

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

October 17, 2022

Agenda

September 12, 2022

- ◆ **Votes to approve: meeting minutes & VIP**
- ◆ **CMR Introductions**
WT Rich presentation
- ◆ **Project Update**
Document Development
Schedule
Budget

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



COAKLEY
MIDDLE
SCHOOL



Ai3 Architects, LLC
Compass Project Management

VOTE to Approve: Meeting Minutes

September 12, 2022 Meeting Minutes

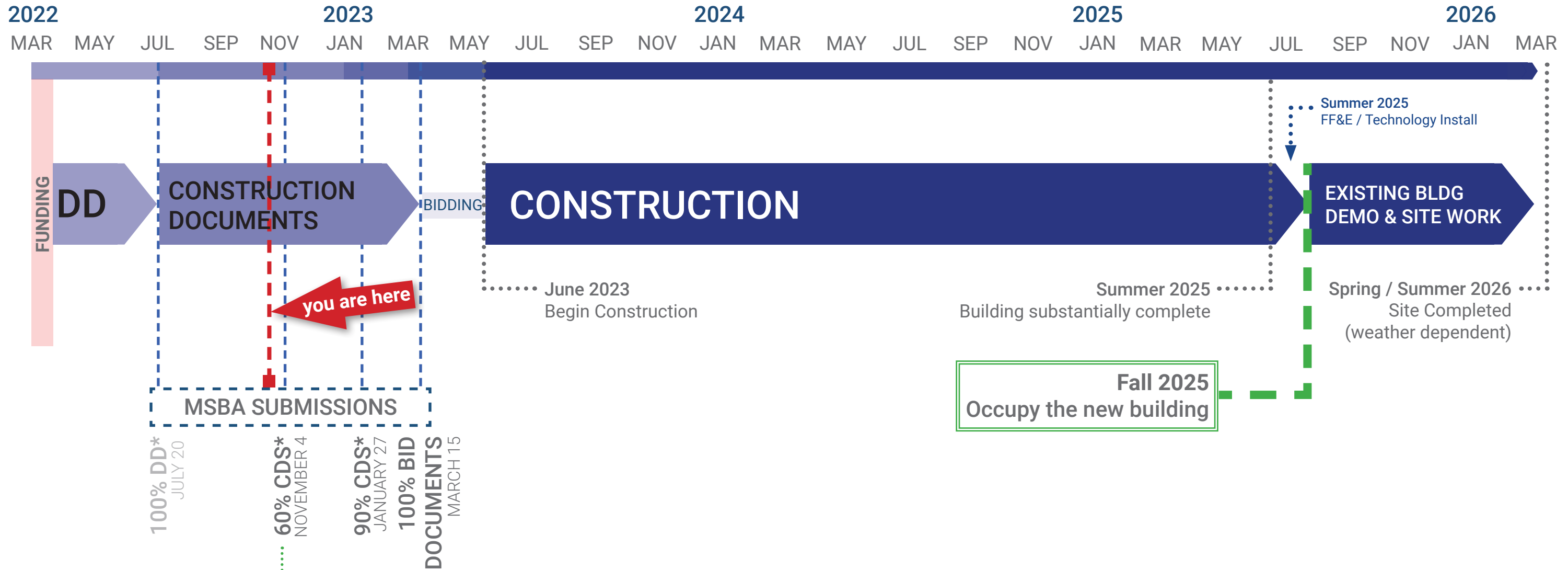
VOTE to Approve: Vendor Invoice Package

Vendor	Invoice	Amount
Compass Project Management	CPM 87-27	\$11,006.75
Compass Project Management	CPM 87-27	\$13,502.75
Ai3 Architects	0019B-2002.00	\$546,689.25
Ai3 Architects	0010E-2002.00	\$3,003.00
Ai3 Architects	0010E-2002.00	\$1,546.20
Ai3 Architects	0010E-2002.00	\$1,200.00

TOTAL INVOICES THIS MONTH: \$576,947.95

Project Update: SCHEDULE

THROUGH PROJECT COMPLETION



*Cost Estimates Required

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

60% Estimating Documents
SEPTEMBER 21

60% Estimate Reconciliation
OCTOBER 13

60% CD MSBA Submission
NOVEMBER 4

next step

DD = Design Development
CD = Construction Documents

Project Update: 60% CONSTRUCTION DOCUMENT SCHEDULE

SEPTEMBER

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

- SEPT 1 IDS KICK-OFF MTG WITH TEAM
- SEPT 8 MSBA DD TO 60%CD TRANSITION MEETING
- SEPT 21 DOCUMENTS OUT FOR ESTIMATING & REVIEW

OCTOBER

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

- OCT 11 ESTIMATES DUE
- OCT 13 ESTIMATE RECONCILIATION
- OCT 17 MSBC MTG:
REVIEW ESTIMATES AND DISCUSS BUDGET MANAGEMENT
VOTE ON BUDGET MANAGEMENT ITEMS
VOTE ON MSBA SUBMISSION
- OCT 24 **HOLD** MSBC MTG:
VOTE ON BUDGET MANAGEMENT ITEMS
VOTE ON MSBA SUBMISSION

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			

MSBC

- NOV 4 MSBA SUBMISSION - 60% CD PHASE
- NOV (Week 1 & 3) STAFF MEETINGS - REVIEW SPACE & EQUIPMENT (TBD)
- NOV 17 MTG WITH TOWN DEPARTMENTS (TBD)

INTERNAL SCHEDULE

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

- Accessibility
 - Acoustics
 - Commissioning
 - Control Systems
 - Building Code
 - Energy
 - OPM review

- MSBA Submission Deliverables:**

 1. Drawings
 2. Project Manual
 3. Report

COLOR THEORY

WHY COLOR MATTERS

Research shows that people make a subconscious judgment about an environment or product within 90 seconds.

Up to 90% of that assessment is based on color.

Source: CCICOLOR - Institute for Color Research

How We Perceive Color

The Visible Spectrum

- Wavelengths of light visible to the human eye

The Color Wheel

- Hue, Saturation, Brightness
- Tints, Shades, Tones

The Message That Color Communicates

Physiology of Color

- The brain's response

Color Psychology

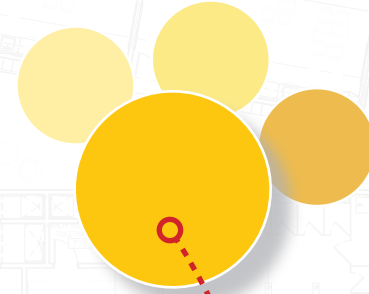
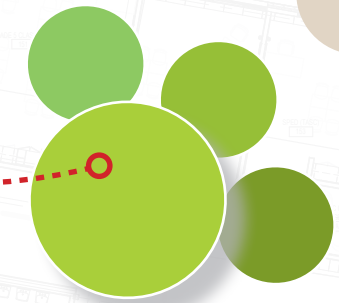
- The influence of colors on mood and behavior
- Individual experience





The human brain seeks a visually balanced experience. Color harmony is the combining of colors in order to produce a pleasing effect.

Typical Classroom



ACADEMIC TEAMS

2

GREEN

3

GOLD

MATERIALS

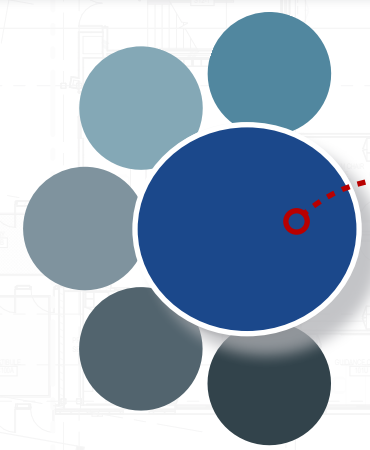
WALLS: Painted gypsum wall board with rubber wall base

FLOOR: Linoleum 2'x2' tile

CEILING: Acoustic ceiling tile & gypsum soffit at entry

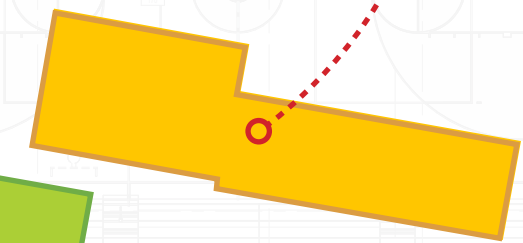
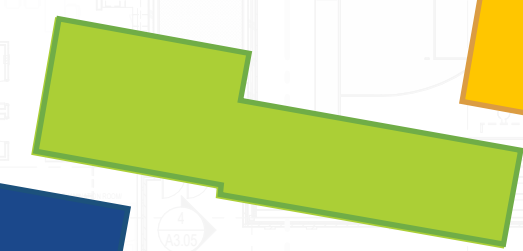
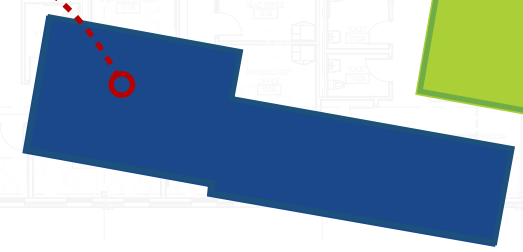
COAKLEY

MIDDLE
SCHOOL



1

BLUE



Auditorium



MATERIALS

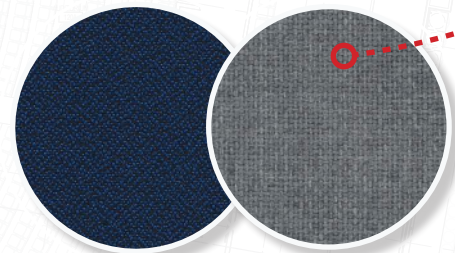
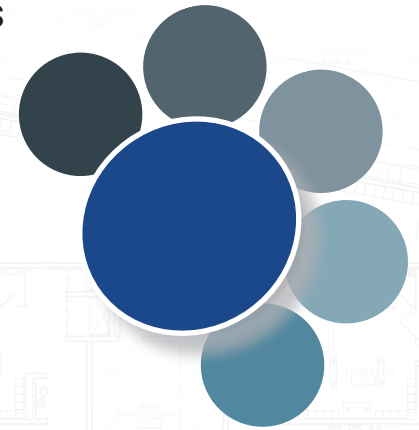
WALLS: Painted gypsum wall board, fabric wrapped acoustic wall panels, painted MDF acoustic deflectors, and wood veneer panels at proscenium opening

FLOOR: Painted concrete below seats and broadloom carpet at aisles and other open spaces

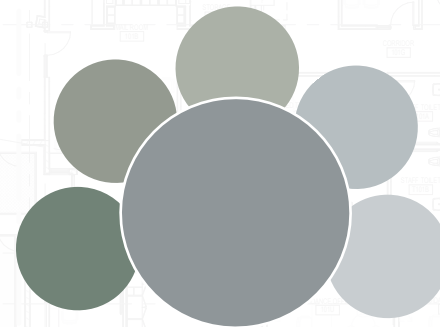
CEILING: Wood look acoustic ceiling slat system, painted exposed metal deck, exposed structure and building systems, curved acoustic deflectors



WOOD



SEAT FABRIC



NEUTRALS



MATERIALS

WALLS: Painted impact resistant gypsum wall board, vinyl covered wall pads, traverse rock wall, vinyl wall graphics

FLOOR: Maple wood athletic floor with painted game lines and logos

CEILING: Painted exposed acoustic metal deck, exposed structure and building systems



Gymnasium

COAKLEY
MIDDLE
SCHOOL

NEUTRALS

MSBA: 60% Construction Document

BUDGET UPDATE

Estimated Construction Cost at 60% including alternates is \$122,593,416

The current MSBA Approved Project Budget including alternates is \$119,499,563

Our total cost must be reduced by **\$3,093,853** to meet the approved budget

The Required 60% Construction Document Submission to the MSBA must include:

1. The current 60% CD Construction Estimate
2. A Budget Management VE log identifying cost reduction of \$3,093,853
3. Certified Minutes from the MSBC meetings accepting the VE log cost reductions

ALTERNATES:

Shift these items to be true alternates above total project budget
 - if bids come in favorable, move into project at that time

ITEM #	ITEM & DESCRIPTION		VALUE	NOTES									
ALTERNATES													
ALTERNATES	39	Alternate #3 - PV Parking canopies to achieve net zero	-\$3,132,647.00	Move to be a true add alternate									
	40	Alternate #2 - PV maximized on remaining roof	-\$916,522.00	Move to be a true add alternate									
	41	Alternate #1 - Roof PV equal to 20% of annual usage	-\$817,659.00	Move to be a true add alternate									
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="3">TOTAL DEDUCT ALTERNATES</th> </tr> <tr> <th>ACCEPTED</th> <th>HOLD</th> <th>DECLINED</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$4,866,828</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table>					TOTAL DEDUCT ALTERNATES			ACCEPTED	HOLD	DECLINED	\$0	\$4,866,828	\$0
TOTAL DEDUCT ALTERNATES													
ACCEPTED	HOLD	DECLINED											
\$0	\$4,866,828	\$0											

PRIORITY 1:

Items are recommended to accept - typical in school construction

ITEM #	ITEM & DESCRIPTION		VALUE	NOTES									
LEVEL 1 PRIORITY													
BUILDING EXTERIOR	10	go back to PVC roof membrane ILO EPDM - market has flipped	\$0.00										
FOOD SERVICE EQUIPMENT	103	Use regular convection oven ILO combi oven - ground floor	-\$25,000.00	Requires the addition of a steamer and increasing the hood length									
	104	Use regular convection oven ILO combi oven - third floor	-\$25,000.00	Requires the addition of a steamer and increasing the hood length									
	107	Delete ice maker & floor trough - buy ice when needed	-\$10,500.00										
	108	Delete pot and pan washer - wash all pots and pans by hand.	-\$20,200.00										
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="3">TOTAL DEDUCT PRIORITY 1</th> </tr> <tr> <th>ACCEPTED</th> <th>HOLD</th> <th>DECLINED</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$80,700</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table>					TOTAL DEDUCT PRIORITY 1			ACCEPTED	HOLD	DECLINED	\$0	\$80,700	\$0
TOTAL DEDUCT PRIORITY 1													
ACCEPTED	HOLD	DECLINED											
\$0	\$80,700	\$0											

PRIORITY 2: Items are open for discussion - some typical in school construction, some District specific

ITEM #	ITEM & DESCRIPTION	VALUE	NOTES
LEVEL 2 PRIORITY			
BUILDING EXTERIOR	67 use PVC trim at entrance canopies ILO exterior metal panel (350 sf)	-\$10,500.00	metal panel @ \$80, PVC @ \$50
	68 use fiber cement exterior cladding ILO exterior metal panel @ Media Center (4,875 sf)	-\$156,000.00	
BUILDING INTERIOR	73 use chemical resistant laminate ILO epoxy counters in spaces listed	-\$83,400.00	
SITE	88 remove 9 of the 10 outdoor storage units	-\$112,500.00	keep one for turf maintenance equipment

TOTAL DEDUCT		
PRIORITY 2		
ACCEPTED	HOLD	DECLINED
\$0	\$362,400	\$0

PRIORITY 3: Items may impact function, maintenance, or durability

ITEM #	ITEM & DESCRIPTION	VALUE	NOTES
LEVEL 3 PRIORITY			
BUILDING EXTERIOR	100 remove all remaining exterior sunscreens @ gymnasium - 120 lf vertical, 250 lf horizontal	-\$69,000.00	shades not included in gymnasium - maintenance issue
	101 remove RTU roof screens - additional structural steel required	-\$65,000.00	
	102 remove RTU roof screens - screen louver item	-\$187,000.00	
BUILDING INTERIOR	98 use rigid vinyl wall panel ILO tile at bathroom walls	-\$130,000.00	Calculations based on tile scope reductions noted above
	99 use rigid vinyl wall panel ILO tile at corridor @ 3' high	-\$144,313.00	Calculations based on tile @ 3'
SYSTEMS	109 remove pendant light fixtures from classrooms and use recessed 2x2 lights	-\$325,792.50	increase quantity by 30%
	110 have Norwood Light provide transformer and all other items typically supplied by utility provider	-\$600,000.00	NOTE increase electrical rates - reduction also estimated, not calculated
	111 remove emergency generator and all circuting requirements - utilize battery lights (generator, duct banks & pad)	-\$523,400.00	
	112 remove parking security cameras	-\$133,000.00	
	113 remove all exterior building cameras except for ones convering the doors	-\$80,000.00	
	114 Remove building lightning protection	-\$95,000.00	CONFIRM ACCEPTABLE WITH INSURANCE COMPANY

TOTAL DEDUCT		
PRIORITY 3		
ACCEPTED	HOLD	DECLINE
\$0	\$2,352,506	\$0



Next Middle School Building Committee meeting:

HOLD OCTOBER 24

NOVEMBER 14

