



Town of Watertown  
Three Elementary Schools

Project Dashboard

October 16, 2023

EXECUTIVE SUMMARY



Project Tasks Completed And Project Challenges

Lowell Elementary School

Zone 1 & 2 - Furniture, Fixture and Equipment Substantially Completed  
 Zone 1 & 2 - Certificate of Substantial Completion issued October 1, 2023  
 Zone 1 & 2 - Temporary Certificate of Occupancy issued October 6, 2023  
 Zone 1 & 2 - Move Management completed  
 Zone 1 & 2 - Building fully occupied October 11, 2023  
 Zone 1 & 2 - Millwork substantially completed but misc. work continues on the first floor, all other areas completed  
 Zone 1 & 2 - GFRP installation and remaining roof edge metal work remaining at all exterior canopy's  
 Site Work - Garden Area, Playground Area, and grass areas will be substantially completed by mid October

Projected Major Tasks This Month

Lowell Elementary School

Zone 1 & 2 - Millwork installation continues in misc. areas on the first floor - SECOND SHIFT  
 Zone 1 & 2 - GFRP installation continues  
 Zone 1 & 2 - Interior Signage and Graphics - SECOND SHIFT  
 Zone 1 & 2 - Interior Punchlist - SECOND SHIFT  
 Zone 1 & 2 - Exterior Punchlist  
 Zone 1 & 2 - Complete Garden and Playground area by mid-October and loam and seed by the end of October  
 Construction Trailers and Staging Area to be removed by the end of October/early November

Schedule Summary - Upcoming Milestones

Description	Scheduled Start	Scheduled Finish	Status	Comments
<b>Hosmer Elementary School</b>				
PV issues	5/16/22	11/30/23	Ongoing	Eversource Elec.
<b>Lowell Elementary School</b>				
Zone 1 & 2 - GFRP and metal edge installation	4/15/23	11/30/2023	Ongoing	
Zone 1 & 2 - Millwork	5/15/2023	10/31/2023	Ongoing	
Zone 1 & 2 - Signage and Graphics	5/15/2023	10/31/2023	Ongoing	
Zone 1 & 2 - Interior Punchlist	8/1/2023	10/31/2023	Ongoing	
Zone 1 & 2 - Exterior Site Improvements	4/15/2023	10/31/2023	Ongoing	
Zone 1 & 2 - Loam, Seed and landscaping	8/1/2023	10/31/2023	Ongoing	
Zone 1 & 2 - Exterior punchlist	10/31/2023	11/30.2023	Ongoing	
Zone 1 & 2 - DPW Punchlist	10/13/2023	11/30/2023	Ongoing	
Zone 1 & 2 - Complete PV's	6/1/2023	10/31/2020	Ongoing	
Garden Area, Playground Area, and Loam & Seed	8/1/2023	10/31/2023	Ongoing	Weather
Demobilization of Staging Area and Const. Trailers	10/1/2023	11/15/2023	Ongoing	Weather

Hosmer - Progress Photos



Cunniff - Progress Photos



Scope changes from the Original Scope

**CUNNIFF & HOSMER ELEMENTARY SCHOOLS**  
 Brait Builders - CO #1 - #16 - \$6,470,590.61  
  
**LOWELL ELEMENTARY SCHOOL**  
 CTA - CO#1 - CO #9 - Approved \$3,947,618.95  
 CTA - CO#10 - Pending Approval \$51,825.49

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	\$ 7,347,960	\$ 143,347,960	\$ 143,347,960	\$ -	\$ 72,000	\$ 143,419,960	\$ 140,083,506	\$ 3,336,453	
Design Services	\$ 13,819,615	\$ 477,522	\$ 14,297,137	\$ 14,297,137	\$ 0	\$ 14,000	\$ 14,311,137	\$ 14,244,504	\$ 66,634	
Administrative	\$ 7,530,385	\$ (868,520)	\$ 6,661,865	\$ 5,596,847	\$ 1,065,018	\$ 721,390	\$ 7,383,255	\$ 5,437,959	\$ 1,945,296	
FF&E	\$ 4,150,000	\$ 733,099	\$ 4,883,099	\$ 2,958,098	\$ 1,925,001	\$ -	\$ 4,883,099	\$ 2,671,149	\$ 2,211,950	
<b>SUBTOTAL</b>	<b>\$ 161,500,000</b>	<b>\$ 7,690,060</b>	<b>\$ 169,190,061</b>	<b>\$ 166,200,042</b>	<b>\$ 2,990,019</b>	<b>\$ 807,390</b>	<b>\$ 169,997,451</b>	<b>\$ 162,437,118</b>	<b>\$ 7,560,333</b>	
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ (7,152,145)	\$ 247,855	\$ -	\$ 247,855	\$ (72,000)	\$ 175,855	\$ -	\$ 175,855	
Owner's Contingency - COVID-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Owner's Contingency (Soft Cost)	\$ 1,100,000	\$ (537,915)	\$ 562,085	\$ -	\$ 562,085	\$ (735,390)	\$ (173,305)	\$ -	\$ (173,305)	
<b>SUBTOTAL</b>	<b>\$ 8,500,000</b>	<b>\$ (7,690,060)</b>	<b>\$ 809,940</b>	<b>\$ -</b>	<b>\$ 809,940</b>	<b>\$ (807,390)</b>	<b>\$ 2,550</b>	<b>\$ -</b>	<b>\$ 2,550</b>	
<b>PROJECT TOTAL</b>	<b>\$ 170,000,000</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 166,200,042</b>	<b>\$ 3,799,959</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 162,437,118</b>	<b>\$ 7,562,882</b>	

