

Dr. Philip O. Coakley Middle School Project

Norwood Public Schools

Middle School Building Committee Meeting



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Meeting Agenda: November 20, 2023

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

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

Project Email: cmsproject@norwoodma.gov





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Public Comment

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Ai3
ARCHITECTS

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



Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School



Expenditures - 10/31/2023

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
2023.10 Recommended for Payment in VIP											
2023.10	Vertex		OPM 87-40	10/31/23	1	01020700	OPM - Construct Contract Admin	61015 581003	OPM EXPENSE	57,985.00	:
2023.10	Vertex		OPM 87-40	10/31/23	2	06020000	Testing Services	61015 582005	MISC CONS CO!	20,034.30	:
2023.10	Vertex		OPM 87-40	10/31/23	3	06020000	Testing Services	61015 582005	MISC CONS CO!	10,972.50	88,991.80
2023.10	Ai3		0032B-2002.00	10/31/23	5	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2023.10	Ai3		0022E-2002.00	10/31/23	1	02030100	A&E - Construction Testing	61015 581004	ARCH/ENG	15,368.44	:
2023.10	Ai3		0022E-2002.00	10/31/23	2	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	1,900.00	17,268.44
2023.10	Norwood Municipal Light		no INV #	no date	5	06990000	Other Project Costs	61015 582005	MISC CONS CO!	23,903.02	23,903.02
2023.10	WT Rich		REQU 05	10/15/23	1	05020001	Construction Budget (inclu ALTs)	61015 582000	BLDG CONSTR	2,210,583.07	:
2023.10	WT Rich		REQU 05	10/15/23	2	05080000	Change Orders	61015 582000	BLDG CONSTR	11,089.00	2,221,672.07
Total new invoices this month:										2,421,378.95	2,421,378.95

September 2023 Progress Photos



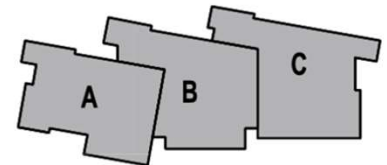
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Overhead of Project Site View 10.12.23



KEYPLAN



October 2023 Progress Photos



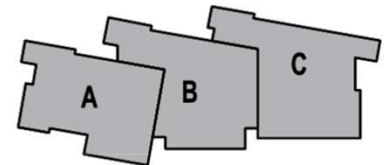
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Overhead of Project Site View 11.1.23



KEYPLAN



October 2023 Progress Photos



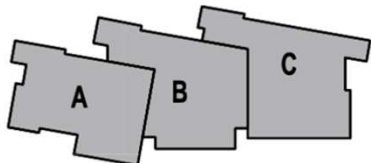
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Overhead of Project Site View 11.1.23



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October 2023 Progress Photos



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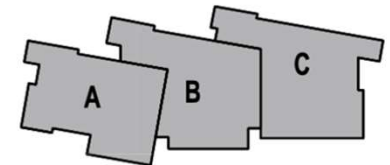
Underground Conduit to Electrical Room



First Steel Columns Installed 10.24.23



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October 2023 Progress Photos



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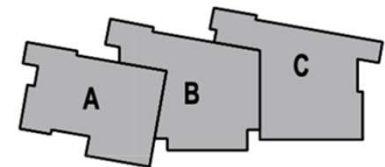
Setting Roof Trusses at Gymnasium



Roof Trusses at Gymnasium



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October 2023 Progress Photos



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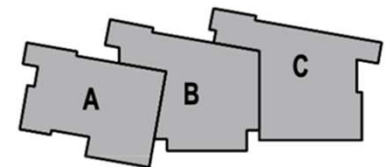
Area C & B Progress 11.14.23



Area C & B Progress 11.14.23



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Current Activity on Site:

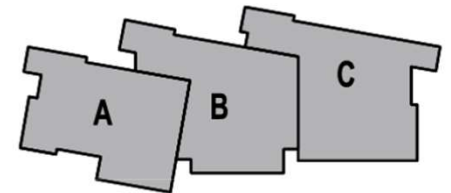
Key Milestones Achieved:

- Building foundations completed.
- Structural steel mobilization schedule maintained.

Upcoming/Ongoing Activities:

- Structural steel subcontractor continues in Area B, installation of decking along with bolting/welding steel connections in Area C continues.
- Continue installation of underground electrical conduit, installation of domestic water, rain leader, and sanitary drain lines.
- NOTE DATE for Hydrant Replacement & Building Water service outage on 11/17
- ***TOPPING OFF CEREMONY 12/20/23*** (more details to come)

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Coordination Update



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Completed Coordination:

- Foundation Penetrations
- Underground MEP
- Roof MEP
- Floor/Slab Penetrations (in for review)
- First Floor MEP (in for review)

Upcoming Coordination:

- 2nd Floor Coordination by end of Nov.
- 3rd Floor Coordination by Mid-Dec
- 4th Floor Coordination by early Jan.

1st Floor Slab penetrations in Building C slab:

Pink = plumbing / Blue = HVAC

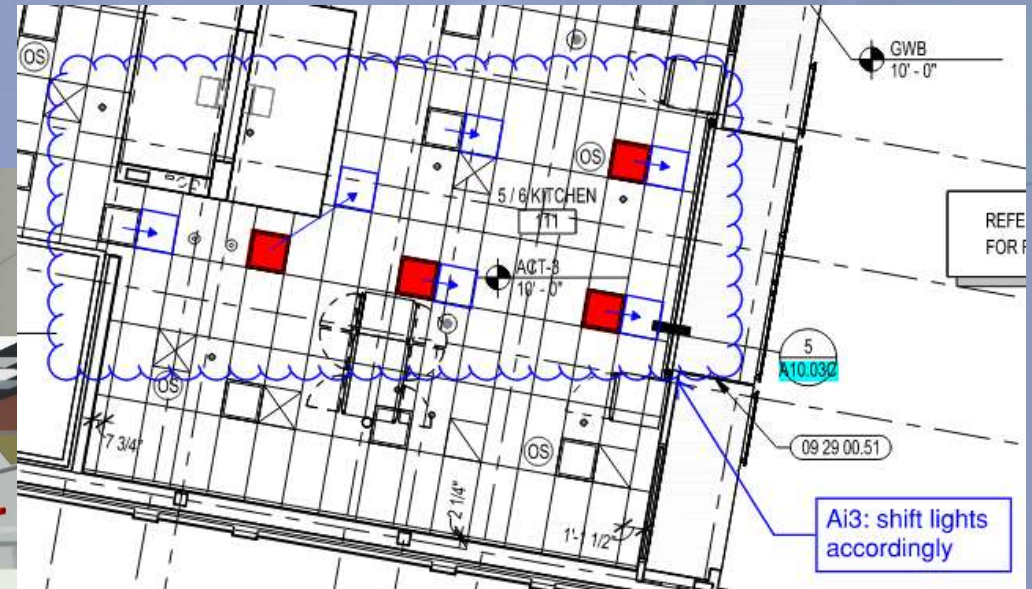


RFI #192 Coordination Conflict Example:



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Issue: Lighting conflicts with ductwork in Lower Kitchen:



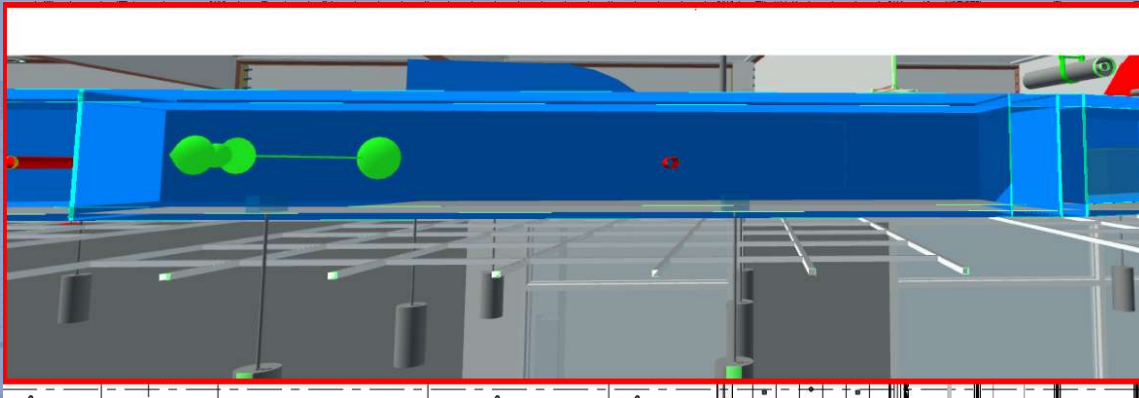
Solution: Relocate lighting slightly so it does not fall in the same location as ductwork.

RFI #231 Coordination Conflict Example:



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Issue: MEP clashes with the 10' ceiling in Adaptive PE #270:



Solution: All ceiling types to be lowered by 6" to allow more space for MEP's. See revised RCP with updated ceiling heights:



Meetings Update:



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Important Meetings in last month:

10/4/23 & 11/8/23 Norwood Cable Walk through
10/4/23 – Structural Steel Preconstruction Meeting
10/11/23 Cx kick off
10/11/23 BECx Kick off
10/3, 10/17, 10/31 Biweekly PCO Review
10/25/23 Monthly Inspectional Services Meeting
10/26/23 Unsuitable Soils PCO Meeting with Ai3, Vertex, WTR, Haley & Aldrich, Guigli
11/1/23 Water Hydrant Shut Down Meeting
11/8/23 Pre Slab Installation Meeting
11/8/23 MSBA Virtual Site Visit
OAC meeting held every Wednesday at 1:00 pm

Important Meetings Upcoming:

TBD December Norwood Cable Walk through
12/5/23 & 12/19/23 Biweekly PCO Review
12/6/23 Monthly Inspectional Services Meeting
TBD Technology Touch Panel Demo
11/29/23 Island Fireproofing Preconstruction Meeting
Weekly OAC Meetings ongoing

- **FF&E Meetings to start again in January**
- **Technology Meetings to start again in January**

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:

549 Submittals received to date / 75 during September / 68 during October

238 RFI's received to date / 32 during September / 29 during October

20 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 October 2023

Presentation of Budget Summary to SBC on 11/20/23

CONSTRUCTION COSTS ONLY	<u>Construction Cost Forecast as of 9.11.23</u>	<u>Construction Cost Forecast as of 11.20.23</u>	<u>Delta (From month to month)</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 #02	\$0	(\$30,787)	\$30,787
Pending PCO Costs from Log 10.12.23	\$183,734	\$97,757	\$85,977
Balance of Owner Contingency	\$6,106,534	\$6,223,298	(\$116,764)
Forecast Total Cost	\$122,556,523	\$122,556,523	\$0



Potential Change Order #2:

W. T. Rich Potential Change Order #2

Item #	Description	Cost
PCO 05	PR-014 Underground Utility & Drainage Coordination	\$ (69,679.00)
PCO 08	PR-05 Added Tree Screening at bus parking	\$38,110.00
PCO 13	PR-07 Brick Relieving Angle Revisions	\$ 7,052.00
PCO 16	Eliminate R & D Athletic Lighting conduit	\$ (6,847.00)
PCO 18	RFI 113 - Foundation Drain Changes	\$ (1,388.00)
PCO 19	ASI-007 Auditorium Ramp Adjustments	\$ 1,965.00
	CM Contingency Buy Hold	
PCO 01	Early Package vs. Conformed Drawing Scope Delta	\$ 25,680.54
PCO 17	Alternative Design for LL Tree Preservation	\$ 42,978.50
	Buy Hold Use	\$ (68,659.04)
Grand Total		\$ (30,787.00)

MOTION REQUEST:

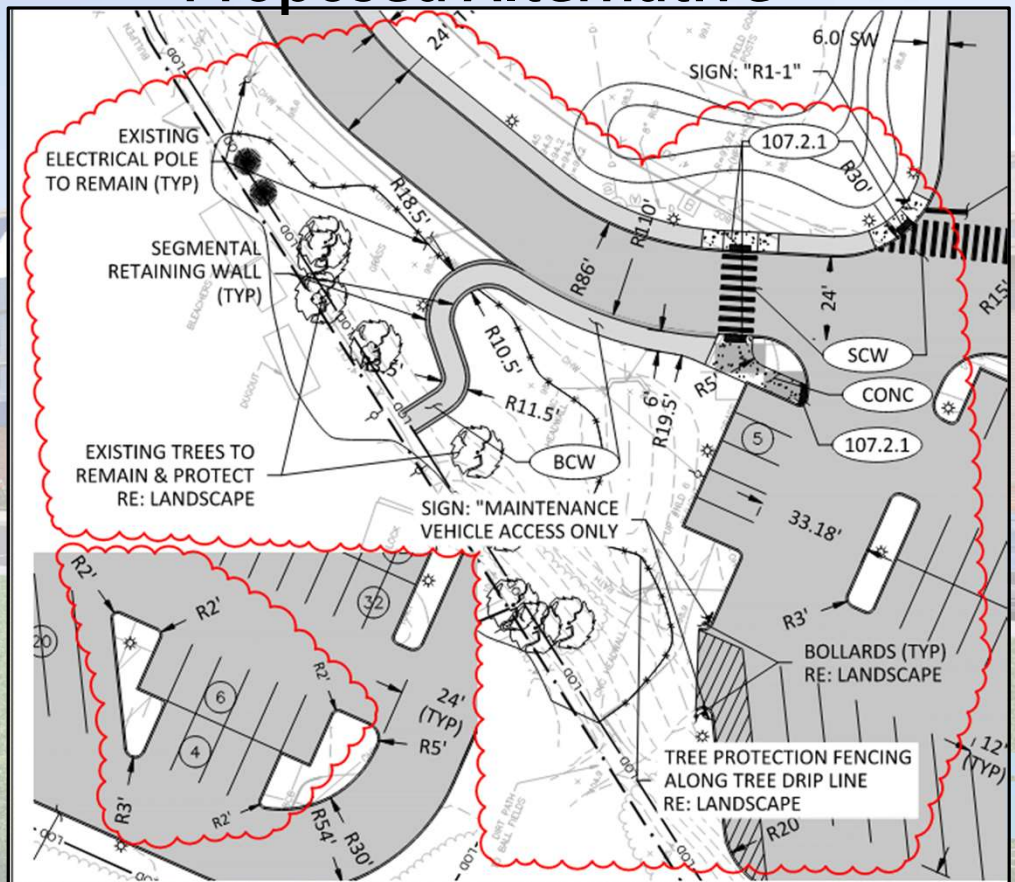
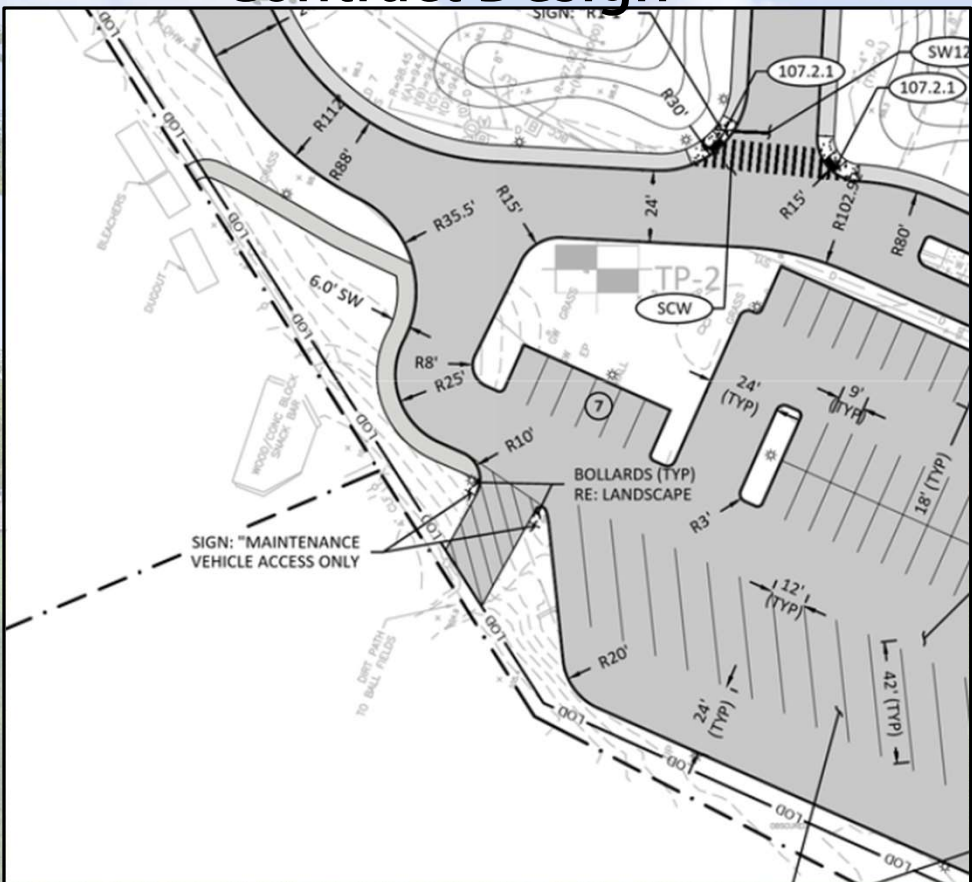
Vote to Approve WT Rich Change Order #2 in the credit amount of \$30,787

Alt. Design for Preservation of Trees at Little League Field

Contract Design



Proposed Alternative



Open Potential Change Orders



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See Potential Change Order Log



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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