

Dr. Philip O. Coakley Middle School Project

Norwood Public Schools

Middle School Building Committee Meeting



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Meeting Agenda: January 8, 2024

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



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Public Comment

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

Project Email: cmsproject@norwoodma.gov

Vote to Approve Meeting Minutes:

MSBC Meeting Minutes Dated December 11, 2023



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Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School



Expenditures -

12/31/2023

| 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 |
|---------------|--------|---------|---------|--------------|----|-----------|-----------|-----------------------|-----------------|-------------------|---------------------|
|---------------|--------|---------|---------|--------------|----|-----------|-----------|-----------------------|-----------------|-------------------|---------------------|

2023.12 Recommended for Payment in VIP

| | | | | | | | | | | | |
|---------|-----------------|--|---------------|----------|---|----------|----------------------------------|--------------|----------------|--------------|--------------|
| 2023.12 | Vertex | | OPM 87-42 | 12/31/23 | 1 | 01020700 | OPM - Construct Contract Admin | 61015 581003 | OPM EXPENSE | 56,201.50 | : |
| 2023.12 | Vertex | | OPM 87-42 | 12/31/23 | 2 | 06020000 | Testing Services | 61015 582005 | MISC CONS CO\$ | 9,073.90 | 65,275.40 |
| 2023.12 | Ai3 | | 0034B-2002.00 | 12/31/23 | S | 02010700 | A&E - Construct Contract Admin | 61015 581004 | ARCH/ENG | 69,543.62 | 69,543.62 |
| 2023.12 | City Point Fire | | 29165 | 12/5/23 | S | 06990000 | Other Project Costs | 61015 582005 | MISC CONS CO\$ | 1,220.00 | 1,220.00 |
| 2023.12 | WT Rich | | REQU 07 | 12/15/23 | 1 | 05020001 | Construction Budget (inclu ALTs) | 61015 582000 | BLDG CONSTR | 4,503,029.56 | : |
| 2023.12 | WT Rich | | REQU 07 | 12/15/23 | 2 | 05080000 | Change Orders | 61015 582000 | BLDG CONSTR | (70,862.00) | 4,432,167.56 |

Total new invoices this month:

4,568,206.58

4,568,206.58

November 2023 Progress Photos

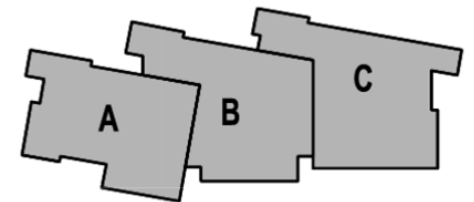


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Overhead of Project Site View 11.1.23

KEYPLAN



December 2023 Progress Photos



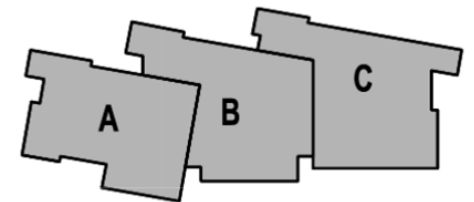
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Overhead of Project Site View 12/14/23



KEYPLAN



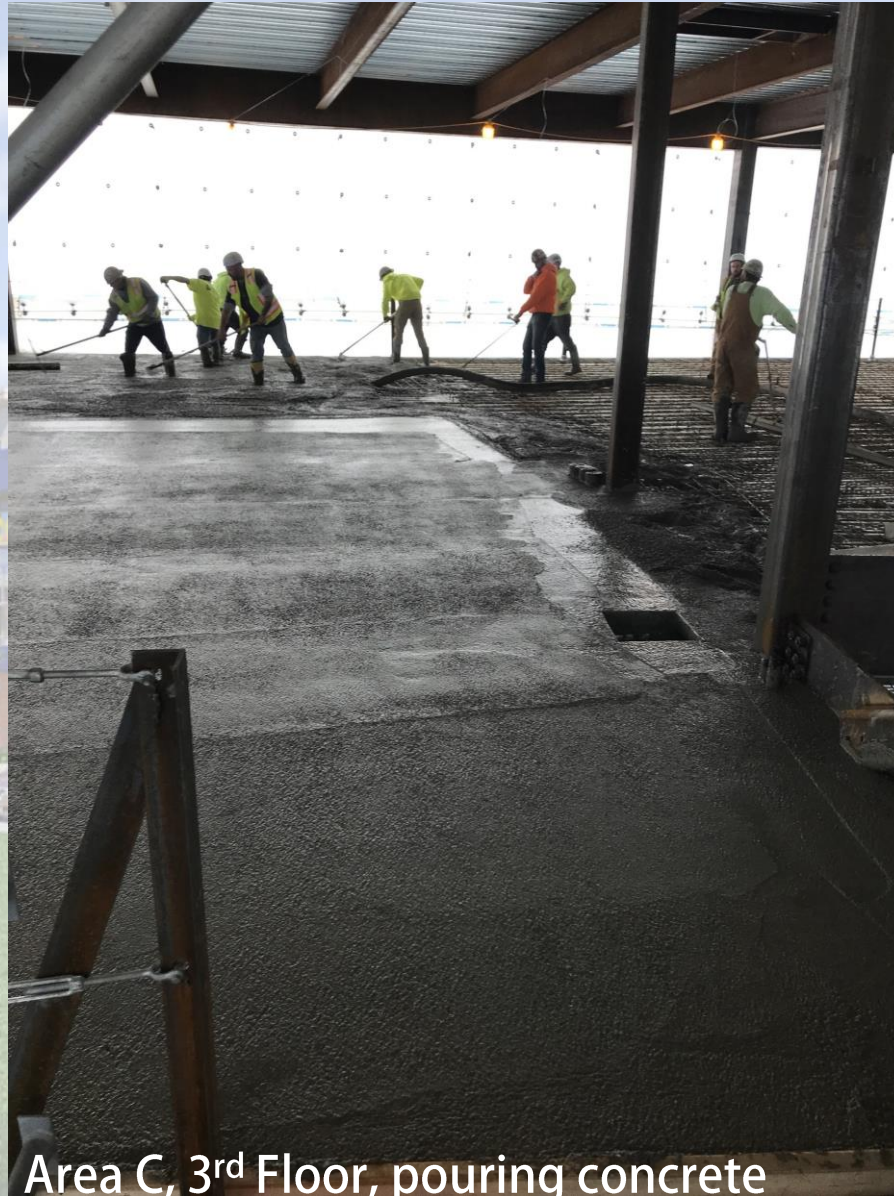
December 2023 Progress Photos



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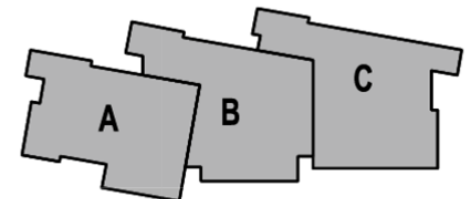
Area C, 2nd Floor, concrete slab covered for curing



Area C, 3rd Floor, pouring concrete



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December 2023 Progress Photos



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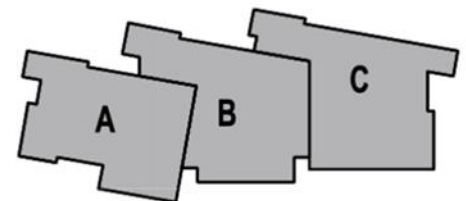
Installing infiltration system



Rebar & mesh install ongoing 2nd floor Area B



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December 2023 Progress Photos



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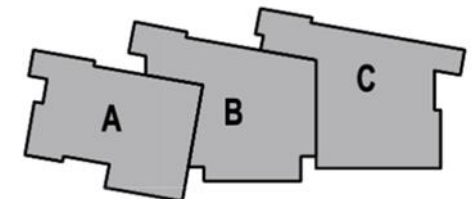
Area C underground piping



Bolting/welding steel connections in Area A



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Current Activity on Site:

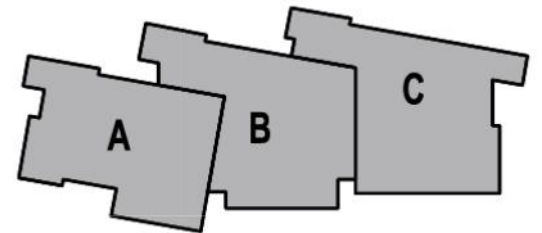
Key Milestones Achieved:

- Structural Steel erection completed, decking install and detailing in Area A ongoing.
- Area C Slab on Decks poured on 2nd & 3rd floors.

Upcoming/Ongoing Activities:

- Continue Site utility work (Weather dependent).
- Place Slab on Decks in Area B floors 2-4, Slab on Grade in Area C.
- Miscellaneous metals subcontractor scheduled to mobilize to the site and being installation of stairs.
- Mason to begin construction of elevator shaft.
- Begin spray fireproofing.

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Project Coordination Update



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Completed Coordination:

- Foundation Penetrations
- Underground MEP
- Roof MEP
- Floor/Slab Penetrations
- 1st Floor MEP Drawings
- 2nd Floor MEP Drawings
- 3rd & 4th Floor Zone C

Drawings Under Review:

- 3rd Floor Zone A&B Dwgs

Upcoming Coordination:

- 4th Floor A&B Coordination

4th Floor Building C Coordination



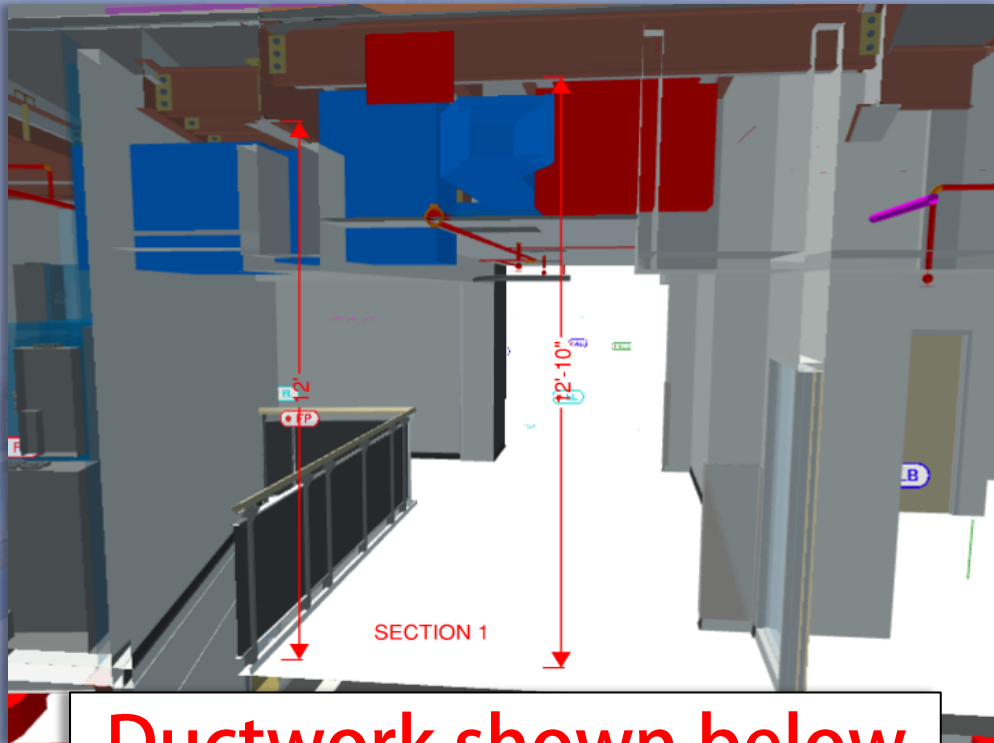
RFI #252 Coordination Conflict Example:



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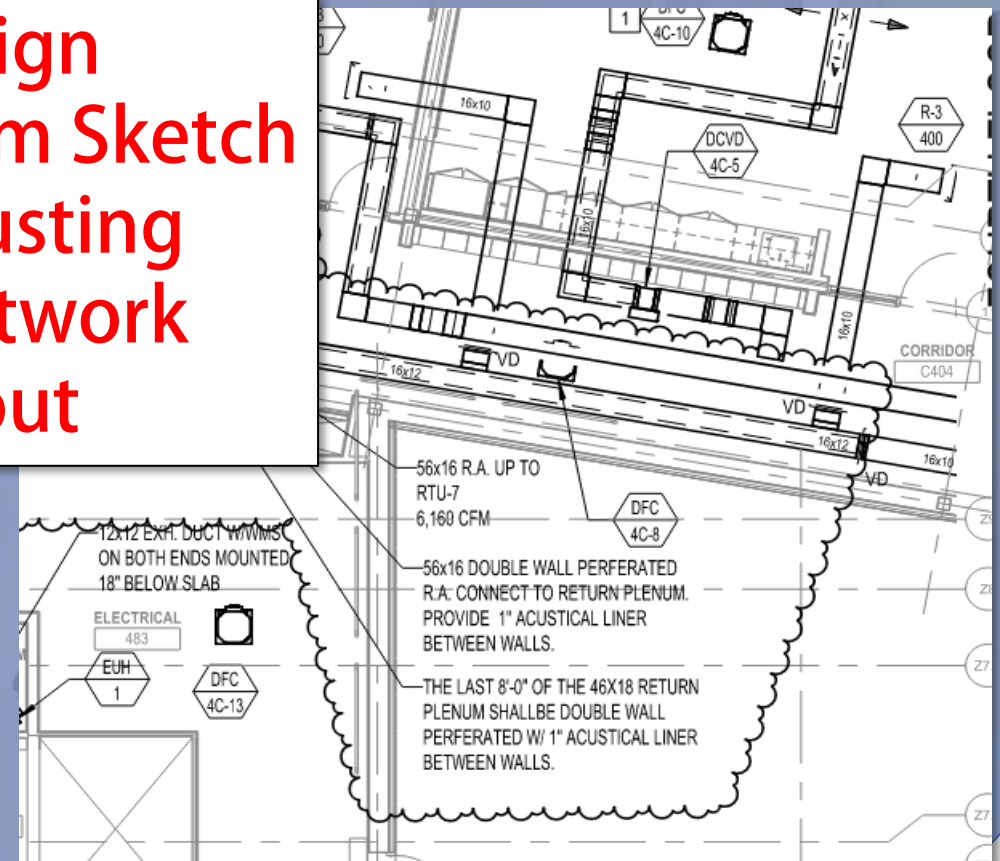
Issue: Ductwork is below the finished ceiling in Electrical 483 & Corridor C404.

Final Solution: Revised Ductwork layout provided by the Engineer.



Ductwork shown below finished Ceiling

Design Team Sketch adjusting ductwork layout



Meeting Update:



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Important Meetings in last month:

- 12/6/23 Room Name/Numbering Review Meeting
- 12/6/23 Norwood Community Media Update Filming
- 12/14/23 Clear Touch Panel In person Demo
- 12/20/23 Stanley Roofing Preconstruction Meeting
- 12/20/23 Topping Off Ceremony
- 12/21/23 Touch View Panel Demo
- * Various Dates for Beam Signing by Students, Project Team, Community Members
- 1/3/24 Monthly Inspectional Services Meeting
- 1/4/24 Room Name/Number Review 2nd Meeting
- 12/5, 12/19 Biweekly PCO Review
- 12/6/23 Monthly Inspectional Services Meeting
- OAC meeting held every Wednesday at 1:00 pm

Important Meetings Upcoming:

- 1/10/24 MSBA Site Visit
- 1/25/24 8th Grade Outreach Presentation
- 1/31/24 Monthly Inspectional Services Meeting
- 1/9/23, 1/23/24 Biweekly PCO Review
- Weekly OAC Meetings ongoing
- **FF&E Meetings being Scheduled with Teaching Teams**
- **Technology Meetings being scheduled with IT/Tech Dept.**



Construction Administration Update:



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Site Activities:

- Completed 3rd party inspections for rebar, concrete, Floor Flatness/Floor Levelness at Slabs
- Ongoing 3rd party inspections for structural steel; reports received after each site visit
- Received field reports from site visits from Civil Engineer, Electrical engineer, and Structural Engineer.
- 3rd party inspector confirmed completion of Building C and Building B Steel. WTR Turned it over to all trades for work to continue.

Document Control:

627 Submittals received to date / 68 during October / 45 during November / 37 during December

289 RFI's received to date / 29 during October / 29 during November / 20 during December

27 PR's issued to date

MSBA Communication:

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

MSBA Reimbursement Request #25 was submitted on 12/4/23 and #26 submitted on 1/2/24

MSBA paid Reimbursement Request #24 for \$2,572,260 to the town on 12/15/23

MSBA paid a total of \$10,815,891 in reimbursements to the Town through Reimbursement Request #24



Project Budget Update:

Project Construction Budget Status – Cost to Date as of December 2023

Presentation of Budget Summary to SBC on 1/8/24

| CONSTRUCTION COSTS ONLY | <u>Construction Cost Forecast as of 12.11.23</u> | <u>Construction Cost Forecast as of 1.8.24</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 thru 3) | \$556,196 | \$556,196 | \$0 |
| Current Construction Cost | \$116,139,693 | \$116,139,693 | \$0 |
| Pending Change Order for Approval this month #04 | \$0 | \$70,834 | (\$70,834) |
| Pending PCO Costs from Log 1.2.24 | \$107,700 | \$255,844 | (\$148,144) |
| Balance of Owner Contingency | \$6,271,020 | \$6,052,042 | \$218,978 |
| Forecast Total Cost | \$122,518,413 | \$122,518,413 | \$0 |

Potential Change Order #4:



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W. T. Rich Potential Change Order #4

| PCO # | Description | Cost |
|-------|---|---------------------|
| 35 | PR 18 - Underground Infiltration Layout Revisions | \$ 65,748.00 |
| 44 | RFI 184 - FD Valve & Standpipe Layout Conflict | \$ 2,530.00 |
| 45 | RFI 185 - Additional Fire Hose Valve | \$ 2,556.00 |
| | | |
| | CM Contingency Buy Hold | |
| 34 | RFI 211 - Plywood for Fiber Cement Siding | \$ 3,578.00 |
| 42 | PR 19 - Shaft Wall Type Change at room 201C | \$ 1,564.00 |
| | Buy Hold CM Contingency Use | \$ (5,142.00) |
| | Grand Total | \$ 70,834.00 |

MOTION REQUEST:

Vote to Approve WT Rich Change Order #4 in the amount of \$70,834.00



Open Potential Change Orders

See Potential Change Order Log

Vote: Ai3 Amendment #7



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Dr. Philip O. Coakley Middle School Building Project Designer Amendment #7 Detail

Proposed Services

This Contract Amendment No. 7 (“Amendment”) is to provide additional Geotechnical Engineering services by the Geotechnical Engineer, Haley & Aldrich, Inc., at the new Coakley Middle School property. These additional services are due to the discovery of unforeseen unsuitable soils, which require the appropriate Geotechnical oversight and tracking during removal. On-site field observations will commence at the time of excavation and include the establishment of a proper tracking system used to document the quantities and assess the suitability of excavated materials.

Requested Motion:

**VOTE TO APPROVE Ai3 Amendment #7 for additional Geotechnical Services
NOT TO EXCEED \$20,350.00**



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Other Matters Not Reasonably Anticipated

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