



Watertown Elementary Schools Building Project

Design **Watertown**



WPS Building Committee

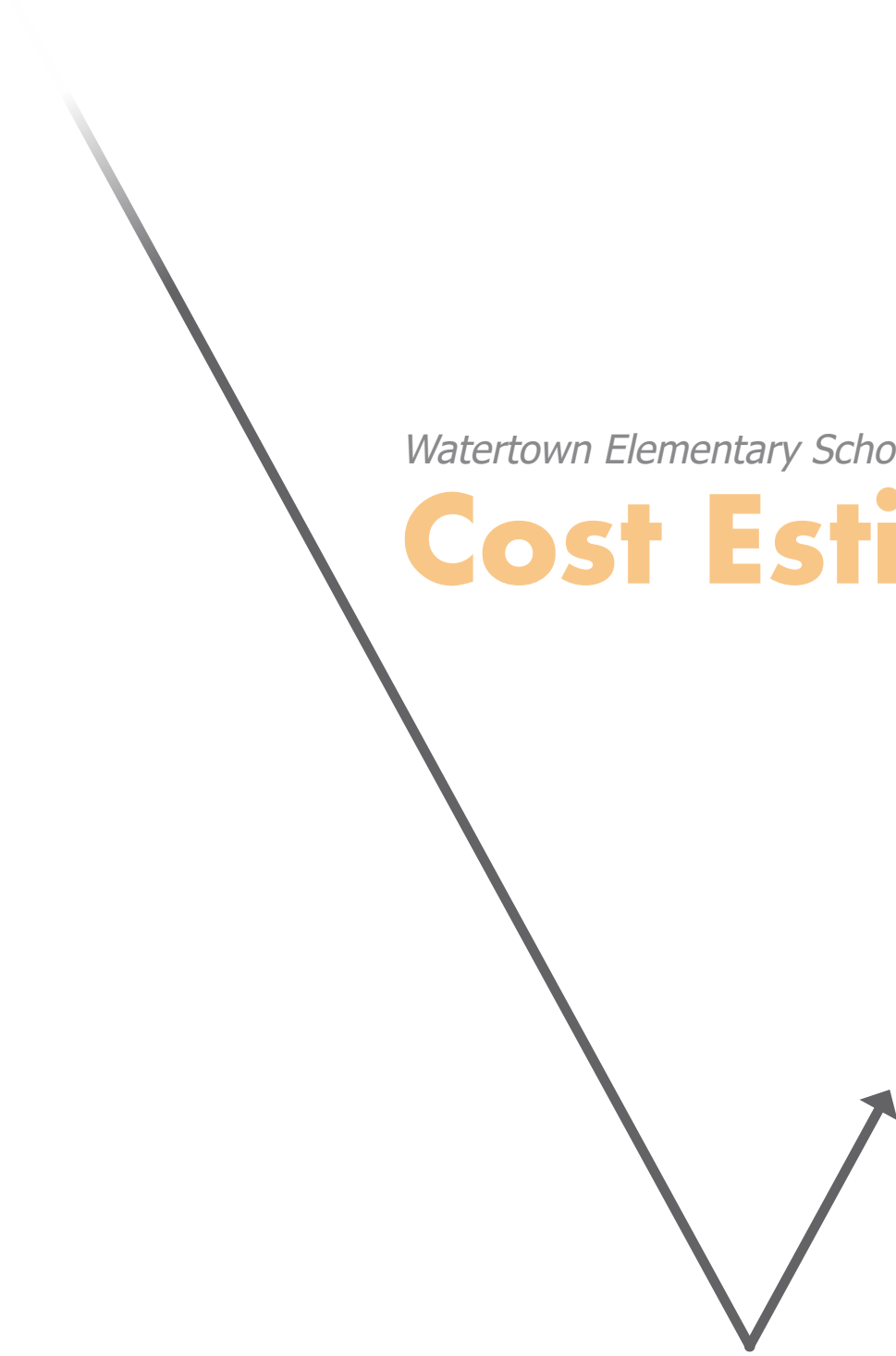
**Ai3 Architects, LLC
Hill International, Inc**

January 15, 2020

Schools Project Website: www.watertownschooolsproject.com

Watertown Elementary Schools Building Project

Cost Estimate Update



60% Construction Documents Cost Estimates

- 60% Construction Documents were submitted to both the Architect's cost estimating team as well as the Owner's cost estimating team
- Cost estimating teams:
 - Ai3 – **PM&C, LLC**
 - Owner – **RLB (Rider Levett Bucknall)**
- Initial cost estimates were submitted for review
- Reconciliation meeting to review and understand assumption and qualifications occurred with both parties
- Revised reconciled cost estimates were finalized

60% Construction Documents Cost Estimates

PM&C, LLC

	Hosmer	Cunniff	Lowell
Subtotal - Trade Costs New Building and Site	\$51,842,161	\$29,780,221	\$26,751,648
Design & Estimating Contingency	\$1,555,265 *3%	\$893,407 *5%	1,116,306 * 3% for Add + 5% for Ren
Escalation	\$1,036,843 *2%	\$595,604 *2%	\$2,594,910 *9.7%
Subtotal with Contingency	\$54,434,269	\$31,269,232	\$30,462,864
GCs / GRs / Insurance / Bonds / Overhead & Profit	\$6,613,764	\$3,799,211	\$4,692,790
Total	\$61,048,033	\$35,068,443	\$35,155,654
Total of All 3 Projects	\$131,272,130		

60% Construction Documents Cost Estimates

RLB – Rider Levett Bucknall

	Hosmer	Cunniff	Lowell
Subtotal - Trade Costs New Building and Site	\$51,288,352	\$29,385,325	\$24,456,420
Design & Estimating Contingency	\$1,173,313 *3%	\$671,039 *3%	\$1,342,745 * 3%
Escalation	\$3,889,535 *6.5%	\$1,882,265 *5.5%	\$4,257,787 * Average 14%
Subtotal with Contingency	\$56,351,200	\$31,938,629	\$30,056,952
GCs / GRs / Insurance / Bonds / Overhead & Profit	\$7,377,324	\$4,166,651	\$4,858,165
Total	\$63,728,524	\$36,105,280	\$34,915,117
Total of All 3 Projects	\$134,748,922		

60% Construction Documents Cost Estimates PM&C and Rider Levett Bucknall

	Hosmer	Cunniff	Lowell	Total of All 3 Projects
PM&C's Total	\$61,048,033	\$35,068,443	\$35,155,654	\$131,272,130
RLB's Total	\$63,728,524	\$36,105,281	\$34,915,117	\$134,748,922
Delta (PM&C – RLB)	(\$2,680,491)	(\$1,036,838)	\$240,537	(\$3,476,792)
	<i>~2.5% Delta between the estimates for the Total of All 3 Projects</i>			

60% Construction Documents Cost Estimates Alternates for Photo Voltaic

	Hosmer	Cunniff	Lowell	Total of All 3 Projects
Alternate #1 Infrastructure Allowance	Included	Included	Not included	\$1,500,000
Alternate #2 PV Panels Allowance	Included	Included	Not included	\$4,500,000
				\$6,000,000
	<i>Recommended Allowance to Carry for Net Zero</i>			

Watertown Elementary Schools Building Project

DesignUpdate



Cunniff

Exterior Rendering



View from Warren Street

Building Array

550 Panels

70 Potential Additional Panels

Site Array:

300 Panels

280 Potential Additional Panels

Total:

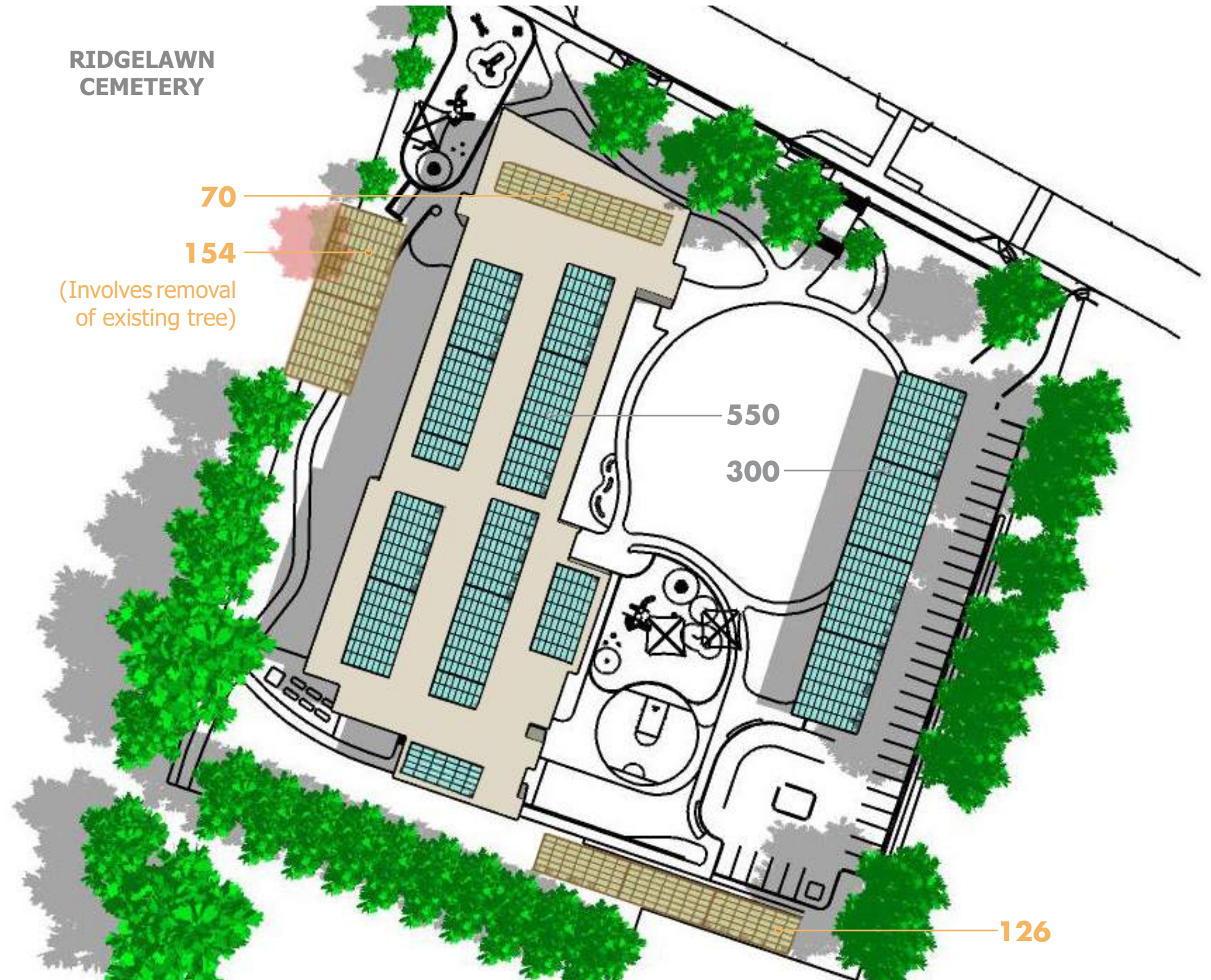
850 Panels = 400,000 KWh

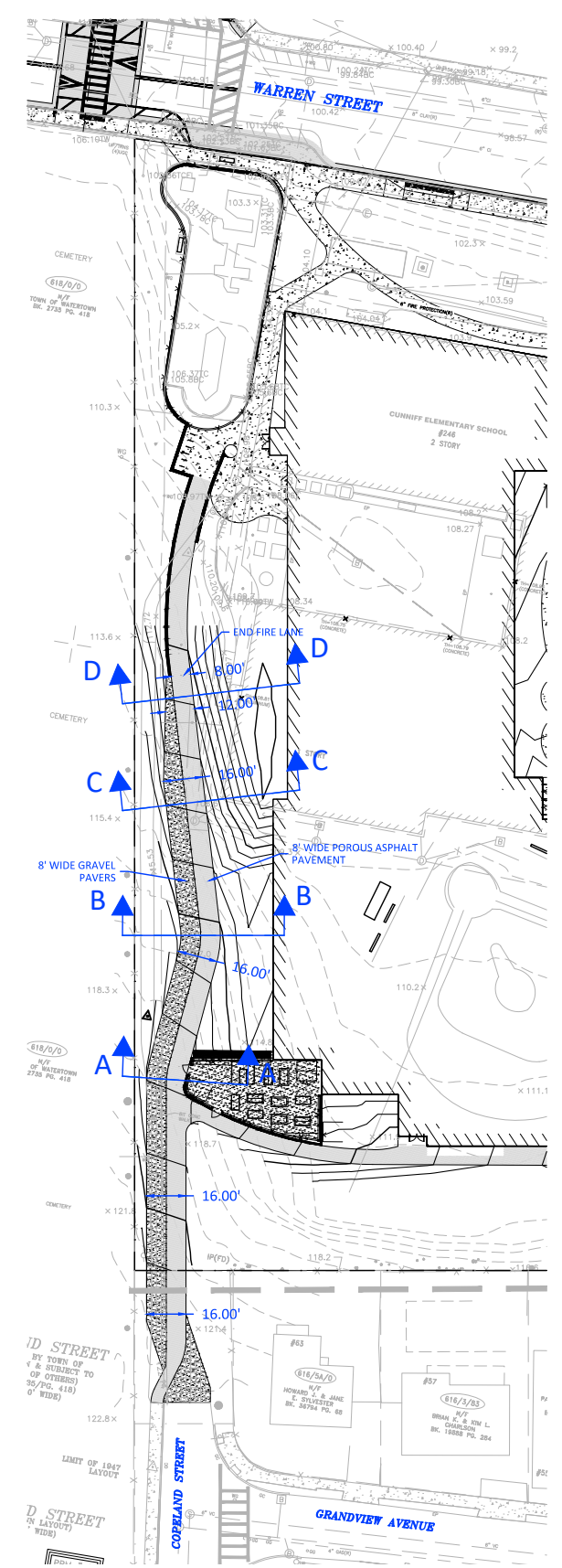
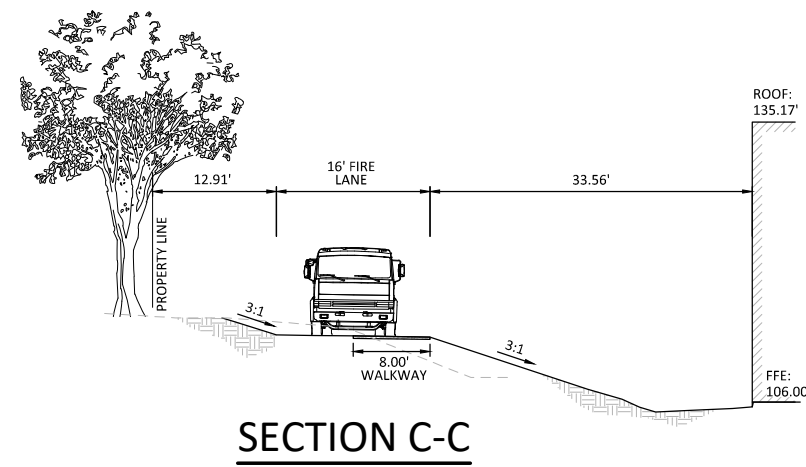
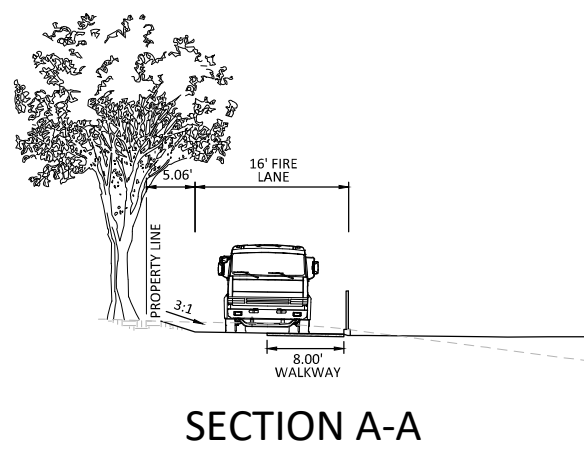
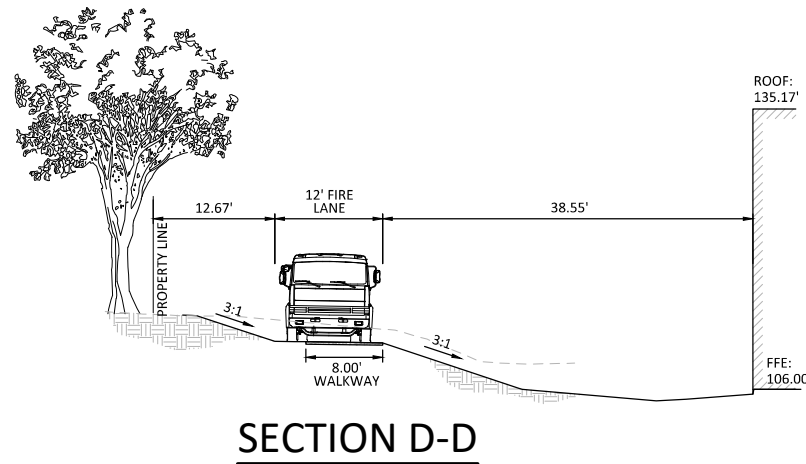
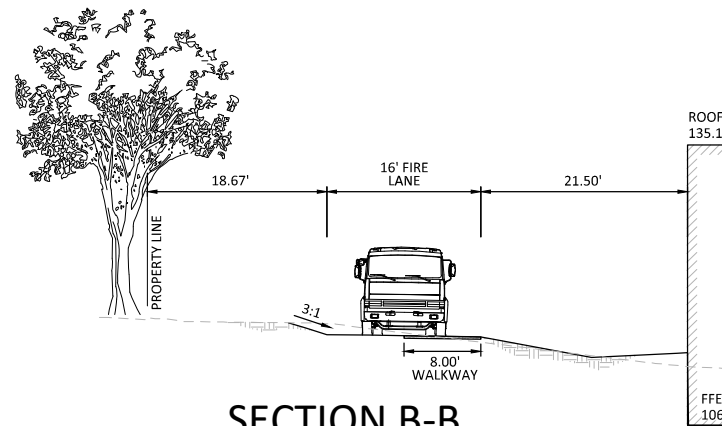
1200 Potential Total Panels

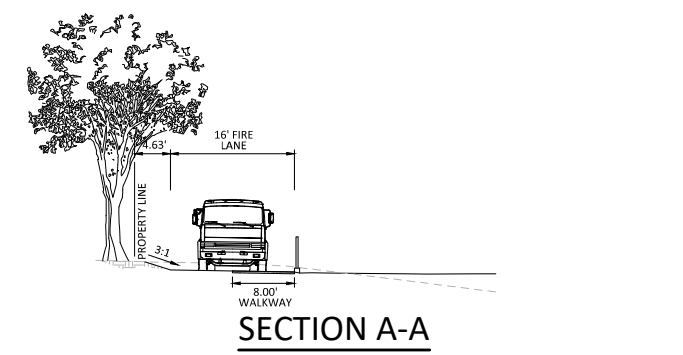
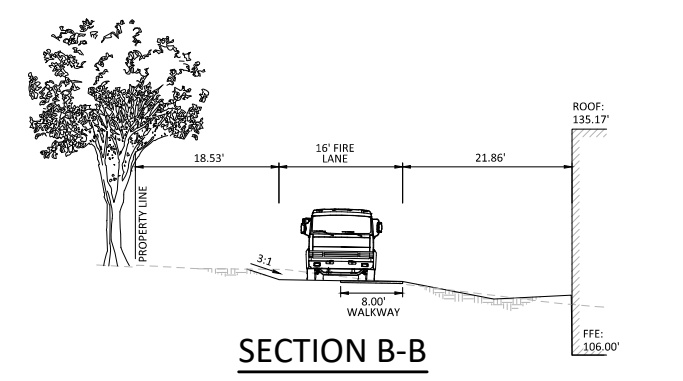
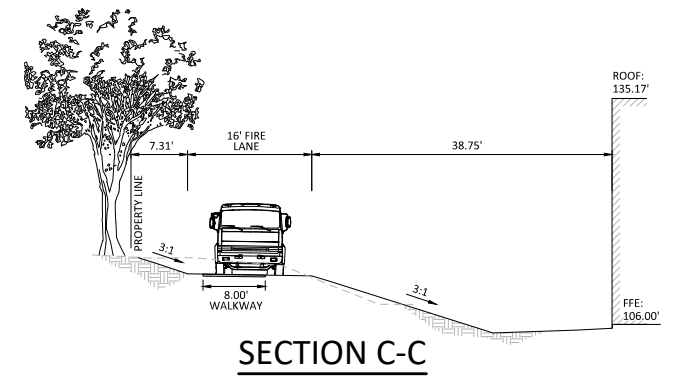
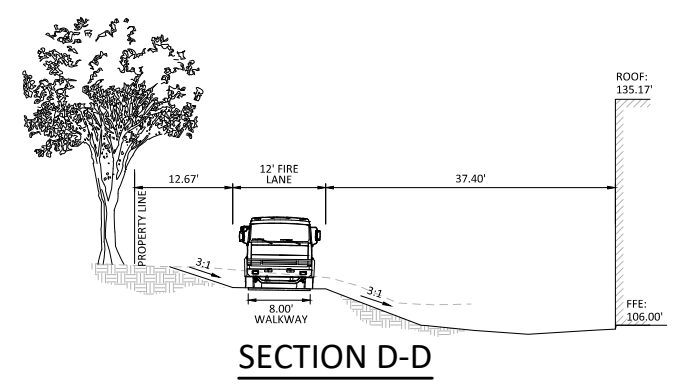
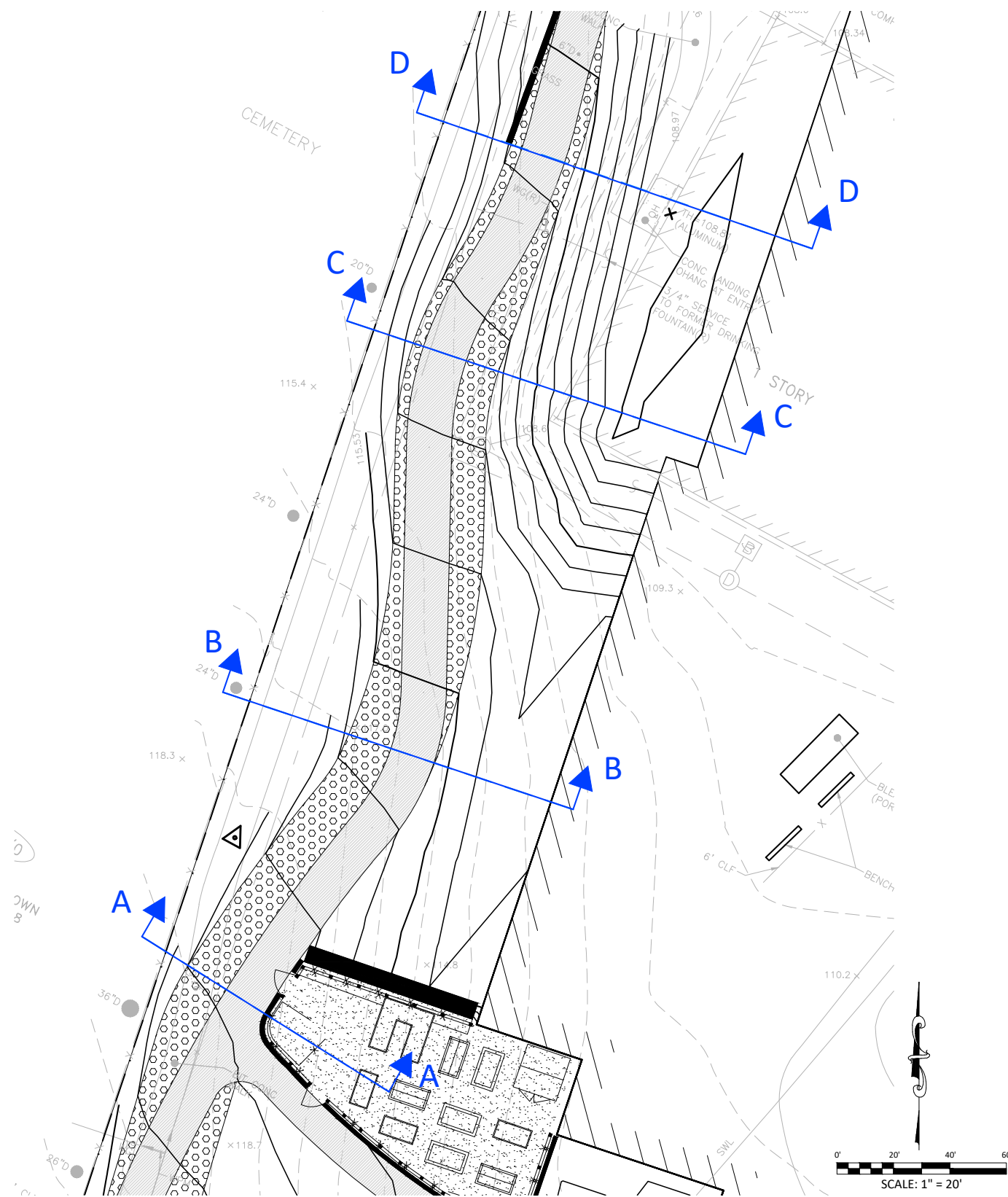
= 564,000 KWh

Target Total:

1259 Panels = 590,000 KWh







Emergency Access Roadway

Hosmer

Exterior Rendering



View from the corner of Concord Road and Chauncey Street

Hosmer

Exterior Rendering



View from Hancock Street

Questions?
Thank you

