

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

March 2020

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

On February 28, 2020, CM at Risk proposals were received by the Town and distributed to the CM Selection Subcommittee for review. In their proposals, all five CMs validated the budget and the schedule that was presented as part of the RFQ/RFP process. A meeting was held on March 3, 2020 to review and rank the proposals as a group prior to interviews of all five CMR firms held on March 10, 2020. The group met again after the interviews to rank the firms again based on proposals and interviews, and then opened and reviewed the price proposals and did a final ranking. The group reconvened on March 12, 2020 to further discuss CMR rankings which culminated in Gilbane Building Company being chosen as the number one candidate. LeftField provided the contract package to Brookline Legal Counsel for review, incorporated comments and provided Gilbane with a Notice of Award and a contract package for their review on March 23, 2020. The Gilbane team will be introduced to the School Building Advisory Committee on April 16, 2020 and are preparing for a meeting with the community on May 6, 2020 which will include discussions on parking, noise, vibration, temp playground, phasing, etc.

With the COVID-19 pandemic escalating during the month of March, the Project Team has moved all meetings to online platforms. The Project Team continues to push ahead to maintain progress in order to stay on schedule.

On March 16, 2020, the Project Team went before the Transportation Board to request additional parking permits for teachers in lieu of adding parking spaces to the site design. The Transportation Board, citing a desire for the Town to implement a comprehensive Transportation Demand Management Plan for all Town and School employees, voted to restrict parking numbers to 80% of the school employees for a total of 116 parking spots through a combination of on-street and on-site spaces. They have indicated that for every single space located onsite, the number of on-street parking permits issued will decrease by one.

Additional conditions, placed on the Project by the Transportation Board via the March 16, 2020 vote, include: any onsite spaces must be made available for the public during non-school events at the school building or adjacent sports fields; any onsite spaces must include at least one Level 2, Dual Port, EV Charging Station and 15% of all other onsite spaces be made EVSE ready; an enclosed bike corral for staff use must be provided; onsite staff showers must be provided; and the Project must fully fund and construct the transportation improvements approved by the Transportation Board on March 18, 2019 as part of the building project.

Three Design Subcommittee Workshops were held during the month of March. In these workshops, JLA reviewed each aspect of the building with the Subcommittee to gather more feedback. This month, the topics covered included site plan, civil, custodial and central maintenance, landscape, exterior elevations, exterior finishes, exterior fenestrations, security, toilets, Cafeteria, Kitchen and Servery, Multipurpose Room, acoustics, sustainability, energy incentives, daylighting, HVAC, fire protection and technology. The Project Team has also reviewed Security and Public Safety measures with the School Department, Building, Fire and Police Departments.

Jonathan Levi Architects (JLA) will be issuing a 50% Design Development Estimating Set on April 17, 2020. JLA's Estimating Consultant, Daedalus, and Gilbane will be pricing the set and estimates will be ready by mid-May and will be followed by a reconciliation of the two estimates.

II. TASKS COMPLETED THROUGH MARCH 2020

The following tasks were completed in the month March 2020:

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

- 03/11/20 A presentation to the Commission on Disability to gather feedback on the building plans was cancelled due to COVID-19, the project will be presented at the April 2020 meeting.
- 03/11/20 A Notice of Intent was issued to the selected CM at Risk firm. The CM Contract package was compiled by LeftField and submitted to Brookline Legal Counsel for review.
- 03/12/20 Working Group Meeting to discuss administrative project updates and review the presentation materials and strategy for the 3/19/20 School Building Advisory Committee Meeting.
- 03/16/20 Transportation Board Meeting held to discuss off-site parking as it relates to the Driscoll School Project. Three options were presented to the Board for consideration.
- 03/18/20 Design Subcommittee Workshop #4 held to discuss security, toilets, Cafeteria, Kitchen and Servery, Multipurpose Room and acoustics.
- 03/19/20 School Building Advisory Committee Meeting was held to discuss design, budget and schedule updates.
- 03/23/20 LeftField incorporated Brookline Legal Counsel's comments on Gilbane's contract package and provided a Notice of Intent and the contract package to Gilbane for review and execution.
- 03/26/20 District Staff/Project Team Meeting was held to review status of tasks on the Project Actions Log.
- 03/30/20 Design Subcommittee Workshop #5 was held to discuss sustainability, energy incentives, daylighting, HVAC, fire protection and technology.
- 03/31/20 Meeting with School Department, Building, Police, and Fire Departments to review building security design.

III. TASKS PLANNED FOR APRIL 2020

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

- 04/02/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log. Gilbane presented their Organizational Chart, Preliminary Project Schedule and Preliminary Site Logistics Plans for review and feedback.
- 04/06/20 Meeting to prepare for the 4/13/20 Park and Playground Design Review Subcommittee Community Meeting is scheduled. JLA's Landscaping Consultant, Halvorson, will present a draft presentation for review.
- 04/07/20 Meeting with JLA's MEP/FP Consultant, GGD, and the Town's Building Department to review the building's MEP Systems design

- 04/08/20 LeftField prepared and submitted the February OPM Monthly Report
- 04/08/20 Meeting with the School Department to review building materials
- 04/09/20 Working Group Meeting to discuss administrative project updates and review the presentation materials and strategy for the 4/16/20 School Building Advisory Committee Meeting.
- 04/09/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 04/10/20 Site walkthrough scheduled with Gilbane to review proposed Site Logistics Plans in the field.
- 04/13/20 Meeting of the Park and Playground Design Review Subcommittee. This will be the third Community Meeting focused on the design of the park and playgrounds at the Driscoll School.
- 04/14/20 Building Commission Meeting is scheduled, LeftField will provide a Driscoll School Project update, JLA will provide a design update, and Gilbane will be introduced to the Building Commission.
- 04/16/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 04/16/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 04/17/20 JLA will issue the 50% Design Development documents for pricing
- 04/18/20 Thru 04/25/20 - Installation of a test Geothermal Well
- 04/30/20 Working Group Meeting to discuss administrative Project updates and review the 5/6/20 Park and Playground Design Review Subcommittee Meeting presentation.
- 04/30/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.

IV. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$343,753.22 this month, which consisted of OPM and Designer fees for Design Development Phase Services and Advertising costs for the Legal Notice to appear in the TAB for the CM at Risk Request For Qualifications.

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

V. PROJECT SCHEDULE OVERVIEW

The attached Project Schedule reflects progress made during the Design Development Phase. In the month of March, there was a continued focus on gathering community input

and feedback. Design Subcommittee Workshops continued and are scheduled through the beginning of May 2020.

The CM at Risk procurement process was completed in March with five CM at Risk firms interviewed on March 10, 2020. After thorough review of CM at Risk proposals and interviews, the CM Selection Subcommittee ranked the firms and selected Gilbane Building Company (GBC) as the CM for the project. GBC has joined the team and has been attending meetings and has started preconstruction discussions and planning for the project. On April 10, 2020, GBC will be conducting a site walk to review initial site logistics plans developed for the project.

The installation of a test geothermal well is scheduled to occur during the week of April 18 – April 25, 2020. Once installed, there will be a cooling period before the well is tested in early May. This test will help determine the depth and number of wells required to achieve the project's Fossil Fuel Free goals.

The project is aiming to kick off the Planning Board review process in April 2020. The process will take several months to complete, so the Project Team has been working to get on the next Planning Board agenda. An application will be submitted on April 9, 2020.

Refer to the attached Preliminary Project Schedule, dated March 31, 2020.

VI. CONTRACT AMENDMENTS/BUDGET TRANSFERS

OPM Contract Amendment 2 for printing and advertising costs related to the CM procurement process and Designer Contract Amendments 3, 4 and 5 for HAZMAT testing, reporting and monitoring and basic Geo-environmental and Geotechnical services including supplemental subsurface exploratory services were developed and are being resented to the Building Commission for review and approval at the April 14, 2020 Building Commission Meeting. The OPM Contract Amendment No. 1 was presented and approved at the March 10, 2020 Building Commission Meeting.

Two budget transfers were made during the month of March. The first budget transfer of \$138,512.00 from the A/E Other Reimbursables Budget to the A/E HAZMAT Budget was to cover the costs of HAZMAT, testing, reporting and monitoring. The second budget transfer of \$340,725.00 from the A/E Other Reimbursables Budget to the A/E Geo-environmental & Geotechnical Budget was to cover the costs of basic Geotechnical Consulting for \$189,475, Geo-environmental Consulting for \$134,200.00 and additional supplement subsurface exploratory services for \$17, 050.00.

VII. COMMUNITY OUTREACH

The second meeting of the Driscoll School Park and Playground Design Review Committee (DRC) was held on March 2, 2020. The committee is comprised of two members of the School Committee, two members of the Parks and Recreation Commission, three community members and two additional liaisons. The third meeting of the DRC will be held on April 13, 2020 via an online teleconference platform. Mailings have been sent out to neighbors of the Driscoll School, information has been posted publicly on the Project Website, and an advertisement has been placed in the Brookline Tab.

In advance of the installation of the test Geothermal Well during the week of April 18 – April 25, 2020, an informational flyer was mailed out to members of the community to alert them of what to expect over the course of the week. The Public Notice is attached.

Information about Public Meetings is constantly being updated on the Project Website, as well as through emails to the school community and abutters. 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 they are received.

VIII. ATTACHMENTS

March 2020 Monthly Invoice Summary
Total Project Budget Status Report, dated March 31, 2020
Monthly and Cumulative Cash Flow Reports, dated March 31, 2020
Preliminary Project Schedule, dated March 31, 2020
CM Preliminary Construction Schedule, dated March 2020
Meeting Schedule Matrix - March and April, dated April 8, 2020
Actions Status Log, dated April 8, 2020
Driscoll School Public Notice, dated March 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	\$ -	\$ 3,182,090	\$ 3,182,090	100%	\$ 215,932	7%	\$ 2,966,158	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 215,932	50%	\$ 213,643	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ -	0%	\$ 524,441	
Bidding	\$ 188,436		\$ 188,436	\$ 188,436	100%	\$ -	0%	\$ 188,436	
Construction Administration	\$ 1,989,628		\$ 1,989,628	\$ 1,989,628	100%	\$ -	0%	\$ 1,989,628	
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ -	0%	\$ 50,010	
Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Reimbursable Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Cost Estimates	\$ -		\$ -	\$ -		\$ -		\$ -	
Advertising & Printing	\$ 31,969	\$ -	\$ 31,969	\$ 589	2%	\$ 589	2%	\$ 31,380	
TOB Project Management Services	\$ 576,500	\$ -	\$ 576,500	\$ -	0%	\$ -	0%	\$ 576,500	
PSB Project Management Services	\$ 225,000	\$ -	\$ 225,000	\$ -	0%	\$ -	0%	\$ 225,000	
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 4,122,122	\$ -	\$ 4,122,122	\$ 3,182,679	77%	\$ 216,521	5%	\$ 3,905,601	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 816,645	11%	\$ 6,442,418	
Design Development	\$ 1,814,766		\$ 1,814,766	\$ 1,814,766	100%	\$ 816,645	45%	\$ 998,121	
Construction Documents	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ -	0%	\$ 2,540,672	
Bidding	\$ 290,363		\$ 290,363	\$ 290,363	100%	\$ -	0%	\$ 290,363	
Construction Administration	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ -	0%	\$ 2,540,672	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 117,673	\$ 617,673	\$ 602,410		\$ -		\$ 617,673	
Other Reimbursables	\$ 500,000	\$ (361,564)	\$ 138,436	\$ 123,173	89%	\$ -	0%	\$ 138,436	*1, 2, 3
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ -	0%	\$ 138,512	*2
Geotechnical/Geo-Environmental	\$ -	\$ 340,725	\$ 340,725	\$ 340,725	100%	\$ -	0%	\$ 340,725	*3
Site Survey & Site Requirements	\$ -		\$ -	\$ -		\$ -		\$ -	
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 117,673	\$ 7,876,736	\$ 7,861,473	100%	\$ 816,645	10%	\$ 7,060,091	

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
PRE CONSTRUCTION COSTS									
CMR Pre-Con Services	\$ 319,688		\$ 319,688	\$ -	0%	\$ -	0%	\$ 319,688	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ -	0%	\$ -	0%	\$ 319,688	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	*1
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ -	\$ 4,645,478	\$ -	0%	\$ -	0%	\$ 4,645,478	
Miscellaneous Project Costs	\$ 569,893	\$ -	\$ 569,893	\$ -	0%	\$ -	0%	\$ 569,893	
Utility Company Fees	\$ 106,563		\$ 106,563	\$ -	0%	\$ -	0%	\$ 106,563	
Testing & Inspection Services	\$ 127,875		\$ 127,875	\$ -	0%	\$ -	0%	\$ 127,875	
Commissioning	\$ 132,896		\$ 132,896	\$ -	0%	\$ -	0%	\$ 132,896	
Security	\$ 106,653		\$ 106,653	\$ -	0%	\$ -	0%	\$ 106,653	
Moving	\$ 95,906		\$ 95,906	\$ -	0%	\$ -	0%	\$ 95,906	
Other Project Costs	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ -	\$ 2,774,400	\$ -	0%	\$ -	0%	\$ 2,774,400	
Furnishings	\$ 1,654,400		\$ 1,654,400	\$ -	0%	\$ -	0%	\$ 1,654,400	
Technology Equipment	\$ 1,120,000		\$ 1,120,000	\$ -	0%	\$ -	0%	\$ 1,120,000	
Owner's Contingency	\$ 2,199,793		\$ 2,199,793	\$ -	0%	\$ -	0%	\$ 2,199,793	
SUB-TOTAL	\$ 10,189,564	\$ -	\$ 10,189,564	\$ -	0%	\$ -	0%	\$ 10,189,564	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,300,000	\$ 11,044,152	10%	\$ 1,033,165	1%	\$ 114,266,835	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,513,275	\$ 12,257,427	11%	\$ 2,246,440	2%	\$ 114,266,835	
CONSTRUCTION COST ESTIMATES									
	\$ -								
SD Cost Estimate	Date	Estimator	Amount	SF	Cost Per SF				
	4/26/2019	Daedalus	\$ 87,200,254.00	155,632	\$560.30				
Re-Start Cost Estimate	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
505 DD Cost Estimate					#DIV/0!				

Budget Transfers:

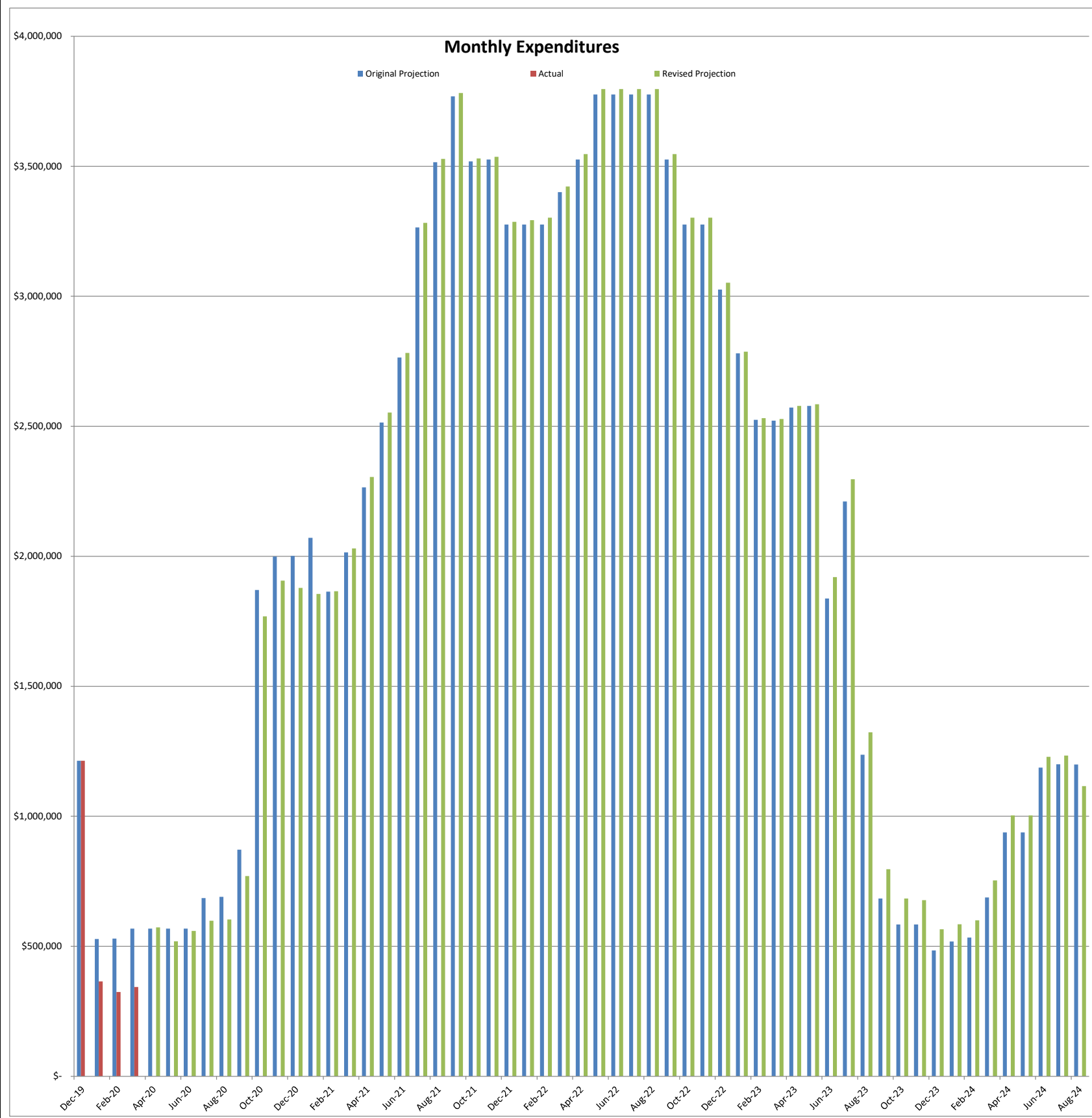
01 3/18/2020 Transfer \$117,673.00 from the Construction Budget to A/E Other Reimbursables Budget to cover the costs of furnishing and installing a geothermal test well.

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
02	4/7/2020								Transfer \$138,512.00 from the A/E Other Reimbursables Budget to the A/E HAZMAT Budget to cover the costs of HAZMAT, testing, reporting and monitoring.
03	4/7/2020								Transfer \$340,725.00 from the A/E Other Reimbursables Budget to the A/E Geo-environmental & Geotechnical Budget to cover the costs of Geotechnical Consulting for \$189,475, Geo-environmental Consulting for \$134,200.00 and additional supplemental subsurface exploratory services for \$17,050.00.

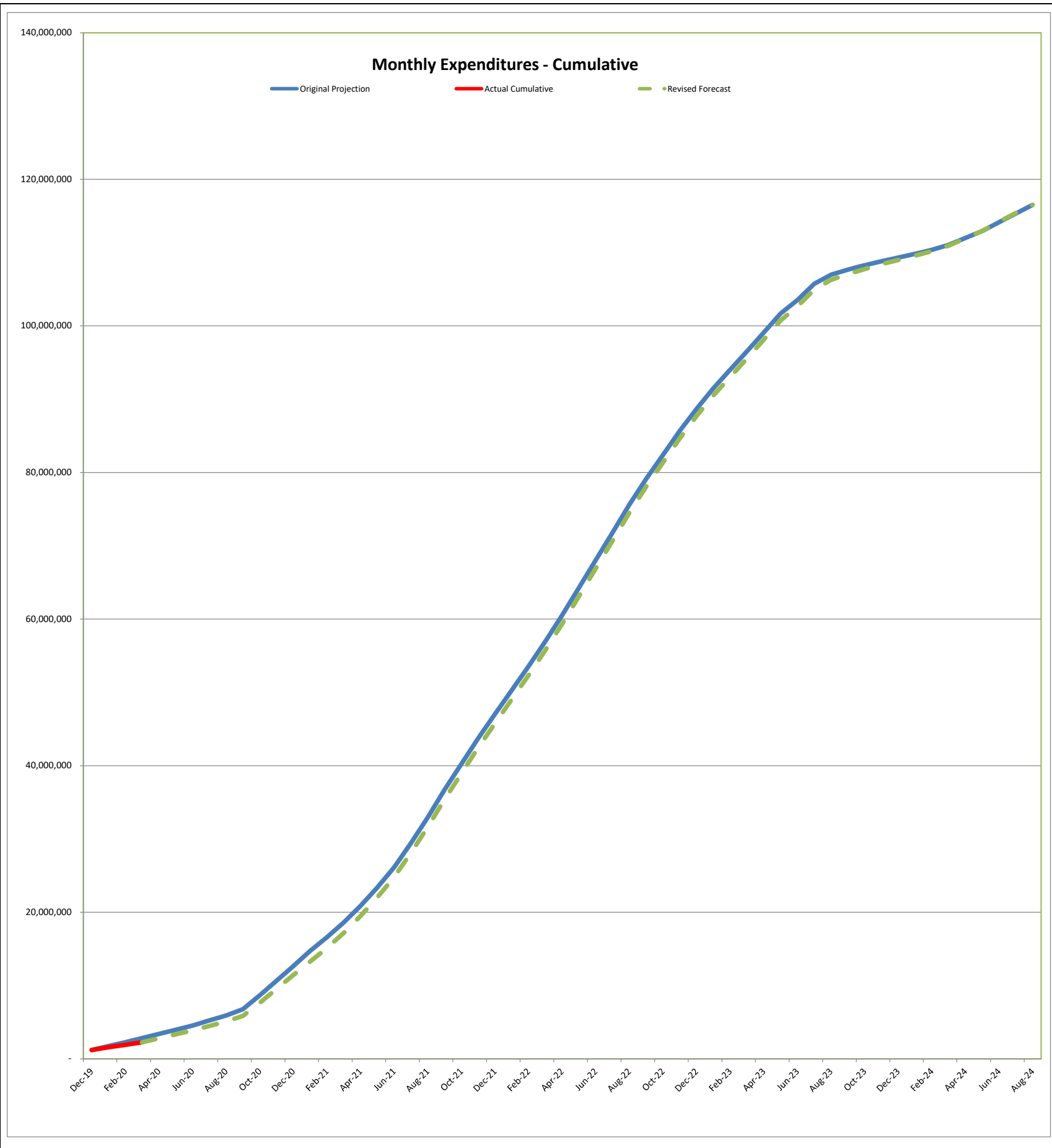
Monthly Cash Flow

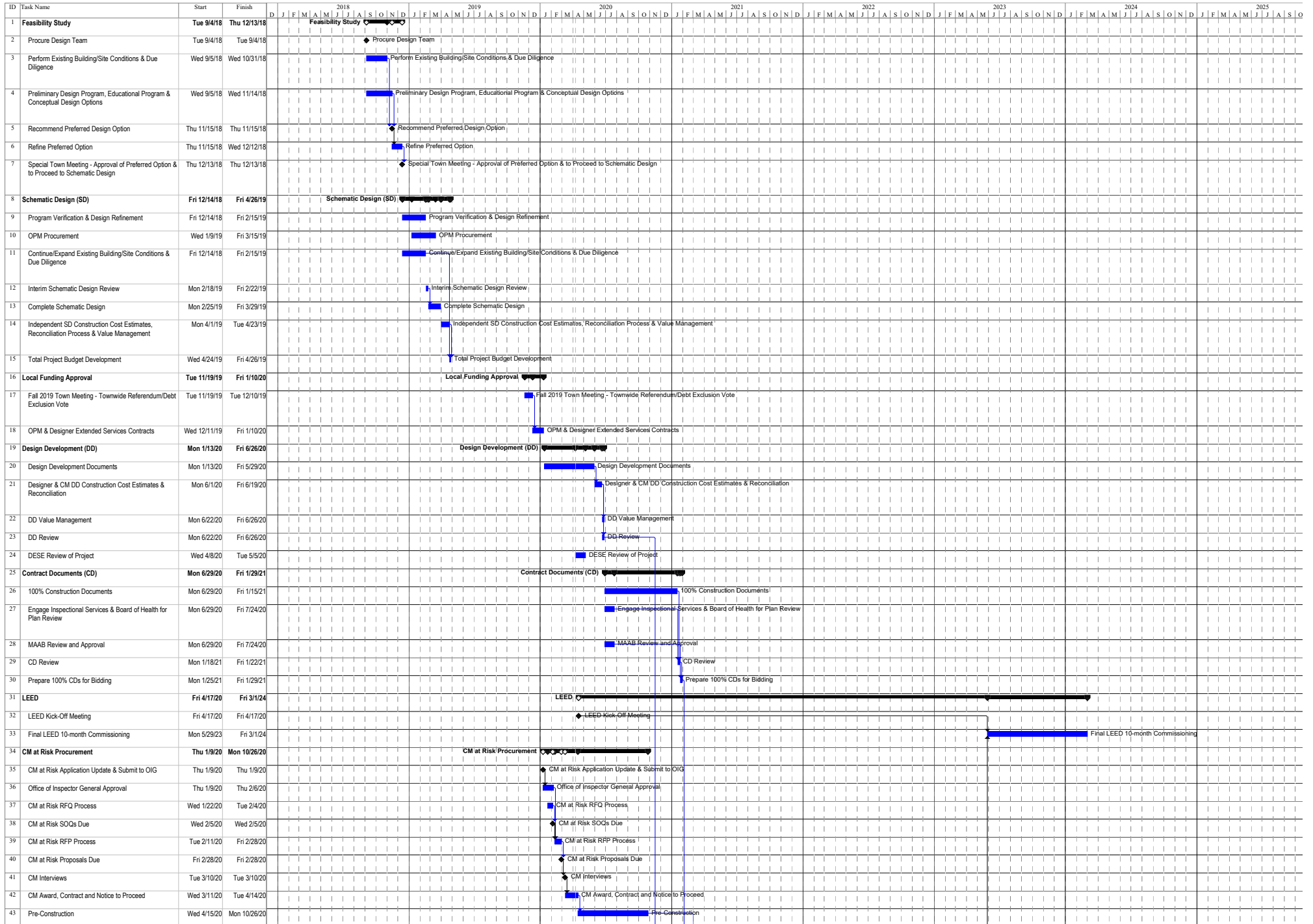
Date	Original Projection	Actual	Revised Projection
Dec-19	\$ 1,213,275	\$ 1,213,275	
Jan-20	\$ 528,447	\$ 365,265	
Feb-20	\$ 529,416	\$ 324,147	
Mar-20	\$ 568,318	\$ 343,753	
Apr-20	\$ 568,318		\$ 573,088
May-20	\$ 568,318		\$ 519,485
Jun-20	\$ 568,317		\$ 558,913
Jul-20	\$ 685,612		\$ 598,204
Aug-20	\$ 690,612		\$ 602,824
Sep-20	\$ 871,490		\$ 770,025
Oct-20	\$ 1,870,408		\$ 1,769,184
Nov-20	\$ 1,999,151		\$ 1,906,642
Dec-20	\$ 2,001,151		\$ 1,878,642
Jan-21	\$ 2,071,151		\$ 1,855,559
Feb-21	\$ 1,864,245		\$ 1,865,942
Mar-21	\$ 2,014,797		\$ 2,030,379
Apr-21	\$ 2,264,797		\$ 2,305,463
May-21	\$ 2,514,797		\$ 2,552,639
Jun-21	\$ 2,764,797		\$ 2,782,339
Jul-21	\$ 3,264,797		\$ 3,282,339
Aug-21	\$ 3,515,850		\$ 3,528,221
Sep-21	\$ 3,769,197		\$ 3,781,730
Oct-21	\$ 3,519,197		\$ 3,530,220
Nov-21	\$ 3,525,837		\$ 3,536,123
Dec-21	\$ 3,275,837		\$ 3,286,165
Jan-22	\$ 3,275,837		\$ 3,292,810
Feb-22	\$ 3,275,837		\$ 3,302,401
Mar-22	\$ 3,400,837		\$ 3,422,138
Apr-22	\$ 3,525,837		\$ 3,547,138
May-22	\$ 3,775,837		\$ 3,797,138
Jun-22	\$ 3,775,837		\$ 3,797,138
Jul-22	\$ 3,775,837		\$ 3,797,138
Aug-22	\$ 3,775,837		\$ 3,797,138
Sep-22	\$ 3,525,837		\$ 3,547,138
Oct-22	\$ 3,275,837		\$ 3,302,160
Nov-22	\$ 3,275,837		\$ 3,302,160
Dec-22	\$ 3,025,837		\$ 3,052,160
Jan-23	\$ 2,780,837		\$ 2,787,160
Feb-23	\$ 2,524,512		\$ 2,530,835
Mar-23	\$ 2,522,037		\$ 2,528,360
Apr-23	\$ 2,572,037		\$ 2,578,360
May-23	\$ 2,578,600		\$ 2,584,923
Jun-23	\$ 1,837,433		\$ 1,920,151
Jul-23	\$ 2,210,615		\$ 2,296,004
Aug-23	\$ 1,236,456		\$ 1,323,288
Sep-23	\$ 683,797		\$ 796,298
Oct-23	\$ 583,797		\$ 683,870
Nov-23	\$ 583,797		\$ 677,412
Dec-23	\$ 483,797		\$ 565,820
Jan-24	\$ 518,360		\$ 584,433
Feb-24	\$ 533,797		\$ 599,870
Mar-24	\$ 687,648		\$ 753,670
Apr-24	\$ 937,597		\$ 1,003,670
May-24	\$ 937,597		\$ 1,003,664
Jun-24	\$ 1,187,597		\$ 1,228,556
Jul-24	\$ 1,200,297		\$ 1,233,556
Aug-24	\$ 1,199,491		\$ 1,116,151
Total:	\$ 116,513,275	\$ 2,246,440	\$ 114,266,835

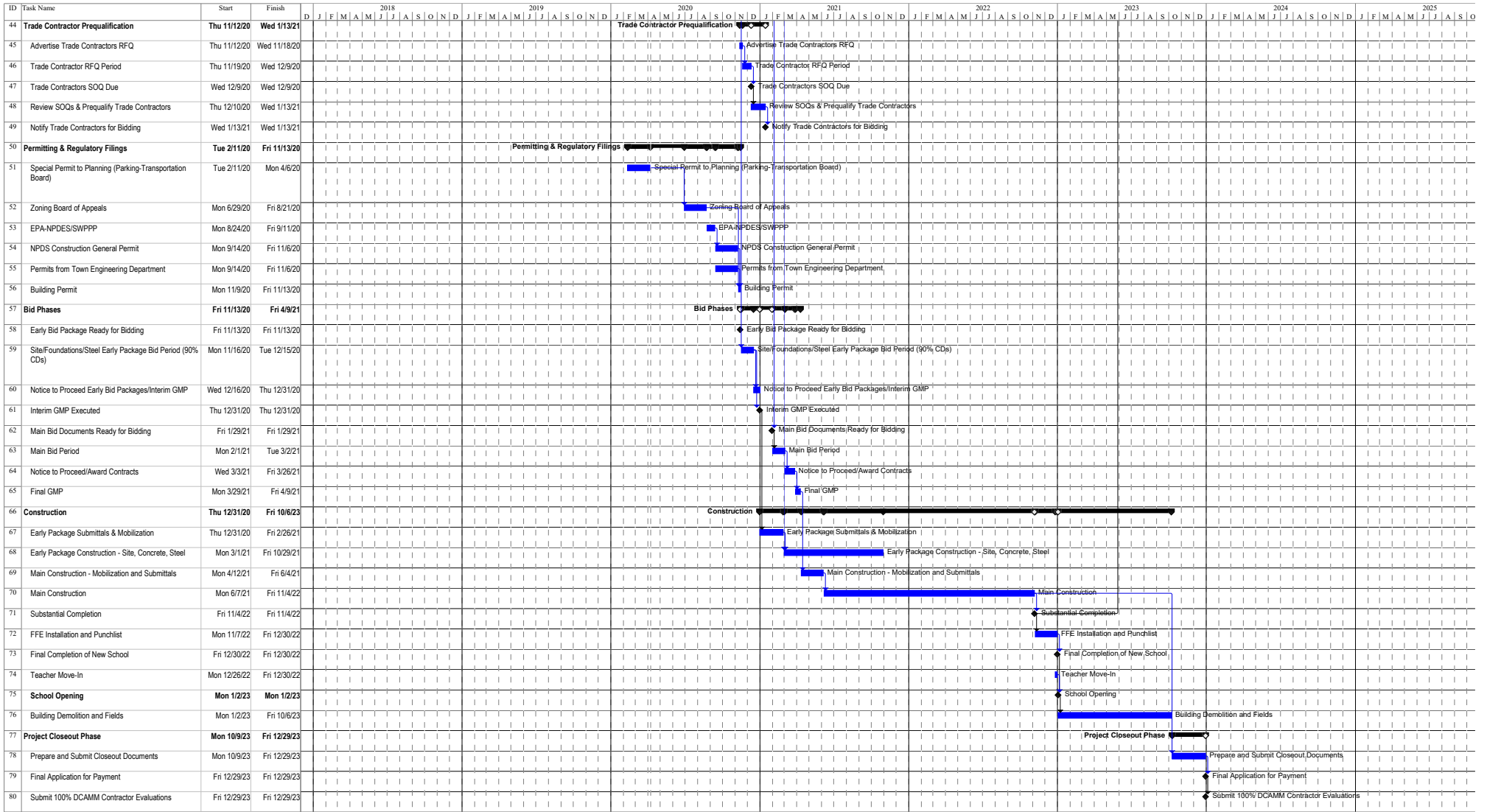


Cumulative Cash Flow

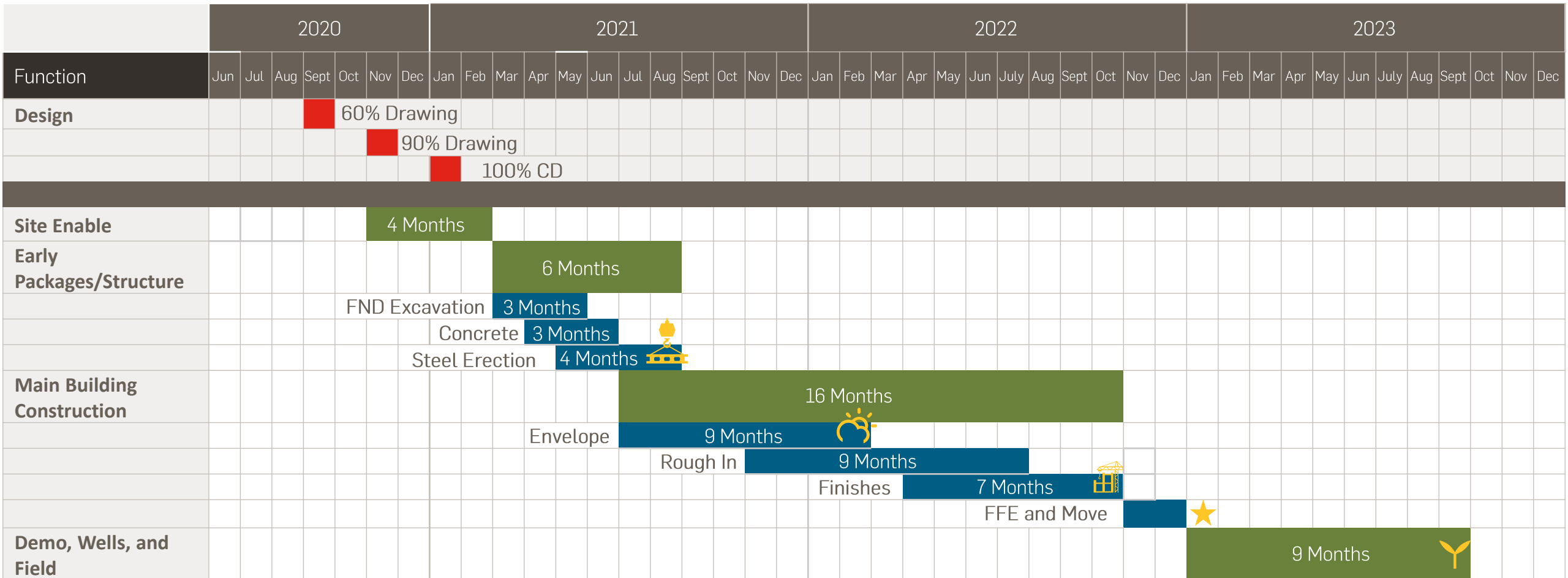
Date	Original Projection	Actual Cumulative	Revised Forecast
Dec-19	1,213,275	\$ 1,213,275	
Jan-20	1,741,722	\$ 1,578,540	
Feb-20	2,271,138	\$ 1,902,687	
Mar-20	2,839,456	\$ 2,246,440	\$ 2,246,440
Apr-20	3,407,774		\$ 2,819,528
May-20	3,976,092		\$ 3,339,013
Jun-20	4,544,409		\$ 3,897,927
Jul-20	5,230,021		\$ 4,496,131
Aug-20	5,920,633		\$ 5,098,955
Sep-20	6,792,123		\$ 5,868,980
Oct-20	8,662,531		\$ 7,638,164
Nov-20	10,661,682		\$ 9,544,806
Dec-20	12,662,833		\$ 11,423,448
Jan-21	14,733,984		\$ 13,279,007
Feb-21	16,598,229		\$ 15,144,949
Mar-21	18,613,026		\$ 17,175,328
Apr-21	20,877,823		\$ 19,480,791
May-21	23,392,620		\$ 22,033,430
Jun-21	26,157,417		\$ 24,815,769
Jul-21	29,422,214		\$ 28,098,108
Aug-21	32,938,064		\$ 31,626,329
Sep-21	36,707,261		\$ 35,408,059
Oct-21	40,226,458		\$ 38,938,279
Nov-21	43,752,295		\$ 42,474,402
Dec-21	47,028,132		\$ 45,760,567
Jan-22	50,303,969		\$ 49,053,377
Feb-22	53,579,806		\$ 52,355,778
Mar-22	56,980,643		\$ 55,777,916
Apr-22	60,506,480		\$ 59,325,054
May-22	64,282,317		\$ 63,122,192
Jun-22	68,058,154		\$ 66,919,330
Jul-22	71,833,991		\$ 70,716,468
Aug-22	75,609,828		\$ 74,513,606
Sep-22	79,135,665		\$ 78,060,744
Oct-22	82,411,502		\$ 81,362,904
Nov-22	85,687,339		\$ 84,665,064
Dec-22	88,713,176		\$ 87,717,224
Jan-23	91,494,013		\$ 90,504,384
Feb-23	94,018,525		\$ 93,035,219
Mar-23	96,540,562		\$ 95,563,579
Apr-23	99,112,599		\$ 98,141,939
May-23	101,691,199		\$ 100,726,862
Jun-23	103,528,632		\$ 102,647,013
Jul-23	105,739,247		\$ 104,943,017
Aug-23	106,975,703		\$ 106,266,305
Sep-23	107,659,500		\$ 107,062,603
Oct-23	108,243,297		\$ 107,746,473
Nov-23	108,827,094		\$ 108,423,885
Dec-23	109,310,891		\$ 108,989,705
Jan-24	109,829,251		\$ 109,574,138
Feb-24	110,363,048		\$ 110,174,008
Mar-24	111,050,696		\$ 110,927,678
Apr-24	111,988,293		\$ 111,931,348
May-24	112,925,890		\$ 112,935,012
Jun-24	114,113,487		\$ 114,163,568
Jul-24	115,313,784		\$ 115,397,124
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 2,246,440	\$ 116,513,275







Schedule



Top Off 8/1/21



Weather Tight 2/1/22



Substantial Completion 11/4/22



Move in 1/3/23



Plant Fields 9/15/23



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

March

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

April

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
			1-Apr	2-Apr 9:00 AM - 10:00 AM Staff Meeting	3-Apr
6-Apr - 10-Apr Time TBD Planning Board Location TBD	6-Apr 12:00 PM - 1:30 PM DRC Prep Meeting	7-Apr 3:00 PM - 4:30 PM MEP Review Meeting	8-Apr	9-Apr 7:30 AM - 9:00 AM Working Group 9:00 AM - 10:00 AM Staff Meeting	10-Apr 9:00 AM - 10:30 AM Site Logistics Site Walk
TENTATIVE Commission on Disabilities Rescheduled from 3/11	13-Apr 7:00 PM - 9:00 PM Playground DRC	14-Apr Time TBD Building Commission	15-Apr	16-Apr 7:30 AM - 9:00 AM School Building Committee 9:00 AM - 10:00 AM Staff Meeting	17-Apr
	20-Apr	21-Apr	22-Apr - 24-Apr School Vacation		24-Apr
JLA/GGD to confirm timing Climate Action Committee	27-Apr	28-Apr	29-Apr	30-Apr 7:30 AM - 9:00 AM Working Group 9:00 AM - 10:00 AM Staff Meeting	



Driscoll School Project - Brookline, MA

Meeting Schedule Matrix

May

Dates TBD	Monday	Tuesday	Wednesday	Thursday	Friday
					1-May
4-May - 8-May	4-May	5-May	6-May	7-May	8-May
Time TBD Food Service / Health Dept Location TBD	5:30 PM - 8:30 PM Design Subcommittee School Committee Room		7:00 PM - 9:00 PM CM Community Forum Driscoll School	9:00 AM - 10:00 AM Staff Meeting	
	11-May	12-May	13-May	14-May	15-May
	7:00 PM - 9:00 PM Playground Design Review Committee Driscoll School, Library	Time TBD Building Commission Location TBD		7:30 AM - 9:00 AM Working Group School Committee Rm	
18-May - 22-May	18-May	19-May	20-May	21-May	22-May
Time TBD Climate Action Committee Location TBD				7:30 AM - 9:00 AM School Building Committee School Committee Rm	
	25-May	26-May	27-May	28-May	29-May
Time TBD Police / Fire Location TBD	Memorial Day			7:30 AM - 9:00 AM Working Group School Committee Rm	

June

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



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

Item #	Issue	Action Due	To Be Complete By	BIC	Status	Action
1	Outline process to move building to the South approximately 5 feet - Planning Board / ZBA Process	9-Apr	9-Apr	Philip (JLA)	action needed	Philip sent Polly plans and elevations; Philip to compile application including written description of existing and proposed project (building, playground/fields, and parking), number of children and staff, loading dock, and a preliminary zoning analysis. Jen (LF) sent Philip list of SBC members and meetings held to date on 4/3.
2	CM Selection	8-Apr	14-Apr	Walt (GBC)	action needed	LF provided contract package to GBC for review and signature. Building Commission needs contract by EOD 4/8
3	Proposal for Additional Borings	8-Apr	17-Apr	Lynn/Jim (LF)	action needed	JLA has provided McPhail proposal to LF for review. To be included in Building Commission packet as JLA amendment.
4	4/16 SBAC Meeting - Agenda, presentation, identify meeting materials needed	8-Apr	16-Apr	Jen (LF)	action needed	LF to send draft agenda to team for review (4/8). Review presentation at (4/9) WG Mtg. JLA to send Final presentation to SBAC group (4/14).
5	DESE Review	8-Apr	15-Apr	Matt (Town) Philip (JLA) Casey (Town)	action needed	JLA has sent Special Education Director samples. Town will provide their portion by 4/8 (might take a little longer). Matt/Philip to check in with Casey re: any questions she may have.
6	Flow Test coordination	9-Apr	17-Apr	Tony (Town)	update needed	Water Dept. confirmed that Flow Test to be completed by JLA consultant. JLA provided add'l information, Tony to follow up with Water Dept. for timeline
7	Commission on Disability meeting to be rescheduled	9-Apr	30-Apr	Jen (LF)	update needed	4/1 meeting was hijacked halfway through, BCOD working to reschedule, coordinating add'l training with Town. Saralynn requesting comments/concerns via email from Commission members ahead of meeting. Jen to follow up for timeline.
8	Community introduction to Gilbane and first community forum on construction activities	9-Apr	6-May	Jen (LF)	develop timeline	Gilbane to prepare presentation on . Safety, noise, parking, vibration, abutter surveys, early enabling work, temp playgrounds, dust control, etc. LF to draft an agenda for the community forum, will circulate for input. LF to add item re: planning board process.
9	Develop vibration baseline prior to any construction starting	9-Apr	17-Apr	Philip (JLA)	update needed	JLA to confirm with McPhail that vibration monitoring during test geothermal well installation should cost \$300. If it is such short money, McPhail should conduct the monitoring.
10	Pole utility identification at Bartlett Crescent Alley	9-Apr	1-Nov	Philip (JLA)	update needed	Tony has emailed photos of the poles for review with questions for JLA. JLA to confirm if removing the poles would do anything for the design given the grade change from the alley to the park at that location
11	JLA and LF to determine what elements of the Playground design need to be voted on at a School Committee meeting in Summer 2020	9-Apr	13-Apr	JLA / LF / GBC	update needed	Need to set boundaries on what is expected at end of DRC process in May. Budget will not be ready by 4/13 meeting.
12	Site Logistics Review	10-Apr	6-May	Walt (GBC)	meeting	GBC to presented logistics / phasing plans at 4/2 meeting; will follow up with on site meeting 9am on Friday 4/10
13	Driscoll Park and Playground Design Review Committee Meeting - 4/13	10-Apr	13-Apr	DRC	action needed	Meeting to prep held 4/6. Need additional prep meeting before 4/13 meeting.
14	Proprietary Items	14-Apr	30-Apr	Town	meeting	Tony has circulated the list of proprietary items from Charlie. Town members on email to confirm list is accurate and inclusive. Tony will then bring list to BC, SC and SB for approval by vote.
15	JLA amendments	14-Apr	17-Apr	Tony (Town)	meeting	LF sent amendments with recommendation to Tony. Tony to print and distribute to Building Commission members for 4/14 meeting.
16	Destructive HAZMAT Testing	14-Apr	17-Apr	Tony (Town)	meeting	Revised proposal to included in Building Commission packet for approval as JLA amendment



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

17	Eversource incentives	17-Apr	17-Apr	Philip (JLA)	action needed	Philip will send Kim Cullinane (Eversource) the 50% DD set for modeling analysis.
18	50% DD Cost Estimate Set Completion	17-Apr	17-Apr	Philip (JLA)	record	Record
19	Geothermal Well - noise ordinance, abutter notification, coordination	21-Apr	3-May	Tony (Town)	update needed	LF provided flyer for distribution to neighbors, Tony reviewing and will mail out. Noise by-law hearing is scheduled for 4/21 at 6:30pm, Tony submitted TAB notice. JLA contract amendments being processed.
20	Value Management Matrix	30-Apr	26-Jun	LF	action needed	VM matrix to start discussion at 4/30/20 Working Group meeting. Will develop in conjunction with 50% DD review.
21	Set up OML Training / Swearing-In for Driscoll Playground Design Review Committee - TBD	30-Apr	2-May	DRC	record	Swearing to be rescheduled with Town Clerk's office. Date TBD.
22	Driscoll School is voting location - determine impact to voting during construction and define access in new building. (2020 - May, Sept, Nov)	6-May	6-May	JLA / LF / GBC	Record	Need further discussion with JLA, GBC and Linda Goldberg re: access in new school, and access during construction.
23	Perform existing conditions surveys for neighboring residences	6-May	6-May	GBC	develop timeline	GBC to have plan ready for 5/6 community forum. Will hand out forms about surveys at 5/6 meeting.
24	Parking and Green Space Onsite	14-May	21-May	Philip (JLA)	action needed	JLA to provide sketch of parking spaces in relation to site and usable green space and to provide calculation of usable green space. This will not go back to T Board, but will be presented at 5/21 SBAC meeting.
26	DD Cost Estimates & Reconciliation	29-May	19-Jun	JLA/LF/CM	record	Record
27	DD Document Review	22-Jun	26-Jun	JLA/LF/CM	record	Record
28	Vibration monitoring for construction work	1-Nov	1-Nov	GBC	Record	Record
29	Contractor parking during construction	1-Nov	1-Nov	Matt (Town)	Record	Walt provided approximate manpower on site / parking forecast based on schedule and phasing. Matt will check with T Board to see if temp permits can be issued to mitigate stress in neighborhoods.
30	Reschedule Public Safety Meeting	Complete	Complete	Complete	Complete	Charlie Simmons was unable to attend the Security meeting last week, Carlos and Philip will run through 4/7 at 4:30pm.
31	JLA to forward a copy of the latest plans to preservation	Complete	Complete	Complete	Complete	Per email request on 3/9. JLA to forward 3/19 presentation with a note that design is subject to change.
32	MEP Review Meeting	Complete	Complete	Complete	Complete	Meeting rescheduled to 4/7 at 3pm. Philip has provided presentation.

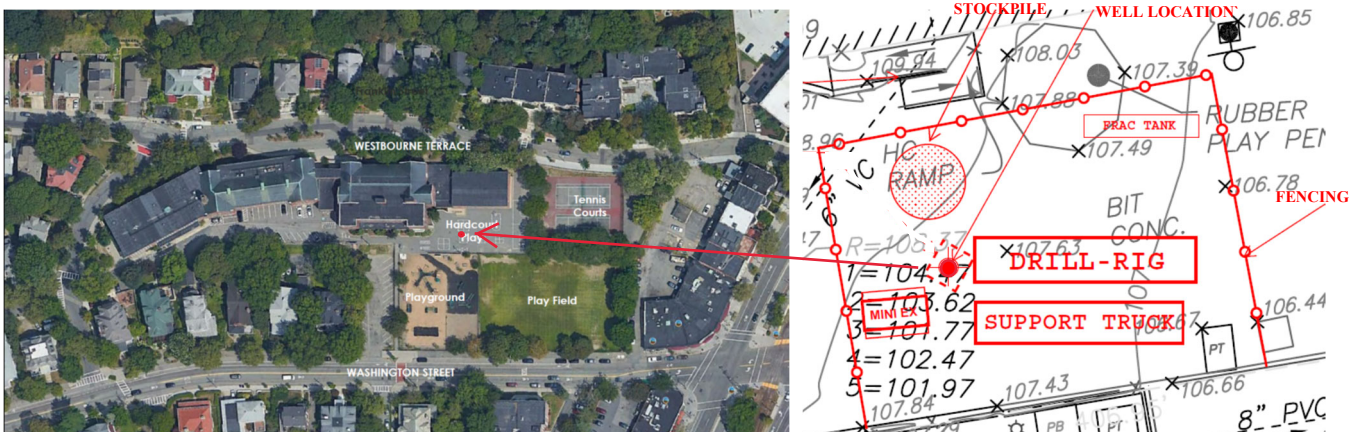
PUBLIC NOTICE

As part of the new Michael Driscoll School's initiative to achieve a fossil fuel free building, the project will be utilizing a system of geothermal wells to heat and cool the school. Geothermal wells are used to capture thermal energy that is generated and stored in the earth. A network of closed-loop geothermal wells are proposed for the project. Closed-loop geothermal wells are typically installed to depths of 400 to 900 feet below ground surface. The system circulates a water-antifreeze solution in a continuous closed piping loop through heat pumps and mechanical equipment to the well field.

The project will be installing a test well starting on April 18 through April 25, 2020. After the well is installed, the well will need to be tested to calculate the performance of the well. This test requires that water be pumped through the system for 48 continuous hours. The pump associated with this test is run by a small generator that will run continuously during this test. This test is scheduled for May 2 through May 4, 2020.

What to Expect:

- **Location of test well-** The test well will take place at the paved area near the basketball/ playground area. See attached site photograph below.
- **Noise-** The geothermal drilling operation will be similar, from a noise perspective, to the drilling operation that took place over the School's February Vacation. The location chosen for the test well is in the center of the site to provide as much separation from the neighbors as possible.
- **Schedule-** Equipment will be mobilized to the site on *Saturday, April 18, 2020 starting at 8:30AM*. Actual drilling will start on *Monday, April 20, 2020 starting at 8:30AM* (Holiday and Saturday start time). Work hours for the rest of the work week will start at 7:00AM. It is anticipated that the well will be complete by Friday, April 24, 2020. *Saturday, April 25, 2020*, is scheduled for clean-up and demobilization.
- **Water Management-** Any water encountered during the drilling operation will be captured, managed and removed from site by the Drilling Contractor.
- **Vibration-** The Drilling Contractor will have a seismograph onsite during the drilling operation to monitor vibration. Excessive vibration is not anticipated nor will it be allowed. We will stay below all required thresholds.
- **Fencing-** All equipment will be stored on site during the week and will be behind a temporary fence. The remainder of the site will be open for use.



Submit Questions or Comments on the Project Website, <https://www.brookline.k12.ma.us/Page/2353>