

# Dr. Philip O. Coakley Middle School Project

## Norwood Public Schools

### Middle School Building Committee Meeting



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## Meeting Agenda: December 11, 2023

1. Opening Remarks
2. Public Comment
3. Approve Minutes from November 20, 2023 Meeting
4. Approve Invoices from November 2023
5. Project Update: Overview of Project Schedule & Upcoming Activity
6. Project Budget Update Review
7. Vote: PCO review & approval
8. Vote: Ai3 Amendment review & approval
9. Vote: Review Scheduled Dates of Upcoming MSBC meetings
10. Other Items Not Reasonably Anticipated
11. Adjourn

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

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





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## Public Comment

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## Vote to Approve Meeting Minutes:

MSBC Meeting Minutes Dated November 20, 2023



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## Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School

Expenditures -

11/30/2023



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
<b>2023.11 Recommended for Payment in VIP</b>											
2023.11	Vertex		OPM 87-41	11/30/23	1	01020700	OPM - Construct Contract Admin	61015 581003	OPM EXPENSE	70,295.00	70,295.00
2023.11	Ai3		0033B-2002.00	11/30/23	5	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2023.11	Ai3		0023E-2002.00	11/30/23	1	02030100	A&E - Construction Testing	61015 581004	ARCH/ENG	26,723.77	:
2023.11	Ai3		0023E-2002.00	11/30/23	2	02040500	A&E - Wetlands	61015 581004	ARCH/ENG	2,464.00	:
2023.11	Ai3		0023E-2002.00	11/30/23	3	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	11,374.00	40,561.77
2023.11	WT Rich		REQU 06	11/15/23	1	05020001	Construction Budget (inclu ALTs)	61015 582000	BLDG CONSTR	2,864,956.12	:
2023.11	WT Rich		REQU 06	11/15/23	2	05080000	Change Orders	61015 582000	BLDG CONSTR	3,178.00	2,868,134.12
<b>Total new invoices this month:</b>										<b>3,048,534.51</b>	<b>3,048,534.51</b>

# November 2023 Progress Photos



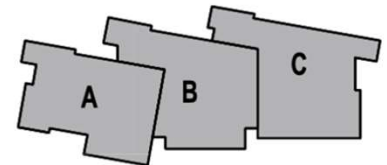
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Overhead of Project Site View 11.1.23



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# November 2023 Progress Photos



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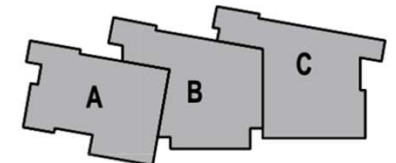
Backfill & compaction in the Gymnasium



Digging in the gymnasium for underground conduit and piping



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# November 2023 Progress Photos



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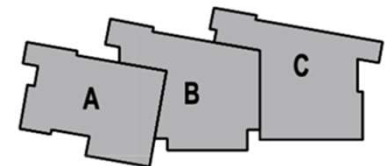
Roof Trusses at Gymnasium



A second mobile crane was brought onsite to assist with setting trusses in the auditorium



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# November 2023 Progress Photos



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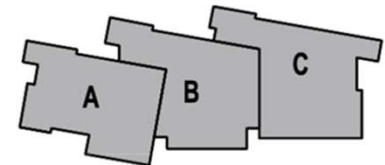
Auditorium trusses installed



Installing framing at the future entrance to the gym



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# Current Activity on Site:

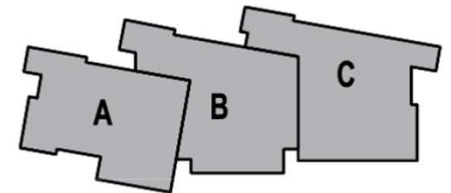
## Key Milestones Achieved:

- Structural Steel Zone C complete
- Start Underground MEPs zone A & C
- Start building wrap for winter conditions/temp heat

## Upcoming/Ongoing Activities:

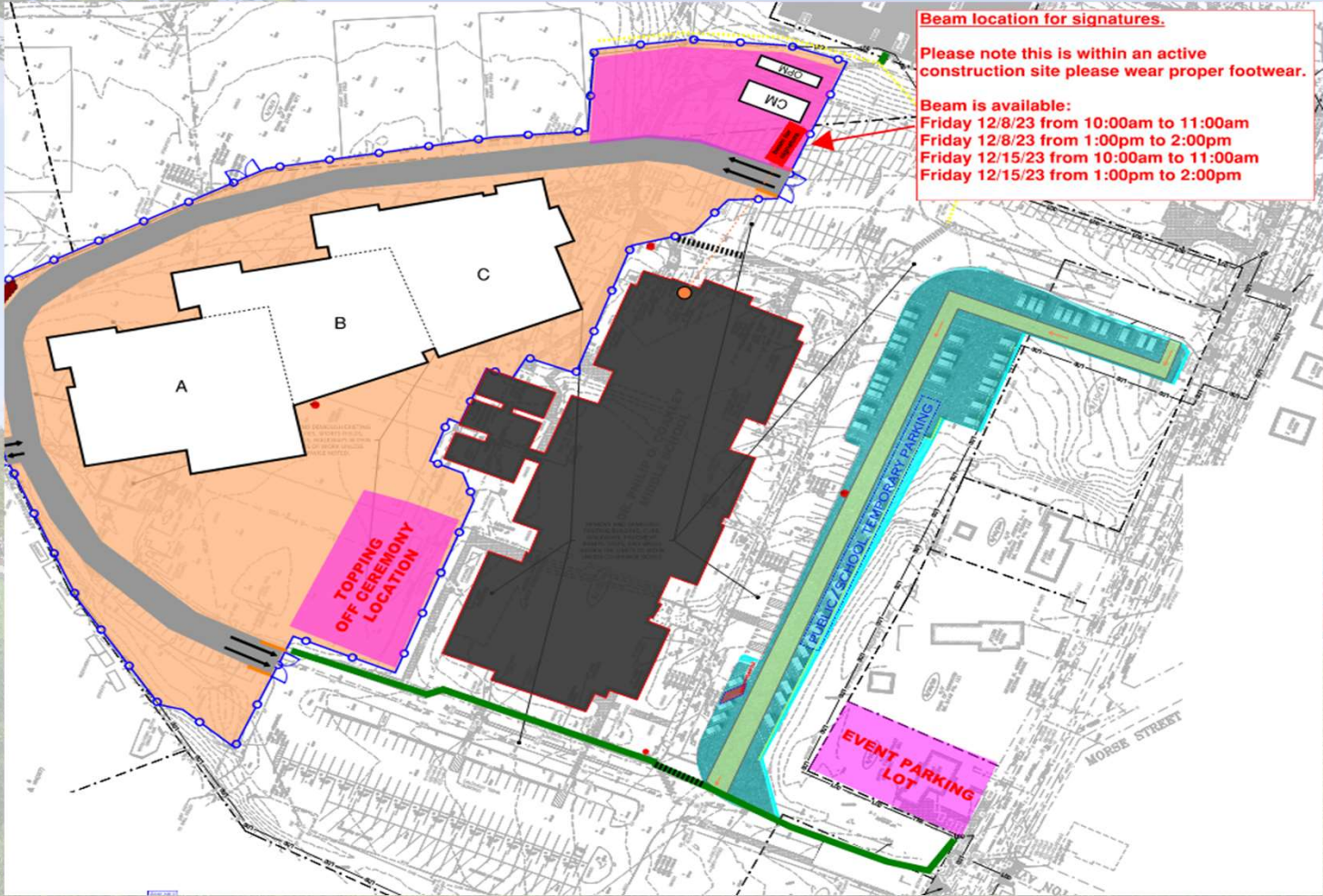
- Continue Structural Steel in Zone B and A
- Continue Site utility work (Weather dependent)
- Place Slab on Decks in Zone C floors 2-4
  
- \*\*\*TOPPING OFF CEREMONY 12/20/23 @ 11:00AM\*\*\*

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# Topping Off Logistics:



# Project Coordination Update



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## Completed Coordination:

- Foundation Penetrations
- Underground MEP
- Roof MEP
- Floor/Slab Penetrations
- 1<sup>st</sup> Floor MEP Drawings
- 2<sup>nd</sup> Floor MEP Drawings

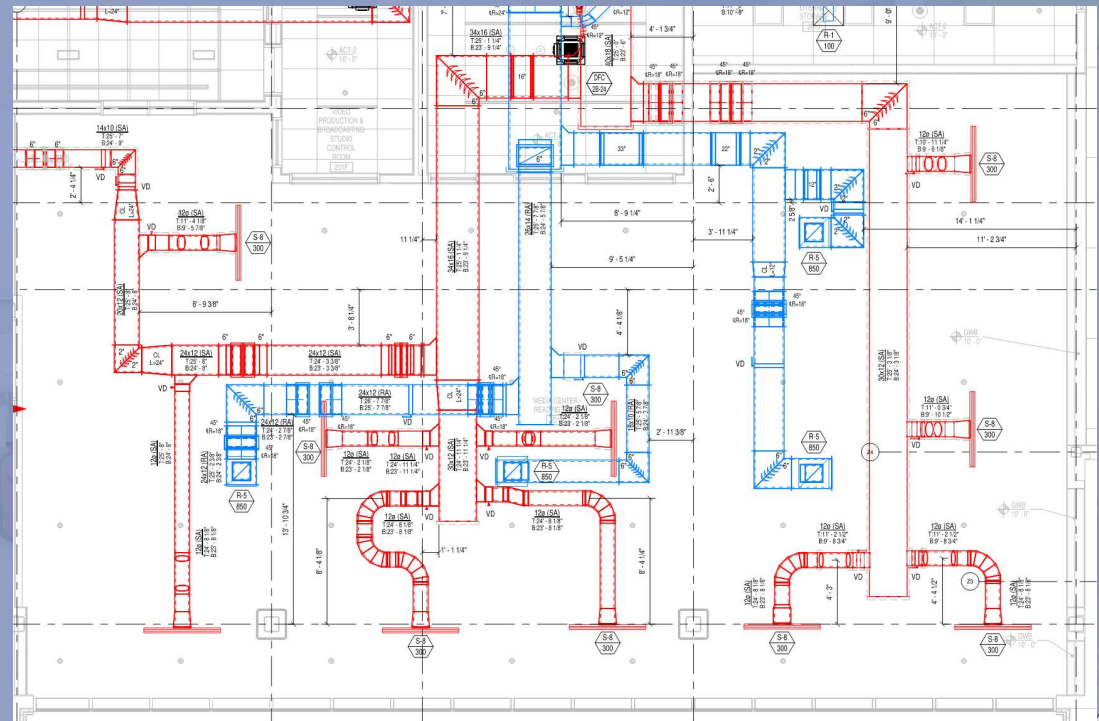
## Drawings Under Review:

- 3<sup>rd</sup> Floor Zone C MEP Coord. Dwgs

## Upcoming Coordination:

- 4<sup>th</sup> Floor Coordination by early Jan.

## 2<sup>nd</sup> Floor HVAC Ductwork at Media Center



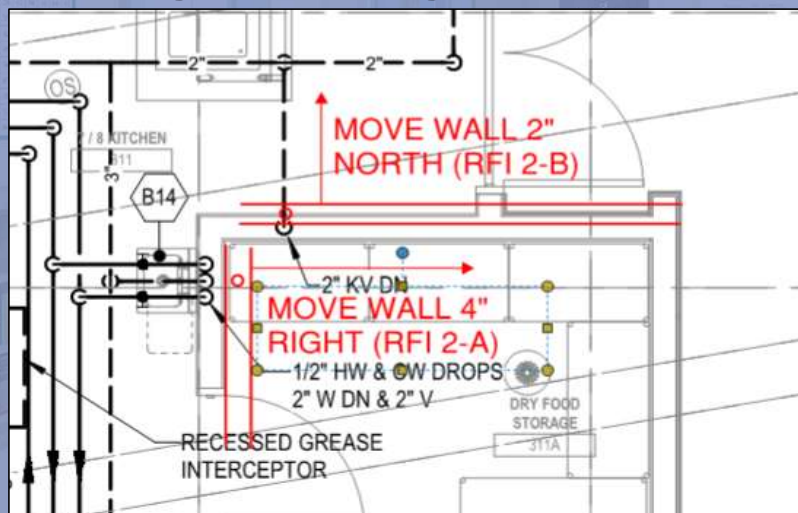
## RFI #240 Coordination Conflict Example:



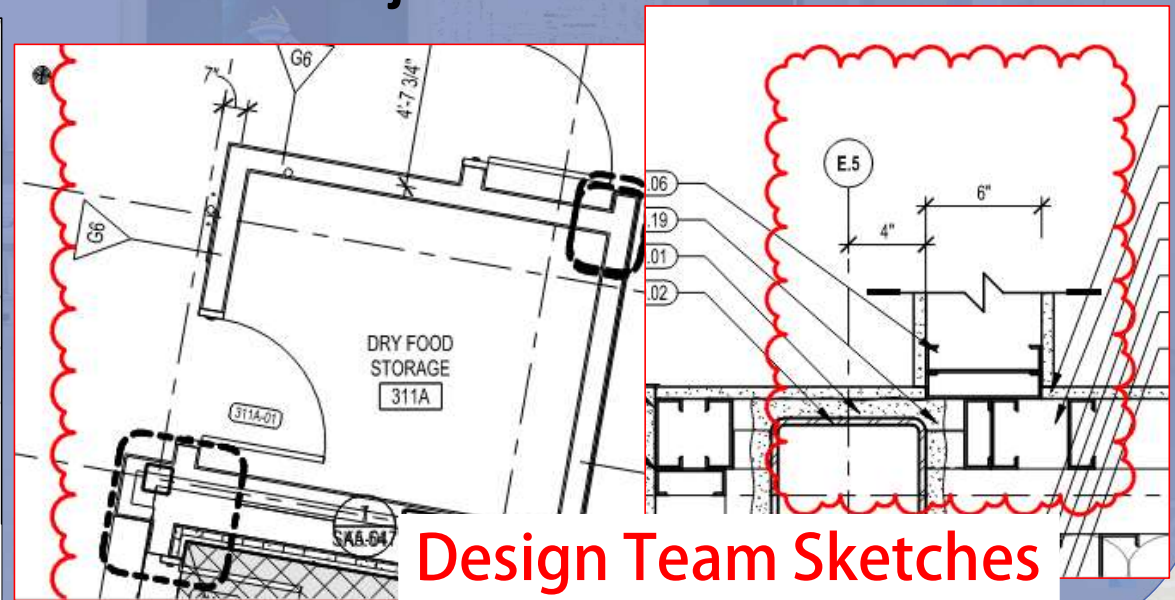
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**Issue:** Piping conflicts at third floor Kitchen (pipes outside of walls).  
**Suggested Solution:** WT suggested shifty walls 2"-4" to allow the pipes to fall within the walls.

**Final Solution:** After reviewing the plans and suggested solutions the design team agreed and issue sketches to adjust wall locations.



**RFI Suggested solution**



**Design Team Sketches**

# Meetings Update:



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## Important Meetings in last month:

- 11/9/23 Technology Review with School IT and Ai3
- 11/28/23 Clear Touch Panel Demo with School IT
- 11/29/23 Island Fireproofing Preconstruction Meeting
- 12/1/23 DAS System/Antenna Review Meeting
- 12/4/23 FF/FL Testing Discussion ahead of Concrete Deck Pours
- 12/6/23 Norwood Community Media Update Filming
- 12/6/23 Room Number/Naming Meeting
- 11/14, 12/5 Biweekly PCO Review
- 12/6/23 Monthly Inspectional Services Meeting
- OAC meeting held every Wednesday at 1:00 pm

## Important Meetings Upcoming:

- 12/14/23 Clear Touch Panel in person Demo #2
- 12/19/23, 1/2/24 Biweekly PCO Review
- 12/20/23 Topping Off Ceremony
- 1/3/24 Monthly Inspectional Services Meeting
- Weekly OAC Meetings ongoing TBD January Norwood
- Cable Walk through
- **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 3<sup>rd</sup> party inspections for rebar, concrete, and compaction related to building foundations
- Ongoing 3<sup>rd</sup> party inspections for structural steel; receive reports after each site visit
- Received field reports from site visits from Civil Engineer, Electrical & Plumbing engineers, and Structural Engineer.
- 3<sup>rd</sup> party inspector confirmed completion of Building C Steel and WTR Turned it over to all trades for work to continue.

### Document Control:

596 Submittals received to date / 75 during September / 68 during October / 45 during November

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

25 PR's issued to date

### MSBA Communication:

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

MSBA Reimbursement Request #25 submitted on 12/7/23

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

MSBA paid a total of \$8,243,631 in reimbursements to the Town through Reimbursement Request #23

# Project Budget Update:



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## Project Construction Budget Status – Cost to Date October 2023

Presentation of Budget Summary to SBC on 12/11/23

<b>CONSTRUCTION COSTS ONLY</b>	<b><u>Construction Cost Forecast as of 11.20.23</u></b>	<b><u>Construction Cost Forecast as of 12.11.23</u></b>	<b><u>Delta (From month to month)</u></b>
Coakley GMP Value (Amend. 1 & 2)	\$115,583,497	\$115,583,497	\$0
Approved Change Orders to Date (CO #1 & 2)	\$613,861	\$613,861	\$0
Current Construction Cost	\$116,197,358	\$116,197,358	\$0
Pending Change Order for Approval this month #03	\$0	(\$57,665)	\$57,665
Pending PCO Costs from Log 10.12.23	\$97,757	\$107,700	(\$9,943)
Balance of Owner Contingency	\$6,223,298	\$6,271,020	(\$47,722)
<b>Forecast Total Cost</b>	<b>\$122,518,413</b>	<b>\$122,518,413</b>	<b>\$0</b>



## Potential Change Order #3:

### W. T. Rich Potential Change Order #3

Item #	Description	Cost
38	Millwork / Casework Spec/Detail Alternatives	\$ (57,665.00)
	CM Contingency Buy Hold	
PCO 14	R&R Unsuitable Soils within Building Structure Footprint	\$ 81,276.30
PCO 20A	NFD Detail Through September 2023	\$ 2,378.50
	Buy Hold CM Contingency Use	\$ (83,654.80)
<b>Grand Total</b>		<b>\$ (57,665.00)</b>

### MOTION REQUEST:

**Vote to Approve WT Rich Change Order #3 in the credit amount of \$57,665**

# Open Potential Change Orders



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See Potential Change Order Log





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## Proposed Scheduled Dates of Upcoming MSBC meetings:

- January 8, 2024
- February 12, 2024
- March 11, 2024
- April 8, 2024
- May 13, 2024
- June 10, 2024

Requested Motion:

VOTE TO APPROVE the proposed meeting dates indicated above.



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## Other Matters Not Reasonably Anticipated

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ARCHITECTS