

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

May 23, 2022

Agenda

April 11, 2022

- ◆ **Project & Schedule Update**
- ◆ **Votes to: approve CMr selection subcommittee, contract amendments, meeting minutes, & vendor invoice package**

May 23, 2022

- ◆ **CMr Selection Process Update**
- ◆ **Project & Schedule Update**
 - Meeting Schedule
 - Estimating Process & Timeline
 - Permitting Timeline
- ◆ **Rendering / Exterior Options Review**
- ◆ **Votes to approve: contract amendment, meeting minutes, & vendor invoice package**



COAKLEY
MIDDLE
SCHOOL



Ai3 Architects, LLC
Compass Project Management

Project Schedule: CM@R PROCESS

APRIL 22 APPLICATION OF CONSTRUCTION MANAGER AT RISK DELIVERY METHOD SUBMITTED TO INSPECTOR GENERAL'S OFFICE
(CONFIRMED AS RECEIVED BY INSPECTOR GENERAL'S OFFICE ON APRIL 27, 2022)

MAY 20 CMr SELECTION SUBCOMMITTEE (FORMED IN APRIL MSBC MEETING) MET TO APPROVE THE RFQ OF BIDDERS AND TIMELINE OF RESPONSE.

JUNE 16 STATEMENT OF QUALIFICATIONS FROM INTERESTED CM'S ARE DUE FOR RESPONSE.

JULY 11 REQUEST FOR PROPOSAL (RFP) ISSUED TO SHORTLISTED QUALIFIED RESPONDENTS.

JULY 27 RFP's DUE

AUGUST 1 -5 INTERVIEW RFP RESPONDENTS
AUGUST 15 CMr SELECTION SUBCOMMITTEE HIGHEST RANKED PROPOSER RECOMMENDED FOR APPROVAL TO FINALIZE CONTRACT BY MSBC

AFTER AUGUST 15 CMr PRECONSTRUCTION EFFORT TO COMMENCE
*PENDING SELECTMEN APPROVAL

MAY

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				

JUNE

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		

JULY

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						

AUGUST

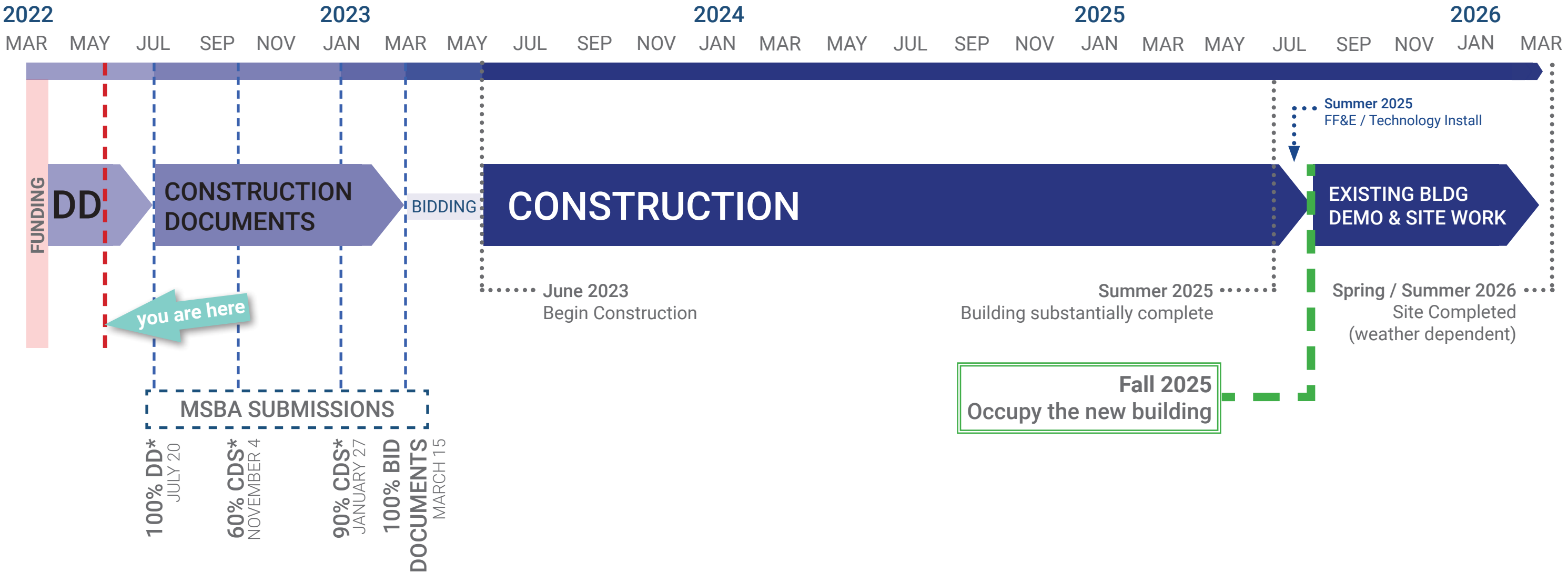
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

KEY DATES FOR CMr SELECTION PROCESS NEXT STEPS

TO BE CONFIRMED IN 5/20/2022 SUBCOMMITTEE KICK-OFF MEETING

Project Schedule: OVERVIEW

THROUGH PROJECT COMPLETION



*Cost Estimates Required

DD = Design Development
CD = Construction Documents

Coakley Middle Schools

DESIGN DEVELOPMENT SCHEDULE

MAY

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

MSBC

JUNE

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		

MSBC

JULY

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						

MSBC

MAY 2 SAFETY & SECURITY (W/ DISTRICT)

MAY 5 YOUTH SPORTS MEETING (ON-SITE)

MAY 6 TECHNOLOGY MTG

MAY 13 LEED KICKOFF MTG

MAY 18 FACILITIES SYSTEMS REVIEW

MAY 23 - JUNE 1 PHASE II GEOTECH BORINGS (ON-SITE) 5 DAYS

MAY 23 - JUNE 2 SCOPE CONFIRMATION MTGS

MAY 27 PHASE II HAZ-MAT TESTING(ON-SITE) 1 DAYS

JUNE 6 - 10 SAFETY/SECURITY ROUND #2

JUNE 8 DOCUMENTS OUT FOR ESTIMATING & CxA REVIEW

JUNE 13 - 17 SAFETY/SECURITY MTG W/ PD & FD

JUNE 24 ESTIMATES DUE

JUNE 29 ESTIMATE RECONCILIATION

JULY 20 MSBA SUBMISSION - DD PHASE

JULY 18 POSSIBLE MSBC MEETING - TBD

OTHER:

MAY 24 NORWOOD HISTORIC MTG

- AUDITORIUM
- STUDENT COMMONS
- MEDIA CENTER
- STUDENT COLLABORATION
- BROADCAST STUDIO

ON-SITE

- PHASE II TRAFFIC
- PHASE II SITE SURVEY & WETLAND DELINEATION
- SEWER CCTV

PERMITTING SCHEDULE

ZONING BYLAW SECTION 10.5 - SITE PLAN APPROVAL

PLANNING

OCTOBER 7: SUBMISSION OF SITE PLAN REVIEW
OCTOBER 24: HEARING
NOVEMBER 7: HEARING
NOVEMBER 21: HEARING & ASSUME APPROVAL

SECTION 6 FINDING - ALTERATION OF THE NON-CONFORMING STRUCTURE

ZONING

AUGUST 26: SUBMISSION OF DOCUMENTS FOR ZONING REVIEW
SEPTEMBER 13: HEARING
OCTOBER 11: HEARING
NOVEMBER 8: HEARING & ASSUME APPROVAL

NOTES:

- Do not anticipate other site permitting submissions (wetlands) at this time
- There will be a number of other permits that are contractor required. IE NPDES, curb cut, sewer connection, street opening, trench, etc.

Auditorium



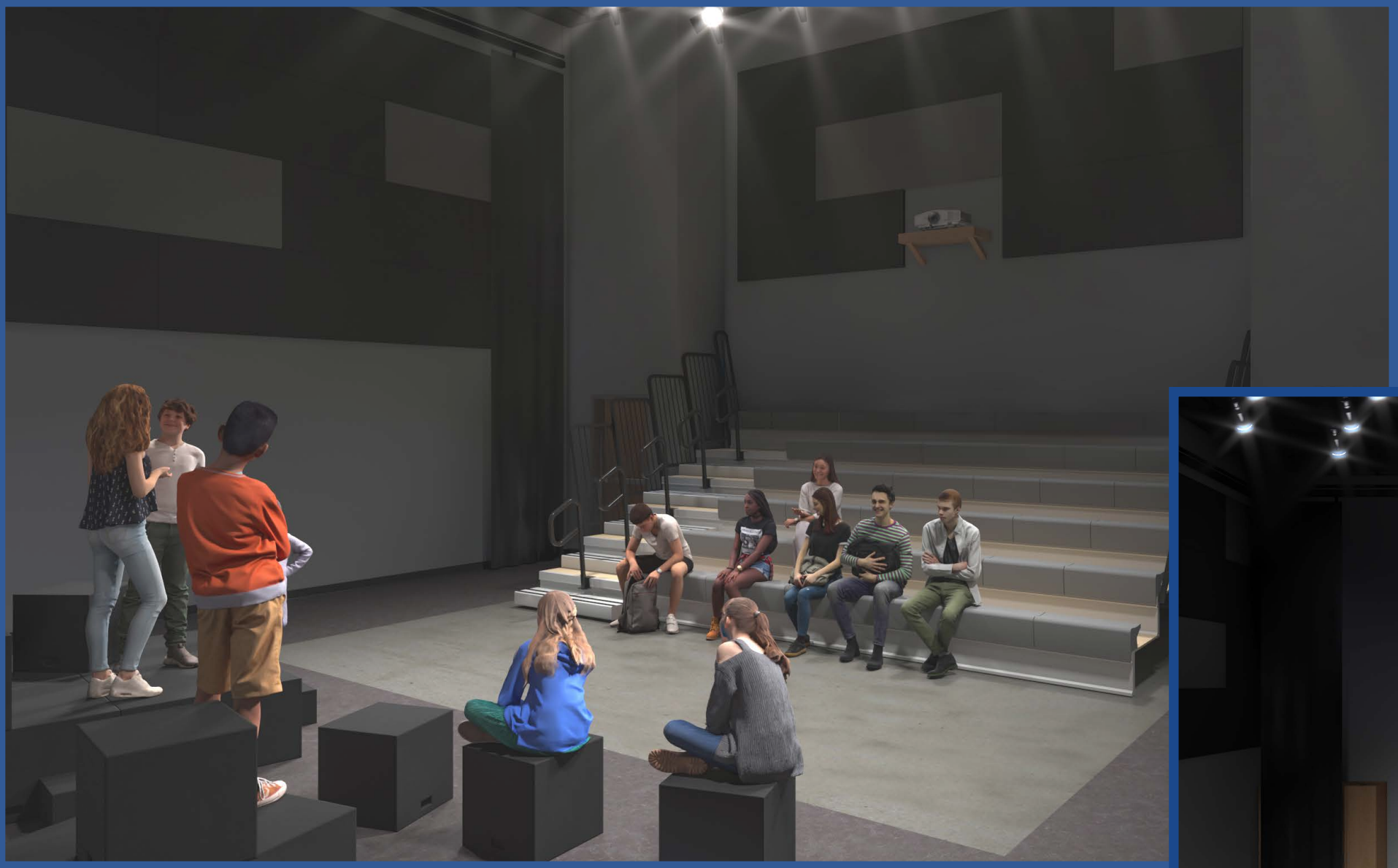
- 600 SEAT AUDITORIUM
- APPROPRIATE SIGHTLINES
- UPDATED TECHNOLOGY

Auditorium



- 600 SEAT AUDITORIUM
- APPROPRIATE SIGHTLINES
- UPDATED TECHNOLOGY

- SEATING FOR APPROX 50
- FLEXIBLE CONFIGURATION
- DIGITAL AND AUDIO PROJECTION CAPABILITIES



Performance Technology Studio

Student Commons



AUDITORIUM



Gymnasium

COAKLEY
MIDDLE
SCHOOL

- SEATING FOR APPROX 275
- 1.5 FULLSIZE COURTS
- DROP-DOWN DIVIDER CURTAINS
- DEDICATED SOUND SYSTEM



COMPETITION COURT GRAPHICS



Gymnasium

COAKLEY
MIDDLE
SCHOOL

Typical Classroom

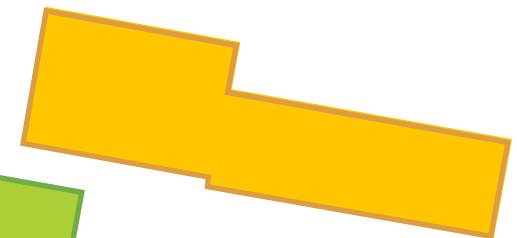
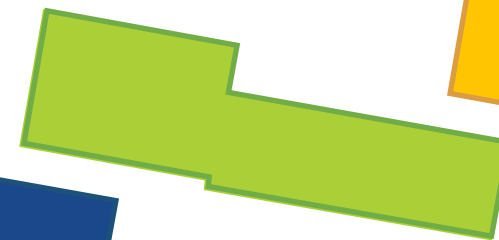
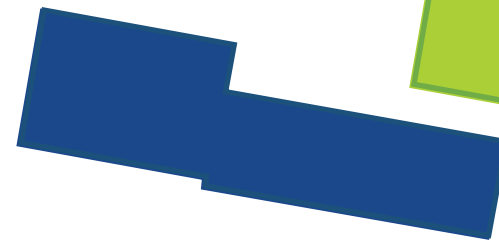


ACADEMIC TEAMS

1
BLUE

2
GREEN

3
GOLD



Typical Classroom



Performing Arts

Student Commons

Admin / Guidance / Nurse & Media Center

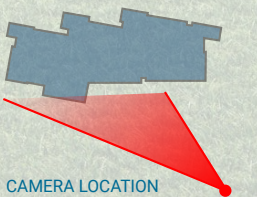
Athletics



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



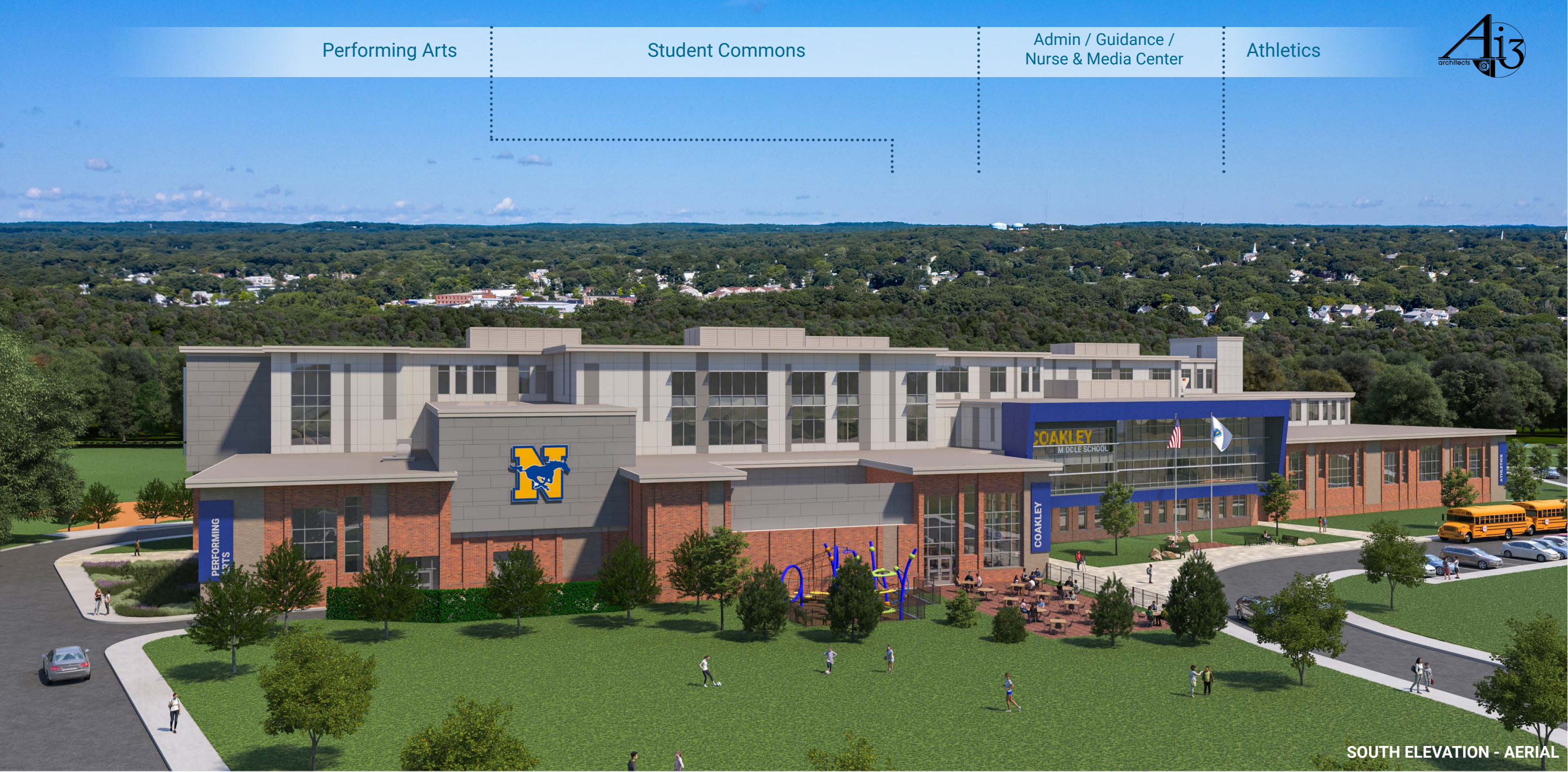
CAMERA LOCATION

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

Performing Arts

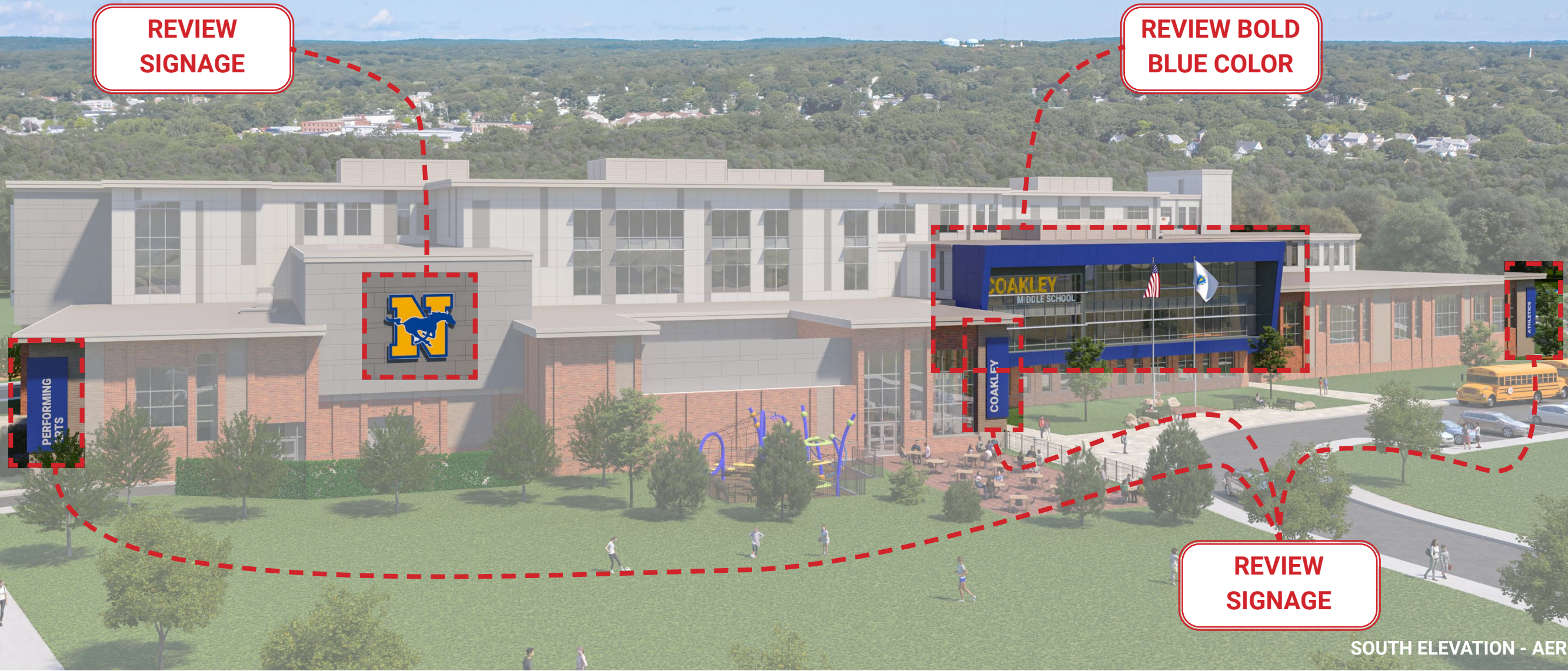
Student Commons

Admin / Guidance /
Nurse & Media Center

Athletics

**REVIEW
SIGNAGE**

**REVIEW BOLD
BLUE COLOR**



**REVIEW
SIGNAGE**

SOUTH ELEVATION - AERIAL

- UTILIZE DURABLE MATERIALS
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COAKLEY
MIDDLE
SCHOOL

Option 1:
BLUE



COAKLEY
MIDDLE
SCHOOL

Option 1:
BLUE



COAKLEY
MIDDLE
SCHOOL

Option 2:
SLATE BLUE



COAKLEY
MIDDLE
SCHOOL

Option 2:
SLATE BLUE



COAKLEY
MIDDLE
SCHOOL

Option 3:
LIGHT GREY



COAKLEY
MIDDLE
SCHOOL

Option 3:
LIGHT GREY



COAKLEY
MIDDLE
SCHOOL

Option 4:
DARK GREY



COAKLEY
MIDDLE
SCHOOL

Option 4:
DARK GREY

Exterior Options: VOTE

Option 1: BLUE



Option 3: LIGHT GREY



Option 2: SLATE BLUE



Option 4: DARK GREY



Art &
Language

Team 3

Team 2

Team 1

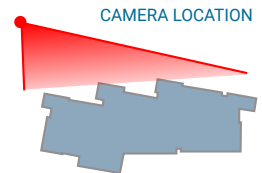
Performing Arts



NORTH ELEVATION - ACADEMIC TEAMS

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

- UTILIZE DURABLE MATERIALS
- PROVIDE IDENTIFIABLE ENTRY POINTS
- HIGHLIGHT SPECIFIC BUILDING ELEMENTS
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CAMERA LOCATION



NORTH ELEVATION - ACADEMIC TEAMS

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