

Watertown Public Schools Building Committee

DesignWatertown

Elementary Schools Project

*Ai3 Architects, LLC
Hill International, Inc*

Agenda - December 15, 2021

- Call to Order
- Approval of Meeting Minutes
 - Elementary Schools Project Meeting Minutes for November 17, 2021
- Review & Approval of:
 - Elementary Schools Monthly Invoices
 - Change Order #10
 - Brait Builders Request for Retainage Reduction For Cunniff
- Executive Summary
- Elementary Schools Project Updates & Approval
 - Hosmer O'Connell Field: Added Recreational Amenities
- Elementary Schools Questions/Comments
- Adjournment

To Connect via Zoom:*

Passcode: 316755

<https://us02web.zoom.us/j/88560486888?pwd=YVM1a0RkVlpuWkNlWjYwVm9za0hkdz09>

**Members of the Public:* please use the Q&A button to ask questions when appropriate or email questions to: buildingforfuture@watertown-ma.gov



Watertown Public Schools Building Committee

Call to Order

Approvals

▶ **Meeting Minutes**

- Elementary School meeting minutes for November 17, 2021

▶ **Invoices**

- Elementary Schools Project

▶ **Retainage**

- Brait Builders Request to Reduce Cunniff Elementary School Retainage

▶ **Change Orders**

- Change Order #10

▶ **Approvals**

- Hosmer O'Connell Field Added Amenities; Budget \$1,705,600

Summary of Invoices: Elementary Schools Project

VENDOR	PROJECT	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT
Hill International	Elementary Schools	December 6, 2021	30	\$90,210.00
Ai3 Architects	Elementary Schools	November 30, 2021	0045B-1610.00	\$106,746.47 <i>(Base Services)</i>
Ai3 Architects	Elementary Schools	November 30, 2021	0027R-1610.00	\$300.00 <i>(Reimbursable Expenses)</i>
Brait Builders	Elementary Schools	November 30, 2021	18	\$2,515,138.21
UTS (Testing Agency) - Cunniff	Elementary Schools	November 12, 2021	96847	\$1,105.00
UTS (Testing Agency) - Hosmer	Elementary Schools	November 12, 2021	96846	\$280.00
Colliers International (CxA)	Elementary Schools	October 31, 2021	011059	\$15,592.60
FF&E Invoices	Elementary Schools	December 5, 2021	Varies*	\$170,140.24
Total				\$2,899,512.52



Retainage Reduction: Cunniff Elementary School

Brait Builders Request to Reduce Cunniff Elementary School
Retainage (from 5% to 2.5%) in December 2021 Final Pay Requisition

- Approval to release approximately **\$900,000.00** of retainage

Summary of Change Orders: Elementary Schools

CO#	PR#	PCO#	BRIEF DESCRIPTION	PROPOSED \$
			Total: Change Order 1	\$128,881.27
			Total: Change Order 2	\$315,914.69
			Total: Change Order 3	\$108,988.03
			Total: Change Order 4	\$143,575.52
			Total: Change Order 5	\$0.00
			Total: Change Order 6	\$191,818.60
			Total: Change Order 7	\$201,523.75
			Total: Change Order 8	\$248,810.44
			Total: Change Order 9	\$807,045.31
10	C-032	C-062	Cane detection bollards at PV canopies	\$15,254.47
10	C-033	C-065	Material replacement at exterior door pulls	\$3,212.74
10	C-034	C-066	Additional plantings at service area	\$5,355.00
10	C-035	C-067	Additional curbing at southern play area	\$9,929.45
10	C-036	C-068	Crossover ladders for mechanical rooftop access	\$10,652.40
10	C-038	C-070R1	Additional fencing at low roof and ground mount canopy	\$23,187.15

Continued next page

Summary of Change Orders: Elementary Schools

Continued from previous

10	C-039	C-071	DPW requested tree removal along southern property line	\$37,485.00
10	C-040	C-072	Up size one DCVD per CxA report	\$1,420.65
10	C-041	C-073R1	Replace one bay of button hooks	\$1,998.01
10		C-074	Cost not previously included with cPCO-051R2	\$4,518.98
10	C-031	C-076	Exterior fire alarm pull station	\$7,666.22
10		C-078	Additional bracing at fence along southern play area	\$2,524.35
10		C-079	Additional masonry scope to accommodate sprinkler bell	\$1,397.66
10		C-080	Visually impaired strips at interior stair nosings	\$4,073.66
10	H-026	H-061	Fire alarm pull stations on exterior of building	\$6,268.56
10	H-029	H-068	Add S2 speaker to room 227B as installed elsewhere on project	\$303.09
10	H-035	H-074	Crossover ladders for mechanical rooftop access	\$8,294.90
10		H-077R1	Added trim/cap to Whiterock in corridors	\$30,014.93
10	H-039	H-079	Add two voice-lift systems in 227 Media Center	\$7,129.65
Total: Change Order 10				\$180,686.87
Total (Change Orders To Date):				\$2,327,244.48
<i>% of Original Contract Sum</i>				<i>2.45%</i>

Watertown Public Schools Building Committee

Executive Summary



Project Accomplishments from Last Month

Cunniff Elementary School
Building, Site, and FF&E Punch List ongoing

Hosmer Elementary School
Maintaining the Substantial Completion date of December 31, 2021 for the new Building with the exception of a few items
Exterior egress sidewalks substantially completed and will be ongoing into December 2021 until completed
Permanent power provided by Eversource Electric in November 2021

Lowell Elementary School
Prequalified Filed Subcontractor Bids were received on November 16th
Six Addendums were issued to Prequalified Filed Subcontractors

Projected Major Tasks This Month

Cunniff Elementary School
Contractors to continue working on Building, Site and FF&E Punch List, Site Work Punch List contingent on weather

Hosmer Elementary School
Continue with finish painting, ceilings, carpentry, flooring and finish MEPS in the interior of the building
Owner IT Department to start installation of Owner Furnished Technology Equipment

Lowell Elementary School
General Contractor Bids are Due December 14th
Award Construction Contract to the lowest Pre-qualified GC Bidder

Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Status	Comments
Cunniff Elementary School				
Architectural Punch List	9/1/21	12/30/21	Ongoing	After hours
Furniture, Fixture and Equipment Punch List	9/7/21	12/30/21	Ongoing	After hours
Site Work and Landscaping Punch List	3/31/21	12/30/21	Ongoing	Weather depend.
Hosmer Elementary School				
Exterior storefronts, curtainwalls and roofing	3/1/21	12/23/21	Ongoing	
Painting & Ceilings	6/1/21	12/31/21	Ongoing	
Finish Carpentry	6/1/21	12/31/21	Ongoing	
Flooring	7/1/21	12/31/21	Ongoing	
Finished Fire Prot., Plumbing, HVAC and Electrical	8/1/21	12/31/21	Ongoing	
Building Perimeter Site Work	9/1/21	12/23/21	Ongoing	
Lowell Elementary School				
Receive GC Bids and Review	12/14/21	12/28/21	Scheduled	
Award GC Contract	12/28/21	12/28/21	Scheduled	

Hosmer - Progress Photos



Cunniff - Progress Photos



Scope changes from the Original Scope

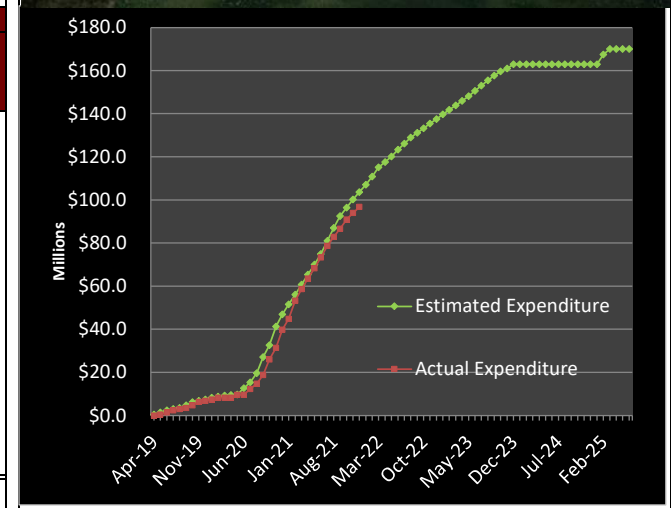
CO#1 - \$128,881.27 Approved 9/16/2020
 CO#2 - \$315,914.69 Approved 9/16/2020
 CO#3 - \$108,988.03 Approved 11/18/2020
 CO#4 - \$143,575.52 Approved 2/17/2021
 CO#5 - \$0.00 Approved 2/17/2021
 CO#6 - \$191,818.60 Approved 4/21/2021
 CO#7 - \$201,523.75 Approved 7/21/2021
 CO#8 - \$248,810.44 Approved 7/21/2022
 CO#9 - \$807,045.31 Approved 9/15/2021
 Change Order #1 - #9 Total \$2,146,557.61
 2.26% of the Total Construction Contract

CO#10 - \$180,686.87 Pending Approval

Lowell - Progress Photos



Description	BUDGET			COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date
Construction	\$ 136,000,000	\$ (1,898,442)	\$ 134,101,558	\$ 97,101,558	\$ 37,000,000	\$ -	\$ 134,101,558	\$ 82,117,563	\$ 51,983,995
Design Services	\$ 12,441,016	\$ 230,530	\$ 12,671,546	\$ 12,671,546	\$ -	\$ -	\$ 12,671,546	\$ 11,479,280	\$ 1,192,266
Administrative	\$ 8,908,984	\$ (553,520)	\$ 8,355,464	\$ 5,069,048	\$ 3,286,416	\$ -	\$ 8,355,464	\$ 2,966,528	\$ 5,388,936
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ 1,870,539	\$ 2,504,461	\$ -	\$ 4,375,000	\$ 567,584	\$ 3,807,416
SUBTOTAL	\$ 161,500,000	\$ (1,996,432)	\$ 159,503,568	\$ 116,712,691	\$ 42,790,877	\$ -	\$ 159,503,568	\$ 97,130,954	\$ 62,372,614
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ (2,146,558)	\$ 5,253,442	\$ -	\$ 5,253,442	\$ -	\$ 5,253,442	\$ -	\$ 5,253,442
Owner's Contingency - COVID-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Owner's Contingency (Soft Cost)	\$ 1,100,000	\$ 4,142,990	\$ 5,242,990	\$ -	\$ 5,242,990	\$ -	\$ 5,242,990	\$ -	\$ 5,242,990
SUBTOTAL	\$ 8,500,000	\$ 1,996,432	\$ 10,496,432	\$ -	\$ 10,496,432	\$ -	\$ 10,496,432	\$ -	\$ 10,496,432
PROJECT TOTAL	\$ 170,000,000	\$ -	\$ 170,000,000	\$ 116,712,691	\$ 53,287,309	\$ -	\$ 170,000,000	\$ 97,130,954	\$ 72,869,046



Watertown Public Schools Building Committee

Project Updates

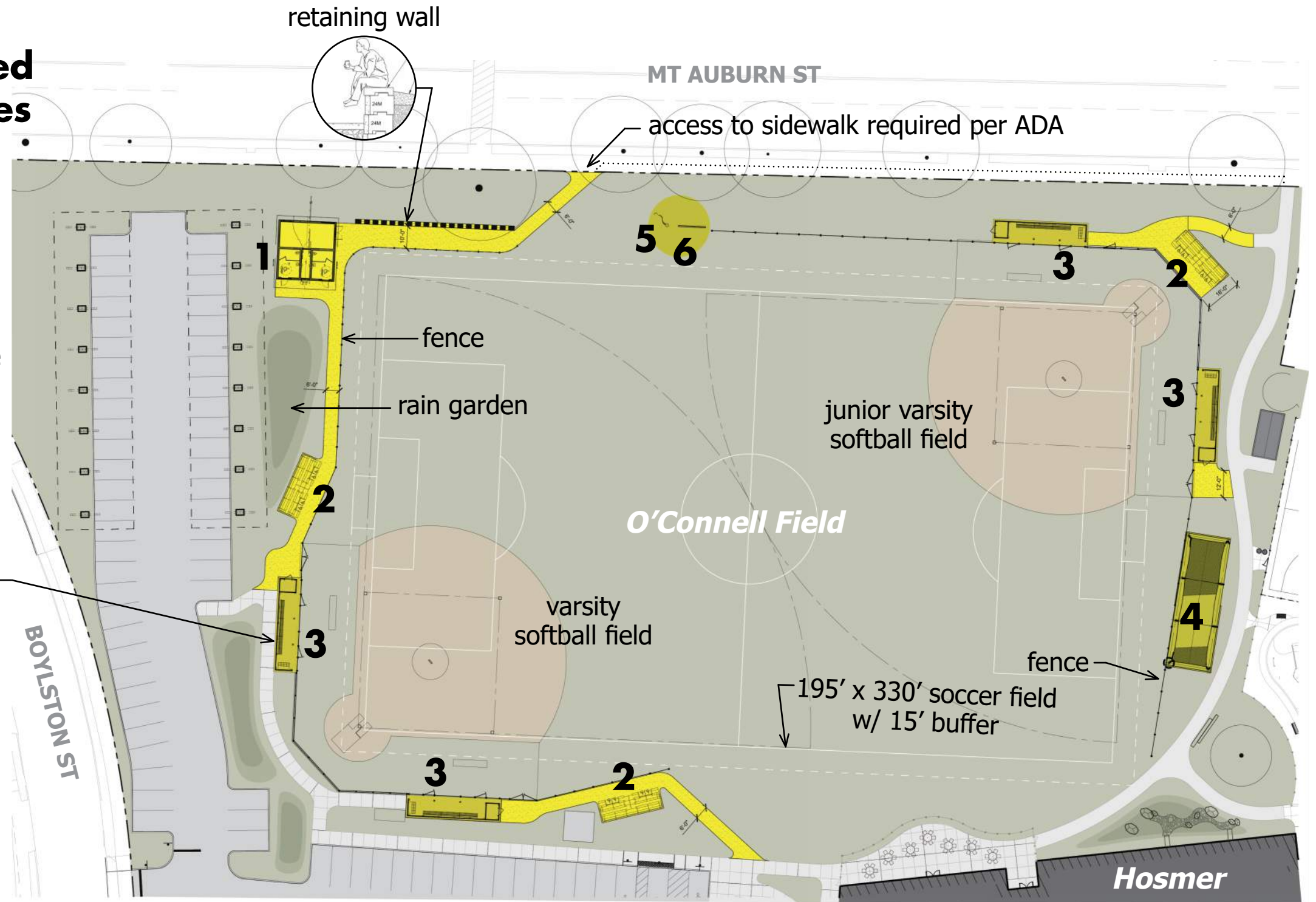
O'Connell Field: Added Recreational Amenities

Added Amenities:

- 1) Prefabricated restroom
- 2) Portable bleachers
- 3) Enclosed dugout with storage
 - power included
 - data included for wifi access;
 - broadcasting by WCA-TV possible



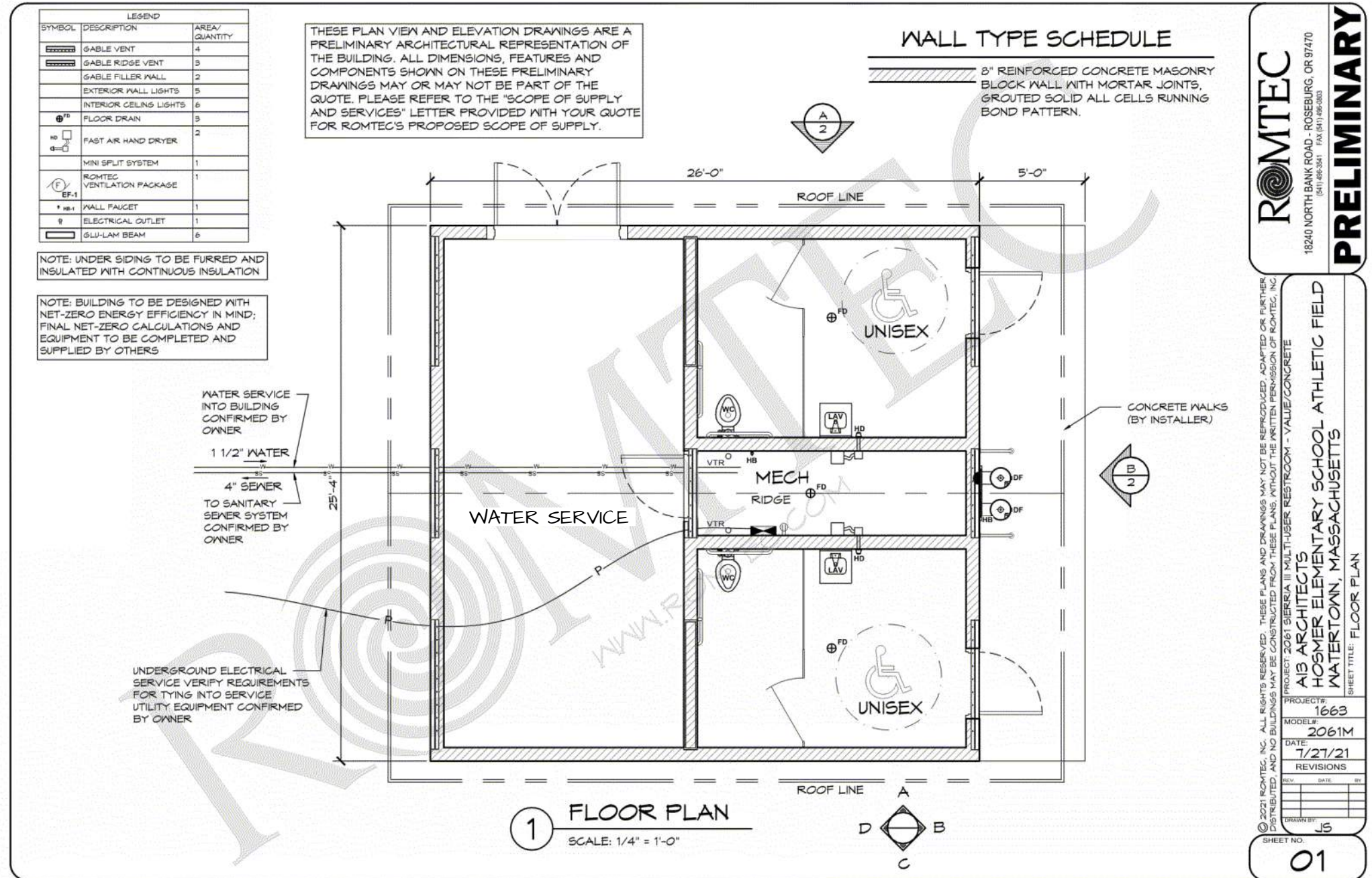
- 4) Softball batting cage
 - power included
- 5) Flag with illumination
- 6) Scoreboard



O'Connell Field: Added Recreational Amenities

Prefabricated Restroom:

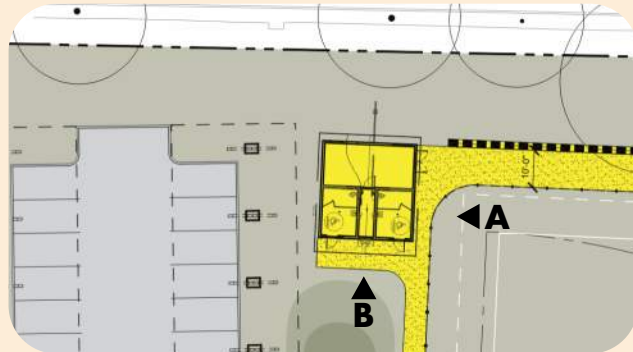
- Water service connection from Boylston Street
- Includes two single-user toilet rooms
- Toilet rooms double as team changing rooms, as required
- Includes drinking fountain
- Includes water service room for irrigation controls
- Building will be decommissioned during the winter months



O'Connell Field: Added Recreational Amenities

Prefabricated Restroom:

- Water service connection from Boylston Street
- Includes two single-user toilet rooms
- Toilet rooms double as team changing rooms, as required
- Includes drinking fountain
- Includes water service room for irrigation controls
- Building will be decommissioned during the winter months



3" VTR W/ VENT BOOT, TYP (2)

METAL ROOFING, OVER UNDERLAYMENT - ICE & WATER SHIELD AT PERIMETER/RIDGE FOR 24" MIN. & #30 ROOFING FELT IN FIELD, TYP

2X FASCIA, TYP

GUTTERS & DOWNSPOUTS, BY OTHERS, TYP

48"

LAP SIDING OVER 8"x16" CMU CONCRETE BLOCK WALL FULLY REINFORCED RUNNING BOND PATTERN

CONCRETE WALK BY INSTALLER

FG

26'-0"

1

A ELEVATION VIEW

SCALE: 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

3" VTR W/ VENT BOOT, TYP (2)

RIDGE WINDOWS, TYP. (2)

GLULAM UPPER BEAM, TYP (2)

5 1/2" SIP PANEL W/ T&G CEILING FINISH

GLULAM MID BEAMS, TYP. (2)

GABLE WINDOWS, TYP. (4)

GLULAM EAVE BEAMS, TYP. (2)

GUTTERS & DOWNSPOUTS, BY OTHERS, TYP

12/15

WALL MOUNT LIGHT, TYP

UNISEX ISA WITH BRAILLE SIGN PER ADA & LOCAL CODES

60"

LEDGESTONE OVER 8"x16" CMU CONCRETE BLOCK WALL FULLY REINFORCED RUNNING BOND PATTERN

FG

25'-4"

2

UNISEX ISA WITH BRAILLE SIGN PER ADA & LOCAL CODES

8'-0"

B ELEVATION VIEW

SCALE: 1/4" = 1'-0"

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PROJECT: 2061 SIERRA II MULTI-USER RESTROOM - VALUE/CONCRETE

AIB ARCHITECTS

HOSMER ELEMENTARY SCHOOL ATHLETIC FIELD

WATERTOWN, MASSACHUSETTS

SHEET TITLE: ELEVATION VIEW

PROJECT#: 1663

MODEL#: 2061M

DATE: 7/27/21

REVISIONS

REV. DATE BY

1 7/27/21 JS

SHEET NO.

02

Contract Amendment

O'Connell Field: Added Recreational Amenities



Prefabricated Restroom

O'Connell Field: Added Recreational Amenities

Description: Additional Owner-requested amenities at the O'Connell Recreation Field, including:

- Enclosed dugouts
- Portable bleachers
- Softball batting cage
- Scoreboard
- Flagpole with illumination
- Irrigation modifications as a result of added amenities
- Power and wireless access from the athletic fields
- Prefabricated dugouts with storage
- Prefabricated building that will include (2) single-user toilet rooms, field storage, and a drinking fountain

Total Budget Estimate of additional amenities is **\$1,705,600.00**

- Final Estimate to be done once design has been completed and approved

Requesting approval to proceed with design.

Watertown Public Schools Building Committee

Questions / Comments



Those members of the public joining via Zoom, please use the Q&A button at this time to ask questions

or email questions to:
buildingforfuture@watertown-ma.gov

Questions?
Thank you

