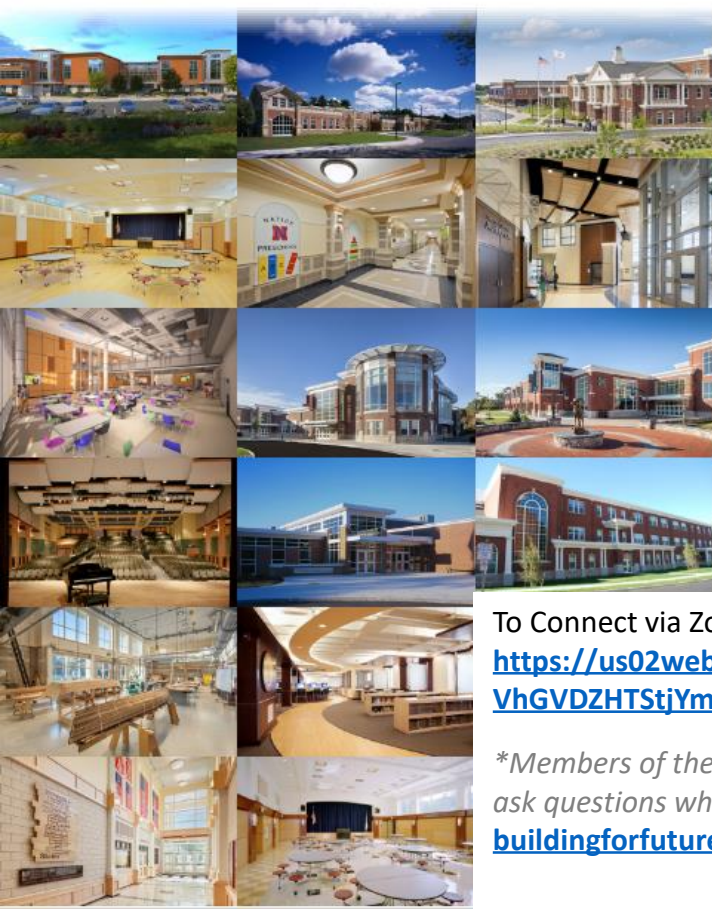


Design Watertown



Elementary Schools Project

Hill International, Inc.

Ai3 Architects, LLC

Agenda – May 18, 2022

- **Call to Order**
- **Approval of Meeting Minutes**
 - Elementary School Project – April 20, 2022
- **Review and Approval of:**
 - Elementary Schools Monthly Invoices
 - Change Order No. 01
 - Amendment
- **Executive Summary**
- **Elementary Schools Project Items:**
 - Hosmer Elementary School – Approval of Photovoltaic Design to proceed
- **Elementary School - Questions / Comments**

To Connect via Zoom*:

Passcode: **899084**

<https://us02web.zoom.us/j/85782901747?pwd=UnF1UVhGVdZHTStjYmZiRnkWOGF6UT09>

**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 April 20, 2022

- ▶ **Invoices**
 - Elementary Schools Project (April 2022)

- ▶ **Contract Amendment 07**
 - Additional Services at Lowell Elementary School

- ▶ **Change Order**
 - Change Order No. 01 – Lowell Elementary School

Approvals
Summary of Invoices
Elementary Schools Project

For work completed during April 2022

Vendor	Project	Invoice Date	Invoice Number	Invoice Amount
Hill International	Elementary Schools	5/12/2022	36	\$90,210.00
Ai3 Architects	Elementary Schools	4/30/2022	0050B-1610.00	\$37,140.46
Ai3 Architects	Elementary Schools	4/30/2022	0032R-1610.00	\$4,968.80
Brait Builders	Elementary Schools	4/30/2022	23	\$647,004.67
CTA Construction Managers	Elementary Schools	3/31/2022	2	\$303,407.02
Colliers International	Elementary Schools	2/28/2022	735560	\$12,095.28
			Total	\$1,166,843.47

Approvals

Contract Amendment 07

Additional Services at Lowell Elementary Schools Project

Request for approval of a Contract Amendment for Additional Services of \$ 7,308.40

Additional Professional Structural Engineering Services related to the elevation of the existing concrete structure at the kitchen walk-ins at Lowell Elementary School

Amendment	Vendor	Project	Additional Services Amount
07	Ai3 Architects	Lowell Elementary School	\$7,308.40
			\$7,308.40

Approvals

Change Order No. 01

Elementary Schools Project

Lowell Elementary School			
PR#	PCO#	Brief Description	Proposed Cost
	L - 001	Revised Date of Substantial Completion	\$0.00
	L – 002r1	Glass and Glazing Filed Sub Bidder Allowance	\$35,935.62
	L – 003r1	Metal Window Filed Sub Bidder Escalation	\$48,003.00
	L – 004r1	Fire Protection Filed Sub Bidder Escalation	\$85,559.64
	L – 005r2	Electrical Filed Sub Bidder Escalation	\$71,400.00
	L – 006r1	Additional Insurance Premium	\$82,628.16
		Total	\$324,126.42

Watertown Public Schools Building Committee

Executive Summary



Project Accomplishments from Last Month

Cunniff Elementary School
Majority of building punch list items were completed with a few items to be addressed during the second shift in May/June 2022
Majority of site punch list items completed with several items to be addressed at the end of June 2022

Hosmer Elementary School
Majority of building punch list completed with a few items to be addressed during the second shift in May/June 2022
Hosmer Z section utility disconnects completed

Lowell Elementary School
Construction fence set up, building debris removed and selective demolition started
Site Contractor mobilized, completed staging area and excavated for infiltration systems

Projected Major Tasks This Month

Cunniff Elementary School
Complete remaining building and site punch list items between now and July 1st.

Hosmer Elementary School
Complete remaining building punchlist items during second shift in May/June 2022
Demolition of the Hosmer Z Section during May/June and ballfield construction from May to September 2022

Lowell Elementary School
Mobilize for asbestos abatement and continue selective demolition
Site contractor to continue with utility work and start foundation excavation

Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Status	Comments
Hosmer Elementary School				
Demolition of the Hosmer Z Section	5/16/22	6/24/22	Scheduled	
Building Punch List remaining	5/16/22	6/24/22	Scheduled	
Site Work for Ballfields	5/16/22	8/26/22	Scheduled	
Lowell Elementary School				
Construction fence, trailers and temp power	4/4/22	5/13/22	Completed	
Clean out the Lowell ES	4/13/22	4/29/22	Completed	
Site Work mobilization with erosion control	4/18/22	4/29/22	Completed	
Asbestos Abatement	5/19/22	7/19/22	Scheduled	
Selective Demolition	4/22/22	6/1/22	Ongoing	
Excavation for building additions (Zone 1 & Zone 2)	6/3/22	7/25/22	Scheduled	
Cunniff Elementary School				
Site work Punch list and incomplete work list	5/16/22	7/1/22	Scheduled	
Building work Punch list	5/16/22	6/24/22	Scheduled	

Hosmer - Progress Photos



Cunniff - Progress Photos



Scope changes from the Original Scope

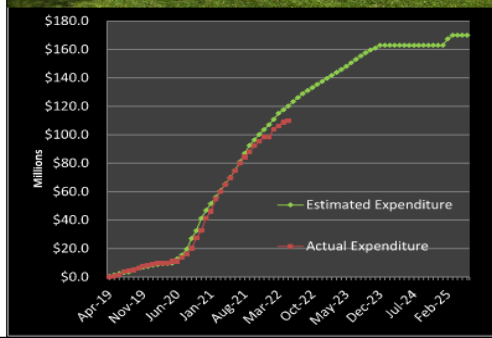
Brait Builders - CO #1 - #12 - \$3,134,869.99
Change Order #12 Approved \$271,091.71 April 20, 2022
3.3% of the Total Construction Contract to date

CTA - CO#1 Pending Approval \$324,126.42

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	Balance To Spend
Construction	\$ 136,000,000	\$ (206,472)	\$ 135,793,528	\$ 135,793,528	\$ -	\$ 6,250,000	\$ 142,043,528	\$ 91,509,525	\$ 50,534,003	
Design Services	\$ 13,819,615	\$ 230,530	\$ 14,050,145	\$ 14,050,145	\$ 0	\$ -	\$ 14,050,145	\$ 13,177,027	\$ 873,118	
Administrative	\$ 7,530,385	\$ (553,520)	\$ 6,976,865	\$ 5,397,898	\$ 1,578,967	\$ 1,887,515	\$ 8,864,380	\$ 3,735,974	\$ 5,128,406	
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ 1,870,539	\$ 2,504,461	\$ -	\$ 4,375,000	\$ 1,636,566	\$ 2,738,434	
SUBTOTAL	\$ 161,500,000	\$ (304,462)	\$ 161,195,539	\$ 157,112,111	\$ 4,083,428	\$ 8,137,515	\$ 169,333,054	\$ 110,059,092	\$ 59,273,962	
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ (3,838,528)	\$ 3,561,472	\$ -	\$ 3,561,472	\$ (6,250,000)	\$ (2,688,528)	\$ -	\$ (2,688,528)	
Owner's Contingency - COVID-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Owner's Contingency (Soft Cost)	\$ 1,100,000	\$ 4,142,990	\$ 5,242,990	\$ -	\$ 5,242,990	\$ (1,887,515)	\$ 3,355,475	\$ -	\$ 3,355,475	
SUBTOTAL	\$ 8,500,000	\$ 304,462	\$ 8,804,462	\$ -	\$ 8,804,462	\$ (8,137,515)	\$ 666,947	\$ -	\$ 666,947	
PROJECT TOTAL	\$ 170,000,000	\$ -	\$ 170,000,000	\$ 157,112,111	\$ 12,887,890	\$ -	\$ 170,000,000	\$ 110,059,092	\$ 59,940,908	



Executive Summary

Hosmer Elementary School

- Z section utilities have been disconnected
- Demolition of Z section started Monday May 16th.
- Construction of ball field has started – will continue till September 2022

Lowell Elementary School

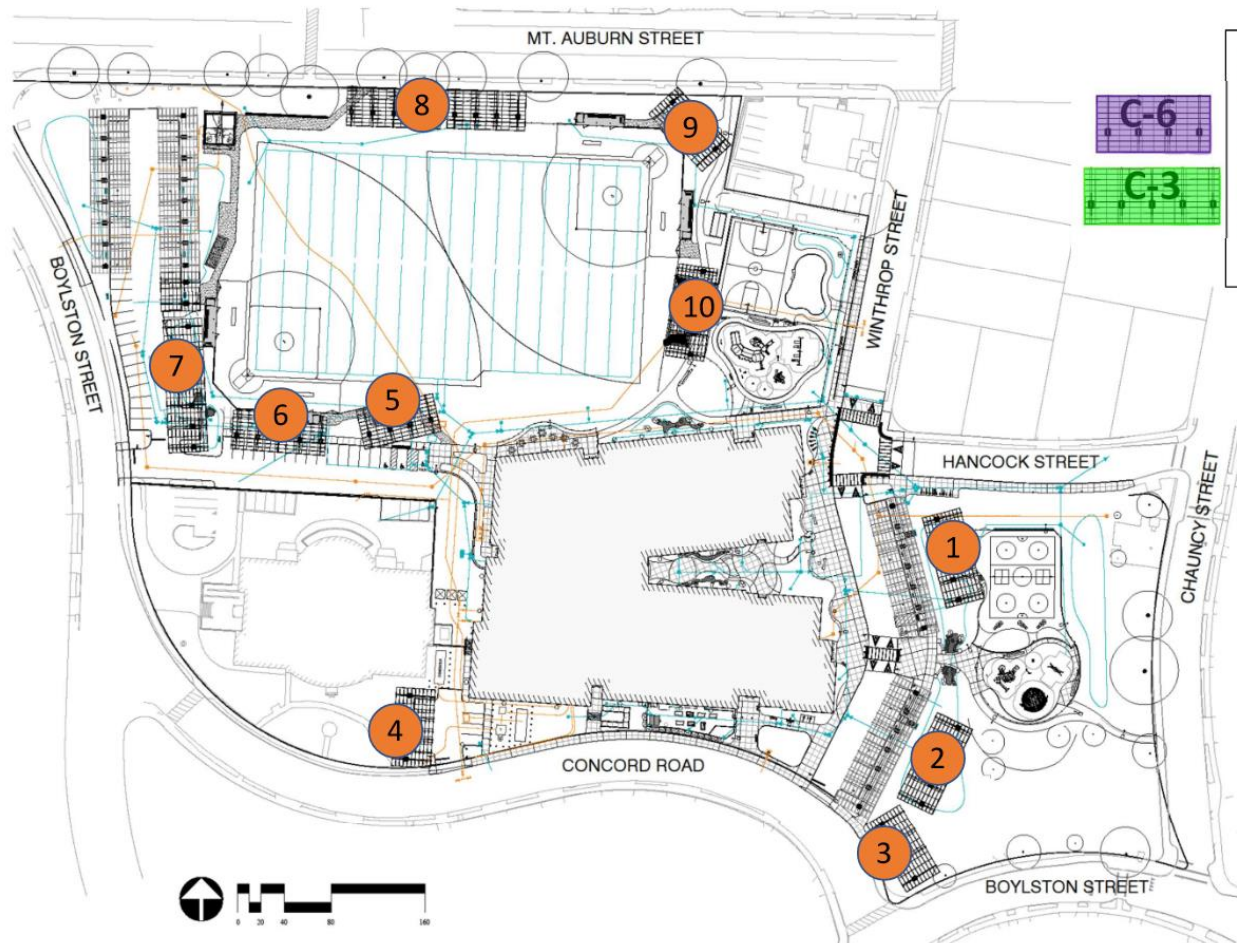
- Asbestos Abatement will begin Monday May 16th
- Site Contractor will begin utility work foundation excavation

Watertown Public Schools Building Committee

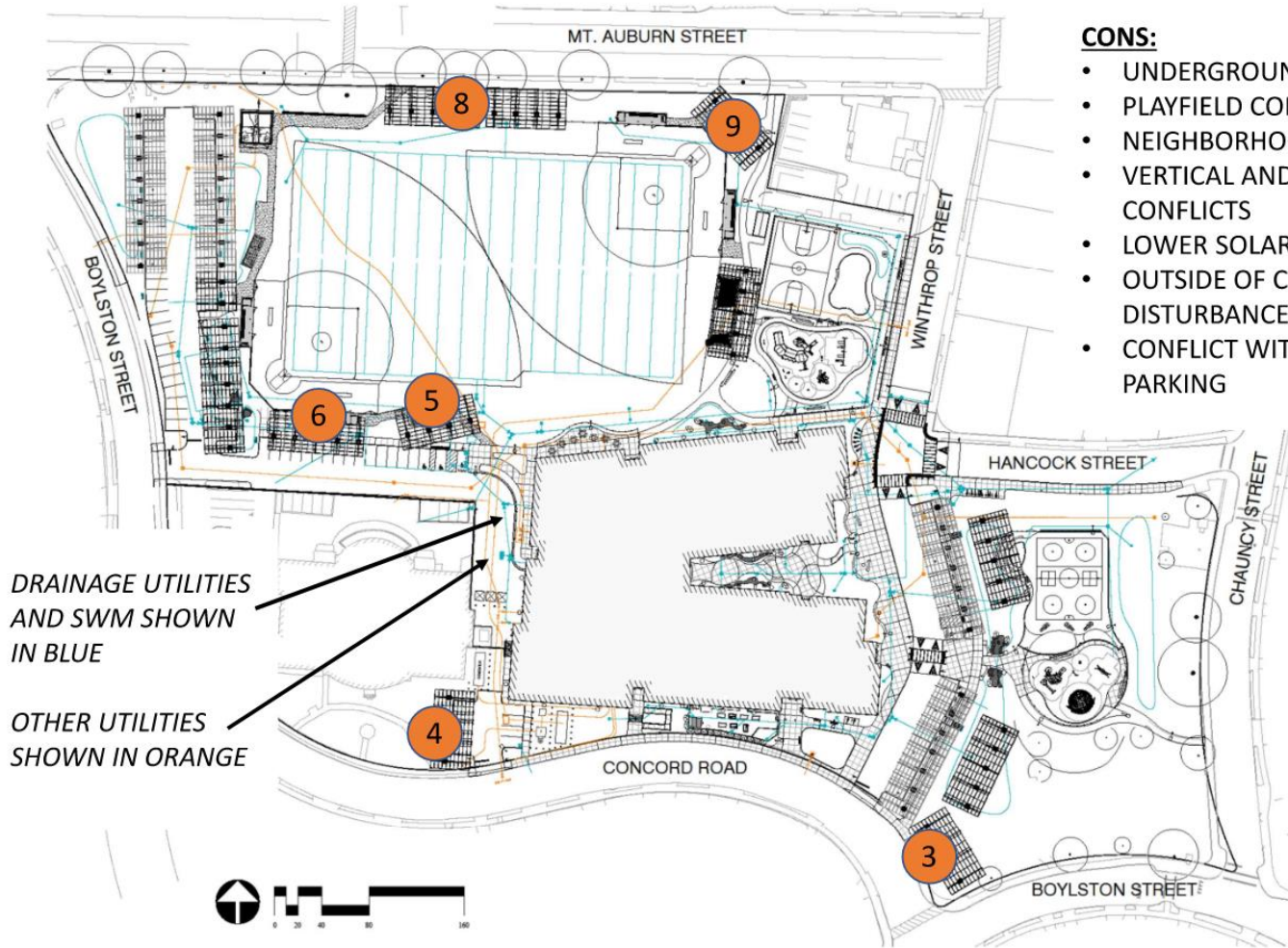
Project Updates

Hosmer Elementary School – Photovoltaic Design Update

- ***Upon review, seeking approval for Ai3 Architects to proceed to final design for pricing.***



GOAL:
 TO RECREATE EQUAL
 SOLAR GAIN FROM
 ORIGINAL C3 AND C6
 PV STRUCTURES

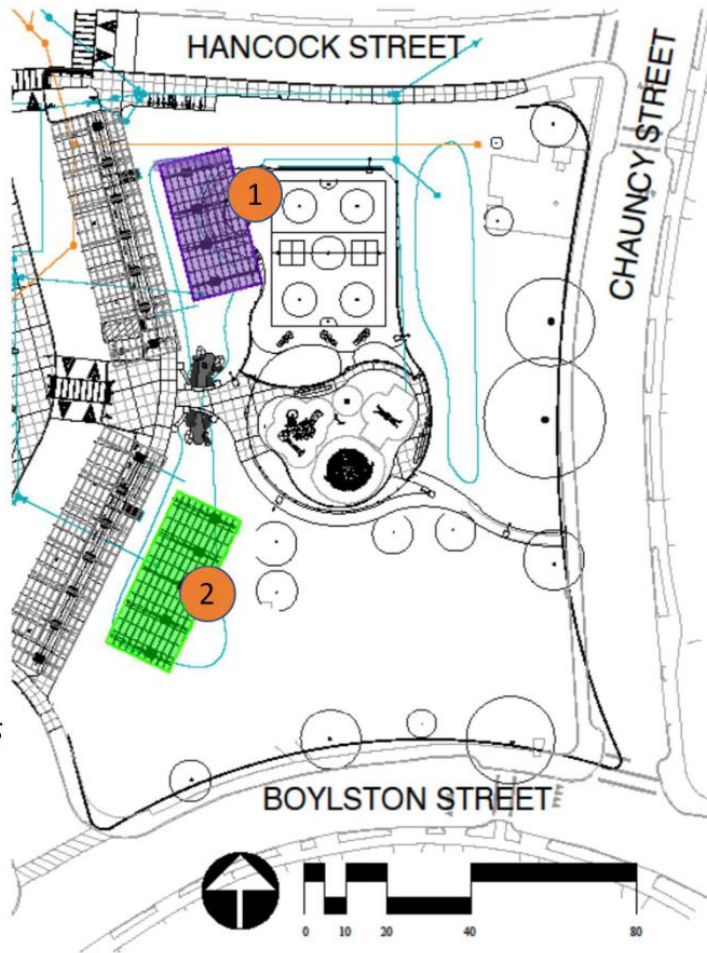


CONS:

- UNDERGROUND UTILITY CONFLICTS
- PLAYFIELD CONFLICTS
- NEIGHBORHOOD VISUAL CONFLICTS
- VERTICAL AND HORIZONTAL SPATIAL CONFLICTS
- LOWER SOLAR GAIN
- OUTSIDE OF CURRENT LIMIT OF DISTURBANCE
- CONFLICT WITH SIDEWALKS AND PARKING

For the reasons listed, recommendation would be to eliminate the following options: 3, 4, 5, 6, 8, and 9.

THESE OPTIONS
DO NOT
REQUIRE
PLAYSPACE
REDESIGN.



1

PROS:

- C-6 REPLACEMENT
- SOUTHWESTERN ORIENTATION
- SHADES AMPHITHEATER
- SUPPORT STRUCTURES IN LANDSCAPE

CONS:

- POSSIBLE IMPACTS TO RAINGARDEN
- POSSIBLY TOO CLOSE TO OTHER PV
- POTENTIAL DRAINAGE ISSUES

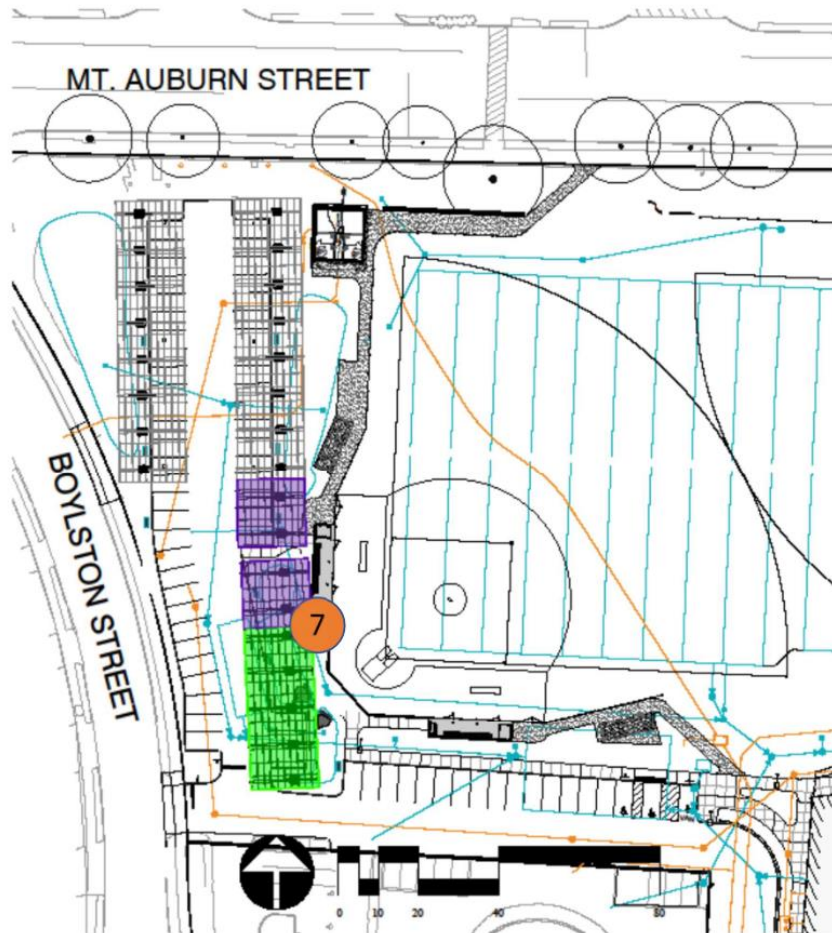
2

PROS:

- C-3 REPLACEMENT
- SOUTHEASTERN ORIENTATION
- POTENTIALLY KEEP EXIST. SHADE TREES TO THE EAST
- ALONG EDGE OF OPEN SPACE

CONS:

- POSSIBLY TOO CLOSE TO OTHER PV
- POTENTIAL DRAINAGE ISSUES



7

PROS:

- C-3 REPLACEMENT
- C-6 SPLIT INTO TWO EXPANDING EXISTING STRUCTURE
- EASTERN ORIENTATION
- PROTECTED BY FIELD NETTING

CONS:

- UTILITY AND RAINGARDEN IMPACTS
- LOSS OF PARKING SPACES DUE TO FOOTING LOCATION
- RISK OF FOUL BALL DAMAGE



10

PROS:

- EASTERN ORIENTATION
- SHADES BATTING CAGE
- SHADES PATH
- PROTECTED BY FIELD NETTING

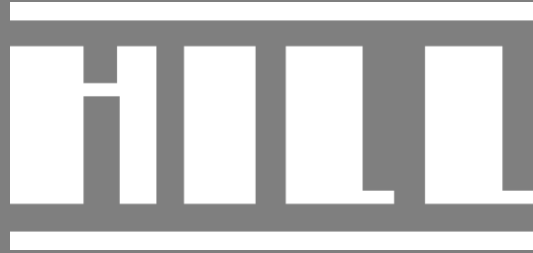
CONS:

- STRUCTURE NEEDS TO CLEAR 13' HT BATTING CAGE
- LOW END NEEDS TO BE COORDINATED WITH B-BALL FENCE
- RISK OF FOUL BALL DAMAGE
- FOOTINGS NEED TO AVOID WATER LINE
- MINOR PATH ADJUSTMENT

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



www.hillintl.com