

Coakley Middle School Building Committee

Coakley Middle School Building Committee (MSBC) Meeting On-line Meeting hosted via ZOOM Platform Due to COVID-19 January 11, 2021 – 5:00 p.m.

Mr. Slater called the meeting to order at 5:05 p.m.

Attendees: (A= attended meeting; P= attended partial meeting)

	MSBC Voting members		MSBC Voting members		Compass Project Mgmt (CPM)
A	Alan Slater – Chair	A	Dr. David Thomson - Superintendent	A	Tim Bonfatti – Principal
A	Cathy Carney, MCPPO – Contract Administrator	A	Terresa Stewart – School Committee member	A	Bryan Jarvis – Project Director
A	Tony Mazzucco – General Manager	A	David Catania – School Committee member	A	Chin Lin – Sr. Project Manager
A	Tom Maloney - Selectman	A	Paul Riccardi – Director of Town-wide Facilities	A	Diane Guenther – Project Coordinator
A	Matt Lane - Selectman	A	Diane Ferreira – Principal of Balch Elementary School		Ai3 Architects (Ai3)
A	Matthew Walsh – Building Commissioner	A	Dr. Margo Fraczek – Principal of Coakley Middle School		James Jordan - Principal
				A	Justin Thibeault – Sr. Associate
				A	Kristen Kendall - Architect
				A	Keelia Kentor – Ed.Planner

Distribution: MSBC members and other Attendees (A or P);

The Chair recognized the meeting is being broadcasted and recorded by NCM.

1. Review and Approval of Prior Meeting minutes:

MOTION: Mr. Mazzucco motioned to approve the minutes from the December 1, 2020 MSBC meeting.

SECOND: by Mr. Thomson

VOTE: 12-0-0 Unanimous via Roll-Call

2. Ai3 Architects Presentation:

Justin Thibeault, Project Manager from Ai3 Architects (Ai3) discussed the Preliminary Design Program (PDP) report, showing there has been good progress on completing critical paths items. Next, Mr. Thibeault presented the Site Analysis and Selection process through which ten (10) sites were studied using a 29point evaluation system. Four (4) of the sites passed the selection process, with the existing Coakley site meeting 97% of desired/required criteria. The preferred site needs to be selected in order for the design team to move forward.

3. Site Evaluations:

Mr. Riccardi asked if the “Oldham site” was included with the existing. Ai3 answered, it was looked at and was too small to fit a modern middle school while maintaining the existing elementary school on the site.

Mr. Maloney, had the same question to follow up confirming all variables at Oldham were looked at. Ai3 answered Yes, all variables were looked at.

Mr. Slater confirmed with Ai3 that the studies were just looking at site size and no other configurations. Ai3 confirmed that was correct, it was a massing study to see whether or not a middle school “first floor” with required parking and site circulation could fit on the sites.

Mr. Riccardi asked if we are looking out back at the Coakley School. Ai3 answered Yes, but the study only used the space directly behind the existing school and not all of the fields.

Mr. Bonfatti noted we would look at multiple options for Coakley including out front. Ai3 confirmed that testing multiple “site layouts” will be the next step once a site is chosen.

Ms. Carney asked a question referring to #9 on the matrix. It is in regards to demo of existing structures being reimbursable by the MSBA. Ms. Carney asked if structures would include the fields and relocating lights from the fields. Ai3 replied that eligible demolition would only be the building. Mr. Jarvis added that the lights would be included in the site costs as site demo.

Mr. Maloney asked if the tennis courts would be replaced with an ice rink? Also, is this too soon to ask? Ai3 answered that would be a conversation to have down the road, as it would not affect the site selection.

Mr. Slater asked the committee if there were any other questions. There were none. Mr. Maloney stated that he was satisfied that the other school sites had been fully vetted.

MOTION: Mr. Mazzucco motioned to approve the recommendation to use the Coakley as the preferred site.

SECOND: by Mr. Catania

VOTE: 12-0-0 Unanimous via Roll-Call

4. Community Forum #1 Agenda

Ai3 gave an overview of what the agenda will be for the first community forum. It will include the MSBA process overview with timeline and milestone submission dates. It will also include Site Analysis and results. All MSBA required solution options will be presented including both grade configurations (6th-8th grade and 5th-8th grade). The team will provide an overview of the Educational Planning efforts including visioning, the education plan and grade level configuration, which will include benefits and concerns on each configuration. There will be live community polling so that people can go to a website and answer four questions regarding grade configuration. Finally, there will be an open discussion emphasizing this will be the first of many forums. We will see what the community has to say and their concerns.

Mr. Slater discussed there will be a minimum of five options for the project. They include repair the existing building, add reno grades 5-8, add reno grades 6-8, new construction grades 5-8 and new construction grades 6-8. Ai3 confirmed that is correct.

Ms. Ferreira asked if all five options would be covered by the MSBA funding? Ai3 answered the MSBA would support the districts decision. Yes, the MSBA will participate in funding a building for either grade configuration.

Mr. Slater followed up with comments looking forward to getting the community involved in the forum Thursday night. Mr. Jarvis added that we advertised this through the school department and a notice went home with students last Friday. It also is being publicized through NCM and will be in The Norwood Record. At this point we have 50 people registered to attend.

Mr. Thomson also noted he had put it on their social media through Facebook and Twitter. There was also an email to the district.

Ms. Carney asked to also put it on the Town website. Mr. Slater confirmed it would be.

5. Monthly Invoices:

Compass presented the December Vendor Invoice Package (VIP) which included all invoices recommended for approval by the MSBC and associated budget updates. Mr. Jarvis confirmed there were only two invoices, Compass and Ai3. Ai3's contract was entered into the budget, so you will see that update. Mr. Lin reviewed the invoices with the committee. Mr. Lin also reviewed the project budget summary to show what costs were incurred and showed the major contracts.

Ms. Carney asked if requisitions had been issued to Ai3. Mr. Lin answered we would need to follow through with a purchase order although tonight we are only looking for approval.

MOTION: Mr. Catania motioned to approve invoices.

SECOND: by Mr. Maloney

VOTE: 11-0-1 via Roll-Call. Mr. Mazzucco had dropped-off of the meeting.

6. Adjournment

MOTION: Mr. Maloney motioned to adjourn the meeting at 5:45 PM.

SECOND: by Mr. Lane

VOTE: 11-0-1 via Roll-Call. Mr. Mazzucco had dropped-off of the meeting.

Respectfully submitted,

Chin Lin
Senior Project Manager
Compass Project Management

Attachments:

Ai3 presentation to MSBC dated 01-11-21
December VIP