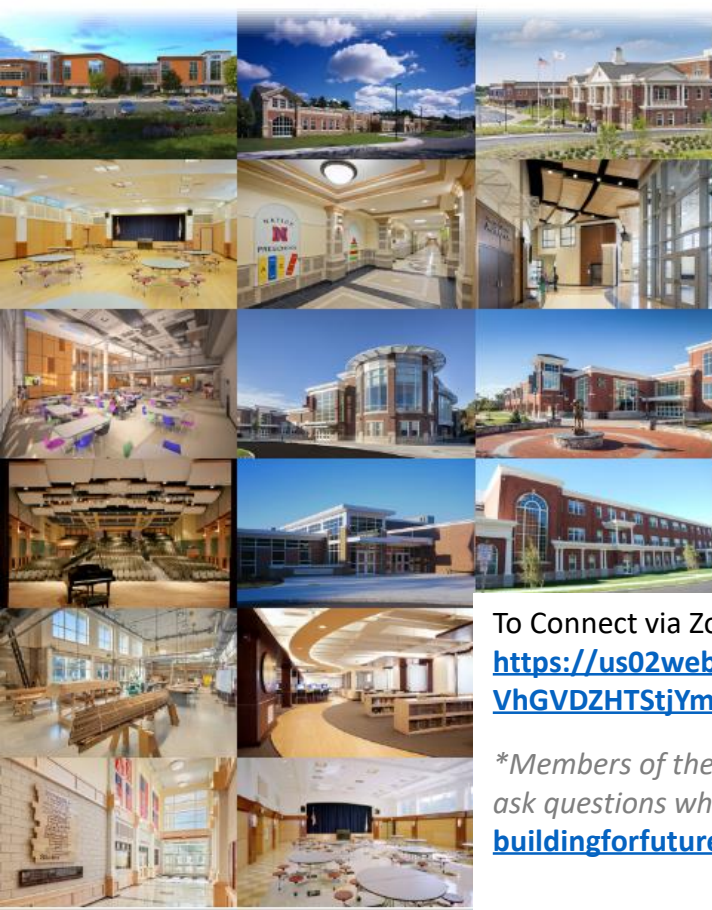


Design Watertown



Elementary Schools Project

Hill International, Inc.

Ai3 Architects, LLC

Agenda – June 15, 2022

- **Call to Order**
- **Approval of Meeting Minutes**
 - Elementary School Project – May 18, 2022
- **Review and Approval of:**
 - Elementary Schools Monthly Invoices
 - Change Order No. 13
- **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

Watertown Public Schools Building Committee

Approvals

- ▶ **Meeting Minutes**
 - Elementary School meeting minutes for May 18, 2022

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

- ▶ **Change Order**
 - Change Order No. 13 – Cunniff & Hosmer - includes O’Connell Field Scope of Work

Approvals

Summary of Invoices Elementary Schools Project

For work completed during May 2022

Vendor	Project	Invoice Date	Invoice Number	Invoice Amount
Hill International	Elementary Schools	6/07/2022	37	\$90,210.00
Ai3 Architects	Elementary Schools	5/31/2022	0051B-1610.00	\$682,031.87
Ai3 Architects	Elementary Schools	5/31/2022	0033R-1610.00	\$4,669.44
Ai3 Architects	Elementary Schools	5/31/2022	0041E-1610.00	\$172,361.25
Brait Builders	Elementary Schools	4/30/2022	24	\$526,547.98
CTA Construction Managers	Elementary Schools	3/31/2022	3	\$847,122.63
FF&E	Elementary Schools	Various	Various	\$24,215.92
Colliers International	Elementary Schools	3/31/2022	743164	\$10,357.93
Colliers International	Elementary Schools	4/30/2022	753471	\$4,312.55
Colliers International	Elementary Schools	5/31/2022	760152	\$4,704.62
			Total	\$1,606,081.09

Approvals

Change Order No. 13

Elementary Schools Project

Cunniff & Hosmer Elementary School			
PR #	PCO#	Brief Description	Proposed Cost
C045	C-086	Site modifications per DPW requests	\$141,153.74
	C-088	Sidewalk and handicap ramp modifications	\$13,921.78
C047	C-090	Furnish and install undrain piping at Bio-Retention Area #1	\$29,028.31
		Subtotal for Cunniff	\$184,103.83
H034R1	H-014R4	Additional costs to cut, cap and remove existing water main that conflicts with underground detention system #1	\$3,941.55
H034R1	H-073	Added recreation amenities at the softball fields	\$2,637,353.00
H035	H-074	Furnish and install vertical crossover ladders at roof top ERV units	\$17,076.18
	H-116	Existing water line repairs on Hancock Street	\$7,295.22
	H-117	Repair and extend existing sewer line on Winthrop Street.	\$7,050.31
H051	H-118	Relocation of water main to avoid conflict with tree roots	\$8,055.06
	H-119	Rework of the existing sewer in Winthrop Street.	\$6,386.86
	H-121	Install hydrant at the Brigham House entrance.	\$9,058.40
	H-125	Credit for temporary electrical usage	-\$17,793.33
	H-126	Bond costs credit from previously approved PCO #H-107 (Change Order #12)	-\$3,034.60
		Subtotal for Hosmer	\$2,675,388.65
		Change Order No. 13 Total	\$2,859,492.48

Watertown Public Schools Building Committee

Executive Summary



Town of Watertown
Three Elementary Schools

Project Dashboard

June 10, 2022

EXECUTIVE SUMMARY



Project Accomplishments from Last Month

Cunniff Elementary School

Site and Building punch list items substantially completed

Hosmer Elementary School

Building punch list items substantially completed

Landscaping and Garden Area at the Building substantially completed

Lowell Elementary School

Construction fence, construction trailers, temporary power and internet completed

All debris has been removed from the existing school

Site Contractor completed erosion control, staging area and selective site demolition

Projected Major Tasks This Month

Cunniff Elementary School

Complete remaining site issues scheduled for June/July 2022 once the school year ends

Hosmer Elementary School

Start foundation work for softball field structures and softball field irrigation system

Complete removal of demolition debris from the Hosmer Z Section building and start site work

Lowell Elementary School

Asbestos Abatement ongoing starting on the second floor and working down through the building

Site Contractor continues with infiltration system, utilities and excavation for foundations

Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Staus	Comments
Hosmer Elementary School				
Demolition of the Hosmer Z Section	5/16/22	6/24/22	Ongoing	
Building punch list remaining	5/16/22	6/24/22	Ongoing	
Site work for Ballfields and Playground	5/16/22	9/26/22	Ongoing	
Lowell Elementary School				
Asbestos Abatement	5/31/22	7/15/22	Ongoing	
Selective Demolition	4/13/22	7/15/22	Ongoing	
Site utility work	4/18/22	7/29/22	Ongoing	
Foundations Zones 1 & 2	6/15/22	7/22/22	Scheduled	
Backfill, UG Utilities, SOG - Zones 1 & 2	7/11/22	8/9/22	Scheduled	
Structural Steel Erection	8/3/22	9/20/22	Scheduled	
Cunniff Elementary School				
Site work punch list and incomplete work list	6/27/22	7/15/22	Scheduled	
Building punch list	5/16/22	6/24/22	Ongoing	

Hosmer - Progress Photos



Cunniff - Progress Photos



Scope changes from the Original Scope

CUNNIFF & HOSMER ELEMENTARY SCHOOLS

Brait Builders - CO #1 - #12 - \$3,134,869.99

3.3% of the Total Construction Contract to date

Change Order #13 Pending Approval of \$2,859,492.48 - June 15, 2022

Includes PCO #H-073-Added recreational amenities at the softball field in the amount of \$2,637,353.00

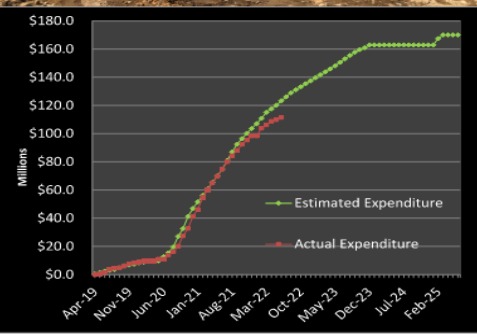
LOWELL ELEMENTARY SCHOOL

CTA - CO#1 Approved \$324,126.42 May 18, 2022

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	\$ 388,746	\$ 136,388,746	\$ 136,388,746	\$ -	\$ 6,250,000	\$ 142,638,746	\$ 92,883,196	\$ 49,755,551	
Design Services	\$ 13,819,615	\$ 230,530	\$ 14,050,145	\$ 14,050,145	\$ 0	\$ -	\$ 14,050,145	\$ 13,270,967	\$ 779,178	
Administrative	\$ 7,530,385	\$ (553,520)	\$ 6,976,865	\$ 5,397,898	\$ 1,578,967	\$ 1,887,515	\$ 8,864,380	\$ 3,850,228	\$ 5,014,152	
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ 1,870,539	\$ 2,504,461	\$ -	\$ 4,375,000	\$ 1,660,782	\$ 2,714,218	
SUBTOTAL	\$ 161,500,000	\$ 290,756	\$ 161,790,757	\$ 157,707,329	\$ 4,083,428	\$ 8,137,515	\$ 169,928,272	\$ 111,665,173	\$ 58,263,099	
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ (4,433,746)	\$ 2,966,254	\$ -	\$ 2,966,254	\$ (6,250,000)	\$ (3,283,746)	\$ -	\$ (3,283,746)	
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	\$ (290,756)	\$ 8,209,244	\$ -	\$ 8,209,244	\$ (8,137,515)	\$ 71,729	\$ -	\$ 71,729	
PROJECT TOTAL	\$ 170,000,000	\$ -	\$ 170,000,000	\$ 157,707,329	\$ 12,292,671	\$ -	\$ 170,000,000	\$ 111,665,173	\$ 58,334,827	



Executive Summary

Hosmer Elementary School

- Demolition of Z section has concluded
- Z section site work has commenced
- Construction of ball field has started – will continue till September 2022

Lowell Elementary School

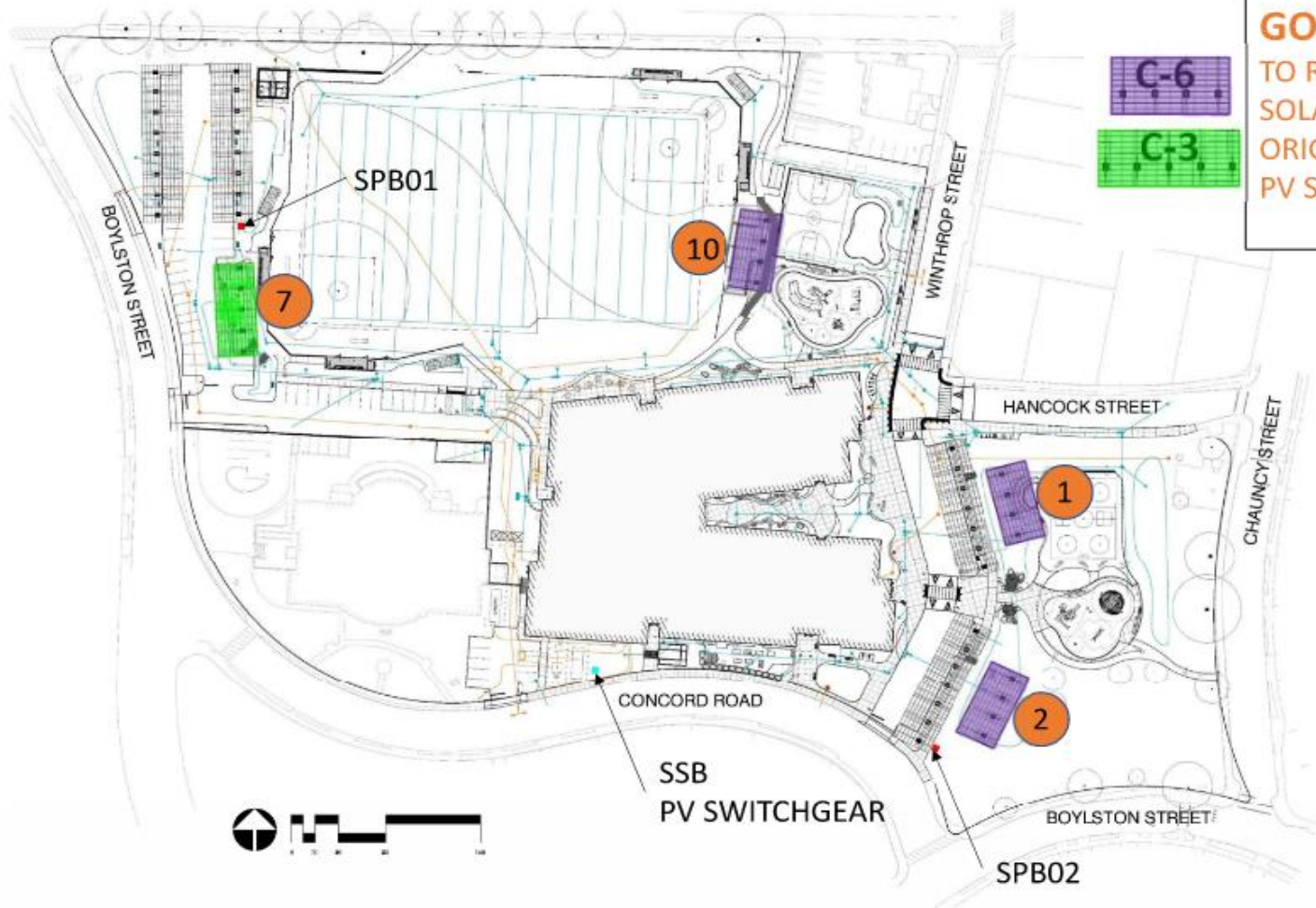
- Asbestos Abatement has started and will be ongoing
- Site Contractor continues with infiltration system, site utility work and foundation excavation

Watertown Public Schools Building Committee

Project Updates

Hosmer Elementary School – Photovoltaic Design Update

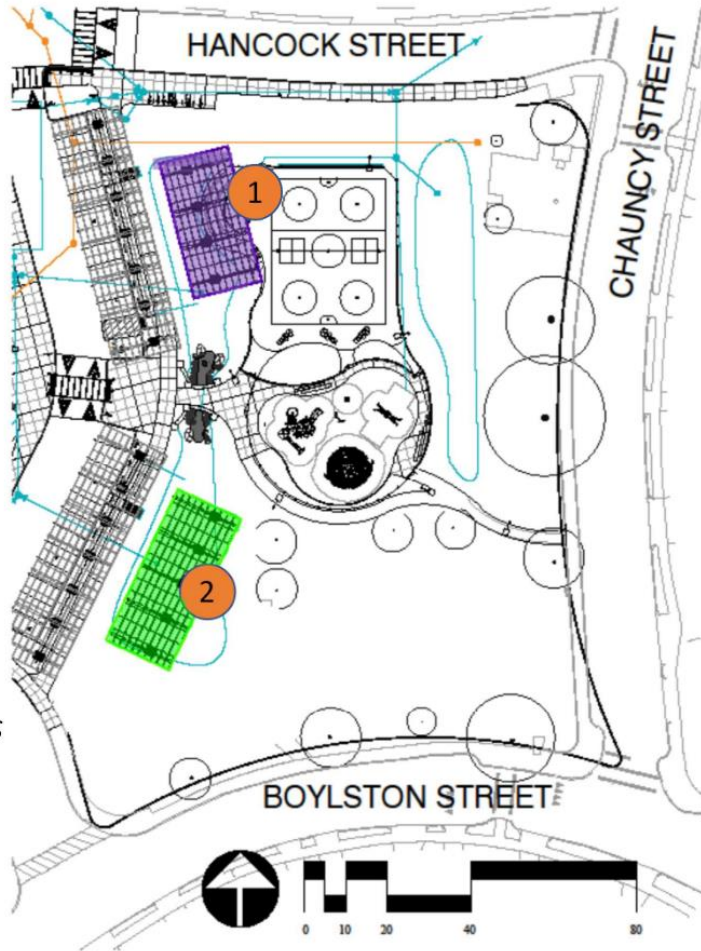
- ***Upon review, seeking approval for Ai3 Architects to proceed to final design for pricing.***



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



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

Probable cost for location
#1: +/- \$55,650

2

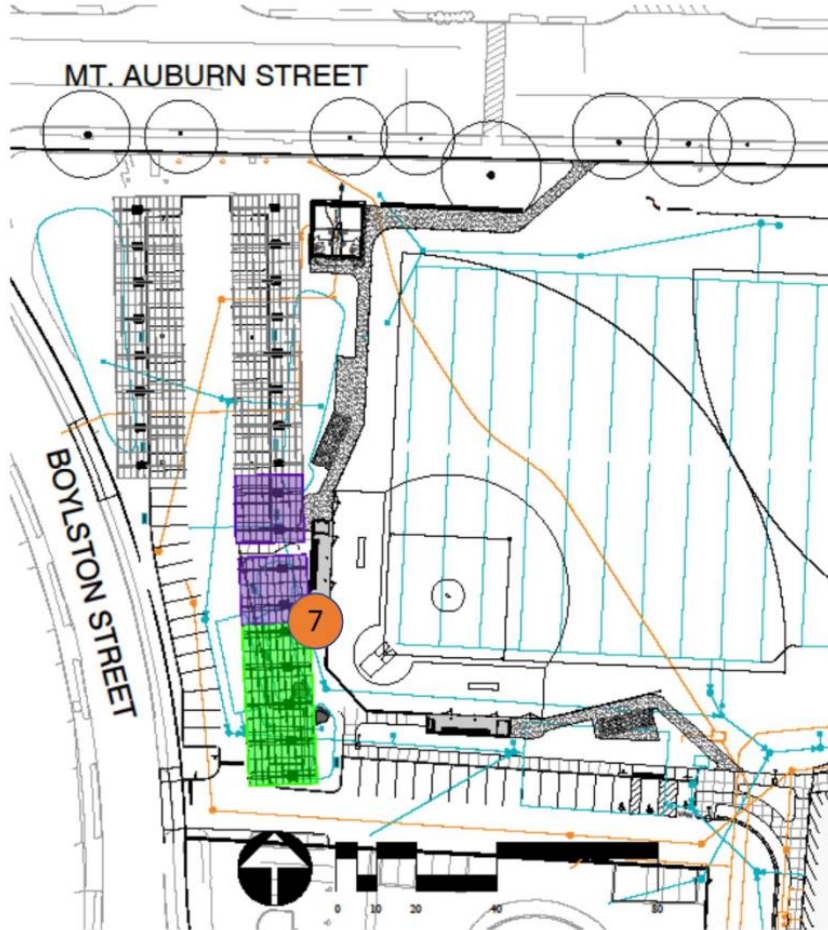
PROS:

- 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

Probable cost for location
#2: +/- \$34,500



7

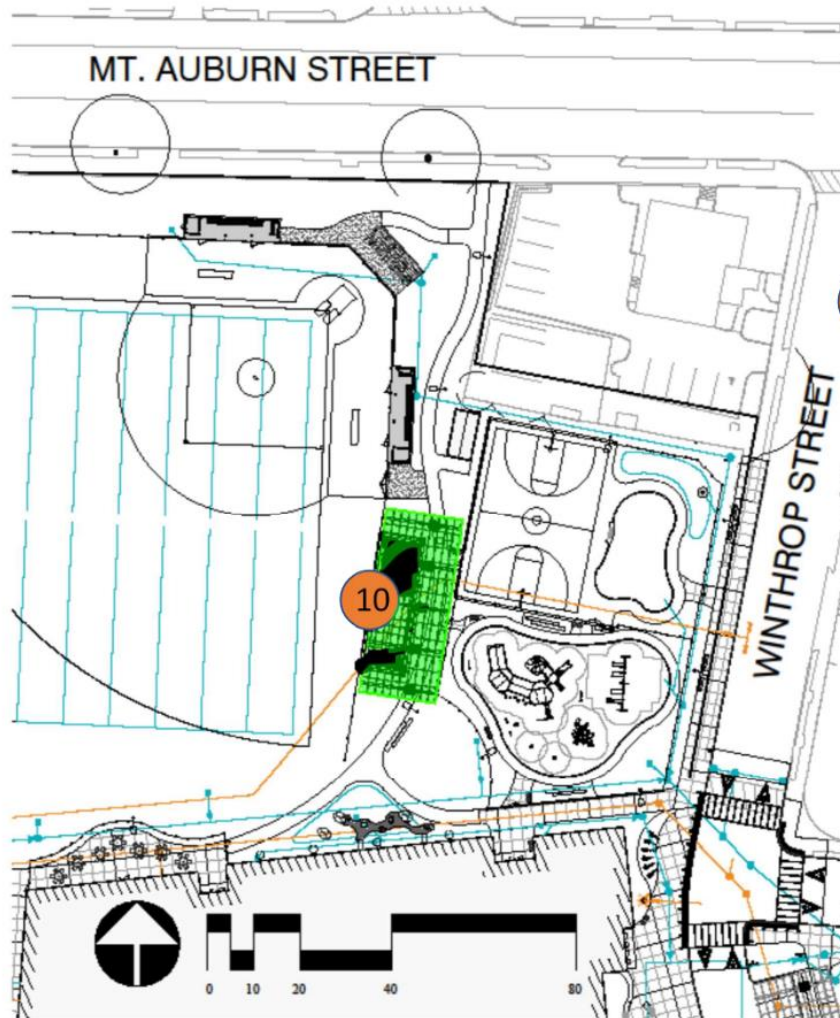
PROS:

- 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

Probable cost for location #7: +/- \$22,750



10

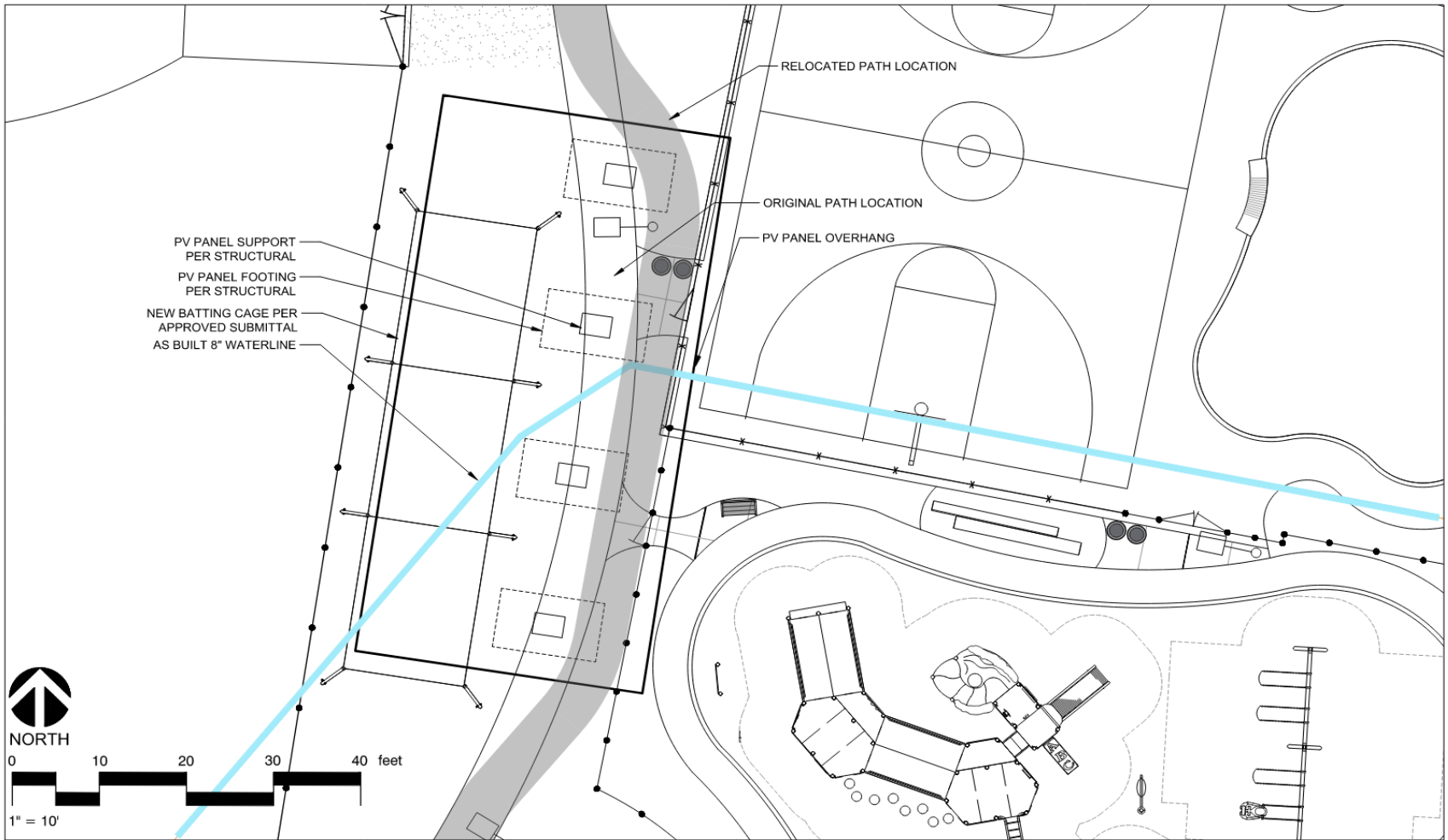
PROS:

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

CONS:

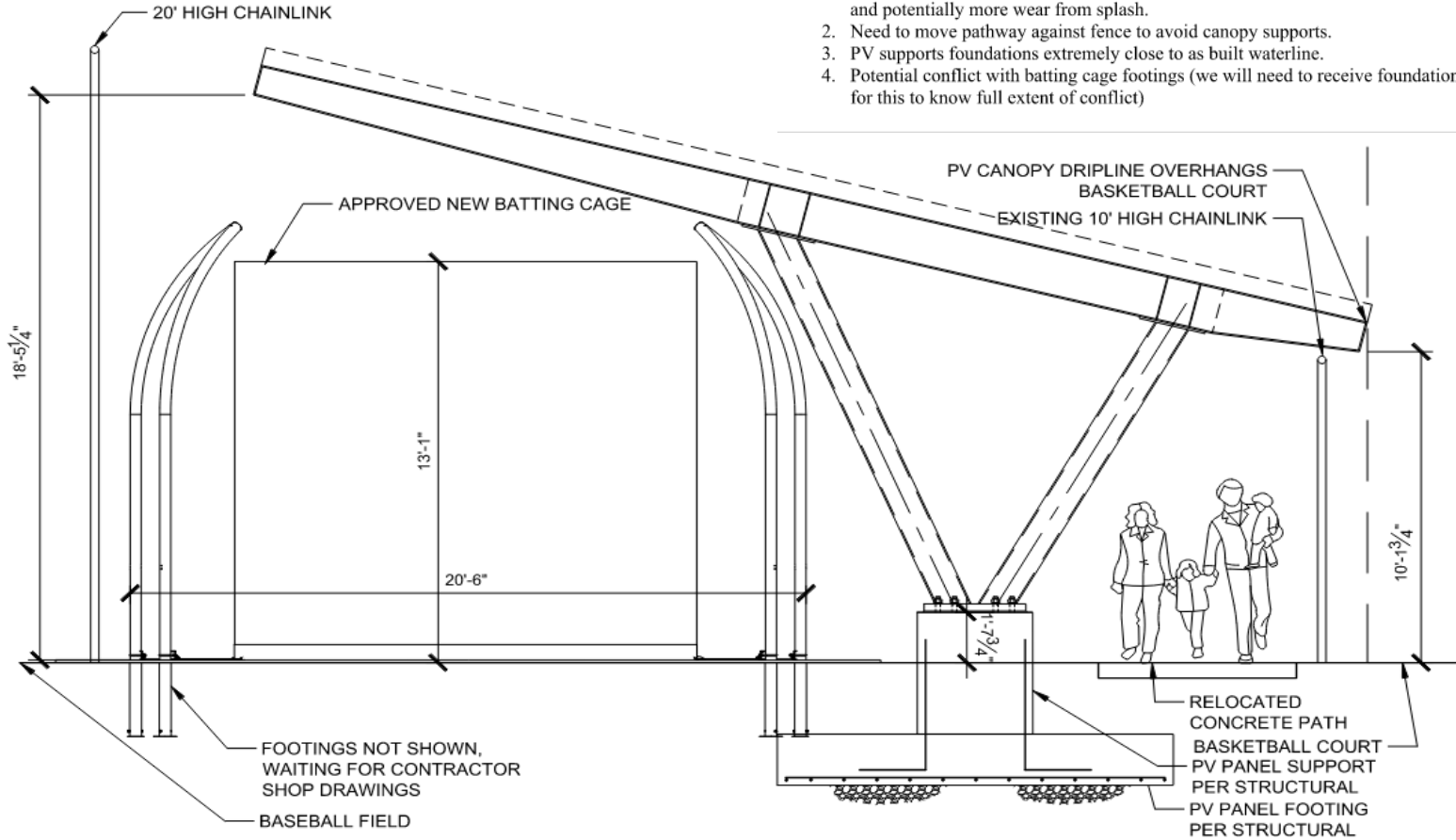
- STRUCTURE NEEDS TO CLEAR 13' HT BATTING CAGE
- LOW END NEEDS TO BE COORDINATED WITH B-BALL FENCE
- RISK OF FOUL BALL DAMAGE
- FOOTINGS NEED TO AVOID WATER LINE
- MINOR PATH ADJUSTMENT

Probable cost for location #10: +/- \$133,500



Other concerns with Location #10 to consider (see attached plan and section views):

1. Canopy back drip line will need to overhang the basketball court creating drainage complications and potentially more wear from splash.
2. Need to move pathway against fence to avoid canopy supports.
3. PV supports foundations extremely close to as built waterline.
4. Potential conflict with batting cage footings (we will need to receive foundation shop drawings for this to know full extent of conflict)



1

PV SECTION

1/4" = 1'-0"

Photovoltaic Design

Anticipated credit to be provided for the 1 ½” conduit and conductor wiring from the current locations of PV canopies **C3 and C6 on Hancock Street - \$68,250**

Need to select 2 locations for replacement of C3 and C6

- ***Anticipated cost for location #1: +/- \$55,650***
- ***Anticipated cost for location #2: +/- \$34,500***
- ***Anticipated cost for location #7: +/- \$22,750***
- ***Anticipated cost for location #10: +/- \$133,500***

Watertown Public Schools Building Committee

Approval Required – SBC to Vote

Hosmer Elementary School – Photovoltaic Design Update

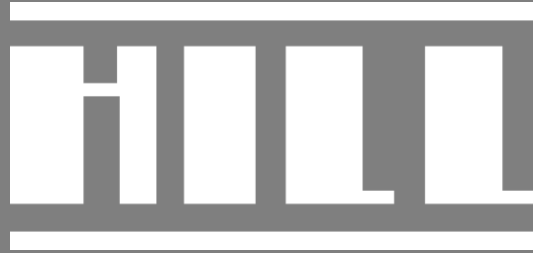
- ***Seeking approval to relocate the C3 and C6 photovoltaic canopies from the current location on Hancock Street.***
- ***Seeking identification of new locations for C3 and C6 photovoltaics canopies and approval to proceed into final design for pricing.***

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