

# Coakley Middle School

Norwood Public Schools

## Middle School Building Committee

January 23, 2023

## Agenda

December 12, 2022

- ◆ Votes to approve: meeting minutes, & VIP
- ◆ Project Update
- ◆ Approval of Compass Amendment #3
- ◆ Review of Alternate Scope for Prioritization
- ◆ Other Items / Public Communication

January 23, 2023

- ◆ Votes to approve: meeting minutes, & VIP
- ◆ Project Update Schedule / Pre-Qual / Estimates / Next Steps
- ◆ Approval of Ai3 Amendment #2
- ◆ Vote to approve Norwood Proprietary Scope Items
- ◆ Vote to approve the sequence of alternates for inclusion in bidding
- ◆ Vote to approve the submission of the 90% MSBA Milestone Report
- ◆ Other Items / Public Communication

**Ai3**  
ARCHITECTS

**COMPASS**  
PROJECT MANAGEMENT  
A VERTEX COMPANY



**COAKLEY**  
MIDDLE  
SCHOOL

**Project Website:**

<https://newcmsproject.org/>

**Project Email:**

[cmsproject@norwoodma.gov](mailto:cmsproject@norwoodma.gov)



# VOTE to Approve: Meeting Minutes

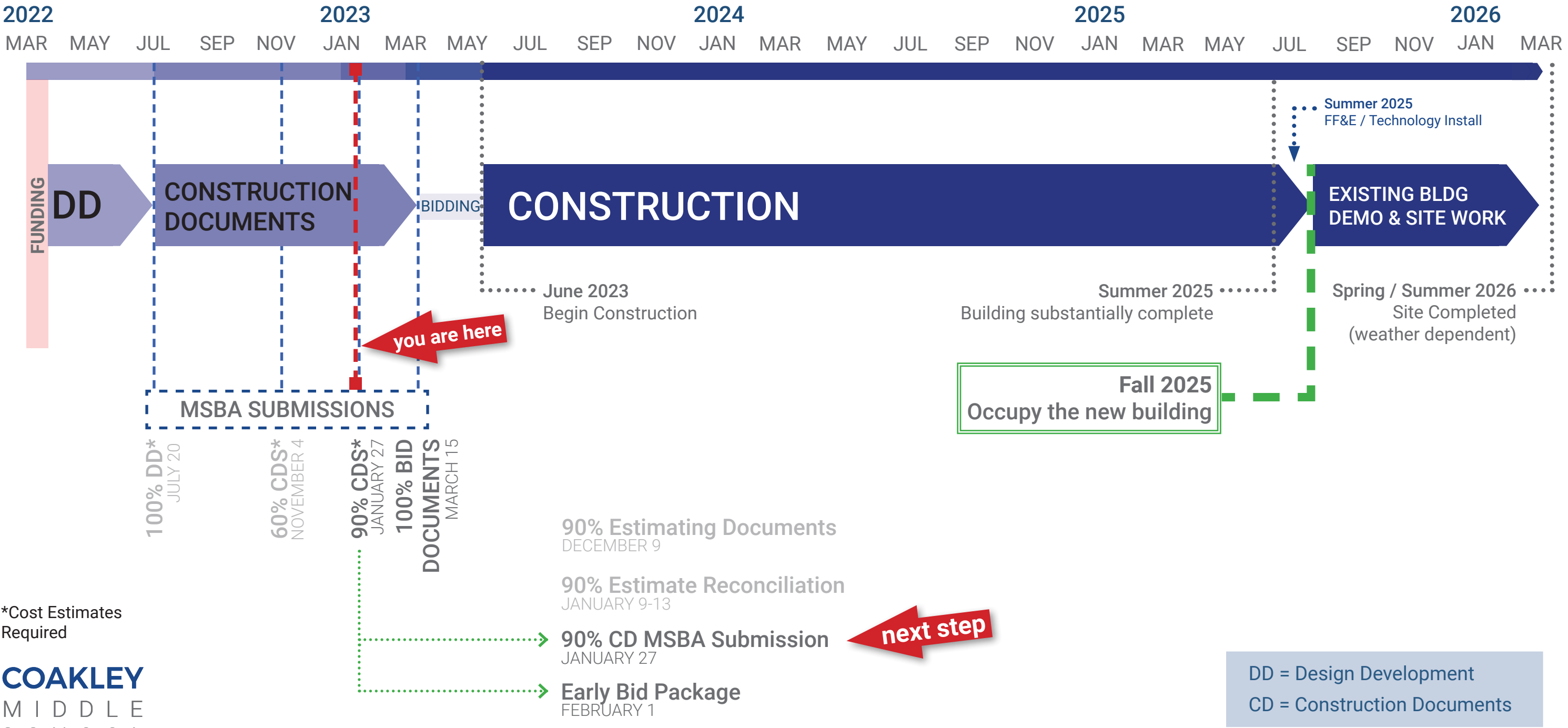
December 12, 2022 Meeting Minutes

## VOTE to Approve: Vendor Invoice Package

Vendor	Invoice	Amount
Compass Project Management	CPM 87-30	\$29,333.25
Compass Project Management	CPM 87-30	\$233.20
Compass Project Management	CPM 87-30	\$654.50
Ai3 Architects	0022B-2002.00	\$546,689.25
Ai3 Architects	0013E-2002.00	\$4,400.00
Ai3 Architects	0013E-2002.00	\$3,800.00
Ai3 Architects	0013E-2002.00	\$29,903.50
WT Rich	APP 02	\$27,000.00

**TOTAL INVOICES THIS MONTH: \$642,013.70**

# Project Update: OVERALL SCHEDULE THROUGH PROJECT COMPLETION



# 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 30 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 & 4) STAFF MEETINGS - REVIEW SPACE & EQUIPMENT
- DEC 14 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
- FEB 1 ISSUE EARLY BID PACKAGE  
SITE, CIVIL, STRUCTURE,  
GROUND IMPROVEMENTS

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



# Project Update: TRADE CONTRACTOR PRE-QUALIFICATION

## 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

# Project Update: CONSTRUCTION COST ESTIMATE

Early January  
(2 Weeks ago)

**90% Estimates Received**

NOW

**90% Construction Documents  
Early Release Bid Package**

Mid-March  
(7 weeks from now)

**100% Construction Documents** (minus early package)

**The project is currently ON BUDGET**



# **Contract Amendment: SOIL CLASSIFICATION**

**VOTE:**

**To approve Ai3 Architects Contract Amendment #2 in the amount not to exceed \$123,420 for soil disposal classification samples and testing**



# Proprietary Items:

## ◆ **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 Items:

## 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 Items:

**VOTE:**  
**To approve Norwood Proprietary Scope Items**

Locks & Key systems	.....	Schlage
Panic Devices	.....	Von Duprin
Door Closers	.....	LCN
Fire Alarm Panel	.....	Napco
Video Management System	.....	Avigilon
Network Video Recorders	.....	Avigilon
Access Control	.....	CDVI
Building Management Systems	.....	ALERTON
Interactive Panels	.....	Touchview
Intrusion System	.....	Napco
Device Charging Locker Tower	.....	Lockncharge

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.



# Alternate Scope: REVIEW & SEQUENCE

MSBC to review and consider the sequence of the alternates as they must be accepted “in order” if the final budget estimate allows for the inclusion

ie: highest vs. least priority

\$554,226	<b>ALTERNATE #1: CONCESSIONS BUILDING</b>
\$1,952,210	<b>PV ALTERNATE #1: ROOFTOP PHOTOVOLTAIC ARRAYS</b>
\$6,570,874	<b>PV ALTERNATE #2: PARKING LOT PHOTOVOLTAIC CANOPY ARRAYS</b>
\$TBD	<b>PLANNING BOARD REQUEST: ADD back in the retaining wall and sidewalk at the perimeter access road between the school and back fields</b>

## BEYOND

THE TOTAL  
PROJECT BUDGET

\$86,544	1. ADD Full height tile back into multi-fixture restrooms (FSB)
\$460,227	2. ADD Tile back into corridors - up to 4' high (FSB)
\$40,254	3. ADD Tile back into student commons - up to 4' high (FSB)
\$33,244	4. ADD Bleachers back - 78 seats
\$84,204	5. ADD (2) Open shelves in each classroom into base bid (currently in FF&E)
\$253,876	6. ADD Open shelving in each 6-8 classroom under entire window (in addition to item above)
\$6,881	7. MOVE the kiln from FF&E budget back into the base building budget
\$36,125	8. MODIFY the manual basketball backstops to be electrically operated
\$96,332	9. ADD Electric vehicle charging stations (FSB)
\$90,828	10. ADD 20' Athletic field ball netting into base bid
\$44,726	11. ADD new outdoor dining tables back into project
\$167,074	12. ADD two new entrance signs back into the project (Partial FSB)

# Alternate Scope: SEQUENCE

**VOTE:**

**To approve the sequence of alternates for inclusion in bidding**



# MSBA Submission: 90% REPORT

## VOTE:

To approve the submission of the 90% MSBA milestone submission including:

- Project Manual
- Drawings
- Report

DESIGN DEVELOPMENT COAKLEY MIDDLE SCHOOL A2 ARCHITECTS, LLC

1. Frames shall be of 16 gauge galvanized steel with integral factory applied aluminum vertical edge and back protection.
2. Vertical round seats shall be of forged and ground configuration, ensure pre-identified alignment and parallel round seats between panels.
3. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners. All panels, including knee caps, shall seat flush with the 16 gauge steel frame.
4. Horizontal round seats shall be removable, provide up to 2 inches vertical opening clearance, and seat tapered from outer corners.
5. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners.
6. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners.
7. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners.
8. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners.
9. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners.
10. Horizontal round seats shall be removable, provide 1 inch vertical opening clearance, and seat tapered from outer corners.

FOLDING PANEL PARTITIONS 10/22/2018 9  
Design Development: 07/20/2022

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Design Development: 07/20/2022

FOLDING PANEL PARTITIONS 10/22/2018 9  
Design Development: 07/20/2022

Architectural drawings including elevations, sections, and details for the Coakley Middle School project. The drawings show various views of the building, including elevations and sections, with annotations and callouts. The drawings are labeled with 'A4.11' and 'A4.12'.

PM&C  
Philip G. Coakley Middle School  
Norwood, MA  
Design Development Estimate

MAIN CONSTRUCTION COST SUMMARY	Start Date	Close Date	Estimated
NEW CONSTRUCTION			
NEW SCHOOL			187,400
DEMOLISH EXISTING BUILDINGS			187,400
REMOVE HAZARDOUS MATERIALS			500
CONCRESSION BUILDING			500
SITEWORK			187,400
SUB-TOTAL	2018-03		187,400
ESCALATORS TO START DATE (JUNE 2021)			6.00%
DESIGN AND PRICING CONTINGENCY			1.00%
SUB-TOTAL			187,400
GENERAL REQUIREMENTS (INCLUDES WINTER CONDITIONS)			5.00%
GENERAL CONTINGENCY			3%
BONDS			0.75%
INSURANCE - Builders Risk			0.50%
INSURANCE - General Liability			1.00%
PERMIT			1.00%
SUB-TOTAL			0.95%
CM FEE			0.95%
CM GMP CONTINGENCY			0.95%
SUB-TOTAL			187,400
TOTAL OF ALL CONSTRUCTION			187,400
ALTERNATES (including mark-ups)			
1- Renewable Energy Roofing with solar energy cap			10
2- Renewable Energy Roofing - No Roofing			10
3- Renewable Energy - Net Zero Production			10
Alternates are additive to the previous alternate			

Re: Application to Use the Construction Management At-Risk Alternative Delivery Method for the Norwood Middle School Project

3 DESIGNER DELIVERABLES  
Design Narrative: Structural

Designed in accordance with the 9th Edition of the Massachusetts State Building Code and incorporating IBC 2015 with Massachusetts amendments.

The proposed scheme will consist of construction of a new, 4-story structure on the existing school site.

Substructure

Foundations

Based on the recommendations from the Geotechnical Engineer, the columns of the proposed structure would bear on reinforced concrete spread footings and the perimeter foundation walls would bear on continuous reinforced concrete strip footings extending at least 4 ft - 0 in. below grade. With the recommended bearing capacity of the soil of 3.5 ksf, a typical interior footing would be 10 ft - 0 in. x 10 ft - 0 in. x 24 in. deep and the typical exterior footings would be 9 ft - 0 in. x 9 ft - 0 in. x 24 in. deep in the four story areas. Typical interior footing would be 9 ft - 0 in. x 9 ft - 0 in. x 24 in. deep and the typical exterior footings would be 8 ft - 0 in. x 8 ft - 0 in. x 24 in. deep in the three story areas. In the single story areas, typical interior footings would be 7 ft - 0 in. x 7 ft - 0 in. x 24 in. deep and typical exterior footings would be 6 ft - 0 in. x 6 ft - 0 in. x 24 in. deep. Typical interior and exterior footings at the Auditorium would be 9 ft - 0 in. x 9 ft - 0 in. x 24 in. deep. Typical interior and exterior footings at the Gymnasium would be 8 ft - 0 in. x 8 ft - 0 in. x 24 in. deep. The exterior foundation walls would be 14 to 16 in. thick, reinforced cast-in-place concrete walls 24 to 36 in. wide continuous reinforced concrete strip footings around the perimeter of the building extending a minimum of 4 ft - 0 in. below finished grade. Perimeter foundations drains are required around the entire perimeter of the building as per recommendations from the Geotechnical Engineer. Underdrain drains may be required based on findings from the next phase of Geotechnical Investigations.

PM&C  
Philip G. Coakley Middle School  
Norwood, MA  
Design Development Estimate

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## **Other Items / Public Communication:**

**Next Middle School Building Committee meeting:  
FEBRUARY 13**

**Project Website:**

<https://newcmsproject.org/>

**Project Email:**

[cmsproject@norwoodma.gov](mailto:cmsproject@norwoodma.gov)