

# Driscoll School Project



## Agenda – Building Commission

1. Construction Update (Gilbane)
2. Schedule Commentary
3. Quality Update
4. Budget Update
5. Project Approvals
6. Upcoming Meetings
7. New Business





# Schedule Commentary



## Phase 2

- Demolition began on January 25<sup>th</sup>; the building is approximately 60% demolished.
- By the end of February, the above-grade portion of the building will be down.
- The contractor will be removing foundations from East to West in order to provide the geothermal well driller with an early start to their work, tentatively around March 18. The geothermal drilling start date had slid from April 1 to May 7<sup>th</sup> so this will allow the time lost to the delayed start to be recovered.



# Driscoll School Project



## Quality Update

### Phase 1

#### Testing:

- Envelope IR testing is complete, results are forthcoming.

### Phase 2

#### Testing:

- Asbestos Containing Materials (ACM)
- Air Quality
- Soil Sampling

The team had an Industrial Hygienist on site in the new school twice during demolition, to take air quality samples in response to teachers concerns. Samples were taken in demo-facing classrooms in Area B on floors 1, 2, and 3 as well as the cafeteria.

All samples showed zero indication of dust infiltration into the building.

Gilbane and LeftField also provided information via email and in person regarding the measures taken to remediate the building ahead of time, and what filtering is in place in the new HVAC system.

As a precautionary measure to limit potential extra filter changes, temporary filtering material was placed across the intakes of the rooftop HVAC units.

# Driscoll School Project



## Budget Update

- Change Order #35 for \$51,158.00
- Budget Transfers from Owner's Contingency were required for the following:
  - To A/E Reimbursables \$90,200 (Geothermal Wellfield Monitoring)
  - To Moving Costs \$ 50 (Shredding Services)
  - To FFE \$ 4,811 (FFE Overages)
- Budget Transfer from Construction Contingency was required for the following:
  - To Change Orders \$58,158 (Change Order No. 35)
- Budget Transfer to merge TOB and PSB Project Management Costs \$150,000

MICHAEL DRISCOLL SCHOOL - Brookline, MA									
January 31, 2024									
Total Project Budget Status Report									
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
<b>FEASIBILITY STUDY AGREEMENT</b>									
OPM Schematic Design	\$ 34,015		\$ 34,015	\$ 34,015	100%	\$ 34,015	100%	\$ -	
A/E Schematic Design	\$ 1,179,260	\$ 500	\$ 1,179,760	\$ 1,179,760	100%	\$ 1,179,760	100%	\$ -	
<b>TOTAL SD</b>	<b>\$ 1,213,275</b>	<b>\$ 500</b>	<b>\$ 1,213,775</b>	<b>\$ 1,213,775</b>	<b>100%</b>	<b>\$ 1,213,775</b>	<b>100%</b>	<b>\$ -</b>	
<b>ADMINISTRATION</b>									
Legal Fees	\$ 106,563	\$ (50,000)	\$ 56,563	\$ -	0%	\$ -	0%	\$ 56,563	*17
Owner's Project Manager	\$ 3,182,090	\$ 136,894	\$ 3,318,984	\$ 3,318,984	100%	\$ 3,031,017	91%	\$ 287,967	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 524,441		\$ 524,441	\$ 524,441	100%	\$ 524,441	100%	\$ -	
Bidding	\$ 188,436		\$ 188,436	\$ 188,436	100%	\$ 188,436	100%	\$ -	
Construction Administration	\$ 1,989,628	\$ 26,171	\$ 2,015,799	\$ 2,015,799	100%	\$ 1,780,262	88%	\$ 235,537	*47
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ -	0%	\$ 50,010	
Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Reimbursable Services	\$ -	\$ 67,823	\$ 67,823	\$ 67,823	100%	\$ 65,403	96%	\$ 2,420	*5, 10, 15, 18, 45
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ 42,900	100%	\$ -	*6
Advertising & Printing	\$ 31,969	\$ (26,793)	\$ 5,176	\$ 589	11%	\$ 589	11%	\$ 4,587	*18, 45
TOB Project Management Services	\$ 576,500	\$ (276,500)	\$ 300,000	\$ 202,052	67%	\$ 202,052	67%	\$ 97,948	*17,66
PSB Project Management Services	\$ 225,000	\$ (225,000)	\$ -	\$ -	0%	\$ -	0%	\$ -	*17,66
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -		\$ -	\$ -		\$ -		\$ -	
<b>SUB-TOTAL</b>	<b>\$ 4,122,122</b>	<b>\$ (441,399)</b>	<b>\$ 3,680,723</b>	<b>\$ 3,521,625</b>	<b>96%</b>	<b>\$ 3,233,658</b>	<b>88%</b>	<b>\$ 447,065</b>	
<b>A&amp;E</b>									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 7,044,196	97%	\$ 214,867	
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%	\$ 2,540,672	100%	\$ -	
Bidding	\$ 290,363		\$ 290,363	\$ 290,363	100%	\$ 290,363	100%	\$ -	
Construction Administration	\$ 2,540,672		\$ 2,540,672	\$ 2,540,672	100%	\$ 2,398,395	94%	\$ 142,277	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 921,920	\$ 1,421,920	\$ 1,416,420	100%	\$ 1,069,972	75%	\$ 351,948	
Other Reimbursables	\$ 500,000	\$ (63,961)	\$ 436,039	\$ 430,539	99%	\$ 286,833	66%	\$ 149,206	*1,2,3,13,19,24,27,42,47,60,67
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 59,497	43%	\$ 79,015	*2
Geotechnical/Geo-Environmental	\$ -	\$ 843,095	\$ 843,095	\$ 843,095	100%	\$ 719,368	85%	\$ 123,727	*3,4,8,9,12,20,23,31,33,54,55
Site Survey & Site Requirements	\$ -	\$ 4,274	\$ 4,274	\$ 4,274	100%	\$ 4,274	100%	\$ -	*7, 29
Traffic Studies	\$ -		\$ -	\$ -		\$ -		\$ -	
<b>SUB-TOTAL</b>	<b>\$ 7,759,063</b>	<b>\$ 921,920</b>	<b>\$ 8,680,983</b>	<b>\$ 8,675,483</b>	<b>100%</b>	<b>\$ 8,114,168</b>	<b>93%</b>	<b>\$ 566,815</b>	





# Driscoll School Project

## Budget Update

- Committed: 97%
- Expended: 85%
- Construction Expended: 86%
- Construction Progress: 91%

### Status of Contingencies

Construction Contingency \$2,445,239  
Owner Contingency \$ 420,098  
Total \$2,865,337

### Pending

Pending ATPs \$ 585,598  
Estimated \$ 84,348  
School Needs \$ 393,500  
Potential FFE Overage \$ 89,143  
Total: \$1,152,590

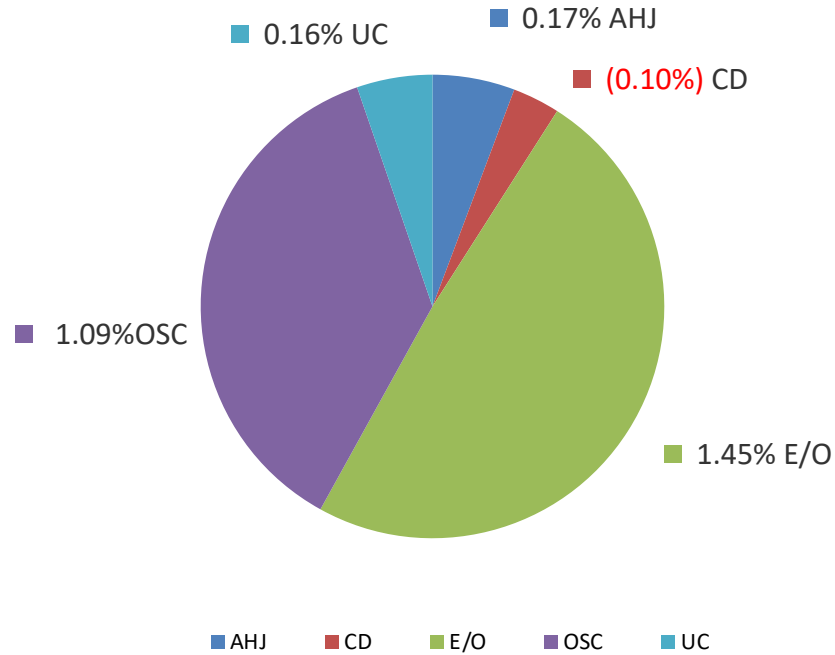
Remaining Total: \$1,712,747

5% of 'Balance to Spend' = \$ 723,620

MICHAEL DRISCOLL SCHOOL - Brookline, MA									
January 31, 2024									
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	\$ 155,009	\$ 474,697	\$ 474,697	100%	\$ 474,697	100%	\$ -	*11, 14
SUB-TOTAL	\$ 319,688	\$ 155,009	\$ 474,697	\$ 474,697	100%	\$ 474,697	100%	\$ -	
CONSTRUCTION COSTS									
Construction Budget	\$ 92,909,563	\$ 913,770	\$ 93,823,333	\$ 93,823,333	100%	\$ 82,211,097	88%	\$ 11,612,236	*1, 11, 14, 17
Change Orders	\$ -	\$ 7,100,239	\$ 7,100,239	\$ 7,100,239	100%	\$ 4,240,085	60%	\$ 2,860,154	*21,22,26,28,30,32,34, 35,36,38,40,41,43,44, 46,48,49,50,51,52,53, 56,57,59,61,62,68
SUB-TOTAL	\$ 92,909,563	\$ 8,014,009	\$ 100,923,572	\$ 100,923,572	100%	\$ 86,451,181	86%	\$ 14,472,391	
OTHER PROJECT COSTS									
	\$ 101,398,269								
Construction Contingency	\$ 4,645,478	\$ (2,200,239)	\$ 2,445,239	\$ -	0%	\$ -	0%	\$ 2,445,239	*21,22,25,26,28,30, 32,34,35,36,38,40,41,4 3,44,46,48,49,50,51,52, 53,56,57,59,61,62,68
Miscellaneous Project Costs	\$ 569,893	\$ (82,541)	\$ 487,352	\$ 420,596	86%	\$ 418,836	86%	\$ 68,516	
Utilities & Company Fees	\$ 106,563	\$ (85,000)	\$ 21,563	\$ 17,365	81%	\$ 17,365	81%	\$ 4,198	*16
Testing & Inspection Services	\$ 127,875	\$ -	\$ 127,875	\$ 127,875	100%	\$ 107,278	84%	\$ 20,597	*37
Commissioning	\$ 132,896	\$ 20,735	\$ 153,631	\$ 150,235	98%	\$ 133,410	87%	\$ 20,221	*37
Security	\$ 106,653	\$ (106,653)	\$ -	\$ -	0%	\$ -	0%	\$ -	*16
Moving	\$ 95,906	\$ 50,637	\$ 146,543	\$ 87,381	60%	\$ 146,543	100%	\$ -	*65,67
Other Project Costs	\$ -	\$ 37,741	\$ 37,741	\$ 37,741	100%	\$ 14,241	38%	\$ 23,500	*63,65
Furnishings and Equipment	\$ 2,774,400	\$ 312,986	\$ 3,087,386	\$ 3,054,664	99%	\$ 2,876,710	93%	\$ 210,676	
Furnishings	\$ 1,654,400	\$ 71,594	\$ 1,725,993.92	\$ 1,725,993.92	100%	\$ 1,707,796	99%	\$ 18,198	*59,63,67
Technology Equipment	\$ 1,120,000	\$ 241,392	\$ 1,361,392	\$ 1,328,670	98%	\$ 1,168,914	86%	\$ 192,478	*16
Owner's Contingency	\$ 2,199,793	\$ (1,779,695)	\$ 420,098	\$ -	0%	\$ -	0%	\$ 420,098	*1,4,5,6,7,8,9,10,12,13 15,16,17,18,19,20,23, 24,27,29,31,33,37,42, 47,54,55,58,60,63,65,6
SUB-TOTAL	\$ 10,189,564	\$ (3,749,489)	\$ 6,440,075	\$ 3,475,260	54%	\$ 3,295,547	51%	\$ 3,144,528	
TOTAL DD-CLO	\$ 115,300,000	\$ 4,900,050	\$ 120,200,050	\$ 117,070,638	97%	\$ 101,569,251	85%	\$ 18,630,799	*25
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ 4,900,550	\$ 121,413,825	\$ 118,284,413	97%	\$ 102,783,026	85%	\$ 18,630,799	
CONSTRUCTION COST ESTIMATES									
SD Cost Estimate	4/26/2019	Daedalus	\$ 87,200,254.00	155,632	\$560.30				
Re-Start Cost Estimate	01/14/20	PM&C	\$ 93,335,813.00	155,632	\$599.72				
50% DD Cost Estimate	05/19/20	Gilbane	\$ 95,978,500.00	155,632	\$616.70				
100% DD Cost Estimate	07/20/20	Gilbane	\$ 94,466,766.00	157,950	\$598.08				
GMP	05/26/21	Gilbane	\$ 93,823,333.00	157,950	\$594.01				

### CHANGE ORDERS BY REASON

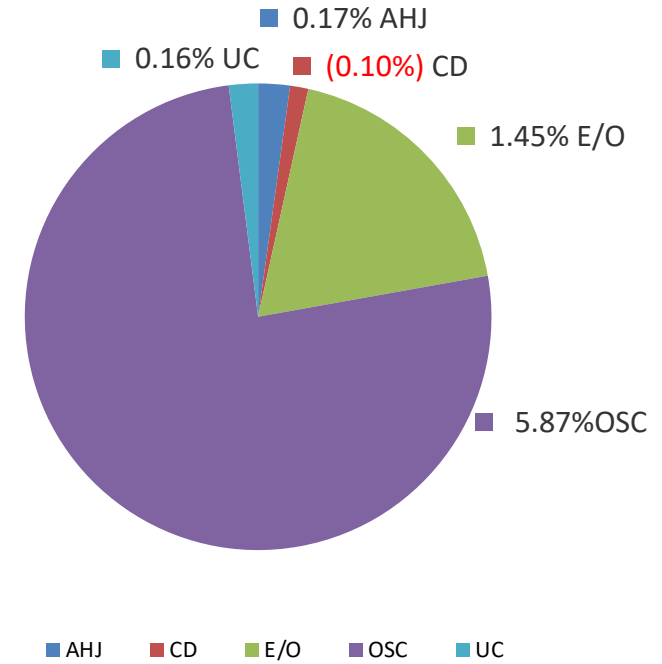
Value of Change Order without Geothermal: \$2,606,266



\$ 160,228.00	\$ (92,109.00)	\$ 1,367,055.00	\$ 1,023,891.20	\$ 147,201.00
AHJ	CD	E/O	OSC	UC
0.17%	-0.10%	1.45%	1.09%	0.16%

### CHANGE ORDERS BY REASON

Value of Change Orders with Geothermal: \$7,115,523



\$ 160,228.00	\$ (92,109.00)	\$ 1,367,055.00	\$ 5,533,148.20	\$ 147,201.00
AHJ	CD	E/O	OSC	UC
0.17%	-0.10%	1.45%	5.87%	0.16%

# Driscoll School Project



## Cash Flow

	ACTUAL BILLING		FORECAST BILLING	
Month	Actual Monthly Draw	Actual Cumulative	Forecast Monthly Draw	Forecast Cumulative
May-21	\$474,697	\$474,697		
June-21	\$1,069,109	\$1,543,806		
July-21	\$1,136,983	\$2,680,789		
August-21	\$523,064	\$3,203,853		
September-21	\$985,857	\$4,189,710		
October-21	\$776,052	\$4,965,762		
November-21	\$2,305,590	\$7,271,352		
December-21	\$2,079,946	\$9,351,298		
January-22	\$1,975,484	\$11,326,782		
February-22	\$2,656,246	\$13,983,028		
March-22	\$2,348,044	\$16,331,071		
April-22	\$2,187,303	\$18,518,374		
May-22	\$2,428,399	\$20,946,773		
June-22	\$4,110,020	\$25,056,793		
July-22	\$2,906,088	\$27,962,881		
August-22	\$3,895,404	\$31,858,285		\$ 39,355,665
September-22	\$4,070,466	\$35,928,751	\$4,070,466	\$35,928,751
October-22	\$3,826,080	\$39,754,831	\$3,288,037	\$39,216,788
November-22	\$4,883,105	\$44,637,936	\$3,678,871	\$42,895,659
December-22	\$4,690,625	\$49,328,562	\$3,929,572	\$46,825,231
January-23	\$3,850,307	\$53,178,868	\$4,416,201	\$51,241,432
February-23	\$4,416,525	\$57,595,393	\$5,015,429	\$56,256,861
March-23	\$3,437,632	\$61,033,026	\$4,927,465	\$61,184,326
April-23	\$6,088,858	\$67,121,884	\$4,904,690	\$66,089,016
May-23	\$4,195,434	\$71,317,318	\$5,165,700	\$71,254,715
June-23	\$5,606,473	\$76,923,791	\$4,395,268	\$75,649,983
July-23	\$3,068,479	\$79,992,270	\$3,716,088	\$79,366,071
August-23	\$2,916,348	\$82,908,618	\$3,095,640	\$82,461,711
September-23	\$2,784,022	\$85,692,640	\$2,316,927	\$84,778,638
October-23	\$1,367,346	\$87,059,986	\$1,488,628	\$86,267,265
November-23	\$995,033	\$88,055,019	\$1,232,898	\$87,500,164
December-23	\$1,524,774	\$89,579,793	\$993,370	\$88,493,534
January-24	\$267,065	\$89,846,858	\$863,030	\$89,356,564
February-24	\$0		\$681,492	\$90,038,055
March-24	\$0		\$1,174,846	\$91,212,901
April-24	\$0		\$1,183,554	\$92,396,455
May-24	\$0		\$1,271,312	\$93,667,767
June-24	\$0		\$1,683,191	\$95,350,958
July-24	\$0		\$1,950,328	\$97,301,286
August-24	\$0		\$1,483,659	\$98,784,945
September-24	\$0		\$765,760	\$99,550,705
October-24	\$0		\$615,324	\$100,166,028
November-24	\$0		\$420,544	\$100,586,572
December-24	\$0		\$957,232	\$101,543,804

## JANUARY 2024

Actual Monthly: \$267,065  
 Projected Monthly: \$863,030  
 Actual Cumulative: \$89,846,858  
 Forecast Cumulative: \$89,356,564

# Driscoll School Project



## Project Approvals – CM Change Order No. 35

**TOTAL: \$51,158**

### Driscoll School Project Change Order #35 Summary

<u>Change Proposal Number</u>	<u>Change Value</u>
ATP-392 CCD 23 Turf Infill	\$17,199.00
ATP-401 RFI #805 Exit Signs in Media Room	\$4,814.00
ATP-405 CCD 24 Tank Removal	\$44,429.00
ATP-406 RFI #832 Central Stair Exit Sign – Level 2	\$2,379.00
ATP-410 Sept/Oct Premium Time	\$0.00
ATP-411 Pre-K Playground Equipment Modifications	\$4,877.00
ATP-413 FF&E Storage Cost	(\$22,540.00)
<b>Total Change Order Value</b>	<b>\$51,158.00</b>



# Driscoll School Project



## Project Approvals - Designer Contract Amendment No. 27

**TOTAL: \$90,200**

Fee for Basic Services		Previous Amendments	Amount of This Amendment	Total of All Amendments
CA #27 – Geothermal Construction Observation		\$ 0	\$ 90,200	\$ 90,200
Total Fee		\$1,179,260	\$ 90,200	\$9,856,617.78

# Driscoll School Project

## Project Approvals – Invoices

### TOTAL = \$590,663.07



INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
01/31/24	LeftField, LLC	49	OPM – Construction Administration	Construction Administration Services: January 1 – 31, 2024	\$52,342.00
02/01/24	JLA	1923-00-51	A/E – Construction Administration	Building Closeout Services: December 1 – 31, 2023	\$20,325.30
02/01/24	JLA-CDW	1923-00-51	A/E - HAZMAT	Amend. #4 - Hazardous Materials Services – CDW	\$9,856.00
02/01/24	JLA-McPhail	1923-00-51	A/E – Other Reimbursable Services	Amend. #16 Geothermal - McPhail	\$1,826.00
02/01/24	JLA-McPhail	1923-00-51	A/E – Other Reimbursable Services	Amend. #17 - Vibration Monitoring - McPhail	\$11,848.32
02/01/24	JLA-McPhail	1923-00-51	A/E – Geotechnical/ Geo-environ.	Amend. #23 - Geo-Environmental Services - McPhail	\$23,870.00
				Total JLA Invoice 1923-00-51: (For Reference Only)	\$67,725.62
01/23/24	ProShred	1333959	Move Services	Shredding Services	\$50.00
01/24/24	Jackson Glass	33965	Other Project Costs	Installation of Window Film for Classroom Doors	\$10,140.00
11/07/23	Grainger	9896791812	FFE	Custodial Supplies	\$7,747.48
06/12/23	Grainger	CR 9735541915	FFE	Credit – Utility Carts	(\$1,255.88)
06/12/23	Grainger	CR 9735541923	FFE	Credit – Panel Mover Truck	(\$736.73)
06/08/23	Grainger	CR 9732671939	FFE	Credit – Dehumidifiers, Step Ladders, Pallets, Convertibles	(\$4,988.17)

01/08/24	Grainger	9955457719	FFE	Arial Lift	\$10,962.50
11/14/23	BR+A	1087218	Commissioning	Construction and Acceptance Phases Commissioning Services	\$18,962.50
01/31/24	Gilbane	AFP 45	Construction	Insurances & Bonds	\$1,544.00
01/31/24	Gilbane	AFP 45	Construction	GMP Contingency	\$19,256.00
01/31/24	Gilbane	AFP 45	Construction	Owner Allowances	\$18,259.07
01/31/24	Gilbane	AFP 45	Construction	Division 1 – General Conditions	\$100,000.00
01/31/24	Gilbane	AFP 45	Construction	Division 1 – General Requirements	\$29,706.82
01/31/24	Gilbane	AFP 45	Construction	Division 7 – Thermal & Moisture Protection	\$4,150.00
01/31/24	Gilbane	AFP 45	Construction	Division 9 – Finishes	\$18,750.00
01/31/24	Gilbane	AFP 45	Construction	Division 10 - Specialties	\$7,178.00
01/31/24	Gilbane	AFP 45	Construction	Division 26 - Electrical	\$250.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 4	\$1,000.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 6	\$4,050.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 9	\$11,386.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 26	\$5,630.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 28	\$16,019.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 33	\$250.00
01/31/24	Gilbane	AFP 45	Change Orders	Change Order No. 34	\$29,636.00
01/31/24	Gilbane	AFP 45	Change Orders	Retainage Released	\$94,960.67
				Gilbane Application for Payment 45-January 2024 Total:	\$362,025.56
12/31/23	TOB		TOB Project Management	Project Management Costs	\$68,056.10
TOTAL:					\$590,663.07

# Driscoll School Project

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## Upcoming Meetings

- 03/12/24: Building Commission
- 03/15/24: Co-Chairs Mtg
- 03/22/24: SBAC

## New Business