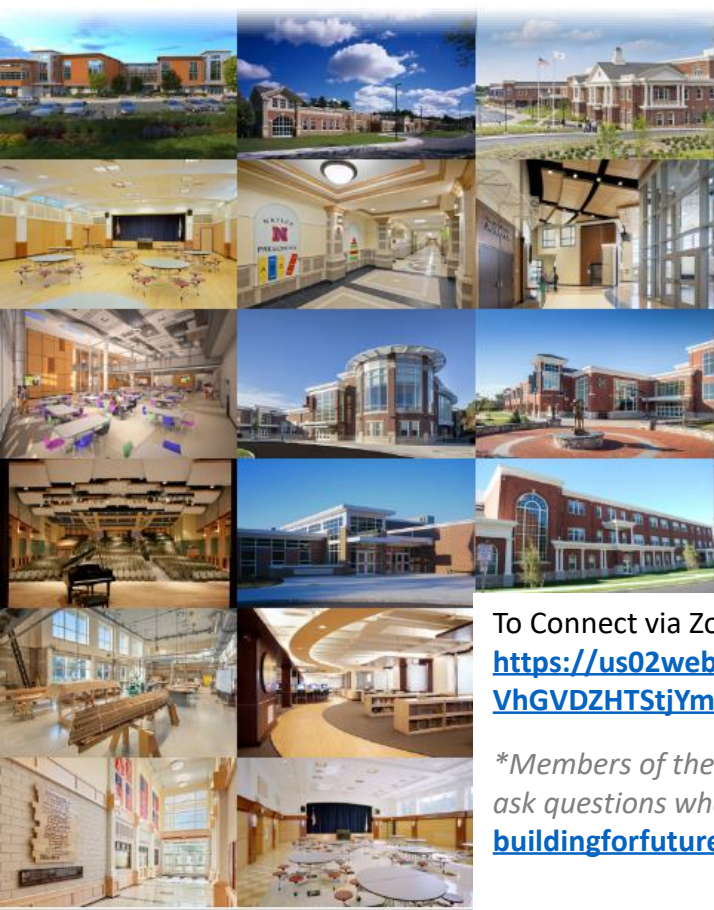


Design Watertown



Elementary Schools Project

Hill International, Inc.

Ai3 Architects, LLC

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

Agenda – December 21, 2022

- **Call to Order**
- **Approval of Meeting Minutes**
 - Elementary School Project – November 16, 2022
- **Review and Approval of:**
 - Elementary Schools Monthly Invoices
 - Lowell ES – Change Order No.05
- **Executive Summary**
- **Elementary School Projects Update – Hosmer Elementary School**
 - Exterior Design Update for Proposed New Swings Location
- **Elementary School Projects Update – Lowell Elementary School**
 - Interior Design Update – Lobby, Kitchen and Cafeteria
- **Elementary School - Questions / Comments**

Watertown Public Schools Building Committee

Call to Order

Watertown Public Schools Building Committee

Approvals

- ▶ **Meeting Minutes**
 - Elementary School meeting minutes for November 16, 2022

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

- ▶ **Change Order**
 - Change Order No. 05 – for Lowell Elementary School

Approvals

Summary of Invoices Elementary Schools Project

For work completed during November 2022

Vendor	Project	Invoice Date	Invoice Number	Invoice Amount
Hill International	Elementary Schools	12/15/22	43	\$89,810.00
Ai3 Architects	Elementary Schools	11/30/22	0057B-1610.00	\$37,883.27
Ai3 Architects	Elementary Schools	11/30/22	0047E-1610.00	\$53,098.03
Ai3 Architects	Elementary Schools	11/30/22	0039R-1610.00	\$943.40
Brait Builders	Elementary Schools	11/30/22	Application #30	\$1,526,515.10
CTA Construction Managers	Elementary Schools	11/30/22	Application #9	\$3,232,015.75
Ridgeline Energy Analytics	Elementary Schools	12/14/22	1498	\$140.00
UTS	Elementary Schools	11/11/22	102877 & 102671	\$8,412.50
Colliers	Elementary Schools	11/30/22	804,192.00	\$3,499.70
			Total	\$4,952,317.75

Approvals

Change Order No. 05 Elementary Schools Project

For Lowell Elementary School

PR#	PCO#	Brief Description	Proposed Cost
11	28.1	CE #037 - PR #011 -Elimination of Duct Bank B-B and C-C	-\$27,110.75
2	31.2	CE #012 - PR #002 -Learning Commons Platform Support	\$21,226.25
	37.1	CE #044 - Eliminate Window at 030B-BL per Submittal #08 14 16.2 Comments	-\$604.36
18	53.1	CE #061 - PR #018 - Gym Slab Repair	\$9,958.14
	58.1	CE #065 - RFI #179 - Storm Water at Zone 1	\$8,627.04
20	64	CE #071 - PR #020 -Supplemental Framing for Level 1 Kitchen Slab	\$32,963.06
	73.2	CE #080 - Credit for Change in Wood Athletic Flooring Type	-\$8,874.00
	85	CE #094 - T&M Demolition; Wall Demo for unsatisfactory MEP	\$10,141.53
	87	CE #096 - RFI #138 - Main Electric Room Placement Service Entrance Revision Request	\$15,786.14
	89	CE #098 - RFI #149R1 -Existing Precast Band Above Area Way	\$22,193.25
	90	CE #099 - RFI #153 - Elevator Interior Recommendations	\$3,741.87
25	93	CE #102 - PR #025 - Owner Requested Finish Floor Material Change	\$29,334.91

Approvals

Change Order No. 05 Elementary Schools Project

For Lowell Elementary School

26	94	CE #103 - PR #026 - Area Drain Change to DMH	\$6,837.83
29R1	95.1	CE #104 - PR #029 - Zone 1 Wall Furring	\$475,950.69
	96.1	CE #105 - T&M Demolition; Drywall removal for tile backer, Cafeteria slab demo for RFI #150, Chipping around existing conduits to repair conduits from PR #18 slab repair, and existing wood trim removal.	\$28,681.88
	97	CE #106 - RFI #192 - Existing to Remain Rain Leader Piping	\$9,719.12
	98	CE #107 - Misc. T&M Demolition; Demo of existing Cafeteria plaster ceiling, wood trim removal in locations not accessible due to abatement during PCO #96 removal, Exploratory demo of existing conditions for operable partition structural review, Demo of wood door frames and trim, Demo of plaster ceiling for MEP coordination	\$20,492.68
30	101	CE #110 - PR #030 - Cafeteria Split Roof Joist Repair	\$792.42
	102.1	CE #111 - RFI #238 - Curtainwall Head Fastening Support	\$14,741.09
35	104.1	CE #113 - PR #035 - Boiler Room Drain Modification	\$5,297.01
	105	CE #114 - TWC Premium Time 10/22, 10/29, and 11/5	\$13,687.05
	106	CE #115 - ASI #006 - Floor Box and Cord Reel Locations	\$24,359.00
28	107	CE #116 - PR #028 - Owner Requested Change Kitchen Mod MEPFP (Equipment Changes)	\$26,094.50
	111	CE #121 - Brick Infill at Pilasters	\$13,541.72
	113.2	CE #123 - Ejector Pump Removal	\$12,284.37

Approvals

Change Order No. 05 Elementary Schools Project

For Lowell Elementary School

	114	CE #124 - Saw Cutting Openings to Accommodate new Doors	\$5,307.07
29	116.1	CE #126 - PR #029 Demolition; Demo of plaster ceiling for MEP coordination and user-requested demo of existing walls.	\$16,755.82
	117	CE #127 - Ductwork and Platform Demolition in Classrooms	\$10,312.71
	118.1	CE #128 - Additional Fire Protection in Cafeteria	\$3,734.83
21R1	120	CE #130 - Re-rough Drain and Water Piping Due to PR #021.1 Wall Furring	\$3,171.90
	121	CE #131 - 1st Floor Demolition per Field Direction	\$22,495.35
	124	CE #134 - RFI #203 - Existing Windows in Kitchen	\$2,661.84
	125.1	CE #135 - Zone 1 Window Blocking; Additional blocking as a result of abatement	\$64,185.57
	128.1	CE #138 - TWC & Marmelo Premium Time 11/11/22	\$9,227.74
	129	CE #139 - New Air Compressor for Dry Sprinkler System	\$8,378.58

CHANGE ORDER #5 TOTAL

\$916,093.85

Watertown Public Schools Building Committee

Executive Summary



Project Accomplishments from Last Month

Lowell Elementary School

- Zone 1 Addition - Air Vapor Barrier (AVB) substantially completed
- Zone 1 Addition - Exterior brick work substantially completed
- Zone 2 Addition - Air Vapor Barrier (AVB) substantially completed
- Zone 2 Addition 2 - Exterior brick work mobilized
- Zone 2 - Interior wall framing substantially completed
- Zone 2 - Mechanical, Electrical, Plumbing, & Sprinkler (MEPS) rough substantially completed
- Zone 2 - Roofing substantially completed and Zone 1 shingles substantially completed
- Zone 1 - Asbestos Abatement and Demolition substantially completed

Projected Major Tasks This Month

Lowell Elementary School

- Zone 1 - Wood blocking and Roofing
- Zone 2 Addition - Exterior brick work
- Zone 2 Addition - Curtain Wall Installation
- Zone 2 - Sheetrock walls
- Zone 1 - Interior wall framing and wood blocking at window locations
- Zone 1 - Rough Mechanical, Electrical, Plumbing, Sprinkler (MEPS)
- Site underground utilities ongoing - Chiller pad/piping, transformer pad/electrical ductbank, and drainage structures/piping

Schedule Summary - Upcoming Milestones

Description	Scheduled Start	Scheduled Finish	Status	Comments
Hosmer Elementary School				
Site work for Ballfields and PV structures	5/16/22	5/15/23	Ongoing	No Sod in 2022
Lowell Elementary School				
Zone 2 Addition - Curtain Wall	12/12/2022	12/31/2022	Ongoing	Weather
Zone 2 Addition - Exterior Brick	11/28/2022	1/28/2023	Ongoing	Weather
Zone 2 - Interior Drywall (Addition and 1995 Section)	12/15/2022	1/15/2023	Scheduled	
Zone 2 Addition - Install Stairs #4 & #5	12/15/2022	1/15/2023	Scheduled	
Site utility work	4/18/2022	1/15/2023	Ongoing	Weather
Zone 1 and Zone 2 Roofing	11/14/2022	1/15/2023	Ongoing	Weather
Zone 1 Interior wall framing	12/12/2022	1/31/2023	Scheduled	
Zone 1 Rough Mechanical, Electrical, Plumbing, Sprinkle	12/1/2022	3/3/2023	Ongoing	
Zone 1 Mechanical Room UG & Piping Above	12/1/2022	4/1/2023	Ongoing	
Zone 1 Concrete floor repairs	12/19/2022	2/17/2023	Scheduled	
Zone 1 and Zone 2 Windows - 2nd & 1st floors	2/27/2023	4/28/2023	Scheduled	Earliest Delivery

Lowell - Zone 1 Addition Progress Photo



Lowell - Zone 2 Addition Progress Photo



Scope changes from the Original Scope

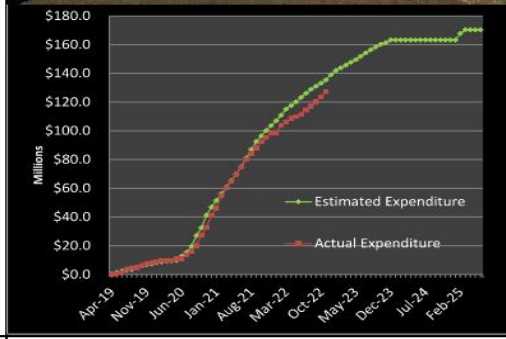
CUNNING & HOSMER ELEMENTARY SCHOOLS
 Brait Builders - CO #1 - #14 - \$6,049,292.77

LOWELL ELEMENTARY SCHOOL
 CTA - CO#1 Approved \$324,126.42 May 18, 2022
 CTA - CO#2 Approved \$70,320.87 August 17, 2022
 CTA - CO#3 Approved \$625,848.69 September 21, 2022
 CTA - CO#4 Approved \$668,016.34 November 2, 2022
 CTA - CO#5 Pending Approval \$916,093.85 December 21, 2022

Lowell - Zone 1 & 2 Addition Progress Photo



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	\$ 4,667,355	\$ 140,667,355	\$ 140,667,355	\$ -	\$ 2,158,000	\$ 142,825,355	\$ 112,237,180	\$ 30,588,175
Design Services	\$ 13,819,615	\$ 456,676	\$ 14,276,291	\$ 14,276,291	\$ 0	\$ -	\$ 14,276,291	\$ 13,748,536	\$ 527,755
Administrative	\$ 7,530,385	\$ (553,520)	\$ 6,976,865	\$ 5,411,988	\$ 1,564,877	\$ 1,546,390	\$ 8,523,255	\$ 4,505,189	\$ 4,018,066
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ 1,870,539	\$ 2,504,461	\$ -	\$ 4,375,000	\$ 1,870,267	\$ 2,504,733
SUBTOTAL	\$ 161,500,000	\$ 4,795,511	\$ 166,295,511	\$ 162,226,174	\$ 4,069,338	\$ 3,704,390	\$ 169,999,901	\$ 132,361,172	\$ 37,638,729
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ (5,712,355)	\$ 1,687,645	\$ -	\$ 1,687,645	\$ (2,158,000)	\$ (470,355)	\$ -	\$ (470,355)
Owner's Contingency - COVID-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Owner's Contingency (Soft Cost)	\$ 1,100,000	\$ 916,844	\$ 2,016,844	\$ -	\$ 2,016,844	\$ (1,546,390)	\$ 470,454	\$ -	\$ 470,454
SUBTOTAL	\$ 8,500,000	\$ (4,795,511)	\$ 3,704,489	\$ -	\$ 3,704,489	\$ (3,704,390)	\$ 99	\$ -	\$ 99
PROJECT TOTAL	\$ 170,000,000	\$ -	\$ 170,000,000	\$ 162,226,174	\$ 7,773,827	\$ -	\$ 170,000,000	\$ 132,361,172	\$ 37,638,828



Executive Summary

Hosmer Elementary School

- Miscellaneous punch list items
- Ballfield Construction & PV supports and panels – Scheduled completion May/June 2023

Lowell Elementary School

- Brick exterior at Zone 2 addition ongoing
- Curtain Wall at Zone 2 addition ongoing
- Roofing work ongoing in Zone 1 new and existing roof areas
- Continue rough mechanical ductwork & piping, rough plumbing, rough electrical and fire protection in Zones 1
- Sheetrock walls in Zone 2
- Metal wall studs in Zone 1
- Presentation of Furniture, Fixture, and Equipment (FF&E) bid results at the January SBC Meeting

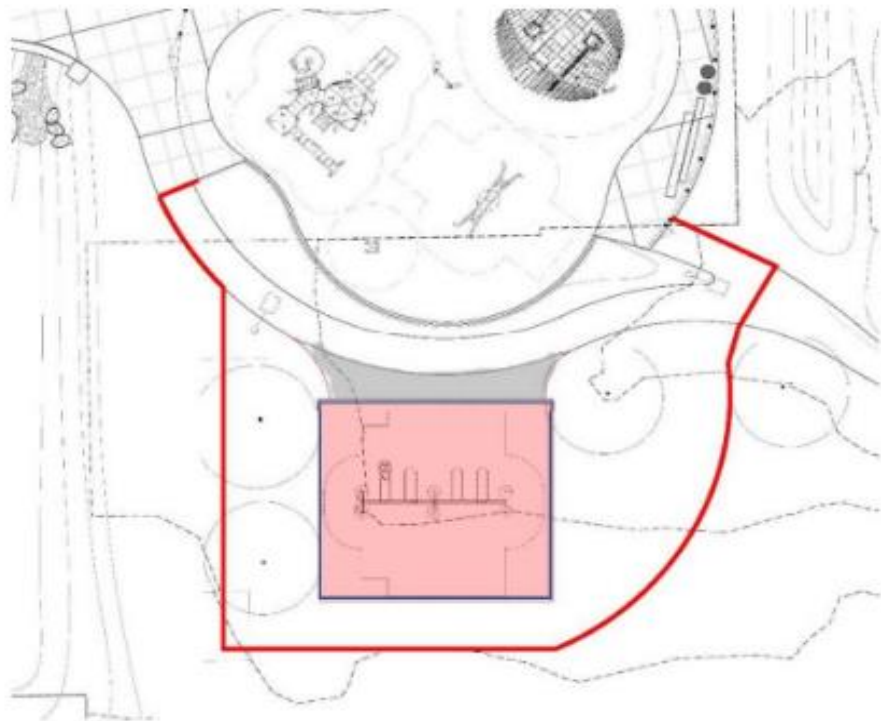
Watertown Public Schools Building Committee

Hosmer Elementary School Update



GOAL:
TO ADD TRADITIONAL SWINGS TO THE PLAY AREA EAST OF THE HOSMER SCHOOL

HOSMER - OVERALL PLAN OF EXISTING CONDITIONS EAST OF THE BUILDING



NOTES:

- SWINGS LOCATED OUTSIDE OF EXISTING FENCED PLAY AREA
- LOCATED WITHIN OPEN SPACE AT A LOWER ELEVATION THAN THE PLAY AREA.
- EXPAND WALK TO SWINGS SHOWN IN GRAY
- ADDED FENCING SHOWN IN RED FOR CONSIDERATION

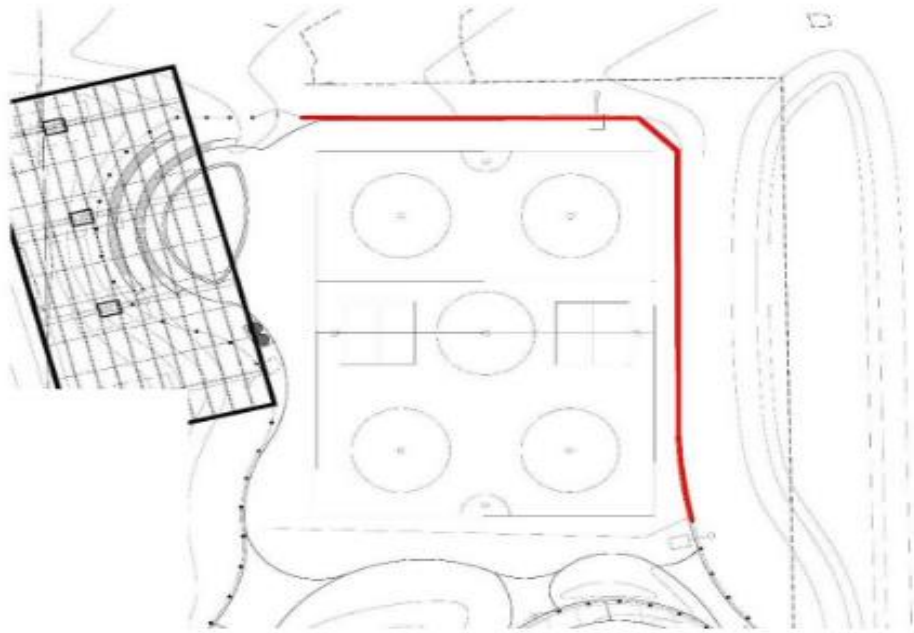


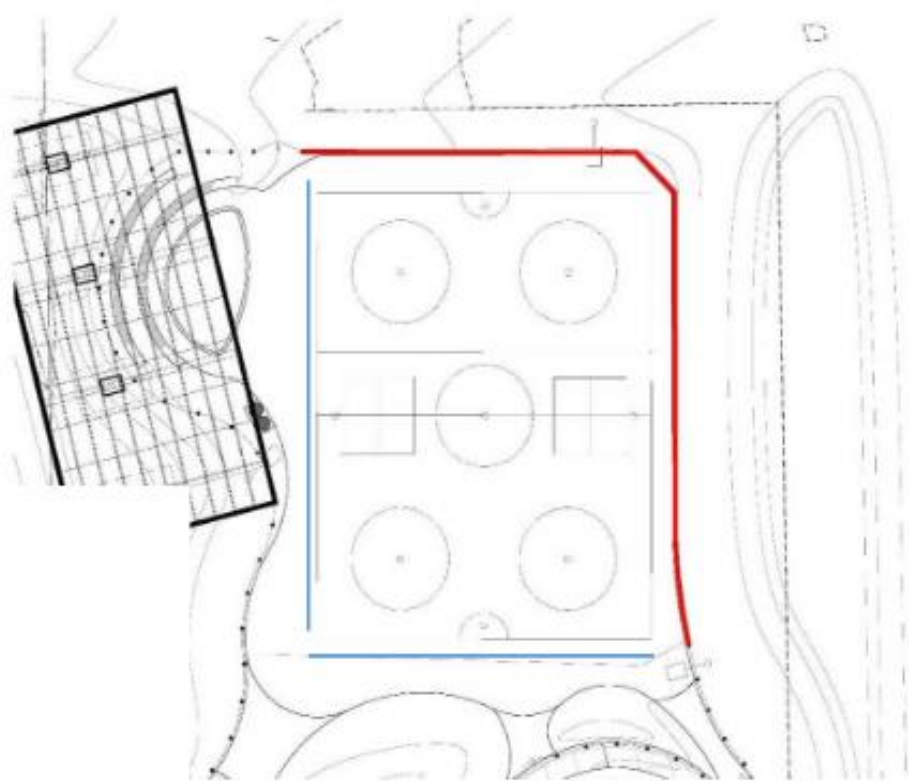
NOTES:

- SWINGS ROTATED 90 DEGREES
- FITS BETTER BETWEEN TREES

NOTES:

- RECOMMEND TWO SIDES OF SPORT COURT NOTED IN RED TO SWITCH TO 8' WELDED WIRE MESH FENCE





NOTES:

- SUGGESTED 4' OR 6' HIGH ADDED FENCE ALONG WEST AND SOUTH SIDES OF SPORT COURT WITH GAPS FOR ACCESS – SHOWN IN BLUE



TRAVERSE
landscape architects

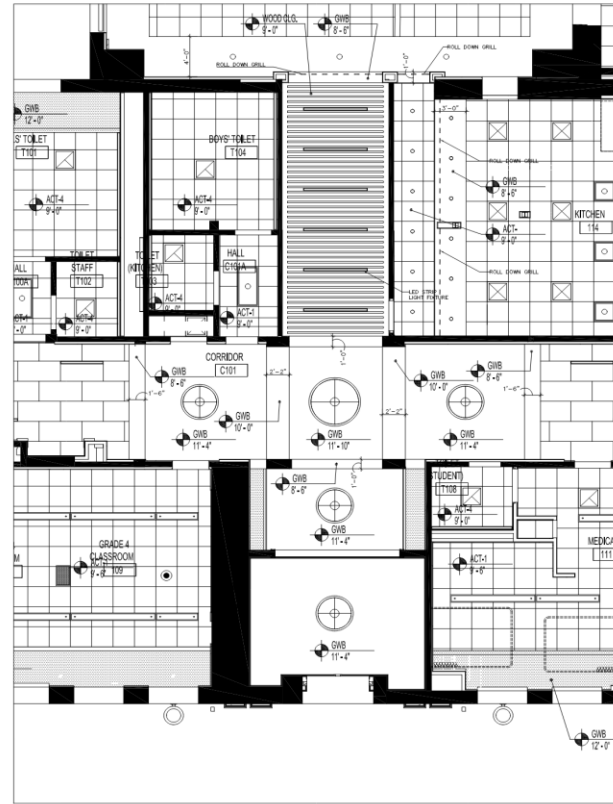


Watertown Public Schools Building Committee

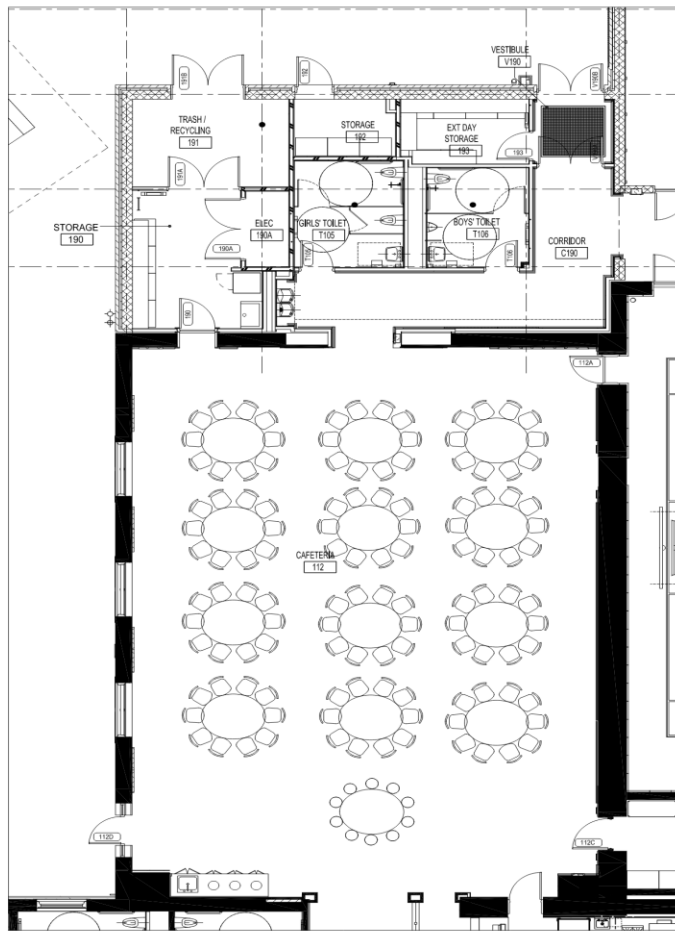
Lowell Elementary School Update



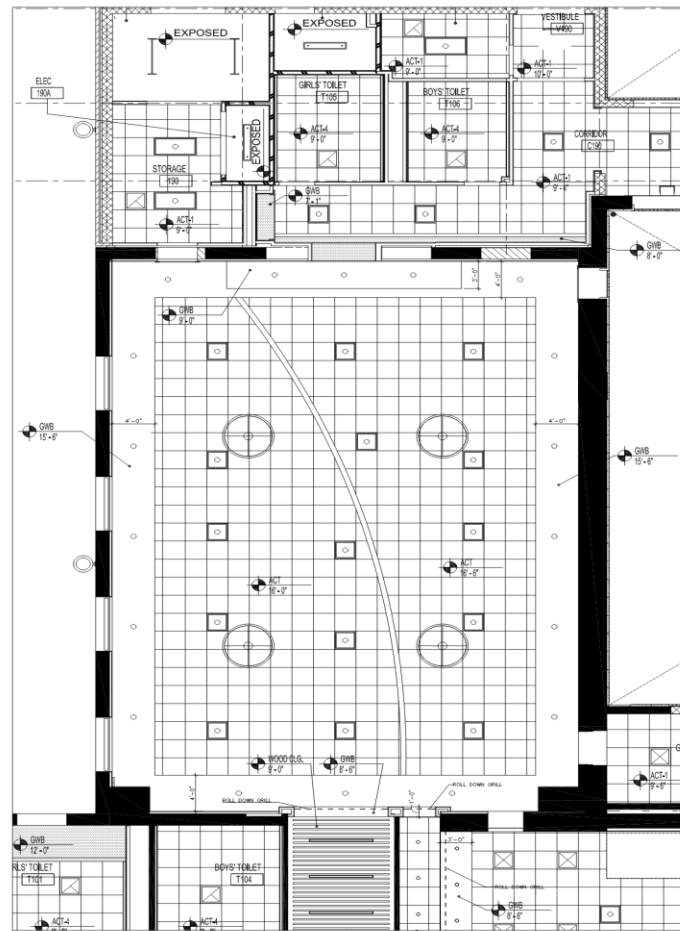
FLOOR PLAN @ ENTRY/SERVERY



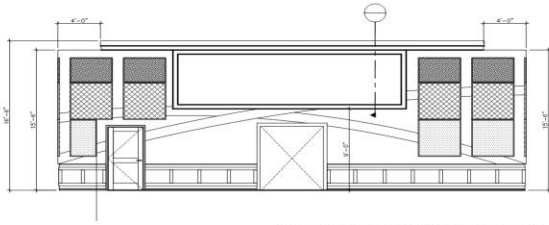
CEILING PLAN @ ENTRY/SERVERY



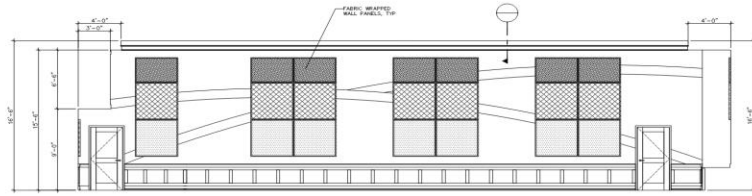
FLOOR PLAN @ LUNCHROOM



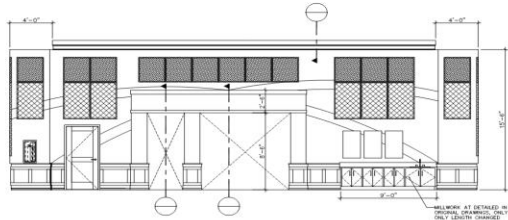
CEILING PLAN @ LUNCHROOM



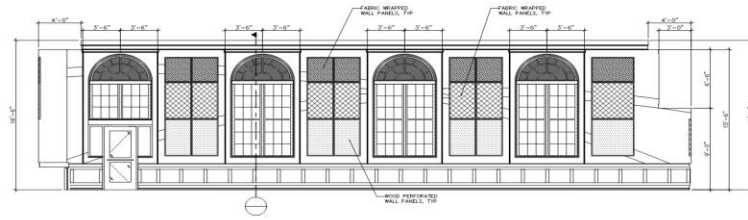
INT. ELEVATION @ LUNCHROOM



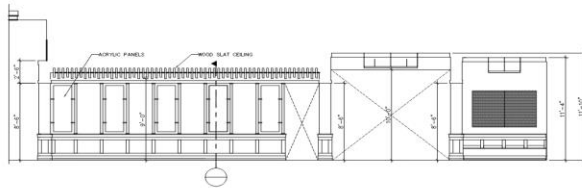
INT. ELEVATION @ LUNCHROOM



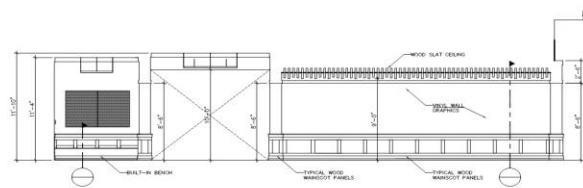
INT. ELEVATION @ LUNCHROOM



INT. ELEVATION @ LUNCHROOM



INT. ELEVATION @ ENTRY/SERVERY



INT. ELEVATION @ ENTRY/SERVERY









LOWELL ELEMENTARY SCHOOL
VIEW OF LUNCHROOM #2





LOWELL ELEMENTARY SCHOOL
VIEW OF LUNCHROOM #4

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