

# Dr. Philip O. Coakley Middle School Project

## Norwood Public Schools

### Middle School Building Committee Meeting



#### Meeting Agenda: June 12, 2023

- Approve Minutes from May 22, 2023 Meeting / Approve Invoices for Month ending May 2023**
- Project Update: Overview of Project Schedule Activity**
- GMP Budget Update**
- Vote to Approve W.T. Rich Amendment No. 02 (GMP)**
- Vote to Authorize Recommendations to Award**
- Other items for discussion / Public Communication**

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

Project Email: [cmsproject@norwoodma.gov](mailto:cmsproject@norwoodma.gov)





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## Vote to Approve Meeting Minutes: MSBC Meeting Minutes Dated May 22, 2023

## Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School

Expenditures 5/31/2023



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
<b>2023.05 Recommended for Payment in VIP</b>										
2023.05	Vertex	OPM 87-35	5/31/23	S	01020500	OPM - Construct Contract Docs	61015 581003	OPM EXPENSE	38,506.00	38,506.00
2023.05	Ai3	0027B-2002.00	5/31/23	S	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2023.05	Ai3	0018E-2002.00	5/31/23	1	01040000	Permitting	61015 581003	OPM EXPENSE	407.88	:
2023.05	Ai3	0018E-2002.00	5/31/23	2	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	4,508.74	4,916.62
2023.05	WT Rich	202207-07	6/2/23	S	05010000	Preconstruction Services	61015 582000	BLDG CONSTR	24,000.00	24,000.00
<i>Total new invoices this month:</i>									136,966.24	136,966.24





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## Project Update:

### Milestone Status Overview

- ✓ April 19, 2023 Filed Bids Due
- ✓ June 1, 2023 Mobilize to Start Construction On site
- June 12, 2023 Finalize GMP
- June 13, 2023 Groundbreaking Ceremony
- June 16, 2023 Community Update Meetings Begin (10:00AM @ Town Hall)
- Substantial Completion June 2025
- 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 No. 2**
- **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: As of 6/12/23



## Budget Status – Overall (Including Alternates 2 through 5)

	Base Bid	Alternates	Total
Control Budget (NIC Precon Services)	<b>\$119,491,533</b>	<b>\$0.00</b>	<b>\$119,491,533</b>
GMP Budget (NIC Precon Services)	<b>\$114,352,311</b>	<b>\$1,231,186</b>	<b>\$115,583,497</b>
Savings (overrun)			<b>\$3,908,036</b>
Status	99% Bid Results Received-Descopeing in Progress	Alternates Approved- Control Budget Did Not Include Alternates	GMP Submitted for Execution



# Budget Update:

## Bid Alternate Summary (Update 6/12/23)

Alternate Description	Price Status	Amount
Alternate 2- Add Full Height Tile in Multi-Fixture Restrooms	FINAL W/ TB	\$45,224
Alternate 3- Add Tile into Corridors- 4' High on Straight Walls	FINAL W/ TB	\$493,822
Alternate 4- Add Tile to Student Commons 4' High on Straight Walls	FINAL W/ TB	\$40,038
Alternate 5- Add Concession Stand	FINAL	\$691,639
Total all Alternates		\$1,231,186

# Allowance Distribution

## Owner Assigned Allowances (Incorporated into GMP)



Allowance Description	Cat. (O)	GMP Value
<b>General Requirements Allowances (Included as part of the GR overall sum)</b>		
Fire Watch (uniformed)	O	\$25,000.00
<b>Total General Requirement Allowances</b>		<b>\$25,000.00</b>
<b>Early Package Cost of Work Allowances Description</b>		
	Cat. (O)	IGMP Value
Temp Signage for Traffic/Pedestrian Control	O	\$7,500.00
RAP/ Sport Light Foundation Obstruction	O	\$30,000.00
Truss Reinforcement for Added Live/Dead Loading	O	\$40,000.00
Maintain Temp. Access Roads and Walkways for Town Access	O	\$25,000.00
Cermonial- Ground Breaking/ Ribbon Cutting	O	\$5,000.00
Logistics/Temp Fence Modification per Direction of Owner	O	\$65,000.00
<b>Total Early Package COW Allowances</b>		<b>\$172,500.00</b>
<b>GMP Cost of Work Allowances</b>		
	Cat. (O)	GMP Value
Install Historical Clock	O	\$25,000.00
Norwood FD Additional Requirements	O	\$30,000.00
Comm Box and Water Connection for Athletic Field	O	\$25,000.00
Sound mitigation for Operations Near School (e.g., Temporary acoustic barriers)	O	\$50,000.00
NanaWall STC Rating increase	O	\$20,000.00
Relocate Underground Elect. Duct Feeding Mod. Classrooms	O	\$85,000.00
Remove and Dispose UG Fuel Tank at Exist. Maint. Building	O	\$100,000.00
RH Mitigating Measures SOG/SOD	O	\$150,000.00
Add CIP Concrete sidewalks in lieu of Bit Asphalt	O	\$250,000.00
<b>Total GMP COW Allowances</b>		<b>\$735,000.00</b>
<b>TOTAL ALLOWANCES (Owner Assigned)</b>		<b>\$932,500.00</b>



## Approval of W.T. Rich Amendment 2 for Final GMP



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INITIAL CONTRACT AND PREVIOUS AMENDMENTS	
<b>Original Contract</b>	
- Full Preconstruction Services	\$240,000.00
- Early Package 1 & CM General Conditions (Amendment No. 1)	\$28,873,100.00
<b>Total Initial Contract and Previous Amendments</b>	<b>\$29,113,100.00</b>
<b>Amendment No. 2 Added Costs</b>	
<b>Amendment No. 2- Cost of Work (all Scope NIC Early Package 1)</b>	
GMP - FEE	\$78,093,011.00
GMP - INSURANCE & BOND	\$1,930,017.00
GMP CONTINGENCY	\$1,715,285.00
GENERAL REQUIREMENTS	\$1,429,404.00
Alternate 2- Add Full Height Tile in Multi-Fixture Restrooms	\$2,311,494.00
Alternate 3- Add Tile into Corridors- 4' High on Straight Walls	\$41,783.00
Alternate 4- Add Tile to Student Commons 4' High on Straight Walls	\$460,931.00
Alternate 5- Add Concession Stand	\$36,833.00
<b>Total Amount of this Amendment</b>	<b>\$691,639.00</b>
<b>TOTAL CONTRACT AMOUNT</b>	<b>\$115,823,497.00</b>

Requested 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.







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# Authorization Approval:

Requested 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.



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ARCHITECTS



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## Public Communication / Other discussion items

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