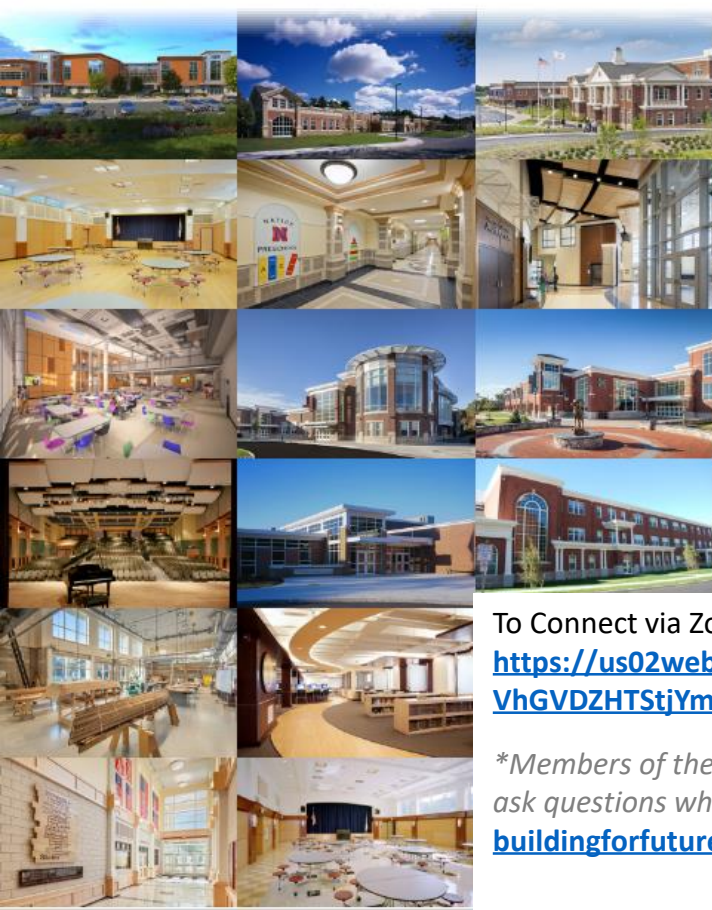


# Design Watertown



## Elementary Schools Project

*Hill International, Inc.*

*Ai3 Architects, LLC*

## Agenda – October 18, 2023

- **Call to Order**
- **Review and Approval of Meeting Minutes**
  - Elementary School Projects – September 20, 2023
- **Review and Approval of:**
  - Elementary Schools Monthly Invoices
  - Lowell Elementary School CTA Construction Managers Change Order No.10R1
- **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 September 20, 2023
  
- ▶ Invoices
  - Elementary Schools Project Invoices September 2023
  - Lowell Elementary School Project CTA Construction Managers Change Order No. 10

# Approvals

## Summary of Invoices

### Elementary Schools Project

For work completed during September 2023

Vendor	Project	Invoice Date	Invoice Number	Invoice Amount
Hill International	Elementary Schools	10/05/23	53	\$63,860.00
Ai3 Architects	Elementary Schools	09/30/23	0067B-1610.00	\$17,857.09
Ai3 Architects	Elementary Schools	09/30/23	0054E-1610.00	\$148.50
Brait Builders	Elementary Schools	09/30/23	Application #40	\$134,745.79
CTA Construction Managers	Elementary Schools	09/30/23	Application #19	\$1,553,652.40
Colliers International	Elementary Schools	09/30/23	887622	\$9,726.76
Ridgeline Energy Analytics	Elementary Schools	10/04/23	1650	\$1,035.00
A. Waleka & Son Inc (Movers)	Elementary Schools	10/10/23	X144461	\$112,157.50
FF&E Invoices	Elementary Schools	Varies	Varies	\$800,882.04
			TOTAL	\$2,694,065.08

## Approvals

### Change Order No. 10R1

### Elementary Schools Project

For work related to Lowell Elementary School Project

PR#	PCO#	Brief Description	Proposed Cost
	127.2	CE #137 - Asbestos Abatement Quantity Reconciliation	-\$9,345.11
	131.2	CE #140 - Increased Costs of Fire Rated Frames	\$17,949.23
	290	CE #325 - Ceiling; Premium time and additional T&M work	\$2,847.43
	291	CE #327 - Elevator Pads	\$1,407.60
	295	CE #335 - Repeater Equipment Cabling	\$10,276.98
	296	CE #336 - RFI #430: Boiler Breach Chase (Boiler Flue Enclosure, F&I Rough framing and insulation Only)	\$7,683.15
	299	CE #340 - Dig It - Excavate & Prepare Footings at Existing Stairs	\$4,437.37
	301	CE #346 - GFRP - Front Entry Steel Changes	\$5,630.40
	303	CE #351 - Kneeland - T&M; Backflow and	\$1,511.31
	304	CE #352 - RFI-470 Owner Furnished Stackable Washing Machine	\$544.66
	306	CE #354 - Griffin Costs for RFI#383	\$4,424.90
	307	CE #355 - Electrical Costs for Glycol Feeder	\$4,457.57
		<b>TOTAL</b>	<b>\$51,825.49</b>

*Watertown Public Schools Building Committee*

# **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	4/15/2023	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	10/31/2023	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



Scope changes from the Original Scope

**CUNNIFF & HOSMER ELEMENTARY SCHOOLS**  
 Braitt 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

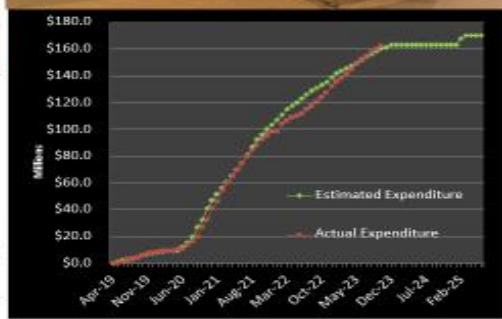
Cuniff - Progress Photos



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	To 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>



# **Executive Summary**

## **Lowell Elementary School**

- GFRP continues throughout October/November 2023
- Millwork continues throughout October/November 2023
- Interior Punchlist continues through October/November 2023
- Exterior Punchlist continues through October/November 2023



*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)