

Driscoll School Project



Building Commission Agenda

1. Construction Update (Gilbane)
2. Quality Update
3. Budget Update
 - SBAC Recommended Needs List
4. Project Approvals
5. Upcoming Meetings
6. New Business



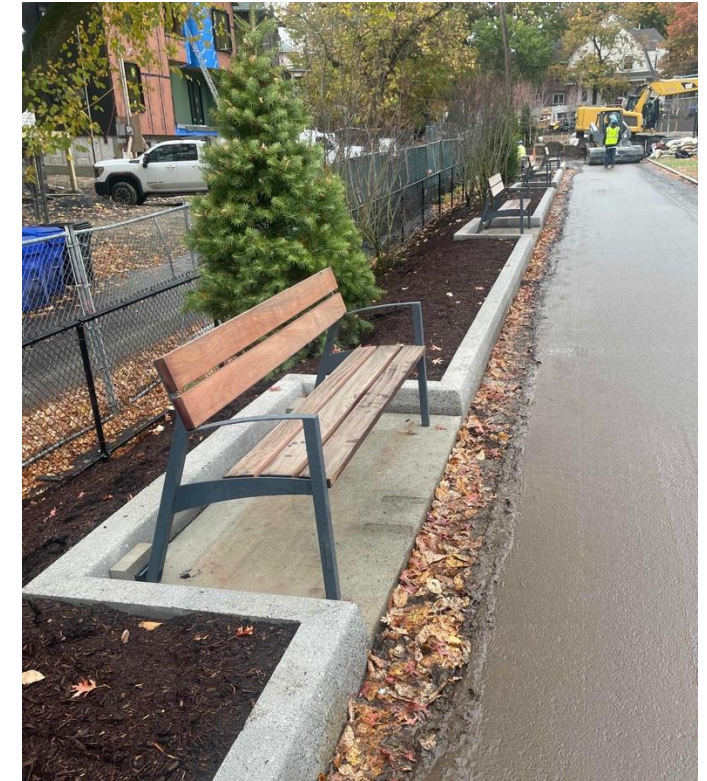
Driscoll School Project



Quality Update

Phase 2

- GMax testing of play surfaces
- Manufacturer's acceptance of play equipment
- Town reviews



Driscoll School Project



Budget Update

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

- Change Order #43 for \$5,4926.00

Budget Transfer from Const. Contingency to Change Orders:
To \$5,4926.00

MICHAEL DRISCOLL SCHOOL - Brookline, MA								October 31, 2024	
Total Project Budget Status Report									
Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Com'd 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	\$ 1,179,280	\$ 500	\$ 1,179,780	\$ 1,179,780	100%	\$ 1,179,780	100%	\$ -	
TOTAL SD	\$ 1,213,275	\$ 500	\$ 1,213,775	\$ 1,213,775	100%	\$ 1,213,775	100%	\$ -	
ADMINISTRATION									
Legal Fees	\$ 105,563	\$ (50,000)	\$ 55,563	\$ -	0%	\$ -	0%	\$ 55,563	*17
Owner's Project Manager	\$ 3,182,090	\$ 228,906	\$ 3,410,996	\$ 3,410,996	100%	\$ 3,408,576	100%	\$ 2,420	
Design Development	\$ 429,575		\$ 429,575	\$ 429,575	100%	\$ 429,575	100%	\$ -	
Construction Documents	\$ 534,441		\$ 534,441	\$ 534,441	100%	\$ 534,441	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%	\$ 2,107,811	100%	\$ -	*47,76
Closeout	\$ 50,010		\$ 50,010	\$ 50,010	100%	\$ 50,010	100%	\$ -	
Extra Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Reimbursable Services	\$ -	\$ 67,823	\$ 67,823	\$ 67,823	100%	\$ 65,403	96%	\$ 2,420	*5, 30, 15, 18, 45
Cost Estimates	\$ -	\$ 42,900	\$ 42,900	\$ 42,900	100%	\$ 42,900	100%	\$ -	*6
Advertising & Printing	\$ 31,989	\$ (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%	\$ 295,488	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%	\$ 3,705,653	98%	\$ 67,082	
A/E									
A/E Basic Services	\$ 7,259,063	\$ -	\$ 7,259,063	\$ 7,259,063	100%	\$ 7,181,391	99%	\$ 77,672	
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%	\$ 2,525,428	99%	\$ 15,244	
Closeout	\$ 72,590		\$ 72,590	\$ 72,590	100%	\$ 70,163	14%	\$ 62,427	
Other Basic Services	\$ -		\$ -	\$ -		\$ -		\$ -	
Extra/Reimbursable Services	\$ 500,000	\$ 1,193,007	\$ 1,693,007	\$ 1,687,507	100%	\$ 1,586,413	94%	\$ 106,594	
Other Reimbursables	\$ 500,000	\$ 207,126	\$ 707,126	\$ 703,626	99%	\$ 700,237	96%	\$ 6,889	*1,2,3,13,19,24,27,42,47,60,67,70,74
HarMat (incl. monitoring)	\$ -	\$ 138,512	\$ 138,512	\$ 138,512	100%	\$ 78,652	55%	\$ 61,860	*2
Geotechnical/Geo-Environmental	\$ -	\$ 843,095	\$ 843,095	\$ 843,095	100%	\$ 805,251	96%	\$ 37,845	*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%	\$ 8,767,805	98%	\$ 184,265	

Driscoll School Project



Budget Update

- Committed: 98%
- Expended: 95%
- Construction Expended: 96%
- Construction Progress: 100%

Status of Contingencies	
Construction Contingency	\$2,130,355
Owner Contingency	\$ 16,357
Total	\$2,146,712
Pending (Outside GMP)	\$ 261,965
Wish List	\$ 589,568
Total:	\$ 851,533

Remaining Total: \$1,295,179

5% of 'Balance to Spend'= \$ 177,599

MICHAEL DRISCOLL SCHOOL - Brookline, MA								October 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%	\$ 89,156,937	95%	\$ 4,666,396	*1, 11, 14, 17
Change Orders	\$ -	\$ 7,278,719	\$ 7,278,719	\$ 7,281,741	100%	\$ 7,813,317	107%	\$ (534,598)	*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, 78, 80
SUB-TOTAL	\$ 92,909,563	\$ 8,192,489	\$ 101,102,052	\$ 101,105,074	100%	\$ 96,970,255	96%	\$ 4,131,798	
OTHER PROJECT COSTS				\$ 101,579,771					
Construction Contingency	\$ 4,645,478	\$ (2,515,123)	\$ 2,130,355	\$ -	0%	\$ -	0%	\$ 2,130,355	*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, 80
Miscellaneous Project Costs	\$ 569,893	\$ 94,455	\$ 664,348	\$ 499,758	75%	\$ 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	\$ 87,139	\$ 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	\$ 146,743	100%	\$ 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	\$ 3,072,748	100%	\$ 3,072,748	100%	\$ 14,638	
Furnishings	\$ 1,654,400	\$ 75,578	\$ 1,729,978	\$ 1,729,978	100%	\$ 1,729,978	100%	\$ -	*59, 63, 67
Technology Equipment	\$ 1,120,000	\$ 237,408	\$ 1,357,408	\$ 1,342,769	99%	\$ 1,342,769	99%	\$ 14,638	*16
Owner's Contingency	\$ 2,199,793	\$ (2,183,436)	\$ 16,357	\$ -	0%	\$ -	0%	\$ 16,357	*14, 15, 16, 17, 18, 19, 20, 23, 24, 27, 29, 31, 33, 37, 42, 47, 54, 55, 58, 60, 63, 65, 67, 70, 74, 76, 77
SUB-TOTAL	\$ 10,189,564	\$ (4,291,118)	\$ 5,898,446	\$ 3,572,505	61%	\$ 3,660,836	62%	\$ 2,237,610	
TOTAL DD-CLO	\$ 115,300,000	\$ 4,900,000	\$ 120,200,000	\$ 117,730,300	98%	\$ 113,579,245	94%	\$ 6,620,755	*25
TOTAL PROJECT BUDGET	\$ 116,513,275	\$ 4,900,500	\$ 121,413,775	\$ 118,944,075	98%	\$ 114,793,020	95%	\$ 6,620,755	

Driscoll School Project



GMP Budget Update

GMP Contingency Remaining: \$350,000

Phase 1 Outstanding ATPs: (\$268,866)

GMP Owner Allowances Outstanding: (\$131,830)

Projected Exposure Outside GMP: (\$ 50,696)



Driscoll School Project

SBAC Recommended Needs List

Driscoll School Needs List	10/18/24		Status
Life Safety, Code Or Claim Items	Approximate Cost	Note	
Keycard Alphone Modifications		Install monitor, wire to burglar alarm & Fire alarm, etc	Completed
Rooftop Unit Add access and lighting	\$5,000	Code Requirement	
Add card access to Roof Access Door	\$3,500		
Storage Area for Food Waste	\$10,000		
Add 4 card access to Kindergarten exterior doors			Completed
Replace Knob sets with Keyed Open Doors	\$80,000	Many classrooms have deadbolts on inside	
Add coat hooks to all single use toilets	\$5,000	Not code required	
Subtotal	\$93,500		
Wish List			
Wall at Front Office	\$80,000		In design - funds allocated
Door Hold Open Arms	\$25,000	Change Hold open hardware to allow doors to stay open	
Change Out Exterior Cameras (at least 10)	\$10,000	Some cameras don't have adequate coverage	
Relocate John Lewis painting and mosaics	\$0	Bronze plaque re-installation not planned or included	
Westbourne terrace speed bump	\$6,000		Completed
Shade on upper playground - PreK	\$23,068		Quote - waiting to order
Shade on lower playgrounds	\$25,000		Estimate based on Pre-K shade
Pave remainder of Bartlett Crescent	\$20,000		
Installation of PV system	\$360,000	Decision waiting on utility bill trend	
Cleaning/sealing of main staircase	\$20,000		Waiting for quotes
Window film for library windows to protect books	\$15,000		
Subtotal	\$594,068		
Estimated Total Needs List	\$587,568		

Driscoll School Project

Project Approvals – Invoices

TOTAL = \$603,986.49



INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
11/01/24	JLA-McPhail	1923-00-60	A/E – Other Reimbursable Services	Amend. #4 – HAZMAT - CDW	\$1,760.00
11/01/24	JLA-McPhail	1923-00-60	A/E – Geotechnical/Geo-environ.	Amend. #23 - Geo-Environmental Services - McPhail	\$22,907.50
				Total JLA Invoice 1923-00-60: (For Reference Only)	\$24,667.50
10/31/24	Gilbane	AFP 55	Construction	CM Fee	\$13,553.57
10/31/24	Gilbane	AFP 55	Construction	Insurances & Bonds	(\$10,060.23)
10/31/24	Gilbane	AFP 55	Construction	GMP Contingency	(\$2,054.00)
10/31/24	Gilbane	AFP 55	Construction	Division 3 - Concrete	\$5,000.00
10/31/24	Gilbane	AFP 55	Construction	Division 22 – Plumbing	\$2,350.00
10/31/24	Gilbane	AFP 55	Construction	Division 23 - HVAC	\$18,100.00
10/31/24	Gilbane	AFP 55	Construction	Division 31 - Sitework	\$40,500.00
10/31/24	Gilbane	AFP 55	Construction	Division 32 – Site Improvements	\$495,297.00
10/31/24	Gilbane	AFP 55	Change Orders	Change Order No. 27	\$84.00
10/31/24	Gilbane	AFP 55	Change Orders	Change Order No. 31	\$89.00
10/31/24	Gilbane	AFP 55	Change Orders	Change Order No. 40	(\$19,800.00)
10/31/24	Gilbane	AFP 55	Change Orders	Change Order No. 41	\$744.00
10/31/24	Gilbane	AFP 55	Change Orders	Change Order No. 42	\$1,137.00

INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
10/31/24	Gilbane	AFP 55	Retainage	Retainage Released to Contractor	\$34,378.65
				Gilbane Application for Payment 55-October 2024 Total:	\$579,318.99
				TOTAL:	\$603,986.49

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 October 2024 Project Budget Report.

Driscoll School Project

CM Change Order No. 43



<u>Change Proposal Number</u>	<u>Change Value</u>
ATP #447, RFI #873, Gas Line at Tree Pits	\$3,756.00
ATP #449, RFI #866, Exterior Water Line Valves	\$1,700.00
Total Change Order Value	\$5,496.00

ATP #447, RFI #873, Gas Line at Tree Pits \$3,756.00

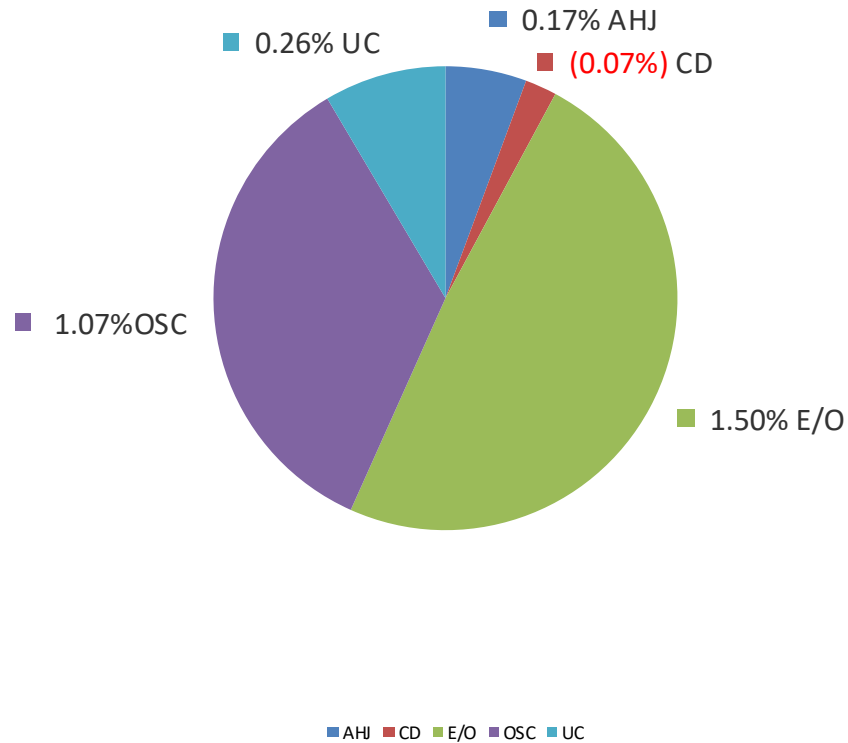
This is an unforeseen condition of an actual location of an existing gas line differing from what was documented by the Town. The gas line is in conflict with two tree pits which require relocation. Since the sidewalks are already complete, rework is necessary to adjust the tree pit locations.

ATP #449, RFI #866, Exterior Water Line Valves \$1,700.00

This proposed cost is to replace site water line valves due to a coordination conflict in the Plumbing and Civil specifications and to conform with the Town of Brookline requirements.

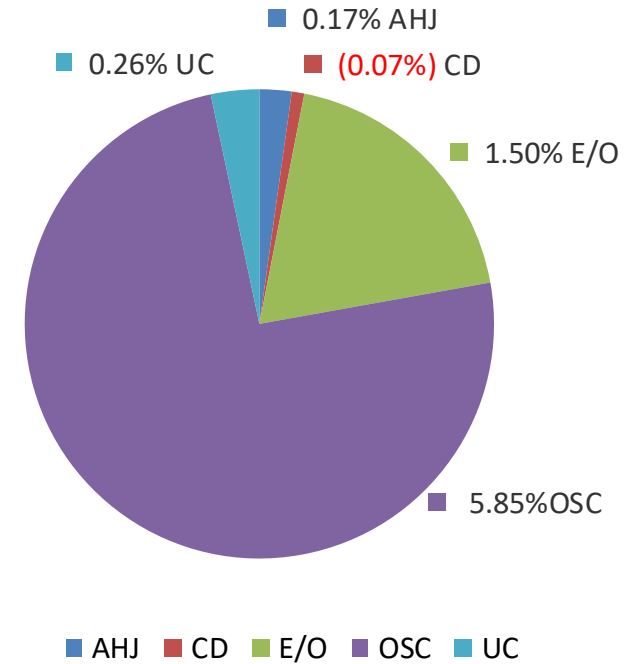
CHANGE ORDERS BY REASON

Value of Change Order without Geothermal: \$2,769,469



CHANGE ORDERS BY REASON

Value of Change Orders with Geothermal: \$7,278,736



\$ 163,836.00	\$ (63,872.00)	\$ 1,414,865.00	\$ 1,008,192.20	\$ 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	\$ 5,517,449.20	\$ 246,458.00
AHJ	CD	E/O	OSC	UC
0.17%	-0.07%	1.50%	5.85%	0.26%

Driscoll School Project



Upcoming Meetings

- 12/10/24: Building Commission

New Business