



# **Weymouth Public Schools**

## **Facilities Projects Update**

February 3, 2022

# OVERVIEW

- Chapman Middle School
- Transportation Building
- Adams Renovation

## Town of Weymouth

### Maria Weston Chapman Middle School Project

#### Project Status Report through December 31, 2021

Construction is approx. 67% - 72% complete



#### Project Accomplishments this Month

- Exterior: Roof flashing installation. Curtain wall install in C and F wings. High performance concrete panel system install on wing D. Metal panel and screen wall install. Exterior caulking throughout.
- Interior: Gypboard in wings C, D, and F. Framing in wings D and F. MEP/FP in all areas. Painting in C, E and F wings. Interior glazing in A, B and E wings. Casework and countertop install in A and B wings. Tile install in B, D and E wings. Ceiling grid in C and E wings. Acoustical clouds in the Auditorium.
- Sitework: Grading and preparing for landscaping. Fence installation. Place loam in beds and install irrigation.
- Virtual site visit with the MSBA on December 1, 2021, and SBC meeting on December 14, 2021
- Ongoing Request for Information (RFI) and Submittals issued, reviewed and responded to
- Owner, Architect, and Contractor (OAC) meeting weekly, as needed

#### Projected Major Tasks next Month

- Exterior: Roof flashing installation. Curtain wall with pressure plates and covers install. Metal panels and screen walls install. Exterior caulking throughout.
- Interior: Gypboard in wings C, D and F. Framing in wings C, D and F. MEP/FP in all areas. Painting in A, B and C wings. Interior glazing in A and B wings. Casework and countertop install in B & E. Tile install in A, B, C and E wings. Ceiling grid in E wing. Ceiling in C will start. Ceiling tile in A and B wings. Start installation of handrails, flooring and lockers. Bathroom partitions in A, B and E wings.
- Ongoing Request for Information (RFI) and Submittals issued, reviewed and responded to
- Owner, Architect, and Contractor (OAC) meeting weekly, as needed

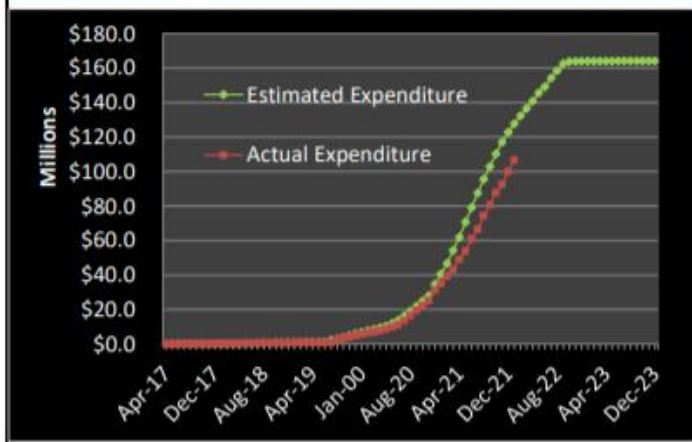
#### Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
Feasibility / Schematic Design	3/6/2017	4/30/2019	3/6/2017	4/30/2019
Design Development	5/14/2019	12/11/2019	5/14/2019	12/11/2019
Construction Documents	11/7/2019	8/11/2020	11/7/2019	8/11/2020
Construction Manager at Risk Process	5/14/2019	9/6/2019	5/8/2019	8/6/2019
Trade Contractor Prequalification Process	1/30/2020	5/14/2020	1/30/2020	5/14/2020
Public Bidding for 100% CD Package	8/12/2020	9/22/2020	8/12/2020	9/18/2020
Early Packages Bidding & Start (Abatement, Demo)	2/24/2020	4/20/2020	2/10/2020	3/30/2020
Early Packages Bidding & Start (Foundations, Steel, Elevator & Site)	5/29/2020	7/1/2020	5/22/2020	7/1/2020
Construction, incl. Early Packages	4/20/2020	7/1/2022	3/30/2020	
FF&E and Technology	1/7/2022	8/11/2022	11/19/2021	
First Day of School at the New Chapman MS	9/6/2022	9/6/2022		
Project Close Out	5/24/2022	11/13/2023		

#### Project Photos



#### Project Cash Flow - Plan vs Actual





# Town of Weymouth

## Maria Weston Chapman Middle School Project

Project Status Report through December 31, 2021

Construction is approx. 67% - 72% complete



PROJECT FINANCIAL OVERVIEW								
Description	BUDGET			COST			CASH FLOW	
	Baseline Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Total Project Costs	Expenditures to Date	Balance To Spend
Construction	\$ 128,585,641	\$ 1,255,805	\$ 129,841,446	\$ 129,611,090	\$ 230,356	\$ 129,841,446	\$ 89,453,623	\$ 40,387,823
Architectural and Engineering	\$ 14,995,255	\$ 396,108	\$ 15,391,363	\$ 15,324,647	\$ 66,716	\$ 15,391,363	\$ 13,982,537	\$ 1,408,826
Administrative incl. OPM	\$ 6,057,160	\$ -	\$ 6,057,160	\$ 4,975,764	\$ 1,081,396	\$ 6,057,160	\$ 3,169,210	\$ 2,887,950
Furniture, Fixtures, Equipm & Techn	\$ 5,292,000	\$ 787,341	\$ 6,079,341	\$ 787,341	\$ 5,292,000	\$ 6,079,341	\$ 189,945	\$ 5,889,396
<b>SUBTOTAL</b>	<b>\$ 154,930,056</b>	<b>\$ 2,439,254</b>	<b>\$ 157,369,310</b>	<b>\$ 150,698,842</b>	<b>\$ 6,670,468</b>	<b>\$ 157,369,310</b>	<b>\$ 106,795,315</b>	<b>\$ 50,573,995</b>
Constr. Contingency (Hard Cost)	\$ 6,405,282	\$ (1,255,805)	\$ 5,149,477	\$ -	\$ 5,149,477	\$ 5,149,477	\$ -	\$ 5,149,477
Owner's Contingency (Soft Cost)	\$ 2,899,792	\$ (1,183,449)	\$ 1,716,343	\$ -	\$ 1,716,343	\$ 1,716,343	\$ -	\$ 1,716,343
<b>SUBTOTAL</b>	<b>\$ 9,305,074</b>	<b>\$ (2,439,254)</b>	<b>\$ 6,865,820</b>	<b>\$ -</b>	<b>\$ 6,865,820</b>	<b>\$ 6,865,820</b>	<b>\$ -</b>	<b>\$ 6,865,820</b>
<b>PROJECT TOTAL</b>	<b>\$ 164,235,130</b>	<b>\$ -</b>	<b>\$ 164,235,130</b>	<b>\$ 150,698,842</b>	<b>\$ 13,536,288</b>	<b>\$ 164,235,130</b>	<b>\$ 106,795,315</b>	<b>\$ 57,439,815</b>

SOURCE: <http://anewchapman.org/documents/>

# Proposed Transportation Structure

- Structure to store School Department's passenger vans (~30)
- Pre-engineered metal structure with under roof storage
- Approximately 64 feet by 165 feet
- Proposed location on field next to the Abigail Adams School



# Proposed Transportation Structure Location



# Abigail Adams Renovation

## Completed

ADA Entrance w/ parking lot

Library

Auditorium

Floors

Ceiling tiles

## To Do...

Interior painting

Bathroom renovations

New security entrance (Academy Ave Ent)

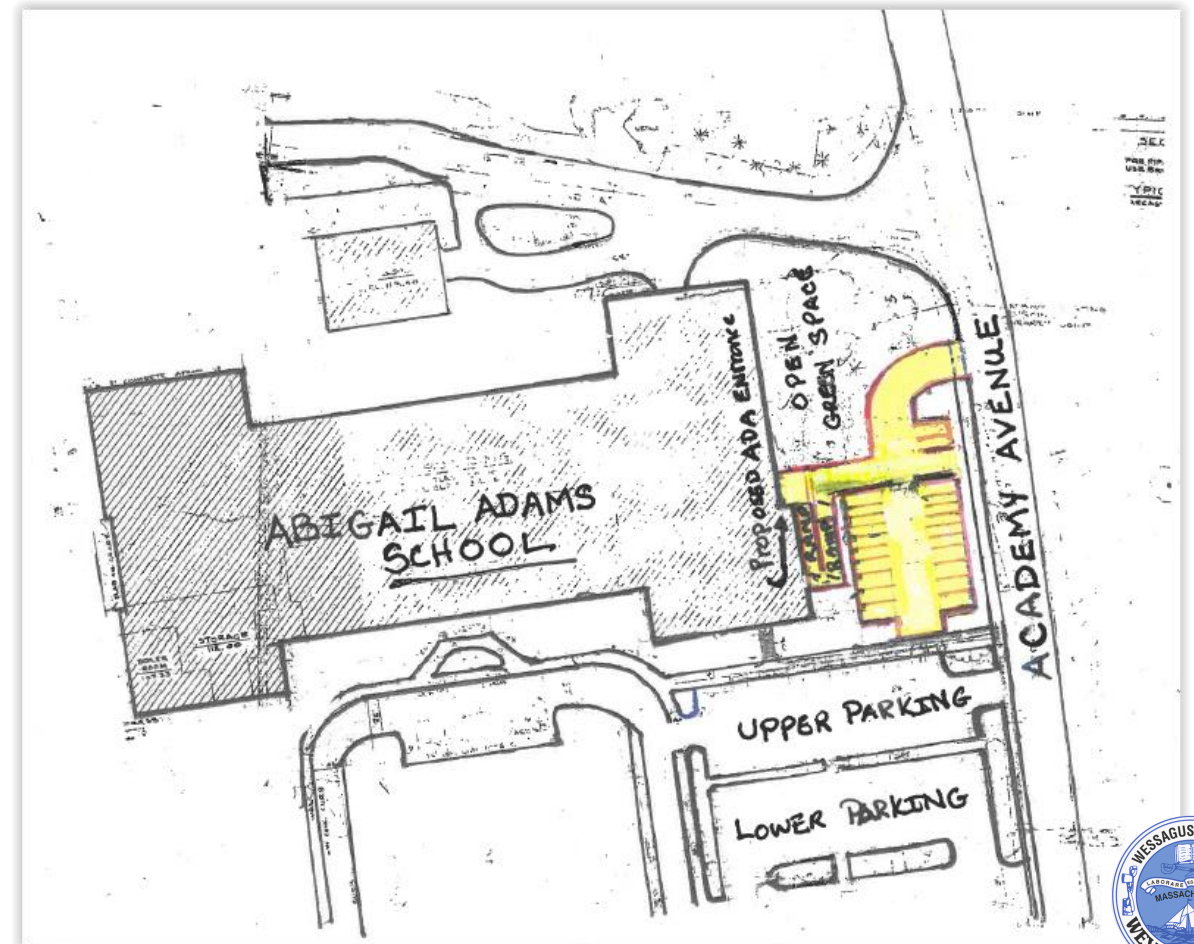
Play structure



# Abigail Adams Renovation

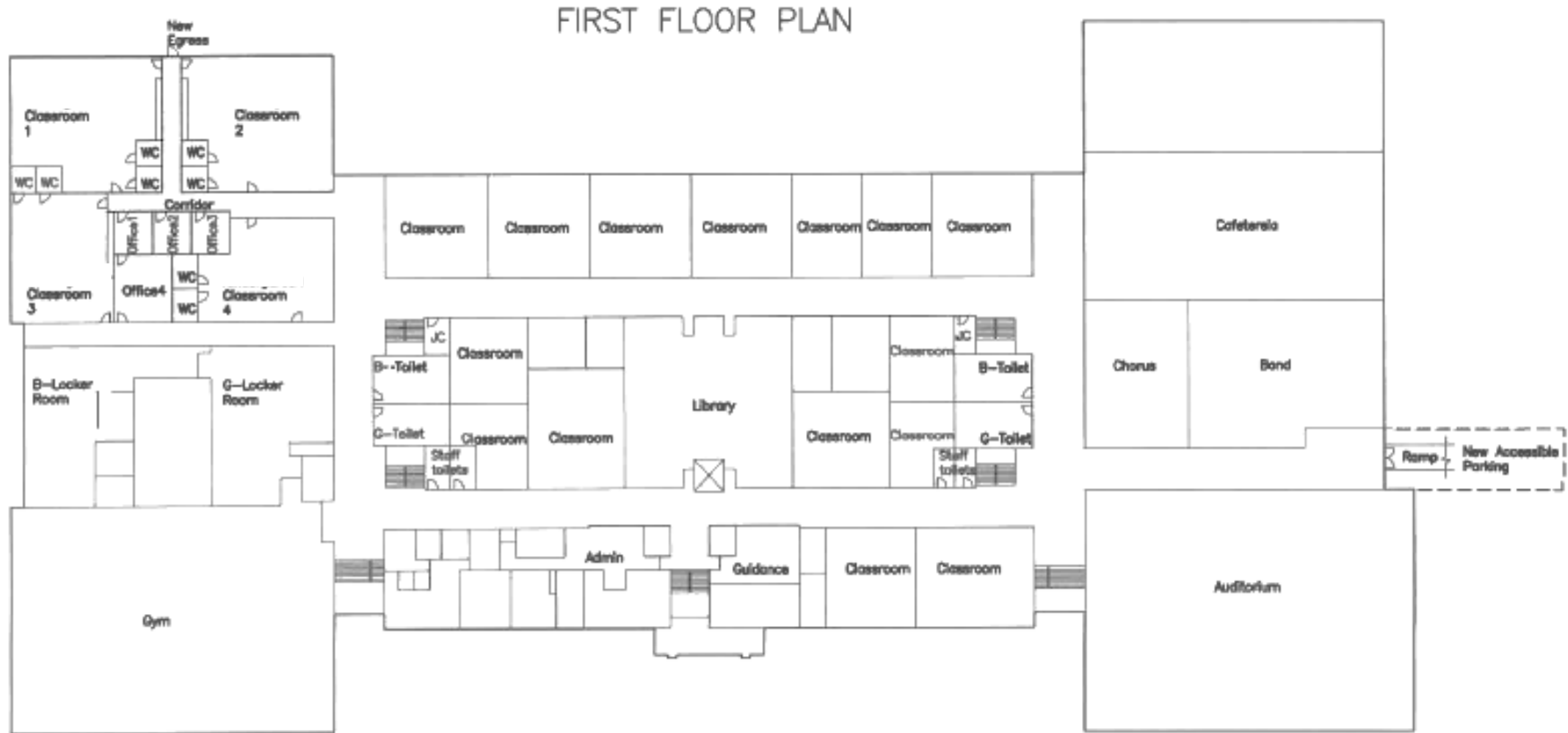
## Completed ADA Entrance & Parking

- Site work
- New parking lot
- ADA compliant walkways/ramps
- ADA compliant security entrance (TBC SUMMER '22)

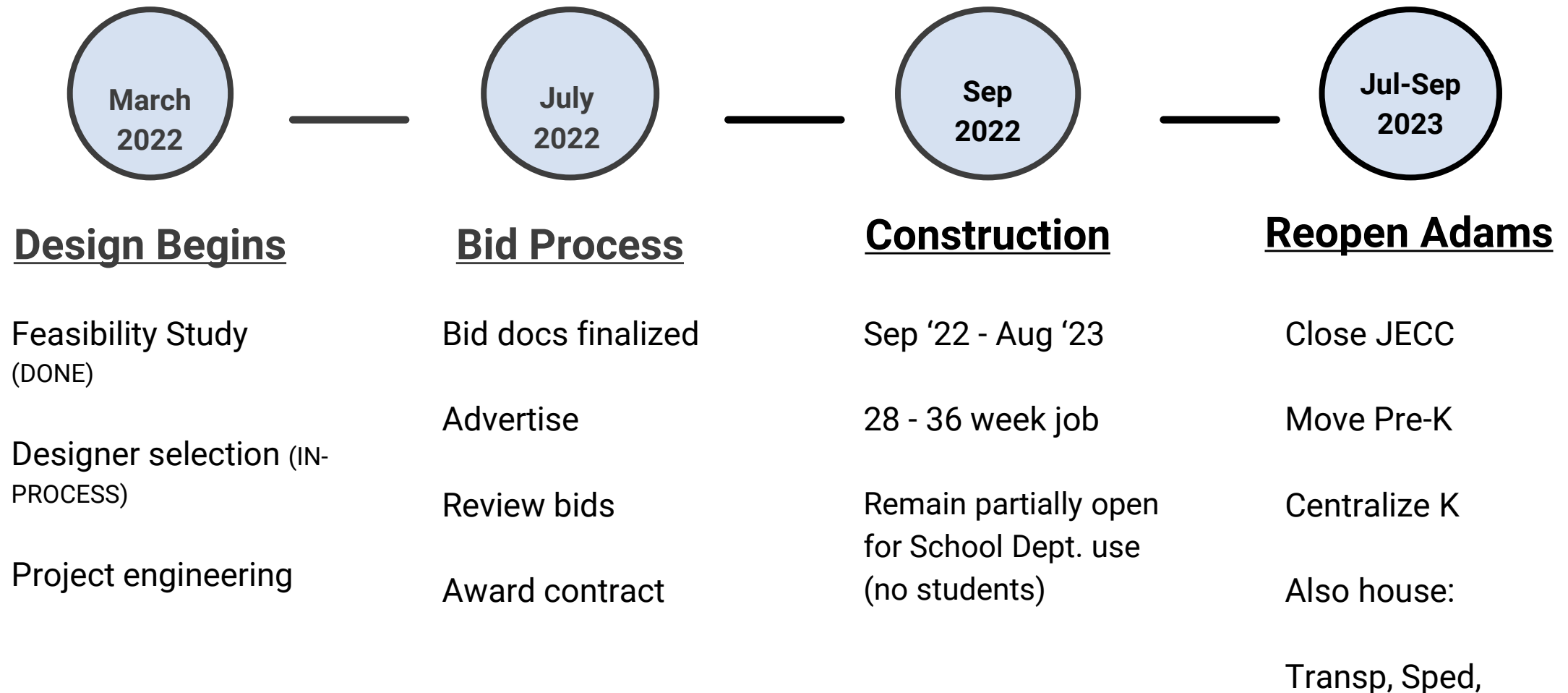




# Abigail Adams Existing Floor Plan



# Abigail Adams Renovation Timeline



# Factors in Project Planning

Transportation routing and scheduling

Enrollment

School start times

Staffing

Teaching & learning recommendations

Advisory Committee

Johnson School Plan (long term facilities planning)

Funding

# Questions/Comments

