

# Driscoll School Project



## Building Commission Agenda

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



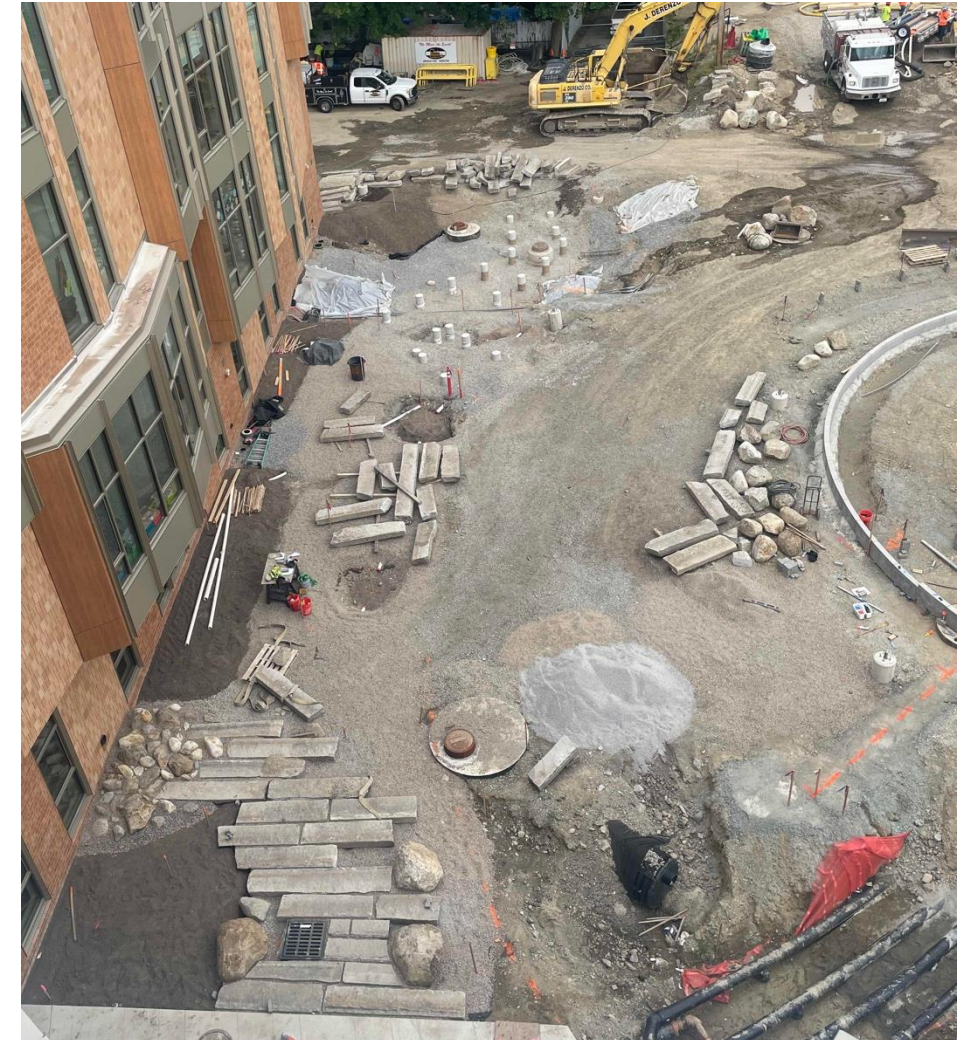


# Schedule Commentary



## Phase 2

The most current information indicates a partial turnover of play spaces for 9/3/24 and wider completion for 9/18/24. We have concerns about exactly how much space will be available on 9/3, and how the remaining areas will be completed while school is in session.





# Driscoll School Project



## Quality Update

### Phase 2

McPhail Associates had a full-time person on site daily during the geothermal well system installation. They have also been monitoring the removal of excavated material that is being trucked off site.



# Driscoll School Project



## Budget Update

All Amendments and Change Orders have been included in the Budget to show impact to the Budget.

- Change Order #41 for \$15,622.00

Budget Transfer from Construction Contingency:  
To CO \$15,622.00

MICHAEL DRISCOLL SCHOOL - Brookline, MA									July 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
FEASIBILITY STUDY AGREEMENT									
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%	\$ -	
TOTAL SD	\$ 1,213,275	\$ 500	\$ 1,213,775	\$ 1,213,775	100%	\$ 1,213,775	100%	\$ -	
ADMINISTRATION									
Legal Fees	\$ 106,563	\$ (50,000)	\$ 56,563	\$ -	0%	\$ -	0%	\$ 56,563	*17
Owner's Project Manager	\$ 3,182,090	\$ 228,906	\$ 3,410,996	\$ 3,410,996	100%	\$ 3,345,063	98%	\$ 65,933	
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	\$ 118,183	\$ 2,107,811	\$ 2,107,811	100%	\$ 2,094,308	99%	\$ 13,503	*47,76
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	\$ 219,869	73%	\$ 296,488	99%	\$ 3,512	*17,66
PSB Project Management Services	\$ 225,000	\$ (225,000)	\$ -	\$ -	0%	\$ -	0%	\$ -	*17,66
Owner's Insurance	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Other Administrative Costs	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 4,122,122	\$ (349,387)	\$ 3,772,735	\$ 3,631,454	96%	\$ 3,642,140	97%	\$ 130,595	
A&E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 7,166,148	99%	\$ 92,915	
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%	\$ 2,520,347	99%	\$ 20,325	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ -	0%	\$ 72,590	
Other Basic Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 1,193,007	\$ 1,693,007	\$ 1,687,507	100%	\$ 1,538,404	91%	\$ 154,603	
Other Reimbursables	\$ 500,000	\$ 207,126	\$ 707,126	\$ 701,626	99%	\$ 675,273	95%	\$ 31,854	*1,2,3,13,19,24,27,42,47,60,67,70,74
HazMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 76,652	55%	\$ 61,860	*2
Geotechnical/Geo-Environmental	\$ -	\$ 843,095	\$ 843,095	\$ 843,095	100%	\$ 782,206	93%	\$ 60,890	*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	\$ -		\$ -	\$ -		\$ -		\$ -	
SUB-TOTAL	\$ 7,759,063	\$ 1,193,007	\$ 8,952,070	\$ 8,946,570	100%	\$ 8,704,551	97%	\$ 247,519	

# Driscoll School Project



## Budget Update

- Committed: 98%
- Expended: 92%
- Construction Expended: 93%
- Construction Progress: 96%

### Status of Contingencies

Construction Contingency	\$2,127,333
Owner Contingency	\$ 16,357
Total	\$2,143,690

### Pending

Estimated	\$ 131,358
Total:	\$ 131,358

Remaining Total: \$2,275,048

5% of 'Balance to Spend' = \$ 354,064

MICHAEL DRISCOLL SCHOOL - Brookline, MA									
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%	\$ 86,371,862	92%	\$ 7,451,471	*1, 11, 14, 17
Change Orders	\$ -	\$ 7,281,741	\$ 7,281,741	\$ 7,281,741	100%	\$ 7,651,923	105%	\$ -	*21,22,26,28,30,32,34, 35,36,38,40,41,43,44, 46,48,49,50,51,52,53, 56,57,59,61,62,68,69, 71,73
SUB-TOTAL	\$ 92,909,563	\$ 8,195,511	\$ 101,105,074	\$ 101,105,074	100%	\$ 94,023,785	93%	\$ 7,081,289	
OTHER PROJECT COSTS									
Construction Contingency	\$ 4,645,478	\$ (2,518,145)	\$ 2,127,333	\$ -	0%	\$ -	0%	\$ 2,127,333	*21,22,25,26,28,30, 32,34,35,36,38,39,40, 41,43,44,46,48,49,50, 51,52,53,56,57,59,61, 62,64,68,69,71,72,73, 75,78
Miscellaneous Project Costs	\$ 569,893	\$ 94,455	\$ 664,348	\$ 440,596	66%	\$ 588,089	89%	\$ 76,260	
Utilities & Company Fees	\$ 106,563	\$ 35,000	\$ 141,563	\$ 17,365	12%	\$ 139,820	99%	\$ 1,743	*16,75
Testing & Inspection Services	\$ 127,875		\$ 127,875	\$ 127,875	100%	\$ 116,595	91%	\$ 11,280	*37
Commissioning	\$ 132,896	\$ 37,139	\$ 170,035	\$ 170,035	100%	\$ 170,035	100%	\$ -	*37,72
Security	\$ 106,653	\$ (106,653)	\$ -	\$ -	0%	\$ -	0%	\$ -	*16
Moving	\$ 95,906	\$ 50,837	\$ 146,743	\$ 87,581	60%	\$ 146,743	100%	\$ -	*65,67,75
Other Project Costs	\$ -	\$ 78,133	\$ 78,133	\$ 37,741	48%	\$ 14,897	19%	\$ 63,236	*63,65,77
Furnishings and Equipment	\$ 2,774,400	\$ 312,986	\$ 3,087,386	\$ 3,067,371	99%	\$ 3,058,757	99%	\$ 28,629	
Furnishings	\$ 1,654,400	\$ 71,594	\$ 1,725,993.92	\$ 1,725,993.92	100%	\$ 1,715,988	99%	\$ 10,006	*59,63,67
Technology Equipment	\$ 1,120,000	\$ 241,392	\$ 1,361,392	\$ 1,341,377	99%	\$ 1,342,769	99%	\$ 18,623	*16
Owner's Contingency	\$ 2,199,793	\$ (2,183,436)	\$ 16,357	\$ -	0%	\$ -	0%	\$ 16,357	*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 7 70,74,76,77
SUB-TOTAL	\$ 10,189,564	\$ (4,294,140)	\$ 5,895,424	\$ 3,507,967	60%	\$ 3,646,846	62%	\$ 2,248,578	
TOTAL DD-CLO	\$ 115,300,000	\$ 4,900,000	\$ 120,200,000	\$ 117,665,762	98%	\$ 110,492,019	92%	\$ 9,707,981	*25
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ 4,900,500	\$ 121,413,775	\$ 118,879,537	98%	\$ 111,705,794	92%	\$ 9,707,981	



# Driscoll School Project

## Project Approvals – Invoices

### TOTAL = \$2,742,802.71



INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
07/31/24	LeftField, LLC	55	OPM – Construction Administration	Construction Administration Services: July 1 - 31, 2024	\$52,340.00
08/01/24	JLA	1923-00-57	A/E – Construction Administration	Phase 2 Construction Administration Services: July 1 - 31, 2024	\$20,325.30
08/01/24	JLA - CDW	1923-00-57	A/E Hazardous Materials	Amend. #4 – HAZMAT - CDW	\$12,249.60
08/01/24	JLA-McPhail	1923-00-57	A/E – Other Reimbursable Services	Amend. #16 - Geothermal -McPhail	\$4,114.00
08/01/24	JLA-McPhail	1923-00-57	A/E – Geotechnical/ Geo-environ.	Amend. #23 - Geo-Environmental Services - McPhail	\$7,614.75
08/01/24	JLA	1923-00-57	A/E – Other Reimbursable Services	Amend. #26 – Extended CA	\$259,713.21
08/01/24	JLA-McPhail	1923-00-57	A/E – Other Reimbursable Services	Amend. #27 – Geothermal CA	\$21,970.56
				Total JLA Invoice 1923-00-57: (For Reference Only)	\$325,987.42
07/19/24	UTS	112601	Testing Services	Concrete Testing Services	\$605.00
07/31/24	Carahsoft Technology Corp.	PO 25200254	Testing Services	Procore Software	\$8,711.35
07/31/24	Gilbane	AFP 51	Construction	CM Fee	\$43,541.77
07/31/24	Gilbane	AFP 51	Construction	Insurances & Bonds	\$21,481.27

07/31/24	Gilbane	AFP 51	Construction	CM Contingency	\$8,879.00
07/31/24	Gilbane	AFP 51	Construction	Owner Allowances	(\$12,996.00)
07/31/24	Gilbane	AFP 51	Construction	Division 1 – General Conditions	\$100,000.00
07/31/24	Gilbane	AFP 51	Construction	Division 3 - Concrete	\$15,427.05
07/31/24	Gilbane	AFP 51	Construction	Division 5 – Steel	\$12,400.00
07/31/24	Gilbane	AFP 51	Construction	Division 10 - Specialties	\$1,000.00
07/31/24	Gilbane	AFP 51	Construction	Division 22 - Plumbing	\$20,840.00
07/31/24	Gilbane	AFP 51	Construction	Division 26	\$750.00
07/31/24	Gilbane	AFP 51	Construction	Division 31 - Sitework	\$795,400.00
07/31/24	Gilbane	AFP 51	Construction	Division 32 – Site Improvements	\$126,668.80
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 4	\$343,829.00
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 6	\$20,815.00
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 9	\$9,528.00
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 23	\$46,857.70
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 28	\$2,008.30
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 38	\$13,291.00
07/31/24	Gilbane	AFP 51	Change Orders	Change Order No. 39	\$420,553.00
07/31/24	Gilbane	AFP 51	Change Orders	Retainage Released to Contractor	\$288,265.82
				Gilbane Application for Payment 51- July 2024 Total:	\$2,278,539.71
07/31/24	TOB		TOB Project Management	TOB Payroll Costs	\$76,619.23
TOTAL:					\$2,742,802.71

# Driscoll School Project

## CM Change Order No. 41



<u>Change Proposal Number</u>	<u>Change Value</u>
ATP-422, RFI 836, Removal of Additional Water Lines	\$10,890.00
ATP #436, Additional Sludge Removal from the Fuel Tank	\$1,282.00
ATP #440, RFI 858 Removing Existing Utility Poles	\$3,450.00
<b>Total Change Order Value</b>	<b>\$15,622.00</b>

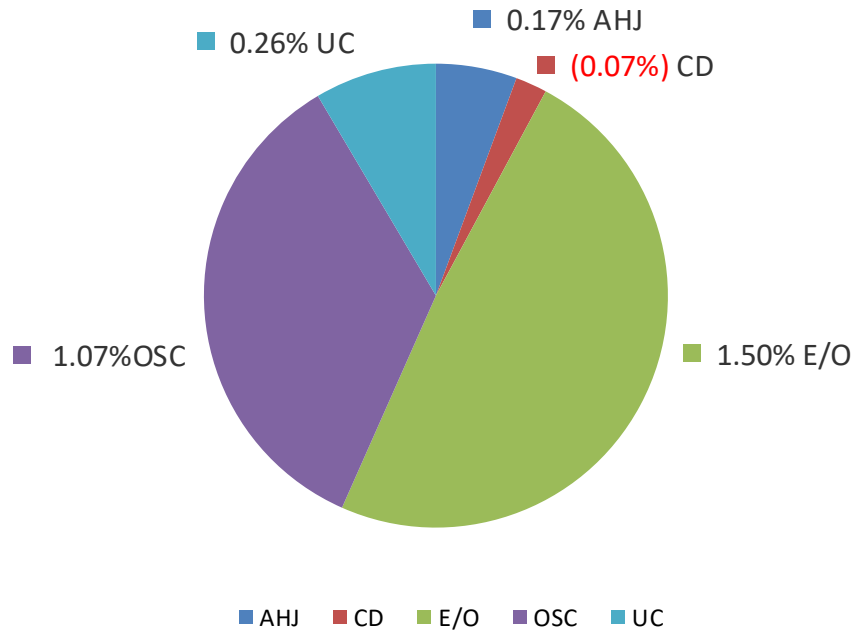
RFI #836, ATP #422, Removal of Additional Water Lines \$10,890.00  
Unforeseen condition for cutting and capping two 2" water lines not shown on the survey of existing utility conditions provided by Town of Brookline.

ATP #436, Additional Sludge Removal from the Fuel Tank \$ 1,282.00  
Unforeseen condition for removing sludge from underground fuel tank before the tank could be removed.

ATP #440, RFI #858, Removing Existing Utility Poles \$3,450.00  
Owner Scope Change to demolish three existing site poles on the south side of the field area.

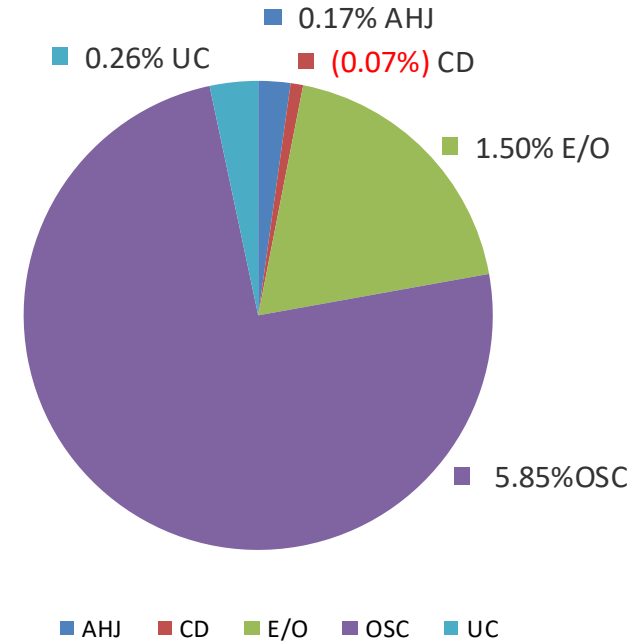
### CHANGE ORDERS BY REASON

Value of Change Order without Geothermal: \$2,772,484



### CHANGE ORDERS BY REASON

Value of Change Orders with Geothermal: \$7,281,741



\$ 163,836.00	\$ (63,872.00)	\$ 1,414,865.00	\$ 1,011,197.20	\$ 246,458.00
AHJ	CD	E/O	OSC	UC
0.17%	-0.07%	1.50%	1.07%	0.26%

\$ 163,836.00	\$ (63,872.00)	\$ 1,414,865.00	\$ 5,520,454.20	\$ 246,458.00
AHJ	CD	E/O	OSC	UC
0.17%	-0.07%	1.50%	5.85%	0.26%



# Driscoll School Project

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## Upcoming Meetings

- 09/10/24: Building Commission

## New Business