

Watertown Public Schools Building Committee

DesignWatertown

Elementary Schools Project

*Ai3 Architects, LLC
Hill International, Inc*

Watertown High School Project

*Ai3 Architects, LLC
Compass Project Management, Inc*

Agenda - May 20, 2020

- Call to Order
- Meeting Minutes Approval
 - Elementary Schools
 - Watertown High School
- Elementary Schools Project Update
- Filed Sub-Contractor Bid Results
- General Contractor Bid Results
- Alternate #1
 - Description
- Vote for General Contractor & Alternate #1
- Request for Proposals: Testing & Inspection
- Elementary Schools Project Website Update
- Approval of Invoices (All Projects)
- Elementary Schools Discussion/Other Business
- High School Project Update
- Review proposed revised project timeline
 - Vote to request extension of Feasibility Study Agreement with MSBA
- High School Project Website Update
 - Review Comments on Website
 - Obtain approval to "go live" and determine buying a domain vs. using the *Building for the Future* site
- High School Discussion/Other Business
- Neighborhood Meeting Updates
 - Cunniff & Hosmer
 - Watertown High School
- Adjournment

To Connect via Zoom*:

https://us02web.zoom.us/webinar/register/WN_F0cN5hmZTEGO18GfQnBZMA

*Members of the Public: please use the Q&A button to ask questions when appropriate or email questions to Vinny Piccirilli (vpiccirilli@watertown-ma.gov)

Watertown Public Schools Building Committee

Call to Order





Watertown Public Schools Building Committee

Meeting Minutes Approval

▶ **Summary of Meeting Minutes**

- Elementary Schools
 - February 5, 2020
 - March 4, 2020
- Watertown High School
 - January 29, 2020
 - February 27, 2020
- Discussion
- Roll call vote for approval of minutes



Watertown Public Schools Building Committee

Elementary Schools Project Update

▶ Elementary Schools Move Management

- Hosmer Elementary School packing is scheduled to be completed by June 1st
- Cunniff Elementary School packing is scheduled to be completed by June 1st
- Move Services Contractor is scheduled to complete the move around mid-June (approximately 2 weeks)

▶ Asbestos Abatement Schedule

- Cunniff abatement is scheduled for June 15, 2020
- Hosmer abatement is scheduled for June 22, 2020
- Anticipated to last 4 weeks from start date to completion

▶ Bid Results

- Filed Sub-Contractor Bid Results
- General Contractor Bid Results



Filed Sub-Contractor Bid Results

04 00 01 – MASONRY

Commercial Masonry
\$1,017,000.00

05 00 01 – MISC. AND ORNAMENTAL IRON

V&G Ironworks, Inc.
\$1,543,210.00

07 00 01 – WATERPROOFING DAMPPROOFING AND CAULKING

Chapman Waterproofing
\$1,200,000.00

07 00 02 – ROOFING AND FLASHING

J.D. Rivet & Co., Inc.
\$1,442,450.00

08 00 05 – METAL WINDOWS

Lambrian Construction
\$3,272,000.00

08 00 08 – GLASS AND GLAZING

Greenfield Glass Co., Inc.
\$219,645.00

09 00 06 – RESILIENT FLOORING

CJM Services, Inc.
\$1,455,615.00

09 00 09 – PAINTING

New Generation Painting, Inc.
\$777,000.00

09 51 00 – ACOUSTICAL CEILINGS

H. Carr and Sons, Inc.
\$1,868,000.00

14 21 23 – ELEVATORS

Delta Beckwith Elevator Company
\$578,000.00

21 00 00 – FIRE PROTECTION

Cogswell Sprinkler Co., Inc.
\$1,444,409.00

22 00 00 – PLUMBING

Harold Brothers Mechanical Contractors, Inc.
\$2,991,000.00

23 00 00 – HVAC

General Mechanical Contractors
\$8,378,000.00

26 00 01 – ELECTRICAL

LeVangie Electric Co., Inc.
\$8,940,000.00

Cunniff & Hosmer Elementary Schools Project - Watertown, MA			
Contractor Bids	04/16/2020 - 10:00am FSB Bid Opening		
	05/06/2020 - 10:00am GC Bid Opening		
Contractor	Base Bid	Alt. 1	Total Bid w/ Alternates
GENERAL CONTRACTOR	\$0.00		
	\$0.00		
SECTION 04 00 01 MASONRY			
Commercial Masonry	\$1,017,000.00	\$0.00	\$1,017,000.00
Fernandes Masonry, Inc.	\$1,100,000.00	\$0.00	\$1,100,000.00
Costa Brothers Masonry	\$1,171,000.00	\$0.00	\$1,171,000.00
Marmelo Bros. Construction Co., Inc.	\$1,374,000.00	\$0.00	\$1,374,000.00
SECTION 05 00 01 MISCELLANEOUS AND ORNAMENTAL IRON			
V&G Ironworks, Inc.	\$1,543,210.00	\$0.00	\$1,543,210.00
Roman Iron Works, Inc.	\$2,150,000.00	\$0.00	\$2,150,000.00
EDM Construction	\$2,224,590.00	\$0.00	\$2,224,590.00
SMJ Metal Company	\$2,296,430.00	\$0.00	\$2,296,430.00
Heritage Iron Works	\$2,398,000.00	\$0.00	\$2,398,000.00
United Steel, Inc.	\$2,827,000.00	\$0.00	\$2,827,000.00
Quinn Brothers of Essex, Inc.	\$3,249,000.00	\$0.00	\$3,249,000.00
The Berlin Steel Construction Co.	\$3,438,841.00	\$0.00	\$3,438,841.00
SECTION 07 00 01 WATERPROOFING, DAMPPROOFING AND CAULKING			
Chapman Waterproofing	\$1,200,000.00	\$0.00	\$1,200,000.00
Folan Waterproofing & Construction Co., Inc.	\$1,530,000.00	\$0.00	\$1,530,000.00
P.J. Spillane Co., Inc.	\$1,854,000.00	\$0.00	\$1,854,000.00
Armani Restoration Inc.	\$1,872,000.00	\$0.00	\$1,872,000.00
The Waterproofing Company	\$1,823,700.00	\$0.00	\$1,823,700.00
SECTION 07 00 02 ROOFING AND FLASHING			
J.D. Rivet & Co., Inc.	\$1,442,450.00	\$0.00	\$1,442,450.00
Silkton Roofing, Inc.	\$1,456,000.00	\$15,000.00	\$1,471,000.00
Stanley Roofing Company, Inc.	\$1,458,000.00	\$68,000.00	\$1,526,000.00
Greenwood Industries, Inc.	\$1,541,000.00	\$15,000.00	\$1,556,000.00
Titan Roofing, Inc.	\$1,591,152.00	\$0.00	\$1,591,152.00
Capeway Roofing Systems, Inc.	\$1,713,000.00	\$0.00	\$1,713,000.00
SECTION 08 00 05 METAL WINDOWS			
Lambrian Construction Corp.	\$3,272,000.00	\$0.00	\$3,272,000.00
Lizotte Glass, Inc.	\$3,283,477.00	\$0.00	\$3,283,477.00
Lockheed Window Corp.	\$3,497,000.00	\$0.00	\$3,497,000.00
Kapiloff's Glass Inc.	\$3,810,000.00	\$0.00	\$3,810,000.00
R&R Window Contractors Inc.	\$4,000,541.00	\$0.00	\$4,000,541.00
Modern Glass & Aluminum	\$4,081,832.00	\$0.00	\$4,081,832.00
G.V.W., Inc.	\$4,184,435.00	\$0.00	\$4,184,435.00
Chandler Architectural Products, Inc.	\$4,319,000.00	\$0.00	\$4,319,000.00
SECTION 08 00 08 GLASS AND GLAZING			
Greenfield Glass Co., Inc.	\$219,645.00	\$0.00	\$219,645.00
Modern Glass & Aluminum	\$220,134.00	\$0.00	\$220,134.00
Aluminum & Glass Concepts, Inc.	\$318,422.00	\$0.00	\$318,422.00
G.V.W., Inc.	\$334,435.00	\$0.00	\$334,435.00
Kapiloff's Glass Inc.	\$485,000.00	\$0.00	\$485,000.00
SECTION 09 00 06 RESILIENT FLOORING			
CJM Services, Inc.	\$1,455,615.00	\$0.00	\$1,455,615.00
Favillon Floors	\$1,596,000.00	\$0.00	\$1,596,000.00
Capital Carpet & Flooring Specialists, Inc.	\$1,643,511.00	\$0.00	\$1,643,511.00
SECTION 09 00 09 PAINTING			
New Generation Painting Inc.	\$777,000.00	\$0.00	\$777,000.00
King Painting Inc.	\$823,000.00	\$0.00	\$823,000.00
Color Concepts Inc.	\$869,700.00	\$0.00	\$869,700.00
Homer Contracting Inc.	\$927,000.00	\$0.00	\$927,000.00
Bello Painting Co. Inc.	\$928,000.00	\$0.00	\$928,000.00
Dandis Contracting	\$1,138,700.00	\$0.00	\$1,138,700.00
SECTION 09 51 00 ACOUSTICAL CEILINGS			
H. Carr and Sons, Inc.	\$1,868,000.00	\$0.00	\$1,868,000.00
K&K Acoustical Ceilings, Inc.	\$2,096,500.00	\$0.00	\$2,096,500.00
Central Ceilings, Inc.	\$2,132,000.00	\$0.00	\$2,132,000.00
SECTION 14 21 23 ELEVATORS			
Delta Beckwith Elevator Company	\$578,000.00	\$0.00	\$578,000.00
SECTION 21 00 00 FIRE PROTECTION			
Cogswell Sprinkler Co., Inc.	\$1,444,409.00	\$0.00	\$1,444,409.00
Yankee Sprinkler Co., Inc.	\$1,600,000.00	\$0.00	\$1,600,000.00
Johnson Controls Fire Protection LP / SimplexGrinnell	\$1,655,000.00	\$0.00	\$1,655,000.00
William M. Collins Co., Inc.	\$1,881,000.00	\$0.00	\$1,881,000.00
Xcel Fire Protection, Inc.	\$1,910,400.00	\$0.00	\$1,910,400.00
Cartysle Engineering, Inc.	\$2,263,000.00	\$0.00	\$2,263,000.00
SECTION 22 00 00 PLUMBING			
Harold Brothers Mechanical Contractors, Inc.	\$2,991,000.00	\$0.00	\$2,991,000.00
Patrick J. Kennedy & Sons, Inc.	\$2,993,000.00	\$0.00	\$2,993,000.00
P.J. Diemer Co., Inc.	\$3,025,000.00	\$0.00	\$3,025,000.00
Araujo Bros. Plumbing, Inc.	\$3,028,000.00	\$0.00	\$3,028,000.00
N.B. Kenney Co., Inc.	\$3,087,000.00	\$0.00	\$3,087,000.00
Grasseschi Plumbing & Heating, Inc.	\$3,233,000.00	\$0.00	\$3,233,000.00
SECTION 23 00 00 HVAC			
General Mechanical Contractors	\$8,378,000.00	\$0.00	\$8,378,000.00
Harold Brothers Mechanical Contractors, Inc.	\$8,488,000.00	\$0.00	\$8,488,000.00
N.B. Kenney Company, Inc.	\$8,532,000.00	\$4,000.00	\$8,536,000.00
Patrick J. Kennedy & Sons, Inc.	\$8,793,000.00	\$0.00	\$8,793,000.00
KMD Mechanical Corp.	\$9,135,000.00	\$0.00	\$9,135,000.00
J.F. White Contracting Company	\$10,639,000.00	\$0.00	\$10,639,000.00
SECTION 26 00 01 ELECTRICAL			
LeVangie Electric Co., Inc.	\$8,940,000.00	\$2,620,000.00	\$11,560,000.00
Wayne J. Griffin Electric, Inc.	\$9,325,000.00	\$2,400,000.00	\$11,725,000.00
Annese Electrical Services, Inc.	\$9,498,000.00	\$3,420,000.00	\$12,918,000.00



General Contractor Bid Results

GENERAL CONTRACTOR	BASE BID	ALTERNATE 1: PV FOR SITE AND BUILDING	TOTAL BID W/ ALTERNATES	TOTAL GC WORK (GC BIDS ONLY)	TOTAL SUB-TRADE WORK (GC BIDS ONLY)
<i>GENERAL CONTRACTOR</i>	\$99,000,000.00 (Budget)	\$4,500,000.00 (Estimate)	\$103,500,000.00		
Brait Builders Corporation	\$92,335,000.00	\$2,620,000.00	\$94,955,000.00	\$57,208,671.00	\$35,126,329.00
Bacon Construction Co., Inc.	\$97,277,700.00	\$2,685,000.00	\$99,963,200.00	\$62,151,371.00	\$35,126,329.00



ALTERNATE 1:

The furnishing and installation of complete Photovoltaic (PV) Systems at both Hosmer and Cunniff

- Furnished under section 26 00 00 (Electrical Sub-Contractor)
- Includes labor, materials, equipment, transportation, appurtenances, and related services
- Includes arrays, mounting hardware, terminal boxes, inverters, disconnects, circuit breakers, panel boards/switchgear



Alternate 1 Details

Alternate #1 included:

1,169 solar panels for Cunniff with an estimated production of **559 KWh** and
1,920 solar panels for Hosmer with an estimated production of **943 KWh**

The Design and OPM team **recommends incorporation** of Bid Alternate #1 into the construction contract for the following reasons:

1. Alternate #1 allows the Committee to take a definitive and significant step toward the established goal of achieving Net-Zero on these projects.
2. The bid price of \$2,620,000 is SUBSTANTIALLY less than the estimated costs of \$4.5 million.
3. The General Contractor total bid price of \$92.335 million is substantially less than the established budget of \$99.0 million and affords the Town the capacity to incorporate the Solar panels into the construction project and take ownership of the panels. This can be done without committing any of the discretionary funds (\$2.558 million), construction contingency (\$7.4 million) or owner contingency (\$1.1 million) previously identified in the budget.
4. Ownership of the solar panels allows the Town to reap the benefits of all energy generated by the panels.
5. Although the Design and OPM team recommended the Committee evaluate the possibility of a Power Purchasing Agreement (PPA), this recommendation was made when it was unclear if the project budget could support the full costs of the solar panels. The purpose of including the solar panel alternate in the construction bid was to identify the exact costs of the panels. The result is the solar panels can be purchased within the established project budget.
6. The Construction Contract Award, including alternate #1, must be made within 30 day of receipt of bids.

Watertown Public Schools Building Committee

Elementary Schools Project Vote: General Contractor & Alt 1



Those members of the public joining via Zoom, please use the Q&A button at this time to ask questions

or email questions to Vinny Piccirilli (vpiccirilli@watertown-ma.gov)

- ▶ **Vote to accept bids and request that the Town Manager take necessary steps to execute an Owner/Contractor Agreement with Brait Builders in the amount of \$92,335,000**
 - Discussion
 - Roll Call Vote

- ▶ **Vote to request that the Town Manager also include Bid Alternate 1 in the amount of \$2,620,000 within the Owner/Contractor Agreement such that the total value of the contract is \$94,955,000**
 - Discussion
 - Roll Call Vote



Watertown Public Schools Building Committee

Elem. Schools Request for Proposals: Testing & Inspection

- ▶ **Construction Testing/Inspection by Owner**
 - Request for Proposals (RFP) for Testing and Inspection Services have been advertised
 - Testing & Inspection Proposals are due June 4th
 - Seeking two volunteers to join in the review of RFPs



Watertown Public Schools Building Committee

Elementary Schools Website Update

- ▶ **Watertown Elementary Schools Website**
 - The three elementary schools new website is scheduled to be substantially completed by May 22nd
 - Hill will work with the Town to get the website up and running live by May 29th



Watertown Public Schools Building Committee

Approval of Invoices (All Projects)

▶ **Summary of Invoices**

- Elementary Schools
- Watertown High School
- Discussion
- Roll Call Vote



Summary of Invoices: Elementary Schools

VENDOR	PROJECT	INVOICE DATA	INVOICE NUMBER	INVOICE AMOUNT
Hill International	Elementary Schools	02/19/2020	0000008	\$38,725.00
Hill International	Elementary Schools	03/20/2020	0000009	\$57,275.00
Hill International	Elementary Schools	04/07/2020	0000010	\$57,275.00
Hill International	Elementary Schools	05/08/2020	0000011	\$75,760.00
Ai3 Architects	Elementary Schools	02/29/2020	0024B-1610.00	\$372,301.36
Ai3 Architects	Elementary Schools	02/29/2020	0019E-1610.00	\$36,783.75
Ai3 Architects	Elementary Schools	02/29/2020	0006R-1610.00	\$4,840.72
Ai3 Architects	Elementary Schools	03/31/2020	0025B-1610.00	\$304,823.47
Ai3 Architects	Elementary Schools	03/31/2020	0020E-1610.00	\$118,622.00
Ai3 Architects	Elementary Schools	03/31/2020	0007R-1610.00	\$484.00
Ai3 Architects	Elementary Schools	04/30/2020	0026B-1610.00	\$224,966.57
Ai3 Architects	Elementary Schools	04/30/2020	0021E-1610.00	\$462.00
Ai3 Architects	Elementary Schools	04/30/2020	0008R-1610.00	\$30,650.10
Beacon Integrated Solutions	Elementary Schools	03/09/2020	2020-WAT-1	\$3,288.63
Beacon Integrated Solutions	Elementary Schools	04/05/2020	2020-WAT-2	\$1,008.63
Beacon Integrated Solutions	Elementary Schools	05/11/2020	2020-WAT-3	\$280.00
Colliers International	Elementary Schools	01/31/2020	005090	\$10,820.00
Colliers International	Elementary Schools	02/29/2020	005410	\$6,969.81
Colliers International	Elementary Schools	04/30/2020	006056	\$10,347.79



Summary of Invoices: Watertown High School

VENDOR	PROJECT	INVOICE DATA	INVOICE NUMBER	INVOICE AMOUNT
Compass Project Management	High School	01/31/2020	CPM 77-07	\$10,425.00
Compass Project Management	High School	02/29/2020	CPM 77-08	\$9,644.00
Compass Project Management	High School	03/31/2020	CPM 77-09	\$11,024.50
Compass Project Management	High School	04/30/2020	CPM 77-10	\$6,376.00
Ai3 Architects	High School	02/29/2020	0005B-1902.00	\$46,634.20
Ai3 Architects	High School	02/29/2020	0002E-1902.00	\$21,048.50
Ai3 Architects	High School	03/31/2020	0006B-1902.00	\$46,634.20
Ai3 Architects	High School	03/31/2020	0003E-1902.00	\$8,970.50
Ai3 Architects	High School	04/30/2020	0007B-1902.00	\$46,634.20
Ai3 Architects	High School	04/30/2020	0004E-1902.00	\$20,949.50

Watertown Public Schools Building Committee

Elementary Schools Discussion / Other Business



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Watertown Public Schools Building Committee

High School Project Update

▶ Revised Project Timeline Review

- Vote to request extension of Feasibility Study Agreement with MSBA

▶ High School Project Website Update

- Review Comments
- Obtain approval to “go live”
- Buying a domain vs. using the *Building for the Future* site



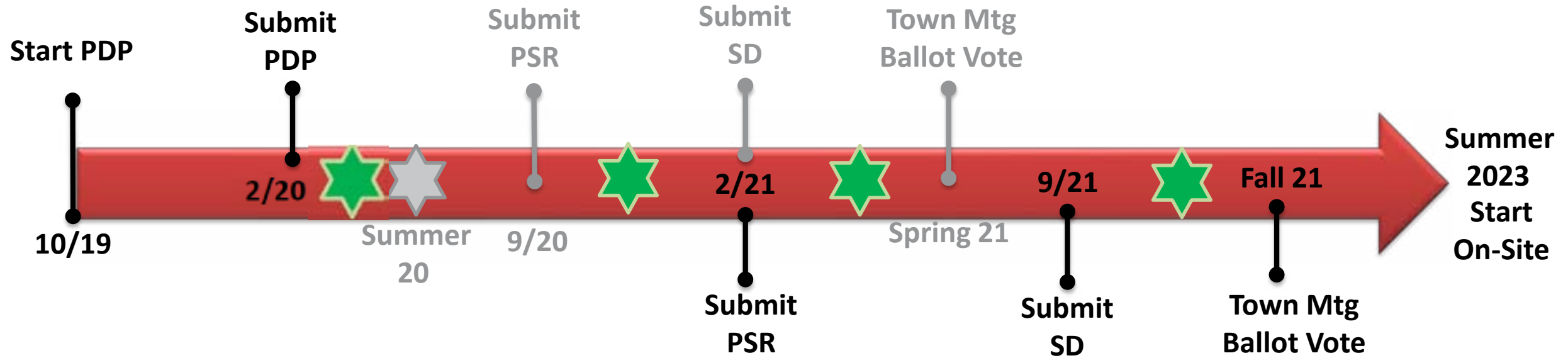
Timeline Revisions



Possible REVISED TIMELINE



Community Forum



PDP: Preliminary Design Plan | PSR: Preferred Schematic Report | SD: Schematic Design Report



Watertown Public Schools Building Committee

High School Website Update

▶ **Watertown High School Website**

- The website address for initial review: <https://sites.google.com/site/watertownhighsch/Home>

Watertown Public Schools Building Committee

High School Discussion / Other Business



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Watertown Public Schools Building Committee

Meeting Updates

▶ **Neighborhood Meeting Updates**

- Cunniff Elementary School
- Hosmer Elementary School

▶ **Public Input Meeting Updates**

- Watertown High School



Watertown Public Schools Building Committee

Adjournment

▶ **Adjournment**

- Roll Call Vote