

Watertown Public Schools Building Committee

DesignWatertown

Elementary Schools Project

*Ai3 Architects, LLC
Hill International, Inc*

Agenda - August 5, 2020

- Call to Order
- Approval of Meeting Minutes
- Approval of Invoices
- Elementary Schools Project Update
 - Exterior Samples Review
- Executive Summary
- Introduction of General Contractor – Brait Brothers
- Dust Mitigation Plan for project
- Rodent Control Plan for project
- Presentation by Lori Kabel
- Adjournment

To Connect via Zoom:*

https://us02web.zoom.us/webinar/register/WN_UVH3JOkCRTe6z5UTp_kvXA

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

Watertown Public Schools Building Committee

Call to Order





Watertown Public Schools Building Committee

Approvals

▶ **Meeting Minutes**

- July 8, 2020

▶ **Invoices**

Watertown Public Schools Building Committee

Elementary Schools Project Update

▶ Review of Exterior Samples

- Composite Metal Panels
- Wood Faced Panels
- Clear Anodized Frames for Openings
- Spandrel Panels



Exterior Material Selections



Hosmer Exterior Finishes Palette

1. Veneer Stone
2. Visible Glass
3. Frames/Sunshades
4. Spandrel Glass
5. Composite Metal Panel
6. Wood Faced Panel



Cunniff Exterior Finishes Palette

1. Veneer Stone
2. Visible Glass
3. Frames/Sunshades
4. Spandrel Glass
5. Composite Metal Panel
6. Wood Faced Panel



Watertown Public Schools Building Committee

Questions/Comments



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Watertown Public Schools Building Committee

Executive Summary



Town of Watertown
3 Elementary Schools

Project Dashboard

August 3, 2020

EXECUTIVE SUMMARY



Project Accomplishments from Last Month

Asbestos abatement completed at Hosmer Elementary School
Existing Cunniff Elementary School building was demolished and removed off site
Existing Hosmer Elementary School building demolition started this month
Excavation for foundation work for the new Cunniff Elementary School Building has begun
Utility work was substantially completed in Warren Street this month
Utility work was substantially completed in Hancock Street this month

Projected Major Tasks This Month

Building permit issues to be resolved between Brait Builders and Inspectional Services Department
Existing Cunniff Elementary School foundations to be excavated and removed off site
Existing Hosmer Elementary School building demolition to be completed and removed off site
Existing Hosmer Elementary School foundations to be excavated and removed off site
Excavation for foundation work for the new Hosmer Elementary School to begin mid-August
Utility work at the Brigham House and Parking Lot to commence mid-month

Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
Demolition of the Cunniff ES building	7/20/20	7/31/2020		
Demolition of Phase 1 Hosmer ES building	7/27/20	8/14/20		
Demolition of existing foundations - Cunniff ES	7/30/20	8/5/20		
Demolition of existing foundations at the Hosmer ES	8/17/20	8/31/20		
Foundations at the Cunniff ES	8/3/20	10/9/20		
Foundations at the Hosmer ES	8/17/29	11/27/20		
Utility work at the Boylston St. Parking Lot	8/10/20	8/31/20		
Utility work in front of the Brigham House	8/10/20	8/17/20		
Foundation backfill - Cunniff Elementary School	8/10/20	10/2/20		
Foundation backfill - Hosmer Elementary	8/24/20	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		

Hosmer - Progress Photos



Cunniff - Progress Photos



Scope changes from the Original Scope

PCO's submitted to date are currently under review by Hill prior to formal submission and approval by SBC.

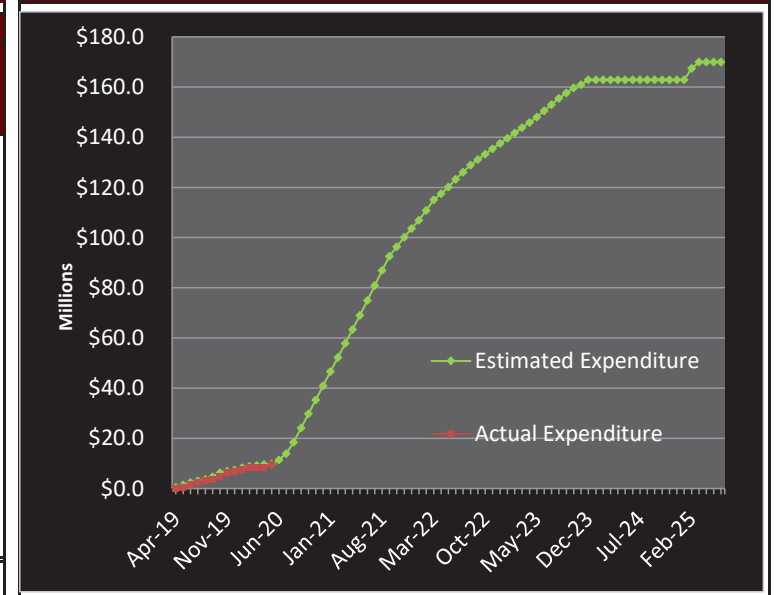
Lowell - Progress Photos



PROJECT FINANCIAL OVERVIEW

Description	BUDGET			COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date
Construction	\$ 136,000,000	\$ (4,045,000)	\$ 131,955,000	\$ 94,955,000	\$ 37,000,000	\$ -	\$ 131,955,000	\$ 4,444,385	\$ 127,510,615
Design Services	\$ 12,441,016	\$ -	\$ 12,441,016	\$ 12,441,016	\$ -	\$ -	\$ 12,441,016	\$ 9,529,832	\$ 2,911,184
Administrative	\$ 8,908,984	\$ (580,000)	\$ 8,328,984	\$ 4,825,184	\$ 3,503,800	\$ -	\$ 8,328,984	\$ 1,029,279	\$ 7,299,705
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ -	\$ 4,375,000	\$ -	\$ 4,375,000	\$ -	\$ 4,375,000
SUBTOTAL	\$ 161,500,000	\$ (4,400,000)	\$ 157,100,000	\$ 112,221,200	\$ 44,878,800	\$ -	\$ 157,100,000	\$ 15,003,496	\$ 142,096,504
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
SUBTOTAL	\$ 8,500,000	\$ 4,400,000	\$ 12,900,000	\$ -	\$ 12,900,000	\$ -	\$ 12,900,000	\$ -	\$ 12,900,000
PROJECT TOTAL	\$ 170,000,000	\$ -	\$ 170,000,000	\$ 112,221,200	\$ 57,778,800	\$ -	\$ 170,000,000	\$ 15,003,496	\$ 154,996,504

Project Cash Flow - Plan vs Actual



Watertown Public Schools Building Committee

Questions/Comments



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Watertown Public Schools Building Committee

Introduction: Brait Brothers

▶ **Team Members**

- Bob Brait - Project Executive
- TJ Dahill - Project Manager

▶ **Construction Plans**

- Dust Mitigation Plan
- Rodent Control Plan

Watertown Public Schools Building Committee

Questions/Comments



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Watertown Public Schools Building Committee

Enabling Construction

▶ **Support for Building Projects**

- Lori E. Kabel



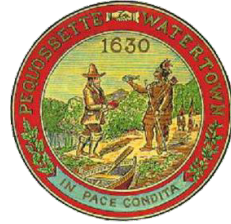
Watertown Public Schools

SUPPORT FOR BUILDING PROJECTS

(a maintenance view)

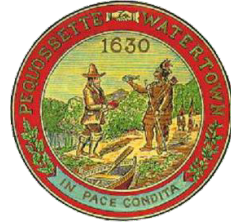
Lori E. Kabel
Watertown Director of Public Buildings
617-785-8495
Lori.Kabel@watertown.K12.ma.us

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Exceed * Excel * Elevate * Ensure*



Common Misunderstandings

1. *“We have a move manager so you won’t need to be involved.”*
 - Significant planning by Hosmer & Cunniff Principals, Food Nutrition Director, IT Director, Public Building Director, Custodians, Maintenance & teachers/staff/administration
 - (3-5 hours weekly by all for ~4 months, not including the 16 internal moves)
2. *“It was a school before. All we need to do is add carpet and move in!”*
 - Massive work by contractors and in-house maintenance
 - ~40hrs a week/2-4 workers/2 months...and counting
3. *“Just get a contractor to do it.”*
 - Write detailed specs, solicit and/or advertise 3+ contractors, walk through, reference check, solicit funds, get CORIs, set up accounts, monitor work & QC daily, make adjustments, finalize payment
 - Over 38 contractors/jobs since Feb
4. *“You must have extra time to do things since school is closed.”*
 - Work Orders Feb-Jun 2019: **621**
 - Work Orders Feb-June 2020: **770 = 24% increase**
5. *“This is an easy one.”*
 - Some things that appear “easy” but are often not require multiple, often unseen steps
 - One job often changes to multiple jobs due to unseen conditions
 - e.g. take down kitchen cabinets....fix floor, build wall, paint wall, add FRP, remove equipment



Move Management Meetings

Task	Sub-Tasks (for/by month)	Start Date	Needed Completion Date	Assigned To	Status	Notes
CUNIFF WEST						
May						
1	Abatement Work	27 April	5 May	LK	In Progress	
2	Need to submit building occupancy permit	Now	17 April	PM	Behind Schedule	to include: Workers Comp Insurance Coverage, Waste Disposal Form, Code analysis, recommendations for improvements, A13 affidavit. May need Dede help if no movement next week.
3	Need permit approved	17 April	24 April	Waltham	Behind Schedule	
4	Need to submit Electrical and Plumbing Permits	24 April	30 April	LK	Behind Schedule	Need occupancy permit approval first
6	Paint 12 rooms	21 April	1 May	LK	In Progress	
7	Need to complete A13 recommendations to include: 1. Emergency Egress Lighting - replace batteries & change to LED 2. Illuminated Exit Signs - replace non-illuminating signs 3. Classroom Detection Devices - test/replace as needed 4. Audible Notification - test 5. Fire Alarm Panel - replace batteries and then test/inspection 6. Fire Extinguishers - Inspection 7. Classroom Door Knobs - add lever adapters 8. Exit Stairs - add plexiglass and remove door stops	24 April	8 May	LK	Behind Schedule	Need to wait for occupancy permit approval
8	Need to do Electrical/Plumbing Permits items	1 M				
	Add Grease Trap in kitchen	1 M				
	Change Electrical in kitchen	1 M				
	Replace sinks/fixtures in kitchen	1 M				
	Remove kitchen cabinets	1 M				
	2 outlets for BMC door stuff	1 M				
9	Replace all water fountains and various fixtures based on lead test	1 M				
10	Lead re-test	31				
11	Develop evacuation plan	Now				
	Do walk through with Fire Department	1 J				
12	Cleaning	18				
13	Floor/Carpet Work	4 M				
14	Determine who needs keys/which ones	1 M				
15	Mount Wireless Access Points (after painting and abatement)	4 M				
16	Internet (RCN install)	4 M				
17	Walk through with teachers	11				
18	Get the playground certified/inspected	1 M				
19	Need to rekey nurse/principal/admn office	1 M				
20	Paint/strip parking lot	1 M				
1	Need Kitchen approval from Health Department	1 J				
2	ReKey Principals/nurses/Admin Office	1 J				
ALL BUILDINGS						
JUNE						
1	Cunniff Shut off/Disconnect utilities	7/2/2020 - elect	2 July	LK	In progress	Cunniff Gas meters removed on 9 June but li remove. Still workign on electrical shut off. Paperwork Hosmer shut offs to be handled by contractor Verizon and RCN may have lines they need to contractor
2	Hosmer - BCM work for doors	1 May	19 June	GS	In progress	BCM was onsite on Monday for additional sur Hosmer is ok/doesn't need power Door Bell needs to be redone Should be done this week...but maybe Mond Some areas being "difficult" Erin to email Gec
3	Rearrange the New Hosmer Cafe to where things need to be	22 June	26 June		In progress	Will set up the electrical pole and work with IT Done by 26 June
July/Aug						
1	Hosmer - Get George any internal phone line move info	August	15 August	EM/GS	pending	Need drop dead date to complete. Will be dor immedately
2	Hosmer - Move photo copy printers	August	1 August		Pending	- Erin to work with GS. Put in as individual ticl Aug. - Any smaller printers can go into Trisha's offi
3	Hosmer - Fence by garden area	6 May	1 July	LK	Pending	Geting quote; may do at same time as other f
ON GOING - FUTURE						
1	Look into live streaming in new buildings			GS	Pending	George to work with scott on what this entails many rooms? Bandwidth?? Where would fun
2	Rethink entrance ways at new schools			DG	Pending	Dede to get with OPM
3	Look to create a multi-purpose PE room			DG/MC/EM	Pending	May drive flooring changes. Dede to get with
4	Determine how to divide FF&E	1 January		DG	Pending	Need confirmation on network equipment is F

June 26, 8:25 AM
Current version
Lori Kabel

YESTERDAY

June 25, 11:00 AM
Lori Kabel

WEDNESDAY

June 24, 10:18 AM
Lori Kabel

June 24, 8:42 AM
Lori Kabel

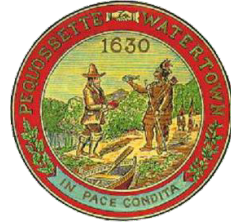
LAST WEEK

June 17, 10:51 AM
Lori Kabel
George Bloue

June 16, 12:45 PM
Lori Kabel

ALL BUILDINGS PUBLIC BUILDINGS PHILLIPS CUNIFF WEST

HOSMER CUNIFF WEST PUBLIC BUILDINGS



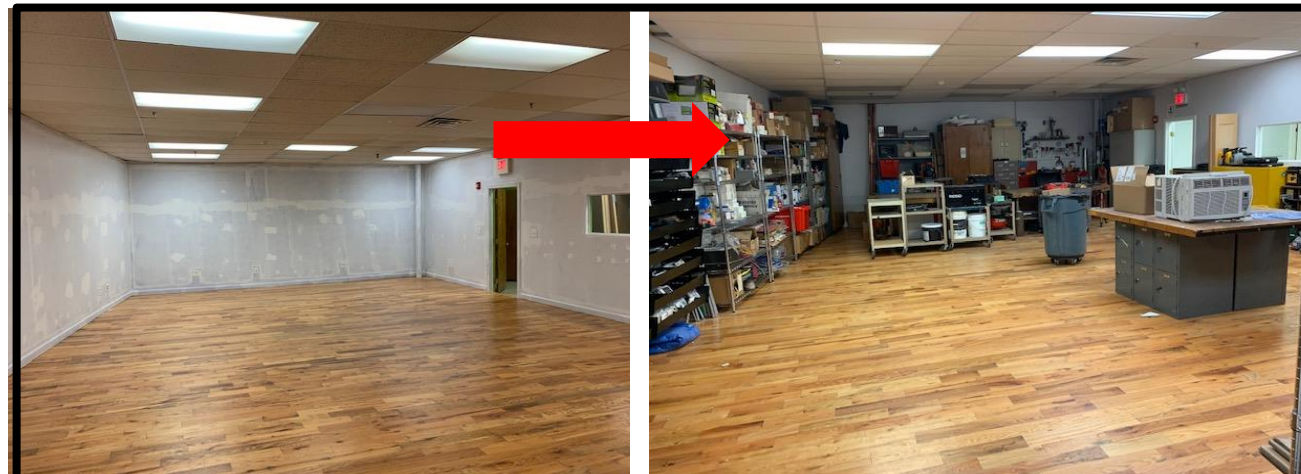
“Step 1” *DPB had to move out*

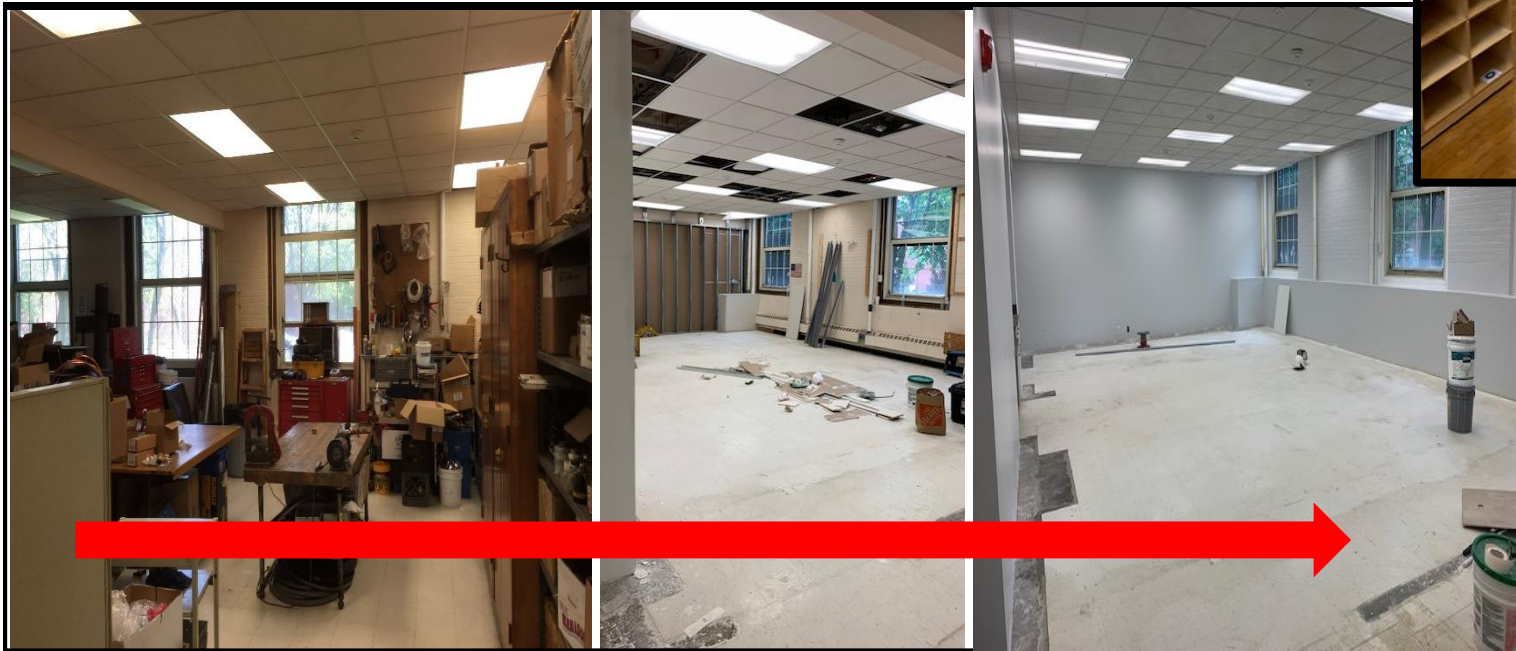
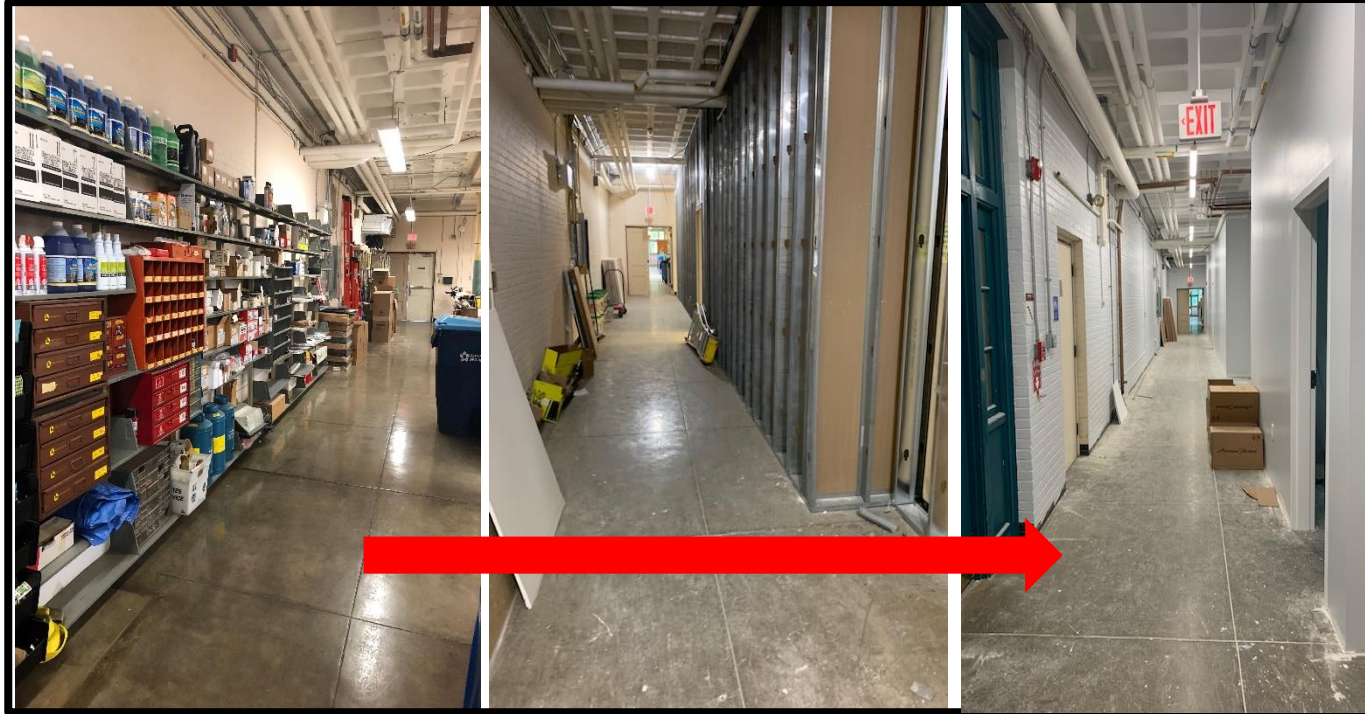
- Find a new home
- Pack up Maintenance (Dept Public Buildings)
- Move to 309 Main
- Set up new home
 - Set up maintenance shop
 - Change fire panel
 - Add Knox box
 - Change signs
 - Get dumpsters/recycling bins
 - Paint
 - Add carpet
 - Add cabinets
 - Add sinks
 - Add 2 wall dividers
 - Add SAS alarm
 - Add phone lines
 - Wireless internet
 - Printer access
 - Network
 - Hot works certification
 - Change out emergency lights
 - Change over utilities
 - Establish rent procedures
 - Network

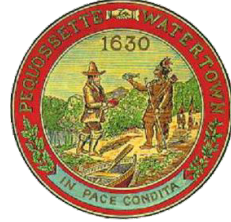




...and move in





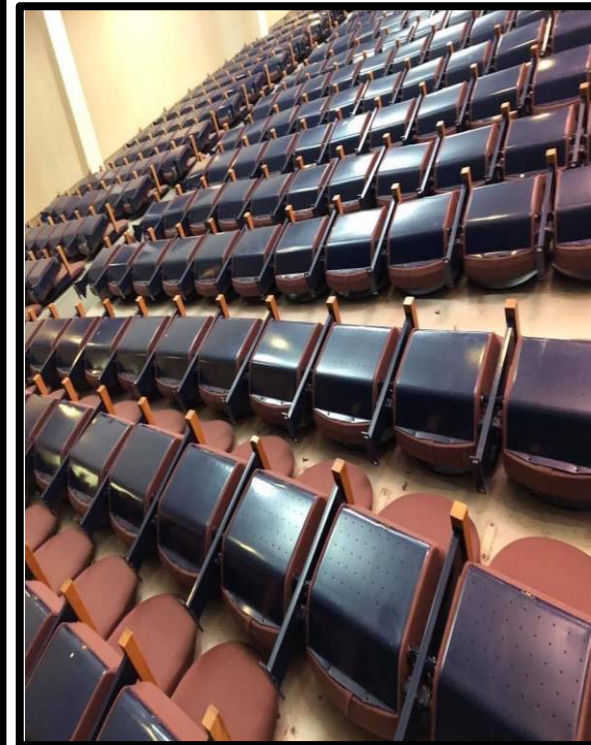
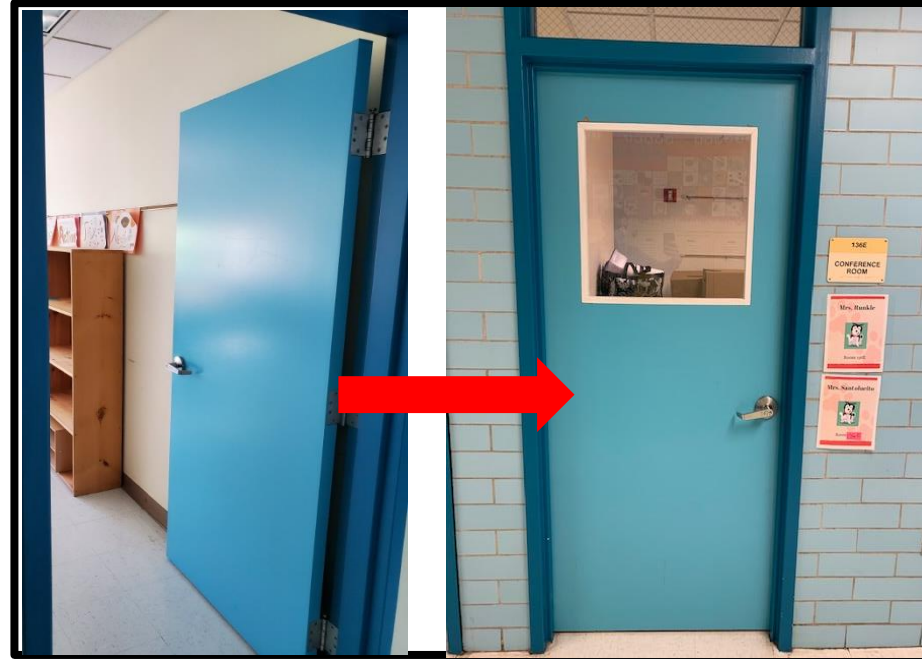
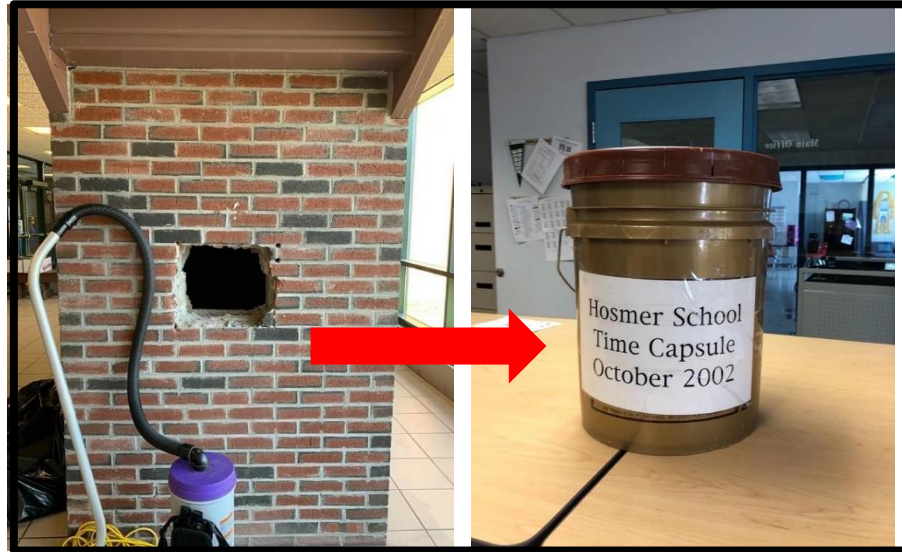


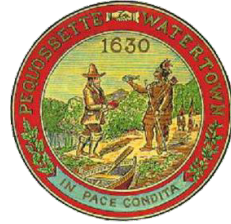
“Step 3a”

How to make 1/2 of Hosmer Work

...And prepare for 1/2 for demo

- Teacher packing
- Creating Surplus list
- Added FRP to new Hosmer kitchen
- Painted ceiling at new Hosmer kitchen
- Building Inspector approval
- Fire Inspector approval
- Health department approval
- Moved 16 rooms in Hosmer
- Moved kiln to Lowell
- Reorganized Hosmer Library
- Changed and remove SAS Alarm pads
- Changed FOB doors/buzzers
- Added tile to floor, patched/painted walls where furniture moved
- Add outlets and phone lines to new entrance areas and Kitchen
- Rent roll off dumpster and move dumpsters
- Collect supplies and equipment wanting to keep (fire extinguishers/AC/Phones/clocks/wifi access points)
- Remove all auditorium chairs
- Add windows to doors
- Remove time capsule
- Remove Rock wall
- Shredding
- Remove interactive projectors
- Move phone lines
- Add 2 outdoor fences

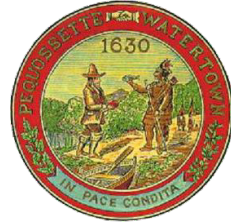




“Step 3b” Prepare for Cunniff Demo

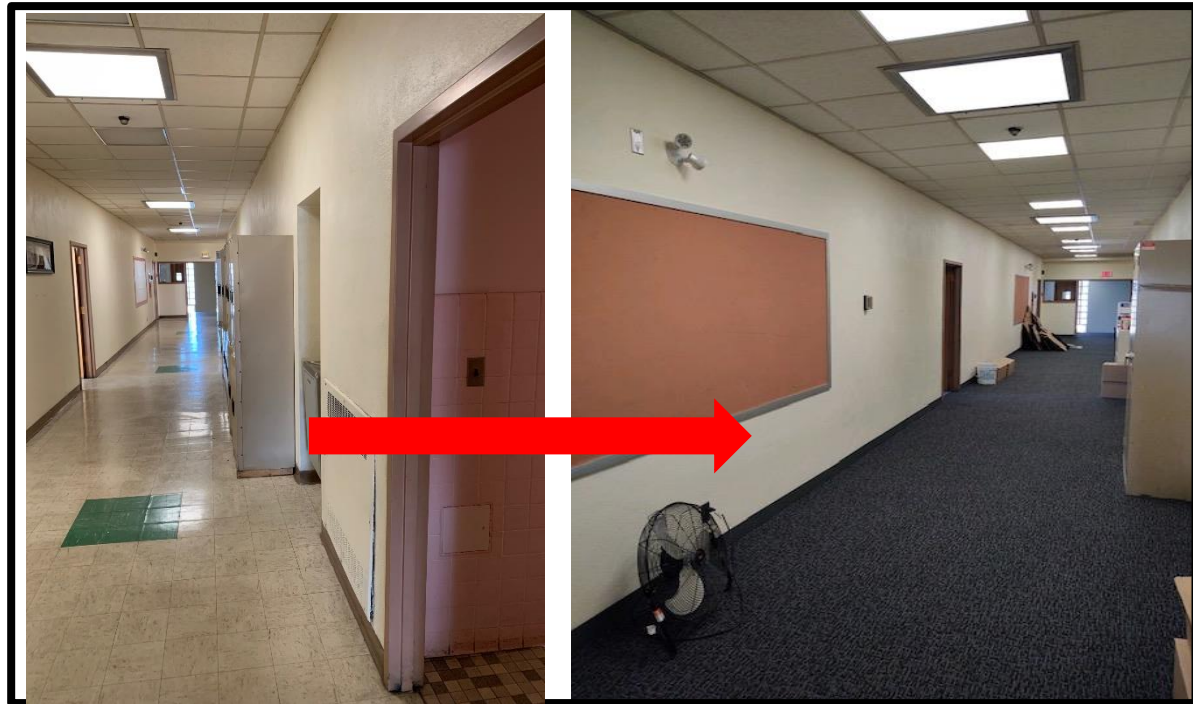
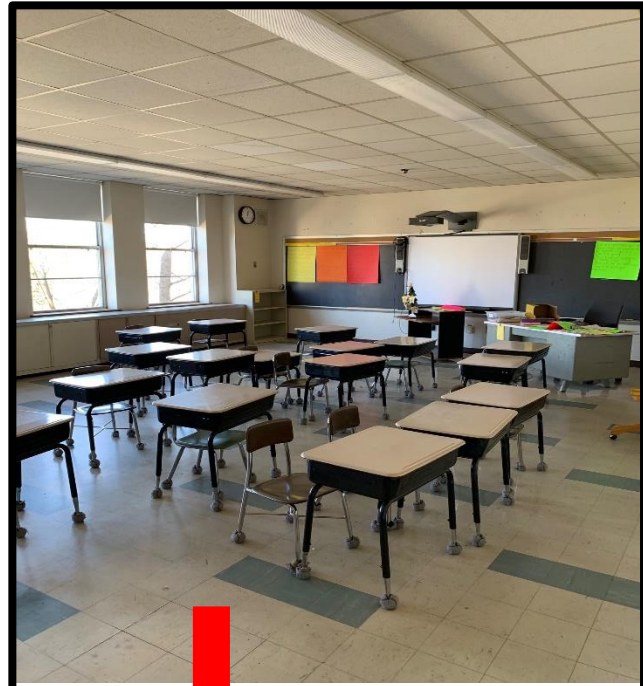
- Teacher packing
- Creating Surplus list
- Remove SAS Alarm pads
- Collect supplies and equipment wanting to keep (fire extinguishers/AC/Phones)
- Remove interactive projectors
- Move phone lines
- **Shut off utilities**
- Uninstall network and phone systems

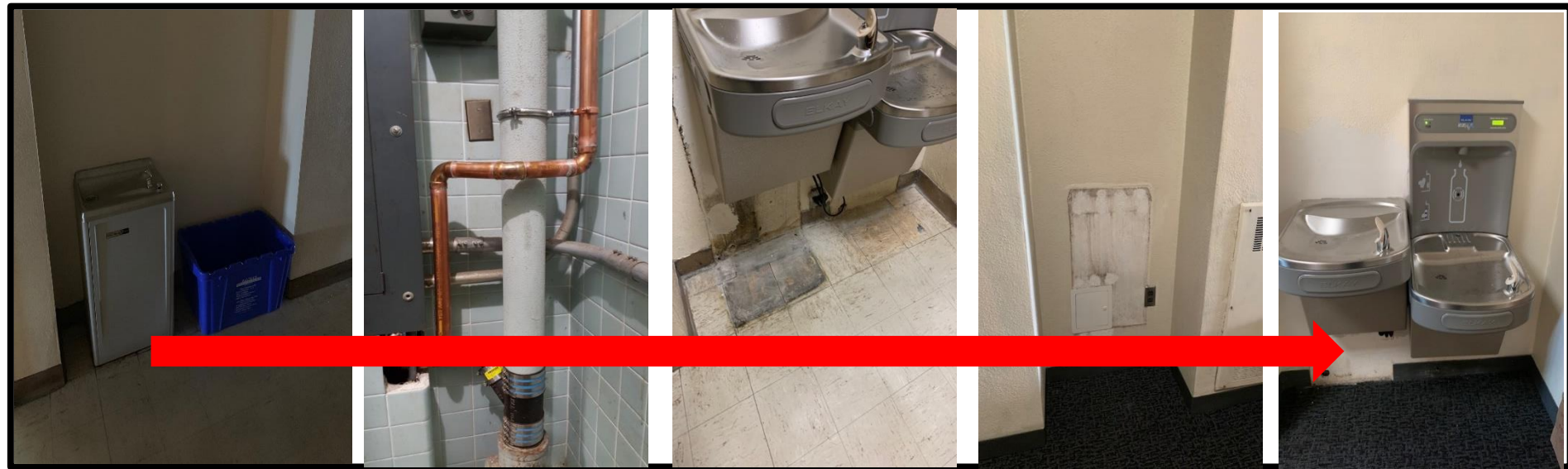


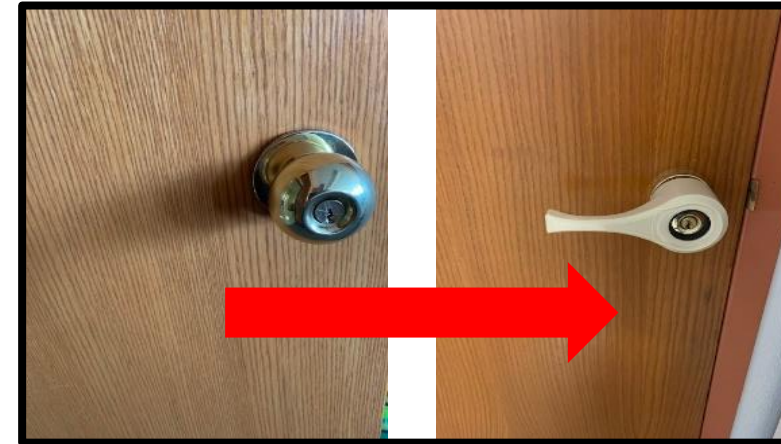
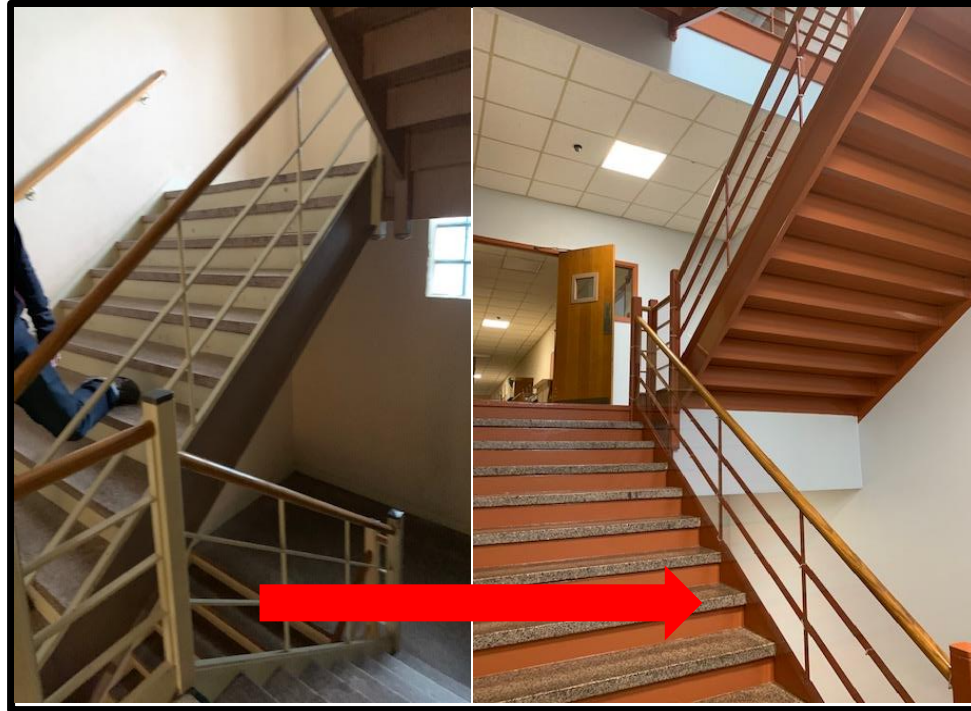


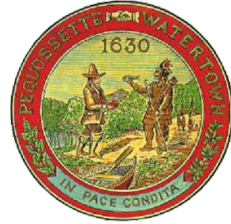
“Step 4” Get Cunniff West Ready

- Teacher packing and unpacking
- **AHERA report**
- Water Samples...and resample
- **Change 6 Water Bubblers**
 - Patch walls
 - Patch floors and cove base
- Change out classroom sinks
- **Major Kitchen Renovation**
 - Remove/replace all sinks
 - Remove cabinets
 - Patch flooring
 - Paint
 - Add FRP
 - Remove dishwasher and oven
 - Add grease traps
 - Add outlets
- Paint 12 Classrooms
- Add carpet in 7 classrooms and hallway
- Fire Alarm inspection
- Fire Extinguisher inspection
- Certify playground
- Initial cleaning
- Wireless internet
- Add VCT in 1 classrooms and hallways
- Paint 2 stairwells and 1st floor hallway
- **Building Inspector Approval for Occupancy Permit**
- Health Inspector Approval
- Fire Dept Approval
- Get Plumbing, Electrical and Gas permits
- Move all furniture around in classrooms to right areas
- Remove asbestos in 4 classrooms
- Stripe parking lot
- Add signs to parking lot
- Re-key for 7 doors, assign keys
- Replace all emergency light batteries
- Replace exit signs
- Add Lexan on stairs
- Add AC in 4 admin offices
- Add door handles
- Install Door Buzzers
- Remove existing (old) network devices
- Provision new internet service (RCN)
- Provision new phones lines (Verizon)
- Install new network incl. routers and 20+ Aps
- Reconfigure all computers & printers to work in new location (on-going)
- Install network & phone wiring as-needed



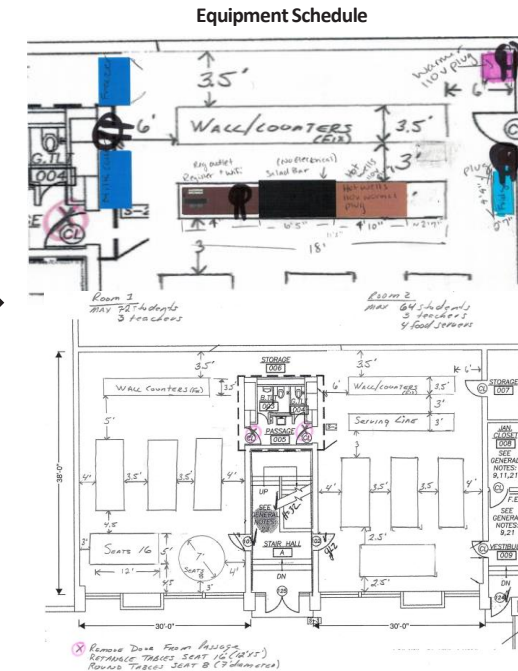
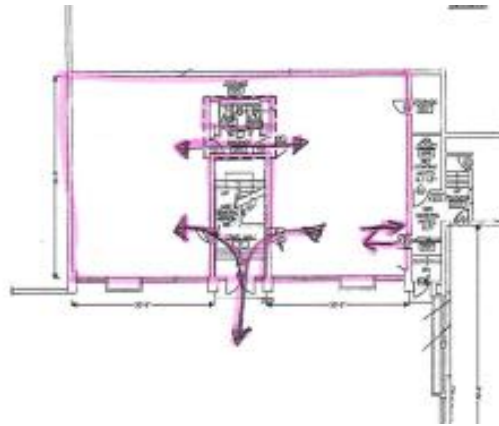




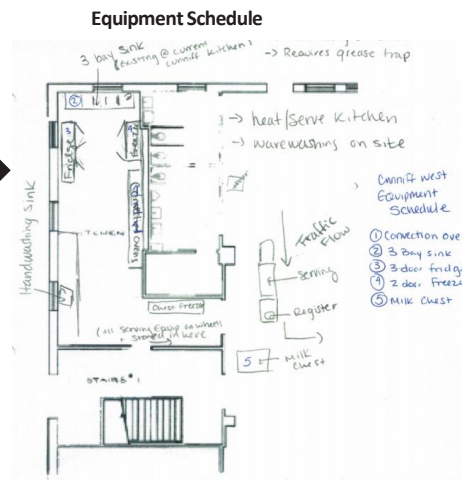
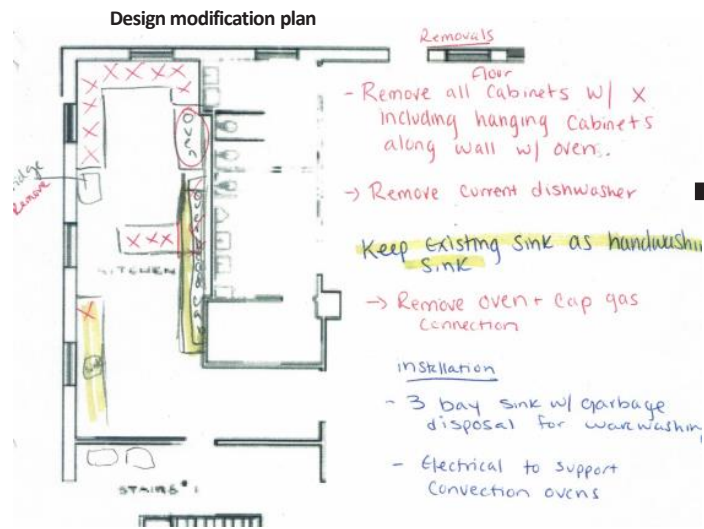


“Step 4+” Hosmer & CW Cafeteria/Kitchens

Hosmer
Classroom to Cafeteria Plan



Cunniff West Kitchen Plan

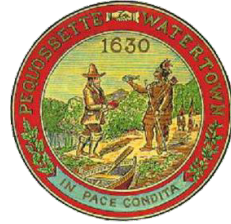


Long & Thoughtful Planning Stage

- Flow of students investigated
- Setup, site plan drawn
- Max capacity & school day scheduling
- Police and fire department approval
- Standard operating procedures developed
- 80 page binder submitted to Watertown Health department for food permit approval
- Worked with two municipalities for approvals

*Excellence * Equity * Community
Exceed * Excel * Elevate * Ensure*

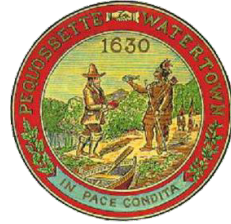




Thank you to those who went ABOVE and BEYOND to put projects in motion:

Dede Galdston
Erin Moulton
Mena Ciarlone
Ed Lewis
Joe Sexton
Bridget O'Brien
Paul Barbato
Joe Tawa
Bobby Tetrault
Scott Hamel
Sean Desiree
Paul Brennan
Dave Ford
Tom Farrington
Jeff Atwood
Bob Daly
Tony Murgo
Dan Snow

Casey Hoffman
George Skuse
Joel Thoman
Lisa Tardiff
Mike Wroe
Brandon Rabbitt
George Barry
Mary Katherine Fitzpatrick
Karen Feeney
Tom Tracy
Steve Magoon
Raeleen Bandini
Heidi Perkins
Ariel Kennebrew
DPW – Jesse Myott
Watertown Fire Dept – Eric Allen
Waltham Building Department



Watertown Public Schools

It has been non-stop since Feb 2020

(planning began in Nov 2019)

Just under \$1M Spent

(not including new monthly utilities/lease)

QUESTIONS?



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Watertown Public Schools Building Committee

Discussion / Other Business



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Watertown Public Schools Building Committee

Adjournment

▶ **Adjournment**

- Roll Call Vote

Questions?
Thank you

