

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

November 8, 2021

Agenda

October 4, 2021

- ◆ Schematic Design update
- ◆ D.B.B. vs. CMr update
- ◆ Auditorium size discussion/vote
- ◆ Turf field discussion/vote
- ◆ Sports lighting discussion/vote

November 8, 2021

- ◆ Public Forum #6 update
- ◆ Schedule & Schematic Design update
- ◆ Proprietary items discussion
- ◆ PV panel discussion/vote
- ◆ DBB vs. CMr discussion/vote



Ai3 Architects, LLC
Compass Project Management

Community Forum #6

Coakley Middle School

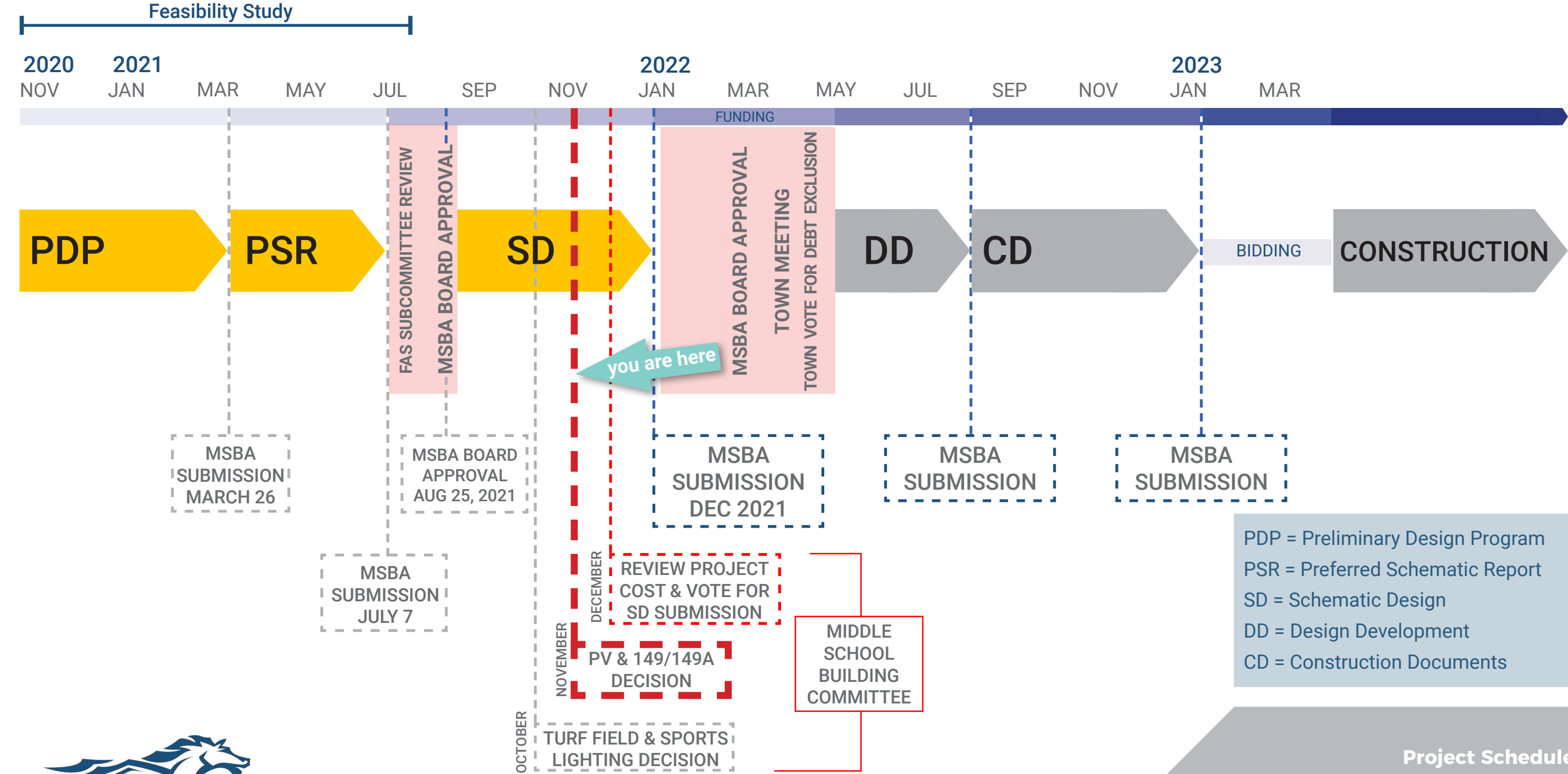
Agenda

November 1, 2021

- ◆ **Introductions**
- ◆ **Agenda**
- ◆ **Project Background**
- ◆ **Existing Conditions Video**
- ◆ **Project Schedule**
- ◆ **What is included in the Schematic Design Submission**
 - ◇ **Building Highlights**
 - ◇ **MSBC decisions**
 - ◇ **Site Plan & Renderings**
- ◆ **Next Steps - Information Distribution**
- ◆ **Questions & Answers**



Project Schedule



What is included in the Schematic Design Submission?

SCHEMATIC DESIGN (SD) TABLE OF CONTENTS

4.1.1 INTRODUCTION

Summary of Preferred MSBA Board Selection
Overview of Process
Description of Project
Graphic & Visual Aids
MSBA Review & District's Response to PSR Report

4.1.2 PROJECT CONTACTS, COMMUNICATIONS & PROCEDURES

Project Directory
Roles & Responsibilities
Communications & Documentation Control Procedures
Work Plan
Updated Project Schedule

4.1.3 FINAL DESIGN PROGRAM

Architectural Characteristics
Site Development Description
Design Focal Point
Functional Relationships & Adjacencies
District's Educational Program & Design Response
Existing & Proposed Technology
Security & Visual Access
Space Summary Narrative
Designer Certification
Educational Space Summary

4.1.4 SITE ANALYSIS

Traffic Analysis
Phase 1 Environmental Assessment
Geotechnical Report

4.1.5 CODE ANALYSIS

Building Code Analysis
Compliance with ADA & MAAB

4.1.6 UTILITIES & SOILS ANALYSIS

4.1.7 MASSING STUDY

4.1.8 BUILDING SYSTEMS DESCRIPTIONS

Building Structure
Electrical Systems
Mechanical Systems
Plumbing Systems
Fire Protection Systems
Information Technology Systems
Theater Equipment
Foodservice Equipment

4.2.1 SUSTAINABLE BUILDING DESIGN

LEED Scorecard
Designer's Certification Letter

4.3.1 ROOM DATA SHEETS

4.4.1 PROPOSED CONSTRUCTION METHODOLOGY

4.4.2 ANTICIPATED REIMBURSEMENT RATE

4.4.3 TOTAL PROJECT BUDGET

4.4.4 COST ESTIMATES

Cost Comparison
Designer's Cost Estimate
OPM's Cost Estimate

4.4.5 PROPRIETARY PRODUCTS

4.5.1 LOCAL ACTIONS & APPROVALS

Local Actions and Approvals Letters
Certification Letter
Middle School Building Committee Meeting Minutes
School Committee Meeting Minutes
Community Forum Information

APPENDICES

A. DESE Submission

OPM DESE Review Cover Letter
Special Education Delivery Methodology
Signed Education Space Summary
Special Education Adjacency Table
Preliminary Floor Plans

B. MA Historical Commission Submission

Dark Gray - Items related to the Building Option that is required for submission

Light Gray - Items submitted in previous PSR report that are required to be submitted again



What is included in the Schematic Design Submission?

GRADE CONFIGURATION

Should Coakley MS include 6-8 or 5-8?

Grades 5 - 8



May 26, 2021

School Committee unanimously voted on a 5-8 grade configuration

AUDITORIUM / STAGE SIZE

Capacity and Size of spaces

600 Seat Auditorium

2,000 SF Stage



October 4, 2021

Middle School Building Committee unanimously voted to include

TYPE OF FIELD AT FRONT

Synthetic or Natural Turf?

Synthetic Turf



October 4, 2021

Middle School Building Committee unanimously voted to include

ATHLETIC LIGHTING

Include lighting at new front field?

Athletic Lights



October 4, 2021

Middle School Building Committee unanimously voted to include

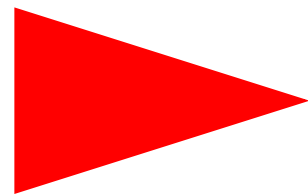


What is included in the Schematic Design Submission?

Plan Development - influences

- ◆ **Over 40 programming meetings** were held with school staff, department heads, district administration, the design team & consultants, and the OPM.
- ◆ Plans as previously shown and what will be shown later is all a result from this feedback and modification requests.
- ◆ All modifications were made while keeping the building within the allowed Building Square Footage of **187,840 SF**
- ◆ Conversations were both broad and detailed ranging from:

ROOM
ADJACENCIES



OUTLET LOCATIONS

What is included in the Schematic Design Submission?

Building Highlights

- 187,840 square feet
- 5 - 8 grade configuration with each grade on their own floor
- 100% of core teaching spaces will have windows!
- 600 seat auditorium
- 2 student dining commons
- Upper and lower school teacher collaboration spaces
- Dedicated STEM/STEAM spaces: VR lab, performance technology studio, 3 student collaboration spaces, and a video production & broadcast studio
- Fully equipped fitness center
- Anticipated occupancy - Fall 2025





BIG BLOCK WALLS

STONE VENEER WALL

ATHLETIC STORAGE

STONE VENEER WALL

RAIN GARDEN

PATH TO FIELDS

DECORATIVE PAVEMENT RAIN GARDEN

RAIN GARDEN

GREENSCREEN FENCING

SERVICE

BERM

5TH GRADE PLAYGROUND

SIGN

LARGE SHADE TREE

BUS PARKING

ATHLETIC STORAGE

GREENSCREEN FENCING

SERVICE

OVERFLOW PARKING

SIGN

ATHLETIC STORAGE

BUFFER PLANTING

BERM

STUDENT COMMONS PLAZA

FLAG POLE

ORNAMENTAL BENCH

DECORATIVE PAVING

MEDIUM SHADE TREE

ORNAMENTAL BENCH

SIGN

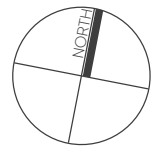
FLOOR 2

GRADE 6



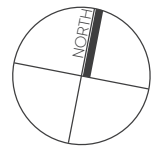
FLOOR 3

GRADE 7



FLOOR 4

GRADE 8



Performing Arts

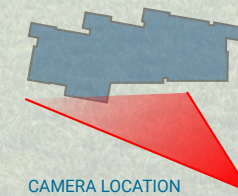
Student Commons

Admin / Guidance / Nurse & Media Center

Athletics



- UTILIZE DURABLE MATERIALS
- PROVIDE IDENTIFIABLE ENTRY POINTS
- HIGHLIGHT SPECIFIC BUILDING ELEMENTS
- REDUCE BUILDING SCALE & MASSING
- RELATE BUILDING AND MATERIALS TO SURROUNDING SITE & TOWN
- PROVIDE BRANDING & IDENTITY FOR STUDENTS
- DESIGN FOR SUSTAINABILITY



Performing Arts

Student Commons

Admin / Guidance /
Nurse & Media Center

Athletics



COAKLEY
MIDDLE SCHOOL

PERFORMING
ARTS

COAKLEY



COAKLEY MIDDLE SCHOOL

- UTILIZE DURABLE MATERIALS
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- DESIGN FOR SUSTAINABILITY



CAMERA LOCATION

Art &
Language

Team 3

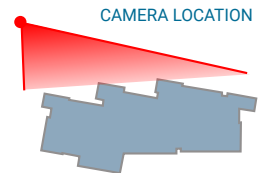
Team 2

Team 1

Performing Arts



- UTILIZE DURABLE MATERIALS
- PROVIDE IDENTIFIABLE ENTRY POINTS
- HIGHLIGHT SPECIFIC BUILDING ELEMENTS
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Questions & Answers



Proprietary Items

What are Proprietary Items?

Descriptions of materials that cite a specific brand name such that only one vendor or manufacturer can supply the desired items

What are the disadvantages of Proprietary Items?

Can limit competition which can lead to increased prices

What are some of the reasons to use Proprietary Items?

- The item is currently used throughout the District and deviating would create a hardship in the maintenance, training, or use of spare parts inventory currently stored by the District
- Extensive time, effort, and training has been invested by the District in the education of staff and personnel on the use of a specific item.
- An item has been deployed as a standard throughout the District and other Town offices and is required for the seamless integration of other components.
- The item offers unique and unmatched advantages for the District in the deployment of technology or educational delivery
- It is determined that no other equal products exist after the investigation, research, and testing of the selected product was conducted.



Proprietary Items

What are the Proprietary Items identified for the Coakley Middle School project?

Door Hardware & Security items:

- Locks & Key systems
- Door closers & egress components

Technology items:

- Security related components including cameras, access control, and intrusion detection items

NOTE: Items identified above align with items and products installed in the High School and at other buildings within the District.

Next Steps:

Proprietary Items will need a **VOTE** by the MSBC to be included in the project and SD Submission. Vote to occur at December meeting.



What is included in the SD Submission?

PHOTOVOLTAIC PANELS
ROOFTOP & PARKING CANOPIES



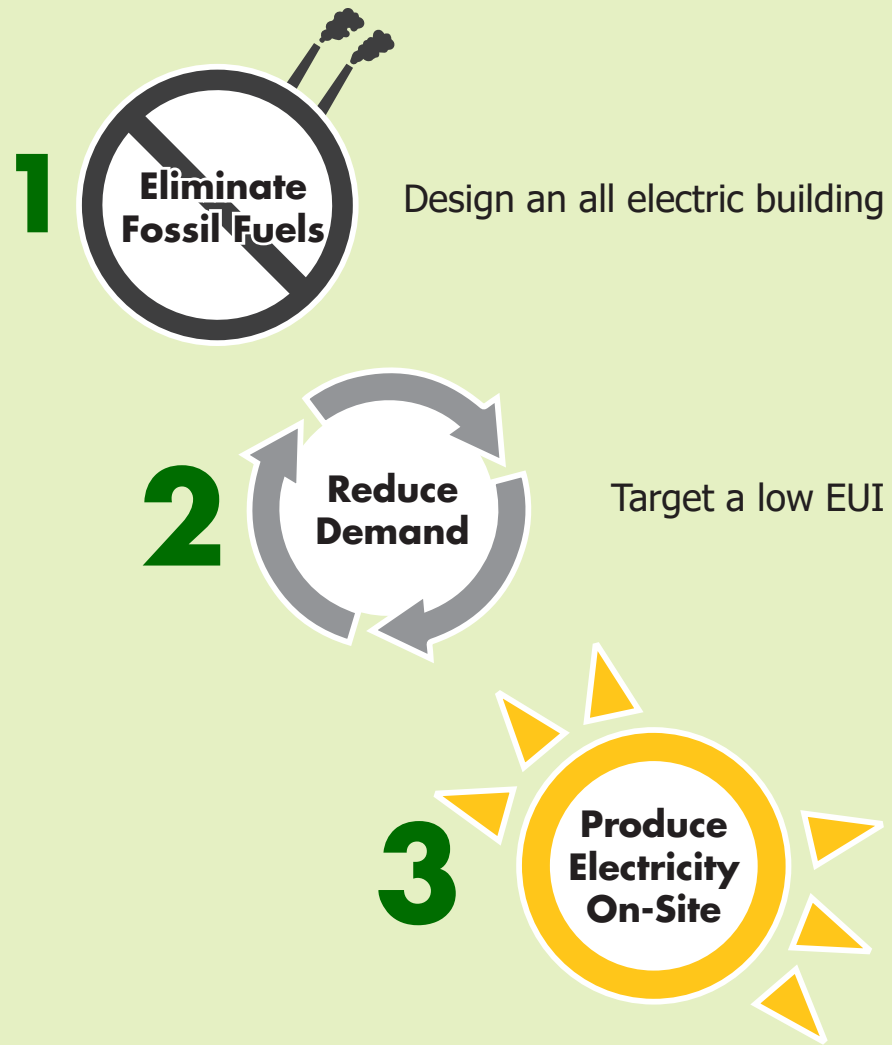
TBD at November 8, 2021 Middle School Building Committee meeting



SD Submission
pv panels

NET ZERO & SUSTAINABLE DESIGN

PATH TO NZE



New **Coakley Middle School** anticipated annual energy consumption:

1,376,400 kWh



Required PV to offset building use

- Approximately 30,000 sf of panels on the roof
- Approximately 30,000 sf of panels over parking spaces

Estimated ADD to Total Project Cost **\$8.0 million**

What is included in the **Schematic Design Submission?**

CONSTRUCTION DELIVERY METHOD



149

Design-Bid-Build

149A

Construction Manager at Risk

TBD at November 8, 2021 Middle
School Building Committee meeting



CM at Risk: Rationale

- ▶ For complex; phased project on a very tight site with existing school in operation.
- ▶ Limited staging/laydown area; The project needs a pro-active; flexible team player.
- ▶ Early Release/Enabling Packages (site roads; site demo; temp. facility set-up, etc) are critical to overall schedule and flexibility around the school's operations.
- ▶ Larger pool of potential CMs/More competition than "School" GCs.
- ▶ 65% of Middle School projects in MSBA uses CM@Risk method.

CM at Risk: Rationale

- ▶ Guaranteed Maximum Price “GMP” with open accounting of all costs.
- ▶ CM provides full professional team and shares in the “risk” via a GMP/ GMP Contingency.
- ▶ CM Pre-Construction services to help mitigate the Owner’s risk.
- ▶ Owner involved in de-scoping/award of all subcontractors. “Filed/Trade” subs still bid.
- ▶ Buy-out savings; unused GMP contingency; holds & allowances returned to the Owner. Reduces or “re-uses” some of the initial “cost premium”.

CM at Risk: Rationale

- ▶ CM has more direct knowledge to the market condition and pricing during pre-construction which will allow for Norwood team to plan ahead before bidding and construction.
- ▶ CM can participate with the design team to work out options pending on the market condition such as choosing materials which are not in shortage or have delivery issues.
- ▶ It is possible to change from CM@Risk if the budget can not be met and move to a traditional Design Bid Build option. This would add three to six months to the project schedule and changes to contract documents. This would also reduce some of the higher cost of CM@Risk.

CM at Risk: Costs included in est. \$105M construction cost

- ▶ Pre-Construction Fee: \$200-500K
- ▶ General Conditions (i.e increased staffing) vs. DBB (+/- 1%) \$1 M
- ▶ CM Fee (in addition to GCs; insurance; bonds, etc): (+/- 2%) negotiated \$2 M
- ▶ CM GMP Contingency (within GMP): (+/- 2%) of cost of work; negotiated \$2 M
- ▶ “Better” non-trade, sub-contractors: (+/- 1%) \$1 M
- ▶ Initial “Cost Premium” total: 5-6% \$5-6 M
- ▶ Often some costs are re-couped in buy-out savings and GMP contingency balances turned back to the Owner. These items are kept by GC in DBB.

CM at Risk: Process, Timeline, Next Steps

| | |
|---------------------------|---|
| Feb. 2022 | <ul style="list-style-type: none"> • Prepare CM@Risk application |
| March 2022 | <ul style="list-style-type: none"> • Submit CM@Risk Application to IG's Office |
| March – April 2022 | <ul style="list-style-type: none"> • IG's office reviews the Application / Issues a Notice to Proceed |
| March 2022 | <ul style="list-style-type: none"> • Prepare Request for Qualifications (RFQ) |
| April 2022 | <ul style="list-style-type: none"> • Create Pre-qualification Committee • Issue RFQ and Receive Statements of Qualifications (SOQ) |
| May 2022 | <ul style="list-style-type: none"> • Create Selection Committee • Pre-qualify at least three (3) CM@Risk firms • Prepare and Issue Request for Proposals (RFPs) • Receive, evaluate, and rank proposals |
| June 2022 | <ul style="list-style-type: none"> • Interview finalists • Award CM@ Risk firm |

Question/Discussion

