

# Town of Norwood: Coakley Middle School



**OPM Selection Panel**  
**July 13, 2020**



One Edgewater Drive; Suite 204  
Norwood, MA 02062  
508-589-5061  
[www.compasspminc.com](http://www.compasspminc.com)

# Company Organization:

## COMPASS PROJECT MANAGEMENT, INC.

### ADMINISTRATION

Tim Bonfatti  
Principal in Charge

Linda Bonfatti  
Controller

Mary Kuppens  
Project Accounting  
Project Websites

Kim Lipsy  
Marketing

### PROJECT MANAGEMENT

Brian Kelley  
Vice President

Domenic Tiberi  
Sr Project Manager

Jeff D'Amico  
Sr Project Manager

Bryan Jarvis  
Sr Project Manager

Christy Murphy  
Sr Project Manager

Michael Quinlan  
Sr Project Manager

Chin Lin  
Sr Project Manager

Chris Kenney  
Sr Project Manager

Luke Apone  
Project Manager

Emily Sarazin  
Project Manager

Allyson Mahar  
Project Manager

Tony Pina  
Project Manager

Kate Schroth  
Project Manager

Dylan McIntosh  
Asst Project  
Manager

Laureen Westman  
Asst Project  
Manager

Diane Guenther  
Project  
Coordinator

### ONSITE REPRESENTATIVES

Steve Devine  
Project  
Representative

Doug Goddard  
Project  
Representative

Robert Tucker  
Project  
Representative

Mia Ayers  
Project  
Representative

Chris Eberly  
Project  
Representative

George McMahon  
Project  
Representative

Michael Bonfatti  
Asst. Project  
Representative

# Project Team Organization:

TOWN OF NORWOOD | COAKLEY MIDDLE SCHOOL

FEASIBILITY/DESIGN PHASE

CONSTRUCTION PHASE

**TIMOTHY BONFATTI**  
Principal in Charge

**BRYAN JARVIS**  
Project Director

**BRIAN KELLEY**  
Vice President of  
Construction

**Chin Lin**  
Sr. Project Manager

**Mary  
Kuppens**  
Project Accounting

**Chris Eberle**  
Project  
Representative

# Anticipated Team Capacity:

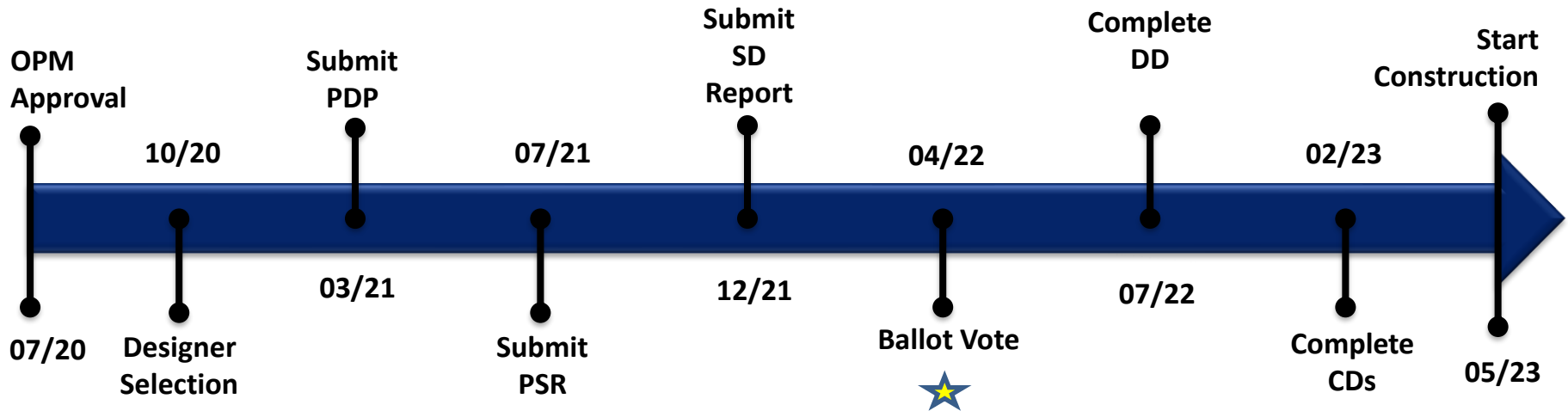
- ▶ Team capacity aligned with preliminary project timeline

Average Weekly Time Committed / Available	Designer Selection				PDP/PSR Submittal				SD Complete				Design												Construction / Closeout															
	2020				2021				2022				2022												2023			2024												
	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
Tim Bonfatti - Available	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Brian Kelley - Available																																								
Bryan Jarvis - Natick KMS	30	30	30	30	30	30	20	20	20	20	20	20	20	12	12	12	12	12																						
Bryan Jarvis - Walpole BMS	5	5	5	5	5	5	5	5	5	5	5	5	5	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	5	5	5	5	5	5	5	5	5	5		
Bryan Jarvis - Available	5	5	5	5	5	5	15	15	15	15	15	15	15	10	10	18	18	18	18	18	30	30	30	30	30	30	30	30	35	35	35	35	35	35	35	35	35	35	35	
Chin Lin - Westwood Hanlon ES	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	
Chin Lin - Available	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	
Chris Eberle - Millis CFB	12	12	12	12	12																																			
Chris Eberle - UMD SENG	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12																								
Chris Eberle - Ashland																					40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40		
Chris Eberle - Available	16	16	16	16	16	28	28	28	28	28	28	28	28	28	28	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mary Kuppens - Available	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

 = Town Meeting/Ballot

# Projected Project Timeline:

- ▶ Aligned with MSBA Board Meetings and Town Ballot





# Recent MSBA project(s):



**Kennedy Middle School – Natick, MA**

- 5-8 Middle School
- Seven (7) phase project; enabling work; temporary site configurations
- Constrained site (wetlands) and existing KMS
- Scheduled for 18 months to occupancy (December 2020)



**Hanlon Elementary School – Westwood, MA**

- Analyzed multiple configurations
- Phased construction on occupied campus
- Extensive review of re-districting implications
- Incorporates prudent sustainability measures

# Being a Diligent Owner:

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## Leadership; Accountability; Collaboration:

- ▶ Always looking ahead for potential signs of trouble
- ▶ Guidance with MSBA Partnership – educating on reimbursement process
- ▶ Understand impact of possible including of grade 5 on elementary schools
- ▶ Open and transparent communication with community
- ▶ Leverage understanding of town based on 10 years of projects
- ▶ Monitor project “vital signs” – cost, schedule, quality