

# Coakley Middle School

Norwood Public Schools

## Middle School Building Committee

December 13, 2021

## Agenda

November 8, 2021

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

December 13, 2021

- ◆ Schedule & Schematic Design update
- ◆ Project Budget & Town Share update
- ◆ Proprietary Products discussion/vote

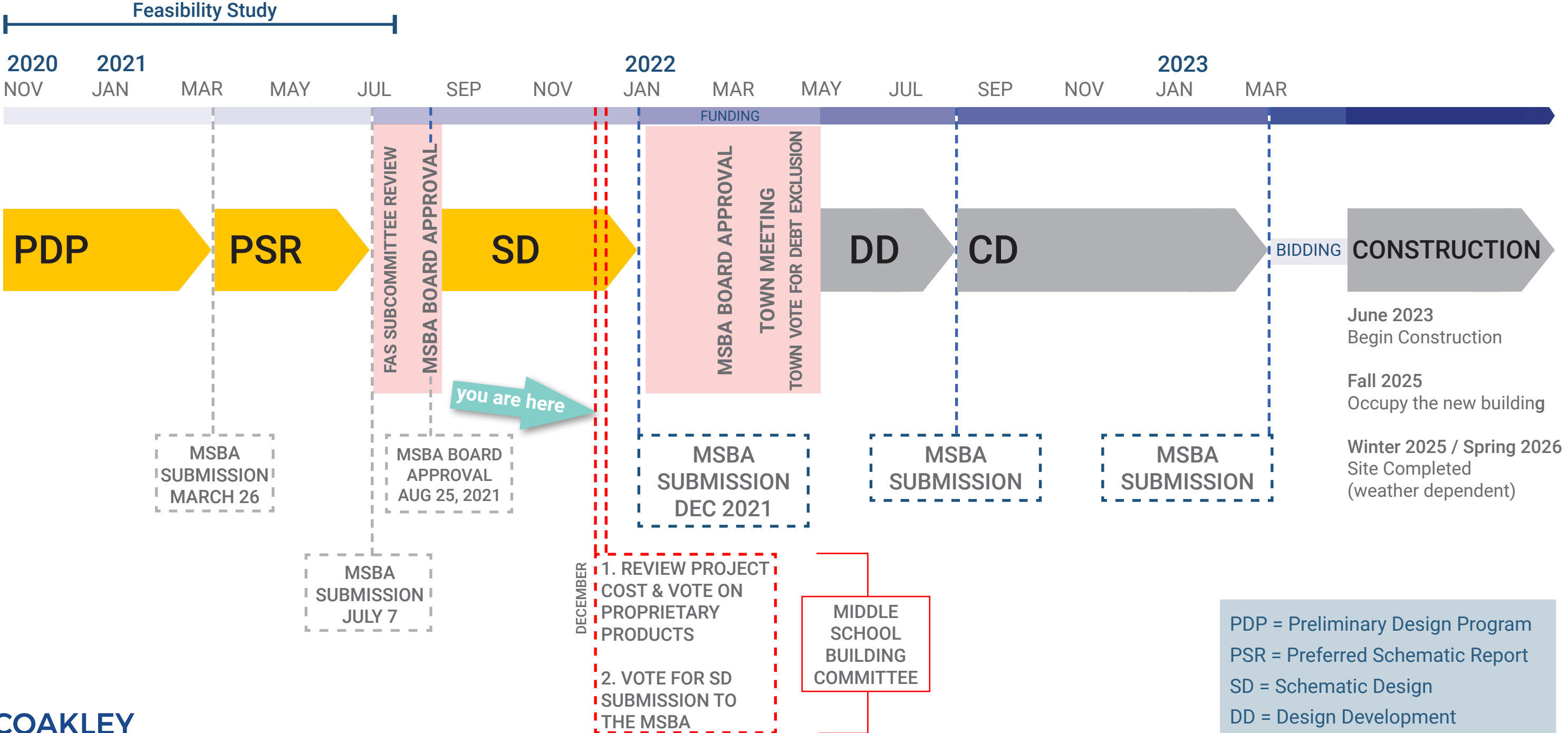


**COAKLEY**  
MIDDLE  
SCHOOL



Ai3 Architects, LLC  
Compass Project Management

# Project Schedule



PDP = Preliminary Design Program  
 PSR = Preferred Schematic Report  
 SD = Schematic Design  
 DD = Design Development  
 CD = Construction Documents

# What influenced the Schematic Design documents?

## Educational Program Development

December 2020 & January 2021

- ↳ Educational Visioning sessions including Middle School and Elementary School staff

January - March 2021

- ↳ Develop Educational Program to align with District goals

## Department Program Review

Over **40 PROGRAMMING MEETINGS** were held with school staff, department heads, district administration, the design team & consultants, and the OPM.

- ↳ amenities & adjacencies

## Community Forums (7)

- January 14
- March 18
- April 29
- May 19
- September 23
- November 1
- December 16

## Middle School Building Committee

Monthly meetings

## Town of Norwood

- Norwood Public Schools
- Norwood Police
- Norwood Fire
- Department of Public Works
- Facilities
- Planning
- Energy Manager
- Norwood Light
- Parks & Rec
- Youth Soccer
- Youth Football

Schematic Design Documents reflect feedback and modification requests.

# What is included in the Schematic Design submission?

## Project Specifications (~100 pages)

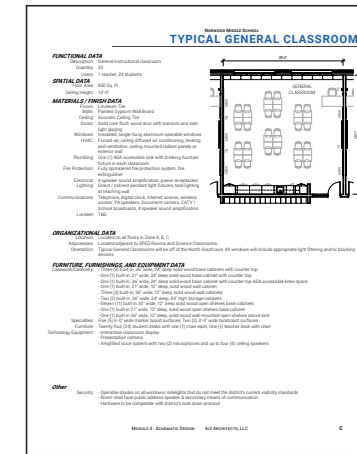
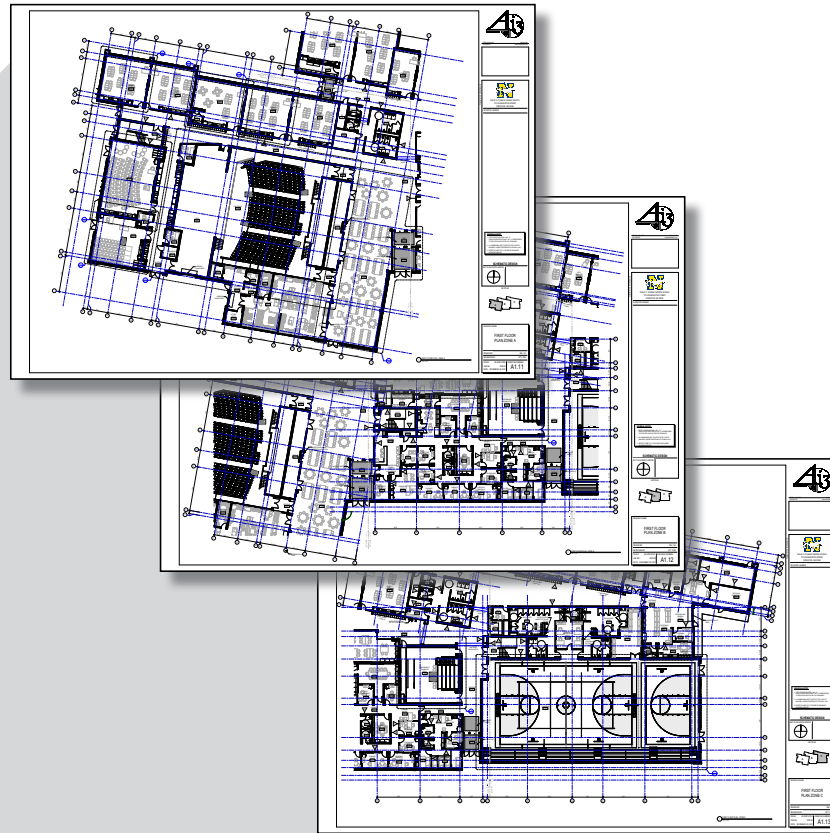
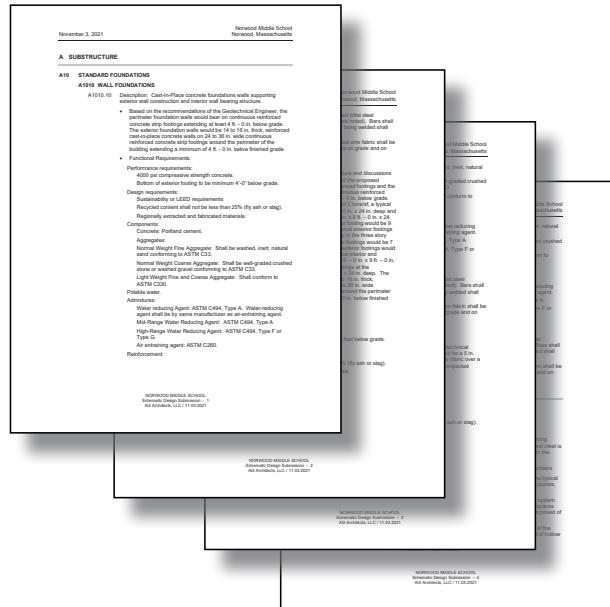
Outline specifications in Uniformat Divisions that defines scope of construction and establishes the quality of materials, finishes, products, equipment and workmanship.

## Drawings (~100 sheets)

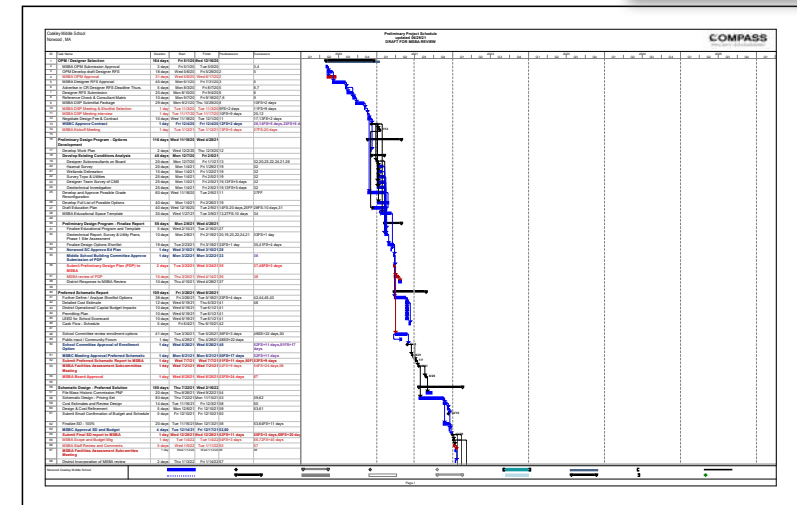
Civil, Landscape, and Architectural drawings defining adjacencies, sizes, quantities, materials, and finishes to establish a basis of design and intent.

## Report (650+ pages)

- Project Schedule
- Design Narratives
- Code Analysis
- Project Reports
- DESE Submission
- Room Data Sheets
- Cost Estimates (2)
- MSBC Meeting Minutes



CONSTRUCTION COST SUMMARY				
Division	Amount	Unit	Rate	%
00 - PRELIMINARIES	\$0.00			0.00%
01 - EXTERIOR	\$0.00			0.00%
02 - FOUNDATION	\$0.00			0.00%
03 - CONCRETE	\$0.00			0.00%
04 - MASONRY	\$0.00			0.00%
05 - METAL DECKING	\$0.00			0.00%
06 - ROOFING	\$0.00			0.00%
07 - WOODWORK	\$0.00			0.00%
08 - PAINTS AND COATINGS	\$0.00			0.00%
09 - FINISHES	\$0.00			0.00%
10 - PARTITIONS	\$0.00			0.00%
11 - STAIRS	\$0.00			0.00%
12 - ELEVATORS	\$0.00			0.00%
13 - MECHANICAL	\$0.00			0.00%
14 - ELECTRICAL	\$0.00			0.00%
15 - TELECOMMUNICATIONS	\$0.00			0.00%
16 - SPECIALTIES	\$0.00			0.00%
17 - FURNITURE	\$0.00			0.00%
18 - EQUIPMENT	\$0.00			0.00%
19 - SPECIALTIES	\$0.00			0.00%
20 - OTHER	\$0.00			0.00%
<b>TOTAL</b>	<b>\$0.00</b>			<b>0.00%</b>



# 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:
  - Virtual Reality lab
  - Performance technology studio
  - 3 Student Collaboration spaces
  - Video Production & Broadcast Studio
- Fully equipped fitness center

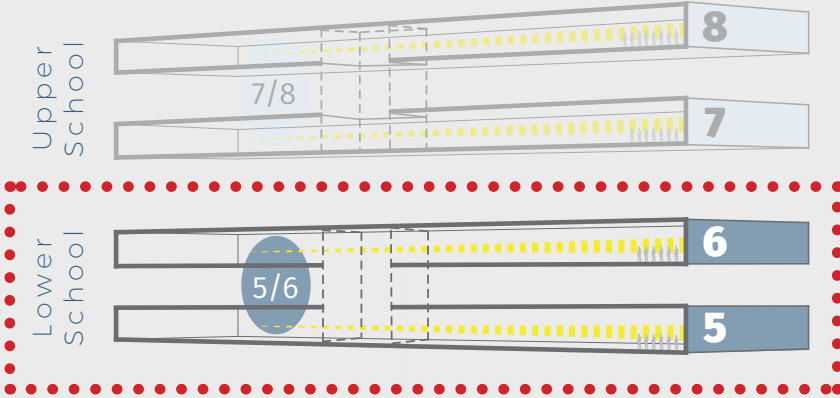




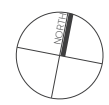
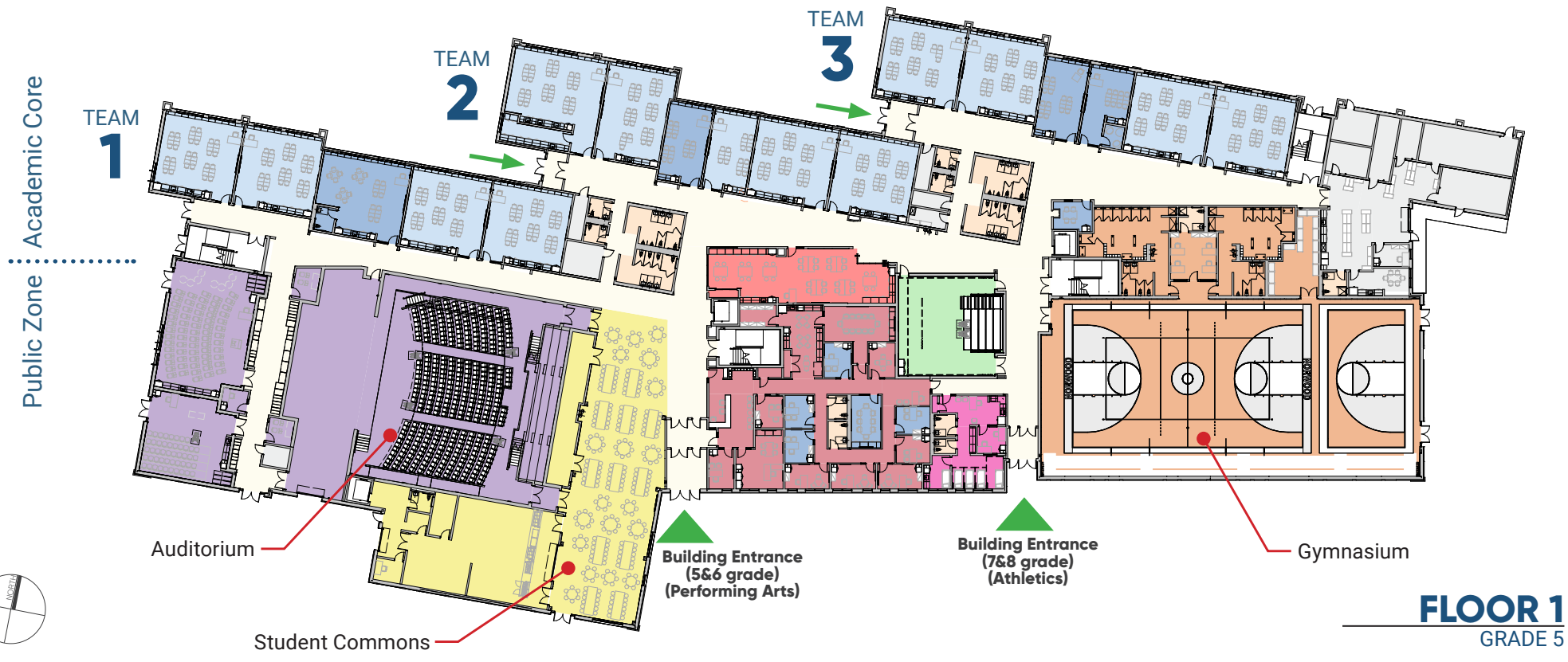
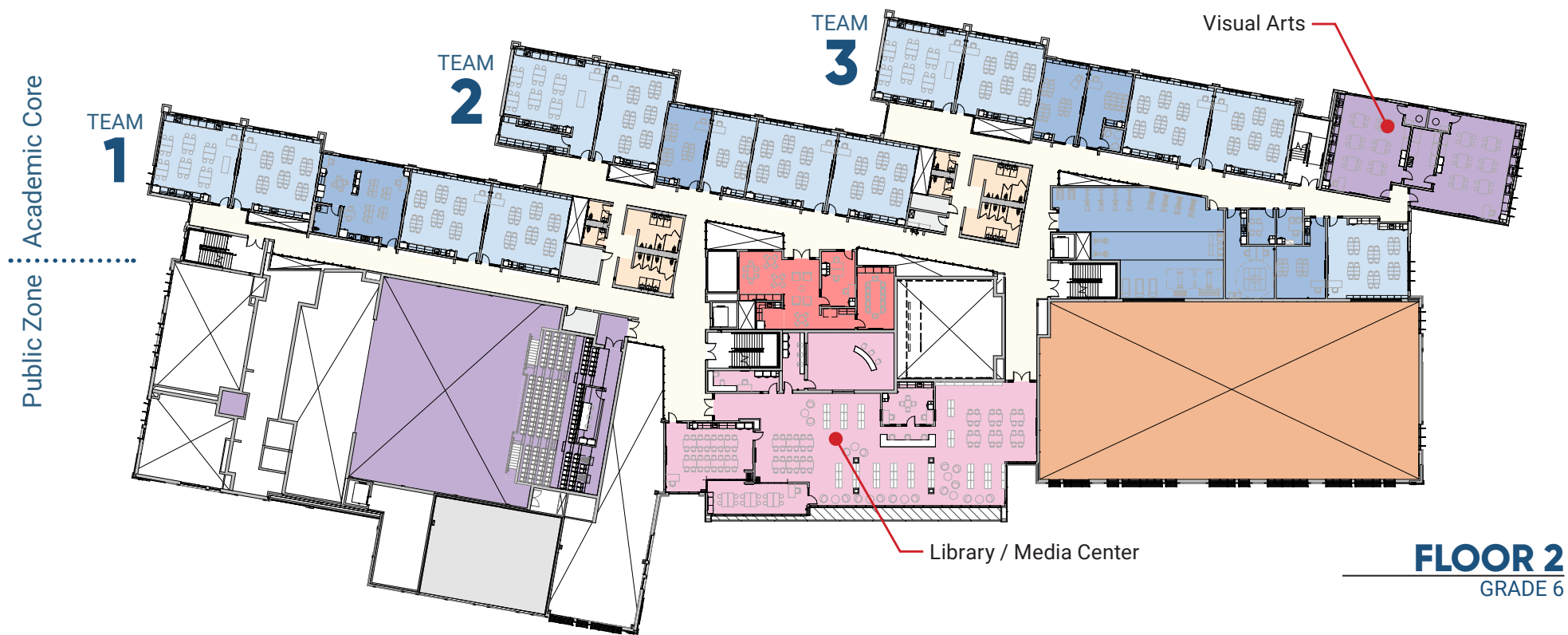
**COAKLEY**  
MIDDLE  
SCHOOL

Site Plan

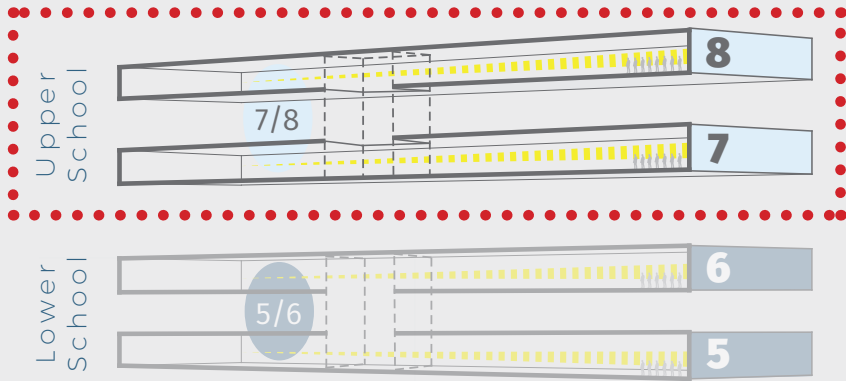
# Plan Organization Lower School



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# Plan Organization Upper School



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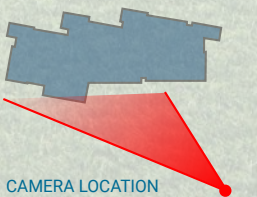




SOUTH ELEVATION - MAIN ENTRANCE

**COAKLEY**  
MIDDLE  
SCHOOL

- 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



CAMERA LOCATION

Performing Arts

Student Commons

Admin / Guidance /  
Nurse & Media Center

Athletics



SOUTH ELEVATION - AERIAL

**COAKLEY**  
MIDDLE  
SCHOOL

- UTILIZE DURABLE MATERIALS
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CAMERA LOCATION

Art &  
Language

Team 3

Team 2

Team 1

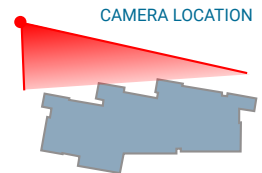
Performing Arts



NORTH ELEVATION - ACADEMIC TEAMS

**COAKLEY**  
M I D D L E  
S C H O O L

- UTILIZE DURABLE MATERIALS
- PROVIDE IDENTIFIABLE ENTRY POINTS
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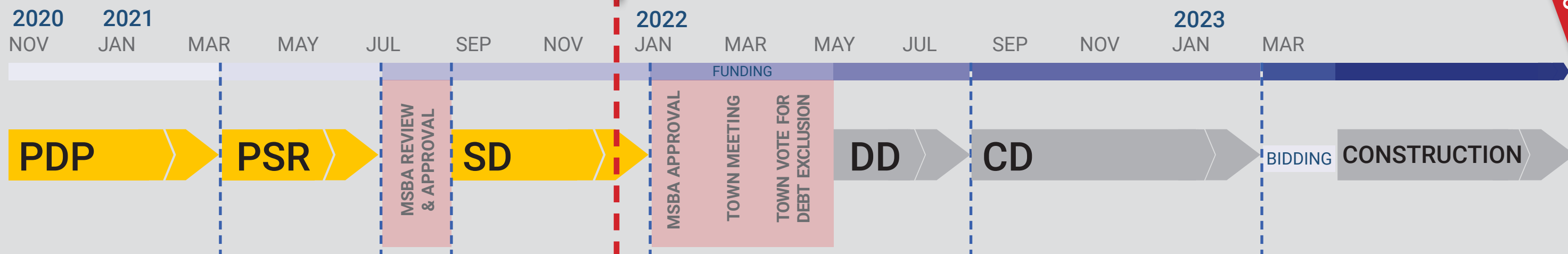


CAMERA LOCATION



# Questions & Answers

## Project Schedule



# Project Budget & Town Share

## Schematic Design - Cost Estimate Comparison



### Total Estimated Construction Cost (base)

Schematic Design  
(Including CM@R, Synthetic Turf  
Field, & Athletic lighting)



100% SD Cost Estimate	100% SD Cost Estimate
<b>\$113,847,205</b>	<b>\$114,104,342</b>

Difference	Percentage
<b>\$257,137</b>	<b>0.23%</b>

### ADD Alternate

#	Description	PM&C	miyakoda	Difference
#1	Cost to include Photovoltaic (PV) Panels on the building roof, canopies over parking spaces, and a battery storage system	<b>\$5,652,358</b>	<b>\$5,691,295</b>	<b>\$38,937</b>

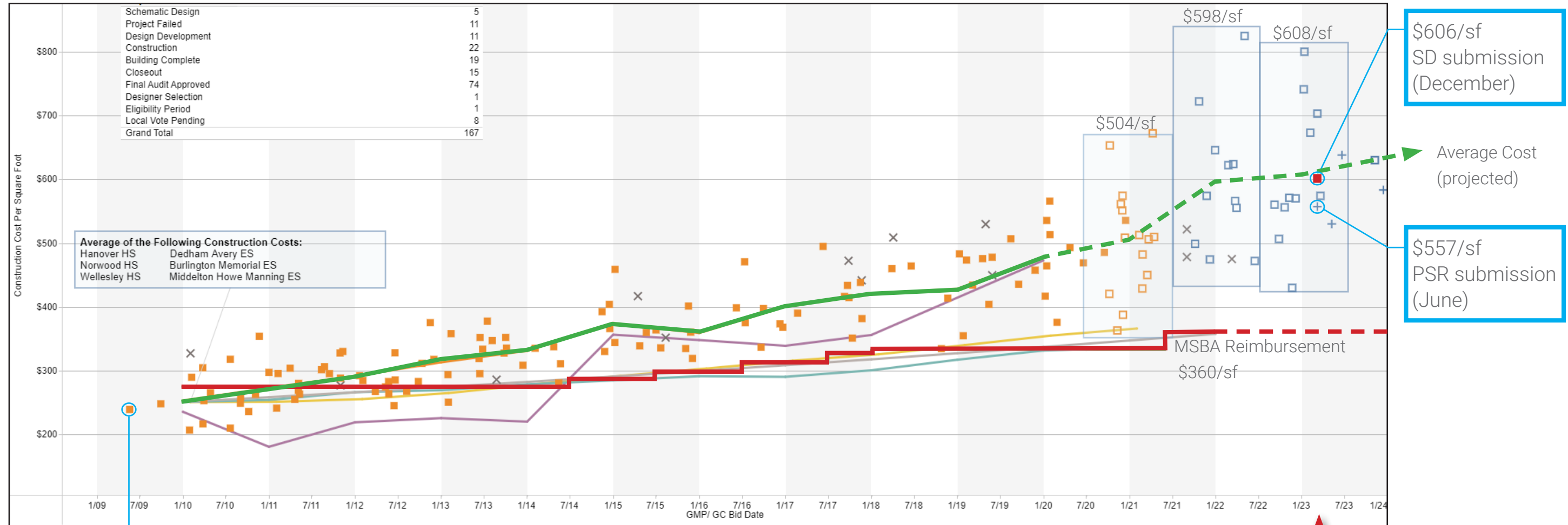
### Total Estimated Construction Cost (with Alternate #1)



<b>\$119,499,563</b>	<b>\$119,795,637</b>
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# MSBA New School Construction Cost Chart

Chart Downloaded from the MSBA website on 12/8/2021



Norwood High School  
\$239/sf in 2009

## Why the increase in \$/sf since PSR?

- ◆ \$557/sf was for the base bid WITHOUT any of the alternates at PSR
- ◆ MSBC voted during the SD phase - include the following Alternates in project:

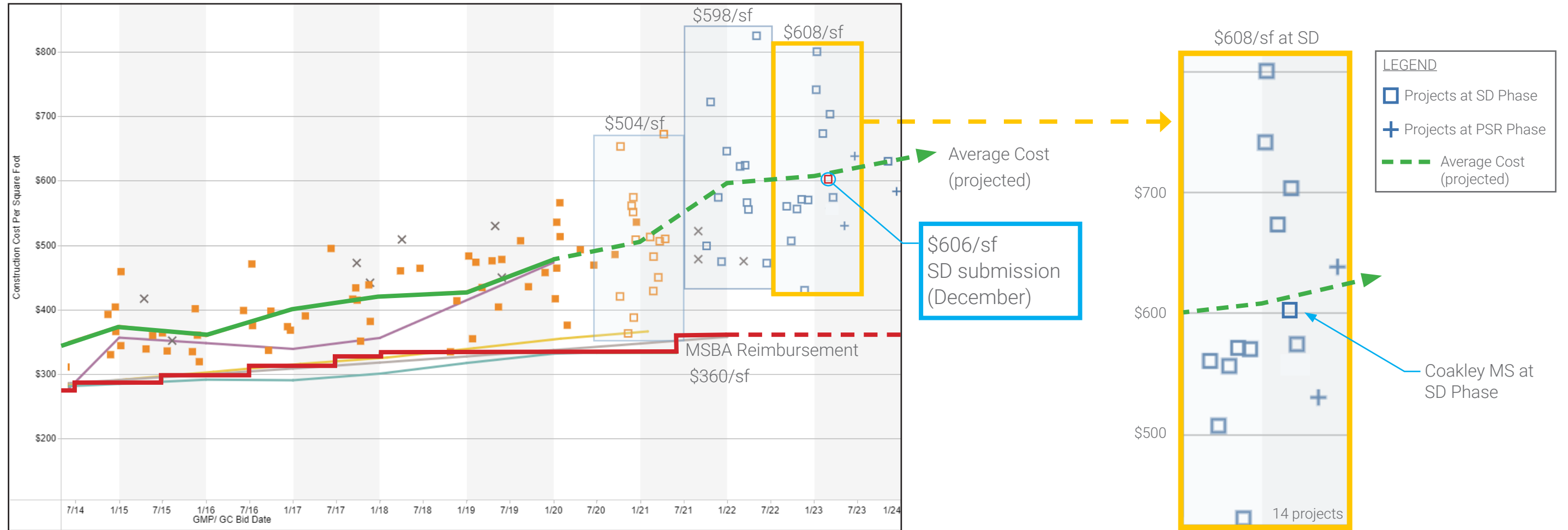
- Include Construction Manager at Risk: \$7,700,000 = \$41/sf
  - Include Synthetic Turf Field: \$1,200,000 = \$6.30/sf
  - Include Athletic Lights at front field: \$700,000 = \$3.70/sf
- TOTAL ADD: \$9,600,000 or \$51/sf

cost at PSR	\$557/sf
ADDS at SD	\$51/sf
projected cost	<b>\$608/sf</b>

Actual cost at SD  
**\$606/sf**

project to bid

# MSBA New School Construction Cost Chart



## How does Coakley compare to the average cost for school construction projects?

Average construction cost for projects in the **SD phase** in this cluster are **\$608/sf**

↳ SD documents are further developed so the cost estimates are more accurate

Design Team is seeing an **INCREASE of 2.00% - 2.75%** in escalation at the SD Phase to address market fluctuations

↳ The **\$606/sf** noted for Coakley MS **INCLUDES the escalation increase**

# Project Budget & Town Share

Cost Impact for the Coakley Middle School Building Project

<b>Estimated Total Project Cost:</b>	<b>\$150 mil</b>
<b>Estimated Town Share:</b>	<b>\$105 mil</b>

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<b>Tax Impact for Average Home:</b>	<b>\$390 / year</b>
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- \$550K average home value
- 3.25% interest rate with level payment
- 30 year bond

## Neighboring Town Comparison

Walpole - - - - -	\$423
Westwood - - - - -	\$462
Medfield - - - - -	\$852

All figures represent a 30 year debt service





# Questions & Answers

Project Budget & Town Share

# Proprietary Products

## ◆ **What are Proprietary Products?**

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 Products?**

Can limit competition which can lead to increased prices

## ◆ **What does the Office of Inspector General (OIG) require of Owners to allow the use of Proprietary Products?**

- The Owner to perform and document the reasonable investigation process and state why it is in the Public's interest to make the product proprietary.
- The Owner is required to provide the investigative document to anyone making a written request for the information.

# Proprietary Products

## **What are some of the reasons to use Proprietary Products?**

- 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 Products

## What are the Proprietary Products identified for the Coakley Middle School project?

### Door Hardware & Security items:

- Locks & Key systems: Schlage
- Panic Devices: Von Duprin
- Door Closers: LCN

### Technology items:

- Video Management System: Avigilon
- Network Video Recorders: Avigilon
- Access Control: CDVI

The items listed above have been identified as proprietary because they are already installed in other school buildings in the District, and will be leveraged to provide the Coakley Middle School with the same system. It is the Middle School Building Committee's belief, for the reason outlined above, it is in the Town of Norwood's best interest to require above items listed to be written as proprietary specifications.



# Questions & Answers and Vote

Proprietary Products