

Coakley Middle School Building Committee

**Coakley Middle School Building Committee (MSBC) Meeting
On-line Meeting hosted via ZOOM Platform
Due to COVID-19
October 17, 2022 – 5:00 p.m.**

Attendees: (A= attended meeting; P= attended partial meeting)

	MSBC Voting members		Compass Project Mgmt (CPM)		WT Rich Construction (WTR)
A	Mr. Slater – Chair		Tim Bonfatti – Principal	A	Jon Rich
A	Mr. Matt Lane - Selectman		Mr. Jarvis – Project Director	A	Bethanny King
	Mr. Matthew Walsh – Building Commissioner		Chin Lin – Senior Project Manager	A	Tim Farrell
A	Mr. Paul Riccardi– Director of Town-wide Facilities	A	Chase Terrio – Senior Project Manager		Steve Koutalakis
	Ms. Cathy Carney, MCPPO - Purchasing	A	Diane Guenther – Project Coordinator		Johnny Rich
A	Mr. Bob Donnelly - Selectman	A	Anissa Ellis – Project Manager	A	Alex Corbett
A	Dr. David Thomson - Superintendent				
	Ms. Teresa Stewart – School Committee member		Ai3 Architects (Ai3)		Public Attendees:
A	Mr. Tony Mazzucco – Town Manager		James Jordan - Principal		Dana Brown – Interim Project Administrator
A	Mr. David Hiltz – School Committee Member	A	Mr. Thibeault – Sr. Associate		Norwood Community Media
A	Ms. Diane Ferreira – Principal of Balch Elementary School		Kristen Kendall - Architect		Charisse Taylor – Norwood Public Schools
A	Dr. Ms. Fraczek – Principal of Coakley Middle School		Darren Sawyer - Principal		Jason Adams, - Norwood Finance

Distribution: MSBC members and other Attendees (A or P);

Meeting is called to order at 5:00 PM

1. Opening Remarks

Mr. Slater welcomed everyone to the October 17, 2022 Middle School Building Committee Meeting. Mr. Slater noted that this meeting is going to address the Cost Reconciliation and budget adjustment that needs to be done for the Middle School Project.

2. Approval of Minutes from September 12, 2022

Mr. Slater asked for a motion to approve the minutes from the September 12, 2022 meeting. Mr. Donnelly suggested a grammatical change to one line and that will be updated.

MOTION: by Mr. Hiltz to approve the previous minutes

SECOND: by Mr. Lane.

VOTE: Roll Call – 9 – 0 – 0;

3. Approval of Vendor Invoice Package

Mr. Slater requested Mr. Thibeault broadcast the Invoice Package on the screen for the committee to view.

MOTION: by Mr. Donnelley to approve the Vendor Invoice Package

SECOND: by Mr. Mazzuco.

VOTE: Roll Call - Unanimous vote to approve. 9 – 0 – 0

4. Project Design & Schedule Update

Mr. Thibeault provided a project update. The team is currently in the middle of Construction Documents and the 60% submission to the MSBA is scheduled for November 4th. The 90% Submission will be done in January 2023 and bid documents ready in early spring 2023. Construction will start in the spring of 2023 and building occupancy is still scheduled for fall 2025.

Mr. Thibeault noted there are going to upcoming programming meetings with the facilities department and school staff as project documents continue to progress.

Mr. Thibeault also reviewed color theory and building material selections. He reviewed how color change affect moods and education for students and also discussed how the building uses color to identify the “teams” within the building.

5. Project Estimate Reconciliation & Budget Update

Mr. Terrio provided a quick budget overview. He stated the estimate reconciliation was completed and the two estimating teams have accurate costs inclusive of the same materials and quantities. However, based on these estimates the total project cost is \$123,916,816 which is currently \$4,417,253 over the MSBA approved budget.

Mr. Riccardi asked if there are certain materials that are driving the cost increase more than others. He has specific concerns about the HVAC system and the current costs of electricity. Mr. Terrio noted that the HVAC costs had a very minor cost increase compared to other systems, specifically electrical.

Mr. Terrio stated that in order to complete the MSBA submission, the team will need to draft a narrative on how we plan to manage the \$4.4 million overage. The narrative needs to state whether it's a true VE effort or a matter of moving the alternates to a funding source outside of the budget.

Mr. Rich discussed the contingency and escalation percentages and stated his team is carrying conservative numbers for those line items because of the volatile market. He also noted that the team could potentially save money if they were able to keep a material stockpile on site. Mr. Rich also stated the parking lot PV is close to \$4 million if that is taken as an alternate outside of the budget the MSBC will not need to make significant changes to the building.

Mr. Slater asked if there is a savings to be had if we purchase material now instead of waiting until bid day. Mr. Rich stated he's unsure it would result in a significant savings and pre-purchasing material complicates the overall procurement process in various ways. He also stated there are certain trades that his team will buy out early to try and avoid increasing costs, such as steel. However, these trades require final design documents prior to purchasing and purchasing them too early could result in coordination change orders which would offset any potential savings. Mr. Rich also noted that early packages should be looked at as schedule driven, not cost driven.

Mr. Thibeault reviewed the Value Engineering priority lists. The first priority list includes the PV alternates. Mr. Thibeault noted that the building roof will still be designed to receive PV even if the PV panels themselves are not included in the project. Similarly the underground conduits for the parking lot PV will be included in the base bid as well so the parking lots are not being torn up if the PV is installed at a later date.

Mr. Slater noted that the PV is something nice to have as opposed to removing something integral to the building system like a generator or tile in the bathrooms. The PV doesn't impact the day to day of the school operation.

Mr. Donnelly noted that if the PV alternate #3 is removed that leaves only about a half a million to VE. Mr. Terrio noted that we have about a \$200,000 savings from the pre-construction budget that can be applied to this as well.

Mr. Mazzuco noted that the concession stand can also be removed because the town is looking into purchasing food trucks in lieu of providing concession stands at the fields. Mr. Riccardi thinks the food trucks is a great idea and provides more opportunities to different groups outside of sports as well.

Mr. Slated suggested taking the \$500,000 for the concession stand and making it an alternate outside the budget along with Alternate #3 for the Parking Lot Canopy PV to bring the project back into budget. Mr. Thibeault noted that the project can still carry all the PV alternates, just noting they are outside of the approved budget.

MOTION: Mr. Riccardi made a motion to remove PV Add alternate #3 and the concession stand scope from the MSBA budget and make them alternates, and also to fund any remaining overage by shifting available savings from the preconstruction budget to the construction budget.

Mr. Mazzuco requested an amendment to carry the \$75,000 for the site work for the solar canopies. Mr. Terrio noted that that cost is already included in the base bid for the project. No further discussion was raised.

SECOND: Mr. Lane seconds.

VOTE: Roll call Vote Unanimous 9-0-0

6. MSBA Submission Vote:

Mr. Thibeault requested the committee vote to approve the submission of the 60% construction document package to the MSBA as discussed by Ai3 and Compass Project Management inclusive of the approved Budget Update items noted above.

MOTION: Mr. Riccardi motions to approve.

SECOND: Mr. Donnelly seconds.

VOTE: Roll call Vote Unanimous 9-0-0

7. Mr. Alan asked for any further comments.

Mr. Mazzuco stated the new building commissioner, Gary Pelletier, will be joining the MSBAC at the next meeting. Mr. Slater requested Mr. Terrio provide the MSBC member update to the MSBA prior to the next meeting.

MOTION: Mr. Donnelly to adjourn the meeting

SECOND: by Mr. Lane

VOTE: Roll Call - Unanimous vote to adjourn. 9 – 0 – 0

Respectfully submitted,

Anissa Ellis
Project Manager
Compass Project Management

Attachments: Ai3 Presentation dated 10-17-2022