

Coakley Middle School Building Committee

Coakley Middle School Building Committee (MSBC) Meeting Hosted at the Savage Center June 12, 2023 – 5:00 p.m.

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

	MSBC Voting members		Vertex (VTX)		WT Rich Construction (WTR)
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
			Anissa Ellis – Project Manager		Steve Koutalakis
A	Mr. Bob Donnelly - Selectman				Johnny Rich
	Dr. David Thomson - Superintendent			A	Alex Corbett
A	Ms. Teresa Stewart – School Committee member			A	Harvey Eskenas
	Mr. Tony Mazzucco – Town Manager		Ai3 Architects (Ai3)		Public Attendees:
A	Mr. David Hiltz – School Committee Member		James Jordan - Principal		Dana Brown – Interim Project Administrator
	Ms. Diane Ferreira – Principal of Balch Elementary School		Justin Thibeault – Sr. Associate		Norwood Community Media
P	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
					Rick Morrison

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 June 12, 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 May 22, 2023:

Mr. Slater asked for a motion to approve the minutes from the May 22, 2023, meeting.

MOTION: by Mr. Donnelly to approve the previous minutes from the May 22, 2023, meeting.

SECOND: by Mr. Lane.

VOTE: Unanimous vote, 7-0-0

3. Approval of Vendor Invoice Package

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

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

SECOND: by Mr. Donnelly.

VOTE: Unanimous vote to approve. 7-0-0

4. Project Update: Overview of Project Schedule Milestones:

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

Mr. Terrio stated the GMP will be presented tonight, and it allows the project to move forward with all construction and all trade contractors. The construction fencing has been installed and the site contractor mobilized and started moving dirt behind the school. The groundbreaking ceremony will be tomorrow (June 13, 2023) with speakers and refreshments. It will take place right behind the school by the little league fields.

Mr. Terrio also noted that the team will start holding neighborhood update meetings on the first and third Fridays of the month. The first meeting will be this coming Friday, June 16, 2023. He stated its an opportunity for neighbors and community members to speak directly with the team and get answers to questions and updates on the construction schedule.

Ms. Stewart asked if the meetings are hybrid or just in person.

Mr. Terrio stated the meetings are not arranged to be hybrid; they are in person.

Ms. Stewart stated she had a few people mention they wanted to be there, however it is difficult with work and child care so they are unable to attend in person but would be open to attending virtually.

Mr. Slater asked how the meetings are advertised.

Mr. Terrio stated they were advertised in the record and on the Town website.

Ms. King stated the direct abutters also received direct notices with the survey requests.

Mr. Terrio turned the floor over to Ms. King to provide an update on the construction schedule.

Ms. King stated the main thing happening over the next few weeks is site work. She noted the irrigation, tree removal, and demolition company are working under the site contractor and will be mobilizing as well. The tree removal was ongoing last week, and irrigation is the big push this week. The demolition of the existing out buildings will be the end of this week and into next week. The site contractor is getting ready for the ground improvements right now and that will be ongoing for the next month and half. Over the past weeks the fencing and erosion control measures have been installed.

Mr. Slater asked about the lights around the property.

Ms. King stated Island lighting has been on site tracing out some lines and will be on site starting June 15 to start the transformer move and lighting move. The team is also working on storing the lights that will be re-installed toward the end of the project. They will also start working on moving the field goal posts and reworking the path around the football field per plans.

5. GMP Update:

Mr. Terrio presented a slide detailing the GMP update. He noted that the proposed final GMP budget is \$115,583,497. That does include the alternates 2-5. That number is roughly \$3.5million under the last control budget from the 90% CD estimates. The alternate summary is also called out on the slide for reference. There was a slight \$30,000 improvement in the cost for the concession stand from last month.

Mr. Riccardi asked for clarification on the budget because all through the value engineering process, the team was working off the \$113 million value.

Mr. Terrio stated the \$119 million number was the PFA agreement total including the solar, so that's the delta there.

Mr. Terrio noted that there are some allowances in the budget. He also noted there are items that are categorized as Owner contingency items for example, the fire watch allowance. The reason it's carried as an owner contingency is because if the job exceeds that number it will result in a change order to the project. He noted that the team has control over these items, but an overage will be a change order and if there is a savings it will go back into contingency.

Mr. Slater noted there is a line for Cast in Place Sidewalks.

Mr. Terrio confirmed, he stated this is an allowance for upgrading some of the sidewalks, specifically at the front of the building, for maintenance and durability purposes. He also noted that granite curbing can be included in that number as well if the MSBC wants to upgrade the curbing as well.

Mr. Terrio continued and stated the next slide provides the overall budget summary to date including the early package costs. The total of the previous amendments is \$29,113,100 and the GMP approval for today's meeting is \$86,710,397 which brings us to the GMP Amount of \$115,823,497. He noted this includes the Division 1 costs and alternates to date as well.

Mr. Slater asked for any questions or comments. There are none.

Mr. Slater stated the team is looking for a motion to Approve W.T. Rich Amendment 2 in the amount of \$86,710,937 for the purpose of establishing the Final GMP with the Town of Norwood.

MOTION: made by Mr. Donnelly to Approve W.T. Rich Amendment 2 in the amount of \$86,710,937 for the purpose of establishing the Final GMP with the Town of Norwood.

SECOND: by Mr. Riccardi

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

Ms. King flagged a typo in the total GMP Amount shown on the slide. She stated the last three digits should be 397 to make the total \$86,710,397.

Mr. Slater asked if the motion was for the correct number. He requested the MSBC redo the motion.

MOTION: made by Mr. Riccardi to strike the motion for the approval of the \$86,710,937 amendment.

SECOND: by Mr. Donnelly

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

Mr. Slater requested a motion to approve the amendment for \$86,710,397.

MOTION: made by Mr. Donnelly to approve the WT Rich amendment for the total amount of \$86,710,397.

SECOND: by Mr. Riccardi

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

Mr. Slater stated there is another approval required this evening. He requested a motion to authorize Alan Slater to sign and execute W.T. Rich Requests to Award Subcontracts on behalf of the Norwood Middle School Building Committee in accordance with the GMP agreement.

MOTION: made by Mr. Donnelly to authorize Alan Slater to sign and execute W.T. Rich Requests to Award Subcontracts on behalf of the Norwood Middle School Building Committee in accordance with the GMP agreement.

SECOND: by Mr. Riccardi

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

6. Other Items for Discussion / Public Comment:

Mr. Hiltz asked what the MSBC meeting schedule looks like for July and August.

Mr. Slater asked if the team is doing the first or second Monday of the month.

Mr. Terrio stated they are trying to get back to the second Monday of the month.

Mr. Slater stated July 10 and August 14 would be the upcoming dates.

** MSBC discussed member availability**

Mr. Slater stated the upcoming meetings will be held on July 10 and August 21 at the Savage Center at 5:00 pm.

Mr. Slater asked for any further questions or comments.

Mr. Riccardi stated the summer programs are changing because the WT Rich team will be working on the fields behind the school. The team needs to be aware of the camps and need to cordon off their work zones.

Ms. King stated that has been relayed to Guigli, the site contractor. She also noted that the team will be moving on to Logistic Plan configuration 2 for the remainder of the summer.

Ms. Stewart asked if Mr. Riccardi figured out where the buses are going.

Mr. Riccardi stated they will be going to Walpole for the summer and back to the Coakley for the school year.

Mr. Terrio stated the trees by the little league field are under review by the design team currently. There should be some options to present in a future meeting, but this is not in the critical path of construction currently. He noted that phase 1 of the tree removal was completed and a follow up meeting with Mr. Ryan will be held to review trees along Washington Street.

Ms. Stewart asked when that work will be taking place.

Mr. Terrio stated that will be toward the end of the month so the meeting with Mr. Ryan should happen relatively soon.

Ms. Stewart asked who people should reach out to with tree questions in the future?

Mr. Terrio stated questions should be directed to the Norwood Tree Warden, which is Mr. Ryan and copy the Building Committee for reference.

Ms. King stated that the team provided a plan to Mr. Ryan showing all the trees slated for removal as phased plan. So not all the trees on the plan are being removed this summer, but all trees to be removed were shown on the plan.

Ms. Stewart asked where that plan lives and where people can find that plan?

Mr. Terrio stated it was presented to Mr. Ryan and was part of the notice, he can share the plan with the MSBC members as well.

7. Adjourn:

Mr. Slater asked for a motion to adjourn.

MOTION: by Mr. Donnelly to adjourn.

SECOND: by Ms. Stewart.

VOTE: Unanimous 8-0-0

Respectfully submitted,

Anissa Ellis
Project Manager
Compass Project Management

Attachments: Vertex Powerpoint Presentation
Vendor Invoice Package