

Watertown Public Schools Building Committee

# DesignWatertown

## Elementary Schools Project

*Ai3 Architects, LLC  
Hill International, Inc*

*Agenda - July 21, 2021*

- Call to Order
- Approval of Meeting Minutes
  - Joint Elementary & High School meeting minutes for June 16, 2021
- Review & Approval of Invoices
  - Elementary School Monthly Invoices
  - Review & Approval of Change Order 7
  - Review & Approval of Change Order 8
- Executive Summary
- Elementary Schools Questions/Comments
- High School Project  
*(refer to separate presentation)*
- Adjournment

To Connect via Zoom\*:

Passcode: 077777

<https://us02web.zoom.us/j/89689517791?pwd=N-0hYRmRzdmd5RWtkbXgxZEptWIF3Zz09>

*\*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**

- Joint Elementary & High School meeting minutes for June 16, 2021

▶ **Invoices**

- Elementary Schools Project

▶ **Change Orders**

- Change Order 7
- Change Order 8

# Summary of Invoices: Elementary Schools Project

VENDOR	PROJECT	INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT
Hill International	Elementary Schools	07/15/2021	0000025	\$93,910.00
Ai3 Architects	Elementary Schools	06/30/2021	0040B-1610.00	\$103,599.16
Ai3 Architects	Elementary Schools	06/30/2021	0033E-1610.00	\$2,876.17 <i>(Extra Services)</i>
Ai3 Architects	Elementary Schools	06/30/2021	0022R-1610.00	\$2,298.01 <i>(Reimbursable Expenses)</i>
Brait Builders	Elementary Schools	06/30/2021	000013	\$5,075,829.65
UTS (Testing Agency)	Elementary Schools	06/25/2021	94601	\$2,880.00
Colliers International (CxA)	Elementary Schools	05/31/2021	009583	\$6,731.37
<b>Total</b>				<b>\$5,288,124.36</b>

## Summary of Change Orders: Elementary Schools

CO#	PR#	PCO#	BRIEF DESCRIPTION	PROPOSED \$
			<b>Total: Change Order 1</b>	<b>\$128,881.27</b>
			<b>Total: Change Order 2</b>	<b>\$315,914.69</b>
			<b>Total: Change Order 3</b>	<b>\$108,988.03</b>
			<b>Total: Change Order 4</b>	<b>\$143,575.52</b>
			<b>Total: Change Order 5</b>	<b>\$0.00</b>
			<b>Total: Change Order 6</b>	<b>\$191,818.60</b>
7	C-015	C-034R2	Furnish/install 2 climbing ropes and 1 climbing net at the gymnasium	\$6,477.04
7	C-019	C-040R1	Corridor separation at the 2nd and 3rd floors	\$40,514.27
7	C-023	C-046	E-MON meter modifications to the electrical panelboards	\$11,566.80
7	C-024	C-047R1	Mass Notification System (MNS) custom messages	\$2,980.59
7	C-025	C-048	Additional fencing at student gardens	\$3,496.82
7		C-050	Change from Forbo sheet vinyl flooring to Forbo linoleum flooring	\$0.00
7	C-026R1	C-051R2	Furnish and install oil interceptor at elevator	\$27,388.41
7		C-053R1	Misc framing & GWB infill at several locations	\$4,189.22
7		C-056R1	Additional electrical circuits for ACC-1 and ACC-2	\$9,691.48

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# Summary of Change Orders: Elementary Schools

Continued from previous

7		C-057	Additional concrete pad for electrical equipment	\$1,082.15
7	C-029	C-058	Credit to remove radio master box scope of work	(\$1,238.00)
7		C-060B	Upgrade classroom projectors	\$18,129.89
7	H-017	H-048R1	Replace wood blocking behind tectum panels with drywall grid system	\$1,949.22
7	H-019	H-052	Modifications to the circuit breakers in panelboards to connect to meters	\$9,520.12
7	H-020	H-053	Pre-S & Pre-K storage and nook modifications	\$0.00
7		H-054	Change from Forbo sheet vinyl flooring to Forbo linoleum flooring	\$0.00
7	H-022R1	H-056R1	Furnish and install oil interceptor at each elevator	\$27,573.17
7		H-058R1	Upgrade classroom projectors	\$38,202.57
<b>Total: Change Order 7</b>				<b>\$201,523.75</b>
8		C-016R1	Re-route catch basin in Warren Street	\$52,864.76
8		C-045R1	Provide additional drainage under the two playgrounds	\$19,650.04
8		C-054R1	Additional conduit and associated excavation & back fill for the PV system	\$38,107.29
8		C-055R1	Water main relocation per Watertown DPW request	\$138,188.35
<b>Total: Change Order 8</b>				<b>\$248,810.44</b>
<b>Total (Change Orders To Date):</b>				<b>\$1,339,512.30</b>
<i>% of Original Contract Sum</i>				<i>1.4%</i>

*Watertown Public Schools Building Committee*

# **Executive Summary**





Project Accomplishments from Last Month

**Cunniff Elementary School**

3rd and 2nd floors substantial completed  
Exterior of the building substantially completed

**Hosmer Elementary School**

Maintaining the Substantial Completion date of December 31, 2021 for the new Building  
Erected Boylston Street Solar Canopy Supports, started the select demo of the Z section elevator & Winthrop St. playground

**Lowell Elementary School**

Advertised for Contractor pre-qualification  
Check estimate on Lowell Elementary School documents

Projected Major Tasks This Month

**Cunniff Elementary School**

Cont. with ext. site work, finish carpentry, flooring and misc. work on the 1st floor, start final cleaning on 3rd & 2nd floors  
Permanent Power from Eversource Elec. and Phone Service from Verizon are Critical Path Items - July 30th deadline

**Hosmer Elementary School**

Continue with exterior windows, masonry, and exterior finishes along with metal edging at the roof  
Continue with sheetrock, taping, painting, ceiling grid & start carpentry and finish MEPS in the interior of the building

**Lowell Elementary School**

Continue with the Contractor prequalification process

Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Status	Comments
<b>Cunniff Elementary School</b>				
Painting	1/19/21	8/31/21	Ongoing	
Ceiling Grid and Tiles	1/25/21	8/31/21	Ongoing	
Cabinetry and Millwork	2/8/21	8/31/21	Ongoing	
Flooring	3/3/21	8/31/21	Ongoing	
Finish Mechanical, Electrical, Plumbing and Fire Prot.	4/1/21	8/31/21	Ongoing	Per. Power Req.
Site Work and Landscaping	4/1/21	10/8/21	Ongoing	
<b>Hosmer Elementary School</b>				
Exterior storefronts, curtainwalls and finish	3/1/21	9/1/21	Ongoing	
Install misc. roofing and perimeter metal edging	12/7/21	8/7/21	Ongoing	
Install Sheetrock and Taping	4/1/21	9/1/21	Ongoing	
Painting	6/1/21	11/15/21	Ongoing	
Finish Carpentry	7/1/21	11/15/21	Ongoing	
Ceilings	6/1/21	11/15/21	Ongoing	

Hosmer - Progress Photos



Cunniff - Progress Photos



Scope changes from the Original Scope

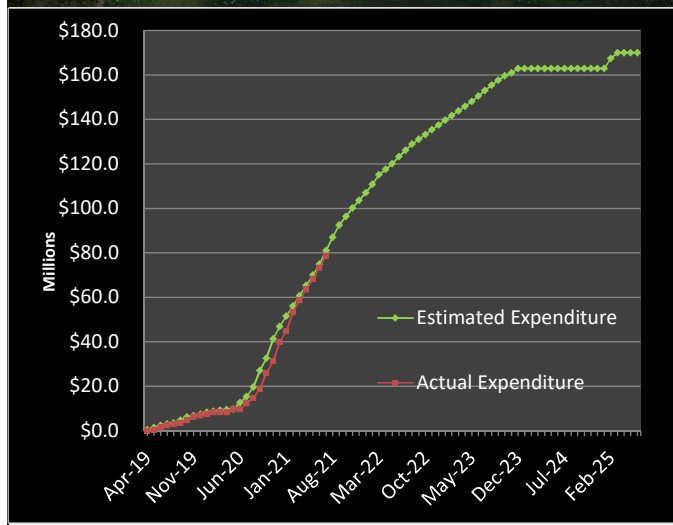
CO#1 - \$128,881.27 Approved 9/16/2020  
CO#2 - \$315,914.69 Approved 9/16/2020  
CO#3 - \$108,988.03 Approved 11/18/2020  
CO#4 - \$143,575.52 Approved 2/17/21  
CO#5 - \$0.00 Approved 2/17/21  
CO#6 - \$191,818.60 Approved 4/21/21  
**Change Order #1 - #6 Total \$889,178.11**

**Change Order #7 - \$201,523.75 pending approval**  
**Change Order #8 - \$248,810.44 pending approval**

Lowell - Progress Photos



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	\$ (3,155,822)	\$ 132,844,178	\$ 95,844,178	\$ 37,000,000	\$ -	\$ 132,844,178	\$ 65,565,449	\$ 67,278,729
Design Services	\$ 12,441,016	\$ -	\$ 12,441,016	\$ 12,441,016	\$ -	\$ -	\$ 12,441,016	\$ 10,935,909	\$ 1,505,107
Administrative	\$ 8,908,984	\$ (580,000)	\$ 8,328,984	\$ 4,987,533	\$ 3,341,451	\$ -	\$ 8,328,984	\$ 2,382,244	\$ 5,946,740
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>\$ (3,510,822)</b>	<b>\$ 157,989,178</b>	<b>\$ 113,272,727</b>	<b>\$ 44,716,451</b>	<b>\$ -</b>	<b>\$ 157,989,178</b>	<b>\$ 78,883,602</b>	<b>\$ 79,105,576</b>
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
<b>SUBTOTAL</b>	<b>\$ 8,500,000</b>	<b>\$ 3,510,822</b>	<b>\$ 12,010,822</b>	<b>\$ -</b>	<b>\$ 12,010,822</b>	<b>\$ -</b>	<b>\$ 12,010,822</b>	<b>\$ -</b>	<b>\$ 12,010,822</b>
<b>PROJECT TOTAL</b>	<b>\$ 170,000,000</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 113,272,727</b>	<b>\$ 56,727,273</b>	<b>\$ -</b>	<b>\$ 170,000,000</b>	<b>\$ 78,883,602</b>	<b>\$ 91,116,398</b>





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# 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)



Questions?  
**Thank you**

