

Watertown Public Schools Building Committee

DesignWatertown

Elementary Schools Project

*Ai3 Architects, LLC
Hill International, Inc*

Agenda - May 19, 2021

- Call to Order
- Review and Approval of Meeting Minutes
 - High School: April 7, 2021
 - Elementary Schools: April 21, 2021
- Review & Approval of Invoices
 - Elementary School Monthly Invoices
 - High School Monthly Invoices
- Executive Summary
- Furniture, Fixtures and Equipment (FF&E) Procurement Update:
 - Approval to issue Purchase Orders
- Elementary Schools Questions/Comments
- High School Project
 - Review of Response to Moxley Neighborhood Petition
 - Progress Update on Programming of Option 1H & Swing Space Investigations
- High School Questions/Comments
- Adjournment

To Connect via Zoom:*

Passcode: 367808

<https://us02web.zoom.us/j/85304972426?pwd=NHI-GQnpqbHFibFpYWkNLR2Y2N1ZzQT09>

**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**

- High School: April 7, 2021
- Elementary School: April 21, 2021

▶ **Invoices**

- Elementary Schools Project
- High Schools Project

Summary of Invoices: Elementary Schools Project

VENDOR	PROJECT	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT
Hill International	Elementary Schools	05/11/2021	0000023	\$93,910.00
Ai3 Architects	Elementary Schools	04/30/2021	0038B-1610.00	\$167,820.98
Ai3 Architects	Elementary Schools	04/30/2021	0032E-1610.00	\$3,561.91 <i>(Extra Services)</i>
Ai3 Architects	Elementary Schools	04/30/2021	0020R-1610.00	\$7,747.47 <i>(Reimbursable Expenses)</i>
Brait Builders	Elementary Schools	04/30/2021	000011	\$4,490,146.21
UTS (Testing Agency)	Elementary Schools	04/30/2021	93741	\$50.00
Colliers International (CxA)	Elementary Schools	04/30/2021	009306	\$7,349.45
Total				\$4,770,586.02

 **Summary of Invoices:
High School Project**

VENDOR	PROJECT	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT
Compass Project Management	High School	04/30/2021	CPM 77-22	\$18,766.00
Ai3 Architects	High School	04/30/2021	0019B-1902.00	\$2,185.98
Total				\$20,951.98

Watertown Public Schools Building Committee

Executive Summary



Town of Watertown
Three Elementary Schools

Project Dashboard

May 13, 2021

EXECUTIVE SUMMARY



Project Accomplishments from Last Month

Cunniff Elementary School
 Infrastructure for permanent power substantially completed
 Infrastructure for water service, domestic and fire protection, substantially completed
 Finish carpentry substantially completed on the third floor
 Finish mechanical, electrical, plumbing and fire protection substantially completed on the second and third floors

Hosmer Elementary School
 Sheetrock substantially completed in zone 3 all floors
 Rough mechanical, plumbing, electrical and fire protection substantially completed in zones 1 & 3
 Exterior mock-up panel substantially completed on south elevation

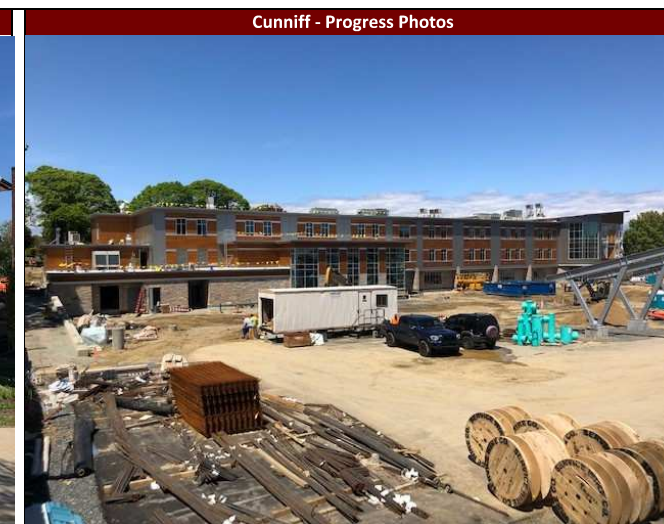
Projected Major Tasks This Month

Cunniff Elementary School
 Continue with finish painting, ceilings and floorings on all floors
 Continue with finish mechanical, electrical, plumbing and fire protection on the first floor
 Install play equipment on east side of site and install PV Panels on roof

Hosmer Elementary School
 Continue with metal trim at roof edge and misc. sarnafil detail work
 Continue with exterior finishes, storefronts and curtain wall
 Continue with interior sheetrock/taping in zone 1 & 3 and rough plumbing, electrical, HVAC, and fire protection in zone 2

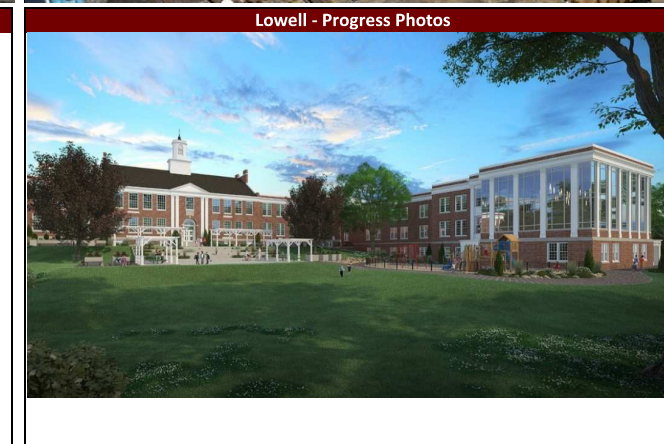
Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
Cunniff Elementary School				
Painting	1/19/21	7/31/21	Ongoing	
Ceiling Grid	1/25/21	7/31/21	Ongoing	
Cabinetry and Millwork	2/8/21	7/31/21	Ongoing	
Flooring	3/3/21	7/31/21	Ongoing	
Finish Mechanical, Electrical, Plumbing and Fire Prot.	4/1/21	7/31/21	Ongoing	
Site Work	4/1/21	7/31/21	Ongoing	
Hosmer Elementary School				
Exterior framing, sheathing and AVB	12/1/20	4/30/21	Completed	
Install perimeter metal edging at roof	11/27/20	7/1/21	Ongoing	
Install Sheetrock and Taping	4/1/21	7/1/21	Ongoing	
Continue rough plumbing & fire protection	12/7/20	6/15/21	Ongoing	
Continue rough electrical & HVAC	12/7/20	6/15/21	Ongoing	
Elevator construction - Area 3 then Area 1	3/15/21	6/15/21	Ongoing	

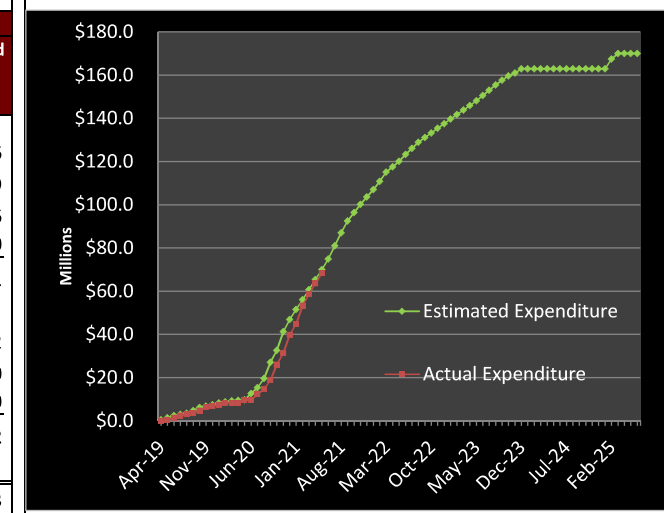


Scope changes from the Original Scope

CO#1 - \$128,881.27 Approved 9/16/2020
 CO#2 - \$315,914.69 Approved 9/16/2020
 CO#3 - \$108,988.03 Approved 11/18/2020
 CO#4 - \$143,575.52 Approved 2/17/21
 CO#5 - \$0.00 Approved 2/17/21
 CO#6 - \$191,818.60 Approved 4/21/21
Change Order #1 - #6 Total \$889,178.11



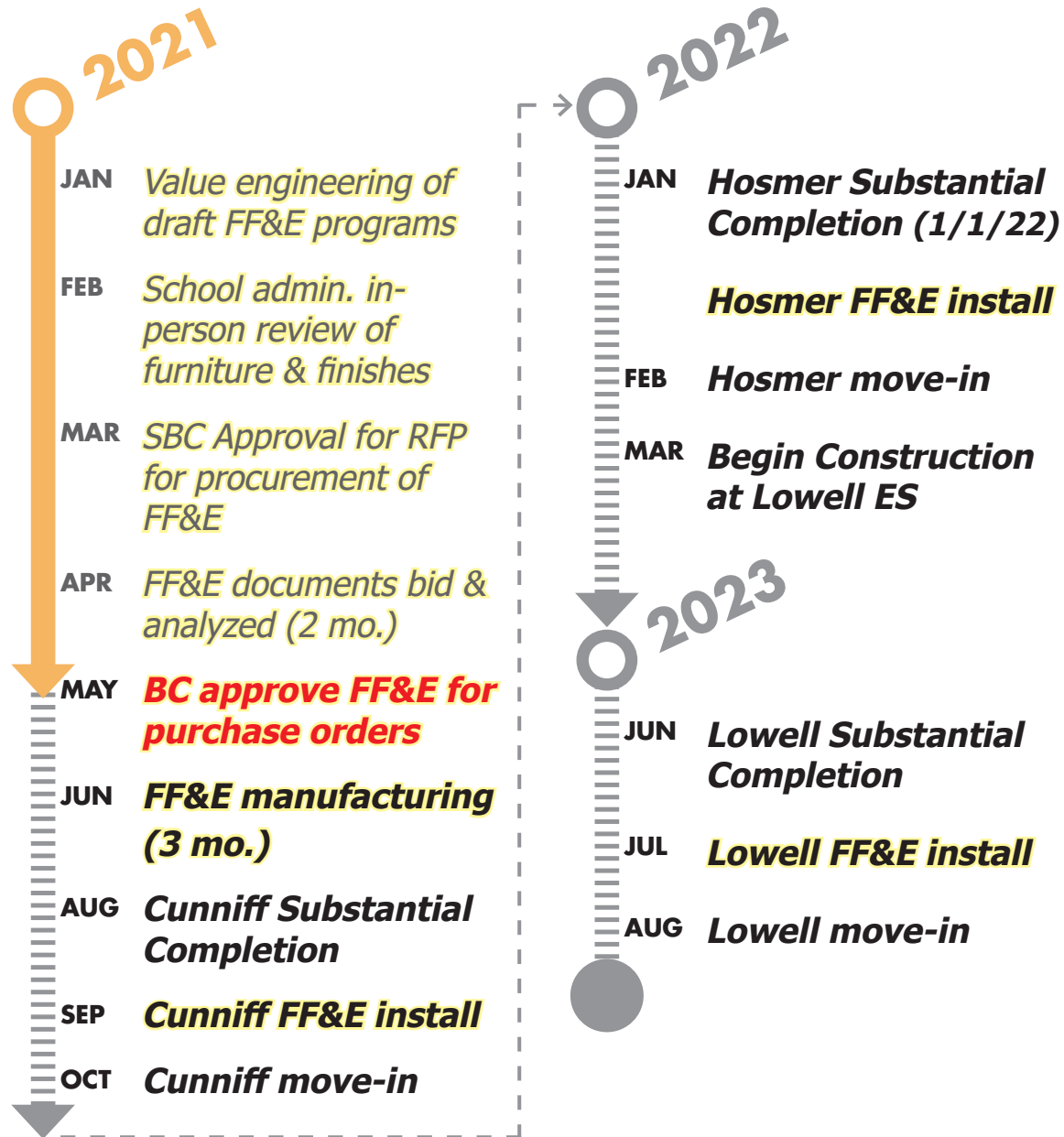
Description	BUDGET				COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
Construction	\$ 136,000,000	\$ (3,155,822)	\$ 132,844,178	\$ 95,844,178	\$ 37,000,000	\$ -	\$ 132,844,178	\$ 55,623,212	\$ 77,220,966	
Design Services	\$ 12,441,016	\$ -	\$ 12,441,016	\$ 12,441,016	\$ -	\$ -	\$ 12,441,016	\$ 10,727,957	\$ 1,713,059	
Administrative	\$ 8,908,984	\$ (580,000)	\$ 8,328,984	\$ 4,986,603	\$ 3,342,381	\$ -	\$ 8,328,984	\$ 2,175,098	\$ 6,153,886	
FF&E	\$ 4,150,000	\$ 225,000	\$ 4,375,000	\$ -	\$ 4,375,000	\$ -	\$ 4,375,000	\$ -	\$ 4,375,000	
SUBTOTAL	\$ 161,500,000	\$ (3,510,822)	\$ 157,989,178	\$ 113,271,797	\$ 44,717,381	\$ -	\$ 157,989,178	\$ 68,526,267	\$ 89,462,911	
Construction Contingency (Hard Cost)	\$ 7,400,000	\$ (889,178)	\$ 6,510,822	\$ -	\$ 6,510,822	\$ -	\$ 6,510,822	\$ -	\$ 6,510,822	
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	\$ 3,510,822	\$ 12,010,822	\$ -	\$ 12,010,822	\$ -	\$ 12,010,822	\$ -	\$ 12,010,822	
PROJECT TOTAL	\$ 170,000,000	\$ -	\$ 170,000,000	\$ 113,271,797	\$ 56,728,203	\$ -	\$ 170,000,000	\$ 68,526,267	\$ 101,473,733	



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FF&E Procurement Update

Furniture, Fixtures & Equipment (FF&E) Approval to issue Purchase Orders



Approval Required: FF&E Bid Amount

- The FF&E Bid Analysis has been completed
- Includes FF&E at both Cunniff (Phase I) and Hosmer (Phase II)
- Invoices for each phase will be presented following installations:
Phase I - Sept. 2021 // Phase II - February 2022

PHASE	PROJECT	FF&E TOTAL (\$)
Phase I	Cunniff Elementary School	\$770,275.07
Phase II	Hosmer Elementary School	\$1,100,264.19
Total		\$1,870,539.26

Approval Required: Tech Budget Amount

- Owner furnished & owner installed (OFOI) technology budget requiring approval to issue purchase orders:

PHASE	PROJECT	TECHNOLOGY TOTAL (\$)
Phase I	Cunniff Elementary School	\$391,000.00
Phase II	Hosmer Elementary School	\$816,000.00
Total		\$1,207,000.00

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Questions / Comments



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Questions?
Thank you

