

Coakley Middle School

Norwood Public Schools

Middle School Building Committee

February 13, 2023

Agenda

January 26, 2023

- ◆ Votes to approve: meeting minutes, & VIP
- ◆ Project Update
- ◆ Approval of Ai3 Amendment #2
- ◆ Vote to approve Norwood Proprietary Scope Items
- ◆ Vote to approve the submission of the 90% MSBA Milestone Report
- ◆ Other Items / Public Communication

February 13, 2023

- ◆ Votes to approve: meeting minutes, & VIP
- ◆ Project Update
- ◆ Trade Contract Pre-Qual next steps
- ◆ Early Package Bidding Overview / Next Steps
- ◆ Approval of Ai3 Amendment #3
- ◆ Other Items / Public Communication



COAKLEY
MIDDLE
SCHOOL

Project Website:

<https://newcmsproject.org/>

Project Email:

cmsproject@norwoodma.gov

VOTE to Approve: Meeting Minutes

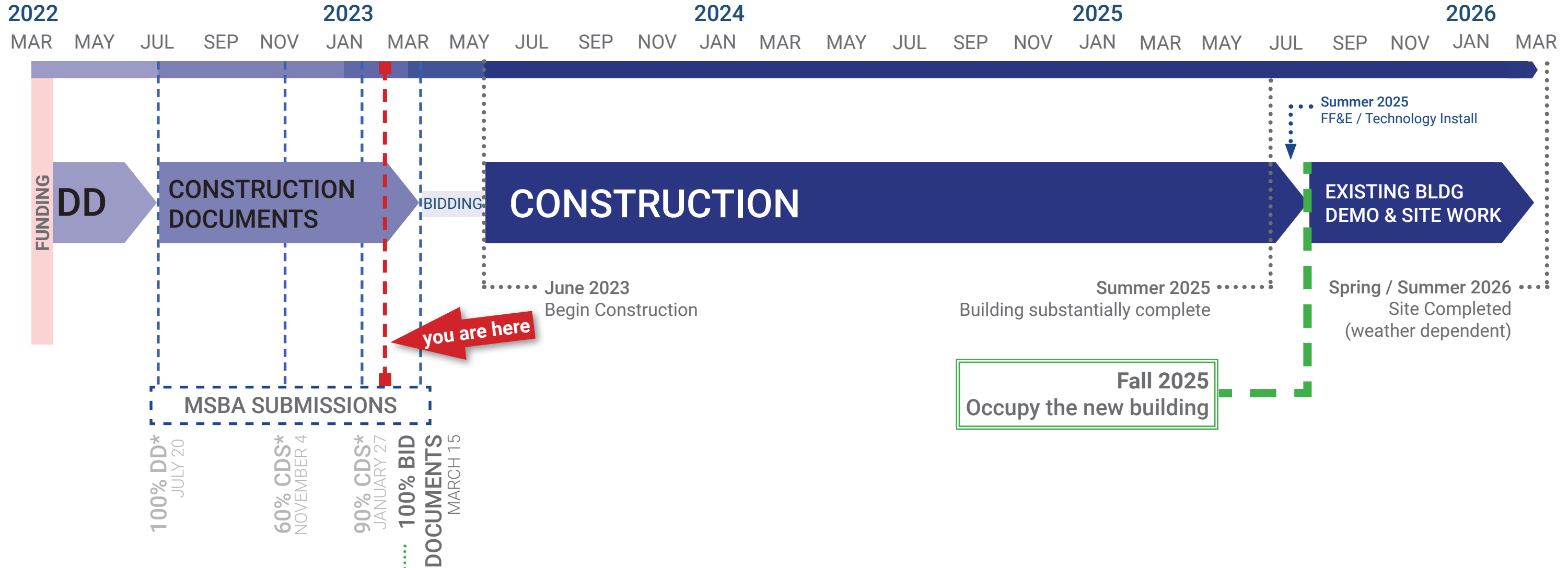
January 26, 2023 Meeting Minutes

VOTE to Approve: Vendor Invoice Package

Vendor	Invoice	Amount
Compass Project Management	OPM 87-31	\$34,800.00
Compass Project Management	OPM 87-31	\$255.20
Compass Project Management	OPM 87-31	\$46,200.00
Compass Project Management	OPM 87-31	\$6,600.00
Ai3 Architects	0023B-2002.00	\$546,689.25
Ai3 Architects	0014E-2002.00	\$31,680.00
Ai3 Architects	0014E-2002.00	\$14,137.12
Ai3 Architects	0014E-2002.00	\$29,255.00
Ai3 Architects	0014E-2002.00	\$27,109.23
Ai3 Architects	0003R-2002.00	\$247.07
WT Rich	APP 03	\$27,000.00

TOTAL INVOICES THIS MONTH: \$763,972.87

Project Update: OVERALL SCHEDULE THROUGH PROJECT COMPLETION



you are here

next step

next step

*Cost Estimates Required

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

DD = Design Development
CD = Construction Documents

Early Bid Package Addenda
ONGOING

100% BID DOCUMENTS
MARCH 15

Project Update: 100% BID DOCUMENT SCHEDULE

FEBRUARY

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				

MSBC

FEB 17 MSBA 90% REVIEW COMMENTS EXPECTED

MARCH

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

MAR 3 RESPONSES TO MSBA 90% REVIEW COMMENTS

MAR 13 MAAB HEARING

MAR 15 100% BID DOCUMENTS COMPLETE

PERMITTING

- PLANNING BOARD COMPLETE
- ONLY OUTSTANDING ITEM:
 - MA ACCESS BOARD
 - HEARING ON MARCH 13TH

Trade Contractor: PRE-QUALIFICATION COMMITTEE

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

YOU ARE HERE ==>

Town of Norwood

Alan Slater - Chairman
 Chase Terrio - Compass Project Management (as Norwood Representative)

Ai3 Architects

Daren Sawyer

W.T. Rich

Jon Rich

Additional Committee Members for observation:

Justin Thibeault, Ai3
 Anissa Ellis, CPM
 Bethany King, WTR
 Paul Riccardi, Norwood

Trade Contractor: PRE-QUAL NEXT STEPS

VOTE:

To approve the list of qualified trade contractors as reviewed and recommended by the prequalification subcommittee.

Trade	# of Qualified Bidders
Masonry	7
Misc. Metals	7
Waterproofing / Damp. / Caulking	8
Roofing	6
Metal Windows	6
Glass & Glazing	8
Tile flooring	5
Accoustical Ceilings	4
Resilient Flooring	5
Painting	8
Elevators*	1
Fire Protection	4
HVAC	7
Electrical	3
Total	79

* 1 respondent allows for negotiation / bid as non-filed trade

Early Package Bidding: OVERVIEW / NEXT STEPS

Recommended Early Package Scope	Estimate Cost
• Enabling and Sitework	\$12.9M
• Concrete	\$5.6M
• Structural Steel	\$8.3M
• Ground Improvements (Rammed Aggregate Piers)	\$350,000
• Applicable GC's, GR's, Bond, Insurance, Fee	\$3.1M
TOTAL ESTIMATED EARLY PACKAGE VALUE	\$30.3M

Activity	Responsibility	Deadline	Remarks
Confirm and Authorize Early Package Approach	MSBC	Tonight (11/21/22)	
Finalize Scope and EP Document Requirements	WTR and Ai3	12/15/22	
Early Package Bid Documents	Ai3	02/01/23	
Bid, Descope, Recommend Awards	WTR	03/15/23	Ai3 and CPM to review and approve
Authorize Awards	MSBC	03/20/23	Approximately \$30.3M
Issue Awards	WTR	03/21/23	

YOU ARE HERE ==>

Contract Amendment: EARLY BID PACKAGE

VOTE:

To approve Ai3 Architects Contract Amendment #3 in the amount of \$61,950 for the additional scope of work required to prepare an early construction document bid package.

Other Items: BUDGET UPDATE

90% CD Budget Update Detail Summary

- Net Construction Cost Increase was \$5.4M
- \$3.4M of contingency was applied against that increase leaving the approximately \$2M difference which was resolved by eliminating the roof PV scope

Coakley Middle School Estimate	60% CD	90% CD			
Description	Total Cost	Total Cost	Cost Difference	% Change	Note
Substructure	\$4,326,645	\$4,486,354	\$159,709	4%	
Superstructure	\$9,982,686	\$9,180,481	(\$802,205)	-8%	
Exterior Enclosure	\$11,293,825	\$12,086,628	\$792,803	7%	
Roofing	\$3,235,829	\$3,483,214	\$247,385	8%	
Interior Construction	\$9,991,917	\$10,140,557	\$148,640	1%	
Staircases	\$706,309	\$679,471	(\$26,838)	-4%	
Interior Finishes	\$5,354,237	\$5,565,357	\$211,120	4%	
Conveying	\$796,000	\$796,000	\$0	0%	
Plumbing	\$3,911,952	\$4,022,732	\$110,780	3%	
HVAC	\$11,585,271	\$13,162,266	\$1,576,995	14%	Estimate was increased directly to align with current Market Values
Fire Protection	\$1,415,828	\$1,486,070	\$70,242	5%	
Electrical	\$11,184,710	\$12,972,638	\$1,787,928	16%	Equipment & Wiring costs increased. System allowances were expanded for AV, Security, Voice systems
Furnishings & Fixed Equipment	\$4,577,588	\$5,408,216	\$830,628	18%	60% set was based on allowance. 90% cost was per vendor estimate.
Building Subtotal	\$78,362,797	\$83,469,984	\$5,107,187	7%	
Special Construction	\$1,934,970	\$0	(\$1,934,970)	-100%	Rooftop PV Scope Removal
Existing Building Demolition	\$1,324,850	\$1,324,850	\$0	0%	
In Building Hazmat	\$1,200,000	\$1,350,000	\$150,000	13%	
Site Preparation	\$5,737,197	\$4,802,745	(\$934,452)	-16%	Cost savings resulting from assumed 30% reuse of on site material.
Site Improvements	\$5,641,791	\$5,976,141	\$334,350	6%	
Mechanical Utilities	\$2,306,369	\$2,264,239	(\$42,130)	-2%	
Electrical Utilities	\$2,330,173	\$3,064,799	\$734,626	32%	60% was based on allowances. 90% cost reflects clarified scope for duct banks and switching cost
Subtotal	\$98,838,147	\$102,252,758	\$3,414,611	3%	
Mark-Ups	\$15,556,222	\$14,125,179	(\$1,431,043)	-9%	Design & Pricing Contingency Reduction
Construction Subtotal	\$114,394,369	\$116,377,937	\$1,983,568	2%	
Escalation to Construction Mid-Point	\$5,090,165	\$3,113,596	(\$1,976,569)	-39%	Escalation Reduction
Total Project Cost	\$119,484,534	\$119,491,533	\$6,999	0%	

Other Items / Public Communication:

Next Middle School Building Committee meeting:

MARCH 13



MARCH 20

Project Website:

<https://newcmsproject.org/>

Project Email:

cmsproject@norwoodma.gov