

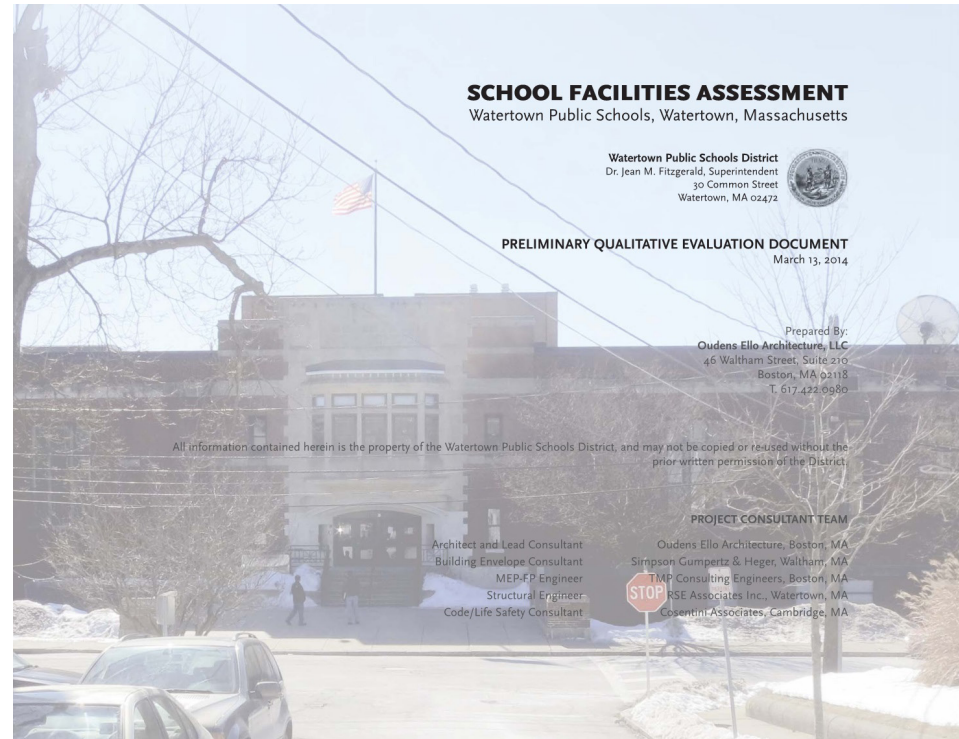
Ai3 Architects, LLC: Solely Focused on Educational Design

New Construction, Renovation, Renovation & Addition



Transformative Learning Through Architecture

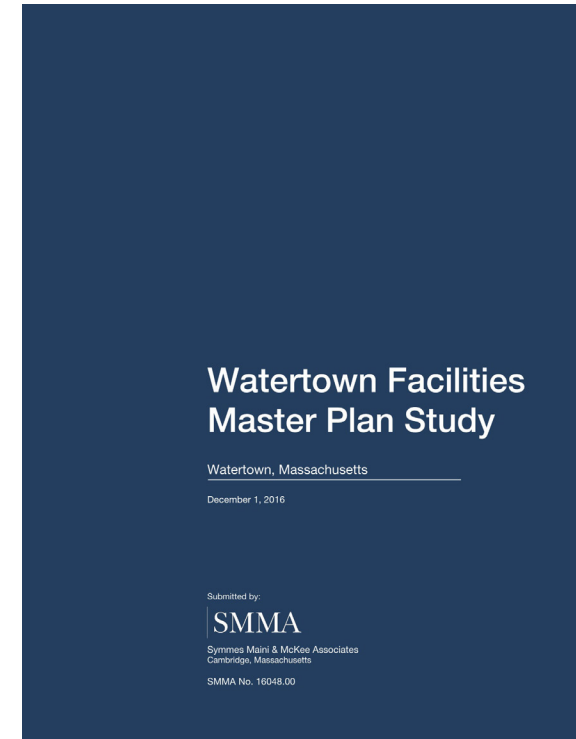
2014



Oudens Ello Architecture Assessment

- Future/Current Enrollment
- Physical Conditions of Buildings
- Building Systems and Components
- Building Occupant Capacities
- Recommendations

2016



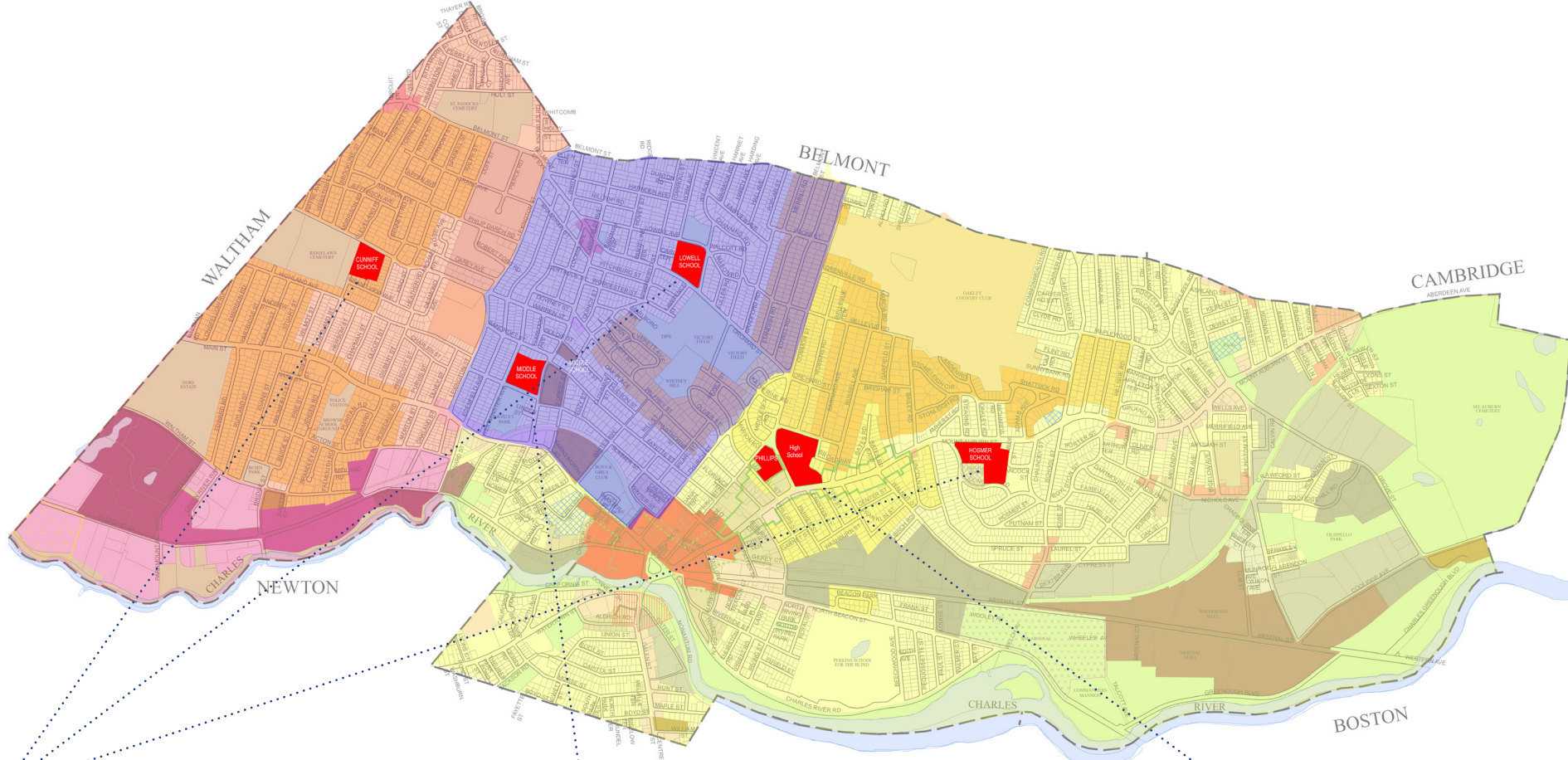
SMMA Assessment

- Future/Current Enrollment
- Physical Conditions of Buildings
- Building Systems and Components
- Building Occupant Capacities
- Recommendations
- Proposed Solutions and Options



Facilities Master Plan Studies: Recommendations

Watertown Public Schools



Elementary Schools

- Overcrowding
- Aged Facilities and Components
- Lack of 21st Century Educational Programs

↓
High Priority

Middle School

- Aged Facilities and Components
- Lack of 21st Century Educational Programs

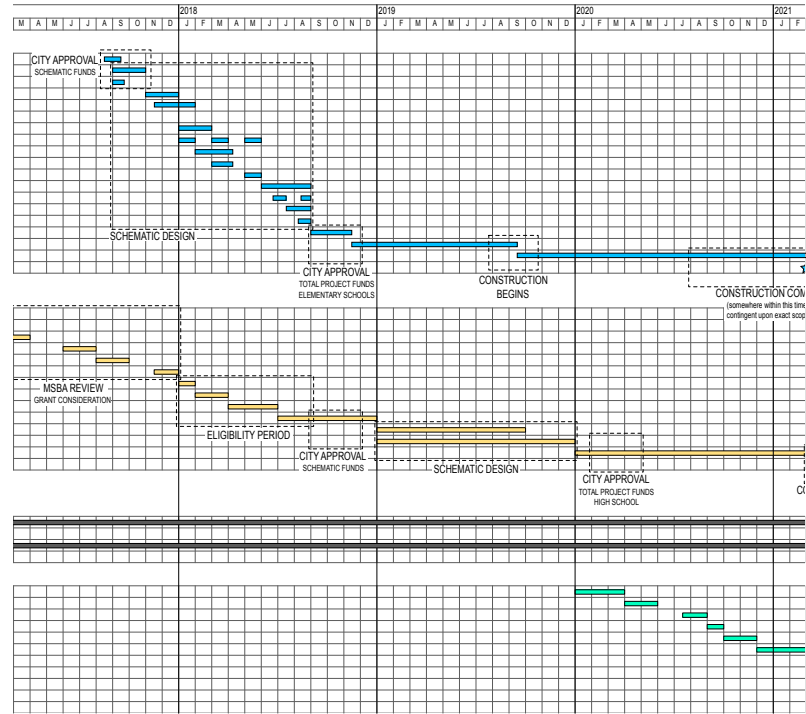
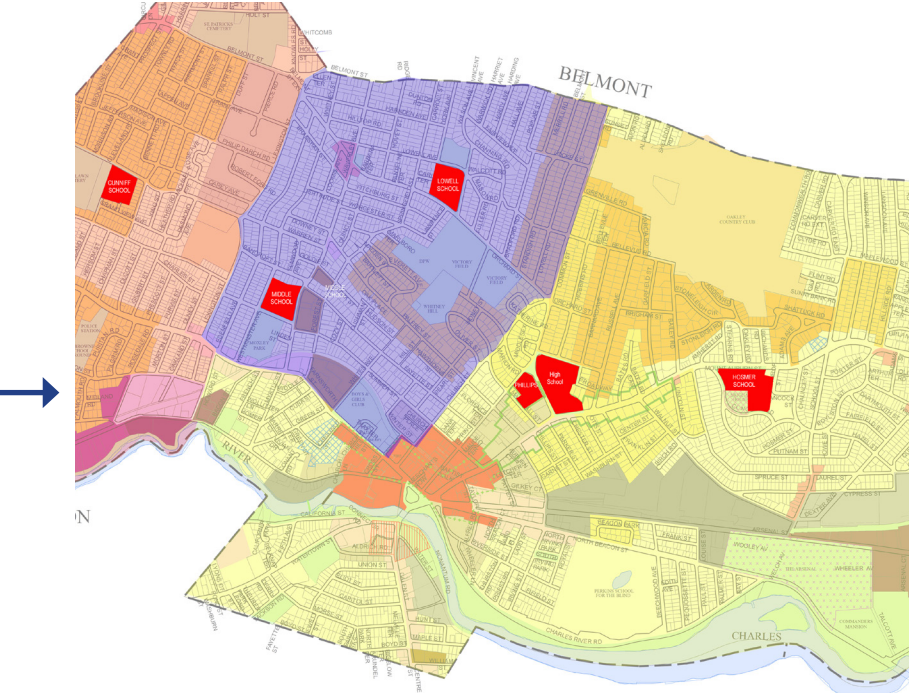
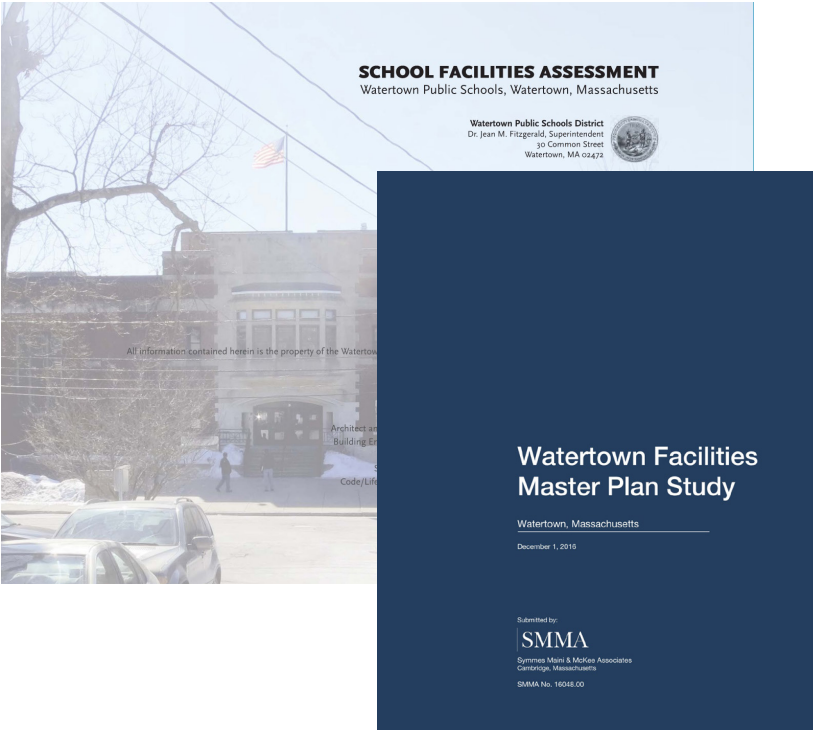
High School

- Overcrowding
- Aged Facilities and Components
- Lack of 21st Century Educational Programs

↓
High Priority

Role Played by Ai3 Architects

Watertown Public Schools



1. Review All Study Work To Date

- Facilities Master Plan Studies
- Sites and Schools

2. Make Recommendations Moving Forward

- The Elementary Schools are of high priority
- The High School is of high priority

3. Next Steps

- Schedule
- Strategy
- Funding

Watertown Elementary Schools

- Approve proceeding w/ three elementary school projects
- Procure OPM/designer services for preliminary & schematic design
- Establish building committee to steer project
- Begin detailed programming for each elementary school
- Complete geo-tech and environmental investigations, traffic study, and site survey at each elementary school site
- Develop preliminary design and phasing solutions
- Conduct community meetings for each elementary school
- Preliminary meetings with planning, zoning, police & fire
- Develop preliminary design project cost estimates
- Select preferred option at each school
- Proceed w/ schematic design on each elementary school
- Community meetings on proposed design solution
- Schematic design cost estimates
- Establish total budget for elementary school projects
- City approval for total project funds for elementary schools
- Prepare design development and construction documents
- Construction
- Occupancy of completed elementary school projects

Watertown High School

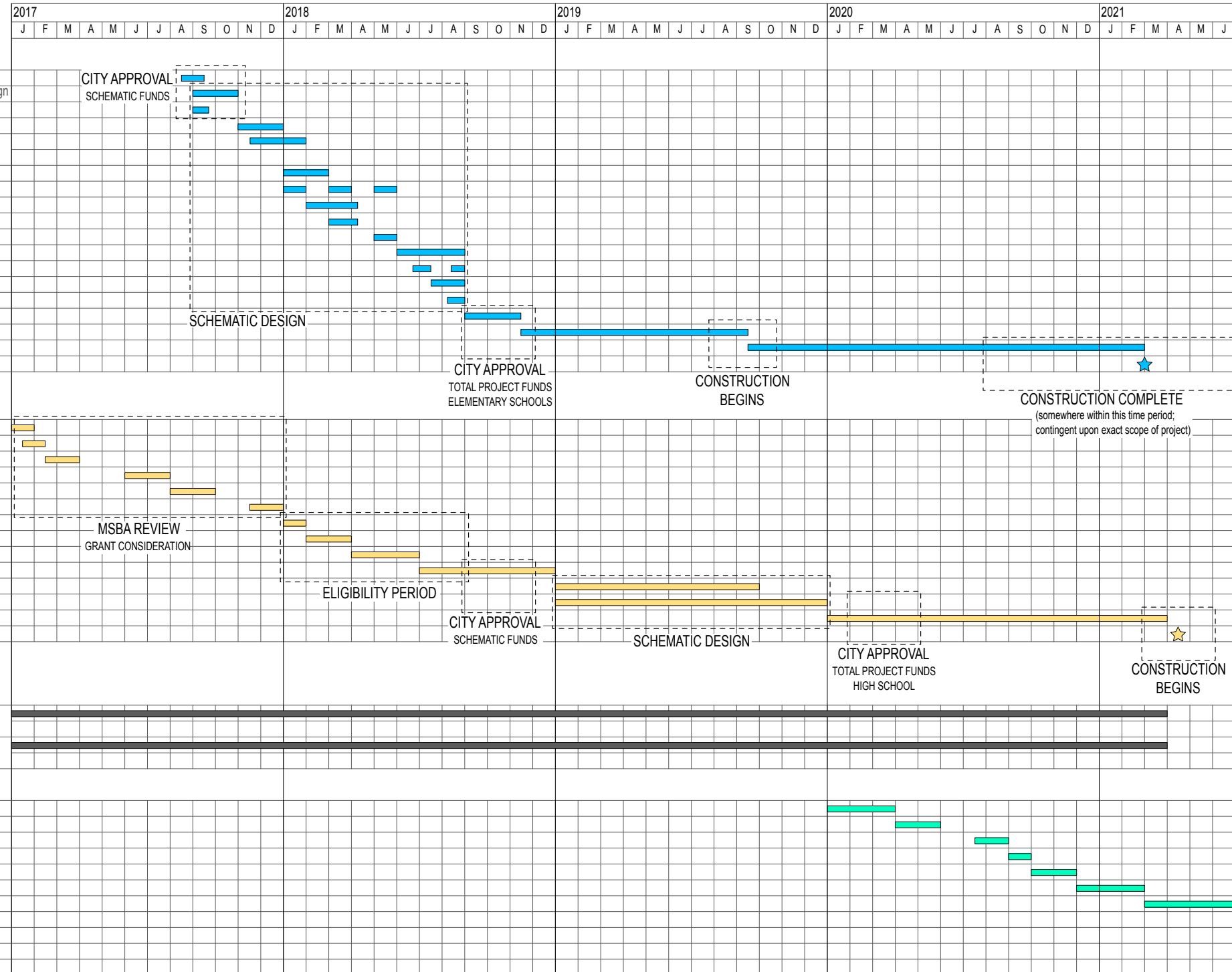
- Review previous Statements of Interest (SOIs)
- Align SOI w/ MSBA priorities
- Finalize and submit new SOI
- Arrange legislators tour and review of SOI
- Prepare for MSBA senior study visits
- MSBA invitation to eligibility
- Eligibility period - Initial Compliance Certification (ICC)
- Eligibility period - School Building Committee (SBC)
- Eligibility period - Education Profile and Enrollment Projections
- Eligibility period - Maintenance Documents
- Eligibility period - City Approval / Local Authorization of Funding
- Feasibility and schematic design
- Design development and construction documents
- Construction Commencement

Phillips Administration Building

- Keep available for possible relief during elementary school construction
- Keep available as part of planning and potential expansion or support for high school project

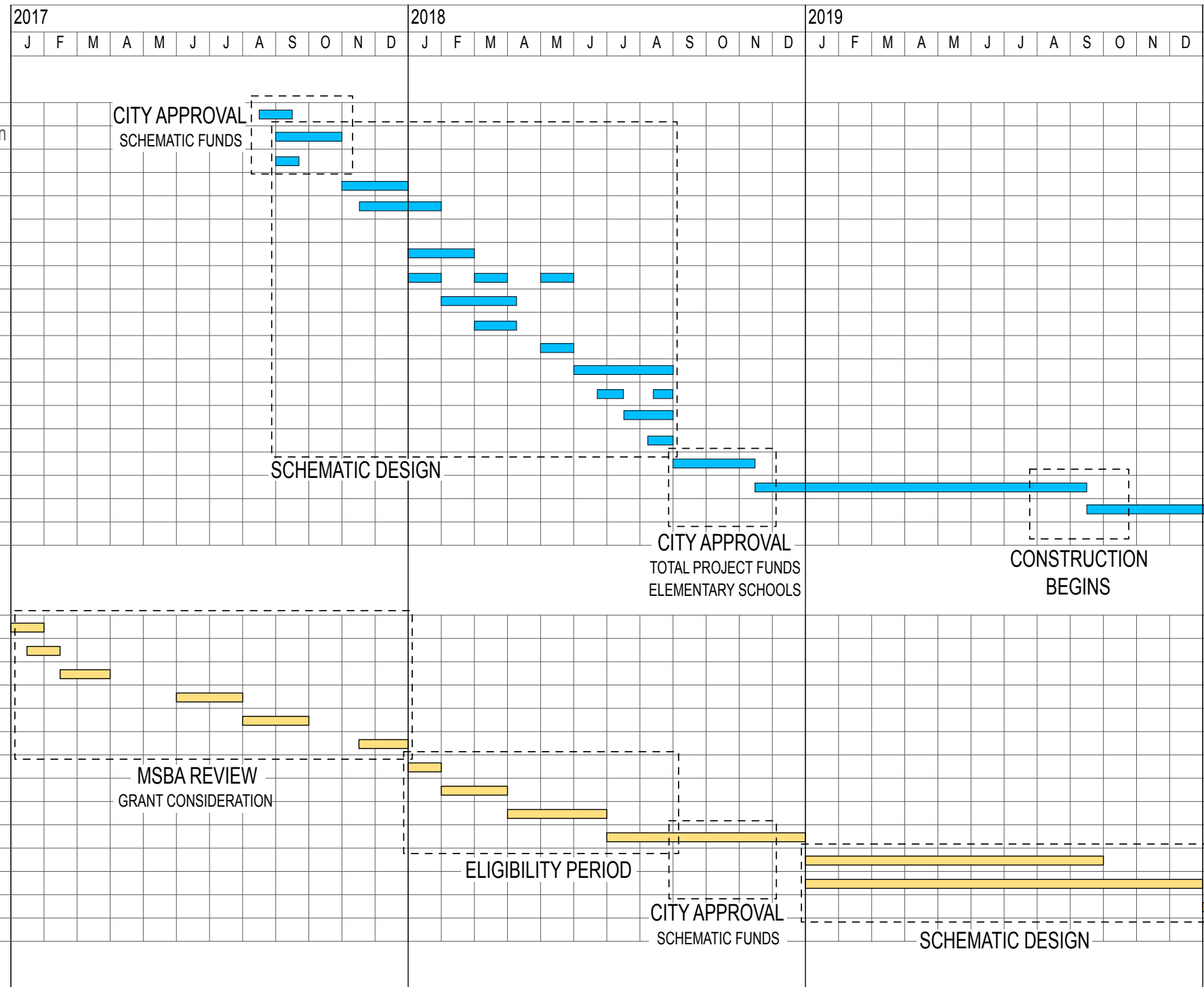
Watertown Middle School

- Prepare and submit Statement of Interest (SOI)
- Prepare for MSBA senior study visits
- MSBA invitation to eligibility
- Eligibility period - Initial Compliance Certification (ICC)
- Eligibility period - School Building Committee (SBC)
- Eligibility period - Education Profile and Enrollment Projections
- Eligibility period - Maintenance Documents
- Eligibility period - Local Authorization of Funding
- Feasibility and schematic design
- Design development and construction documents
- Construction Commencement (Estimated for 2024)



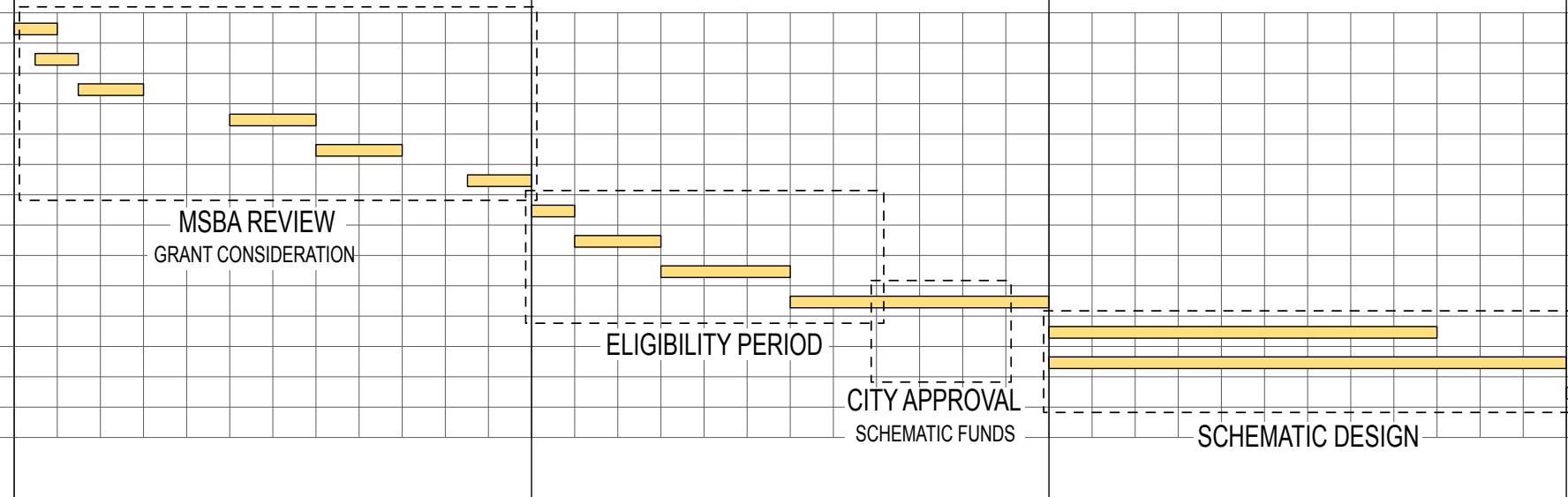
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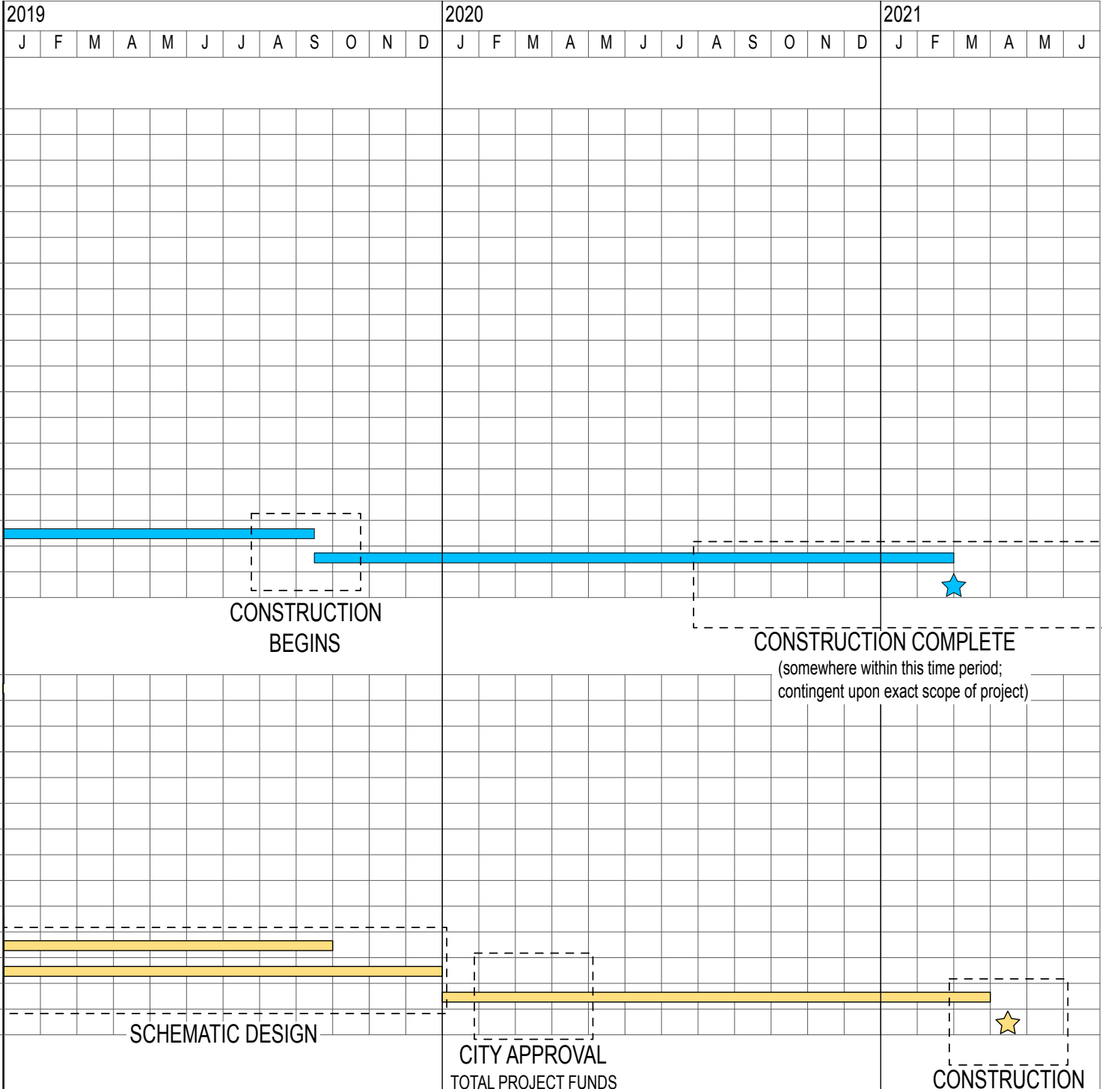


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Advantages of Packaging the Elementary School Projects

Watertown Public Schools



10 Benefits of Packaged Projects:



1. The expeditious completion of the elementary schools would synchronize with the high school schedule and allow elementary projects to be completed prior to construction commencement at the high school.

2. Parents with elementary-age students could be assured that all elementary schools would be addressed, simultaneously, city-wide.

3. Synchronized educational programming and visioning for all schools, simultaneously, would strengthen the eventual solution by broadening input and collaboration.

4. Utilizing the same contractor and subcontractors, consistent building materials, systems, equipment, and products would yield consistent quality and maintenance at all three schools.

5. Completing the projects outside of the MSBA Grant procedure allows for greater program flexibility.

Advantages of Packaging the Elementary School Projects

Watertown Public Schools



10 Benefits of Packaged Projects:



6. There would be a number of financial advantages to both the design and construction costs.

7. All projects could be completed under the control of a single owner's project manager, designer, and contractor.

8. A single contractor would provide better coordination to all collective construction activities within the city.

9. A single building committee could be established to steer all three projects.

10. With the completion of the Elementary School additions/renovations and the new High School, two-thirds of students in the city will be in 21st Century Learning Environments.

Cunniff Elementary School: Existing Conditions

Watertown Public Schools



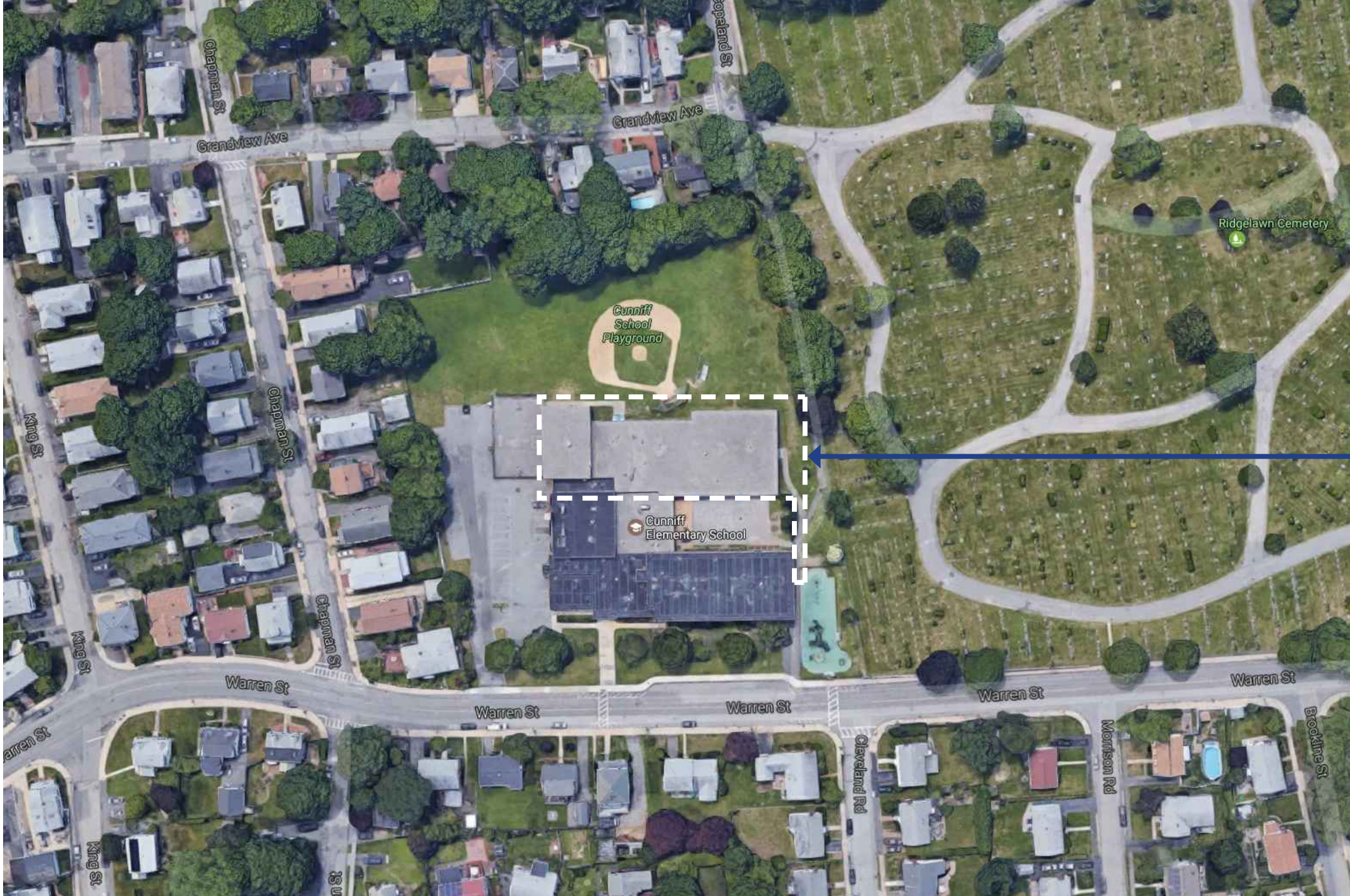
Cunniff Elementary
Grades K-5

1997 wing addition
- 1 Floor
- 28,898 sf

1954 building
- 2 Floors
- 23,077 sf

Cunniff Elementary School: Conceptual Solution

Watertown Public Schools



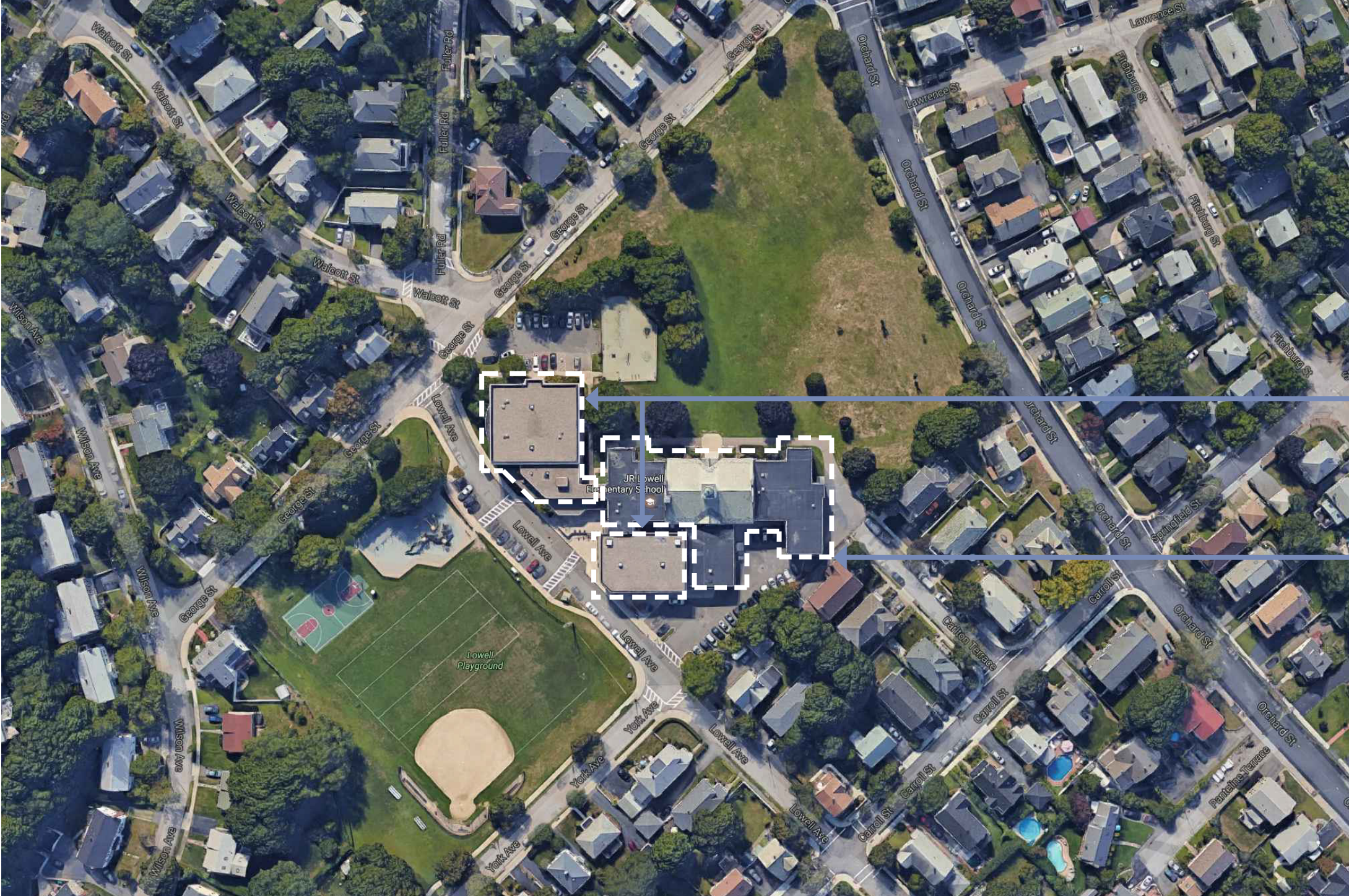
Cunniff Elementary
Grades K-5

2021 wing addition
- 2 Floor
- apx. 34,000 sf

Replace 1997 wing
addition and connect to
second floor of existing
building

Lowell Elementary School: Existing Conditions

Watertown Public Schools



Lowell Elementary
Grades K-5

1996 wing addition
1996 gymnasium
- 3 Floors
- 39,085 sf

1927 building
- 3 Floors
- 45,515 sf

Lowell Elementary School: Conceptual Solution

Watertown Public Schools



Lowell Elementary
Grades K-5

2021 wing addition
- 3 Floors
- apx. 42,000 sf

Resemble massing of
1996 wing addition

Hosmer Elementary School: Existing Conditions

Watertown Public Schools



Hosmer Elementary
Grades K-5 + Preschool

1967 building A
- 3 Floors
- 58,118 sf

1967 building B
- 2 Floors
- 27,724 sf
single story gymnasium
single story auditorium

2002 addition
- 2 Floors
- 16,840 sf

Hosmer Elementary School: Conceptual Solution

Watertown Public Schools



Hosmer Elementary
Grades K-5

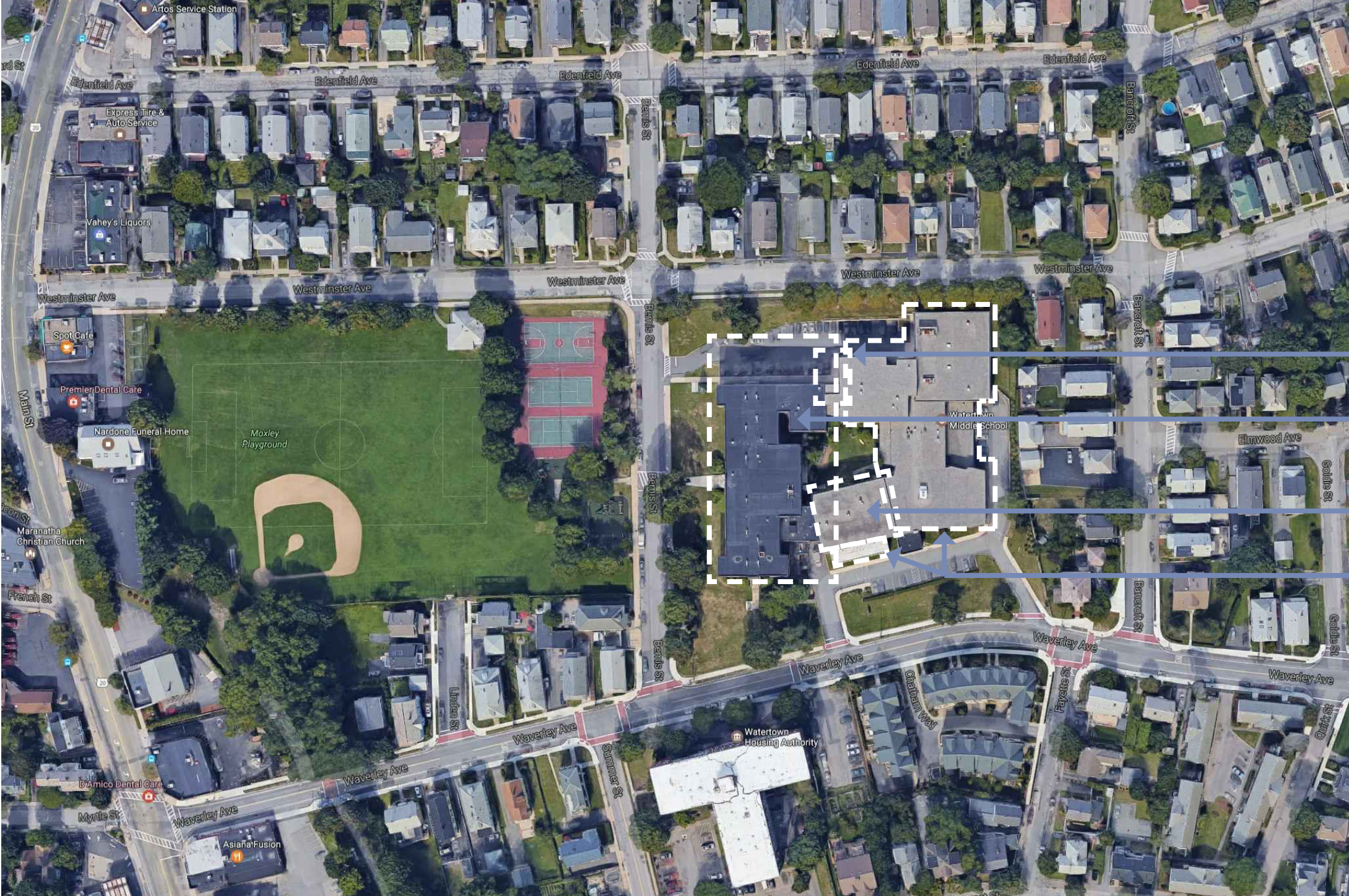
1967 building B
- renovated
- 24,200 sf remain

2021 wing addition
- 3 Floors
- apx. 25,500 sf

2021 preschool facility
- 2 Floors
- apx. 17,500 sf

Watertown Middle School: Existing Conditions

Watertown Public Schools



Watertown Middle School
Grades 6-8

1950 vestibule addition

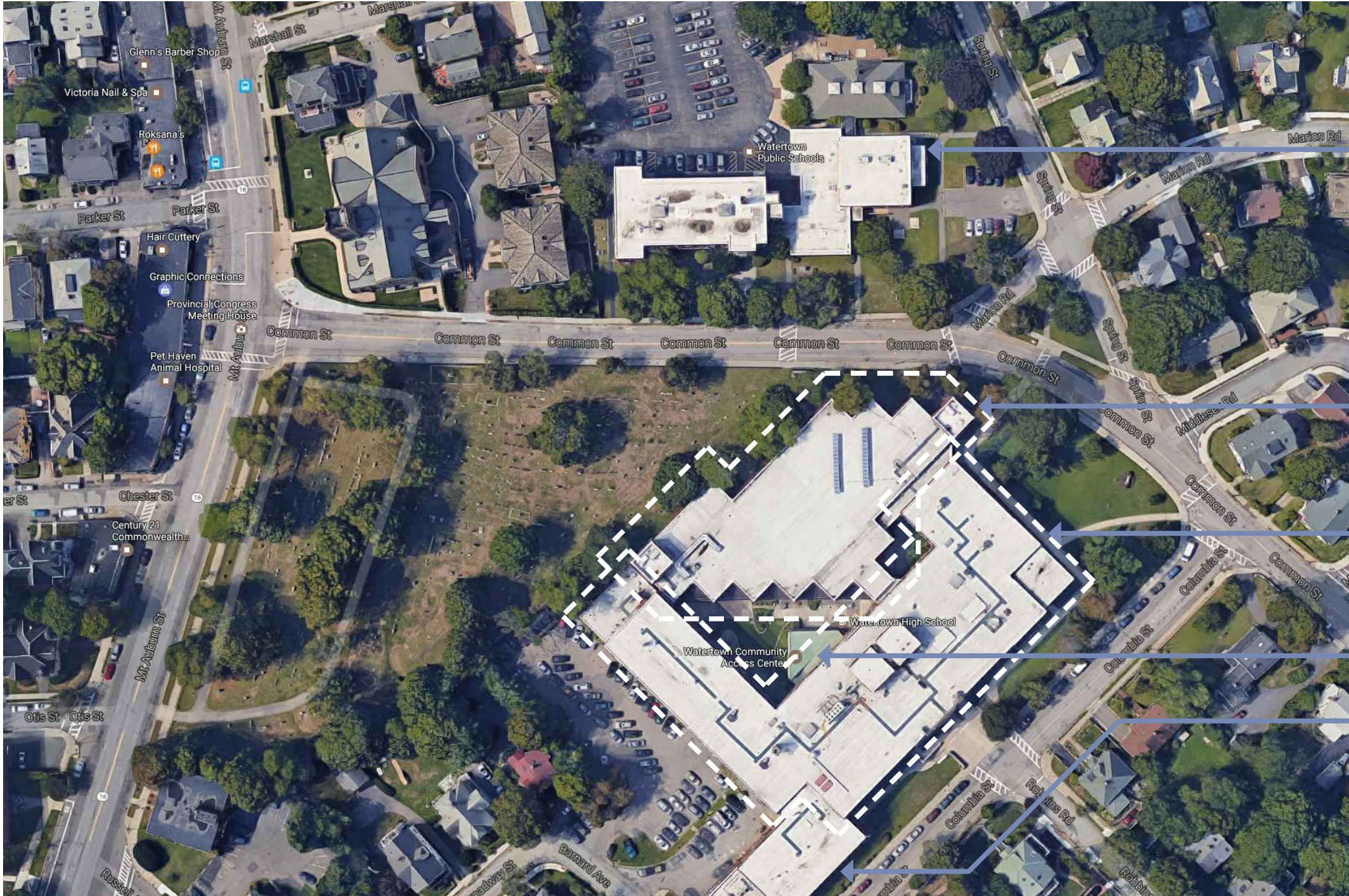
1922 building
- 2 Floors
- 78,445 sf

1960 wing addition

1998 wing addition
- 2 Floors
- 54,965 sf

Watertown High School: Existing Conditions

Watertown Public Schools



Phillips Administration Building

Watertown High School Grades 9-12

1970 wing addition
- 2 Floors
- 71,940 sf

1929 building
- 2 Floors
- 93,060 sf

2004 addition

1950 wing addition

