

Watertown Public Schools Building Committee

DesignWatertown

Elementary Schools Project

*Ai3 Architects, LLC
Hill International, Inc*

Agenda - August 18, 2021

- Call to Order
- Approval of Meeting Minutes
 - Elementary School meeting minutes for July 21, 2021
- Review & Approval of Invoices
 - Elementary School Monthly Invoices
- Review & Approval of Purchase Order
 - FF&E Change Order #1 for Hosmer ES (WB Mason: 13 Teacher desks, chairs, and file cabinets)
- Review & Approval of Ai3 Architects Contract Amendments for Additional Services:
 - Amendment #2 Lowell ES: Added Solar Electric Services
 - Amendment #3 Hosmer ES: O'Connell Field Added Amenities
- Executive Summary
- Elementary School Projects Schedule Updates
- Elementary Schools Questions/Comments
- High School Project
(refer to separate presentation)
- Adjournment

To Connect via Zoom:*

Passcode: 238451

<https://us02web.zoom.us/j/83846367693?pwd=ejJZ-bEx3SE9XNjIvNEtrUmNMSjVOZz09>

**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

Approvals

▶ **Meeting Minutes**

- Elementary School meeting minutes for July 21, 2021

▶ **Invoices**

- Elementary Schools Project

▶ **Amendments**

- Purchase Order: FF&E Change Order #1 for Hosmer ES
- Contract Amendment #2: Lowell ES Solar Electric Services
- Contract Amendment #3: Hosmer ES O'Connell Field Amenities

**Summary of Invoices:
Elementary Schools Project**

| VENDOR | PROJECT | INVOICE DATE | INVOICE NUMBER | INVOICE AMOUNT |
|------------------------------|--------------------|--------------|-----------------|--|
| Hill International | Elementary Schools | 08/11/21 | 0000026 | \$93,910.00 |
| Ai3 Architects | Elementary Schools | 07/31/21 | 0041B-1610.00 | \$77,437.44 |
| Ai3 Architects | Elementary Schools | 07/30/21 | 0023R-1610.00 | \$2,500.00 <i>(Reimbursable Expenses)</i> |
| Brait Builders | Elementary Schools | 07/31/21 | Application #14 | \$4,060,614.67 |
| UTS (Testing Agency) | Elementary Schools | 07/23/21 | 95047 | \$540.00 |
| Colliers International (CxA) | Elementary Schools | 06/30/21 | 009806 | \$4,712.74 |
| Total | | | | \$4,239,714.85 |

Purchase Order Amendment: Change Order #1 for Hosmer FF&E

Request for approval of a Purchase Order Amendment for FF&E of **\$24,005.54**.
Amendment at the request of the Hosmer Elementary School principal after reviewing staff counts.

| CO# | PO DATE | SCHOOL | BRIEF DESCRIPTION | PROPOSED \$ |
|--|----------|--------|---|---------------------|
| 1 | 07/29/21 | Hosmer | Furnish/install (13) Teacher's Desk w/ Mobile Box, File Pedestal | \$18,734.17 |
| 1 | 07/29/21 | Hosmer | Furnish/install (13) Cosmo Midback Mesh Chair, Hard Floor Casters | \$5,271.37 |
| Total: FF&E Change Order 1 | | | | \$24,005.54 |
| | | | | |
| Previous Purchase Order Amount for WB Mason | | | | \$298,291.50 |
| Total Revised Purchase Order Amount for WB Mason | | | | \$322,297.04 |

Contract Amendment #2: Additional Services at Lowell Elementary School

Request for approval of a Contract Amendment for Additional Services of **\$122,550.00**.

*Costs are for additional design & engineering services only - construction cost estimates to be presented at a later date.

Additional Services for the design and coordination of solar electric design and engineering services at Lowell Elementary School:

| AMENDMENT # | VENDOR | PROJECT | ADDITIONAL SERVICES AMOUNT |
|---------------|----------------|--------------------------|----------------------------|
| 2 | Ai3 Architects | Lowell Elementary School | \$122,550.00 |
| Total: | | | \$122,550.00 |

Contract Amendment #3: Additional Services at Hosmer Elementary School

Request for approval of a Contract Amendment for Additional Services of **\$99,400.00**.

*Costs are for additional design & engineering services only - construction cost estimates to be presented at a later date.

Additional Services for the design and coordination of Owner-requested amenities at the O’Connell Recreation Field:

- Portable bleachers
- Softball batting cage
- Scoreboard
- Flagpole with illumination
- Irrigation modifications as a result of added amenities
- Power and wireless access from the athletic fields
- Prefabricated dugouts with storage
- Prefabricated building that will include (2) single-user toilet rooms, field storage, and a drinking fountain

| AMENDMENT # | VENDOR | PROJECT | ADDITIONAL SERVICES AMOUNT |
|---------------|-------------------------------|-------------------------|----------------------------|
| 3 | Ai3 Architects | Hosmer: O’Connell Field | \$21,500.00 |
| 3 | Traverse Landscape Architects | Hosmer: O’Connell Field | \$57,000.00 |
| 3 | Pare Corp (Structural Eng.) | Hosmer: O’Connell Field | \$8,900.00 |
| 3 | Griffith & Vary (MEP Eng.) | Hosmer: O’Connell Field | \$12,000.00 |
| Total: | | | \$99,400.00 |

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Executive Summary



Project Accomplishments from Last Month

Cunniff Elementary School
Permanent power and emergency phone lines installed
1st Floor and solar panels substantially completed

Hosmer Elementary School
Maintaining the Substantial Completion date of December 31, 2021 for the new Building including perimeter sidewalks
Removed decommissioned Z section elevator & continued work on Winthrop St. playground

Lowell Elementary School
Received Contractor qualifications which are under review
Started a final review of the bid documents

Projected Major Tasks This Month

Cunniff Elementary School
Cont. with ext. site work and misc. work in all areas
Completion of all finish work and be substantially completed with a certificate of occupancy by September 3, 2021

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
Complete the Contractor prequalification process and continue review of the bid documents

Schedule Summary - Upcoming Milestones

| | Scheduled Start | Scheduled Finish | Status | Comments |
|--|-----------------|------------------|---------|----------|
| Cunniff Elementary School | | | | |
| Painting | 1/19/21 | 9/3/21 | Ongoing | |
| Ceiling Grid and Tiles | 1/25/21 | 9/3/21 | Ongoing | |
| Cabinetry and Millwork | 2/8/21 | 9/3/21 | Ongoing | |
| Flooring | 3/3/21 | 9/3/21 | Ongoing | |
| Finish Mechanical, Electrical, Plumbing and Fire Prot. | 4/1/21 | 9/3/21 | Ongoing | |
| Site Work and Landscaping | 4/1/21 | 10/8/21 | Ongoing | |
| Hosmer Elementary School | | | | |
| Exterior storefronts, curtainwalls and finish | 3/1/21 | 9/3/21 | Ongoing | |
| Install misc. roofing and perimeter metal edging | 12/7/21 | 9/3/21 | Ongoing | |
| Install Sheetrock and Taping | 4/1/21 | 9/3/21 | 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



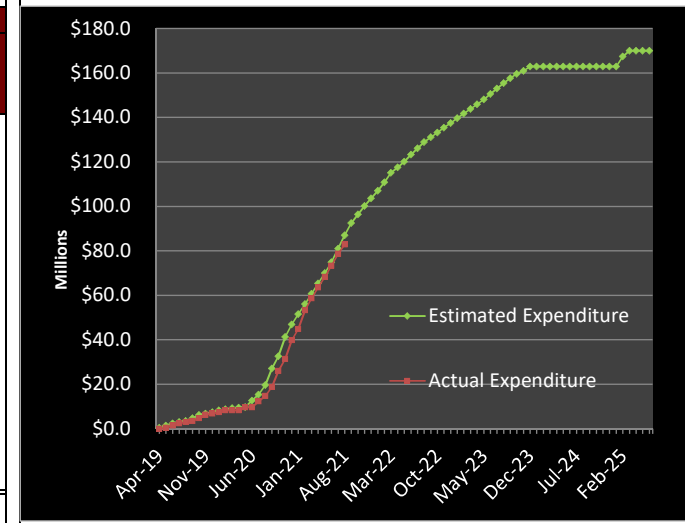
Scope changes from the Original Scope

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 2/17/2021
CO#5 - \$0.00 Approved 2/17/2021
CO#6 - \$191,818.60 Approved 4/21/2021
CO#7 - \$201,523.75 Approved 7/21/2021
CO#8 - \$248,810.44 Approved 7/21/2022
Change Order #1 - #8 Total \$1,339,512.30
1.4% of the Total Construction Contract

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 | \$ (2,705,488) | \$ 133,294,512 | \$ 96,294,512 | \$ 37,000,000 | \$ - | \$ 133,294,512 | \$ 69,626,063 | \$ 63,668,449 |
| Design Services | \$ 12,441,016 | \$ - | \$ 12,441,016 | \$ 12,441,016 | \$ - | \$ - | \$ 12,441,016 | \$ 11,013,346 | \$ 1,427,670 |
| Administrative | \$ 8,908,984 | \$ (580,000) | \$ 8,328,984 | \$ 4,987,533 | \$ 3,341,451 | \$ - | \$ 8,328,984 | \$ 2,483,907 | \$ 5,845,077 |
| FF&E | \$ 4,150,000 | \$ 225,000 | \$ 4,375,000 | \$ 1,870,539 | \$ 2,504,461 | \$ - | \$ 4,375,000 | \$ - | \$ 4,375,000 |
| SUBTOTAL | \$ 161,500,000 | \$ (3,060,488) | \$ 158,439,512 | \$ 115,593,601 | \$ 42,845,912 | \$ - | \$ 158,439,512 | \$ 83,123,317 | \$ 75,316,196 |
| Construction Contingency (Hard Cost) | \$ 7,400,000 | \$ (1,339,512) | \$ 6,060,488 | \$ - | \$ 6,060,488 | \$ - | \$ 6,060,488 | \$ - | \$ 6,060,488 |
| 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 | \$ 3,060,488 | \$ 11,560,488 | \$ - | \$ 11,560,488 | \$ - | \$ 11,560,488 | \$ - | \$ 11,560,488 |
| PROJECT TOTAL | \$ 170,000,000 | \$ - | \$ 170,000,000 | \$ 115,593,601 | \$ 54,406,399 | \$ - | \$ 170,000,000 | \$ 83,123,317 | \$ 86,876,683 |



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Project Schedule Updates

Cunniff Elementary School

| DATE | EVENT |
|---------------|---|
| Sep. 3, 2021 | Building to be substantially completed, including perimeter sidewalks |
| Sep. 7, 2021 | FF&E installation begins |
| Oct. 12, 2021 | Grades K-5 occupancy |

Hosmer Elementary School

| DATE | EVENT |
|---------------|---|
| Dec. 30, 2021 | Building to be substantially completed, including perimeter sidewalks |
| Jan. 3, 2022 | FF&E installation begins |
| Feb. 7, 2022 | Pre-School & Pre-K occupancy |
| Feb. 28, 2022 | Grades K-5 occupancy |

Note school vacation occurs the week of Feb. 21 - Feb. 25, 2022

Lowell Elementary School

| DATE | EVENT |
|---------------|--|
| Sep. 7, 2021 | Contractor pre-qualification complete |
| Sep. 14, 2022 | Advertisement for bidding complete |
| Oct. 6, 2022 | Bid documents available to general & sub-contractors |
| Nov. 16, 2022 | Filed sub-contractor bids due |
| Dec. 7, 2022 | General contractor bids due |
| Feb. 28, 2022 | Construction begins! |

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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

