

Dr. Philip O. Coakley Middle School Project

Norwood Public Schools

Middle School Building Committee Meeting



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Meeting Agenda: March 11, 2024

1. Opening Remarks
2. Public Comments
3. Approve Minutes from February 12, 2024 Meeting
4. Approve Invoices from February 2024
5. Project Update: Overview of Project Schedule & Upcoming Activity
6. Project Budget Update Review
7. Project Site Logistics Summary for Summer 2024
8. Vote: PCO review & approval
9. Other Items Not Reasonably Anticipated
10. 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 February 12, 2024

Vote to Approve Vendor Invoice Package:

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
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2024.02 Recommended for Payment in VIP

2024.02	Vertex		OPM 87-44	2/29/24	1	01020700	OPM - Construct Contract Admin	61015 581003	OPM EXPENSE	83,387.25	:
2024.02	Vertex		OPM 87-44	2/29/24	2	06990000	Other Project Costs	61015 582005	MISC CONS CO!	8,807.70	92,194.95
2024.02	Ai3		0005R-2002.00	2/29/24	S	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	949.66	949.66
2024.02	Ai3		0026E-2002.00	2/29/24	S	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	3,705.00	3,705.00
2024.02	Ai3		0036B-2002.00	2/29/24	S	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2024.02	WT Rich		REQU 09	2/15/24	1	05020001	Construction Budget (inclu ALTs)	61015 582000	BLDG CONSTR	3,407,900.96	:
2024.02	WT Rich		REQU 09	2/15/24	2	05080000	Change Orders	61015 582000	BLDG CONSTR	21,120.00	3,429,020.96

Total new invoices this month: 3,595,414.19 **3,595,414.19**

November 2023 Progress Photos



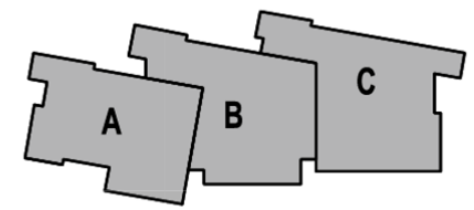
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Overhead of Project Site View 11.1.23



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December 2023 Progress Photos



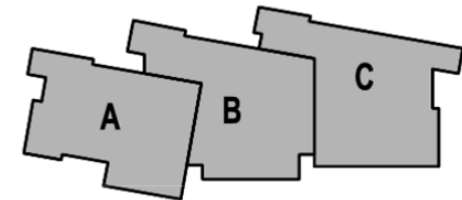
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Overhead of Project Site View 12/14/23



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January 2024 Progress Photos



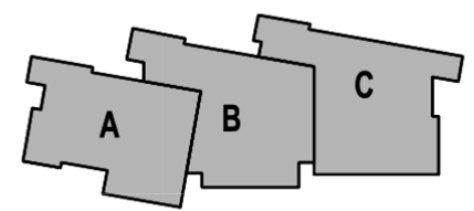
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Overhead of Project Site View 1/12/24



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February 2024 Progress Photos

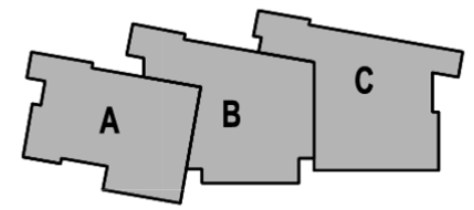


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Overhead of Project Site View 2/27/24 - North Elevation

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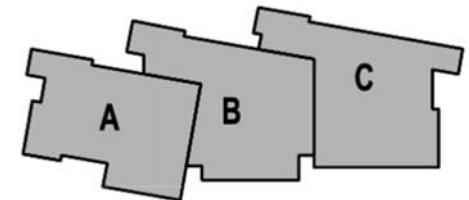
February 2024 Progress Photos



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Exterior Wall Framing & Sheating (Area B)



Rebar & formwork at Auditorium Seating (Area A)

February 2024 Progress Photos



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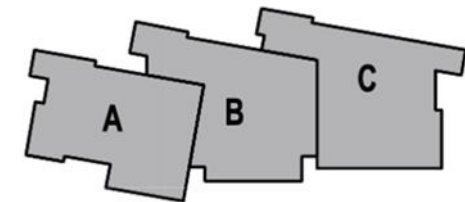


CMU block shaft at Elevator #3 (Area A)



Completed shaft at Elevator #2 (Area B)

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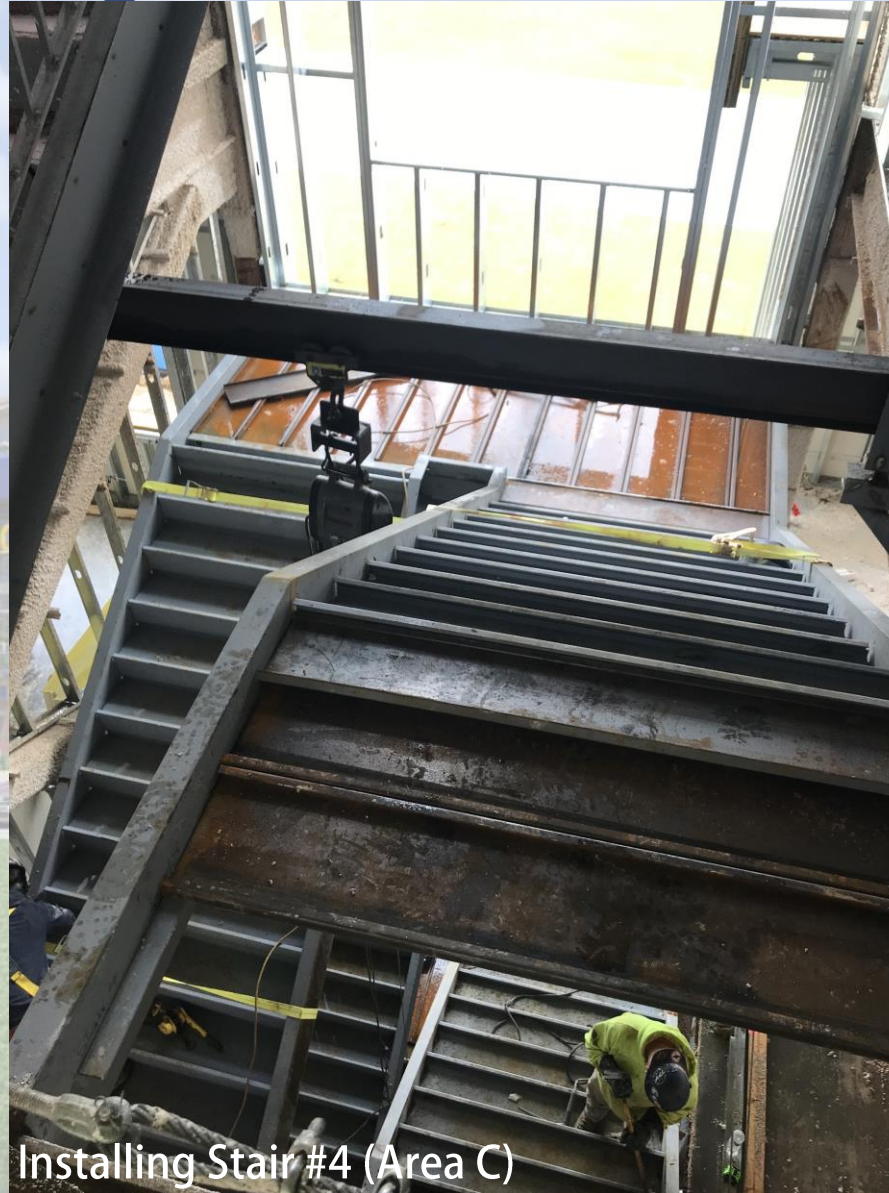
February 2024 Progress Photos



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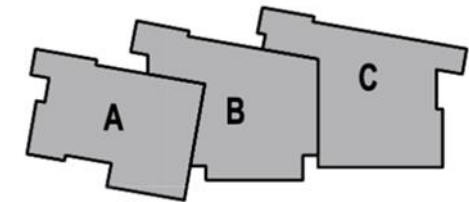
Interior wall framing (Area C)



Installing Stair #4 (Area C)



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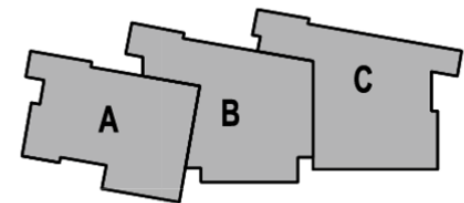
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Preparations for concrete for Slab on Grade in Area B

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Current Activity on Site:

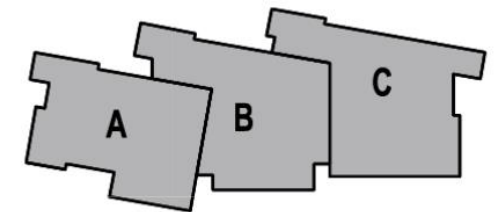
Key Milestones Achieved:

- Concrete placements for Area B, 2nd floor Slab on Deck, and Slab on Grade in Area C.
- Mason completed constructing CMU block shaft at elevator #1 and elevator #2 in Area C.
- Roofer mobilized and began installation at Area C and into Area B.
- Fireproofing subcontractor remobilized to the site continued spraying steel beams & columns in Area C.

Upcoming/Ongoing Activities:

- Continue Site utility work (weather dependent).
- Mechanical, electrical, plumbing, fire protection rough-ins continue in Area C and B.
- Concrete placements for Slab on Decks in Area A, Slab on Grade in Area B.
- Installation of stairs #3 and 4 in Area C.
- Exterior wall framing continues in Area C & Area B.
- Mason began laying CMU block for shaft at elevator #3 in Area A.

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Furniture, Fixtures, & Equipment Update:



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FF&E Process:

- Confirming Programming Meetings with Ai3, ICD, Vertex, School Principal, & Department Heads (Mtgs held week of 2/5/24)
- Mockup Classroom is currently in CMS Library (Delivered week of 2/19)
- **Department heads reviewing all documents, furniture lists, equipment lists and will return marked up documents. (Ongoing, most have been returned)**
- **Team is scheduling follow up meetings with a few departments for week of 3/11/24.**
- 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:



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Technology Process:

- **Next Technology Monthly Meeting 3/14/2024**
- **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.)**

Meeting Update



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Important Meetings in last month:

- 2/1/24 FFE Admin/Budget Review with Margo and CMS team
- 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)
- 2/15/24 Technology Kick Off Meeting
- 2/21/24 Pre-Installation Meeting with Bass (Metal Panels)
- 2/22/24 Collaborative Procurement Program Meeting with the MSBA
- 2/28/24 Inspectional Services Monthly Meeting
- 2/28/24 Meeting Re: MNS/FA System coordination
- 3/7/24 LEED Check in Meeting
- 3/5/24 Meeting with NFD for FA coordination
- 2/6/24; 3/5/24; Biweekly PCO Review
- OAC meeting held every Wednesday at 1:00 pm

Important Meetings Upcoming:

- 3/14/24 Monthly Technology Meeting
- 3/14/24 Classroom Elec/AV/Low Voltage Mockup Review
- 4/4/24 LEED check in Meeting
- 3/27/24 Monthly Inspectional Services Meeting
- 3/19/24; 4/2/24; Biweekly PCO Review
- 3/4/24 LEED Monthly Check in Meeting
- Weekly OAC Meetings on Thursdays at 11:00am

Construction Administration Update:



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Site Activities:

- Completed 3rd party inspections for rebar, concrete, Floor Flatness/Floor Levelness at Slabs in Areas B and C. Inspections ongoing for Area A.
- Received field reports from site visits from Civil, Electrical, Plumbing, Structural Engineers and Commissioning Agent.
- Permanent Stairs #1 and #2 are complete. Elevator Shafts #1 and #2 are complete, #3 is ongoing.
- Roofing Mockup Inspections completed, and reports sent to project team.

Document Control:

674 Submittals received to date / 37 during December / 32 during January / 42 during February

320 RFI's received to date / 20 during December / 31 during January / 15 during February

29 PR's issued to date

MSBA Communication:

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

MSBA Reimbursement Request #28 was submitted on 3/7/24 and #27 submitted on 2/27/24

MSBA paid Reimbursement Request #26 for \$1,143,287 to the town on 1/19/24

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 February 2024

Presentation of Budget Summary to SBC on 3/11/24

CONSTRUCTION COSTS ONLY	<u>Construction Cost Forecast as of 2.12.24</u>	<u>Construction Cost Forecast as of 3.11.24</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)	\$593,182	\$593,182	\$0
Current Construction Cost	\$116,176,679	\$116,176,679	\$0
Pending Change Order for Approval this month #05	\$0	\$7,059	(\$7,059)
Pending PCO Costs from Log 2.12.24	\$175,779	\$145,156	\$30,623
Balance of Owner Contingency	\$6,165,955	\$6,189,519	(\$23,564)
Forecast Total Cost	\$122,518,413	\$122,518,413	\$0

Potential Change Order #6:



W. T. Rich Potential Change Order #6

PCO #	Description	Cost
53	PR27 - Speaker Modifications	\$ (854.00)
54	PR23R1 - Recessed AED Cabinets	\$ 7,913.00
	CM Contingency Buy Hold	
56P	Various RFI's for MEP Coordination	\$ 7,288.00
	Buy Hold CM Contingency Use	\$ (7,288.00)
	Grand Total	\$ 7,059.00

MOTION REQUEST:

Vote to Approve WT Rich Change Order #6 in the amount of \$7059.00



Open Potential Change Orders

See Potential Change Order Log

Vote: Alternate Scope Acceptance



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GMP VE Allowance Budget: \$ 575,000.00

Value of VE Scope Restored on 2/12/24: \$ 324,330.92

Available Allowance Balance: \$ 250,669.08

VE #	Description	PCO #	Submitted Cost
B6	Add 75 Bleacher Seats previously removed via VE	8062	\$ 28,000.00

Requested Motion:

VOTE TO APPROVE use of VE Allowance funding to reincorporate the above itemized scope in the amount of \$28,000.00



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Other Matters Not Reasonably Anticipated

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