,074,657
Total:	\$ 116,513,275	\$ 4,361,145	\$ 112,152,130



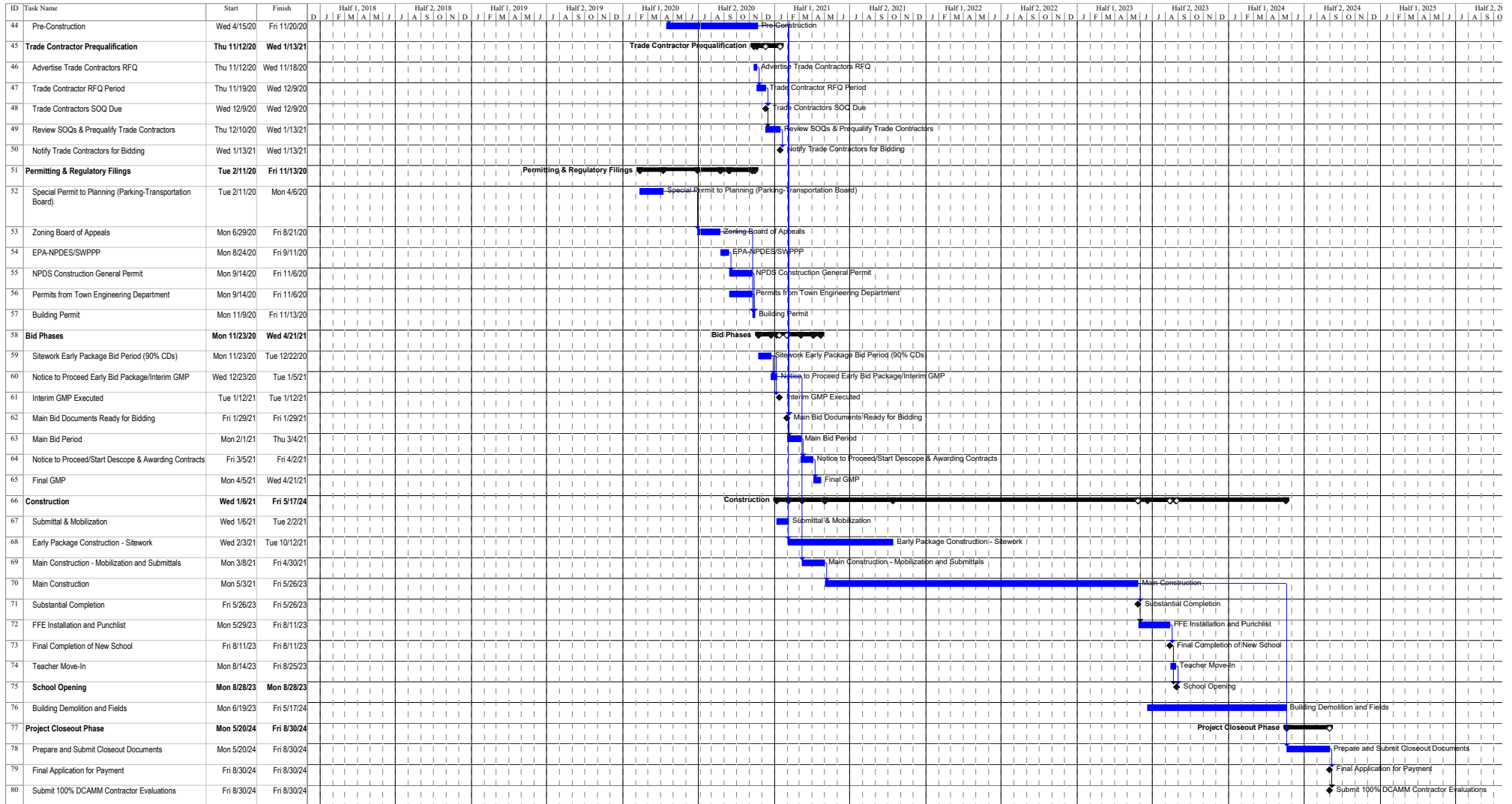
Cumulative Cash Flow

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	\$ 4,361,145
Aug-20	5,920,633		\$ 5,012,625
Sep-20	6,792,123		\$ 5,758,703
Oct-20	8,662,531		\$ 7,486,491
Nov-20	10,661,682		\$ 9,349,095
Dec-20	12,662,833		\$ 11,210,476
Jan-21	14,733,984		\$ 13,048,255
Feb-21	16,598,229		\$ 14,936,897
Mar-21	18,613,026		\$ 16,990,176
Apr-21	20,877,823		\$ 19,346,627
May-21	23,392,620		\$ 21,901,317
Jun-21	26,157,417		\$ 24,684,956
Jul-21	29,422,214		\$ 27,968,595
Aug-21	32,938,064		\$ 31,503,287
Sep-21	36,707,261		\$ 35,291,326
Oct-21	40,226,458		\$ 38,829,365
Nov-21	43,752,295		\$ 42,373,502
Dec-21	47,028,132		\$ 45,662,681
Jan-22	50,303,969		\$ 48,958,505
Feb-22	53,579,806		\$ 52,263,657
Mar-22	56,980,643		\$ 55,693,809
Apr-22	60,506,480		\$ 59,248,961
May-22	64,282,317		\$ 63,054,113
Jun-22	68,058,154		\$ 66,859,265
Jul-22	71,833,991		\$ 70,664,417
Aug-22	75,609,828		\$ 74,469,569
Sep-22	79,135,665		\$ 78,024,721
Oct-22	82,411,502		\$ 81,334,195
Nov-22	85,687,339		\$ 84,643,269
Dec-22	88,713,176		\$ 87,702,343
Jan-23	91,494,013		\$ 90,496,417
Feb-23	94,018,525		\$ 93,034,166
Mar-23	96,540,562		\$ 95,569,440
Apr-23	99,112,599		\$ 98,154,714
May-23	101,691,199		\$ 100,746,551
Jun-23	103,528,632		\$ 102,673,616
Jul-23	105,739,247		\$ 104,976,534
Aug-23	106,975,703		\$ 106,306,699
Sep-23	107,659,500		\$ 107,109,811
Oct-23	108,243,297		\$ 107,800,495
Nov-23	108,827,094		\$ 108,484,721
Dec-23	109,310,891		\$ 109,057,355
Jan-24	109,829,251		\$ 109,648,602
Feb-24	110,363,048		\$ 110,255,286
Mar-24	111,050,696		\$ 111,014,130
Apr-24	111,988,293		\$ 112,022,909
May-24	112,925,890		\$ 113,031,682
Jun-24	114,113,487		\$ 114,244,953
Jul-24	115,313,784		\$ 115,438,618
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 4,361,145	\$ 116,513,275

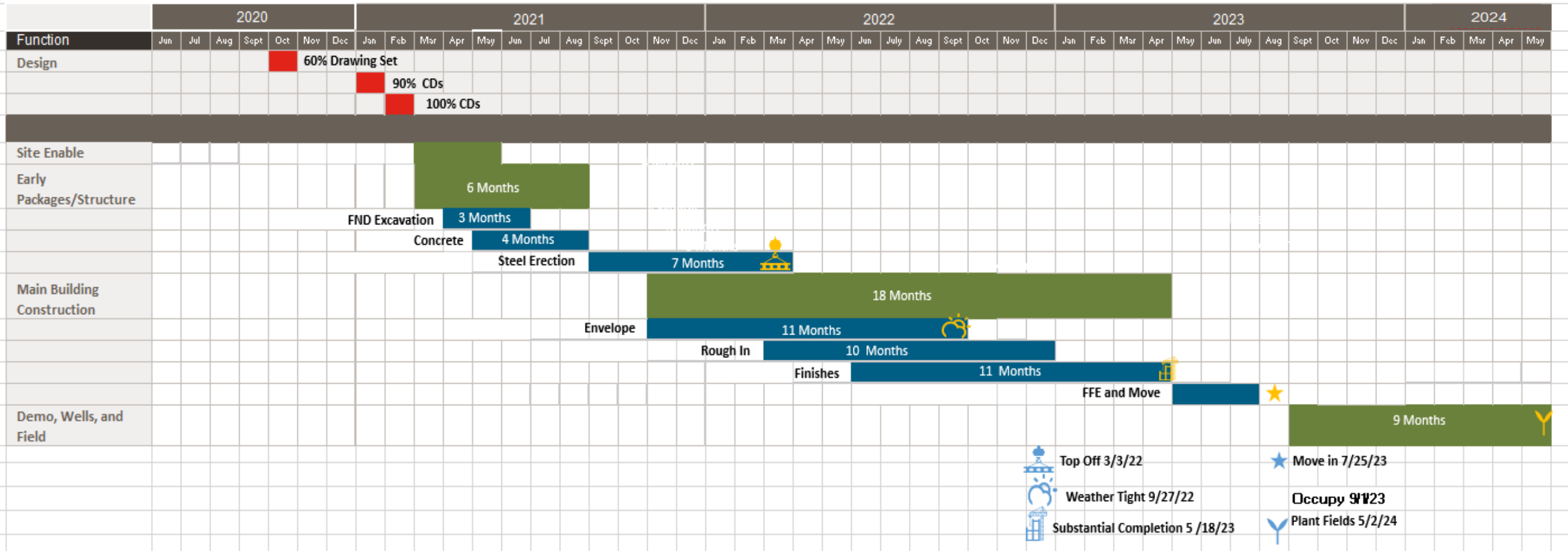




**DRISCOLL PreK-8 SCHOOL
BASELINE PRELIMINARY PROJECT SCHEDULE**



Michael Driscoll School Project Schedule Review



- Top Off 3/3/22
- Move in 7/25/23
- Weather Tight 9/27/22
- Occupy 9/1/23
- Substantial Completion 5/18/23
- Plant Fields 5/2/24



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

July

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
1-Jul - 3-Jul			1-Jul	2-Jul	3-Jul
				9:00 AM - 10:00 AM Staff Meeting	
6-Jul - 10-Jul	6-Jul	7-Jul	8-Jul	9-Jul	10-Jul
				9:00 AM - 10:00 AM Staff Meeting	
13-Jul - 17-Jul	13-Jul	14-Jul	15-Jul	16-Jul	17-Jul
		6:00 PM Building Commission	7:30 PM Design Advisory Team Planning Board	9:00 AM - 10:00 AM Staff Meeting	DRAFT 100% DD Cost Estimates Due
20-Jul - 24-Jul	20-Jul	21-Jul	22-Jul	23-Jul	24-Jul
		100% DD Cost Reconciliation Day 1	100% DD Cost Reconciliation Day 2	7:30 AM - 9:00 AM School Building Committee	Escalation Discussion w/ Estimators & Project Team
				9:00 AM - 10:00 AM Staff Meeting	100% DD Review IT Department
				100% DD Cost Reconciliation Day 3	100% DD Review Electrical Inspector
27-Jul - 31-Jul	27-Jul	28-Jul	29-Jul	30-Jul	31-Jul
	School Committee Meeting			7:30 AM - 9:00 AM Working Group	
				9:00 AM - 10:00 AM Staff Meeting	
				10:30 AM - 11:30 AM Virtual Abutter Meeting	

August

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
	3-Aug	4-Aug	5-Aug	6-Aug	7-Aug
	7:00 PM - 9:00 PM CM Community Forum Driscoll School		10:00 AM - 11:00 AM 100% VM Review	9:00 AM - 10:00 AM Staff Meeting	
				10:30 AM - 11:30 AM Onsite Abutter Meeting	
	10-Aug	11-Aug	12-Aug	13-Aug	14-Aug
		6:00 PM Building Commission		7:30 AM - 9:00 AM Working Group	
				9:00 AM - 10:00 AM Staff Meeting	
100% DD Review Board of Health	17-Aug	18-Aug	19-Aug	20-Aug	21-Aug
JLA/GBC Lessons Learned Meeting				7:30 AM - 9:00 AM School Building Committee	
				9:00 AM - 10:00 AM Staff Meeting	
	24-Aug	25-Aug	26-Aug	27-Aug	28-Aug
				9:00 AM - 10:00 AM Staff Meeting	



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

Item #	Issue	Action Due	To Be Complete By	BIC	Status	Action
1	Driscoll School Website	30-Jul	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website. Home page to be updated with schedule information, logistics plan, HVAC one-pager showing how system works and is above standard.
2	100% DD Cost Estimates	30-Jul	26-Jun	Team	update needed	Final estimates received, JLA provided VE items to get to 1% below budget. Sunshades and bumper rails.
3	Logistics Plan	30-Jul	3-Aug	Walt (GBC)	meeting	Meeting today at 10:30am with abutters to review logistics. Able to get lines painted on sidewalks?
4	Market Study	30-Jul	11-Aug	RLB	update needed	LF has followed up with RLB, have not received Market Study.
5	Schedule - Early Package	30-Jul	3-Aug	Team	meeting	Project Team recommending a single package on 2/1/21, School completion around May 2023, School occupied 9/1/2023. Presented to Building Commission and School Committee - both on board with approach. Next to be presented to Select Board - what date?
6	Community Forum	30-Jul	1-Aug	Walt (GBC)	meeting	Community Forum #2 scheduled for 8/3 from 7PM - 9PM. Adding 10 minute design update to beginning. Walkthrough of presentation at 7/30 WG meeting.
7	Commercial Abutter Issues	30-Jul	1-Aug	Walt (GBC)	meeting	Meeting today at 10:30am with abutters to review logistics. Able to get lines painted on sidewalks?
8	Dearborn Lessons Learned meeting	30-Jul	1-Aug	Walt (GBC)	meeting	To be rescheduled.
9	MCP Compliance Proposal	30-Jul	25-Jul	Team	update needed	JLA comparing memo against what is already owned in the MCP base contract. Expected to be some unanticipated soft costs associated, will need to cover with VE. Matt G. will confirm Mary Ellen Dunn to be signer for TOB on DEP notification.
10	Planning Board / ZBA Process	30-Jul	1-Aug	Walt (GBC)	action needed	Turndown set to be issued ASAP - meetings being scheduled in order of received. GBC needs to finish CM plan for submission - draft to be sent to team 7/24.
11	Zoning Relief Discussion	30-Jul	1-Aug	Philip (JLA)	record	Zoning relief necessary per previous meeting with Dan Bennett: height of mechanical penthouse above 10 foot allowed; waiver for parking as 118 spaces required per bylaw; fewer loading docks; special permit for height; front yard within 25' setback. JLA to follow up with Dan Bennett on record height for Driscoll site.
12	Meeting with Fire Dept. to review life safety during construction	30-Jul	3-Aug	GBC	meeting	Meeting to be scheduled before 8/3 community forum to ensure FD okay with logistics plans.
13	Develop a file system with all relevant project docs	30-Jul	1-Aug	Jen (LF)	action needed	Jen to send file tree to Matt and Tony.
14	Building Commission Meeting	30-Jul	11-Aug	record	meeting	Next Building Commission Meeting on August 11. Materials due to Tony August 4. Invoices due to Lynn July 31.
15	Meeting with Board of Health to review Cafeteria and Kitchen design	30-Jul	1-Aug	Philip (JLA)	meeting	Matt G. to follow up to coordinate with necessary staff.
16	Eversource Work Order Request	30-Jul	1-Aug	Adam (LF)	action needed	Adam to forward email re: additional required items to JLA.
17	Geothermal Wells	30-Jul	1-Aug	Team	record	Report issued. Number of wells and depth included in DD set, fewer wells needed (49), but deeper (900ft). Pricing in estimate.
18	Drainline	30-Jul	26-Jun	Team	record	Drainline to be directed around the building. Reflected in 100% DD set that was issued, priced in estimate.
19	GBC to develop CM Plan	30-Jul	1-Oct	Walt (GBC)	record	Brookline has sent an example of a Construction Management Plan to GBC, GBC needs to work through logistics plan and traffic analysis before plan will be ready to submit.
20	GBC to reach out to Police Dept. to discuss Police Details	30-Jul	1-Oct	Walt (GBC)	update needed	Meeting to be scheduled once logistics plan is finalized.

PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

21	Building Commission - Meeting materials due	31-Jul	11-Aug	Jen (LF)	action needed	Monthly Report, invoices, contracts and amendments due to Tony one week ahead of Building Commission meetings. (1) hard copy of monthly report needed for files, (3) copies of change orders and pay reqs, (4) copies of contracts. Invoices due to Lynn Stapleton by 7/31
22	DESE Review	1-Aug	1-Aug	DESE	record	Response to comments submitted to DESE, DESE to respond.
23	Site Plan requirements - 25 year storm to be held on site	1-Aug	1-Aug	Philip (JLA)	update needed	JLA to call Fred and Peter Ditto to ask.
24	Proprietary Items	1-Aug	1-Aug	Town	record	Tony has circulated the list of proprietary items from Charlie. To be discussed at Engineering Dept. Meeting. Need Board vote on new items. Bike racks, waste receptacles, Johnson Controls being considered. Wait till end of 100% DD/VE process to approve.
25	Fossil Fuel Free Meeting	1-Aug	1-Aug	Philip (JLA)	meeting	To be scheduled after estimates reconciled and any VE for this stage finalized.
26	JLA to send Signage Plan in future progress set to Todd Kirrane.	1-Aug	1-Aug	Philip (JLA)	record	Todd will indicate which signs by DPW and which by GBC.
27	8/20 SBAC Meeting - Agenda, presentation, identify meeting materials needed	10-Aug	20-Aug	Jen (LF)	record	LF to send draft agenda to team for review (8/10). Review presentation at Working Group meeting (8/13). Post agenda (8/14). Issue packet (8/18).
28	Utility Poles at Bartlett Crescent Alley	1-Nov	1-Nov	Team	record	Will reassess after 100% DD Estimates.
29	Vibration monitoring during construction	1-Nov	1-Nov	Team	record	To determine how much monitoring needed during geothermal well installation.
30	Include \$10K in FF&E for emergency evacuation chairs	1-Nov	1-Nov	record	record	School Department wants the emergency evac chairs included in the FF&E budget. Philip sent cut sheets to BCOD.
31	Contractor parking during construction	1-Nov	1-Nov	Matt (Town)	record	JLA sent VAI parking report to GBC. Need to study what parking will be available for contractors, will not be free.
32	3rd party review of the NFPA 241 Plans, Fire Alarm, and Sprinkler plans	1-Dec	1-Dec	Philip (JLA)	record	3rd party review of the NFPA 241 Plans, Fire Alarm, and Sprinkler plans required.
33	Mass Save	1-Dec	1-Dec	Philip (JLA)	record	Town holding off on signing forms in email from Mass Save until VM items are discussed and geothermal in project is fully understood.
34	Onsite meeting with Utility Companies	1-Dec	1-Dec	Philip (JLA)	record	JLA/GGD coordinating meetings on site with utility companies. To work with Adam (LF). Adam to send info to Philip and Philip will forward to GGD.
35	Historical Items from Existing Driscoll	1-Dec	1-Dec	Philip (JLA)	record	Susan requested that JLA work with School to document all items of significance in building (plaques, trees, art, etc beyond what was already presented. JLA investigated the 100-year mural and it is feasible to relocate potentially
36	Proprietary Items - playground equipment	1-Dec	1-Dec	Walt (GBC)	record	JLA sent list of playground equipment to Gilbane. Need to determine what happens when equipment is purchased at the end of the project - will the same products be available?
37	Cost benefit analysis of relocating to Old Lincoln School for 2nd year of construction	1-Dec	1-Dec	Team	record	Cost benefit analysis of relocating to Old Lincoln School for 2nd year of construction
38	Perform existing conditions surveys for neighboring residences	1-Feb	30-Jun	GBC	record	Town to provide GBC with list of property owners and residents. GBC to mail information over the summer.
39	Driscoll School is voting location - determine impact to voting during construction and define access in new building. (2020 - May, Sept, Nov)	1-Feb	1-Feb	Team	record	Need further discussion with JLA, GBC and Linda Goldberg re: access in new school, and access during construction.
40	DOE's \$7 Million Connected Communities Funding Opportunity	complete				Deadline to submit (5/11/20) was missed.
41	Electrical Inspector Review	complete				Meeting held 7/24
42	IT Dept Review	complete				Meeting held 7/24

Sent Via email on 7/17/2020 to Driscoll Families, School Committee Members and School Building Advisory Committee Members:

Dear Driscoll Families,

I hope that you and your families are having a safe, healthy summer. I am writing with an update on COVID-19 related impacts to our Driscoll School Building Project.

As you may recall, the original project schedule called for construction to begin this fall. On this schedule, students and the community would not have access to the Driscoll play areas, tennis courts, and field beginning in October 2020. At that point, temporary limited play space for students would be set up in the parking lot and other small areas of green space around our campus. Under this original schedule, the new building would be completed around January 2023 and the old building taken down in the Spring of 2023.

However, given the impacts of COVID-19, the project team is now discussing an alternative, later schedule which would allow Driscoll students to use the play areas and field up to March 2021, at which point construction would begin. This would mean that the new building would not be completed until May/June of 2023. Under this alternative schedule, the current building will begin to be taken down over the summer when no students or faculty are on site, and the new building would open in September 2023.

Given our attention to social distancing, the team believes that there are important advantages to having our play space operational this fall and winter. (There may also be advantages in terms of project cost, since the construction market shows signs of slowing down, as well as other aspects of project management). But it would also mean that students and faculty are in the current building for an additional six months in 2023.

I wanted to make sure you are aware of this conversation. If you have any feedback about the alternative schedule that has been developed, we'd like to hear from you. Please consider the above carefully and submit all feedback by July 24th via the Driscoll Project Website (<https://www.brooklinema.gov/FormCenter/Planning-Forms-14/Driscoll-School-Building-Project-Input-a-73>).

This alternative schedule will be discussed with the Driscoll School Building Advisory Committee and the Brookline School Committee later this month.

Thank you for your continued support for the Driscoll School Project. In the meantime, we have been working very hard on scenarios for school opening, and I look forward to communicating more with you in the coming weeks as those plans begin to finalize.

Thanks!

David Youkilis
Interim Principal
Driscoll School