

Dr. Philip O. Coakley Middle School Project

Norwood Public Schools

Middle School Building Committee Meeting



Meeting Agenda: May 22, 2023

- Approve Minutes from April 24, 2023 Meeting / Approve Invoices for Month ending April 2023**
- Project Update: Overview of Project Schedule milestones**
- GMP Budget Update / Vote to approve recommended trade awards**
- Approval of Vertex Amendment for Existing Conditions Survey**
- Other items for discussion / Public Communication**

Project Website: <https://newcmsproject.org/>

Project Email: cmsproject@norwoodma.gov





Vote to Approve Meeting Minutes:

MSBC Meeting Minutes Dated April 24, 2023

Vote to Approve Vendor Invoice Package:

Pd. For Appr.	Vendor	Inv no.	Invoice Date	LN	MSBA CODE	MSBA Desc	Town munis org/object	Town munis Desc	Invoice LN Amount	Total All Inv Lines
2023.04 Recommended for Payment in VIP										
2023.04	Vertex	OPM 87-33	4/30/23	S	01020500	OPM - Construct Contract Docs	61015 581003	OPM EXPENSE	32,283.00	32,283.00
2023.04	Ai3	0025B-2002.00	4/30/23	S	02010600	A&E - Bidding	61015 581004	ARCH/ENG	132,951.00	132,951.00
2023.04	Ai3	0016E-2002.00	4/30/23	1	01040000	Permitting	61015 581003	OPM EXPENSE	1,835.46	:
2023.04	Ai3	0016E-2002.00	4/30/23	2	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	5,800.00	7,635.46
2023.04	WT Rich	202207-06	5/2/23	S	05010000	Preconstruction Services	61015 582000	BLDG CONSTR	27,000.00	27,000.00
<i>Total new invoices this month:</i>									199,869.46	199,869.46





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Project Update:

Bidding & Schedule Status Overview

- ✓ March 15, 2023 Issue 100% CD Documents to Pre-Qualified Bidders
- ✓ April 19, 2023 Filed Bids Due
- ❑ June 12, 2023 Finalize GMP
- ❑ June 1, 2023 Mobilize to Start Construction On site
- ❑ June 13, 2023 Groundbreaking Ceremony
- ❑ Fall 2025 – Occupy new School
- ❑ Fall 2025 through Spring 2026 Demo Existing School & Complete new field



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Guaranteed Maximum Price

Components of the Agreement Currently under review

- **Contract Amendment**
- **Exhibit A – Identification of Plans & Specifications**
- **Exhibit B – Cost of Work**
- **Exhibit C – Allowances included in Cost of work (owner vs. CM)**
- **Exhibit D – Alternates included in Cost of work**
- **Exhibit E – Established Unit Prices included in Cost of Work**
- **Exhibit F – Assumptions, Clarifications and Qualifications**
- **Exhibit G – Project Schedule**



Budget Update:

Forecast of GMP Value

INITIAL CONTRACT AND PREVIOUS AMENDMENTS	
Original Contract	
- Full Preconstruction Services	\$240,000.00
- Early Package 1 & CM General Conditions (Amendment No. 1)	\$28,873,100.00
Current Contract Value	\$29,113,100.00
Remaining Cost of Work (Including allowances)	
GMP - FEE	\$1,928,301.00
GMP - INSURANCE & BOND	\$1,713,828.00
GMP CONTINGENCY	\$1,428,191.00
GENERAL REQUIREMENTS	\$2,290,118.00
Alternate 2- Add Full Height Tile in Multi-Fixture Restrooms	\$41,783.00
Alternate 3- Add Tile into Corridors- 4' High on Straight Walls	\$460,931.00
Alternate 4- Add Tile to Student Commons 4' High on Straight Walls	\$36,833.00
Alternate 5- Add Concession Stand	\$708,706.00
Total Forecast Cost of Work	\$86,630,398.00
Potential GMP (Not Incl. Pre-Construction Services)	
	\$115,503,498.00
CONTROL BUDGET (from 90% CD Estimate)	\$119,491,533.00
TOTAL SAVINGS DELTA (Negative number is below budget)	(\$3,988,035.00)

ebra 1

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ARCHITECTS

Approval Request Trade Bids



Request to Award No. 2: Requests authorization to award contracts as follows:

Contractor Name	Trade Category	Award Amount	Award Amount w/ Alt.
Masonry	Lighthouse Masonry, Inc.	\$1,487,000.00	\$1,521,000.00
Miscellaneous and Ornamental Iron	V&G Ironworks, Inc.	\$1,639,039.00	\$1,652,039.00
Waterproofing, Dampproofing, Caulking	Folan Waterproofing, Inc.	\$1,297,000.00	\$1,308,000.00
Roofing and Flashing	Stanley Roofing Company, Inc.	\$2,275,000.00	\$2,337,000.00
Metal Windows	Chandler Architectural Products, Inc.	\$3,308,000.00	\$3,308,000.00
Tiling	Pavilion Floors, Inc.	\$628,453.00	\$1,184,745.00
Acoustical Ceilings	H. Carr and Sons, Inc.	\$1,308,000.00	\$1,312,700.00
Resilient Flooring	CJM Services, Inc.	\$1,133,789.00	\$1,133,789.00
Painting	New Generation Painting Co., Inc.	\$534,820.00	\$534,820.00
Elevator	Delta Beckwith	\$822,000.00	\$822,000.00
Fire Protection	JC Cannistraro	\$1,515,700.00	\$1,515,700.00
Plumbing	Harold Brothers Mechanical, Inc.	\$3,888,000.00	\$3,968,000.00
TOTAL:		\$19,836,801.00	\$20,597,793.00

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.





Approval of Third-Party Existing Condition Survey

- An RFP for Existing Conditions Survey of Abutting Property within 250' of limits of work was issued to (5) firms.

Quotes Received				
MultiVista *	Falvey	Dayton Insp.	Geocomp	GTR Engineering
\$ 7,865.00	\$ 10,972.00	\$ 13,750.00	\$ 38,800.00	\$ 44,220.00

*MultiVista quote is for photos only. Other bidders include photos & video.

Vote to Approve Vertex Amendment 05 to secure ??? as the independent third-party existing Conditions surveyor for the project.



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Public Communication / Other discussion items

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