

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

VOTE to Approve: Meeting Minutes

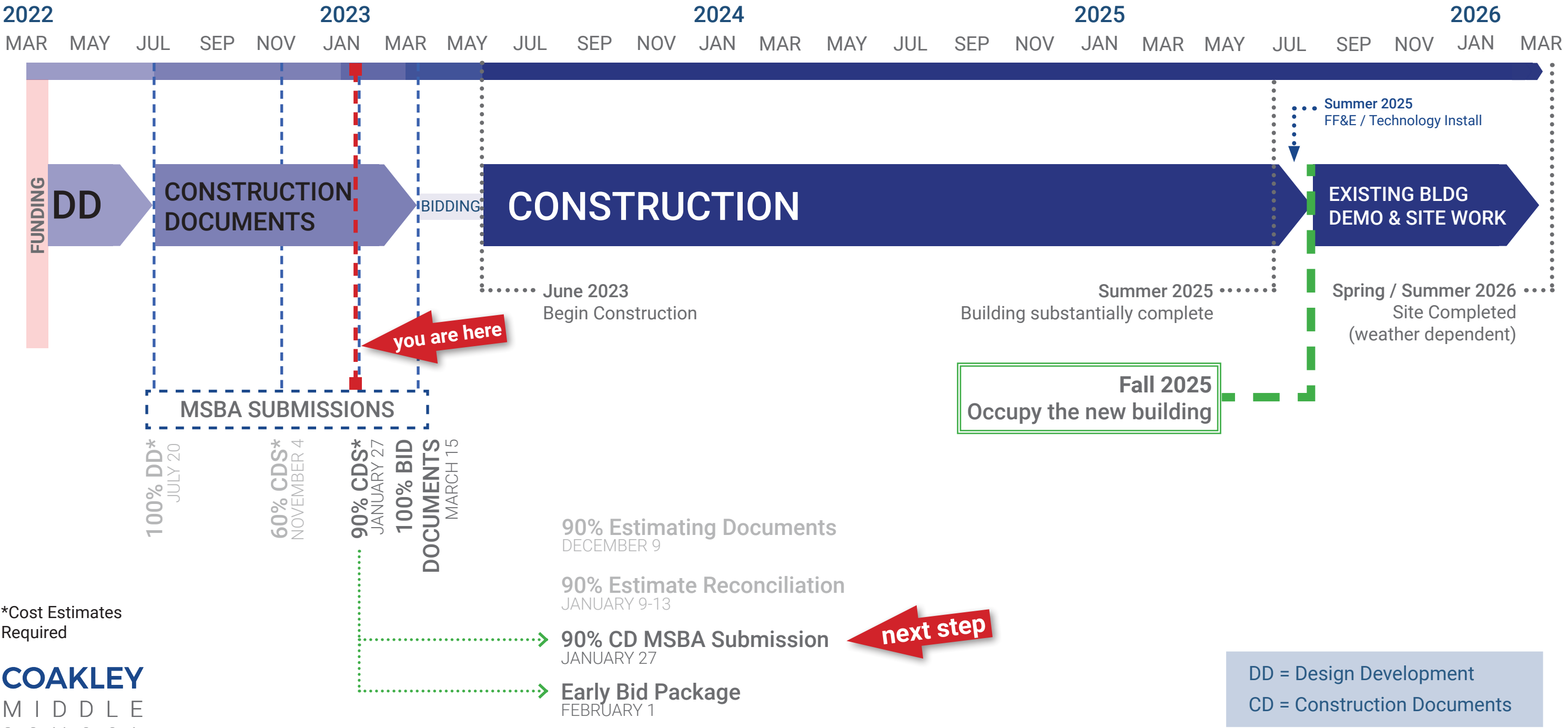
December 12, 2022 Meeting Minutes

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



*Cost Estimates Required

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 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: PV REVIEW

VOTE:

To remove the photovoltaic panel (PV) installation from the project at the recommendation of the Light Department in order to support a Power Purchase Agreement (PPA) at a future date.

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 **ALTERNATE #1: CONCESSIONS BUILDING**
- \$408,656 **PLANNING BOARD REQUEST:** ADD back in the retaining wall and sidewalk at the perimeter access road between the school and back fields

BEYOND

THE TOTAL
PROJECT BUDGET

	PREVIOUS VE ITEMS ACCEPTED
\$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 painted steel with integral factory applied aluminum vertical edge and back protection.
2. Vertical round seats shall be of large and precise configuration, ensure professional alignment and parallel layout between panels.
3. Horizontal round seats shall be retractable, provide 1 inch vertical opening clearance, and seat spaced from other seats. All panels, including knee covers, shall seat flush with the 20 inch round seats.
4. Horizontal bottom seats shall be retractable, provide up to 2 inches vertical opening clearance, and seat downward from when fully extended.
5. Retractable bottom seats shall be retractable, provide 1 inch vertical opening clearance, and seat 1/2 inch downward from when fully extended.
6. Retractable top seats shall be of aluminum.

C. Suspension system

1. For spans to 3000 lbs. Track shall be of clear anodized structural grade aluminum extrusion alloy 6063 T6. Track design shall provide precise alignment of the fabric surface and provide slight upward for alignment of the fabric surface and provide slight upward for alignment of the fabric surface.
2. Each panel shall be supported by two 2-wheel center-rolling horizontal rollers, and each roller shall be supported by a 2-wheel center-rolling horizontal roller. Each roller shall be supported by a 2-wheel center-rolling horizontal roller.

D. Finish

1. Auditorium Side: Factory-applied custom fabric finish applied over tabular aluminum, refer to schedule on drawings.
2. Chaise Side: Factory-applied custom ecological fabric finish applied over tabular aluminum, refer to schedule on drawings and other finishes.

E. Configuration of fabric and dry marker surfaces as indicated on drawings.

1. Custom powder coated. Black color.

F. Operation

1. Manual operation to raise and lower storage areas.
2. Retractable horizontal seats shall be actuated by a retractable quick-act opening handle located approximately 42 inches from the floor in the panel edge.
3. Top and bottom retractable seats shall be operated automatically.
4. Seat actuator requires approximately a 10 degree turn of the retractable handle.

FOLDING PANEL PARTITIONS
19.22.01 - 19.22.02
Design Development (17.20.2022)

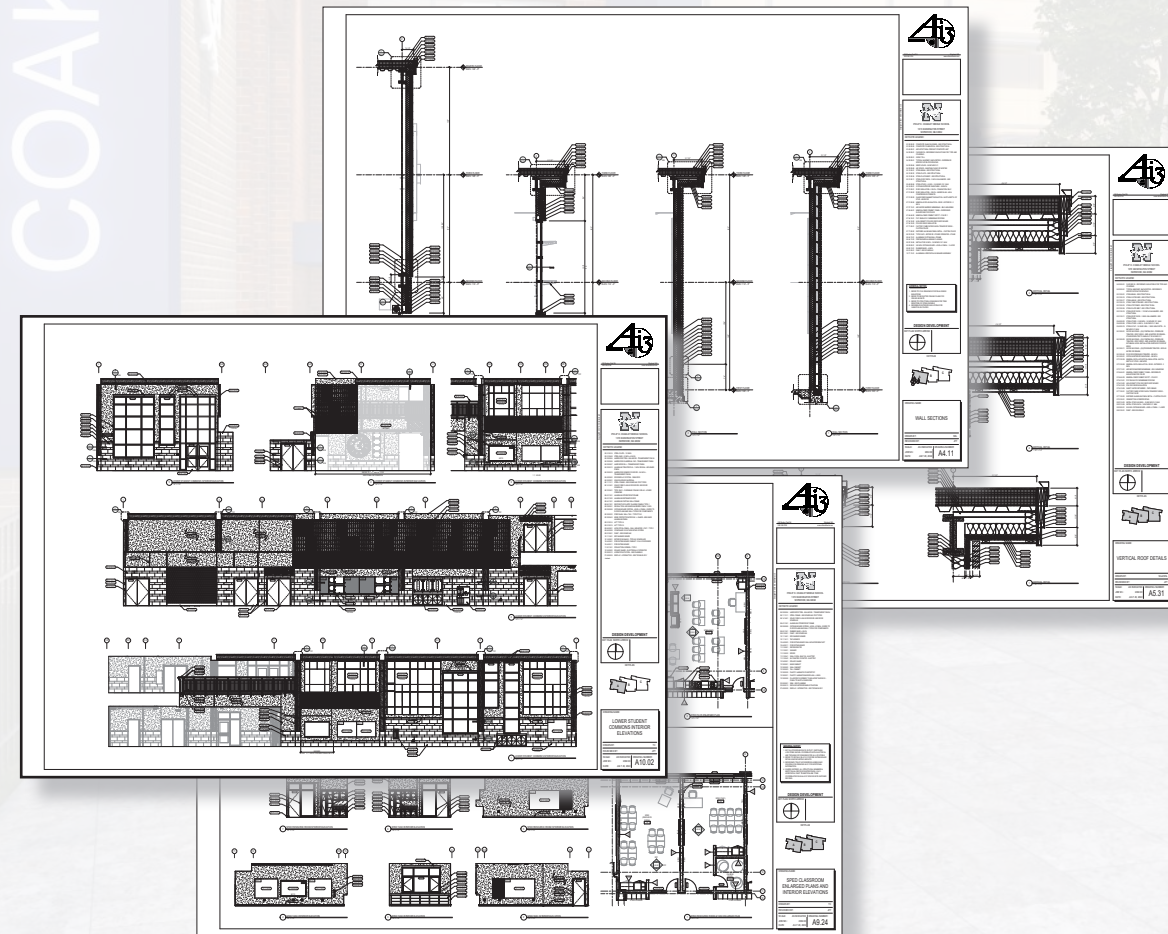
1. Each panel shall be supported by two 2-wheel center-rolling horizontal rollers, and each roller shall be supported by a 2-wheel center-rolling horizontal roller.
2. Retractable bottom seats shall be retractable, provide 1 inch vertical opening clearance, and seat 1/2 inch downward from when fully extended.
3. Retractable top seats shall be of aluminum.

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Item	Description of Work	Quantity	Unit	Estimated
1	Structural Steel	100	lb	100
2	Aluminum	50	lb	50
3	Steel	200	lb	200
4	Concrete	100	cu yd	100
5	Rebar	100	lb	100
6	Formwork	100	sq ft	100
7	Paint	100	gal	100
8	Electrical	100	hr	100
9	Plumbing	100	hr	100
10	Mechanical	100	hr	100

The Commonwealth of Massachusetts
Office of the Inspector General

June 15, 2022

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

Mr. General
Tony Marzocco, Town Manager
Town of Norwood
566 Washington Street
Norwood, MA 01902
marzocco@townofnorwood.com

Lawrence and 945
Construction
Middle School
Requirements for
General (Office)
4 in M.G.L. c.
be Division of
an I.D.A.M.A.
to supply both
phase and the
into each trade
regulation
it is invalid all
each certificate
of manager or
e Officer. Also,
fy the Office.

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

Item	Quantity	Unit	Estimated
NEW CONSTRUCTION			
NEW SCHOOL	187,800		
DEMOLISH EXISTING BUILDINGS	187,800		
REMOVE HAZARDOUS MATERIALS	500		
CONCRESSION BUILDING	500		
SITING WORK			
SUB-TOTAL	200,000		187,800
ESCALATORS TO START DATE (JUNE 2023)	6.00%		11,268
DESIGN AND PRICING CONTINGENCY	1.00%		1,878
SUB-TOTAL			187,800
GENERAL REQUIREMENTS (INCLUDES WINTER CONDITIONS)	5.00%		9,390
GENERAL CONTINGENCY	3%		5,634
BONDING	0.75%		1,408
INSURANCE - Builders Risk	0.75%		1,408
INSURANCE - General Liability	1.00%		1,878
PERMIT			
SUB-TOTAL			187,800
CM FEE	0.00%		
CM GMP CONTINGENCY	0.00%		
SUB-TOTAL			187,800
TOTAL OF ALL CONSTRUCTION			187,800

ALTERNATES (including mark-ups)

1. Renewable Energy: Roofing with solar energy use
2. Renewable Energy: Roofing - No Roofing
3. Renewable Energy: Net Zero Production

* Alternates are additive to the previous alternate

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 and 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.

Other Items / Public Communication:

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

Project Website:

<https://newcmsproject.org/>

Project Email:

cmsproject@norwoodma.gov