

Dr. Philip O. Coakley Middle School Project

Norwood Public Schools

Middle School Building Committee Meeting



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Meeting Agenda: October 16, 2023

1. Opening Remarks
2. Public Comments
3. Approve Minutes from September 11, 2023 Meeting / Approve Invoices from September 2023
4. Project Update: Overview of Project Schedule & Upcoming Activity
5. Project Budget Update Review
6. Vote: Preservation of Trees along Little League Field
7. Vote: Ai3 Amendments 5 & 6
8. Other Items Not Reasonably Anticipated
9. Adjourn

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

Project Email: cmsproject@norwoodma.gov





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Public Comment

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Vote to Approve Meeting Minutes: MSBC Meeting Minutes Dated September 11, 2023



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Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School



Expenditures - 9/30/2023

Pd. For Appr.	Vendor	FF&E PO	Inv no.	Invoice Date	LN	MSBA CODE	MSBA Desc	Town munis org/object	Town munis Desc	Invoice LN Amount	Total All Inv Lines
2023.09 Previously Paid											
2023.09	Needham Electric Supply		S6074111.01	8/11/23	S	06990000	Other Project Costs	61015 582005	MISC CONS CO!	21,480.00	21,480.00
2023.09 Recommended for Payment in VIP											
2023.09	Vertex		OPM 87-39	9/30/23	1	01020700	OPM - Construct Contract Admin	61015 581003	OPM EXPENSE	60,243.00	:
2023.09	Vertex		OPM 87-39	9/30/23	2	01021000	OPM - Reimbs & Other Services	61015 581003	OPM EXPENSE	5,496.41	:
2023.09	Vertex		OPM 87-39	9/30/23	3	06020000	Testing Services	61015 582005	MISC CONS CO!	11,268.40	:
2023.09	Vertex		OPM 87-39	9/30/23	4	06990000	Other Project Costs	61015 582005	MISC CONS CO!	14,243.20	91,251.01
2023.09	Ai3		0031B-2002.00	9/30/23	S	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2023.09	Ai3		0021E-2002.00	9/30/23	1	02040500	A&E - Wetlands	61015 581004	ARCH/ENG	1,848.00	:
2023.09	Ai3		0021E-2002.00	9/30/23	2	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	5,319.16	7,167.16
2023.09	WT Rich		REQU 04	9/15/23	S	05020001	Construction Budget (inclu ALTs)	61015 582000	BLDG CONSTR	4,590,168.32	4,590,168.32
Total new invoices this month:										4,758,130.11	4,758,130.11

September 2023 Progress Photos



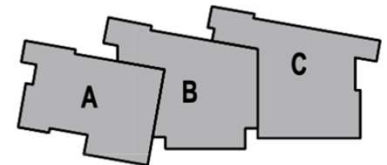
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Overhead of Project Site View 10.12.23



KEYPLAN



September 2023 Progress Photos



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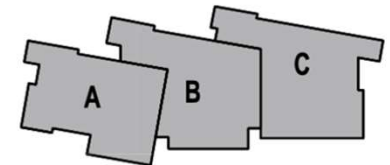
Area B Foundation Footing Placement



Installing Fire Hydrant



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September 2023 Progress Photos



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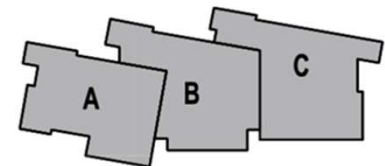
Area B Footing Formwork & Rebar



Area B Foundation Wall Placement



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September 2023 Progress Photos



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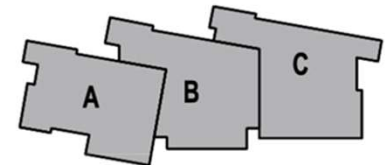
Setting Grease Trap



Rebar for Auditorium Foundation



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Current Activity on Site:

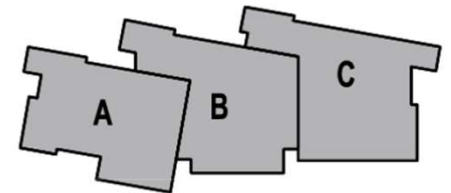
Key Milestones Achieved:

- Maintained foundation placement schedule
- Set Grease Trap (deep excavation)

Upcoming/Ongoing Activities:

- Continue installation of rebar & formwork for Footings & Foundation walls in Area A
- Continue Foundation drainage installation & backfill
- Continue installation of underground electrical conduit
- Installation of domestic water, rain leader, and sanitary drain lines
- Structural steel subcontractor to mobilize to site at end of October, first delivery of material set for first week of November
- NOTE DATE for Hydrant Replacement & Building Water service outage on 11/7

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Coordination Update



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Completed Coordination:

- Foundation Penetrations
- Underground MEP
- Roof MEP

Upcoming Coordination:

- Floor/Slab Penetrations by Mid Oct.
- 3rd Floor Coordination by end of Nov.
- 2nd Floor Coordination by Mid-Dec.
- 1st Floor Coordination by Early Jan.

Roof MEP coordination required for steel openings in roof deck Building A:

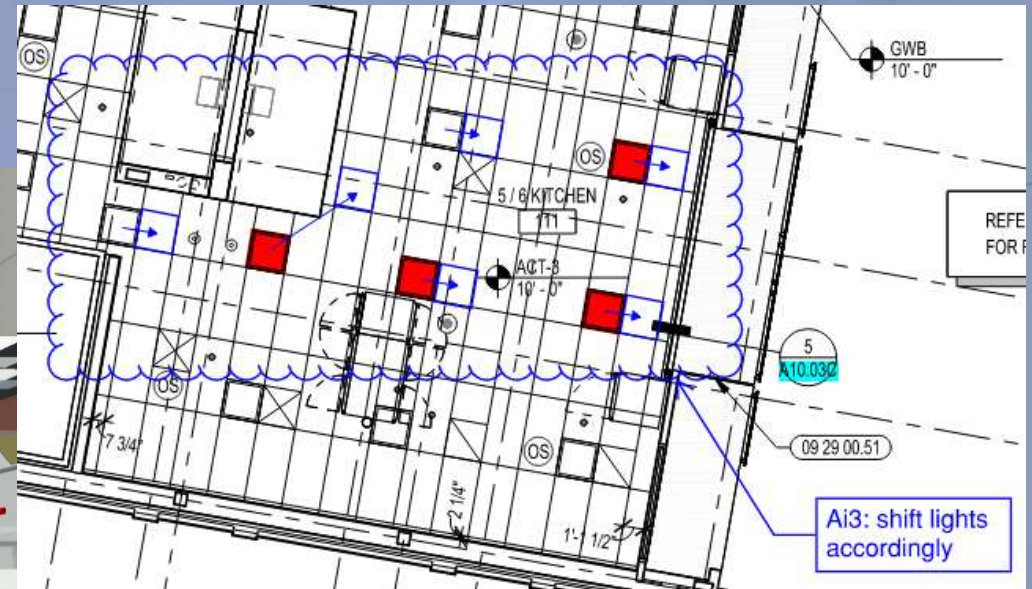


RFI #192 Coordination Conflict Example:



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Issue: Lighting conflicts with ductwork in Lower Kitchen:



Solution: Relocate lighting slightly so it does not fall in the same location as ductwork.

Project Meetings Update:



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Key Meetings last month:

- 9/6/23 & 10/4/23 Norwood Cable Walk through
- 9/7/23 Vertex/WTR LCP Tracker Meeting
- 9/12/23 MSBA Kick off on
- 9/13/23 Regional Dispatch/Antenna Coordination
- 9/19/23 & 10/3/23 Biweekly PCO Review
- 9/27/23 Monthly Inspectional Services Meeting
- 9/27/23 Meeting with Sports teams regarding Concession Building & Storage Sheds
- 10/4/23 – Structural Steel Preconstruction Meeting
- 10/11/23 Cx kick off
- 10/11/23 BECx Kick off
- OAC meeting held every Wednesday at 1:00 pm

Key Meetings Upcoming:

- November Norwood Cable Walk through
- 10/17/23 & 10/31/23 & 11/14/23 Biweekly PCO Review
- 10/25/23 Monthly Inspectional Services Meeting
- 11/8/23 MSBA Quarterly Site Visit
- 11/8/23 Slab Preconstruction Meeting
- Weekly OAC Meetings ongoing

Construction Administration Update:



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Site Activities:

- Completed geotechnical inspections for the project, received 14 field reports to date
- Ongoing 3rd party inspections for rebar, concrete, and compaction; receive weekly reports
- Upcoming 3rd party inspections for steel starting in November.
- Received field reports from site visits from Geotechnical Engineer, Civil Engineer, Landscape Architect, and Structural Engineer.

Document Control:

481 Submittals received to date / 75 during September

208 RFI's received to date / 32 during September

14 PR's issued to date

MSBA Communication:

Project Funding Agreement Bid Amendment Request Submitted 10/6/23

MSBA Reimbursement Request #23 submitted on 10/2/23

MSBA paid Reimbursement Request #22 totaling \$1,070,530 the town on 10/5/23

Project Budget Update:



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Project Construction Budget Status – Cost to Date September 2023

Presentation of Budget Summary to SBC on 10/16/23

CONSTRUCTION COSTS ONLY	<u>Construction</u>	<u>Construction Cost</u>	<u>Delta (From</u> <u>month to month)</u>
	<u>Cost Forecast as</u> <u>of 8.21.23</u>	<u>Forecast as of</u> <u>9.11.23</u>	
Coakley GMP Value (Amend. 1 & 2)	\$115,583,497	\$115,583,497	\$0
Approved Change Orders to Date (CO #1)	\$682,758	\$682,758	\$0
Current Construction Cost	\$116,266,255	\$116,266,255	\$0
Pending Change Order for Approval this month	\$0	\$0	\$0
Pending PCO Costs from Log 10.12.23	\$183,734	\$150,718	\$33,016
Balance of Owner Contingency	\$6,073,518	\$6,106,534	(\$33,016)
Forecast Total Cost	\$122,523,507	\$122,523,507	\$0

Potential Change Order Log:



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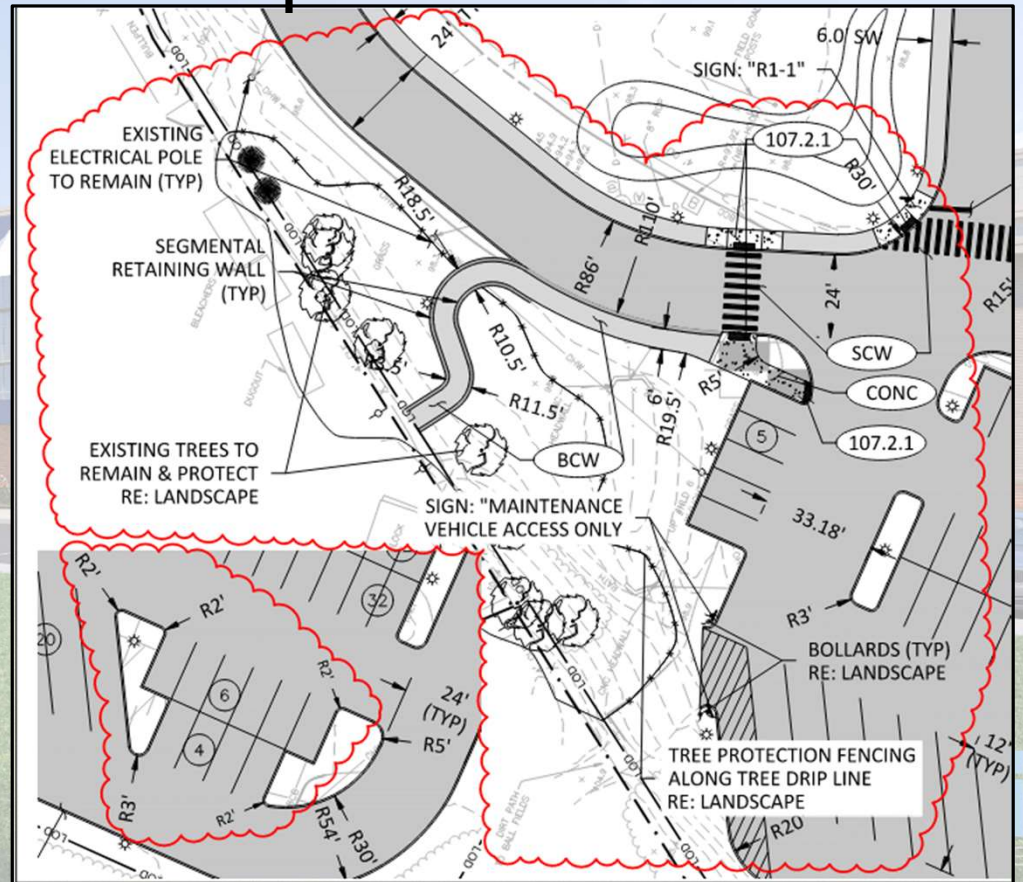
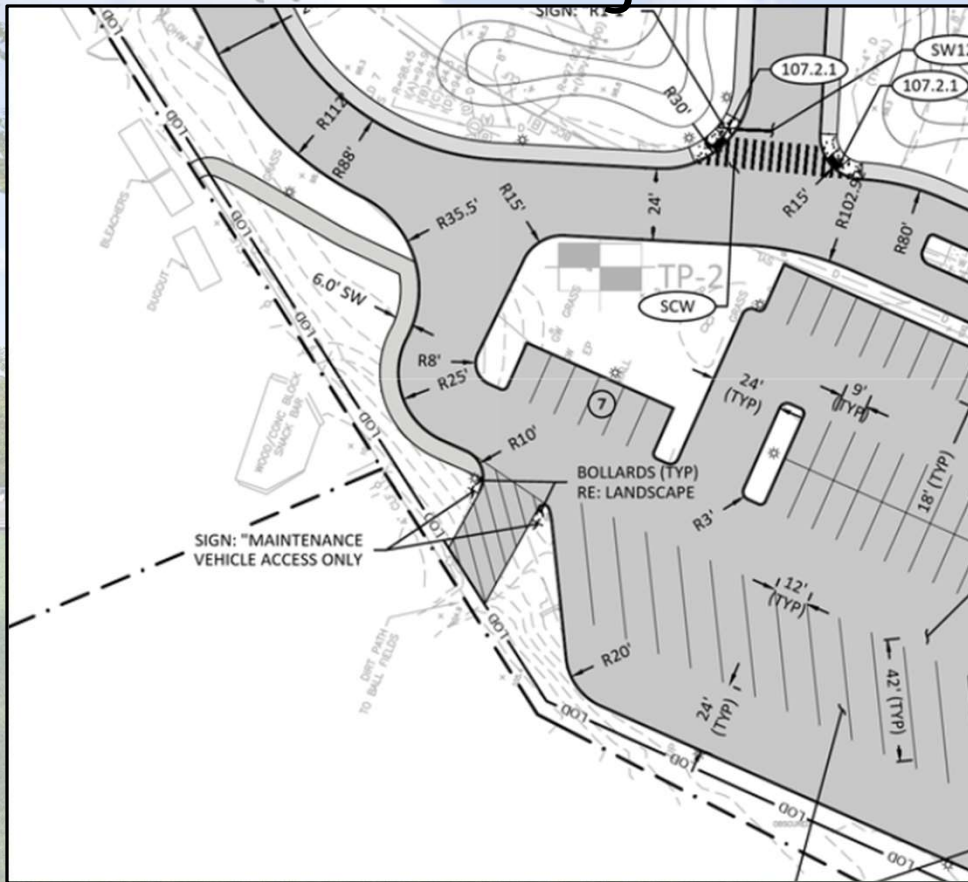
See Potential Change Order Log

Alt. Design for Preservation of Trees at Little League Field

Contract Design



Proposed Alternative





Vote: Ai3 Amendment #5

Dr. Philip O. Coakley Middle School Building Project Designer Amendment #5 Detail

Proposed Services	Fee
This Contract Amendment No. 5 (“Amendment”) is to provide additional Underground Storage Tank (“UST”) Removal Oversight and Ancillary Environmental Consulting Services at the new Coakley Middle School property.	
Please reference the attached proposal from The Vertex Companies, LLC (“VERTEX”) for additional information.	
VERTEX Total Not-to-Exceed Fee:	\$10,660.00
Ai3 Architects, LLC’s 10% Administrative Mark-Up as per Contract:	\$1,066.00
Total:	\$11,726.00

Requested Motion:

VOTE TO APPROVE Ai3 Contract Amendment #5 to provide additional “UST” Removal Services in the Amount of \$11,726.00.



Vote: Ai3 Amendment #6

Dr. Philip O. Coakley Middle School Building Project Designer Amendment #6 Detail

Proposed Services	Fee
This Contract Amendment No. 6 (“Amendment”) is to provide additional Geotechnical Engineering services at the new Coakley Middle School property.	
Please reference the attached proposal from Haley & Aldrich, Inc. for additional information.	
Haley & Aldrich, Inc.’s Total Not-to-Exceed Fee:	\$20,400.00
Ai3 Architects, LLC’s 10% Administrative Mark-Up as per Contract:	\$2,040.00
Total:	\$22,440.00

Requested Motion:

VOTE TO APPROVE Ai3 Contract Amendment #6 to provide additional Geotechnical Services in the Amount of \$22,440.00.



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Other Matters Not Reasonably Anticipated

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Ai3
ARCHITECTS