

MICHAEL DRISCOLL SCHOOL

Brookline, MA



OPM Monthly Project Update Report

February 2023

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of February, progress was made with the following overview provided by area:

Area C:

Exterior: Some test phenolic panels have been installed. Window tests have been done and passed.

Interior: Painting and ceiling installation is ongoing at levels 2-4. The gym ceiling is framed, and gym walls are being drywalled. Light fixtures are being installed where we have ceiling grid. The FP standpipe is live.

Area A:

Exterior: Skylights have been installed. Metal panels, rock wool insulation and girts have been installed. Window testing is ongoing.

Interior: drywall is complete on levels 1-3 and nearly complete at level 4. Painting and ceiling installation is ongoing at levels 2 and 3. Electrical, plumbing, and mechanical trades have all had inspections and are keeping pace. Testing has occurred on electrical switchgear. The FP standpipe is live.

Area B:

Exterior: Masonry is nearly complete on the West (final) side and the work continues in tented, heated staging. Window installation on the South side is complete and the North side is ongoing. The low roofs at levels 3 and 4 are complete.

Interior: Wall framing is complete on all levels and the ceiling framing in the Multipurpose Room is complete. Most drywall has been hung on levels 2 and 3. Overhead/in-wall work on plumbing and mechanical piping is in good shape. Duct mains are being installed and tested on levels 1-3. Stair #4 treads, risers and handrails are installed.

Site:

Deliveries continue to be received daily with no issues; police details are used as needed. Dumpsters are replaced as they are filled. Temporary heaters run continuously with no further noise issues.

The Project Team has continued to send out weekly communications via the project website with notifications going out to all subscribed to Project Updates.

I. TASKS COMPLETED THROUGH FEBRUARY 2023

The following meetings and milestones were completed in the month of February 2023:

- 02/02/23 OAC Meeting
- 02/06/23 Monthly Report provided to Town
- 02/06/23 Weekly Change Review Meeting

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- 02/09/23 OAC Meeting
 - 02/13/23 Weekly Change Review Meeting
 - 02/14/23 Building Commission Meeting
 - 02/16/23 OAC Meeting
 - 02/17/23 SBAC Meeting
 - 02/20/23 Weekly Change Review Meeting
 - 02/22/23 OAC Meeting
 - 02/27/23 Weekly Change Review Meeting
 - 01/30/23 Weekly Change Review Meeting

II. TASKS PLANNED FOR MARCH 2023

The following tasks are planned for the month of March 2023:

- 03/02/23 OAC Meeting
- 03/06/23 Weekly Change Review Meeting
- 03/07/23 Monthly Report provided to Town
- 03/09/23 OAC Meeting
- 03/13/23 Weekly Change Review Meeting
- 03/14/23 Building Commission Meeting
- 03/16/23 OAC Meeting
- 03/20/23 Weekly Change Review Meeting
- 03/23/23 OAC Meeting
- 03/24/23 SBAC Meeting
- 03/27/23 Weekly Change Review Meeting
- 03/30/23 OAC Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$4,702,960.07 this month, which consisted of OPM, Designer, Commissioning, Testing & Inspections fees, Technology costs, CM Construction and Change Order costs. In addition, there was a commitment to the Owner's Technology Budget totaling \$302,599.70, which has also been invoiced and included in the monthly expenditures.

The attached Budget Report incorporates CM Change Order No. 24 for total OF \$99,628.00. The CM Change Order will be presented at the March 14, 2023 Building Commission Meeting for approval but has been included in the budget to represent the impact to the Total Project Budget for February. Refer to Section V – Contract Amendments/Budget Transfers for an explanation of Change Order No. 24.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated February 28, 2023.

IV. PROJECT SCHEDULE OVERVIEW

At the conclusion of February, the percentage complete statuses are as follows:

Area C:

- Ceiling grid is 50% complete, projecting to finish 7 weeks late.

Area A:

- Drywall 'Board and Tape' is complete, finishing 3 weeks late.
- Ceiling grid is 10% complete, projecting to finish 3 weeks late.

Area B:

- Brick is 94% complete, projecting to finish 4 weeks late.
- Windows are 61% complete, projecting to finish 3 weeks late
- Interior framing is complete, finishing 3 weeks late.

Site:

- No update

Schedule overall:

- The current (1/27/23) project schedule maintains a Substantial Completion Date of 9/15/23. Comparisons in this overview are taken back to the 9/7/22 schedule and do not reflect adjustments made to achieve the SC date.
- Masonry will finish in March without impacting the overall schedule.
- Phenolic panel installation is yet to begin. This will not impact the SC date but remains a concern to complete the exterior.

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

CM Change Order No. 23 for a credit of (\$267,975.00) was approved at the February 14, 2023 Building Commission Meeting.

Construction Change Order No. 24 for \$99,628.00 will be presented for approval at the March 14, 2023 Building Commission Meeting. Refer to the attached Change Order No. 24 for the ATPs that are included in the Change Order.

A Budget Transfer from the Construction Contingency Budget to the CM Change Order Budget of \$99,623.00 is required to fund CM Change Order No. 24.

The transfers are noted on the Total Project Budget attached.

VI. COMMUNITY OUTREACH

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.

The Project Team has continued to send out Weekly Project Updates via the Project Website with notification going out to all subscribed to Project Updates. Please see attached Weekly Project Updates sent during the month of February.

VII. ISSUES THAT COULD POTENTIALLY RESULT IN ADDITIONAL TIME/COST

The incorporation of Terrazzo Flooring in the 1st floor area has changed the Substantial Completion Date of the project to September 15, 2023 with the opening date of October 10, 2023.

VIII. CONTRACTOR'S SAFETY PERFORMANCE AND MANPOWER

Safety Orientations and Inspections: Safety orientations have been completed for all onsite personnel to date. Weekly inspections are done by the General Contractor as well as the on-site trades.

Accidents/Incidents: There were no incidents this month.

Man-hours: There were 18,301 on-site man hours worked over 22 total workdays (3 Saturdays) which represents an average of 103.9 workers on site daily. Manhours to date total is 147,044 manhours.

NOTE: This report includes trade workers only, it does not include Construction Managers, Safety Personnel, Delivery/Unload only Personnel, Project Superintendents or General Superintendents.

IX. DESIGNER QA/QC

Jonathan Levi Architects (JLA) reviews submittals and RFIs as they are submitted. They and their engineering consultants perform periodic onsite field observations and issue Field

Observation Reports. JLA orchestrates the onsite field visits and observations of their consultants to coordinate effectively with the construction activities and with review of the CM's Pencil Applications for Payment. JLA attends all project and construction meetings.

RFIs Issued to Date:	770	RFI Responses to Date:	765
Submittals Issued to Date:	1195	Submittal Responses to Date:	1187

X. ATTACHMENTS

Monthly Invoice Summary, dated February 28, 2023
Gilbane Owner Change Order #24, dated February 5, 2023
JLA Change Order 24 Explanation
Change Order Log, dated February 28, 2023
Total Project Budget Status Report, dated February 28, 2023
Monthly and Cumulative Cash Flow Reports, dated February 28, 2023
CM Budget Tracking Log, dated February 28, 2023
OPM Amendment Status Log, dated February 28, 2023
Architect/Engineer Amendment Status Log, dated February 28, 2023
CM Amendment Status Log, dated February 28, 2023
LeftField Weekly Project Updates, February 2023
LeftField Envelope Exterior Tracking, dated February 28, 2023
LeftField Plan Progress Tracking, dated February 28, 2023

MEMORANDUM

To: Brookline Building Commission
 From: Lynn Stapleton, LeftField, LLC
 Date: March 14, 2023
 Re: Michael Driscoll School – February 2023 Invoice Summary
 Cc: Jim Rogers, Adam Keane, LeftField, LLC

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

INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
02/28/23	LeftField, LLC	38	OPM – Construction Administration	Construction Administration Services: February 1 – February 28, 2023	\$52,342.00
03/01/23	Jonathan Levi Architects	1823-00-41	A/E – Construction Administration	Construction Administration - Services: February 1 – February 28, 2023	123,672.96
12/21/23	CCS	IN107969	Technology	Technology Equipment	\$302,599.70
02/16/23	BR+A	1081289	Commissioning	Construction Phase & Building Enclosure Commissioning	\$14,775.00
01/06/23	UTS	104153	Testing & Inspections	Firestopping Inspections	\$640.00
02/28/23	Gilbane	AFP 34	Construction	CM Fee	\$63,238.22
02/28/23	Gilbane	AFP 34	Construction	Insurances & Bonds	(\$7,129.00)
02/28/23	Gilbane	AFP 34	Construction	GMP Contingency	\$73,244.00
02/28/23	Gilbane	AFP 34	Construction	Owner Allowances	\$97,625.50
02/28/23	Gilbane	AFP 34	Construction	Division 1 - General Conditions	\$190,000.00
02/28/23	Gilbane	AFP 34	Construction	Division 1 - General Requirements	\$82,285.66
02/28/23	Gilbane	AFP 34	Construction	Division 2 – Existing Conditions	\$2,176.00
02/28/23	Gilbane	AFP 34	Construction	Division 3 - Concrete	\$28,323.80
02/28/23	Gilbane	AFP 34	Construction	Division 4 - Masonry	\$172,310.00

02/28/23	Gilbane	AFP 34	Construction	Division 5 – Structural Steel	\$97,650.00
02/28/23	Gilbane	AFP 34	Construction	Division 7 – Thermal & Moisture Protection	\$100,729.90
02/28/23	Gilbane	AFP 34	Construction	Division 8 – Openings	\$275,085.56
02/28/23	Gilbane	AFP 34	Construction	Division 9 - Finishes	\$1,012,960.00
02/28/23	Gilbane	AFP 34	Construction	Division 10 - Specialties	\$279,618.50
02/28/23	Gilbane	AFP 34	Construction	Division 11 - Equipment	\$10,000.00
02/28/23	Gilbane	AFP 34	Construction	Division 21 – Fire Protection	\$24,765.00
02/28/23	Gilbane	AFP 34	Construction	Division 22 – Plumbing	\$193,670.00
02/28/23	Gilbane	AFP 34	Construction	Division 23 – HVAC	\$1,122,173.53
02/28/23	Gilbane	AFP 34	Construction	Division 26 - Electrical	\$513,075.00
02/28/23	Gilbane	AFP 34	Construction	Division 31 - Sitework	\$4,813.00
02/28/23	Gilbane	AFP 34	Change Orders	Change Order No. 4	(\$8,000.00)
02/28/23	Gilbane	AFP 34	Change Orders	Change Order No. 6	\$1,495.00
02/28/23	Gilbane	AFP 34	Change Orders	Change Order No. 8	\$6,607.00
02/28/23	Gilbane	AFP 34	Change Orders	Change Order No. 9	\$7,632.00
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 10	\$2,000.00
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 13	\$3,527.50
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 14	\$14,219.40
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 16	(\$20,283.20)
02/28/23	Gilbane	AFP 34	Change Orders	Change Order No. 18	\$5,616.00
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 21	\$2,603.00
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 22	\$3,099.00
02/28/23	Gilbane	AFP 34	Construction	Change Order No. 23	\$61,395.10
02/28/23	Gilbane	AFP 34	Construction	Retainage Held	(\$207,595.06)
				Gilbane Application for Payment 34- February 2023 Total: (For Reference)	\$4,208,930.41

	TOTAL:	\$4,702,960.07
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The invoices listed above are consistent with the approved Total Project Budget. LeftField, LLC recommends that the invoices be approved and paid. All invoices above are included in the February 2023 Project Budget Report.

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

TOWN COMMITMENTS					
Date	Vendor	PO #	Budget Category	Description	Amount \$
12/21/23	CCS	IN107969	Technology	Technology Equipment	\$302,599.70
				TOTAL:	\$302,599.70

The above listed commitments have been provided by the Town of Brookline and have been indicated within the indicated budget categories. All commitments above are included in the February 2023 Project Budget Report and if invoices are included are also indicated as an expenditure above.



THE RIGHT CHOICE IN PROJECT MANAGEMENT

DRISCOLL SCHOOL WEEKLY UPDATE



THIS WEEK'S PROGRESS

(January 30 – February 3)

- Brick continued on the North side of Area B.
- The low roof at Area A South was completed.
- Area B roof is completed, ready for skylights.
- Window frame and glass installation was ongoing at South Area A and B.
- Drywall installation continued in Areas A and C.
- Painting continued in Area C floors 2, 3 and 4.
- Ceiling grid was being installed in Area C.
- Major mechanical equipment installation is complete in the basement.
- Ductwork ongoing in Area A level 4 and core AB
- Kitchen hoods were delivered and installed.
- **Work is scheduled for Saturday 02/04/22.**

PROJECT TRACKING:

Area C drywall: 98%
Area A windows: 100%
Area B masonry: 81%

ANTICIPATING NEXT WEEK

(February 6 – 10)

- Window installation will continue at Area B South elevation and at the West Terrace.
- Masonry will continue in Area B North, West
- Interior drywall, taping and sanding will continue in Areas C and A, levels 2, 3 and 4 and begin in Area B level 1.
- Painting will continue in Area C.
- Ceiling installation will continue in Area C.
- Plumbing in basement will be inspected.
- **Work is planned (inside!) for Saturday 02/11.**

MILESTONE DATES:

- Area C drywall complete, 01/20/23 02/06/23
- Area A drywall complete, 02/24/23
- Area B drywall complete, 03/29/23
- Building tight: 03/08/23
- Certificate of Occupancy: 09/15/23

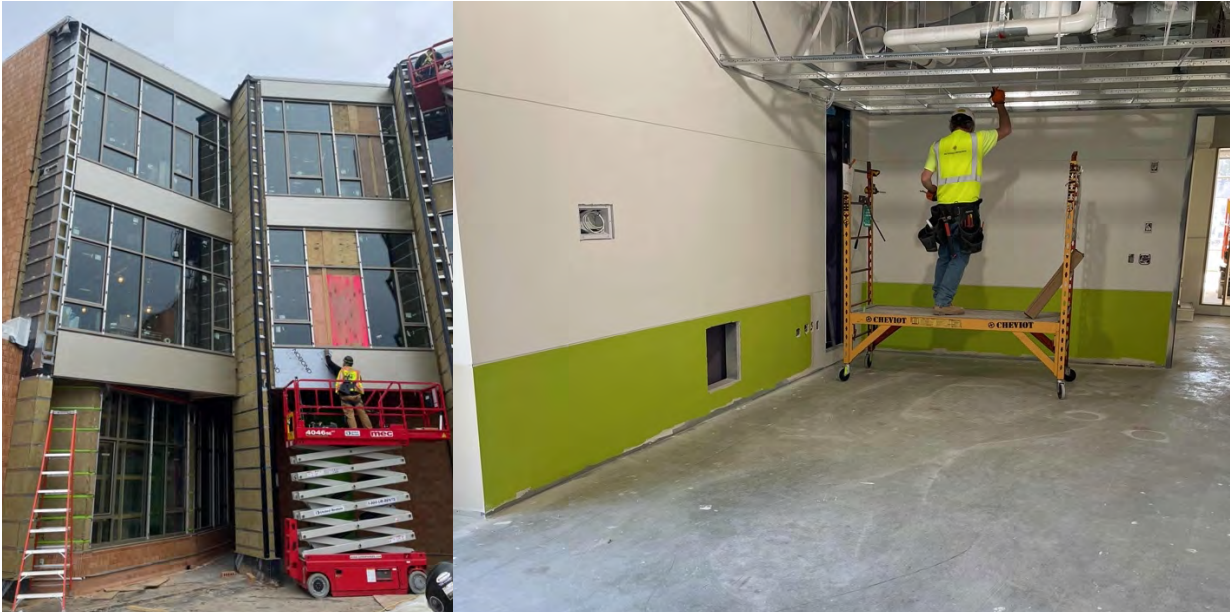
For Traffic Safety Enhancements and other project details, please visit the Project Website:

<https://www.brookline.k12.ma.us/Page/2353>



THE RIGHT CHOICE IN PROJECT MANAGEMENT

DRISCOLL SCHOOL WEEKLY UPDATE



THIS WEEK'S PROGRESS

(February 6 – 10)

- Brick continued on the North side of Area B.
- The low roof at Area B4 South was completed.
- Window frame and glass installation was ongoing at South Area A and B.
- Metal panel installation began at Area A North.
- Drywall installation continued in Areas A and finished in Area C.
- Painting continued in Area C floors 2, 3 and 4.
- Ceiling grid was being installed in Area C.
- Electrical overhead and rough was ongoing in B.
- Ductwork ongoing in Area A level 4 and finished in core AB.
- Work is scheduled for Saturday 02/11/22.

PROJECT TRACKING:

Area C ceilings: 40%
Area A drywall: 85%
Area B masonry: 90%

ANTICIPATING NEXT WEEK

(February 13 – 17)

- Glass installation will continue at Area B South elevation and at the West Terrace.
- Exterior metal panels will be installed.
- Masonry will finish on Area B North and begin on the West (and final) side of the building.
- Interior drywall, taping and sanding will continue in Areas C and A, levels 2, 3 and 4 and drywall will continue in Area B levels 1 and 2.
- Painting will continue in Areas C and A.
- Ceiling installation will continue in Area C.
- Plumbing in basement will be inspected.
- Work is planned for Saturday 02/18/23.

MILESTONE DATES:

- Area A drywall complete, 02/24/23
- Area B drywall complete, 03/29/23
- Building tight: 03/08/23
- Certificate of Occupancy: 09/15/23

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

DRISCOLL SCHOOL WEEKLY UPDATE



THIS WEEK'S PROGRESS

(February 13 – 17)

- Brick finished on the North side of Area B.
- The low roof at Area B3 South was completed.
- Window frame and glass installation was ongoing at South Area A and B.
- Metal panel installation continued at Area A North, Area C West, North and East.
- Drywall installation continued in Areas A and finished in Area C.
- Painting continued in Areas A and C floors 2-4.
- Ceiling grid was being installed in Areas A, C.
- Electrical overhead and rough was ongoing in B.
- Ductwork was ongoing in Area A level 4 and started in Area B level 1.
- Work is scheduled for Saturday 02/18/22.

PROJECT TRACKING:

Area C ceilings: 40%
Area A drywall: 96%
Area B masonry: 92%

ANTICIPATING NEXT WEEK

(February 20 – 24)

- Glass installation will continue at Area B South elevation.
- Exterior metal panels will be installed.
- Masonry will continue on the West (and final) side of the building.
- Interior drywall, taping and sanding will continue in Areas C and A, levels 2, 3 and 4 and drywall will continue in Area B levels 1 and 2.
- Painting will continue in Areas C and A.
- Ceiling install will continue in Areas C and A.
- **There is no work on Monday 2/20/23.**
- **Work is planned for Saturday 02/25/23.**

MILESTONE DATES:

- Area A drywall complete, 02/24/23
- Area B drywall complete, 03/29/23
- Building tight: 03/08/23
- Certificate of Occupancy: 09/15/23

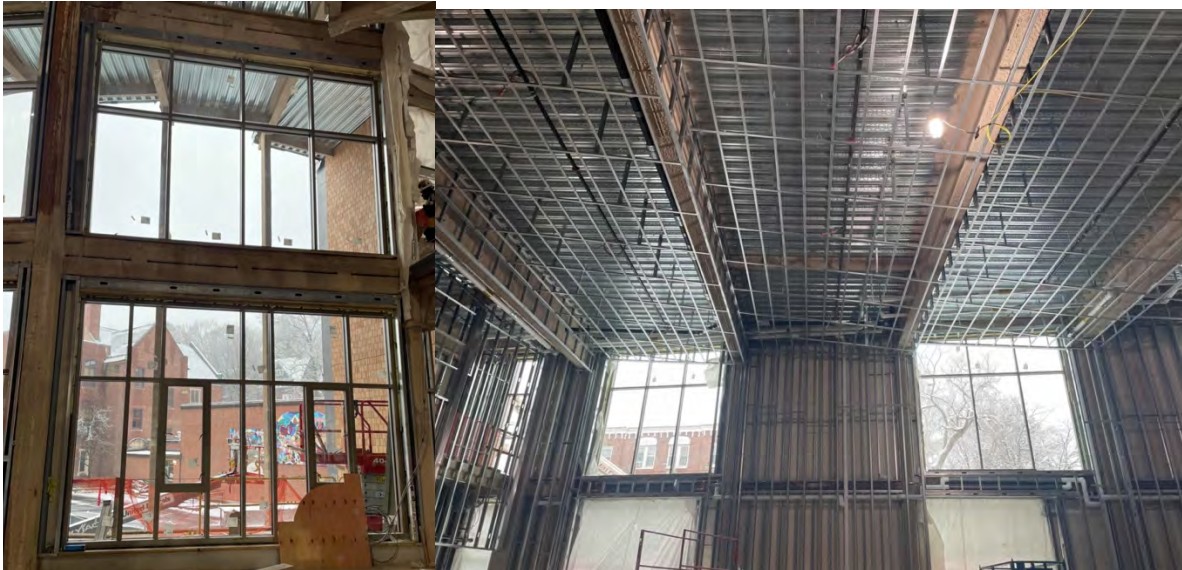
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THE RIGHT CHOICE IN PROJECT MANAGEMENT

DRISCOLL SCHOOL WEEKLY UPDATE



THIS WEEK'S PROGRESS

(February 27 – March 4)

- Brick continued on the West side of Area B.
- Window frame and glass installation was ongoing at South Area A/B and the terrace.
- Metal panel installation continued at Area A North, Area C West, North and East.
- Drywall installation finished in Area A.
- Painting continued in Areas A and C floors 2-4.
- Ceiling grid was installed in Areas A, C.
- Electrical overhead and rough continued in B.
- Ductwork was ongoing in Area A levels B, 4 and in Area B level 1, hangers in B2/B3.
- Treads and risers for Stair #4 were installed.
- Work is scheduled for Saturday 03/04/22.

PROJECT TRACKING:

Area C ceilings: 40%
Area B drywall: 45%
Area B masonry: 94%

ANTICIPATING NEXT WEEK

(March 6 – March 11)

- Window sill installation will start on B North.
- Exterior metal panels will be ongoing.
- Masonry will continue on the West side of the building.
- Interior drywall, taping and sanding will continue in Areas C and A, levels 3 and 4 and drywall will continue in Area B levels 1-4.
- Painting will continue in Areas C and A.
- Ceiling install will continue in Areas C and A.
- Posts for playground equipment on the Pre-K roof will be installed.
- Work is planned for Saturday 03/11/23.

MILESTONE DATES:

- Area B drywall complete, 03/29/23
- Building tight: 03/08/23
- Certificate of Occupancy: 09/15/23

For Traffic Safety Enhancements and other project details, please visit the Project Website:

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