

Dr. Philip O. Coakley Middle School Project

Norwood Public Schools

Middle School Building Committee Meeting



Norwood
MASSACHUSETTS
02062

Meeting Agenda: February 12, 2024

1. Opening Remarks
2. Public Comments
3. Approve Minutes from January 8, 2024 Meeting
4. Approve Invoices from January 2024
5. Project Update: Overview of Project Schedule & Upcoming Activity
6. Project Budget Update Review
7. Vote: PCO review & approval
8. Other Items Not Reasonably Anticipated
9. Adjourn



Norwood
MASSACHUSETTS
02062

Public Comment

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

Project Email: cmsproject@norwoodma.gov

Vote to Approve Meeting Minutes:

MSBC Meeting Minutes Dated January 8, 2024



Norwood
MASSACHUSETTS
02062

Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School



Expenditures -

1/31/2024

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
---------------	--------	---------	---------	--------------	----	-----------	-----------	-----------------------	-----------------	-------------------	---------------------

2024.01 Recommended for Payment in VIP

2024.01	Vertex		OPM 87-43	1/31/24	1	01020700	OPM - Construct Contract Admin	61015 581003	OPM EXPENSE	69,400.00	:
2024.01	Vertex		OPM 87-43	1/31/24	2	06990000	Other Project Costs	61015 582005	MISC CONS CO:	2,750.00	:
2024.01	Vertex		OPM 87-43	1/31/24	3	06020000	Testing Services	61015 582005	MISC CONS CO:	10,698.60	82,848.60
2024.01	Ai3		0035B-2002.00	1/31/24	S	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2024.01	WT Rich		REQU 08	1/15/24	S	05020001	Construction Budget (inclu ALTs)	61015 582000	BLDG CONSTR	4,322,877.04	4,322,877.04

Total new invoices this month:

4,475,269.26

4,475,269.26

November 2023 Progress Photos



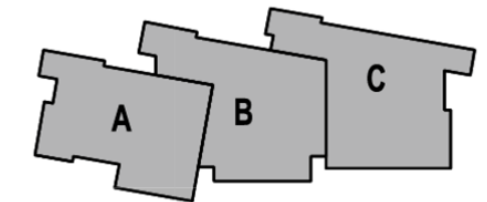
Norwood
MASSACHUSETTS
02062



Overhead of Project Site View 11.1.23



KEYPLAN



December 2023 Progress Photos



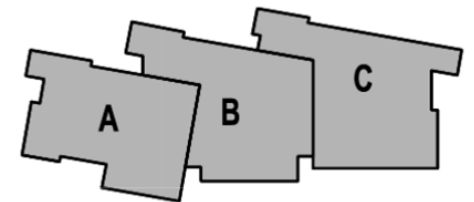
Norwood
MASSACHUSETTS
02062



Overhead of Project Site View 12/14/23



KEYPLAN



January 2024 Progress Photos



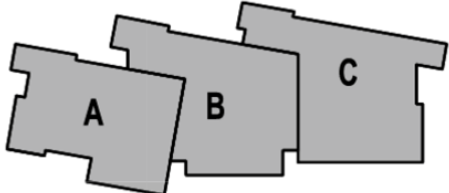
Norwood
MASSACHUSETTS
02062



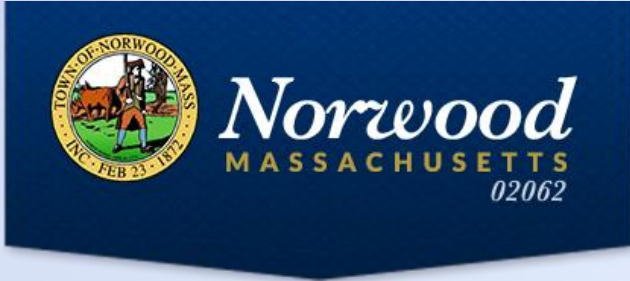
Overhead of Project Site View 1/12/24



KEYPLAN



January 2024 Progress Photos



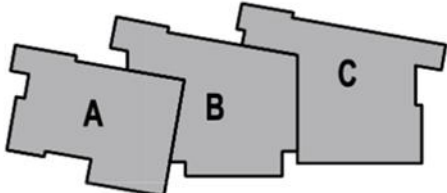
Underground conduit & piping in Area B



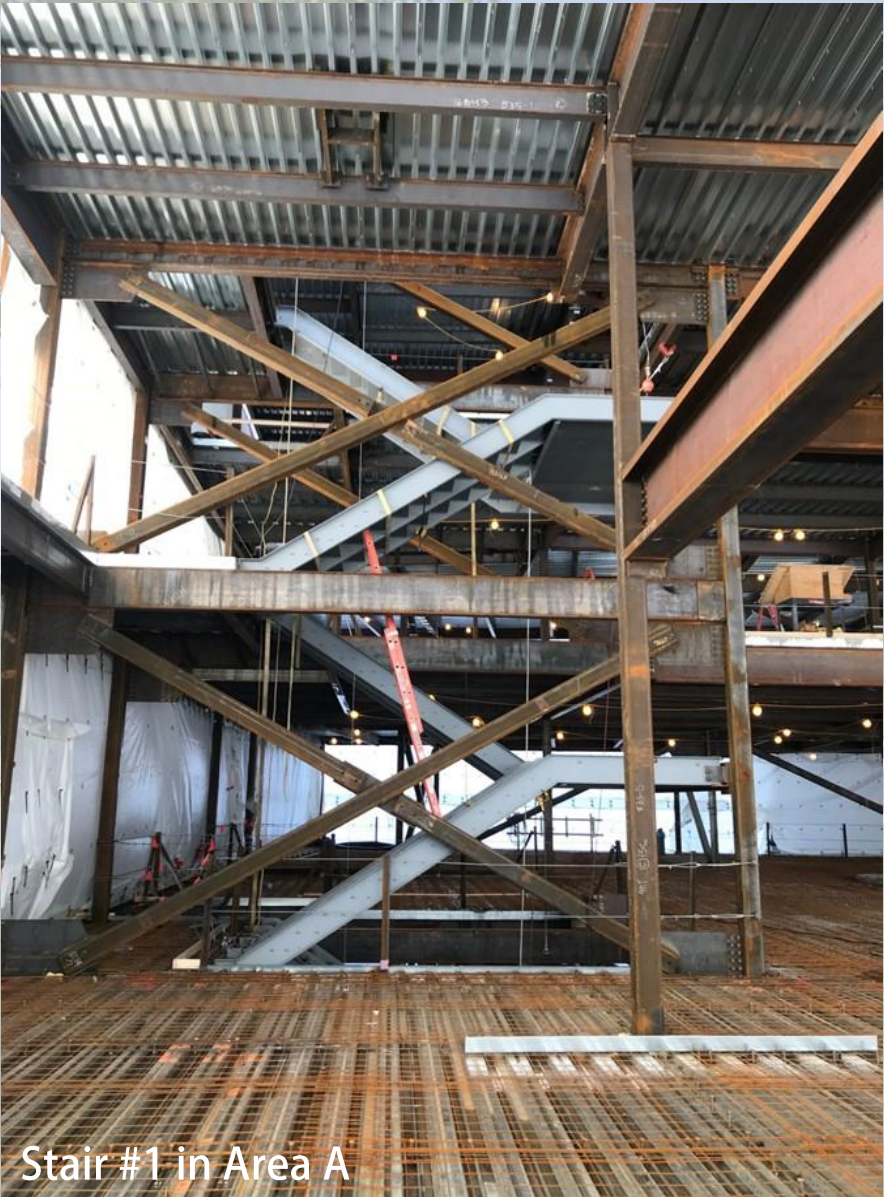
Installing wood blocking at perimeter of Area B



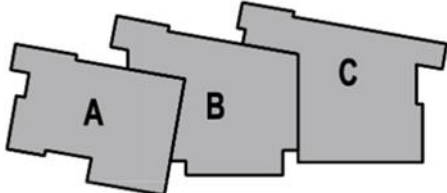
KEYPLAN



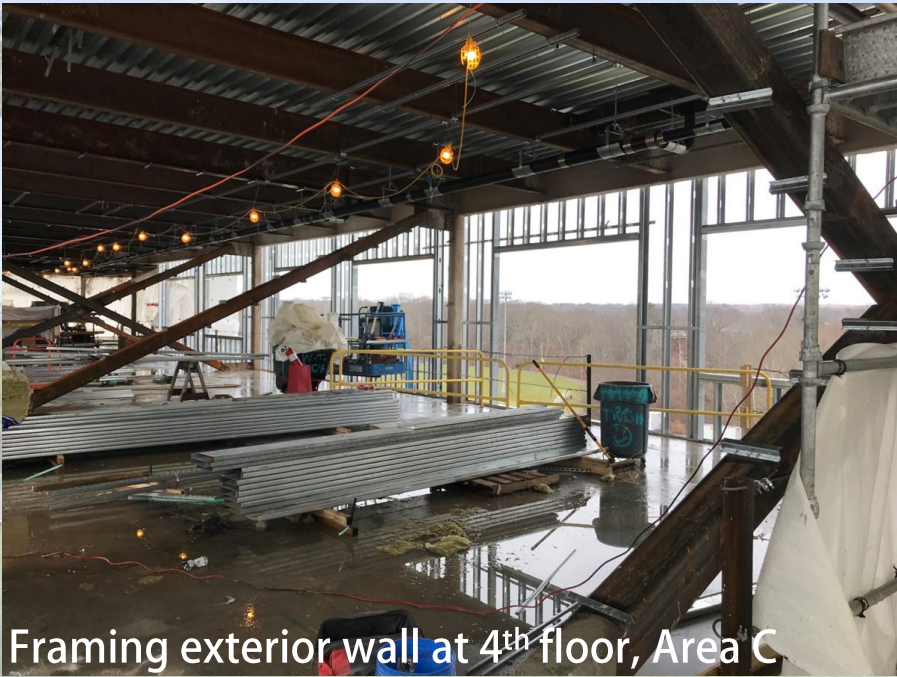
January 2024 Progress Photos



KEYPLAN



January 2024 Progress Photos



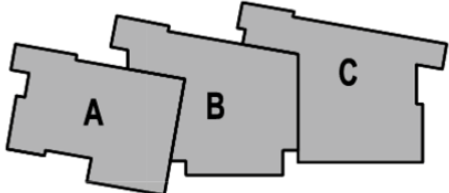
Framing exterior wall at 4th floor, Area C



Installing Stair #1 in Area A



KEYPLAN





Current Activity on Site:

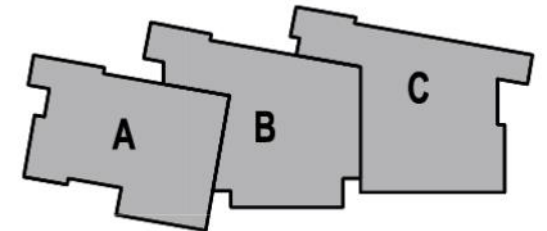
Key Milestones Achieved:

- Structural Steel erection, decking install, and detailing completed.
- Area B Slab on Decks poured on 4th & 3rd floors.
- Exterior wall framing began on 4th floor in Area C, interior framing on 2nd floor in Area C.
- Mason began laying CMU block for shaft at elevator #2 in Area C.
- Mechanical, electrical, plumbing rough ongoing in Area C and B.

Upcoming/Ongoing Activities:

- Continue Site utility work (Weather dependent).
- Concrete placements for 2nd floor Slab on Deck in Area B, Slab on Grade in Area C and B.
- Installation of stairs #3 and 4 in Area C.
- Roofer to mobilize and begin installation at Area B and C.

KEYPLAN



Project Coordination Update

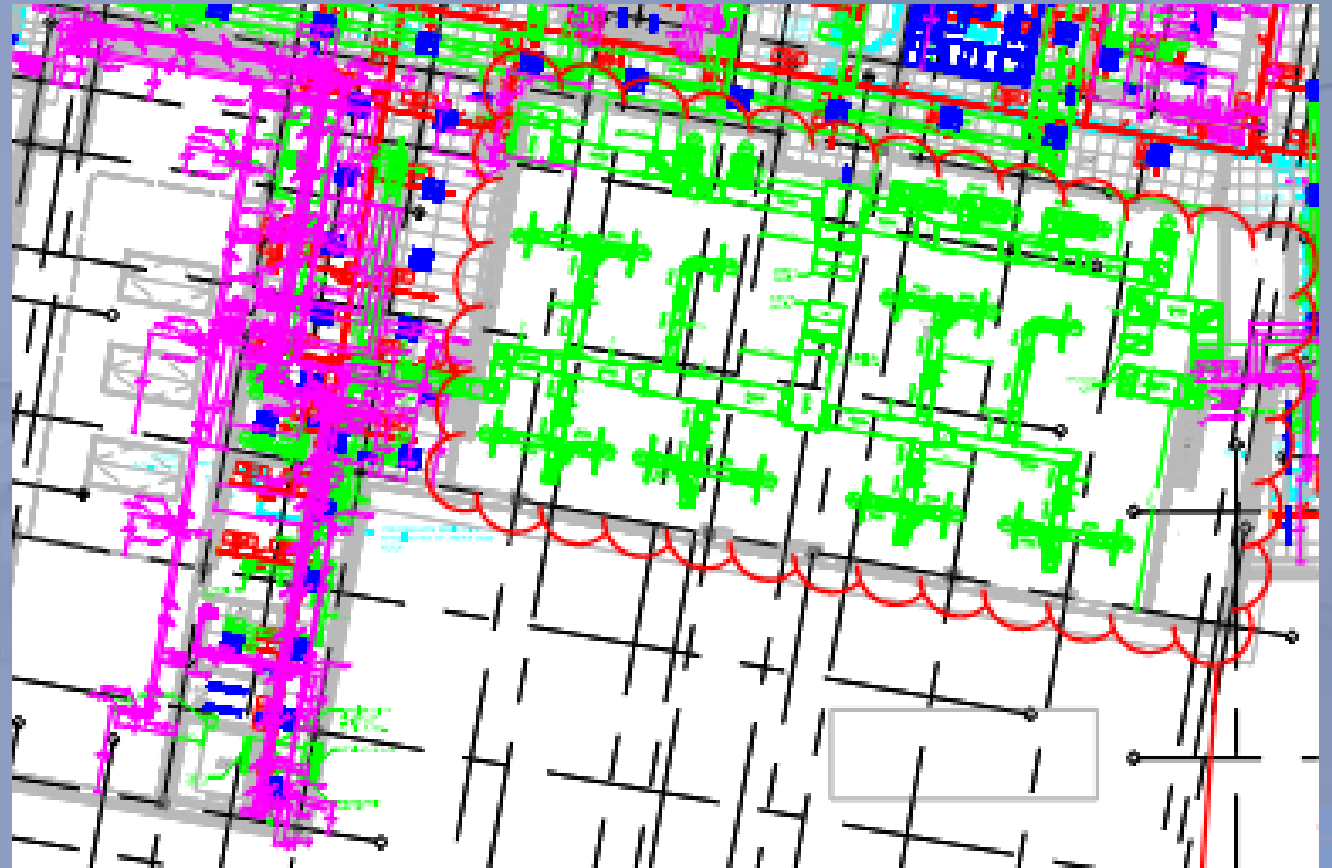


Norwood
MASSACHUSETTS
02062

Completed Coordination:

- Foundation Penetrations
 - Underground MEP
 - Roof MEP
 - Floor/Slab Penetrations
 - 1st Floor MEP Drawings
 - 2nd Floor MEP Drawings
 - 3rd & 4th Floor Zone C
 - 3rd & 4th Floor A&B Coordination
- **ALL MEP COORDINATION IS COMPLETE**

3RD Fl. Kitchen & Student Commons



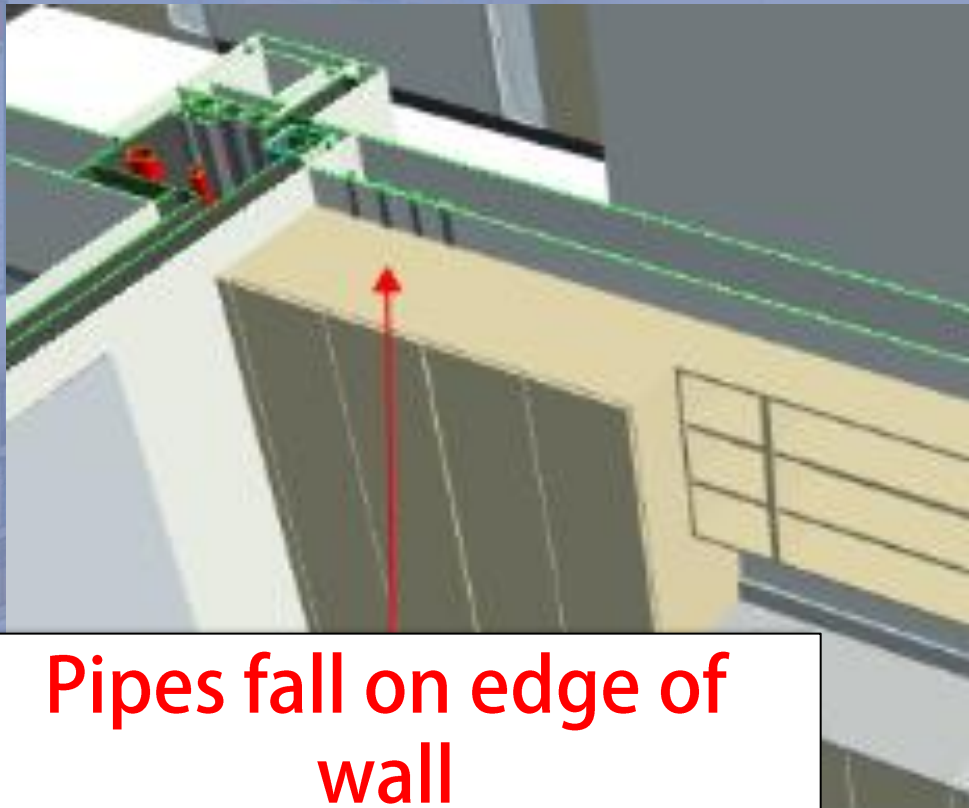
RFI #292 Coordination Conflict Example:



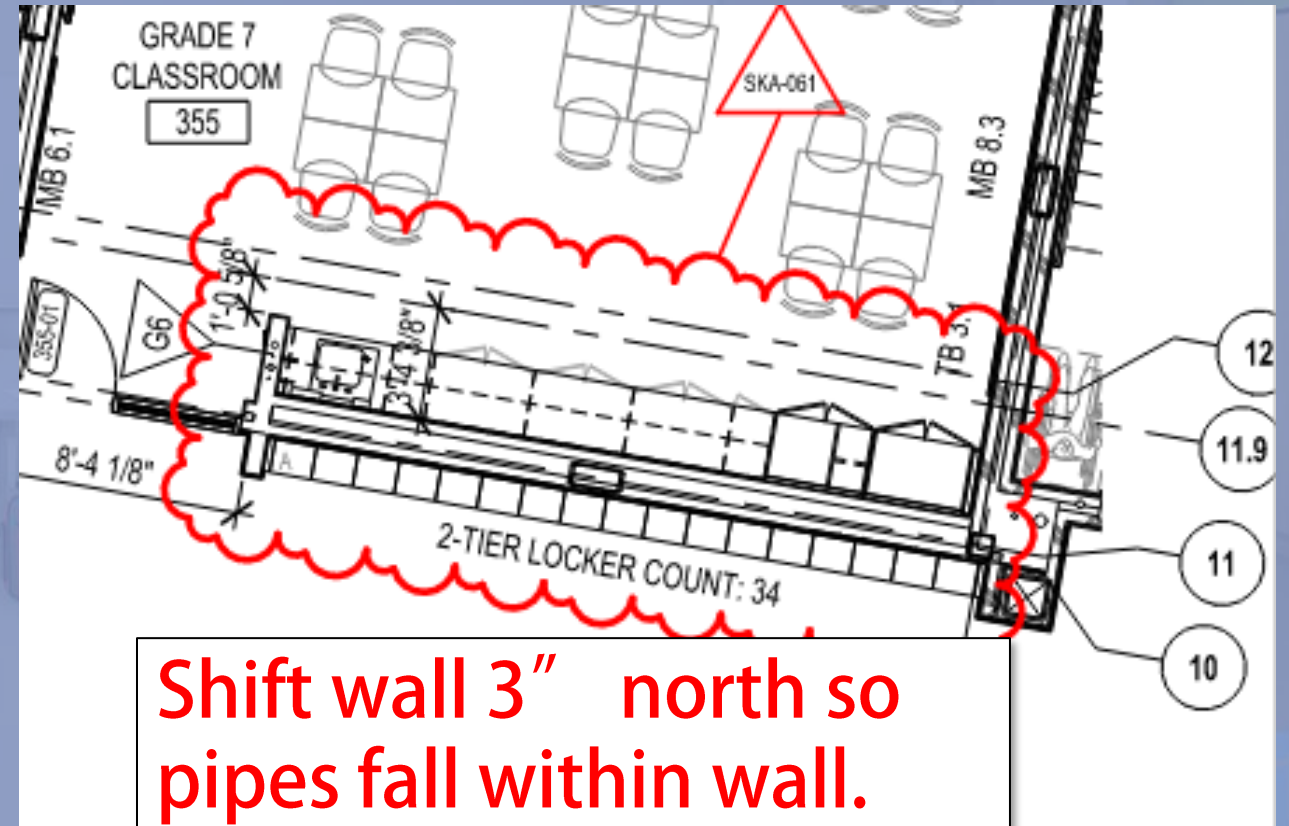
Norwood
MASSACHUSETTS
02062

Issue: Refrigerant Lines do not fall within walls at Clssrms 252, 355, 454 due to steel.

Final Solution: Shift classroom wall 3" north.



Pipes fall on edge of wall



Shift wall 3" north so pipes fall within wall.

Meeting Update:



Norwood
MASSACHUSETTS
02062

Important Meetings in last month:

- 1/3/24 Monthly Inspectional Services Meeting
- 1/4/24 Lighthouse Masonry Pre-Install Meeting
- 1/8/24 MSBC Meeting
- 1/10/24 MSBA Virtual Site Visit
- 1/17/24 V&G Pre-Install Meeting
- 1/19/24 FFE Budget Review with Ai3/ICD
- 1/23/24 FA/MA Notification System Coord. Meeting
- 1/25/24 LEED Kick Off Meeting
- 1/25/24 8th Grade Outreach Presentation to STEM Classes
- 1/29/24 Technology touch base Meeting
- 2/1/24 FFE Admin/Budget Review with Margo
- 2/1/24 Pre-Install Meeting with Chandler Arch. Products
- 2/1/24 Pre-Install Meeting with Folan Waterproofing
- 2/6/24 – 2/9/24 FFE Meetings with all Department heads (15 total)
- 1/9/24; 1/23/24; Biweekly PCO Review
- OAC meeting held every Wednesday at 1:00 pm

Important Meetings Upcoming:

- 2/15/24 Technology Kick Off Meeting
- 2/21/24 Bass Pre-Installation Meeting
- 2/22/24 Collaborative Procurement Program Meeting with the MSBA
- 2/28/24 Monthly Inspectional Services Meeting
- 2/6/24; 2/20/24; 3/5/24 Biweekly PCO Review
- 3/4/24 LEED Monthly Check in Meeting
- Weekly OAC Meetings on Thursdays going forward



Furniture, Fixtures, & Equipment Update:



Norwood
MASSACHUSETTS
02062

FF&E Process:

- **Confirming Programming Meetings with Ai3, ICD, Vertex, School Principal, & Department Heads (Mtgs held week of 2/5/24)**
- **Department heads reviewing all documents, furniture lists, equipment lists and will return marked up documents by Friday 2/16/24.**
- **Mockup Classroom will be provided in CMS Library in Feb/Mar 2024**
- **Final Presentation/School Department Sign off on FFE Lists June 2024**
- **Issue RFPs/Vendor Bidding September 2024**
- **Cut Purchase Orders November 2024**
- **Manufacturing Time: January 2025-June 2025**
- **FF&E Installation June 2025 (anticipate 6 weeks)**

Technology Update:



Norwood
MASSACHUSETTS
02062

Technology Process:

- **Technology Kick Off Meeting 2/15/2024**
- **Vertex/Joe Kidd to finalize Tech Equip List & refine budget spreadsheet**
- **Solicit Quotes/send RFP's/Bidding February 2024 – June 2024**
- **Have all Purchase Orders in place by June/July 2024**
- **Deliver equipment by March 2025**
- **Technology Installation to start in March 2025**
 - **Technology equipment needs to be up by March for coordination, integration, and programming with all WTR supplied systems (security, elevators, card access, PA system, BMS, DAS, etc.)**

Construction Administration Update:



Norwood
MASSACHUSETTS
02062

Site Activities:

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

Document Control:

659 Submittals received to date / 45 during November / 37 during December / 32 during January

320 RFI's received to date / 29 during November / 20 during December / 31 during January

29 PR's issued to date

MSBA Communication:

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

MSBA Reimbursement Request #27 was submitted on 2/2/24.

MSBA paid Reimbursement Request #25 & #26 for \$1,143,287 to the town on 1/19/23

MSBA paid a total of \$11,959,178 in reimbursements to the Town through Reimbursement Request #26



Project Budget Update:

Project Construction Budget Status – Cost to Date as of January 2024

Presentation of Budget Summary to SBC on 2/12/24

CONSTRUCTION COSTS ONLY	<u>Construction Cost Forecast as of 1.8.24</u>	<u>Construction Cost Forecast as of 2.12.24</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 4)	\$627,030	\$627,030	\$0
Current Construction Cost	\$116,210,527	\$116,210,527	\$0
Pending Change Order for Approval this month #05	\$0	(\$33,848)	\$33,848
Pending PCO Costs from Log 2.12.24	\$172,794	\$175,779	(\$2,985)
Balance of Owner Contingency	\$6,135,092	\$6,165,955	(\$30,863)
Forecast Total Cost	\$122,518,413	\$122,518,413	\$0

Potential Change Order #5:



Norwood
MASSACHUSETTS
02062

W. T. Rich Potential Change Order #5

PCO #	Description	Cost
40	PR 20 - Synthetic Field Turf Maintenance Removal	\$ (30,150.00)
49	RFI 222 - Fire Hose Valve / Fire Extinguisher Cabinet	\$ 11,223.00
57	RFI 224 - Fire Protection Draft Stop Clarification	\$ (20,226.00)
58	RFI 257 & 273 - Roof Edge blocking details	\$ 5,305.00
	CM Contingency Buy Hold	
50	RFI 86 PVC Trim Color Package	\$ 6,033.28
46	PR 24 - Additional Floor Box	\$ 1,302.16
	Buy Hold CM Contingency Use	\$ (7,335.44)
	Grand Total	\$ (33,848.00)

MOTION REQUEST:

Vote to Approve WT Rich Change Order #5 in the credit amount of \$33,848



Open Potential Change Orders

See Potential Change Order Log



Vote: Alternate Scope Acceptance

GMP VE Allowance Budget:	\$575,000.00
Total VE Pricing Exercises (below):	\$324,330.92
Available Allowance Balance:	\$250,669.08

VE#	Description	Design Issuance	PCO#	Submitted Costs
B7	Modify the manual basketball backstops to be electrically operated	PR-13	8028	\$ 12,000.00
B10	Move kiln from FF&E budget to base building budget	PR-11	8025	\$ 7,379.30
S1	Move the 20' ball netting from equipment back to base bid	ASI-002	8022	\$ 93,562.00
S7 S8	Use concrete sidewalks ILO asphalt currently owned around building Use granite curbing ILO asphalt curbs around building ("In front building only")	PR-12	8027	\$ 105,026.64
S14	Add back in the Electric Vehicle Charging Stations (3 duals)	PR-16	8033	\$ 106,362.98
TOTAL				\$ 324,330.92

Requested Motion:

VOTE TO APPROVE use of VE Allowance funding to reincorporate the above itemized scope in the amount of \$324,330.92



Norwood
MASSACHUSETTS
02062

Other Matters Not Reasonably Anticipated

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

Project Email: cmsproject@norwoodma.gov