

# Coakley Middle School

Norwood Public Schools

## Middle School Building Committee

November 21, 2022

### Agenda

October 17, 2022

- ◆ **Votes to approve: meeting minutes, & VIP**
- ◆ **Project Update**  
Document Development  
Schedule  
Color and Material selection
- ◆ **Estimate Summary / Budget Update**  
VE Review / Approval  
MSBA Report Submission Approval

November 21, 2022

- ◆ **Votes to approve: meeting minutes, & VIP**
- ◆ **Project Update** Schedule / Status / Next Steps
- ◆ **Logistics Review for Construction**
- ◆ **Formation of trade pre-qual Sub-Committee**
- ◆ **Approval of Early Package Assembly**
- ◆ **Approval of Structural Peer Review Award**



**COAKLEY**  
MIDDLE  
SCHOOL



Ai3 Architects, LLC  
Compass Project Management



# VOTE to Approve: Meeting Minutes

October 17, 2022 Meeting Minutes

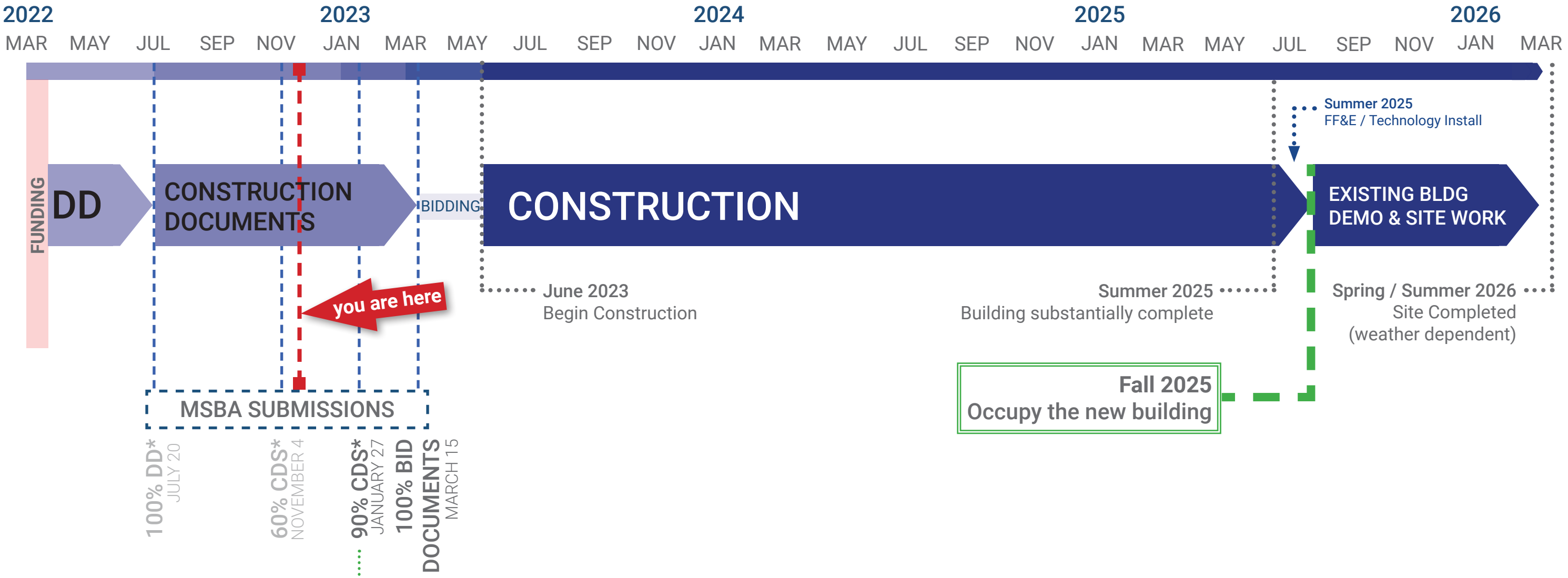
# VOTE to Approve: Vendor Invoice Package

Vendor	Invoice	Amount
Compass Project Management	CPM 87-28	\$31,735.00
Ai3 Architects	0020B-2002.00	\$546,689.25
Ai3 Architects	0011E-2002.00	\$1,546.20
Ai3 Architects	0011E-2002.00	\$18,188.50

**TOTAL INVOICES THIS MONTH: \$598,158.95**

# Project Update: SCHEDULE

## THROUGH PROJECT COMPLETION



\*Cost Estimates Required

**COAKLEY**  
MIDDLE  
SCHOOL

- 90% Estimating Documents DECEMBER 9 **next step**
- 90% Estimate Reconciliation JANUARY 9-13
- 90% CD MSBA Submission JANUARY 27

DD = Design Development  
CD = Construction Documents

# Project Update: 90% CONSTRUCTION DOCUMENT SCHEDULE

## NOVEMBER

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

- NOV 4 MSBA 60% SUBMISSION
- NOV 14 FF&E KICKOFF MEETING
- NOV 18 MTG WITH TOWN DEPARTMENTS
- NOV 28 MSBA 60% REVIEW COMMENTS RECEIVED

MSBC

## DECEMBER

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- DEC 9 DOCUMENTS OUT FOR ESTIMATING & REVIEW
- DEC (Week 2 & 3) STAFF MEETINGS - REVIEW SPACE & EQUIPMENT
- DEC 12 RESPONSES TO MSBA 60% REVIEW COMMENTS

MSBC

## JANUARY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- JAN 6 ESTIMATES DUE
- JAN 9-13 ESTIMATE RECONCILIATION
- JAN 27 MSBA SUBMISSION - 90% CD PHASE

MSBC

**INTERNAL SCHEDULE**

- Monthly coordination meetings
- Weekly document sharing
- Live, real time, model updates

Accessibility  
Acoustics  
Commissioning  
Control Systems  
Building Code  
Energy  
Structural peer review  
OPM review  
CM review

**MSBA Submission Deliverables:**

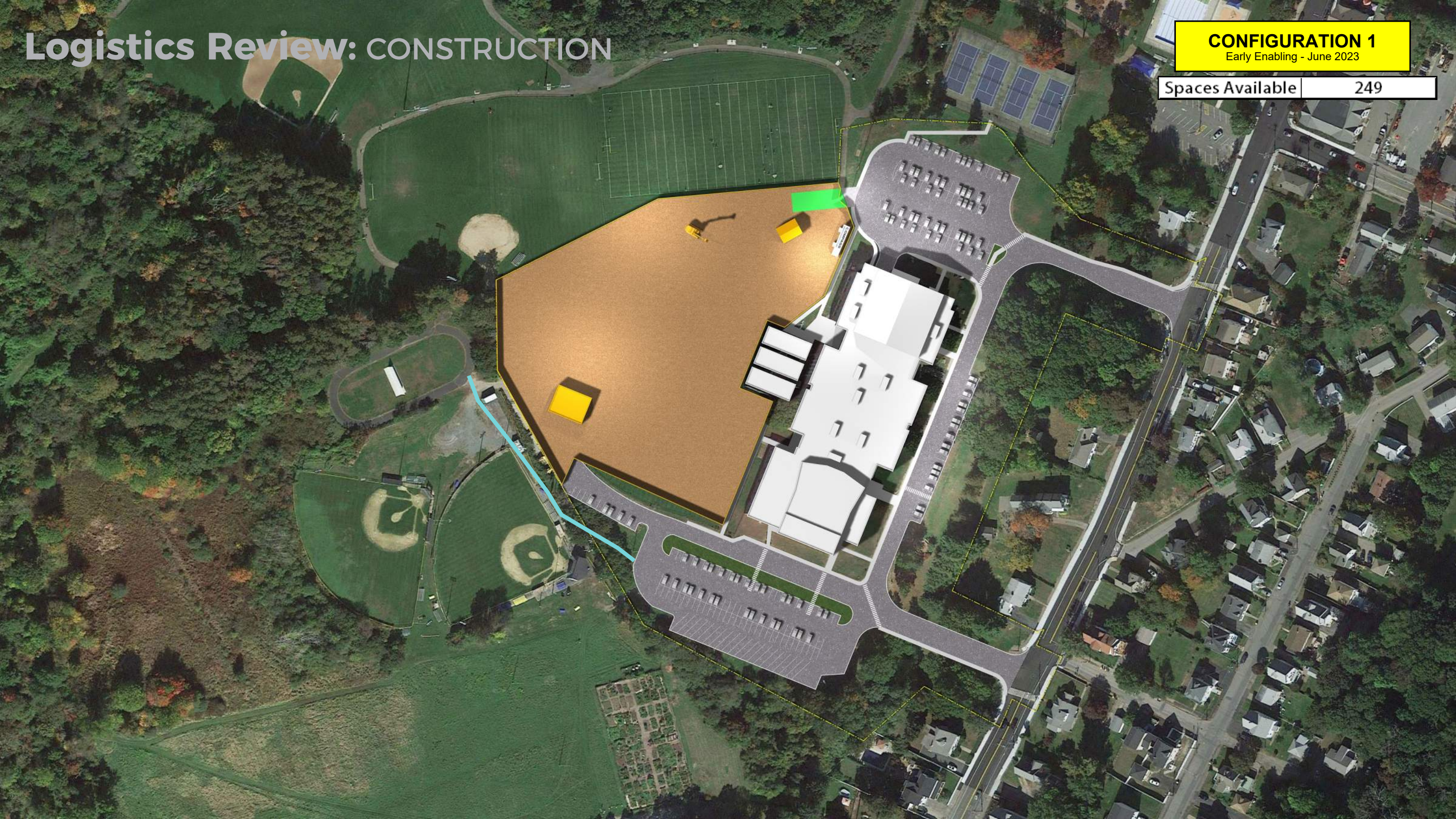
1. Drawings
2. Project Manual
3. Report



# Logistics Review: CONSTRUCTION

**CONFIGURATION 1**  
Early Enabling - June 2023

Spaces Available | 249

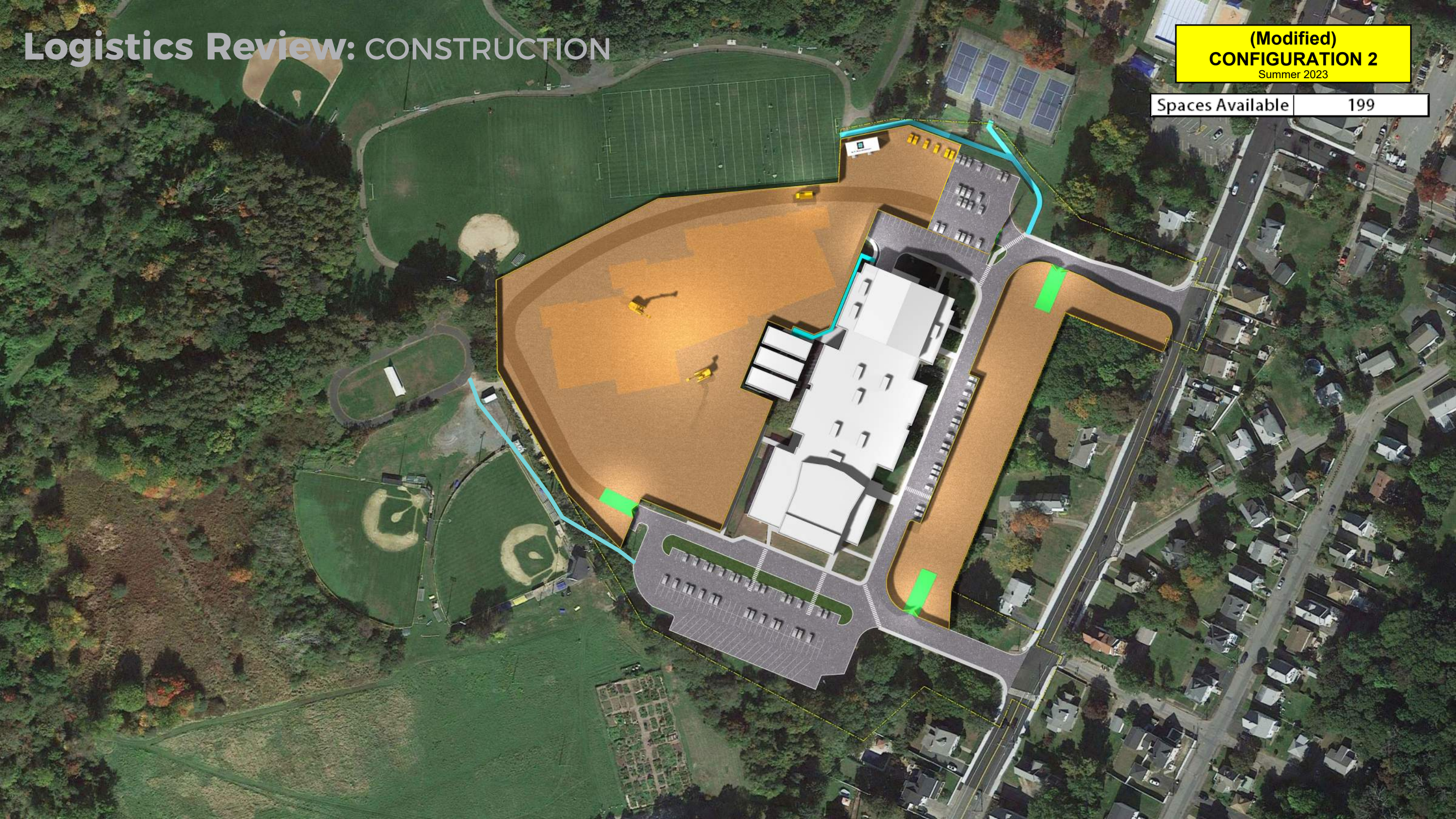




# Logistics Review: CONSTRUCTION

(Modified)  
**CONFIGURATION 2**  
Summer 2023

Spaces Available	199
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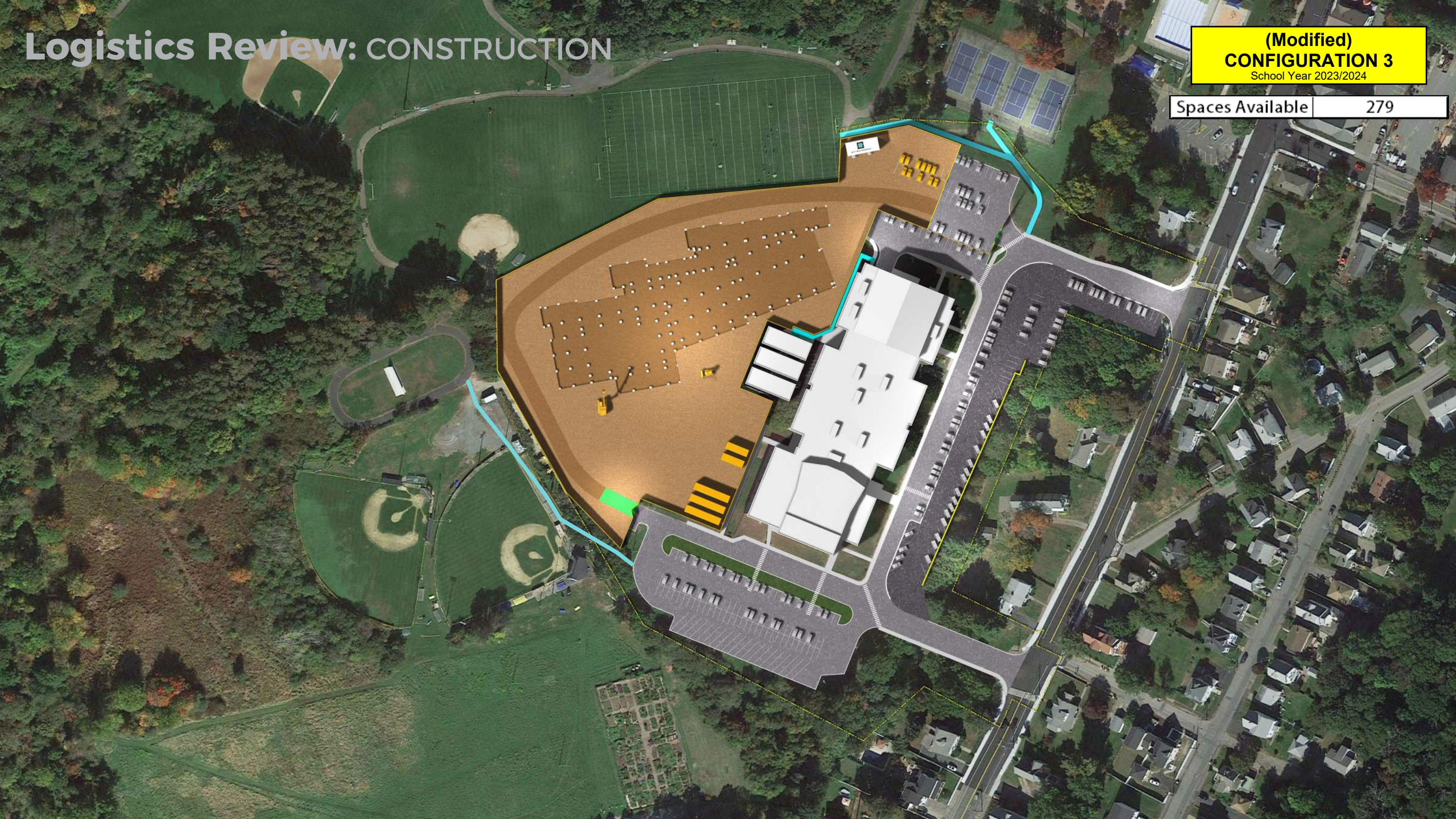




# Logistics Review: CONSTRUCTION

(Modified)  
**CONFIGURATION 3**  
School Year 2023/2024

Spaces Available 279

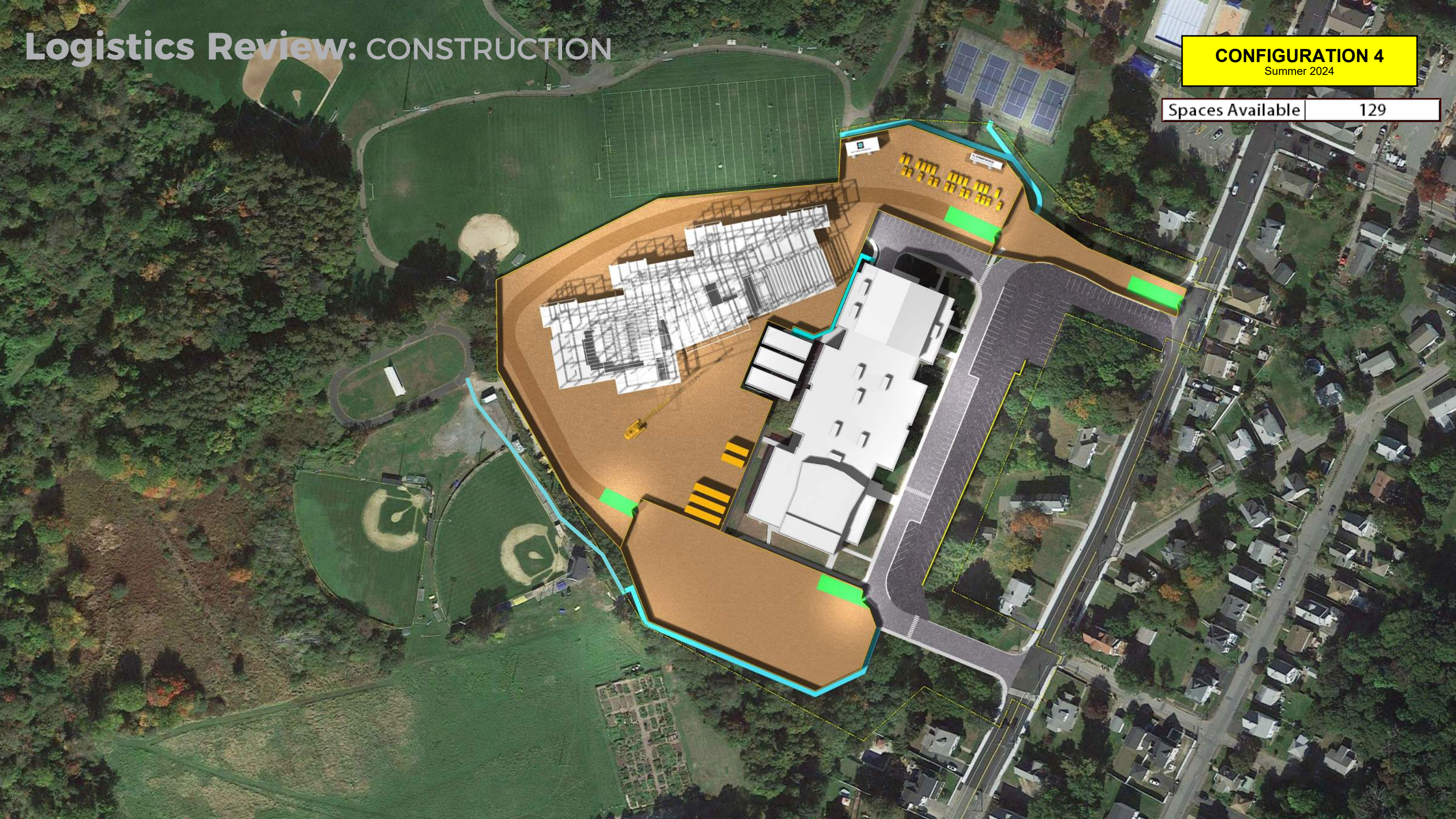




# Logistics Review: CONSTRUCTION

**CONFIGURATION 4**  
Summer 2024

Spaces Available | 129

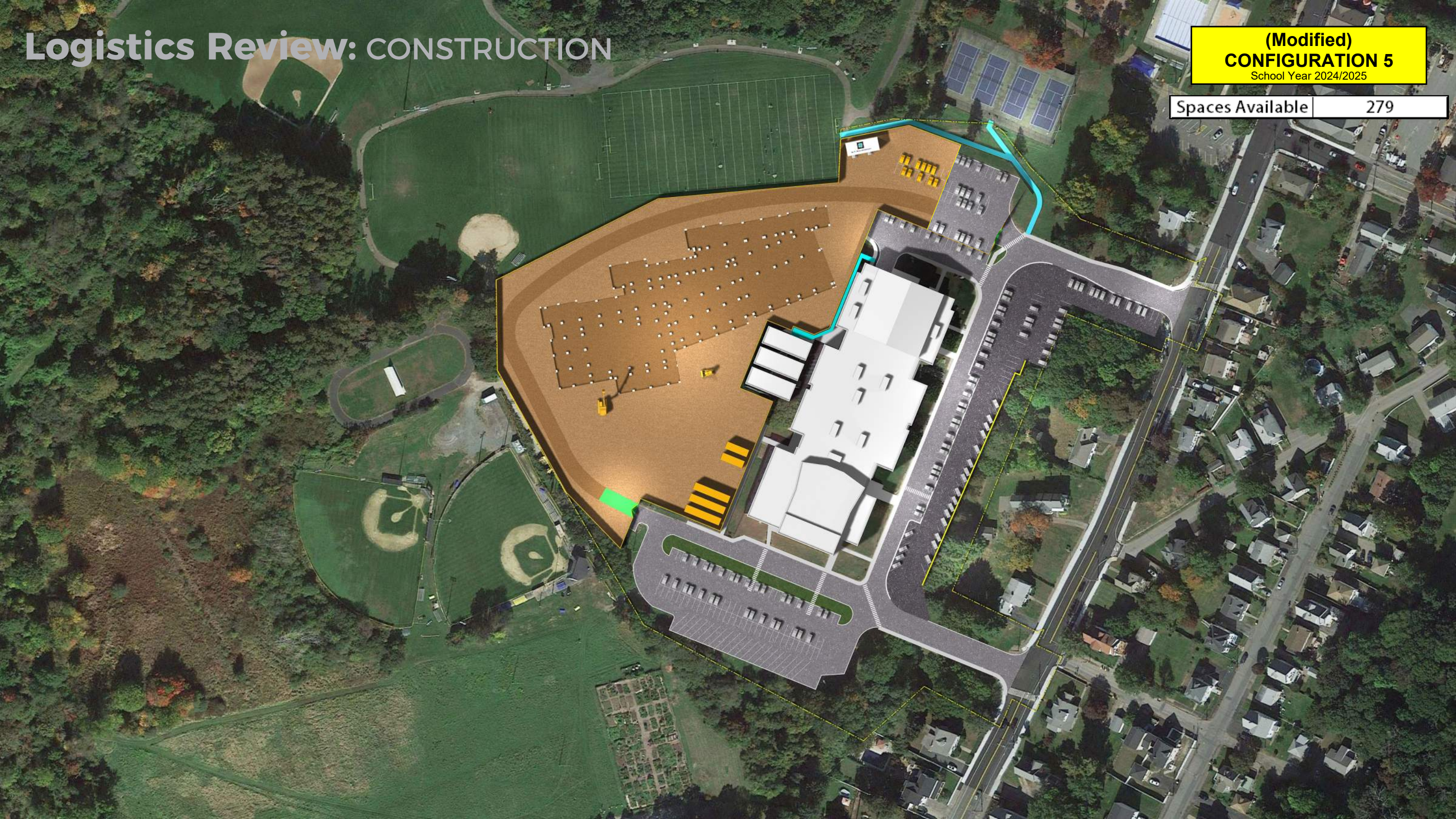




# Logistics Review: CONSTRUCTION

**(Modified)**  
**CONFIGURATION 5**  
School Year 2024/2025

Spaces Available 279





# Logistics Review: CONSTRUCTION

**CONFIGURATION 6**  
Summer 2025

Spaces Available	121
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# Logistics Review: CONSTRUCTION

We are exploring a cost saving option in which we would hold on to this parking area for construction through end of October 2025. Displaced staff parking would use Norwood Light Pole Lot

**CONFIGURATION 7**  
Fall 2025

Spaces Available	202
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	Configuration 1 <i>June 2023</i>	Configuration 2 <i>Summer 2023</i>	Configuration 3 <i>School Year '23-'24</i>	Configuration 4 <i>Summer 2024</i>	Configuration 5 <i>School Year '24-'25</i>	Configuration 6 <i>Summer 2025</i>	Configuration 7 <i>Fall 2025</i>
<b>Spaces Available</b>	249	199	279	129	279	121	202



**Existing Parking Spaces: 249**  
**Final Permanent Spaces: 287**

**Parking Needs Per RFP Addendum 1**  
**School Year: 115 Spaces**  
**Summer: 60 Spaces**



# Trade Contractor Pre-qualification: COMMITTEE

M.G.L. c. 149A Section 8(b): The public agency shall establish a trade contractor prequalification committee for the building project. The prequalification committee shall be comprised of a representative from the designer, a representative from the construction management at risk firm, and 2 representatives appointed by the public agency.

## Town of Norwood

Alan Slater - Chairman

Chase Terrio - Compass Project Management (as Norwood Representative)

## Ai3 Architects

Daren Sawyer

## W.T. Rich

Jon Rich

## Additional Committee Members can be included:

Justin Thibeault, Ai3  
Anissa Ellis, CPM  
Bethany King, WTR  
Norwood ?



# Trade Contractor Pre-qualification: COMMITTEE

## TASKS & TIMELINE

Description	Start	End
Define TC Prequalification Committee	11/21/2022	11/21/2022
Approve TC RFQ document	11/22/2022	11/22/2022
Public Posting	11/30/2022	11/30/2022
TC Prepare & Submit SOQ's	11/30/2022	1/10/2023
Team Review, Reference Checking	1/10/2023	2/1/2023
Assessment and MSBC Vote to Approve	2/1/2023	2/13/2023
Notification of Qualification	2/14/2023	2/15/2023



# Trade Contractor Pre-qualification: COMMITTEE

**VOTE: To establish a trade contractor prequalification committee for the Philip O. Coakley Middle School building project**

## Town of Norwood

Alan Slater - Chairman

Chase Terrio - Compass Project Management (as Norwood Representative)

## Ai3 Architects

Daren Sawyer

## W.T. Rich

Jon Rich

## Additional Committee Members can be included:

Justin Thibeault, Ai3  
Anissa Ellis, CPM  
Bethany King, WTR  
Norwood ?



# Early Package Overview

## Early Package Definition

*Bid and award components of the work prior to 100% document completion*

- Pros:
  - *Advance start of critical path activities*
  - *Improve completion end date*
  - *“Optimize” the schedule*
  - *Lock in related costs*
- Cons:
  - *Coordination with related scope (not yet 100% designed)*
  - *Potential increase in change order exposure*
  - *Financial commitment prior to knowing full GMP amount*



# CMS Proposed Early Package Scope

<u>Recommended Early Package Scope</u>	<u>Estimate Cost</u>
• Enabling and Sitework	\$12.9M
• Concrete	\$5.6M
• Structural Steel	\$8.3M
• Ground Improvements (Rammed Aggregate Piers)	\$350,000
• Applicable GC's, GR's, Bond, Insurance, Fee	\$3.1M
<b>TOTAL ESTIMATED EARLY PACKAGE VALUE</b>	<b>\$30.3M</b>







# CMS EP Implementation Schedule

Activity	Responsibility	Deadline	Remarks
Confirm and Authorize Early Package Approach	MSBC	Tonight (11/21/22)	
Finalize Scope and EP Document Requirements	WTR and Ai3	12/15/22	
Early Package Bid Documents	Ai3	02/01/23	
Bid, Descope, Recommend Awards	WTR	04/15/23	Ai3 and CPM to review and approve
Authorize Awards	MSBC	04/22/23	Approximately \$30.3M
Issue Awards	WTR	04/23/23	



# Request for Approval

**Authorize Coakley Middle School Project Team to implement Early Package procurement approach for Sitework, Concrete, Structural Steel and Ground Improvements**



# 90% CD MSBA Report: STRUCTURAL PEER REVIEW

The MSBA 90% Construction Document Report requires a **Structural Design Peer Review** to be included in the submission currently targeted for January 2023.

→ Compass solicited 3 bids from Design Firms that both Ai3 and Compass have had reliable past performance from.

**VOTE to Approve: Compass Project Management to secure Structural Peer Review Services from the recommended consulting firms.**





# Next Middle School Building Committee meeting: DECEMBER 12



**Project Website:**  
<https://newcmsproject.org/>

**Project Email:**  
[cmsproject@norwoodma.gov](mailto:cmsproject@norwoodma.gov)