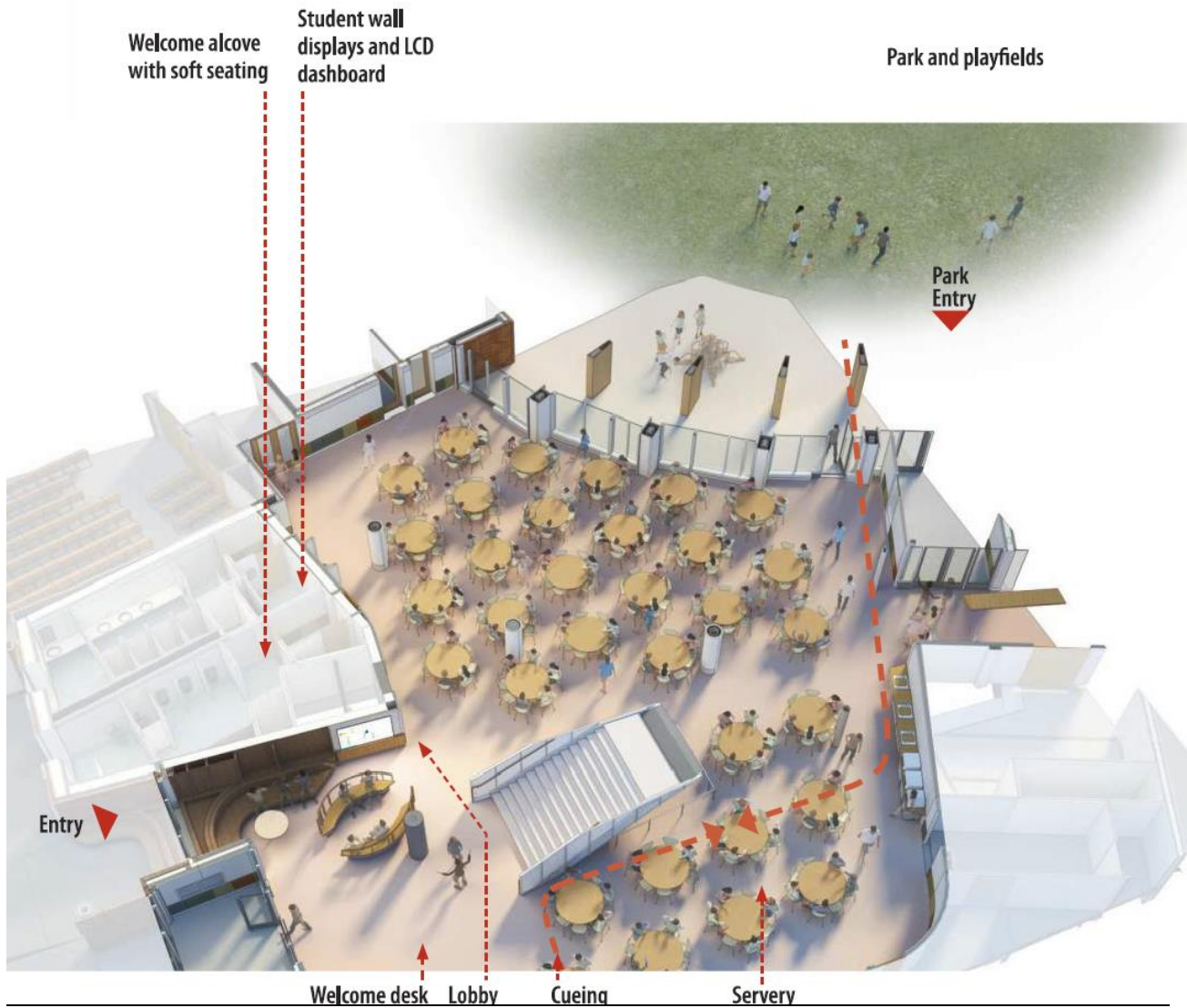


MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

October 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 October, 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.

The window patterns are variegated in order to reflect the individuality of the students and to reflect the variation and character of the surrounding town-scape.

Residential-like bay windows punctuate the façade, breaking down its mass, while at the same time reflecting the vernacular of similar bay windows sprinkled throughout the surrounding neighborhood.



Two stories in height the multipurpose space volume engages the community with its presence directly on the street, while at the same time breaking down the overall school's size to relate to its residential neighbors.

The low administration wing relates to the one-story commercial structure next door

Washington Street Entrance

The Project Team has met with commercial abutters to better understand their needs, access, and building functions that need to be maintained during construction. Several of the abutters have expressed concerns regarding the proposed logistics plans.

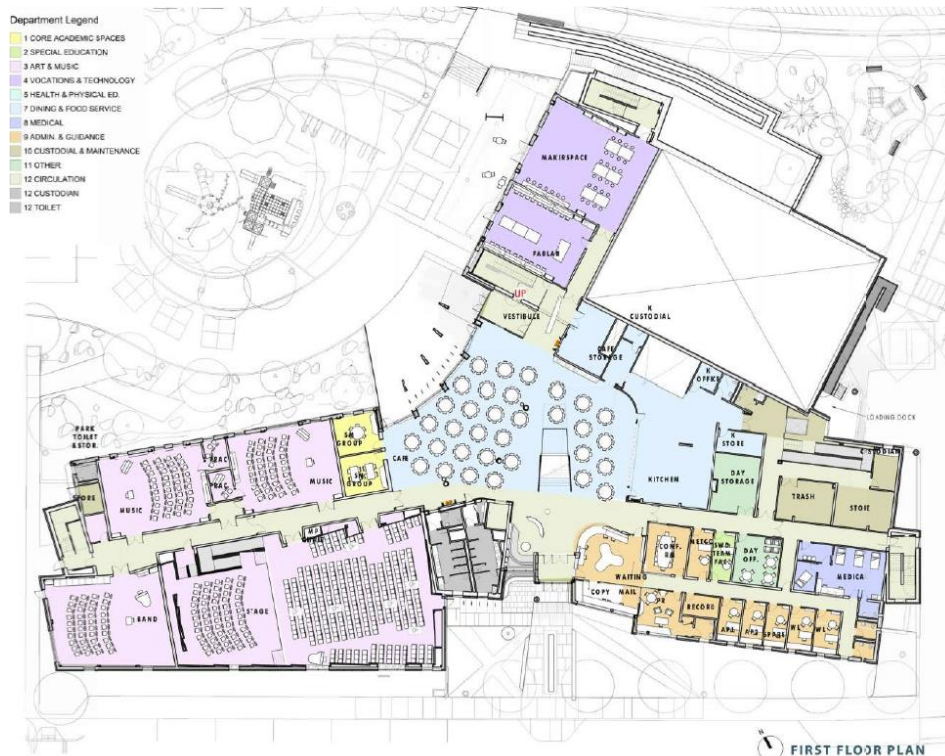
The Project Team is working through the concerns raised by the abutters and have had a series of meetings over the past several months to refine the logistics plan in a way that is safe for all stakeholders. The following meetings have occurred to date:

- 06/23/20 Temporary Play Area – reviewed proposed areas in the field
- 07/30/20 Virtual meeting with Commercial Abutters
- 08/06/20 On-site meeting with Commercial Abutters
- 08/11/20 Meeting with Fire Department
- 08/14/20 Meeting with Utility Companies (Eversource & RCN)
- 08/20/20 Meeting with Public Safety
- 08/27/20 Meeting with Traffic Department
- 09/03/20 Meeting with Tree Warden
- 09/24/20 Follow up meeting with Traffic and Tree Warden
- 10/22/20 Meeting with Commercial Abutters to provide an update on logistics

As the Project Team continues to work with the commercial abutters, several potential compromises have been identified that require additional vetting with Town stakeholders.

Gilbane has hired Vanasse & Associates, Inc. to review the logistics plan and weigh in on the safest approach at the Washington Street sidewalk. This report is expected mid-November and will be followed by a meeting with the commercial abutters.

The Project Team will continue to work through the details of the phasing and logistics plan with the Police, Fire, Traffic, and Building Departments as well as with the commercial abutters to ensure the safest strategy for all. An updated logistics plan will be presented at the December Community Forum (to be scheduled).



Jonathan Levi Architects (JLA) provided a design update to the School Building Advisory Committee (SBAC) at their October 29, 2020 meeting. An updated fly through of the building model can be found on the project website.



Typical Classroom and Corridor Section

60% CD Cost Estimates were reconciled during the month of October. Please see attached comparison summary for more detail.

I. TASKS COMPLETED THROUGH OCTOBER 2020

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

- 10/01/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 10/02/20 Commissioning Agent Proposals Due
- 10/07/20 Leftfield prepared and submitted the August OPM Monthly Report
- 10/08/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 10/13/20 October Building Commission Meeting
- 10/15/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 10/15/20 On site meeting with Commercial Abutters
- 10/15/20 Planning Board Meeting
- 10/20/20 Commissioning Agent
- 10/22/20 Working Group meeting to prep for September SBAC meeting.
- 10/22/20 Virtual meeting with Commercial Abutters
- 10/29/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.

II. TASKS PLANNED FOR NOVEMBER 2020

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

- 11/02/20 Commissioning Agent Selection Committee Meeting
- 11/05/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 11/04/20 Leftfield prepared and submitted the October OPM Monthly Report
- 11/05/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 11/05/20 ZBA Hearing
- 11/10/20 November Building Commission Meeting
- 11/12/20 Working Group meeting to prep for November SBAC meeting.
- 11/12/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 11/19/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.
- 11/19/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 11/19/20 (Tentative date) On site meeting with Commercial Abutters

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$483,926.92 this month, which consisted of OPM, Designer and Designer Consultant fees for the Construction Documents Phase Services and CM fees for Preconstruction Services.

The attached Budget Report incorporates the pending Construction Management Contract Amendment No. 1 for \$100,680.00 to represent the impact to the Total Project Budget of this amendment. Refer to Section VI – Contract Amendment/Budget Transfers for an explanation of Construction Management Contract Amendment No. 1.

The reconciled 60% Construction Documents Construction Cost Estimate provided by Gilbane is tracking at \$89,963,672 which is \$2,828,218 below the established Construction Budget. Four Alternates have been provided for consideration and costs will be monitored throughout the remaining Construction Documents phase so that decisions on the Alternates can be responsibly be made.

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

IV. PROJECT SCHEDULE OVERVIEW

See attached Project Schedule.

The Project will continue into the Zoning Board of Appeals where zoning relief will be requested for building height, mechanical penthouse height, setback from Washington Street, number of on-site parking spaces, and number of loading docks. This process is necessary in order to obtain a Building Permit from the Planning Board. The Driscoll School will be on the November 5, 2020 ZBA agenda.

In the coming months, the Design Team will continue to focus on refining the contract documents. At each step of the way, Gilbane and Leftfield will conduct thorough reviews of the documents issued and provide comments to JLA. Estimates will be completed at the 90% CD Pricing Set (to be issued 11/20) to ensure the design is tracking within budget.

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

Designer Contract Amendment No. 10 for Additional Subsurface Explorations and Testing in the area of the VPH release for \$19,800.00 was approved at the Building Commission Meeting on October 14, 2020. A Budget Transfer of \$19,800.00 from the Owner's Contingency budget line to the A/E - Geotechnical/Geo-Environmental budget line was made to fund the cost of this amendment.

Construction Management Contract Amendment No. 1 for a total of \$100,680 will be presented for approval at the November 10, 2020 Building Commission Meeting. The pending Construction Management Contract Amendment No. 1 is comprised of extended CM Preconstruction Services for \$67,500, Consultant Services for the development of the Construction Management Plan for \$13,125 and Professional Services for performing Existing Conditions Property Surveys for \$20,055. If approved, CM Contract Amendment No. 1 will be committed to the Preconstruction Services budget line. The total committed amount including CM Contract Amendment No. 1 would represent an 88% commitment of the Preconstruction Services budget, leaving \$39,008 uncommitted.

VI. COMMUNITY OUTREACH

The next Community Forum will be scheduled for early December to review the logistics plan in more detail with the wider community to ensure everyone is familiar with what to expect when construction is scheduled to begin in March 2021.

Information about Public Meetings is constantly being updated on the Project Website, as well as through emails to school parents. The public is encouraged to submit all questions and concerns via the Project Website. Responses to all submitted questions and concerns are provided and posted to the website as well.

VII. ATTACHMENTS

October 2020 Monthly Invoice Summary
Construction Management Contract Amendment No. 1 dated November 10, 2020
Total Project Budget Status Report, dated October 31, 2020
Monthly and Cumulative Cash Flow Reports, dated October 31, 2020
Preliminary Project Schedule, dated October 31, 2020
60% Cost Estimate Comparison Summary, dated October 29, 2020
Actions Log, dated October 29, 2020



November 10, 2020

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

Re: Michael Driscoll School Project
Construction Management Contract Amendment No. 1

Dear Mr. Guigli,

LeftField has reviewed the Construction Management (CM) Contract Amendment No. 1 presented by Gilbane Building Company for extended CM Preconstruction Services for \$67,500, Consultant Services for the development of the Construction Management Plan for \$13,125 and Professional Services for performing Existing Conditions Property Surveys for \$20,055. These services were discussed at the October 13, 2020 Building Commission Meeting and generally approved to move forward. The total of these Preconstruction Services is \$100,680 and can be covered by the original budget for Preconstruction Services. The total committed amount, including the proposed services, for the Preconstruction Services budget line is 88%, leaving \$39,008 uncommitted.

The request for additional CM Preconstruction Services is based on the \$22,500 per month approved in the CM Contract and is a result of the extension of the construction start from November 2020 to February 2021. Given the sensitivities of the logistics within the Construction Management Plan with abutters, the \$13,125 cost for third party expertise is fair and reasonable. Likewise, based on several other current projects, the \$20,055 cost for Existing Conditions Property Surveys is within industry averages. Therefore, Leftfield recommends approval of Construction Management Contract Amendment No. 1.

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. 1**

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 effective as of November 10, 2020, 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:

- The Owner hereby authorizes this Amendment No. 1 with a total value of \$100,680.00. This Amendment is based upon approval of the Construction Manager’s three Preconstruction Services proposals: 1) Extension of Preconstruction Services; 2) Consultant Services for Development of the Construction Management Plan; and 3) Professional Services for Existing Conditions Property Surveys . The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

<u>Fee for Basic Services</u>	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
Pre-Construction Services	<u>\$ 180,000.00</u>	<u>\$ 0.00</u>	<u>\$ 100,680.00</u>	<u>\$ 280,680.00</u>
Total Fee	<u>\$ 180,000.00</u>	<u>\$ 0.00</u>	<u>\$ 100,680.00</u>	<u>\$ 280,680.00</u>

- 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>

- The Construction Budget shall be as follows:

Original Budget:	<u>\$ 92,791,890.00</u>
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Amended Budget:	<u>\$ No Change</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:** November 10, 2020

Name: _____

Title: _____

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

By: _____ **Date:** November 10, 2020

Name: _____

Title: _____

APPROVED AS TO FORM:

By: _____ **Date:** November 10, 2020

Name: _____

Title: _____

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	\$ 3,252,490	\$ 3,209,590	99%	\$ 775,531	24%	\$ 2,476,959	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 275,556	53%	\$ 248,885	
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%	\$ 27,500	100%	\$ -	*5
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ 42,900	100%	\$ -	*6
Advertising & Printing	\$ 31,969	\$ -	\$ 31,969	\$ 589	2%	\$ 589	2%	\$ 31,380	
TOB Project Management Services	\$ 576,500	\$ -	\$ 576,500	\$ -	0%	\$ -	0%	\$ 576,500	
PSB Project Management Services	\$ 225,000	\$ -	\$ 225,000	\$ -	0%	\$ -	0%	\$ 225,000	
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 4,122,122	\$ 70,400	\$ 4,192,522	\$ 3,210,179	77%	\$ 776,120	19%	\$ 3,416,402	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 3,237,542	45%	\$ 4,021,521	
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%	\$ 1,422,776	56%	\$ 1,117,896	
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%	\$ 358,329	50%	\$ 359,581	
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%	\$ 22,031	16%	\$ 116,481	*2
Geotechnical/Geo-Environmental	\$ -	\$ 453,475	\$ 453,475	\$ 453,475	100%	\$ 215,875	48%	\$ 237,600	*3, 4, 8, 9
Site Survey & Site Requirements	\$ -	\$ 2,750	\$ 2,750	\$ 2,750	100%	\$ 2,750	100%	\$ -	*7
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 217,910	\$ 7,976,973	\$ 7,976,973	100%	\$ 3,595,871	45%	\$ 4,381,102	

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	\$ 280,680	88%	\$ 157,500	49%	\$ 162,188	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ 280,680	88%	\$ 157,500	49%	\$ 162,188	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	*1
Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
SUB-TOTAL	\$ 92,909,563	\$ (117,673)	\$ 92,791,890	\$ -	0%	\$ -	0%	\$ 92,791,890	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ -	\$ 4,645,478	\$ -	0%	\$ -	0%	\$ 4,645,478	
Miscellaneous Project Costs	\$ 569,893	\$ -	\$ 569,893	\$ 7,897	1.4%	\$ 6,522	1%	\$ 563,371	
Utilities & Utility Company Fees	\$ 106,563		\$ 106,563	\$ 7,897	7%	\$ 6,522	6%	\$ 100,041	
Testing & Inspection Services	\$ 127,875		\$ 127,875	\$ -	0%	\$ -	0%	\$ 127,875	
Commissioning	\$ 132,896		\$ 132,896	\$ -	0%	\$ -	0%	\$ 132,896	
Security	\$ 106,653		\$ 106,653	\$ -	0%	\$ -	0%	\$ 106,653	
Moving	\$ 95,906		\$ 95,906	\$ -	0%	\$ -	0%	\$ 95,906	
Other Project Costs	\$ -		\$ -	\$ -	-	\$ -	-	\$ -	
Furnishings and Equipment	\$ 2,774,400	\$ -	\$ 2,774,400	\$ -	0%	\$ -	0%	\$ 2,774,400	
Furnishings	\$ 1,654,400		\$ 1,654,400	\$ -	0%	\$ -	0%	\$ 1,654,400	
Technology Equipment	\$ 1,120,000		\$ 1,120,000	\$ -	0%	\$ -	0%	\$ 1,120,000	
Owner's Contingency	\$ 2,199,793	\$ (170,637)	\$ 2,029,156	\$ -	0%	\$ -	0%	\$ 2,029,156	*4, 5, 6, 7, 8, 9
SUB-TOTAL	\$ 10,189,564	\$ (170,637)	\$ 10,018,927	\$ 7,897	0%	\$ 6,522	0%	\$ 10,012,405	
TOTAL DD-CLO	\$ 115,300,000	\$ -	\$ 115,300,000	\$ 11,475,729	10%	\$ 4,536,013	4%	\$ 110,763,987	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,513,275	\$ 12,689,004	11%	\$ 5,749,288	5%	\$ 110,763,987	
CONSTRUCTION COST ESTIMATES									
	\$ -		\$ -						
SD Cost Estimate	Date	Estimator	Amount	SF	Cost Per SF				
Re-Start Cost Estimate	4/26/2019	Daedalus	\$ 87,200,254.00	155,632	\$560.30				
50% DD Cost Estimate	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
100% DD Cost Estimate	05/19/20	Gilbane	\$ 95,978,500.00	155,632	\$616.70				
	07/20/20	Gilbane	\$ 94,466,766.00	157,950	\$598.08				

Budget Transfers:

01	3/18/2020	Transfer \$117,673.00 from the Construction Budget to A/E Other Reimbursables Budget to cover the costs of furnishing and installing a geothermal test well. (Designer Contract Amendment #3)
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Total Project Budget Status Report

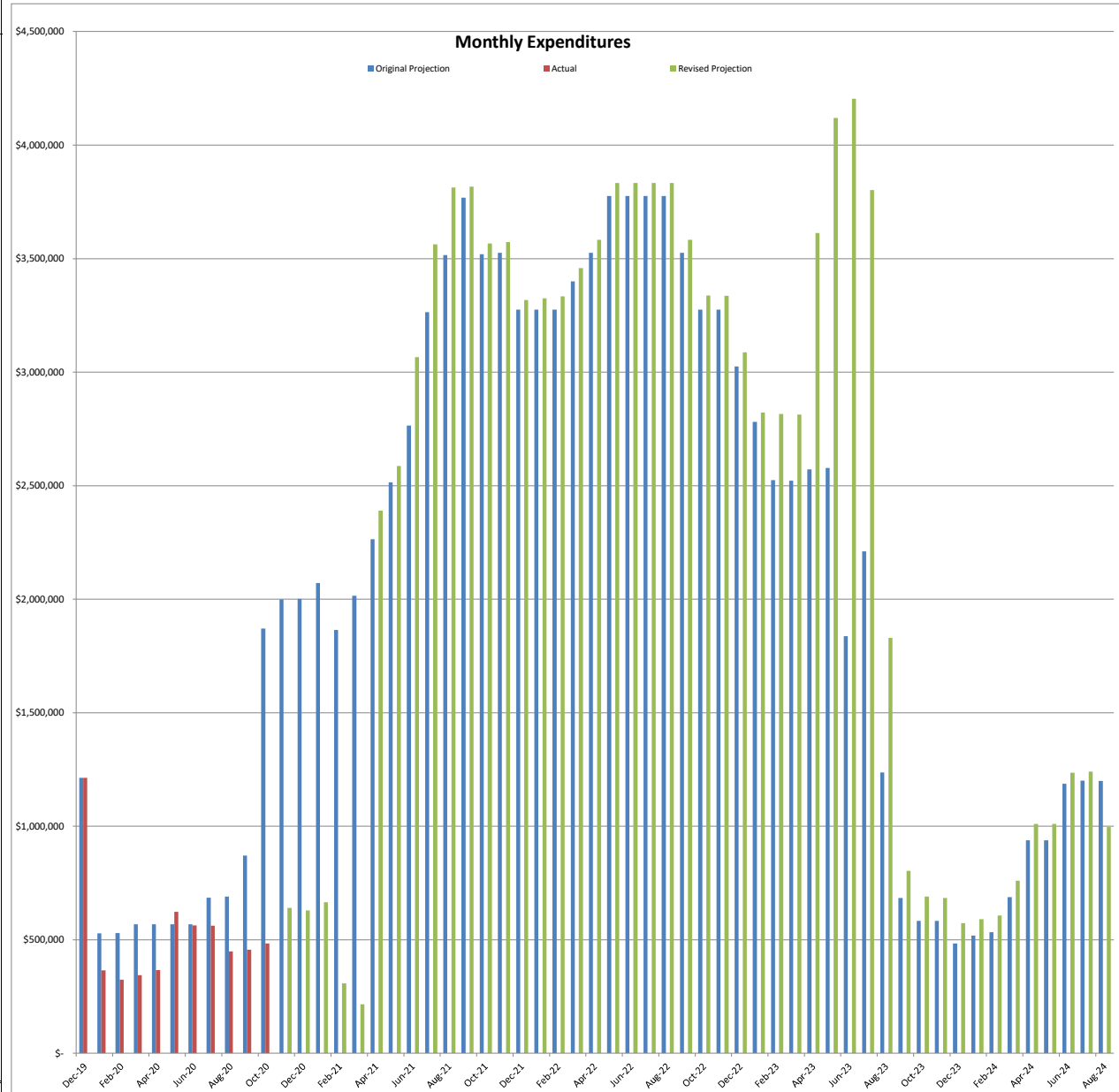
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
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Budget Transfers (continued):

02	4/7/2020	Transfer \$138,512.00 from the A/E Other Reimbursables Budget to the A/E HAZMAT Budget to cover the costs of HAZMAT, testing, reporting and monitoring. (Designer Contract Amendment #4)							
03	4/7/2020	Transfer \$340,725.00 from the A/E Other Reimbursables Budget to the A/E Geo-environmental & Geotechnical Budget to cover the costs of Geotechnical Consulting for \$189,475, Geo-environmental Consulting for \$134,200.00 and additional supplemental subsurface exploratory services for \$17,050.00. (Designer Contract Amendment #5)							
04	6/9/2020	Transfer \$15,263.00 from the A/E Other Reimbursables Budget and \$34,787.00 from Owner's Contingency for a total of \$50,050.00 to the A/E Geo-Environmental & Geotechnical Budget to fund the supplemental Geotechnical borings and Geo-environmental soils sampling/characterization for the drain line relocation path. (Designer Contract Amendment #7)							
05	7/8/2020	Transfer \$27,500.00 from Owner's Contingency to Owner Project Manager's Reimbursable 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	8/11/2020	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)							

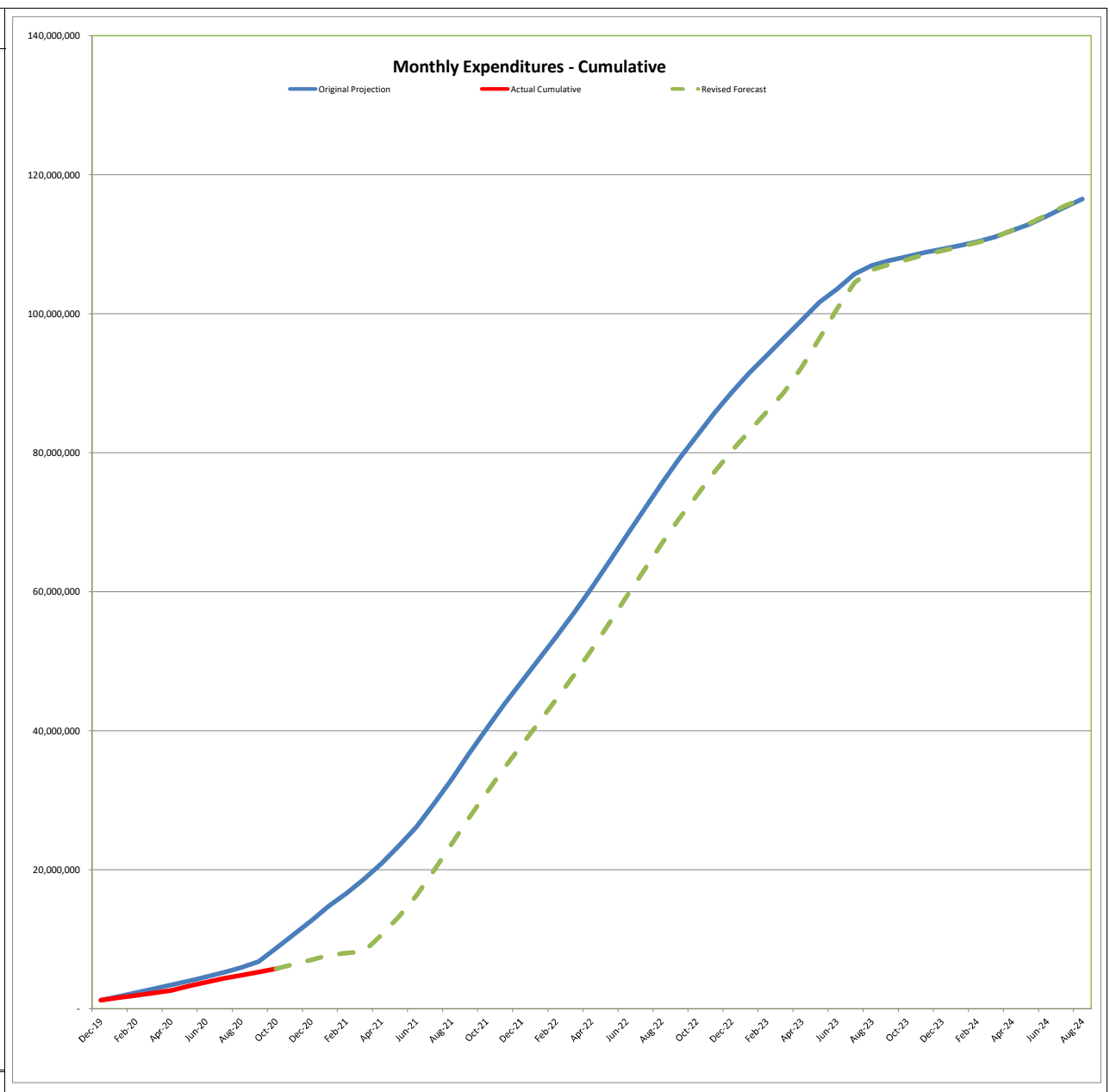
Monthly Cash Flow

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		\$ 640,473
Dec-20	\$ 2,001,151		\$ 628,918
Jan-21	\$ 2,071,151		\$ 665,243
Feb-21	\$ 1,864,245		\$ 308,067
Mar-21	\$ 2,014,797		\$ 216,179
Apr-21	\$ 2,264,797		\$ 2,390,231
May-21	\$ 2,514,797		\$ 2,587,090
Jun-21	\$ 2,764,797		\$ 3,066,039
Jul-21	\$ 3,264,797		\$ 3,563,539
Aug-21	\$ 3,515,850		\$ 3,814,092
Sep-21	\$ 3,769,197		\$ 3,817,439
Oct-21	\$ 3,519,197		\$ 3,567,439
Nov-21	\$ 3,525,837		\$ 3,573,537
Dec-21	\$ 3,275,837		\$ 3,318,479
Jan-22	\$ 3,275,837		\$ 3,324,924
Feb-22	\$ 3,275,837		\$ 3,334,252
Mar-22	\$ 3,400,837		\$ 3,458,552
Apr-22	\$ 3,525,837		\$ 3,583,352
May-22	\$ 3,775,837		\$ 3,833,352
Jun-22	\$ 3,775,837		\$ 3,833,352
Jul-22	\$ 3,775,837		\$ 3,833,352
Aug-22	\$ 3,775,837		\$ 3,833,352
Sep-22	\$ 3,525,837		\$ 3,583,352
Oct-22	\$ 3,275,837		\$ 3,338,374
Nov-22	\$ 3,275,837		\$ 3,337,274
Dec-22	\$ 3,025,837		\$ 3,087,274
Jan-23	\$ 2,780,837		\$ 2,822,274
Feb-23	\$ 2,524,512		\$ 2,815,949
Mar-23	\$ 2,522,037		\$ 2,813,474
Apr-23	\$ 2,572,037		\$ 3,613,474
May-23	\$ 2,578,600		\$ 4,120,037
Jun-23	\$ 1,837,433		\$ 4,205,265
Jul-23	\$ 2,210,615		\$ 3,802,918
Aug-23	\$ 1,236,456		\$ 1,830,165
Sep-23	\$ 683,797		\$ 803,112
Oct-23	\$ 583,797		\$ 690,684
Nov-23	\$ 583,797		\$ 684,226
Dec-23	\$ 483,797		\$ 572,634
Jan-24	\$ 518,360		\$ 591,247
Feb-24	\$ 533,797		\$ 606,684
Mar-24	\$ 687,648		\$ 760,484
Apr-24	\$ 937,597		\$ 1,010,484
May-24	\$ 937,597		\$ 1,010,478
Jun-24	\$ 1,187,597		\$ 1,235,370
Jul-24	\$ 1,200,297		\$ 1,240,370
Aug-24	\$ 1,199,491		\$ 997,131
Total:	\$ 116,513,275	\$ 5,749,288	\$ 110,763,987



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	\$ 5,749,288
Nov-20	10,661,682		\$ 6,389,761
Dec-20	12,662,833		\$ 7,018,679
Jan-21	14,733,984		\$ 7,683,922
Feb-21	16,598,229		\$ 7,991,989
Mar-21	18,613,026		\$ 8,208,168
Apr-21	20,877,823		\$ 10,598,399
May-21	23,392,620		\$ 13,185,489
Jun-21	26,157,417		\$ 16,251,528
Jul-21	29,422,214		\$ 19,815,067
Aug-21	32,938,064		\$ 23,629,159
Sep-21	36,707,261		\$ 27,446,598
Oct-21	40,226,458		\$ 31,014,037
Nov-21	43,752,295		\$ 34,587,574
Dec-21	47,028,132		\$ 37,906,053
Jan-22	50,303,969		\$ 41,230,977
Feb-22	53,579,806		\$ 44,565,229
Mar-22	56,980,643		\$ 48,023,781
Apr-22	60,506,480		\$ 51,607,133
May-22	64,282,317		\$ 55,440,485
Jun-22	68,058,154		\$ 59,273,837
Jul-22	71,833,991		\$ 63,107,189
Aug-22	75,609,828		\$ 66,940,541
Sep-22	79,135,665		\$ 70,523,893
Oct-22	82,411,502		\$ 73,862,267
Nov-22	85,687,339		\$ 77,199,541
Dec-22	88,713,176		\$ 80,286,815
Jan-23	91,494,013		\$ 83,109,089
Feb-23	94,018,525		\$ 85,925,038
Mar-23	96,540,562		\$ 88,738,512
Apr-23	99,112,599		\$ 92,351,986
May-23	101,691,199		\$ 96,472,023
Jun-23	103,528,632		\$ 100,677,288
Jul-23	105,739,247		\$ 104,480,206
Aug-23	106,975,703		\$ 106,310,371
Sep-23	107,659,500		\$ 107,113,483
Oct-23	108,243,297		\$ 107,804,167
Nov-23	108,827,094		\$ 108,488,393
Dec-23	109,310,891		\$ 109,061,027
Jan-24	109,829,251		\$ 109,652,274
Feb-24	110,363,048		\$ 110,258,958
Mar-24	111,050,696		\$ 111,019,442
Apr-24	111,988,293		\$ 112,029,926
May-24	112,925,890		\$ 113,040,404
Jun-24	114,113,487		\$ 114,275,774
Jul-24	115,313,784		\$ 115,516,144
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 5,749,288	\$ 116,513,275



Michael Driscoll School: Brookline, MA

60% CD Cost Estimate Comparison - RECONCILED

10/23/2020

		GSF 157,950		GSF 157,950			
		ARCH Estimator (CHA)		Gilbane Building Co.		Variance (CHA - Gilbane)	
		Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF
03	Concrete	\$ 5,844,129	\$ -	\$ 5,990,800	\$ -	\$ (146,671)	\$ (0.93)
04	Masonry	\$ 1,964,623	\$ 12.44	\$ 1,981,393	\$ 12.54	\$ (16,770)	\$ (0.11)
05	Metals	\$ 6,527,265	\$ 41.32	\$ 6,270,161	\$ 39.70	\$ 257,104	\$ 1.63
06	Woods, Plastics, and Composites	\$ 3,130,862	\$ 19.82	\$ 3,167,348	\$ 20.05	\$ (36,486)	\$ (0.23)
07	Thermal and Moisture Protection	\$ 3,557,004	\$ 22.52	\$ 3,491,398	\$ 22.10	\$ 65,606	\$ 0.42
08	Openings	\$ 4,555,191	\$ 28.84	\$ 4,665,193	\$ 29.54	\$ (110,002)	\$ (0.70)
09	Finishes	\$ 10,173,472	\$ 64.41	\$ 10,187,558	\$ 64.50	\$ (14,086)	\$ (0.09)
10	Specialties	\$ 991,420	\$ 6.28	\$ 956,873	\$ 6.06	\$ 34,547	\$ 0.22
11	Equipment	\$ 793,321	\$ 5.02	\$ 746,322	\$ 4.73	\$ 46,999	\$ 0.30
12	Furnishings	\$ 178,905	\$ 1.13	\$ 178,318	\$ 1.13	\$ 587	\$ 0.00
14	Conveying Systems	\$ 370,000	\$ 2.34	\$ 363,600	\$ 2.30	\$ 6,400	\$ 0.04
21, 22, 23	Mechanical	\$ 13,890,528	\$ 87.94	\$ 14,033,441	\$ 88.85	\$ (142,913)	\$ (0.90)
26	Electrical	\$ 6,995,986	\$ 44.29	\$ 7,033,726	\$ 44.53	\$ (37,740)	\$ (0.24)
02	Existing Conditions	\$ 2,004,399	\$ 12.69	\$ 1,578,000	\$ 9.99	\$ 426,399	\$ 2.70
31	Earthwork	\$ 5,613,463	\$ 35.54	\$ 6,068,109	\$ 38.42	\$ (454,646)	\$ (2.88)
32	Exterior Improvements	\$ 4,307,128	\$ 27.27	\$ 4,347,387	\$ 27.52	\$ (40,259)	\$ (0.25)
33	Utilities	\$ 899,223	\$ 5.69	\$ 1,041,931	\$ 6.60	\$ (142,708)	\$ (0.90)
TOTAL CONSTRUCTION COSTS		\$ 71,796,919	\$ 454.55	\$ 72,101,558	\$ 456.48	\$ (304,639)	\$ (1.93)
	Design & Estimating Contingency	\$ 1,795,000	\$ 11.36	\$ 1,802,539	\$ 11.41	\$ (7,539)	\$ (0.05)
	General Conditions & General Requirements	\$ 8,534,870	\$ 54.04	\$ 8,534,870	\$ 54.04	\$ -	\$ -
	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	\$ 2,024,000	\$ 12.81	\$ 1,982,794	\$ 12.55	\$ 41,206	\$ 0.26
	SDI / Sub Bond Pool	\$ (1,135,000)	\$ (7.19)	incl. above	\$ -	\$ (1,135,000)	\$ (7.19)
	CCIP (2.65%)	\$ 2,049,000	\$ 12.97	\$ 2,474,001	\$ 15.66	\$ (425,001)	\$ (2.69)
	Escalation	\$ 378,000	\$ 2.39	\$ 300,000	\$ 1.90	\$ 78,000	\$ 0.49
TOTAL ESTIMATED COSTS		\$ 88,210,700	\$ 558.47	\$ 89,963,672	\$ 569.57	\$ (1,752,972)	\$ (11.10)
	Geothermal Wells	\$ 2,469,000	\$ 15.63	\$ 2,450,000	\$ 15.51	100% DD Estimate w/ Alts	
	Sunshades and Associated Structure	\$ 699,500	\$ 4.43	\$ 800,000	\$ 5.06	\$ 92,929,979	\$ 588.35
	Plam Bumper Rail	\$ 545,100	\$ 3.45	\$ 275,000	\$ 1.74	100% DD Estimate w/ Alts less VM	
TOTAL ESTIMATED COSTS W/ ALTERNATES		\$ 91,924,300	\$ 581.98	\$ 93,488,672	\$ 591.89	\$ 92,137,012	\$ 583.33
EST'D COSTS COMPARED TO BUDGET \$92,791,890		\$ (4,581,190)	-4.94%	\$ (2,828,218)	-3.05%		
EST'D COSTS + ALTS COMPARED TO BUDGET		\$ (867,590)	-0.93%	\$ 696,782	0.75%		



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	29-Oct	ongoing	Jen (LF)	update needed	Weekly check for any updates needed on the website.
2	Schedule Update	29-Oct	ongoing	Lynda (GBC)	update needed	Adding VAI activities, adding meeting with Traffic Engineer, meetings with JLA to be set weekly. 2 week look ahead.
3	New sidewalk at North side of Westbourne	29-Oct	1-Mar	Gilbane	update needed	Civil updated progress drawing expected 10/22. - + \$185K added. Deleting elevator stop to roof might help cover cost – JLA to confirm with Charlie and GGD – not needed for maintenance? Work over Summer 2021 to allow ADA access during any sidewalk closures by steel.
4	GBC CM Plan	29-Oct	1-Oct	Bob (GBC)	update needed	Vanasse walkthrough scheduled 10/29.
5	Commercial Abutter Issues	29-Oct	1-Mar	Walt (GBC)	update needed	10/22 meeting, Gilbane circulated minutes.
6	Trade Contractor - Filed Sub Bids - Timeline	29-Oct	1-Nov	Jen (LF)	update needed	How is Prequal Committee established? Appointed? Or internal? 1LF/1JLA/1GBC/1Town makeup of committee. Lathe/Plaster – out. Cementitious panels in ACT scope – removed.
7	Non-Filed Sub Bid Procurement	29-Oct	1-Mar	Lynda (GBC)	update needed	JLA/GBC weekly meeting to review spec/docs etc 11/4. Site - prequal list to be reviewed.
8	November SBAC Meeting - Agenda, presentation, identify meeting materials needed	29-Oct	31-Dec	Jen (LF)	record	SBAC and WG meeting invites sent through January. Draft agenda for 11/9, Working Group 11/12, SBAC 11/19.
9	Procurement - Structural Peer Review	29-Oct	1-Nov	Jen (LF)	record	Leftfield preparing RFP - will be ready this week. Review at 90%.
10	Procurement - Third Party Plan Review - NFPA-241	29-Oct	1-Nov	Jen (LF)	record	Leftfield preparing RFP - will be ready this week. Review required at 90% CDs - 11/20 set?
11	Procurement - Testing services during construction	29-Oct	1-Mar	Jen (LF)	record	Leftfield preparing RFP - will be ready this week.
12	Historical Items from Existing Driscoll	29-Oct	1-Dec	Team	update needed	David Y to reach out to teachers to ask if any plaques, memorials, etc to be saved and relocated to new building. Cost associated with moving 100 year mural - update.
13	Planning Board / ZBA Process	29-Oct	1-Mar	Planning Dept (Town)	record	ZBA targeting 11/4 tentatively?
14	Street Tree Hearing Process	29-Oct	24-Nov	Gilbane	update needed	First tree hearing to be held 11/24, appeal tree hearing 12/22. One tree that needs to be removed due to constructability issues not on original removal plan - need to identify tree to Tom Brady.
15	Procurement - Commissioning Agent	29-Oct	28-Sep	Jen (LF)	update needed	Updated matrix with references, meeting to rank this morning? Need to reschedule? Charlie out, declined meeting and is out until 11/2
16	Div 0	29-Oct	23-Oct	Jen (LF)	action needed	LF assembling. JLA will incorporate into spec.
17	Security System Review	29-Oct	6-Nov	Matt / Tony (Town)	meeting	JLA sent agendas, Matt/Tony to identify appropriate Town staff to participate. Jen to coordinate meetings.
18	Fire Department Review	29-Oct	6-Nov	Matt / Tony (Town)	meeting	JLA sent agendas, Matt/Tony to identify appropriate Town staff to participate. Jen to coordinate meetings.
19	MEP Review with Charlie Simmons	29-Oct	6-Nov	Matt / Tony (Town)	meeting	JLA sent agendas, Matt/Tony to identify appropriate Town staff to participate. Jen to coordinate meetings.
20	IT Review	29-Oct	6-Nov	Matt / Tony (Town)	meeting	JLA sent agendas, Matt/Tony to identify appropriate Town staff to participate. Jen to coordinate meetings.
21	A/V Systems Review	29-Oct	6-Nov	Matt / Tony (Town)	meeting	JLA sent agendas, Matt/Tony to identify appropriate Town staff to participate. Jen to coordinate meetings.
22	Outlet Location Review	29-Oct	6-Nov	Matt / Tony (Town)	meeting	JLA sent agendas, Matt/Tony to identify appropriate Town staff to participate. Jen to coordinate meetings.



PROJECT ACTIONS LOG

Michael Driscoll School Project - Brookline, MA

	Immediate Action Needed
	Action Needed
	Longer Timeframe Action Needed
	Complete

23	Proprietary Items List	29-Oct	1-Mar	Team	update needed	Will likely be security and tech adds to list, Adam forwarded latest list to Joe M. for inclusion in estimate.
24	Utility Update	29-Oct	1-Mar	Adam (LF)	record	Adam chasing NGrid for backcharge.
25	Perform existing conditions surveys for neighboring residences	29-Oct	30-Jun	Lynda (GBC)	update needed	GBC sent RTA to LF for review. GBC to number RTAs for ease of tracking, will provide as an amendment for approval by Building Commission at 11/10 meeting (will send to BC on 11/3)
23	Gas Company - coordination of construction within 200' of regulator	29-Oct	1-Mar	Bob (GBC)	record	Met on site 10/8. No seismic monitoring requested yet, they may be able to do that in house. Following up internally with engineering dept., another meeting on site will be needed.
24	Mass Save	29-Oct	1-Mar	JLA/GGD	record	Matt G. sent back to JLA. Next Steps?
25	Old Lincoln School	29-Oct	1-Sep	Town	record	HS opening November 2021, maybe later. Need long weekend or vacation week to move. Would need by 9/2022 – timing fine, need update on capacity. Matt will review with Helen.
26	Contractor Parking Plan	29-Oct	1-Mar	Gilbane	update needed	New VAI study will help inform this. When is VAI study due back?
27	ADA accessible sidewalk path when south closed for steel erection	29-Oct	1-Mar	Gilbane	record	Will complete North side of Westbourne in Summer 2021 to address ADA accessible sidewalk path.
28	Solar Panels	29-Oct	1-Nov	Philip (JLA)	update needed	Philip following up with Kara Brewton (Planning Dept)
32	Building Commission Meeting	30-Oct	10-Nov	Team	record	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 10/30, materials to Tony 11/3.
33	Relay USPS mailbox at corner of Alley and Westbourne to be relocated	1-Nov	1-Mar	Team	update needed	Adam left a voice message as a first step, in person may be better tactic.
34	Community Forum	1-Nov	31-Dec	Team	meeting	Wednesday, December 2, 2020 proposed date for next Community Forum. Confirm by 11/1.
35	Clear approach needed for closed windows at existing school during construction	15-Nov	1-Mar	David (School)	record	Many parents are asking about windows in existing school needing to be closed for dust or noise and how air quality in existing classrooms is being considered. Portable A/C units being discussed as an option. Need approach by next Community Forum.
36	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.