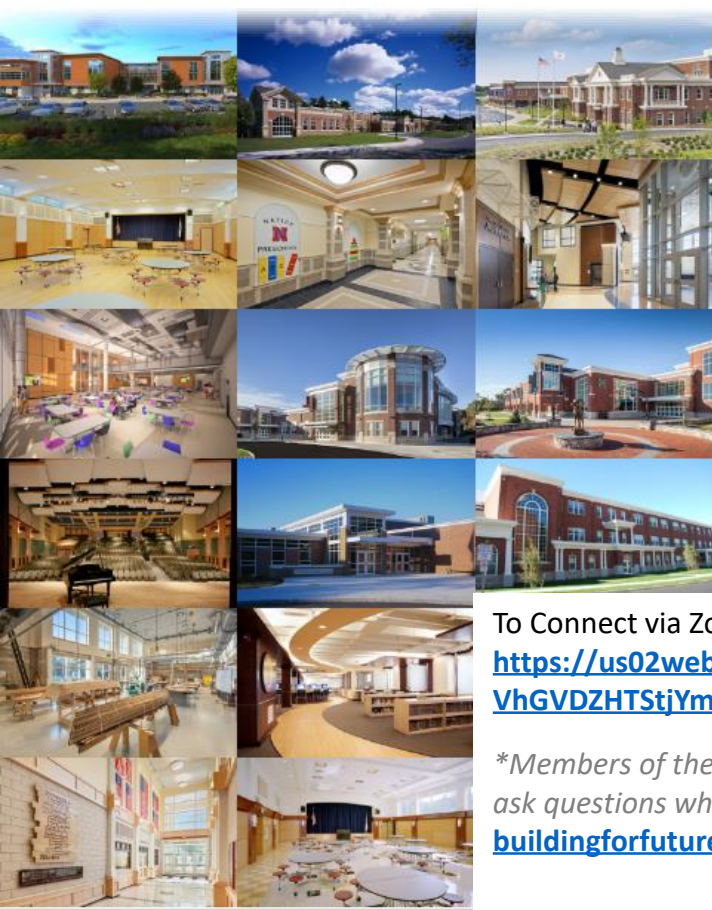


# Design Watertown



## Elementary Schools Project

*Hill International, Inc.*

*Ai3 Architects, LLC*

Agenda – March 15, 2023

- **Call to Order**
- **Approval of Meeting Minutes**
  - Elementary School Project – February 15, 2023
- **Review and Approval of:**
  - Elementary Schools Monthly Invoices
  - Brait Builders Change Order No. 15
- **Executive Summary**
- **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](mailto:buildingforfuture@watertown-ma.gov)

*Watertown Public Schools Building Committee*

# **Call to Order**

# Approvals

- ▶ **Meeting Minutes**
  - Elementary School meeting minutes for February 15, 2023
  
- ▶ **Invoices**
  - Elementary Schools Project (February 2023)
  
- ▶ **Change Order**
  - Brait Builders Change Order No. 15 – Hosmer Elementary School

# Approvals

## Summary of Invoices Elementary Schools Project

For work completed during February 2023

Vendor	Project	Invoice Date	Invoice Number	Invoice Amount
Hill International	Elementary Schools	03/03/23	46	\$71,660.00
Ai3 Architects	Elementary Schools	02/28/23	0060B-1610.00	\$57,423.05
Ai3 Architects	Elementary Schools	44985	0050E-1610.00	\$1,925.00
Ai3 Architects	Elementary Schools	02/28/23	0042R-1610.00	\$1,462.50
Brait Builders	Elementary Schools	44985	Application #33	\$509,233.84
CTA Construction Managers	Elementary Schools	02/28/23	Application #12	\$2,410,047.82
UTS - Lowell	Elementary Schools	02/03/23	104251	\$2,760.00
UTS - Hosmer	Elementary Schools	02/03/23	104115	\$1,190.00
Colliers	Elementary Schools	02/28/23	825514	\$2,542.87
Ridgeline Energy Analytics	Elementary Schools	03/04/23	3/6/1904	\$1,000.00
			<b>Total</b>	<b>\$3,059,245.08</b>

# Approvals

## Change Order No. 15 Elementary Schools Project

For work related to Hosmer Elementary School Project

PR#	PCO#	Brief Description	Proposed Cost
HPR-023R1	H-057C	Site grading and drainage modifications at south elevation + transplanted tree, earthwork added costs from WL French.	13,562.62
	H-122	Credit for temporary electrical usage.	-80,568.00
HPR-055	H-129R2	Provide dual card access on door 100A-2 per the owner's request.	13,524.59
HPR-058	H-132R2	Relocation of PV canopies C3 & C6 - site costs.	51,043.11
	H-140	Credit for unused site allowances.	-26,499.00
	H-144	Additional bollards at sidewalks under the PV canopies.	17,108.48
	H-145	Playground bench and sidewalk adjustments.	14,573.56
	H-147	Furnish and install DMH-128A per response to RFI #270.	15,344.01
HPR-061	H-148	Furnish and install additional plantings along Boylston Street.	12,030.54
HPR-062	H-149	Furnish and install additional plantings at the Hancock Street PV canopy.	1,192.02
	H-151	Relocation of DMH 131.	26,072.34
<b>CHANGE ORDER #15 TOTAL:</b>			<b>\$57,384.27</b>

*Watertown Public Schools Building Committee*

# **Executive Summary**



Project Accomplishments from Last Month

**Lowell Elementary School**  
 Zone 1 Existing and Addition - Roofing membrane substantially completed  
 Zone 2 Existing and Addition - Roofing membrane substantially completed  
 Zone 2 Addition - Delivery of Interior storefronts, Curtainwall finish, GFRP, and Louvers  
 Zone 2 Addition - Exterior masonry brick substantially completed  
 Zone 2 Existing and Addition - Prepping concrete floors for finish and exterior openings for windows and louvers  
 Zone 1 Existing - Mechanical, electrical, plumbing and sprinkler rough substantially completed  
 Zone 1 Existing - Second floor sheetrock substantially completed  
 Zone 1 Existing - Interior metal framing substantially completed

Projected Major Tasks This Month

**Lowell Elementary School**  
 Zone 1 & 2 Existing and Addition - Window installation and Roof metal edging field measuring (2-3 month lead time)  
 Zone 2 Existing and Addition - GFRP installation, Louver installation, Expedite stair #4 and Interior storefronts installation  
 Zone 2 Existing and Addition - Taping, painting walls, ceiling grid, and ceramic tile ongoing  
 Zone 2 Existing and Addition - Mobilize casework, millwork, and flooring after window installation  
 Zone 1 Existing - Corridor and Bathroom floor repairs  
 Zone 1 Existing - Prime painting on second floor and Sheetrock/taping on first Floor  
 Continue concrete work at main entrance, backfill and prep Lowell Street for asphalt binder

Schedule Summary - Upcoming Milestones

Description	Scheduled Start	Scheduled Finish	Status	Comments
<b>Hosmer Elementary School</b>				
Site work for Ballfields and PV structures	5/16/22	5/15/23	Ongoing	Sod in 2023
<b>Lowell Elementary School</b>				
Zone 2 Existing and Addition - Window installation	3/1/2023	4/15/2023	Scheduled	
Zone 2 Addition - Stair #4	3/30/2023	5/1/2023	Scheduled	Critical Item
Zone 2 - Taping/Painting/Ceiling grid & Tile	1/16/2022	6/20/2023	Ongoing	
Zone 2 Existing & Addition - Ceramic Tile	3/15/2023	4/15/2023	Scheduled	
Site Improvements & Lowell Street construction	2/15/2023	6/15/2023	Ongoing	Weather
Zone 1 and Zone 2 Metal Roof Edge	4/15/2023	6/15/2023	Ongoing	Weather
Zone 1 - Interior sheetrock and taping	1/31/2023	4/28/2023	Ongoing	Stair #4
Zone 1 & 2 - HVAC Unit Ventilators	3/15/2023	5/15/2023	Scheduled	
Zone 1 Existing - Mechanical Room	12/1/2022	4/1/2023	Ongoing	
Zone 1 Existing - Concrete floor repairs	2/27/2022	3/31/2023	Ongoing	
Zone 1 Existing - Window installation	3/15/2025	5/1/2023	Scheduled	

Lowell Zone 2 Existing & New - Progress Photo



Lowell Zone 2 Existing & New - Progress Photo



Lowell New Main Entrance - Progress Photos



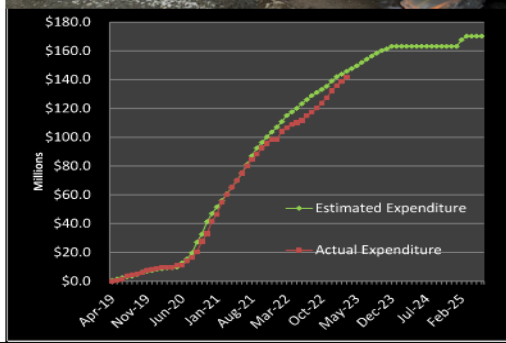
Scope changes from the Original Scope

**CUNNIFF & HOSMER ELEMENTARY SCHOOLS**  
 Brait Builders - CO #1 - #14 - \$6,049,292.77  
 Brait Builders - Pending Approval CO #15 - \$57,384.27

**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 Approval \$916,093.85 December 21, 2022  
 CTA - CO#6 Approved \$368,827.02 February 15, 2023

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	\$	5,952,276	\$ 141,952,276	\$ 141,952,276	\$ -	\$ 750,000	\$ 142,702,276	\$ 121,140,157	\$ 21,562,119
Design Services	\$ 13,819,615	\$	477,522	\$ 14,297,137	\$ 14,297,137	\$ 0	\$ -	\$ 14,297,137	\$ 13,967,258	\$ 329,879
Administrative	\$ 7,530,385	\$	(888,520)	\$ 6,641,865	\$ 5,467,472	\$ 1,174,393	\$ 1,475,390	\$ 8,117,255	\$ 4,773,675	\$ 3,343,580
FF&E	\$ 4,150,000	\$	733,099	\$ 4,883,099	\$ 2,958,098	\$ 1,925,001	\$ -	\$ 4,883,099	\$ 1,870,267	\$ 3,012,832
<b>SUBTOTAL</b>	<b>\$ 161,500,000</b>	<b>\$</b>	<b>6,274,377</b>	<b>\$ 167,774,377</b>	<b>\$ 164,674,983</b>	<b>\$ 3,099,394</b>	<b>\$ 2,225,390</b>	<b>\$ 169,999,767</b>	<b>\$ 141,751,358</b>	<b>\$ 28,248,409</b>
Construction Contingency (Hard Cost)	\$ 7,400,000	\$	(6,120,375)	\$ 1,279,625	\$ -	\$ 1,279,625	\$ (750,000)	\$ 529,625	\$ -	\$ 529,625
Owner's Contingency - COVID-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Owner's Contingency (Soft Cost)	\$ 1,100,000	\$	(154,002)	\$ 945,998	\$ -	\$ 945,998	\$ (1,475,390)	\$ (529,392)	\$ -	\$ (529,392)
<b>SUBTOTAL</b>	<b>\$ 8,500,000</b>	<b>\$</b>	<b>(6,274,377)</b>	<b>\$ 2,225,623</b>	<b>\$ -</b>	<b>\$ 2,225,623</b>	<b>\$ (2,225,390)</b>	<b>\$ 233</b>	<b>\$ -</b>	<b>\$ 233</b>
<b>PROJECT TOTAL</b>	<b>\$ 170,000,000</b>	<b>\$</b>	<b>-</b>	<b>\$ 170,000,000</b>	<b>\$ 164,674,983</b>	<b>\$ 5,325,017</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 141,751,358</b>	<b>\$ 28,248,643</b>



# Executive Summary

## **Hosmer Elementary School**

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

## **Lowell Elementary School**

- Brick exterior substantially completed; curtainwall being completed in preparation of GFRP
- GFRP being delivered and installation starting in March
- Windows being delivered and installation in March & April for both Zone 1 and Zone 2

## **Lowell Elementary School cont.**

- Misc. detail sheetrock and taping work in Zone 2 remaining and continuing @ exterior windows, storefronts and stairs
- Sheetrock and taping work in Zone 1 first floor and misc. detail sheetrock and taping on second floor
- Painting contractor prime/first coat painting in Zone 2 prior to ceiling grid
- Floor repairs on going in Zone 1 & 2 in preparation of flooring while ceramic tile is starting in Zone 2
- Casework work and millwork delivery and installation starting in late March 2023 which will continue into the summer



*Watertown Public Schools Building Committee*

# **Executive Summary**

## **Lowell Elementary School cont.**

- Eversource Electric – Underground conduit, set transformer, install primaries and terminate primary cables & secondary cables over the next thirty days
- Subgrade Lowell street in preparation for asphalt binder and continue with main entrance construction
- Furniture, Fixture, and Equipment (FF&E) delivery remains scheduled from July 17, 2023 to mid- August

*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](mailto:buildingforfuture@watertown-ma.gov)



[www.hillintl.com](http://www.hillintl.com)