

# Coakley Middle School Building Committee

**Coakley Middle School Building Committee (MSBC) Meeting  
Hosted in the FinCom Room at Norwood Town Hall  
March 20, 2023 – 5:00 p.m.**

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

	<b>MSBC Voting members</b>		<b>Vertex (VTX)</b>		<b>WT Rich Construction (WTR)</b>
A	Mr. Slater – Chair	A	Tim Bonfatti – Principal		Jon Rich
A	Mr. Matt Lane - Selectman	A	Chase Terrio – Senior Project Manager	A	Bethany King
A	Mr. Paul Riccardi– Director of Town-wide Facilities		Diane Guenther – Project Coordinator		Tim Farrell
A	Ms. Cathy Carney, MCPPO - Purchasing		Anissa Ellis – Project Manager		Steve Koutalakis
A	Mr. Bob Donnelly - Selectman				Johnny Rich
A	Dr. David Thomson - Superintendent			A	Alex Corbett
A	Ms. Teresa Stewart – School Committee member			A	Harvey Eskenas
A	Mr. Tony Mazzucco – Town Manager		<b>Ai3 Architects (Ai3)</b>		<b>Public Attendees:</b>
A	Mr. David Hiltz – School Committee Member		James Jordan - Principal		Dana Brown – Interim Project Administrator
A	Ms. Diane Ferreira – Principal of Balch Elementary School	A	Justin Thibeault – Sr. Associate	A	Norwood Community Media
A	Dr. Ms. Fraczek – Principal of Coakley Middle School		Kristen Kendall - Architect		Charisse Taylor – Norwood Public Schools
A	Mr. Gary Pelletier – Building Inspector	A	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 March 20, 2023, Middle School Building Committee Meeting in the Fincom room at the Norwood Town Hall. He noted there is a quorum present.

**2. Approval of Minutes from February 13, 2023:**

Mr. Slater asked for a motion to approve the minutes from the February 13, 2023, meeting.

**MOTION:** by Ms. Stewart to approve the previous minutes from the February 13, 2023, meeting.

**SECOND:** by Mr. Lane.

**VOTE:** Unanimous vote, 12-0-0

**3. Approval of Vendor Invoice Package**

Mr. Slater requested approval of the Vendor Invoice Package for February 2023.

**MOTION:** by Mr. Pelletier to approve the Vendor Invoice Package.

**SECOND:** by Mr. Donnelly

**VOTE:** Unanimous vote to approve. 12-0-0

**4. Project Design, Schedule, and Construction Estimate Update:**

Mr. Slater turned the floor over to Mr. Thibeault. He introduced Mr. Daren Sawyer from Ai3. Mr. Thibeault noted that Daren will become the primary point of contact for Ai3 going forward and throughout construction.

Mr. Thibeault noted that the bid documents are available for trade bidders and the bids are due April 11, 2023. His team will be reviewing RFI's and issuing addenda as needed.

Mr. Thibeault noted that the MAAB hearing took place on March 13, 2023, and the board approved all variances. One variance was conditionally approved; The Board would like to see what would happen if the ADA seats that are currently located at the rear of the auditorium were relocated. Ai3 provided sketches of various other seating locations to the Board for their review. They will make a decision within a month and if the new ADA seating locations are approved this could result in a reduction in overall seating counts from 611 to 502.

Mr. Slater noted the elevator variance was approved and no change is needed to the current elevator location or the structural steel related to the elevators.

**5. Approval of Alternate Sequence:**

Mr. Terrio stated the team needs to provide direction to the bidders on the sequence of alternates.

Mr. Slater asked why the sequence of alternates is important.

Mr. Terrio stated that if there are multiple bidders and multiple trades because once the proposals are accepted at the time of bidding you must accept them in a sequence that allows for a level playing field among all bidders.

Mr. Slater also stated that if there are multiple alternates they have to be accepted in numerical order.

Mr. Terrio confirmed. He also clarified that alternates 2, 3, and 4 only include the tile trade and therefore only affect one set of bidders. So based on that information you could potentially decline Alternate #1 and take #2 because it only affects one single trade.

Mr. Slater asked for clarification, stating that they could accept alternate #2 without accepting alternate #1 in this specific case.

Mr. Bonfatti confirmed stating that is acceptable because there is no tile in Alternate #1. He clarified by stating that Chapter 149A work is different because it is a negotiated price with the CM at Risk and since there is not any tile in Alternate #1 no one is being hurt by skipping alternate #1 to take alternate #2.

Mr. Riccardi stated he would like to see the concession stand as the last alternate to avoid any chance of any bid challenge. He believes the best thing for the building is the tile.

**MOTION:** by Mr. Riccardi to move the Concession Stand alternate to #4.

**SECOND:** by Ms. Carney

Mr. Mazzucco stated he agrees with Mr. Riccardi and is worried the concession stand will cost more than \$500,000. He is worried the costs for the building will snowball because of the need for sinks and bathrooms to meet code.

Mr. Hiltz is concerned that if the concession stand project is kicked down the road it will be more expensive in the future than it is now.

Ms. Ferreira stated the Concession Stand benefits the Town as a whole, not the Middle School so why is it tied into the MSBA process.

Ms. Stewart stated the original concession stand was funded through fundraising, not by the Town. She is uncomfortable with the MSBC considering eliminating the concession stand and not making a plan to replace it in some fashion. She also noted that the existing one is only being demolished because it interferes with the location of the new school.

Mr. Lane disagrees with Mr. Riccardi and stated there needs to be finite plan of how to rebuild the concession stand.

Mr. Slater stated he agrees something needs to be done, whether it's a food truck or a concession stand.

Mr. Mazzucco agrees with Mr. Slater and stated the tile within the building isn't something that will or can be done after the building is built. However, the concession stand can be done at a later date.

Ms. Stewart asked if the youth leagues have had any input into what they need for the new concession building.

Mr. Thibeault stated they did have conversations and the project is reusing some of the existing equipment as requested by the youth leagues. He also noted that they want to serve the same items they currently serve and do not require a grill.

Mr. Slater asked about equipment storage.

Mr. Thibeault stated there are two storage rooms in the concession building for food; the equipment storage is in 8-9 outdoor sheds located throughout the facility.

Mr. Slater stated that even if the concession stand is not built right away there will be conduits and infrastructure brought out to that location as part of the base contract. He also reminded the board that approval of the alternatives will depend on bid prices.

Mr. Mazzucco stated that food trucks might allow for more flexibility for the Town while also saving money.

Mr. Lane asked if any other towns are using food trucks.

Mr. Mazzucco stated there are some towns that are doing it.

Mr. Hiltz asked who will be trained to use the food trucks, and where will they be stored, what happens if something goes wrong? He stated the up-front cost may be cheaper, but it may cost more in the long run.

Mr. Mazzucco stated those are logistics that would need to be worked out.

Mr. Riccardi noted Norwood Youth Football has contracted with a food truck to serve their needs. He also said that food service was at the bottom of the list of their concerns, they are more worried about the fields and storage. He also stated the alternate is not coming off the table it is just moving to the bottom of the list.

Ms. Carney stated she is concerned with all the cuts that were already made to the building and she doesn't want to be in a position to ask for more money at a future town meeting to add some of those things back into the project. She also asked how the alternates come into the play as far as the GMP approval.

Mr. Terrio stated alternates are approved when the final GMP is presented in May.

Mr. Slater asked which meeting will the MSBC be taking a vote on the Trade Bidders and when will they know what the contract price will be.

Mr. Terrio stated it will be in May, possibly June.

Mr. Slater suggested Mr. Mazzucco provide a presentation on the food trucks in April so the MSBC can know the costs of both food trucks and the concession stand so they can make a decision.

Mr. Slater asked for any further comments on Mr. Riccardi's motion to move the concession stand alternate to below the three tile alternates.

**VOTE:** Unanimous vote to approve. 12 – 0 – 0

## **6. Approval of WTR Amendment #01 for Early Package Award:**

Mr. Terrio updated the board on the early bid package timeline. He stated the W.T. Rich team received early package bids from multiple bidders in each of the 4 trades and that all bidders have been descoped by W.T. Rich, Ai3, and Vertex. Mr. Terrio presented a summary slide comparing the control budget, the GMP budget, the name of the recommended contractors, and the delta between the GMP

and the low bidder. He noted that the early bid package awards are under budget by almost \$1.2 million. He also noted that there are some holds and allowances included in the recommended awards which total \$28,873,100.

Mr. Slater asked for any further discussion on the early trade packages.

Ms. Stewart asked if the \$1.2 million that is under budget is the number we are monitoring in May.

Mr. Bonfatti stated the entire GMP will be discussed in May and will show the delta of all the contractors, including trade contractors. The GMP in May will supersede this current interim GMP.

Mr. Slater stated the team was concerned about the steel due to the potential elevator change, however the elevator change is void because the MAAB approved the variance.

Mr. Bonfatti stated there could still be some changes to steel due to coordination with the final 100% bid documents.

Mr. Slater asked for a motion.

**MOTION:** by Mr. Pelletier made a motion to approve W.T. Rich amendment #1 in the amount of \$28,873,100 for the purpose of establishing an interim GMP with the Town of Norwood to facilitate the Early Trade Packages.

**SECOND:** by Mr. Donnelly

**VOTE:** Unanimous vote to approve. 12 – 0 – 0

Mr. Terrio stated there is another vote required for this amendment. He requested a vote of the committee to recommend the Chairman to approve the award of the individual trades provided that the awards are within the currently authorized GMP Budget.

**MOTION:** by Mr. Donnelly to approve the Chairman to approve the award of the individual trades provided that the awards are within the currently authorized GMP Budget

**SECOND:** by Mr. Pelletier

**VOTE:** 12 - 0 - 0

## **7. Other Items for Discussion:**

Mr. Slater stated he noticed in the Globe that the Town of Wakefield is in the process of building a new High School and they are about a year behind the Coakley Middle School and that project was about a \$270 million project and the average cost to a homeowner was in the range of \$1200 to \$1400. He thinks Norwood did a great job with the Middle School.

Mr. Donnelly stated the Board of Selectmen were contacted by the town of Groton Selectboard requesting support for a new bill being recommended by the legislature. This is bill SB298 that would utilize approximately \$150million of AARPA funds to help communities going through the building process with the MSBA. The bill is dedicated to providing relief to those communities. The Norwood selectboard has agreed to formally support the bill formally and they have drafted a letter to Governor Healey advocating for passage of the bill given that Norwood is one of the 20 communities impacted by the escalation of costs due to the pandemic.

Mr. Slater noted he forwarded a copy of the letter to the MSBC members.

Mr. Donnelly stated that Representative John Rogers also supports the bill.

Ms. Stewart stated she also supports the bill and the school committee has been talking about wanting to do something similar as well. She believes it will be most impactful if the School Committee and Board of selectmen sign the letter if the MSBC agrees.

Mr. Donnelly stated he will bring that request to the selectboard chair as well.

Ms. Stewart believes that the letter will most impactful if the MSBC, School Committee, and Selectboard sign the letter.

Mr. Slater stated he believes the other signatures are sufficient but will sign if the board requests.

**MOTION:** by Mr. Riccardi to support the MSBC signing a letter to Governor Healey in support of bill SB298.

**SECOND:** by Ms. Carney

**VOTE:** 12 - 0 - 0

Mr. Riccardi stated WT Rich is scheduled to start June 1, and they are going to order their steel. So, what happens if the GMP comes back in over budget once contractors are out on site working.

Mr. Eskenas stated the team will have a very good idea on where we stand on budget prior to mobilizing on June 1, most if not all bids will be received prior to that date.

Mr. Bonfatti stated the subcontracts have a cancellation clause.

Mr. Eskenas stated that is correct and the exposure is minimal.

Mr. Hiltz asked if there is an official groundbreaking date?

Ms. Stewart stated it will be on June 13, however a time has not been determined yet.

**8. Adjourn:**

Mr. Slater asked for a motion to adjourn.

**MOTION:** by Mr. Hiltz to adjourn.

**SECOND:** by Ms. Carney

**VOTE:** Unanimous 12-0-0

Respectfully submitted,

Anissa Ellis  
Project Manager  
Compass Project Management

Attachments: Ai3 Presentation dated 03-20-23  
Vendor Invoice Package  
WT Rich Amendment #1