

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 - July 8, 2020

- Call to Order
- Meeting Minutes Approval
  - Elementary Schools
  - Watertown High School
- Monthly Invoice Approval (All Projects)
- Elementary Schools Project Update
- Review of Project Budget Post-Bid Process
- Introduce the Executive Summary
  
- Elementary School Discussion
- High School Project Update
- Upcoming Community Forum
- Discussion/Other Business
  
- Adjournment

To Connect via Zoom\*:

[https://us02web.zoom.us/webinar/register/WN\\_IbhtzBnxSimJiP78v\\_HMLQ](https://us02web.zoom.us/webinar/register/WN_IbhtzBnxSimJiP78v_HMLQ)

\*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**





*Watertown Public Schools Building Committee*

# Meeting Minutes Approval

## ▶ **Summary of Meeting Minutes**

- Elementary Schools
  - May 20, 2020 (includes High School)
  - June 17, 2020
- Discussion
- Roll call vote for approval of minutes

Watertown Public Schools Building Committee

# Monthly Invoice Approval

## ▶ Summary of Invoices

- Elementary Schools

Ai3 Architects - Invoices for May 31, 2020 and June 30, 2020

Total = **\$378,309.57**

Hill Intl. - Invoices for May 31, 2020 and June 30, 2020

Total = **\$165,820.00**

Brait Builders Corp. - Pay requisition total for June 2020

Total = **\$2,311,574.43**

- Watertown High School
- Discussion
- Roll Call Vote



## Summary of Invoices: Elementary Schools

VENDOR	PROJECT	INVOICE DATA	INVOICE NUMBER	INVOICE AMOUNT
Hill International	Elementary Schools	05/31/2020	0000012	\$82,910.00
Hill International	Elementary Schools	06/30/2020	0000013	\$82,910.00
Ai3 Architects	Elementary Schools	05/31/2020	0027B-1610.00	\$201,510.05
Ai3 Architects	Elementary Schools	05/31/2020	0022E-1610.00	\$14,239.50 <i>(Extra Services)</i>
Ai3 Architects	Elementary Schools	05/31/2020	0022E-1610.00	\$28,563.77 <i>(Reimbursable Expenses)</i>
Ai3 Architects	Elementary Schools	06/30/2020	0028B-1610.00	\$119,907.23
Ai3 Architects	Elementary Schools	06/30/2020	0023E-1610.00	\$594.00 <i>(Extra Services)</i>
Ai3 Architects	Elementary Schools	06/30/2020	0023E-1610.00	\$13,495.02 <i>(Reimbursable Expenses)</i>



# Summary of Invoices: Watertown High School

VENDOR	PROJECT	INVOICE DATA	INVOICE NUMBER	INVOICE AMOUNT
Compass Project Management	High School	05/31/2020	CPM 77-11	\$6,733.50
Ai3 Architects	High School	05/31/2020	0005B-1902.00	\$46,634.20
Ai3 Architects	High School	05/31/2020	0002E-1902.00	\$8,091.44
Ai3 Architects	High School	06/30/2020	0006B-1902.00	\$46,634.20
Ai3 Architects	High School	06/30/2020	0003E-1902.00	\$715.00

Watertown Public Schools Building Committee

# Elementary Schools Project Update

▶ **Review of Project Budget Post-Bid Process**

- Summary of budget status, costs, and cash flow

▶ **Executive Summary**

- Accomplishments, tasks, and schedule updates

*Pause for Questions/Comments*





July 8, 2020

Town of Watertown

3 Elementary Schools

Project Budget and Cost Summary



Hill International

A Description	C D (Bud. Adj. Tab)			E (C+D)				F (Com. Cost tab)				G (E-F)		H (Forecast. tab, >G)		I (F+G+H)		J (Invoice Tab)		K (I-J)	
	BUDGET			COST				CASH FLOW													
	DD Approved Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend												
<b>20 Construction</b>																					
Construction - Hosmer & Cunniff Plus Alt. #1	\$99,000,000	-\$4,045,000	\$94,955,000	\$94,955,000	\$0	\$0	\$94,955,000	\$2,644,074	\$92,310,926												
Construction - Lowell	\$37,000,000	\$0	\$37,000,000	\$0	\$37,000,000	\$0	\$37,000,000	\$0	\$37,000,000												
Subtotal	\$136,000,000	-\$4,045,000	\$131,955,000	\$94,955,000	\$37,000,000	\$0	\$131,955,000	\$2,644,074	\$129,310,926												
<b>30 Architectural &amp; Engineering</b>																					
Designer - Basic Services	\$9,348,033	\$0	\$9,348,033	\$9,348,033	\$0	\$0	\$9,348,033	\$8,951,297	\$396,736												
Designer - Additional Services	\$237,645	\$0	\$237,645	\$237,645	\$0	\$0	\$237,645	\$191,782	\$45,863												
Construction Administration - Hosmer & Cunniff	\$1,756,676	\$0	\$1,756,676	\$1,756,676	\$0	\$0	\$1,756,676	\$0	\$1,756,676												
Construction Administration - Lowell	\$594,247	\$0	\$594,247	\$594,247	\$0	\$0	\$594,247	\$0	\$594,247												
Site Permitting	\$49,500	\$0	\$49,500	\$49,500	\$0	\$0	\$49,500	\$48,016	\$1,485												
Testing & Inspections	\$254,915	\$0	\$254,915	\$254,915	\$0	\$0	\$254,915	\$20,350	\$234,565												
LEED Consultant	\$200,000	\$0	\$200,000	\$200,000	\$0	\$0	\$200,000	\$200,000	\$0												
Subtotal	\$12,441,016	\$0	\$12,441,016	\$12,441,016	\$0	\$0	\$12,441,016	\$9,411,444	\$3,029,572												
<b>40 Administrative Costs</b>																					
Owner's Project Manager Services (Hill Intl.)	\$4,080,875	\$0	\$4,080,875	\$4,080,875	\$0	\$0	\$4,080,875	\$633,130	\$3,447,745												
OPM: Cost Estimates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Commissioning Agent - MEP & Envelop	\$550,000	\$0	\$550,000	\$312,719	\$237,281	\$0	\$550,000	\$28,138	\$521,862												
Utility Fees	\$120,000	\$0	\$120,000	\$0	\$120,000	\$0	\$120,000	\$0	\$120,000												
Legal	\$75,000	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000												
Insurance - Builder's Risk (By GC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Moving Cost	\$440,000	\$0	\$440,000	\$76,590	\$363,410	\$0	\$440,000	\$76,590	\$363,410												
Reimbursable Expenses/Printing/Advertising	\$135,000	\$0	\$135,000	\$135,000	\$0	\$0	\$135,000	\$104,278	\$30,722												
Photo Voltaic (50% of Roof Area of Hosmer & Cunniff)	\$700,000	-\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Additional Photo Voltaic to achieve NetZero (NIC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Other Project Costs - Construction Testing	\$250,000	\$120,000	\$370,000	\$0	\$370,000	\$0	\$370,000	\$0	\$370,000												
Other Project Costs - Misc. / TBD	\$2,558,109	\$0	\$2,558,109	\$0	\$2,558,109	\$0	\$2,558,109	\$0	\$2,558,109												
Subtotal	\$8,908,984	-\$580,000	\$8,328,984	\$4,605,184	\$3,723,800	\$0	\$8,328,984	\$842,136	\$7,486,848												
<b>50 Furniture, Fixtures and Equipment</b>																					
FF&E - Hosmer, Cunniff & Lowell	\$2,050,000	\$0	\$2,050,000	\$0	\$2,050,000	\$0	\$2,050,000	\$0	\$2,050,000												
Phones - Hosmer & Cunniff		\$150,000	\$150,000	\$0	\$150,000	\$0	\$150,000	\$0	\$150,000												
Phones - Lowell		\$75,000	\$75,000	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000												
Other Furnishings & Equipment	\$400,000	\$0	\$400,000	\$0	\$400,000	\$0	\$400,000	\$0	\$400,000												
Technology	\$1,700,000	\$0	\$1,700,000	\$0	\$1,700,000	\$0	\$1,700,000	\$0	\$1,700,000												
Subtotal	\$4,150,000	\$225,000	\$4,375,000	\$0	\$4,375,000	\$0	\$4,375,000	\$0	\$4,375,000												





**Project Accomplishments from Last Month**

Moving Existing FF&E from Hosmer into Z shaped section of building and PS/PK to the Phillips Building is completed  
 Moving Existing FF&E from Cunniff ES into the Cunniff West (St Jude School) in Waltham, MA is completed  
 Contract between Brait Builders and the Town of Watertown has been executed  
 Brait Builders has mobilized on both sites and established construction fencing and is establishing construction field offices  
 School Building Committee Sub-Committee selected UTS as the Owner's Testing and Inspection Company  
 Asbestos Abatement at the Cunniff Elementary School has been completed  
 Asbestos Abatement at the Hosmer ES started on June 22nd and is scheduled to be completed on July 10th

**Projected Major Tasks This Month**

Pending utility shutoffs, demolition of the Cunniff Elementary School will start the week of July 6th and take 4 weeks  
 Site contractor will strip existing loam and start excavation for the new foundation south of the existing Cunniff ES  
 Site contractor will continue utility work in Warren Street for the next 3 weeks  
 Asbestos abatement will continue at the Hosmer ES - Phase 1 - and is scheduled to be completed on July 10th.  
 Demolition of the Hosmer Elementary School - Phase 1- is scheduled to start on July 13th and be completed in 4 weeks  
 Site contractor will start utility work on Hancock Street and north of the Brigham House this month



**Schedule Summary - Upcoming Milestones**

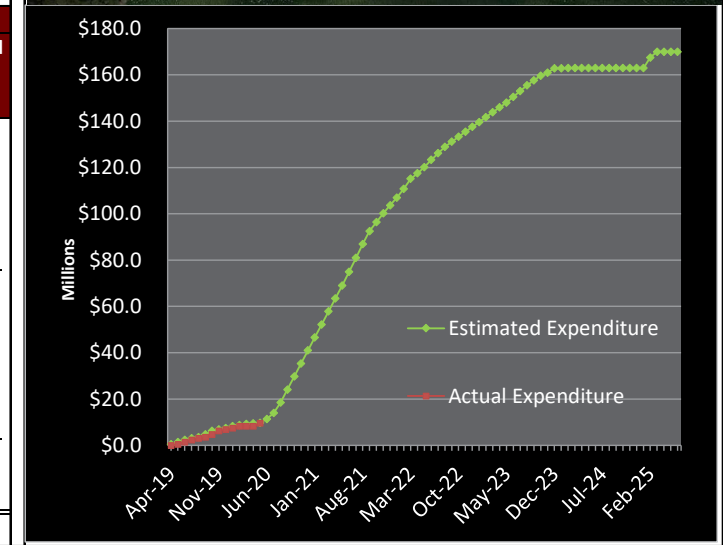
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
Asbestos Abatement - Hosmer ES	6/22/20	7/10/20	6/22/2020	
Disconnect utilities at the Hosmer Elementary School	6/15/20	7/2/20	6/15/20	
Disconnect utilities at the Cunniff Elementary School	6/22/20	7/10/2020	6/22/20	
Demolition of the Cunniff Elementary Schools	7/6/20	7/30/2020		
Demolition of the Hosmer Elementary School	7/13/20	8/7/2020		
Utility work on Warren Street	7/1/20	7/31/20	7/1/20	
Utility work on Hancock Street	7/6/20	7/31/20	7/8/20	
Utility work in front of the Brigham House	7/20/20	7/31/20		
Foundations - Cunniff Elementary School	8/3/20	10/2/20		
Foundations - Hosmer Elementary School	8/17/20	11/20/20		
Structural Steel - Cunniff Elementary School	9/8/20	11/27/20		
Structural Steel - Hosmer Elementary School	10/12/20	1/29/20		

**Scope changes from the Original Scope**

None



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	\$ (4,045,000)	\$ 131,955,000	\$ 94,955,000	\$ 37,000,000	\$ -	\$ 131,955,000	\$ 2,644,074	\$ 129,310,926	
Design Services	\$ 12,441,016	\$ -	\$ 12,441,016	\$ 12,441,016	\$ -	\$ -	\$ 12,441,016	\$ 9,411,444	\$ 3,029,572	
Administrative	\$ 8,908,984	\$ (580,000)	\$ 8,328,984	\$ 4,605,184	\$ 3,723,800	\$ -	\$ 8,328,984	\$ 842,136	\$ 7,486,848	
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ -	\$ 4,375,000	\$ -	\$ 4,375,000	\$ -	\$ 4,375,000	
<b>SUBTOTAL</b>	<b>\$ 161,500,000</b>	<b>\$ (4,400,000)</b>	<b>\$ 157,100,000</b>	<b>\$ 112,001,200</b>	<b>\$ 45,098,800</b>	<b>\$ -</b>	<b>\$ 157,100,000</b>	<b>\$ 12,897,654</b>	<b>\$ 144,202,346</b>	
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ -	\$ 7,400,000	\$ -	\$ 7,400,000	\$ -	\$ 7,400,000	\$ -	\$ 7,400,000	
Owner's Contingency - COVID-19	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	
Owner's Contingency (Soft Cost)	\$ 1,100,000	\$ 3,400,000	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000	
<b>SUBTOTAL</b>	<b>\$ 8,500,000</b>	<b>\$ 4,400,000</b>	<b>\$ 12,900,000</b>	<b>\$ -</b>	<b>\$ 12,900,000</b>	<b>\$ -</b>	<b>\$ 12,900,000</b>	<b>\$ -</b>	<b>\$ 12,900,000</b>	
<b>PROJECT TOTAL</b>	<b>\$ 170,000,000</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 112,001,200</b>	<b>\$ 57,998,800</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 12,897,654</b>	<b>\$ 157,102,346</b>	



*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)



*Watertown Public Schools Building Committee*

# High School Project Update

▶ **Upcoming Community Forum**

- July 29, 2020

*Watertown Public Schools Building Committee*

# Discussion / Other Business



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*Watertown Public Schools Building Committee*

# Adjournment

▶ **Adjournment**

- Roll Call Vote

