

# Coakley Middle School Building Committee

## Coakley Middle School Building Committee (MSBC) Meeting Hosted at the Savage Center May 22, 2023 – 6:00 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	A	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
	Ms. Cathy Carney, MCPPO - Purchasing		Anissa Ellis – Project Manager		Steve Koutalakis
A	Mr. Bob Donnelly - Selectman				Johnny Rich
A	Dr. David Thomson - Superintendent				Alex Corbett
A	Ms. Teresa Stewart – School Committee member			A	Harvey Eskenas
	Mr. Tony Mazzucco – Town Manager		<b>Ai3 Architects (Ai3)</b>		<b>Public Attendees:</b>
	Mr. David Hiltz – School Committee Member		James Jordan - Principal		Dana Brown – Interim Project Administrator
A	Ms. Diane Ferreira – Principal of Balch Elementary School		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
	Mr. Gary Pelletier – Building Inspector	A	Darren Sawyer - Principal		Jason Adams, - Norwood Finance
					Rick Morrison

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

### Meeting is called to order at 6:00 PM

#### 1. Opening Remarks

Mr. Slater welcomed everyone to the May 22, 2023, Middle School Building Committee Meeting. Today’s meeting is taking place at the Savage Center in room #219. He noted there is a quorum present.

#### 2. Approval of Minutes from April 24, 2023:

Mr. Slater asked for a motion to approve the minutes from the April 24, 2023, meeting.

**MOTION:** by Mr. Donnelly to approve the previous minutes from the April 24, 2023, meeting.

**SECOND:** by Mr. Lane.

**VOTE:** Unanimous vote, 8-0-0

#### 3. Approval of Vendor Invoice Package

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

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

**SECOND:** by Mr. Donnelly

**VOTE:** Unanimous vote to approve. 8-0-0

**4. Project Update: Overview of Project Schedule Milestones:**

Mr. Slater turned the floor over to Mr. Terrio to review the project status.

Mr. Terrio stated the project team is continuing to review the GMP amendment with WT Rich and the final GMP will be presented to the Committee at the June MSBC meeting. He noted the project schedule remains the same and WT Rich will mobilize on June 1, 2023. Mr. Terrio noted the groundbreaking ceremony is still on track for Tuesday 6/13 at 10:00 am.

Mr. Terrio stated the team met with the Tree Warden this morning to review the trees required for removal as part of the project, he noted there is some additional information required by Mr. Ryan. The design team is working on providing the requested information.

Mr. Riccardi stated that the current plan shows removal of all the trees along the fence adjacent to the little league field all along the first base line and he noted that is the only shade for the field and spectators. He noted that is a concern and requests the team review trying to save those trees.

Mr. Rich stated there are electrical poles that are being installed in that area, he stated it's up to the design team to review the change. He also stated putting the wires underground is much more expensive.

Mr. Riccardi noted that the design team has met with all the sports teams prior to this, and the trees were not discussed at those meetings.

Mr. Rich stated he would love to find a way to save the trees, however he notes those new poles need to be installed quickly in order to re-active the lighting around the football field. He stated he wants to expedite the decision after the committee and design team look at all the options. He is concerned about losing time in the short schedule for reactivating the field lighting.

Ms. Ferreira clarified the location of the trees in question.

Mr. Riccardi noted it is unfair to bring this up in the 11<sup>th</sup> hour and the trees affect a lot of people.

Mr. Slater stated the team is looking at alternates and he would like to be able to make a decision on any potential changes at the June meeting.

Mr. Bonfatti stated the design team should review with the landscape architect so if some trees do have to be removed, they can be replaced with something that is fast growing.

Ms. Stewart asked which meeting included a discussion on trees. She stated all she saw was an email but was unaware of a meeting.

Mr. Slater stated he saw the notice in the newspaper.

Mr. Terrio stated the team went through Mr. Ryan, the tree warden, as part of the mobilization process.

Ms. Stewart asked if this is not under the jurisdiction of the MSBC?

Mr. Terrio stated that as it is as part of the project and it has been reviewed by the planning board, conservation commission, and all the other departments. He continued stating the next logical step was to file this with the tree warden. Being a large redevelopment, the trees were always shown as being removed, but were recently marked as part of the process with the Tree Warden. Unfortunately, they were not called out more clearly prior to this.

Ms. Stewart asked if there were additional trees being removed along Washington Street, because that was part of the email she received and forwarded to the team.

Mr. Terrio confirmed, there are existing trees within the limits of work, including the trees along parking lots, Washington Street, and throughout the site that will be removed. However, not all trees will be removed on June 1, there is a phasing plan.

Ms. King stated part of the process with the tree warden was to tag the trees and then attend the hearing. The trees in question at the hearing are the ones along the little league field.

Ms. Stewart stated there are other trees in question per the email she received, and she stated that email was forwarded to Mr. Ryan.

Mr. Riccardi stated the team collectively should have made the plan clearer sooner. He stated the team followed the standard procedure however, the team dropped the ball by not making it clearer sooner. Mr. Slater stated the MSBC can review again at the June 12 meeting.

Mr. Terrio provided an update on the GMP, stating Vertex needs some more time to review with WT Rich. He then reviewed the components of the GMP that are currently under review. Exhibit A is the identification of the plans and specs and include all documents to date and any clarifying documents or direction. Exhibit B is the cost of work, and the WT Rich team has been holding ongoing descope meetings with the subcontractors to ensure the team is getting the best value possible. Exhibit C includes the allowances which includes items such as steel coordination between the early bid packages and final documents. Exhibit D is the Alternates which have been discussed previously. Exhibit E is the unit pricing established at time of bidding and through the descope meetings. Exhibit F includes assumptions, clarifications, and qualifications. That is the written language that clarifies any ambiguity as best we can in plain English. Exhibit G is the project schedule, which may end up being incorporated after the June 12 MSBC meeting to allow for all subs to buy into the baseline schedule. All these components will be assembled into the final GMP for presentation in June.

Mr. Slater thanked Mr. Terrio and asked if he still feels comfortable with the budget.

Mr. Terrio confirmed and went to the next slide which shows the progress GMP number. He stated upon initial review, the bottom line forecast is roughly \$3.9 million under budget. He also noted that the Cost of Work line item will change slightly based on the outcome of the ongoing descope meetings. He also stated that approximately \$20 million of the cost of work is the filed sub trades.

Mr. Slater asked if the filed sub trades were consistent with the estimates.

Mr. Terrio stated some were over and some were under, but overall, they were under the estimated budget.

Mr. Eskenas stated that at the last Meeting the team was carrying a higher plumbing number due to Harold Brothers Mechanical wanting to check their number before committing, and they did check and are going to proceed with the project as bid. He also noted that the team is sending the glass and glazing trade back out to bid as a “non-trade bid” because only one bid was received, and it was over budget.

Mr. Terrio stated the team supports the trade bid numbers provided by WT Rich.

Mr. Bonfatti stated approval of the trade bids does require the need to finalize the decision on the alternates.

Mr. Slater stated he believes the decision will be to approve the concession stand. He stated there is a requested motion to authorize Alan Slater to sign and execute W.T. Rich Request to Award No. 2 on behalf of the Norwood Middle School Building Committee (with Alternates 2 - 5) to the Contractors and for the values defined in the table above.

**MOTION:** by Mr. Donnelly to authorize Alan Slater to sign and execute W.T. Rich Request to Award No. 2 on behalf of the Norwood Middle School Building Committee (with Alternates 2 - 5) to the Contractors and for the values defined in the table above

**SECOND:** by Mr. Thomson

Mr. Slater asked for any discussion or clarification.

Ms. Stewart asked what alternates 2-5 include?

Mr. Terrio stated alternates 2, 3, 4 are specific to tile and alternate 5 includes the concession stand.

Ms. Ferreira asked if the concession stand price went up?

Mr. Eskenas stated it did due to the non-trade subs. WT Rich is still working on descoping non-trade bids so it is not finalized but will not fluctuate much from what is shown.

**VOTE:** Unanimous vote to approve. 8-0-0

**5. Approval Existing Conditions Survey:**

Mr. Terrio stated the last order of business is regarding an existing condition survey of abutting properties. The team solicited bids for homes within a 250' radius of the work and received 5 bids as noted on the slide. He clarified the slide stating that while Multi-vista has a lower overall price they do not have a full scope, they offered photos only, no video. Vertex is recommending approval of the Falvey scope which includes a video component and is only slightly higher than the Multi-Vista quote. Mr. Slater asked why there is such a wide range in pricing. Mr. Terrio stated he is unsure.

**MOTION:** by Mr. Thomson made a motion to approve Vertex Amendment 05 to secure Falvey as the independent third-party existing Conditions surveyor for the project.

**SECOND:** by Mr. Riccardi

**VOTE:** Unanimous vote to approve. 8-0-0

**6. Public Comment & Discussion:**

Mr. Slater asked if there are any other items for discussion.

Mr. Riccardi stated the slides as presented state "occupy new school Fall 2025" and he thinks it should be more specific because school technical starts in summer so it should have a specific date.

Ms. King stated the project finish date has note changed and the WT Rich will provide a specific date as requested.

Ms. Stewart provided an update on the naming of the school; the school committee has decided to move forward with renaming the school. There is a press release forthcoming and a form for submitting nominations for a new name will be available on the Town website. At the June 21 meeting the school committee will review the submitted names and narrow down the options to bring forward to a public forum in the Fall. At the forum the names will be narrowed down further and then the students will eventually get to vote on the final name sometime in October 2025.

Mr. Donnelly asked if there was any discussion on keeping the current name.

Ms. Stewart stated someone can nominate the current name for consideration and that the school committee is open to all options.

Mr. Slater asked for anything further. There is none.

**7. Adjourn:**

Mr. Slater asked for a motion to adjourn.

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

**SECOND:** by Mr. Thomson

**VOTE:** Unanimous 8-0-0

Respectfully submitted,

Anissa Ellis  
Project Manager  
Compass Project Management

**Attachments:** Vertex Powerpoint Presentation  
Vendor Invoice Package