

Watertown Public Schools Building Committee

# DesignWatertown

## Elementary Schools Project

*Ai3 Architects, LLC  
Hill International, Inc*

*Agenda - September 16, 2020*

- Call to Order
- Approval of Meeting Minutes
  - August 5, 2020
  - August 10, 2020
- Review & Approval of Invoices
- Review & Approval of Change Orders
- Executive Summary
- Sustainability Subcommittee Update
- Questions/Comments
- Adjournment

*To Connect via Zoom\*:*

<https://us02web.zoom.us/j/88620814092?pwd=dHl-wV3NVWGczR252RE1oV2ZBT1ZCUT09>

*\*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*

# Approvals

▶ **Meeting Minutes**

- August 5, 2020
- August 10, 2020

▶ **Invoices**

- Elementary Schools

▶ **Change Orders**

- Elementary Schools

# Summary of Invoices: Elementary Schools

| VENDOR                      | PROJECT            | INVOICE DATA | INVOICE NUMBER | INVOICE AMOUNT                                |
|-----------------------------|--------------------|--------------|----------------|---|
| Hill International          | Elementary Schools | 09/03/2020   | 0000015        | \$93,910.00                                   |
| Ai3 Architects              | Elementary Schools | 08/31/2020   | 0030B-1610.00  | \$65,840.08                                   |
| Ai3 Architects              | Elementary Schools | 08/31/2020   | 0024E-1610.00  | \$561.00<br><i>(Extra Services)</i>           |
| Ai3 Architects              | Elementary Schools | 08/31/2020   | 0012R-1610.00  | \$19,475.00<br><i>(Reimbursable Expenses)</i> |
| Brait Builders              | Elementary Schools | 08/31/2020   | 00003          | \$3,808,875.85                                |
| UTS                         | Elementary Schools | 08/21/2020   | 90087          | \$3,995.00                                    |
| Colliers International      | Elementary Schools | 08/30/2020   | 006927         | \$3,861.00                                    |
| Beacon Integrated Solutions | Elementary Schools | 08/09/2020   | 2020-WAT-4     | \$440.00                                      |
| <b>Total</b>                |                    |              |                | <b>\$3,996,957.93</b>                         |

## Summary of Change Orders: Elementary Schools

| CO# | PR#   | PCO#     | BRIEF DESCRIPTION  | PROPOSED \$         |
|-----|-------|----------|--|---------------------|
| 1   | C-001 | C-001    | Electrical modifications related to food service submittal                 | \$1,422.29          |
|     |       | C-002    | Costs associated with water line feeding the cemetery                      | \$10,443.34         |
|     |       | C-003 R1 | Cost difference between D500 door and D518 door                            | \$1,165.88          |
|     | C-002 | C-004    | Electrical modifications related to basketball backstop                    | \$4,605.30          |
|     | C-003 | C-006    | Credit to remove sprinkler piping from main electric room                  | - \$1,347.50        |
|     |       | C-007 R1 | Costs associated with differing subsurface conditions                      | \$182,145.00        |
|     |       | C-008    | Cost associated with garbage disposal waste piping revisions               | \$5,529.57          |
|     |       | C-009 R1 | Credit as a result of final asbestos quantities                            | - \$78,030.00       |
|     |       | C-010    | Cost to change exterior cylinders to Medeco X4                             | \$2,947.39          |
|     |       |          | <b>Total: Change Order 1</b>   | <b>\$128,881.27</b> |
| 2   |       | H-002    | Cost to increase civil structures from 4' to 5' diameter with a weir added | \$1,510.89          |
|     | H-001 | H-004    | Credit to remove sprinkler piping from main electric room                  | - \$1,332.69        |
|     |       | H-006    | Cost to reroute kitchen waste line   | \$4,013.04          |
|     |       | H-008 R1 | Costs associated with differing subsurface conditions                      | \$307,855.00        |
|     |       | H-011    | Cost to change exterior cylinders to Medeco X4                             | \$3,868.45          |
|     |       |          | <b>Total: Change Order 2</b>   | <b>\$315,914.69</b> |
| 3   |       |          | Amendment #1 for Awalecka Movers   | \$4,720.00          |
|     |       |          | <b>Total: Change Order 3</b>   | <b>\$4,720.00</b>   |
|     |       |          | <b>Total</b>   | <b>\$449,515.96</b> |

*Watertown Public Schools Building Committee*

# **Executive Summary**



**Town of Watertown  
3 Elementary Schools**

Project Dashboard

September 4, 2020

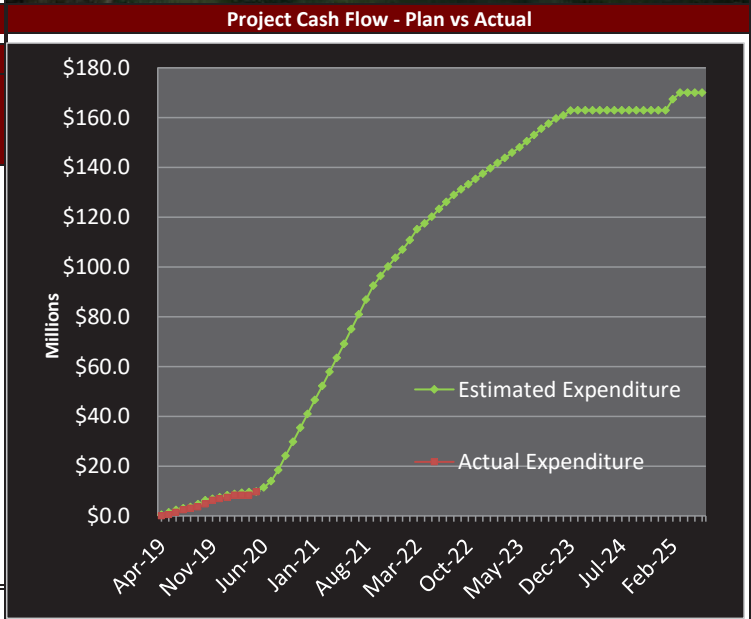
**EXECUTIVE SUMMARY**



**Hill International**

| Project Accomplishments from Last Month  |                        |                         |           | Hosmer - Progress Photos  |  | Cunniff - Progress Photos |  |
|--|------------------------|-------------------------|-----------|---|--|---------------------------|--|
| Building permit was issued to Brait Builders by the Inspectional Services Department for Cunniff & Hosmer ES<br>Demolition of both the building and the foundation for Cunniff Elementary School has been completed<br>Demolition of both the building and the foundation for Hosmer Elementary School has been completed<br>Excavation, Form, reinforcing and concrete for foundation work for the new Cunniff Elementary School Building continues<br>Excavation for foundation work for the new Hosmer Elementary School Building has started<br>Utility work continued on both the Cunniff and Hosmer construction sites |                        |                         |           |   |  |                           |  |
| Projected Major Tasks This Month   |                        |                         |           |   |  |                           |  |
| Completion of foundations at Cunniff Elementary School<br>Start the erection of Structural Steel for the new Cunniff Elementary School - Start on 9/14/2020 - should take a few weeks<br>Complete the removal of onsite excavated fill at Cunniff Elementary School<br>Forming, reinforcing and placing concrete for the new Hosmer Elementary School<br>Complete excavation for foundation work for the new Hosmer Elementary School and complete the Phase 1 parking lot<br>Utility work continues at both Cunniff and Hosmer Elementary School  |                        |                         |           |   |  |                           |  |
| Schedule Summary - Milestones  |                        |                         |           | Scope changes from the Original Scope                                   |  | Lowell - Progress Photos  |  |
|  | Scheduled/Actual Start | Scheduled/Actual Finish | Comments  |   |  |                           |  |
| Foundations at the Cunniff ES  | 8/12/20                | 9/14/20                 | Ongoing   | CO #1-Cunniff-PCO's #1, 2, 3R1, 4, 6, 7R1, 8, 9R1 and 10 - \$128,881.27 |  |                           |  |
| Foundations at the Hosmer ES   | 9/8/20                 | 10/19/20                | Ongoing   | CO #2-Hosmer-PCO's #2, 4, 6, 8R1, and 11 - \$315,914.69                 |  |                           |  |
| Utility work at the Boylston St. Parking Lot   | 8/10/20                | 9/4/20                  | Completed | Amendment #1 for Awalecka Movers - Hosmer and Cunniff - \$4,720.00      |  |                           |  |
| Utility work in front of the Brigham House   | 8/10/20                | 9/30/20                 | Ongoing   |   |  |                           |  |
| Foundation backfill - Cunniff Elementary School  | 8/10/20                | 10/2/20                 | Ongoing   |   |  |                           |  |
| Foundation backfill - Hosmer Elementary  | 9/24/20                | 11/20/20                | Scheduled |   |  |                           |  |
| Structural Steel - Cunniff Elementary School   | 9/14/20                | 11/27/20                | Scheduled |   |  |                           |  |
| Structural Steel - Hosmer Elementary School  | 10/12/20               | 1/29/20                 | Scheduled |   |  |                           |  |

| 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          |
| <b>SUBTOTAL</b>                      | <b>\$ 161,500,000</b> | <b>\$ (4,400,000)</b> | <b>\$ 157,100,000</b> | <b>\$ 112,221,200</b> | <b>\$ 44,878,800</b> | <b>\$ -</b>       | <b>\$ 157,100,000</b> | <b>\$ 15,003,496</b> | <b>\$ 142,096,504</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>\$ 112,221,200</b> | <b>\$ 57,778,800</b> | <b>\$ -</b>       | <b>\$ 170,000,000</b> | <b>\$ 15,003,496</b> | <b>\$ 154,996,504</b> |



# Sustainability Subcommittee Update

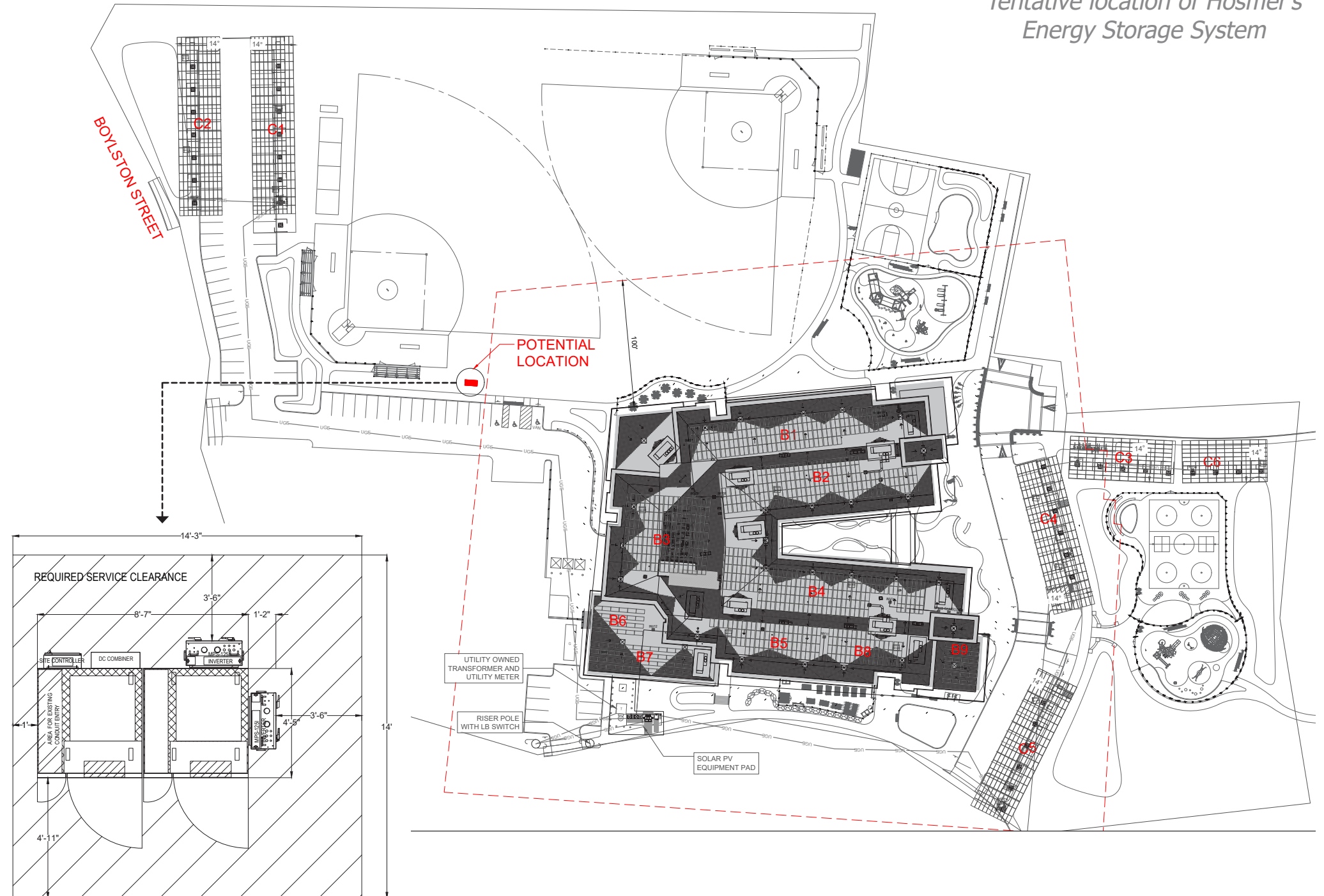
## Renewable Energy Update:

- Eversource Interconnection Applications have been filed for Hosmer and Cunniff and are under review
- As of July 2020, the MA Dept. of Energy Resources filed a requirement that PV systems >500 kW DC must include energy storage for at least 25% capacity
  - Hosmer System = 796.8 kW DC ✓
  - Cunniff System = 485.1 kW DC ✗
- Hosmer's Energy Storage System has been tentatively located

## LEED Update:

- Both projects have been uploaded to LEED Online for Final Design Review, after incorporation of comments following the Preliminary Design Reviews
  - Hosmer Projected Points = 68 points
  - Cunniff Projected Points = 68 points

Tentative location of Hosmer's Energy Storage System





*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*

# Adjournment

▶ **Adjournment**

- Roll Call Vote

Questions?  
**Thank you**

