

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

September 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 September, 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.



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. Their main concerns are the impact of closing the sidewalk in front of the school on Washington Street, where a past utility project created confusion for pedestrian, bike and car traffic, and maintaining access to the alley between a number of the businesses and the new school. For reference, the alley connects to Washington Street and Westbourne Terrace at the east side of the site.

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
- 10/01/20 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. As an example, the Project Team is also working on a plan to potentially widen the mouth of the alley at Westbourne Terrace. This would allow better access for larger vehicles to make deliveries and service dumpsters from the Westbourne side of the alley when the Washington Street side requires closure due to the very tight space between the extents of the new building, supports for its deep foundations, and the school's property line which runs along the building across the alley at the Washington Street alley entrance. The Fire Department has noted that the widening at Westbourne will also allow safer access for fire trucks.

The Project Team will continue to vet these different approaches as we continue to work with the commercial abutters.

Leftfield provided the School Building Advisory Committee (SBAC) with an update of progress made over the summer months and a look ahead to what to expect in the Fall of 2020. This email was sent out to the SBAC on September 30, 2020.

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).

I. TASKS COMPLETED THROUGH SEPTEMBER 2020

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

- 09/23/20 Lessons Learned meeting with Project Team to review lessons learned on the Dearborn School which was a JLA/Gilbane project.
- 09/01/20 LeftField prepared and submitted the August OPM Monthly Report
- 09/03/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 09/03/20 Project Team meeting with Tree Warden to review proposed plantings on site and procedures to remove/replace
- 09/08/20 September Building Commission Meeting
- 09/10/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 09/17/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 09/18/20 60% CD Pricing Documents Issued
- 09/24/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 09/24/20 Follow up meeting with the Tree Warden and Traffic Dept.

II. TASKS PLANNED FOR OCTOBER 2020

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

- 10/01/20 District Staff/Project Team Meeting to review status of tasks on the Project Actions Log.
- 10/01/20 On Site meeting with Commercial Abutters
- 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
- 10/22/20 Working Group meeting to prep for September SBAC meeting.
- 10/29/20 School Building Advisory Committee Meeting to discuss design, budget and schedule updates.

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$455,715.18 this month, which consisted of OPM, Designer and Designer Consultant fees for the Construction Documents Phase Services, CM fees for Preconstruction Services and cable company fees.

The attached Budget Report incorporates the pending Designer Contract Amendment No. 10 for \$19,800.00 to represent the impact to the budget in advance of review and approval scheduled for the October 13, 2020 Building Commission Meeting. Refer to Section VI – Contract Amendment/Budget Transfers for an explanation of Designer Contract Amendment No. 10.

As previously noted, the 100% Design Development Construction Cost Estimate provided by Gilbane is tracking \$1,674,876 over the established Construction Budget. Value Engineering items have been identified to bring costs within budget and are being monitored throughout the Construction Documents phase and will be checked against the upcoming 60% Construction Documents Cost Estimates.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated September 30, 2020.

IV. PROJECT SCHEDULE OVERVIEW

See attached Project Schedule.

The Project will continue through the Planning Board process 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 October 15, 2020 Planning Board meeting 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 are being completed at the 60% CD Pricing Set (underway) and 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 will be presented for approval at the Building Commission Meeting on October 14, 2020. The additional subsurface explorations will include nine additional borings and three additional groundwater monitoring wells including sampling and testing of both soils and groundwater for MCP compliance and to determine remedial response actions.

A Budget Transfer is required to fund the cost of this amendment. A transfer of \$19,800.00 from the Owner's Contingency budget line to the A/E - Geotechnical/Geo-Environmental budget line has been indicated on the attached Total Project Budget Status Report to represent the impact to the budget.

VI. COMMUNITY OUTREACH

As noted above, the Project Team continues to work closely with Town Departments and Commercial Abutters to further develop the logistics plan. The next meeting scheduled with Commercial Abutters is on October 15, 2020.

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

September 2020 Monthly Invoice Summary
Designer Contract Amendment No. 10, dated October 13, 2020
Total Project Budget Status Report, dated September 30, 2020
Monthly and Cumulative Cash Flow Reports, dated September 30, 2020
Preliminary Project Schedule, dated September 30, 2020
Driscoll SBAC Update Email, dated September 30, 2020
Actions Log, dated October 1, 2020



October 13, 2020

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

Re: Michael Driscoll School Project
Designer Services Contract Amendment No. 10

Dear Mr. Guigli,

LeftField has reviewed the Designer Contract Amendment No. 10 presented by Jonathan Levi Architects for supplemental geo-environmental engineering services provided by their Geotechnical/Geo-environmental Engineering Consultant, McPhail Associates. The request is based on McPhail's Proposal, dated September 18, 2020, which indicates that additional subsurface exploration is required to determine the extent of the VPH release within the soil and groundwater in the vicinity of the release. The additional subsurface exploration will include 9 borings and 3 new groundwater monitoring wells including sampling and testing of both soil and groundwater for MCP compliance and remedial response actions. McPhail's cost to perform the services outlined is \$18,000.00 and JLA's administrative costs of \$1,800.00 is per the Designer Contract.

In reviewing McPhail's cost to provide the tasks outlined, LeftField feels that the costs are unavoidable due to the discovery of the VPH release found during McPhail's subsurface exploration program. The cost aligns with the scope of services required and was included in McPhail's projected cost summary presented to the Building Commission. Therefore, LeftField recommends that the Town of Brookline accept Designer Contract Amendment No. 10 for the total of \$19,800.00.

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
Adam Keane, LeftField, LLC
Philip Gray, Jonathan Levi Architects

**CONTRACT FOR DESIGNER SERVICES
AMENDMENT NO. 10**

WHEREAS, the TOWN OF BROOKLINE (“Owner”) and JONATHAN LEVI ARCHITECTS LLC. (the “Designer”) (collectively, the “Parties”) entered into a Contract on August 31, 2018, (“Contract”) for Designer Services for the New Construction of the Michael Driscoll Elementary School, Abatement and Demolition of the Existing School, Site Improvements and All Associated Work at the 64 Westbourne Terrace, Brookline, MA 02446; and

WHEREAS, the scope of this work is summarized in the attached Proposal for Supplemental Geo-environmental Engineering Services from McPhail Associates, Inc., dated September 18, 2020; and

WHEREAS, Contract Amendment No. 2 was approved by the Town of Brookline on January 17, 2020; and

WHEREAS, Contract Amendment No. 3 was approved by the Town of Brookline on March 18, 2020; and

WHEREAS, Contract Amendment No. 4 was approved by the Town of Brookline on March 26, 2020; and

WHEREAS, Contract Amendment No. 5 was approved by the Town of Brookline on March 26, 2020; and

WHEREAS, Contract Amendment No. 6 was approved by the Town of Brookline on May 12, 2020; and

WHEREAS, Contract Amendment No. 7 was approved by the Town of Brookline on June 9, 2020; and

WHEREAS, Contract Amendment No. 8 was approved by the Town of Brookline on August 11, 2020; and

WHEREAS, Contract Amendment No. 9 was approved by the Town of Brookline on August 11, 2020; and

WHEREAS, effective as of October 13, 2020, the parties wish to amend the contract, as amended:

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

1. The Owner hereby authorizes this Contract Amendment No. 10 for the total value of \$19,800.00. This Amendment is based on JLA’s Consultant McPhail Associates’ Proposal, dated September 18, 2020 for \$18,000.00 and JLA’s administrative mark-up of 10%. This Amendment is for performing nine geoprobes, installing three groundwater monitoring wells, sampling and testing groundwater from three monitoring wells and soil, prepare an Environmental Conditions Report for MCP compliance and remedial response actions. The Designer is herein authorized to commence the services outlined in this Amendment, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services		Previous Amendments	Amount of This Amendment	Total of All Amendments
Feasibility Study/Schematic Design Phase	\$1,179,260	\$ 500	\$ 0	\$ 1,179,760
CA #2 - Design Development Phase	\$ 0	\$ 1,814,766	\$ 0	\$ 1,814,766
CA #2 - Construction Documents Phase	\$ 0	\$ 2,540,672	\$ 0	\$ 2,540,672
CA #2 - Bidding Phase	\$ 0	\$ 290,363	\$ 0	\$ 290,363
CA #2 - Construction Phase	\$ 0	\$ 2,540,672	\$ 0	\$ 2,540,672
CA #2 - Completion Phase	\$ 0	\$ 72,590	\$ 0	\$ 72,590
CA #3 - Geotechnical Engineering – Geothermal Test Well	\$ 0	\$ 117,673	\$ 0	\$ 117,673
CA #3 -Acoustical Engineering – Noise Sound Measurements	\$ 0	\$ 5,500	\$ 0	\$ 5,500
CA #4 – HAZMAT Consulting	\$ 0	\$ 138,512	\$ 0	\$ 138,512
CA #5 – Geo-Environmental & Geotechnical, Subsurface	\$ 0	\$ 340,725	\$ 0	\$ 340,725
CA #6 – Utilities – Hydrant Flow Test	\$ 0	\$ 1,375	\$ 0	\$ 1,375
CA #7 – Supplemental Geo-Engineering & Geotechnical	\$ 0	\$ 50,050	\$ 0	\$ 50,050
CA #8 – Site Surveying	\$ 0	\$ 2,750	\$ 0	\$ 2,750
CA #9 – Supplemental Geo-environmental Engineering	\$ 0	\$ 42,900	\$ 0	\$ 42,900
CA #10–Supplemental Geo-environmental Engineering	\$ 0	\$ 0	\$ 19,800	\$ 19,800
Total Fee	\$1,179,260	\$ 7,959,048	\$ 19,800	\$ 9,158,108

This Amendment is for performing nine geoprobes, installing three new groundwater monitoring wells, sampling and testing groundwater and soil and preparing report for MCP compliance and remedial response actions.

3. The Construction Budget shall be as follows:

Original Budget:	\$ 93,335,813 _____
Amended Budget	\$ 92,791,890 _____

4. The Project Schedule shall be as follows:

Original Schedule:	<u>Phase 1 Substantial Completion – 11/4/2022</u>
	<u>Phase 2 Substantial Completion – 8/31/2024</u>
Amended Schedule	<u>Phase 1 Substantial Completion – 5/31/2023</u>
	<u>Phase 2 Substantial Completion – 8/31/2024</u>

Phase 1 – New Building, Roadways and Sidewalk Work

Phase 2 – Abatement & Demolition of Existing Building, Geothermal Wells & Site Improvements

5. This Amendment contains all the terms and conditions agreed upon by the Parties as amendments to the original Contract, as amended. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract, as amended, shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER:

(print name)

(print title)

By: _____
(signature)

Date: _____

DESIGNER:

Jonathan Levi, FAIA
(print name)

Principal
(print title)

By: _____
(signature)

Date: 10/1/2020

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	\$ 3,252,490	\$ 3,209,590	99%	\$ 663,742	20%	\$ 2,545,848	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 206,667	39%	\$ 317,774	
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%	\$ 664,331	16%	\$ 3,528,191	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 2,881,848	40%	\$ 4,377,215	
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%	\$ 1,067,082	42%	\$ 1,473,590	
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%	\$ 321,485	45%	\$ 396,425	
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%	\$ 21,212	15%	\$ 117,300	*2
Geotechnical/Geo-Environmental	\$ -	\$ 453,475	\$ 453,475	\$ 453,475	100%	\$ 182,600	40%	\$ 270,875	*3, 4, 8, 9
Site Survey & Site Requirements	\$ -	\$ 2,750	\$ 2,750	\$ 2,750	100%	\$ -	0%	\$ 2,750	*7
Wetlands	\$ -		\$ -	\$ -		\$ -		\$ -	
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 217,910	\$ 7,976,973	\$ 7,976,973	100%	\$ 3,203,333	40%	\$ 4,773,640	

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%	\$ 135,000	42%	\$ 184,688	
SUB-TOTAL	\$ 319,688	\$ -	\$ 319,688	\$ 180,000	56%	\$ 135,000	42%	\$ 184,688	
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	\$ 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	\$ 11,375,049	10%	\$ 4,009,186	3%	\$ 111,290,814	
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ -	\$ 116,513,275	\$ 12,588,324	11%	\$ 5,222,461	4%	\$ 111,290,814	
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				
	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
	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

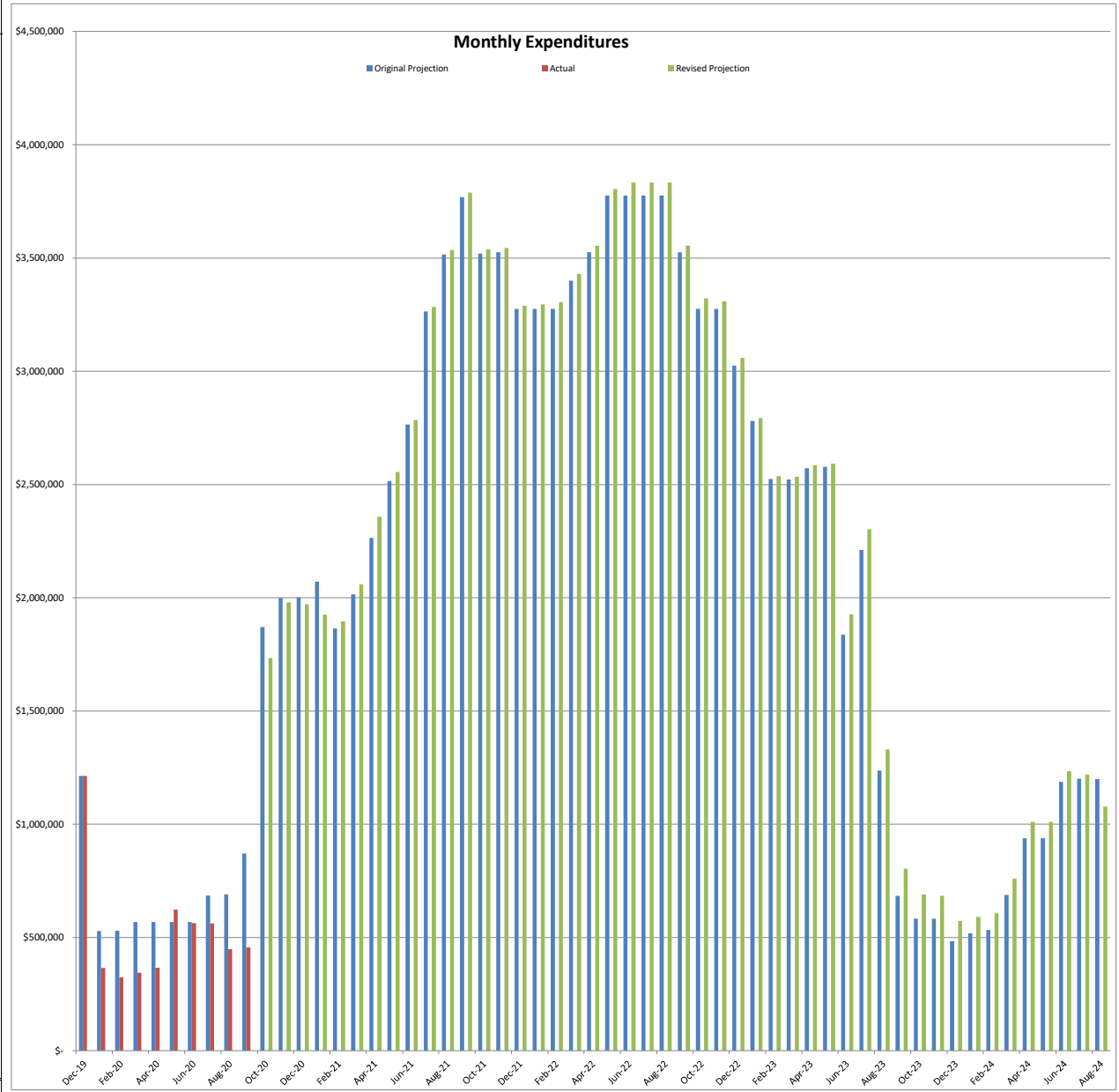
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
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Budget Transfers (continued):

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)							

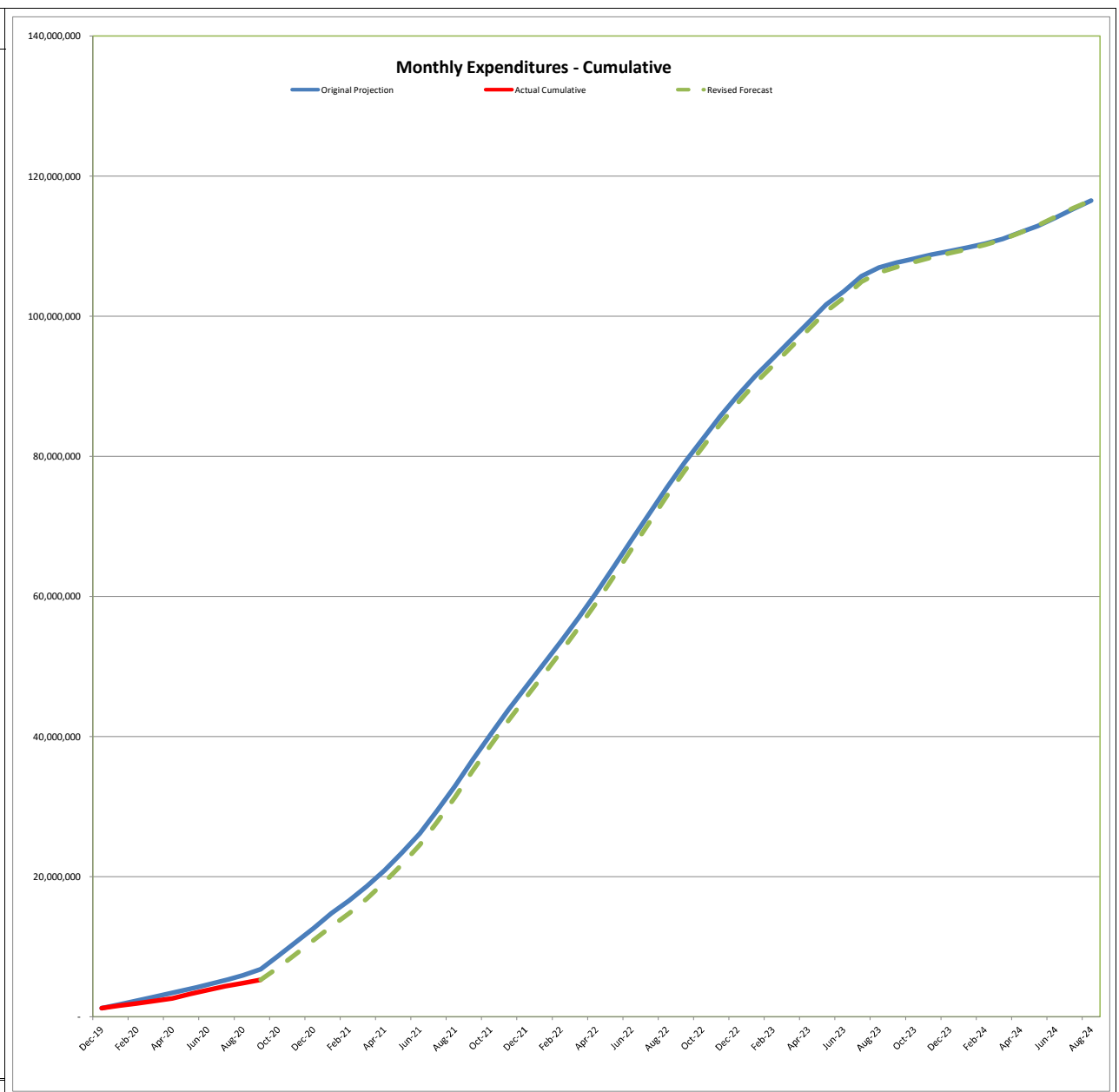
Monthly Cash Flow

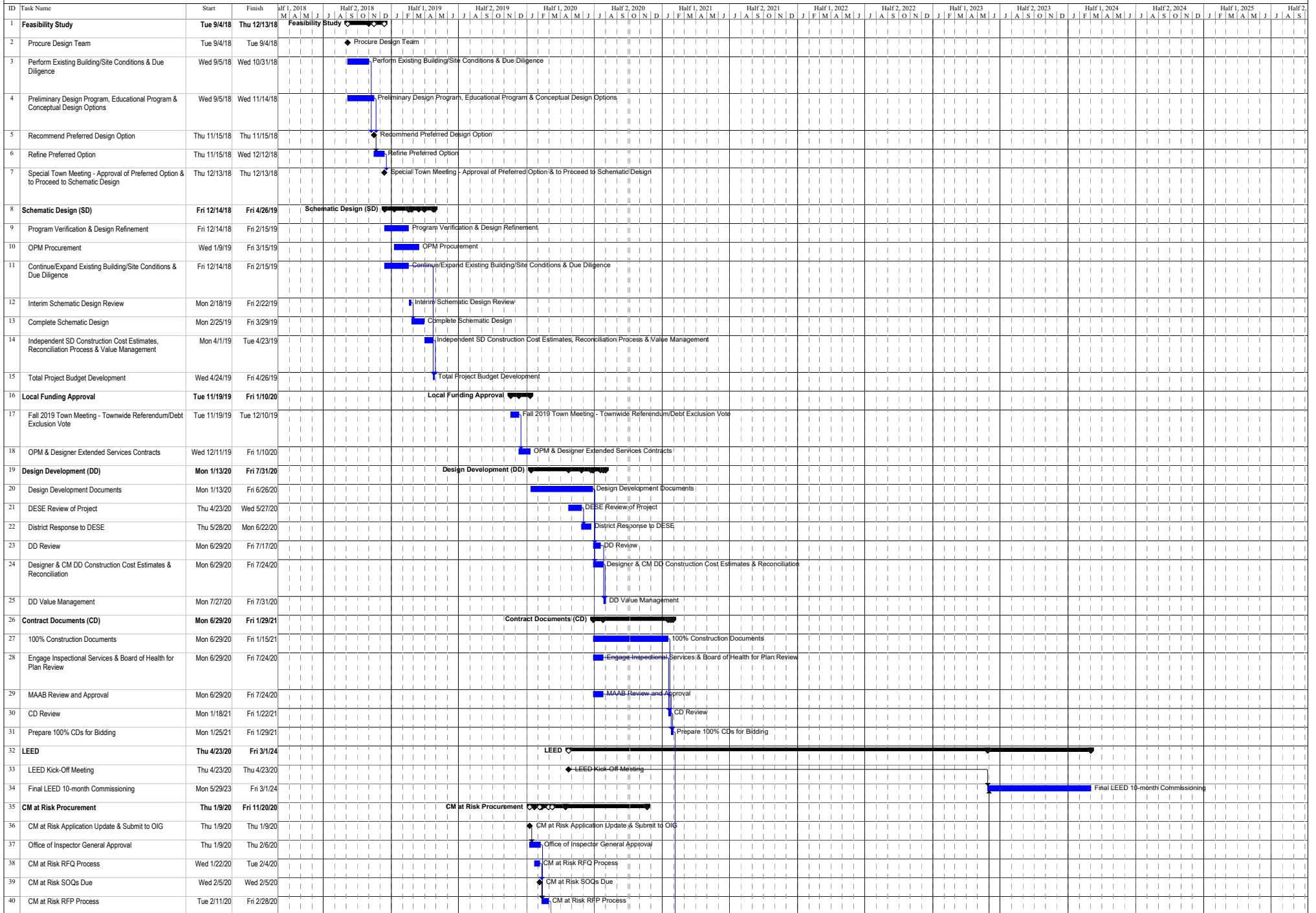
Date	Original Projection	Actual	Revised Projection
Dec-19	\$ 1,213,275	\$ 1,213,275	
Jan-20	\$ 528,447	\$ 365,265	
Feb-20	\$ 529,416	\$ 324,147	
Mar-20	\$ 568,318	\$ 343,753	
Apr-20	\$ 568,318	\$ 365,930	
May-20	\$ 568,318	\$ 623,383	
Jun-20	\$ 568,317	\$ 563,890	
Jul-20	\$ 685,612	\$ 561,501	
Aug-20	\$ 690,612	\$ 448,501	
Sep-20	\$ 871,490	\$ 455,715	
Oct-20	\$ 1,870,408		\$ 1,733,373
Nov-20	\$ 1,999,151		\$ 1,979,273
Dec-20	\$ 2,001,151		\$ 1,972,037
Jan-21	\$ 2,071,151		\$ 1,926,303
Feb-21	\$ 1,864,245		\$ 1,895,222
Mar-21	\$ 2,014,797		\$ 2,059,479
Apr-21	\$ 2,264,797		\$ 2,357,651
May-21	\$ 2,514,797		\$ 2,555,890
Jun-21	\$ 2,764,797		\$ 2,784,839
Jul-21	\$ 3,264,797		\$ 3,284,839
Aug-21	\$ 3,515,850		\$ 3,535,492
Sep-21	\$ 3,769,197		\$ 3,788,339
Oct-21	\$ 3,519,197		\$ 3,538,339
Nov-21	\$ 3,525,837		\$ 3,544,437
Dec-21	\$ 3,275,837		\$ 3,289,379
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		\$ 3,833,352
Jul-22	\$ 3,775,837		\$ 3,833,352
Aug-22	\$ 3,775,837		\$ 3,833,352
Sep-22	\$ 3,525,837		\$ 3,555,152
Oct-22	\$ 3,275,837		\$ 3,321,452
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		\$ 760,484
Apr-24	\$ 937,597		\$ 1,010,484
May-24	\$ 937,597		\$ 1,010,478
Jun-24	\$ 1,187,597		\$ 1,234,720
Jul-24	\$ 1,200,297		\$ 1,219,976
Aug-24	\$ 1,199,491		\$ 1,077,697
Total:	\$ 116,513,275	\$ 5,265,361	\$ 111,247,914



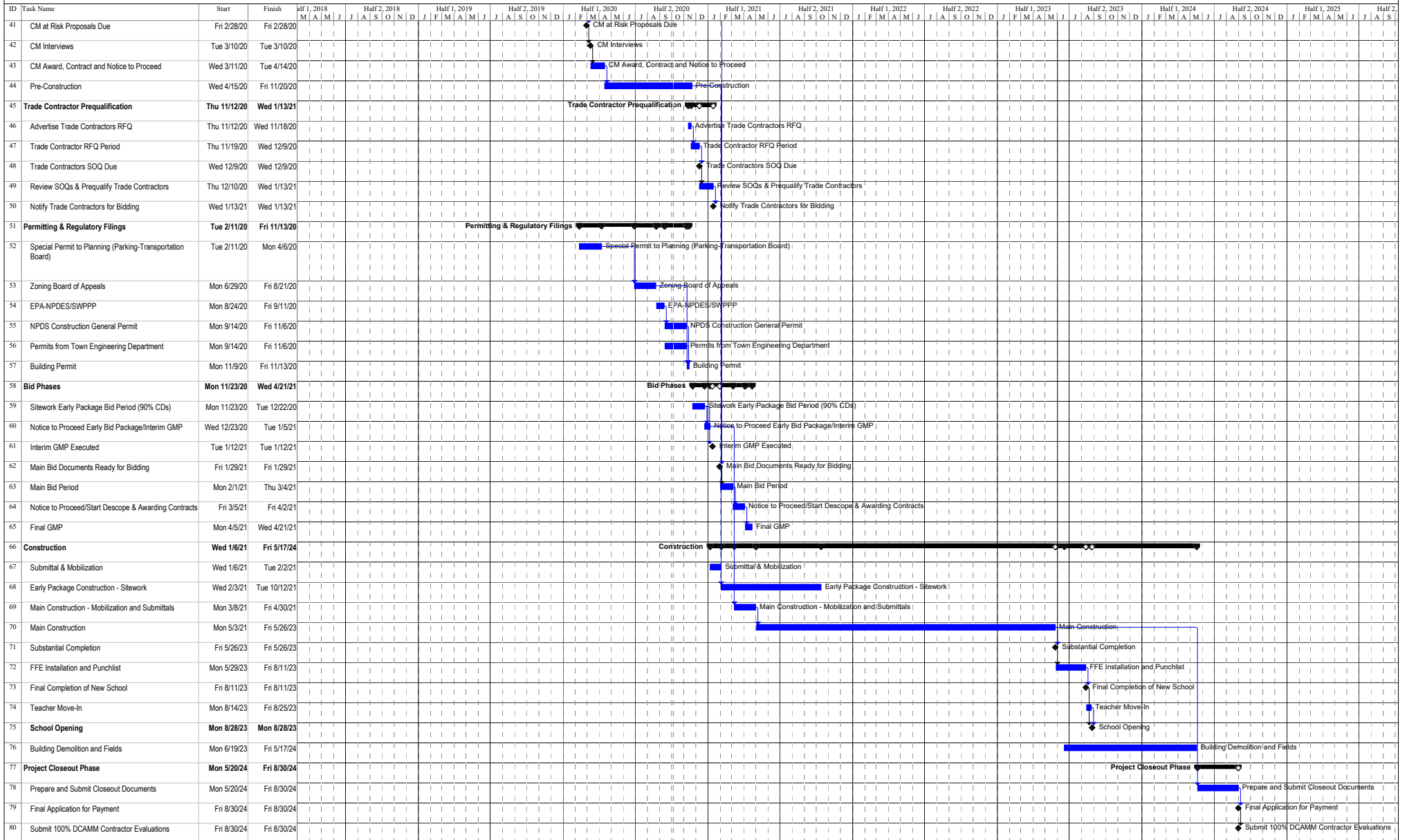
Cumulative Cash Flow

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	\$ 5,265,361
Oct-20	8,662,531		\$ 6,998,734
Nov-20	10,661,682		\$ 8,978,007
Dec-20	12,662,833		\$ 10,950,044
Jan-21	14,733,984		\$ 12,876,347
Feb-21	16,598,229		\$ 14,771,569
Mar-21	18,613,026		\$ 16,831,048
Apr-21	20,877,823		\$ 19,188,699
May-21	23,392,620		\$ 21,744,589
Jun-21	26,157,417		\$ 24,529,428
Jul-21	29,422,214		\$ 27,814,267
Aug-21	32,938,064		\$ 31,349,759
Sep-21	36,707,261		\$ 35,138,098
Oct-21	40,226,458		\$ 38,676,437
Nov-21	43,752,295		\$ 42,220,874
Dec-21	47,028,132		\$ 45,510,253
Jan-22	50,303,969		\$ 48,806,077
Feb-22	53,579,806		\$ 52,111,229
Mar-22	56,980,643		\$ 55,541,381
Apr-22	60,506,480		\$ 59,096,533
May-22	64,282,317		\$ 62,901,685
Jun-22	68,058,154		\$ 66,735,037
Jul-22	71,833,991		\$ 70,568,389
Aug-22	75,609,828		\$ 74,401,741
Sep-22	79,135,665		\$ 77,956,893
Oct-22	82,411,502		\$ 81,278,345
Nov-22	85,687,339		\$ 84,587,419
Dec-22	88,713,176		\$ 87,646,493
Jan-23	91,494,013		\$ 90,440,567
Feb-23	94,018,525		\$ 92,978,316
Mar-23	96,540,562		\$ 95,513,590
Apr-23	99,112,599		\$ 98,098,864
May-23	101,691,199		\$ 100,690,701
Jun-23	103,528,632		\$ 102,617,766
Jul-23	105,739,247		\$ 104,920,684
Aug-23	106,975,703		\$ 106,250,849
Sep-23	107,659,500		\$ 107,053,961
Oct-23	108,243,297		\$ 107,744,645
Nov-23	108,827,094		\$ 108,428,871
Dec-23	109,310,891		\$ 109,001,505
Jan-24	109,829,251		\$ 109,592,752
Feb-24	110,363,048		\$ 110,199,436
Mar-24	111,050,696		\$ 110,959,920
Apr-24	111,988,293		\$ 111,970,404
May-24	112,925,890		\$ 112,980,882
Jun-24	114,113,487		\$ 114,215,602
Jul-24	115,313,784		\$ 115,435,578
Aug-24	116,513,275		\$ 116,513,275
Total:	\$ 116,513,275	\$ 5,265,361	\$ 116,513,275





DRISCOLL PreK-8 SCHOOL
BASELINE PRELIMINARY PROJECT SCHEDULE



From: Jennifer Carlson
Sent: Wednesday, September 30, 2020 2:32 PM
To: 'Susan Wolf Ditkoff'; 'Heather A. Hamilton'; 'Tony Guigli'; 'Matt Gillis'; 'MaryEllen Normen'; 'Suzanne McCormick-deBoer'; 'Lakia Rutherford'; 'Mande, Arjun'; 'Karen Breslawski'; 'Victor Kusmin'; 'David Lescohier'; 'Betsy Fitzpatrick'; 'Nancy O'Connor'; 'Ali Tali'; 'Nicole Gittens'; 'Charlie Simmons'; 'Dan Bennett'; 'Ken'; 'Melvin Kleckner'; 'Mike Sandman'; 'Sara Stoutland'; 'Sara Stoutland'; 'Imonach@yahoo.com'; 'David C Youkilis'; 'jim_marini@psbma.org'; 'Dan Deutsch'; 'Dan Deutsch'; 'The Benkas'; 'werner.lohe@gmail.com'
Cc: Jim Rogers; Lynn Stapleton; Adam Keane; Matt Casey; 'Philip Gray'; 'Jonathan Levi'; 'Carol Harris'; 'Eduardo Vivanco'; 'Walter J. G. Kincaid'; 'Callahan, Lynda M.'; 'McCoy, Joseph W.'; 'rbraga@gilbaneco.com'
Subject: Driscoll School Project Update

Dear Driscoll School Building Advisory Committee,

As school starts up again and the rhythms of daily routines shift, the Project Team would like to provide an update on the Driscoll School Project via email in lieu of a September meeting. Below you will find a recap of progress made over the summer, a look ahead as we push towards a March 2021 construction start date, and a link to a Doodle Poll to schedule the next several SBAC meetings.

Summer Updates:

Public Meetings & Key Project Milestones:

- 06/08/20 Park and Playground Design Review Committee meeting #4
- 06/09/20 June Building Commission Meeting
- 06/17/20 First Design Advisory Team (DAT) meeting to kick off the review as part of the Planning Board review process
- 06/25/20 June School Building Advisory Committee Meeting
- 06/25/20 Meeting with representatives from the Brookline Police Department and the School Department to review security
- 06/26/20 100% Design Development Documents issued for pricing
- 07/14/20 July Building Commission Meeting
- 07/15/20 Second and final Design Advisory Team (DAT) meeting
- 07/23/20 July School Building Advisory Committee Meeting
- 07/27/20 School Committee Meeting – unanimous vote to support proposed project schedule shift
- 08/03/20 Community Forum to review Design, Budget, Schedule and Logistics
- 08/11/20 August Building Commission Meeting
- 08/20/20 August School Building Advisory Committee Meeting
- 08/24/20 Special Building Commission Meeting to review Geothermal
- 09/08/20 September Building Commission Meeting
- 09/18/20 60% CD Documents issued for pricing

Schedule:

In June and July, much consideration was given to an alternate construction schedule whereby the construction start would be moved from October 1, 2020 to March 1, 2021. The shift in schedule was supported by the Building Commission

during their July 14, 2020 meeting. An email from Driscoll 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 as, among other benefits it will allow for outdoor play areas to remain in use until the end of February 2021. After taking the community's feedback into consideration, the School Committee voted unanimously in favor of the shift at their July 27, 2020 meeting. The new schedule shows construction starting in March 2021 and the new Driscoll School opening in September 2023, with the field being completed in May 2024.

Budget:

The 100% Design Development documents were issued on June 26, 2020. 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 the CM is 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. Additionally, a market study was completed by RLB with a full presentation to the Building Commission on August 11, 2020. The 1% escalation that was included in the 3 estimates was confirmed by the results of the market study.

Once cost estimates were reconciled, the Value Management process began to bring the estimated construction cost as low as possible. Jonathan Levi Architects (JLA) initially identified two items that do not have an impact to educational programming that will be bid as add alternates. The Project Team identified additional Value Management items to further reduce construction costs. These items were reviewed in detail by the Project Team, the School Building Advisory Committee (SBAC), School and Building Departments, Director of Public Buildings, and other stakeholders during the month of August. At the August 20, 2020 SBAC meeting, a vote was taken to recommend accepting Value Management items totaling \$792,967. Combined with the originally identified add alternates, which total \$1,055,000, the accepted VM brings the project to \$91,082,012, or 1.8% under budget.

Beyond the above, geothermal wells were also identified as a potential add alternate or Value Management item with an estimated construction cost of \$2,462,000. During an in-depth presentation to the Building Commission on August 24, 2020, the Project Team reviewed life cycle costs, schedule, and sustainability goals. The Building Commission voted to include geothermal wells in the project as an add alternate, meaning that bidders will provide a price for the geothermal option and for an air-sourced heat pump option. Both options are all-electric and will not affect the Fossil Fuel Free goal of the Project. After bids are due, the real cost of the Project and both options will be known and the Town can decide whether or not to proceed with geothermal or air-sourced heat pumps.

A 60% CD set was released last Friday, September 18, 2020 for the next round of estimating that is due on October 9th.

Logistics:

On 8/3, the Project Team held its 2nd successful public forum with the community. Budget, schedule, and a number of logistical issues were discussed.

As a follow-up to the public forum, 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. Their main concerns are the impact of closing the sidewalk in front of the school on Washington Street, where a past utility project created confusion for pedestrian, bike and car traffic, and maintaining access to the alley between a number of the businesses and the new school. For reference, the alley connects to Washington Street and Westbourne Terrace at the east side of the site.

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:

- 6/23/20 Temporary Play Area – reviewed proposed areas in the field

- 7/30/20 Virtual meeting with Commercial Abutters
- 8/6/20 On-site meeting with Commercial Abutters
- 8/11/20 Meeting with Fire Department
- 8/14/20 Meeting with Utility Companies (Eversource & RCN)
- 8/20/20 Meeting with Public Safety
- 8/27/20 Meeting with Traffic Department
- 9/3/20 Meeting with Tree Warden
- 9/24/20 Follow up meeting with Traffic and Tree Warden
- 10/1/20 Meeting with Commercial Abutters to provide an update on logistics

As we continue to work with the commercial abutters, the Project Team has identified several potential compromises that require additional vetting with Town stakeholders. As an example, the Project Team is also working on a plan to potentially widen the mouth of the alley at Westbourne Terrace. This would allow better access for larger vehicles to make deliveries and service dumpsters from the Westbourne side of the alley when the Washington Street side requires closure due to the very tight space between the extents of the new building, supports for its deep foundations, and the school's property line which runs along the building across the alley at the Washington Street alley entrance. The Fire Department has noted that the widening at Westbourne will also allow safer access for fire trucks.

We will continue to vet these different approaches as we continue to work with the commercial abutters.

Fall Look Ahead:

Upcoming Public Meetings & Key Project Milestones:

- 10/13/20 October Building Commission Meeting
- 10/16/20 Complete 60% CD Set Issued w/ Estimates Reconciled
- 11/10/20 November Building Commission Meeting
- 11/20/20 90% CD Pricing Set Issued (includes Site Enabling Package)
- Early December – Next Community Forum
- 12/8/20 December Building Commission Meeting
- 12/18/20 Complete 90% CD Set Issued w/ Estimates Reconciled

Please fill out this Doodle Poll by noon on Monday, October 5, 2020 to schedule upcoming SBAC meetings:

<https://doodle.com/poll/kk7hdx9eifqs2e8h>

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 are being completed at the 60% CD Pricing Set (underway) and the 90% CD Pricing Set (to be issued 11/20) to ensure the design is tracking within budget.

The Project will continue through the Planning Board process 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 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).

As always, please use the Driscoll School Project Website (<https://www.brookline.k12.ma.us/Page/2353>) as a resource to learn more and to sign up for notifications about the project.

Thank you,

Jen Carlson

Project Manager

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