

WPS Building Committee

Ai3 Architects, LLC

Hill International, Inc

November 6, 2019

SiteUpdate SiteUpdate

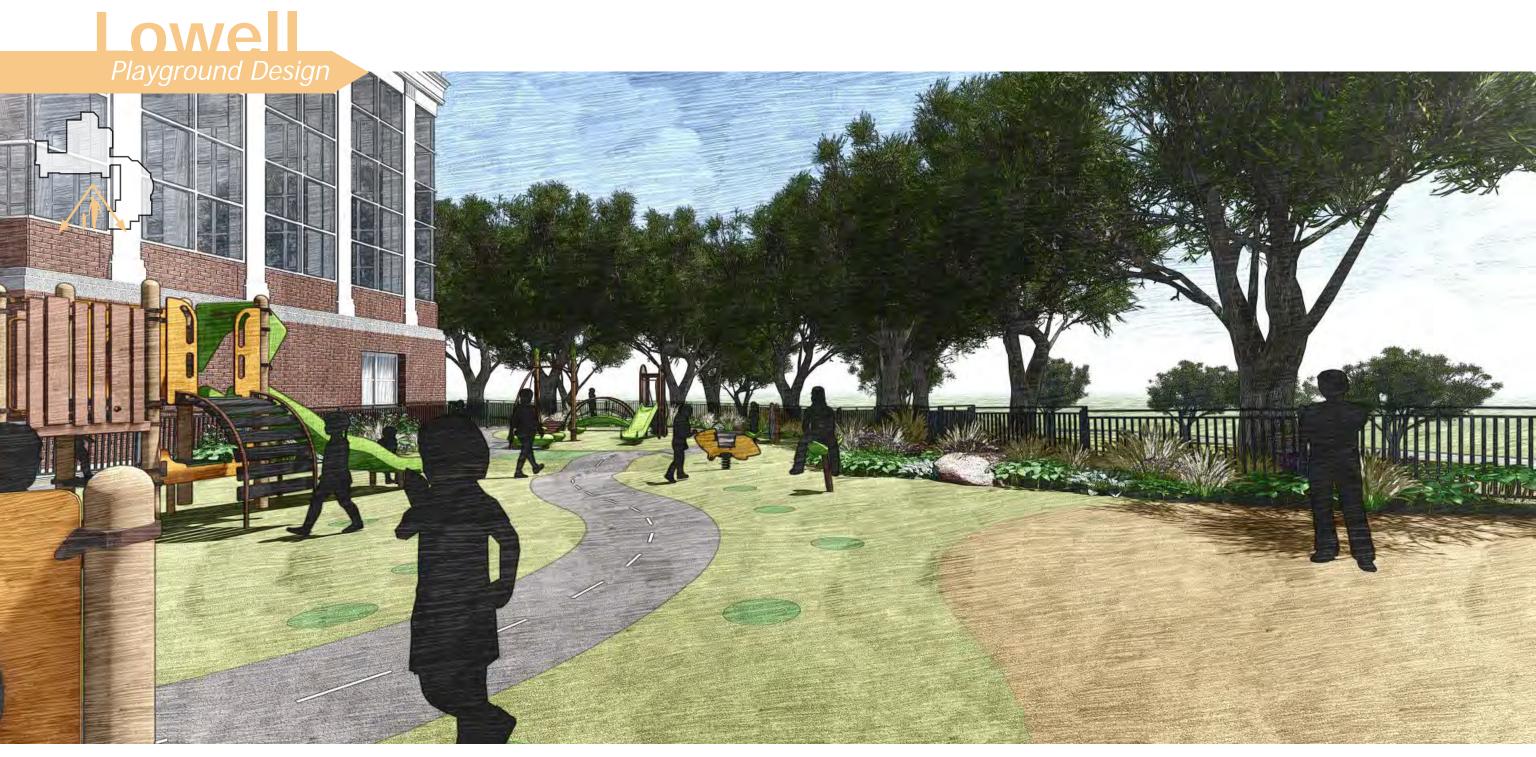
Playground Design









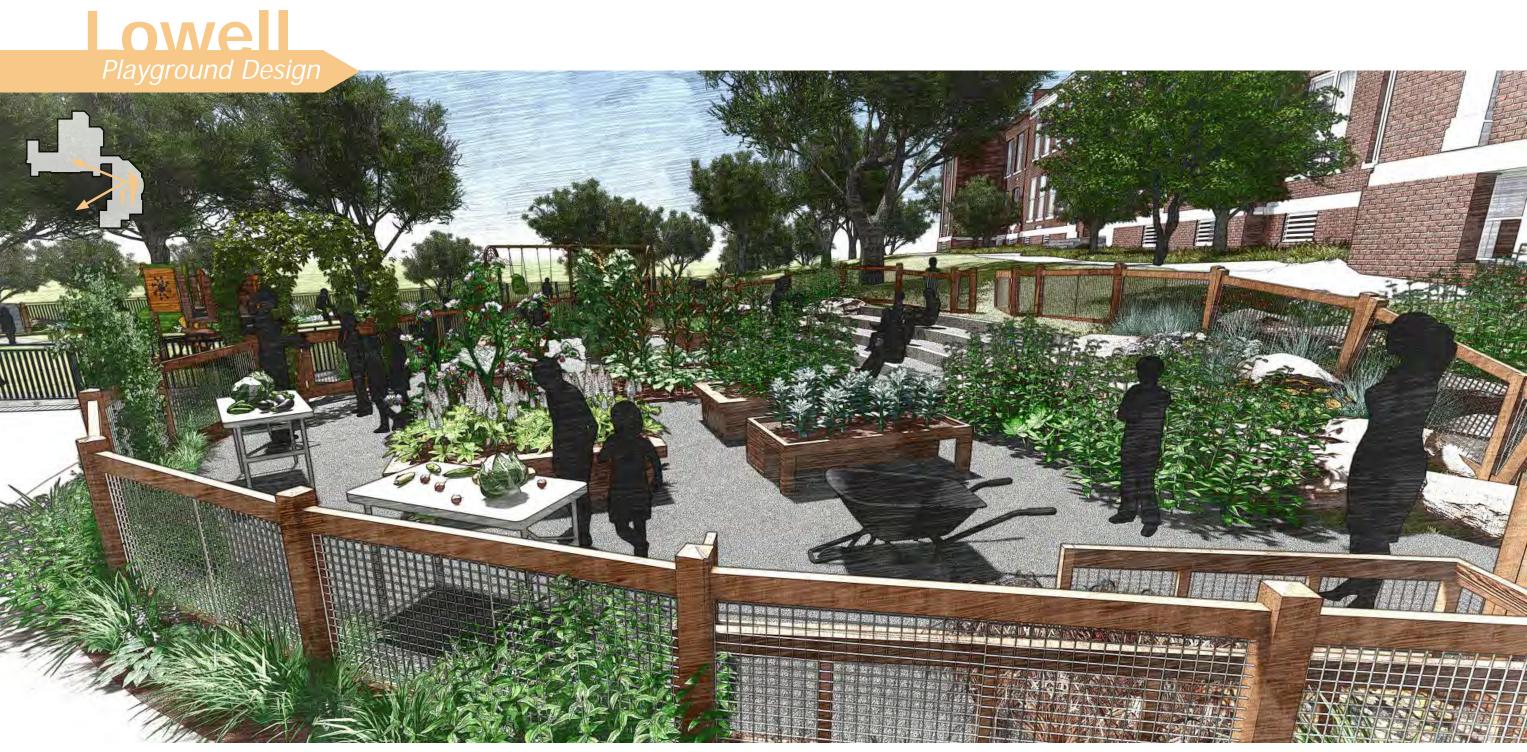


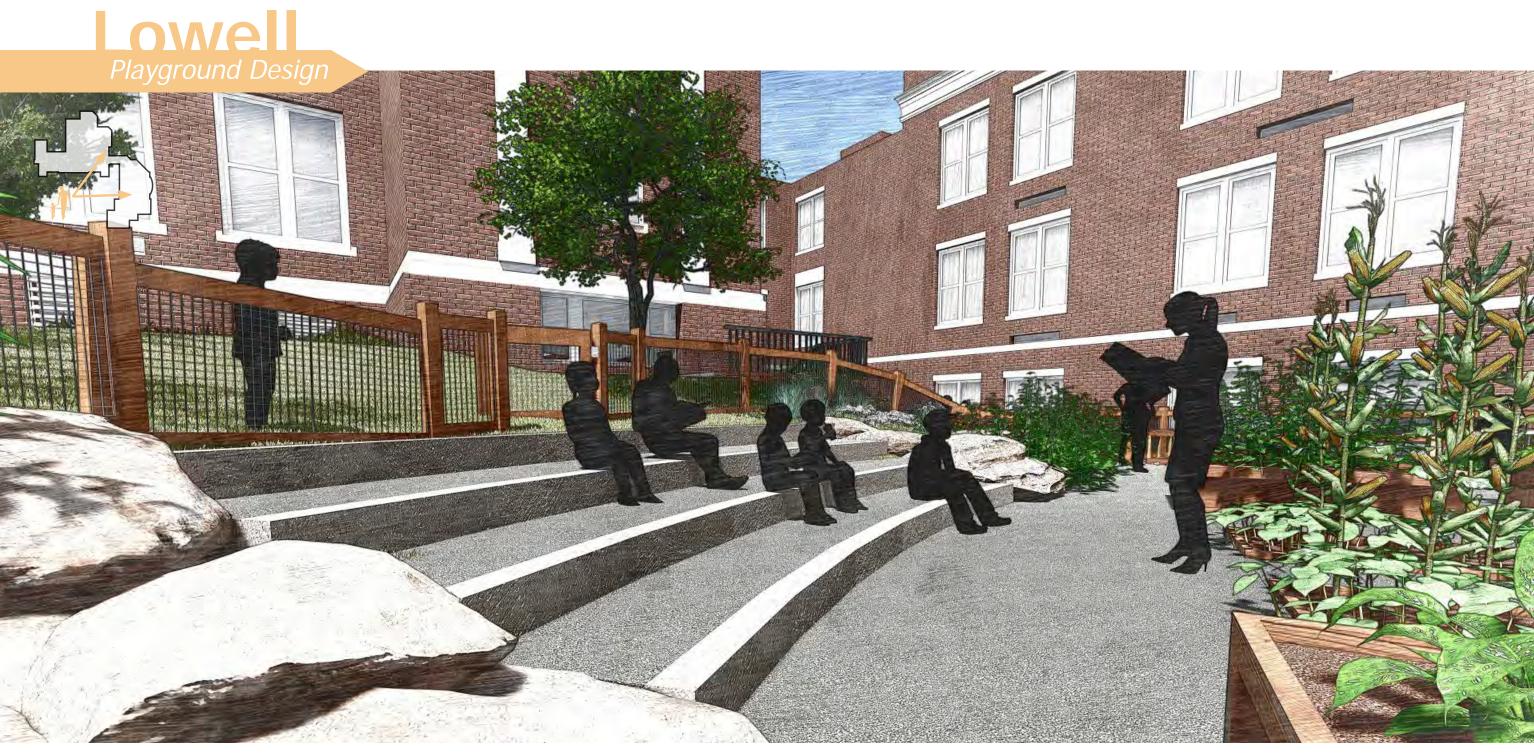














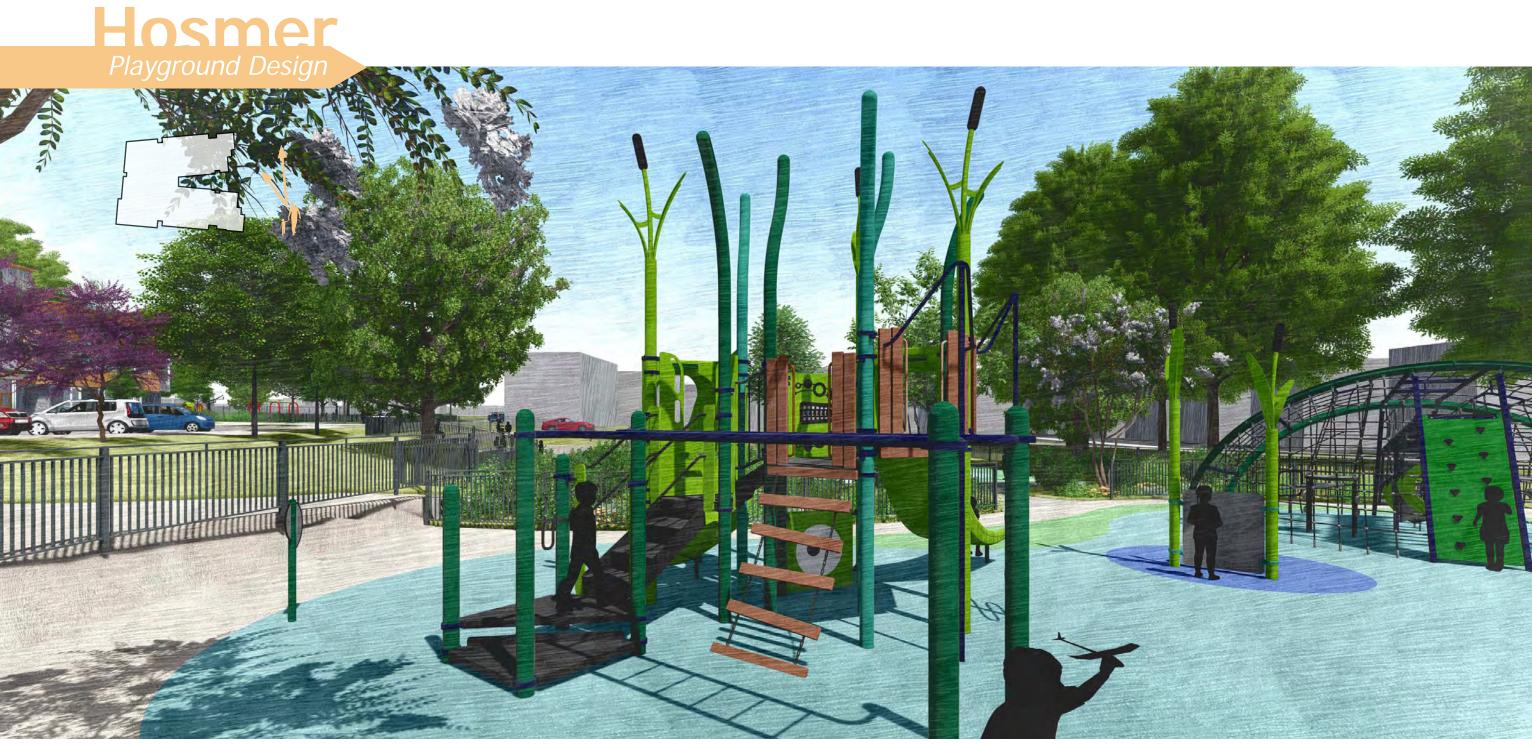




Hosmer Playground Design







View from K-5 Playground looking north towards Hancock St.



View from sport court looking north towards Hancock & Winthrop St.



View from sport court looking south towards Concord Rd.









View of basketball court and small field space looking back towards Hosmer





Crummiffi Playground Design

















Watertown Elementary Schools Building Project ScheduleUpdate

Design Watertown

Design & Documentation Schedule (Draft) as of November 6, 2019

WATERTOWN ELEMENTARY SCHOOLS - DESIGN & DOCUMENTATION SCHEDULE (11.06.19 DRAFT)

	Г	2019								2020					
		May	June	July	August	September	October	November	December	January	February	March	April	May	June
ESIGN DEVELOPMENT	_														
Building Committee Vote on LEED & Net Zero Goals	6/5/2019														
Procurement/Selection Commissioning Agent	6/5/2019 - 6/26/2019														
HazMat Survey Existing Buildings	7/15/2019 - 7/29/2019														
Phase 2 Site Survey and Utilities	5/15/2019-6/12/2019														
Phase 2 Geotechnical Investigations	6/24/2019 - 7/8/2019														
Infrared Roof Inspection - Lowell	5/20/2019-5/24/2019														
Present Preliminary Phasing and Construction Schedule	6/5/2019														
Phasing & Construction Schedule Update	8/16/2019														
Preliminary Move Management Plan	8/16/2019														
100% DD Drawings Complete	8/2/2019														
100% DD Cost Estimates Complete	8/16/2019														
DNSTRUCTION DOCUMENTS															
LEED Scorecard & Net Zero Update	9/18/2019														
Phasing & Construction Schedule Update	9/18/2019														
Move Management Plan Update	9/18/2019														
60% Construction Documents Completed	11/22/2019														
60% Construction Documents Cost Estimates Reconciled & Delivered	12/24/2019														
60% Construction Documents Review by Commissioning Agent	11/22/2019 - 12/27/2019														
Planning Board Informal Meeting (Tentative)	12/3/2019														
Stormwater Permit Submittal	11/26/2019														
Move Management Plan Update	12/6/2019														
LEED Scorecard & Net Zero Update	1/15/2020														
Phasing & Construction Schedule Update	1/15/2020														
90% Construction Documents Completed	2/5/2020														
DDING															
100% Bid Documents	3/12/2020														
Filed Sub-Bids	4/8/2020														
General Bids Due - Cunniff & Hosmer	4/30/2020														
ONSTRUCTION															
Construction Contract Award	5/29/2020														I .
Contractor Mobilizes on Site - Hosmer	6/30/2020														

Watertown Elementary Schools Building Project Materials Review

Exterior Materials











WPS Building Committee

Ai3 Architects, LLC

Compass Project Management, Inc

November 6, 2019

Watertown High School Building Project Update

Proposed Space Summary - High Schools

								PROPOSED						Date:	10/23/2019	Enter Submittal
Watertown High School Existing Conditions		ions	Exist	Existing to Remain/Renovated			New		Total			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)				
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			34,191			0			0			0			34,530	
(List classrooms of different sizes separately)			Í												,	
Classroom - General	735	27	19,845										850	23	19,550	825 SF min - 950 SF max
Teacher Planning	239	7	1,673										100	23	2,300	
Small Group Seminar (20-30 seats)	1,193	1	1,193										500	2	1,000	
Science Classroom / Lab	986	9	8,874										1,440	7	10,080	3 x85% ut=20 Seats-1 per /day/student
Prep Room	189	8	1,512										200	7	1,400	. ,
Central Chemical Storage Rm	170	1	170										200	1	200	
Language Lab	924	1	924													
	-															
SPECIAL EDUCATION			13,804			0			0			0			8,050	
(List classrooms of different sizes separately)															·	
Self-Contained SPED	874	3	2,622										950	5	4,750	825-950 SF equal to surrounding classrooms
Self-Contained SPED Toilet	91	1	91										60	5	300	7
Resource Room	606	4	2,424										500	3	1,500	1/2 size Genl. Clrm.
Small Group Room			·										500	3	1,500	1/2 size Genl. Clrm.
Sped Support Lab	689	5	3,445													
Sped Counseling	152	4	606													
Social Worker	103	1	103													
Sped Tutorial	177	1	177													
Sped Speech & Language	362	2	724													
Sped Student Room	674	1	674													
Sped Academic Support	384	2	768													
Sped English Language Learners	543	4	2,170													
ART & MUSIC			6,593			0			0			0			6,625	
Art Classroom - 25 seats	1,216	2	2,431										1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Art Workroom w/ Storage & kiln	117	2	233										150	2	300	
Band - 50 - 100 seats	1,913	1	1,913										1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Chorus - 50 - 100 seats	659	1	659										1,500	1	1,500	
Ensemble	404	1	404										200	1	200	
Music Practice	80	2	159										75	3	225	
Music Storage	71	7	497										500	1	500	
Darkroom	297	1	297													
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VOCATIONS & TECHNOLOGY			44.004		0	0		•	Ī			7 200	
VOCATIONS & TECHNOLOGY			14,294		U	0		U				7,200	Assumed use - 100% Population - 5 times/week; 825 SF -
Technology/Engineering Rooms										1,440	5	7,200	2,000 SF
Graphic Arts	1,557	1	1,557										
Culinary	1,186	1	1,186										
Robotics	1,215	2	2,430										
Business Applications	1,256	1	1,256										
Engineering	725	3	2,175										
Fabrication Lab 1	2,765	1	2,765										
Fabrication Lab 2	1,110	1	1,110										
Video Production	774	2	1,548										
Journalism	267	1	267										
Medical Assisting													
Early ChildHood Education													
HEALTH & PHYSICAL EDUCATION			32,474		0	0		0				20,232	Excess PE Spaces Policy
Gymnasium	15,969	1	15,969							12,000	1	12,000	
PE Alternatives	1,223	2	2,445							3,000	1	3,000	
Gym Storeroom	588	1	588							300	1	300	
Locker Rooms - Boys / Girls w/ Toilets	2,284	2	4,568							4,032	1	4,032	5.6 sf/student total
Phys. Ed. Storage	163	6	978							500	1	500	
Athletic Director's Office	137	1	137							150	1	150	
Health Instructor's Office w/ Shower & Toilet	146	3	438							250	1	250	
PE Classroom	986	1	986								<u> </u>		
Weight Room	4,025	1	4,025										
Wrestling Room	894	2	1,788									+	
Gym Filming Area	276	2	552									+	
Symr ming/ nou	2.0		002										
MEDIA CENTER			5,043		0	0		0				4,400	
Media Center / Reading Room	3,891	1	3,891		, ,					4,400	1	4,400	
Computer Lab (Incl in Media)	1,152	1	1,152							4,400	<u>'</u>	4,400	
Compater Lab (mer in Media)	1,102		1,102										
AUDITORIUM / DRAMA			8,401		0	0		0				7,630	Excess Auditorium Spaces Policy
Auditorium (796 existing)	6,631	1	6,631					-		4,800	1	4,800	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Stage	1,312	1	1,312							1,600	1	1,600	20 2 Gallionic © 10 01/00dt - 100 acata iving
Auditorium Storage	355	1	355							430	1	430	
Make-up / Dressing Rooms	555		555							300	2	600	
Controls / Lighting / Projection	103	1	103							200	1	200	
Controls / Eighting / Frojection	103	ı	103							200	1	200	
DINING & FOOD SERVICE			9,637		0	0		0				6,980	
Cafeteria / Student Lounge / Break-out	1,833	3	5,499							3,600	1		3 seatings - 15SF per seat
Chair / Table Storage	.,555	<u> </u>	0,100							330	1	330	go 1001 poi 0001
Scramble Serving Area	930	1	930							600	1	600	
Kitchen	2,924	1	2,924							2,020	1		1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	284	1	2,924							430	1	430	20 SF/Occupant
Stari Edilottitootti	204	ı	204							430	1	430	20 Oi /Occupant

MEDICAL			589
Medical Suite Toilet	22	2	44
Nurses' Office / Waiting Room	330	1	330
Interview Room	59	1	59
Examination Room / Resting	78	2	156
ADMINISTRATION & GUIDANCE			4,076
General Office / Waiting Room / Toilet	564	1	564
Teachers' Mail and Time Room	66	1	66
Duplicating Room	132	1	132
Records Room	42	1	42
Principal's Office w/ Conference Area	335	1	335
Principal's Secretary / Waiting	555		333
Assistant Principal's Office - AP1	168	1	168
Assistant Principal's Office - AP2	156	1	156
Supervisory / Spare Office (SRO)	140	1	140
Conference Room	395	1	395
Guidance Office	115	6	690
Guidance Waiting Room	491	1	491
Guidance Storeroom	28	2	56
Career Center	195	1	195
Records Room	79	1	79
Teachers' Work Room			
Attendance/Discipline office	415	1	415
Team Chair Office	152	11	152
CUCTODIAL & MAINITENANCE			2.704
CUSTODIAL & MAINTENANCE Custodian's Office	89	2	3,721 178
Custodian's Onice Custodian's Workshop	107	2	214
Custodian's Storage	163	6	975
Recycling Room / Trash	251	1	251
Receiving and General Supply	1,496	<u>.</u> 1	1,496
Storeroom	203	<u>.</u> 1	203
Network / Telecom Room	404	1	404
<u>OTHER</u>			5,799
Other (specify)			
Watertown Community Education	386	1	386
WCAC Video Production Studios	3,000	1	3,000
Alumni Room	1,253	1	1,253
WPS District Tech Services	1,160	1	1,160
Total Building Net Floor Area (NFA)			138,622
Proposed Student Capacity / Enrollment			

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		710	
60	1	60	
250	1	250	
100	1	100	
100	3	300	
100	,	300	
		0.005	
		3,685	
360	1	360	
100	1	100	
200	1	200	
200	1	200	
375	1	375	
125	1	125	
150	1	150	
150	0	-	
120	1	120	
450	1	450	
150	4	600	
100	1	100	
100	1	100	
330	1	330	
115	1	115	
360	1	360	
000		300	
		2,165	
150	1	150	
250	1	250	
375	1	375	
400	1	400	
330	1	330	
460	1	460	
200	1	200	
200	•	200	
		0	
		102,207	
		102,201	
		720	212
		720	£1£

NON-PROGRAMMED SPACES		
Other Occupied Rooms (list separately)		
Unoccupied MEP/FP Spaces		
Unoccupied Closets, Supply Rooms & Storage		
Rooms		
Toilet Rooms		
Circulation (corridors, stairs, ramps & elevators)		
Remaining ³		
Total Building Gross Floor Area (GFA) ²		220,068
Grossing factor (GFA/NFA)		1.59
Crossing radio (Crivitari)		1.00

% of GFA	0	% of GFA	0	% of GFA	0
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	Non-Programmed space areas are				
	required to be included in the				
	following submittals:				
	Schematic Design Submittal				
	Design Development Submittal				
	60% Construction Documents				
	90% Construction Documents				
	Final Construction Documents				
152,640					
1.49					

Watertown High School: Existing Conditions Report

- Overview
- 2. Architectural Review
- 3. Structural Review
- 4. Fire Protection Review
- 5. Plumbing Review
- 6. Mechanical Review
- 7. Electrical Review
- 8. Technology & Security Review
- 9. Code & Life Safety Analysis
- 10. Handicap Accessibility Review
- 11. Historical Analysis

Watertown High School: Proposed Testing and Exploratory Programs

- 1. Hazardous Materials
- 2. Geotechnical
- 3. Soils Characterization
- 4. Site Topographical and Boundary Survey

Watertown High School: Conceptual Options Being Investigated

- 1. Base Repair Code Compliance
- 2. Renovation and/or Expansion of the Existing High School Building
- 3. Construction of a New High School on the Existing Site
- 4. Construction of a New High School on Alternative Town-Owned Parcels
 - Use of Phillips Administration Building Site
 - Use of Victory Field and/or DPW Site
 - Use of Moxley Field

