

# Dr. Philip O. Coakley Middle School Project

## Norwood Public Schools

### Middle School Building Committee Meeting



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02062

## Meeting Agenda: April 8, 2024

1. Opening Remarks
2. Public Comments
3. Approve Minutes from March 11, 2024 Meeting
4. Approve Invoices from March 2024
5. Project Update: Overview of Project Schedule & Upcoming Activity
6. Project Site Logistics Summary for Summer 2024
7. Project Budget Update & MSBA Bid Amendment Review
8. Vote: PCO review & approval
9. Other Items Not Reasonably Anticipated
10. Adjourn

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

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



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## Public Comment

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

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

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# Vote to Approve Meeting Minutes:

MSBC Meeting Minutes Dated March 11, 2024



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# Vote to Approve Vendor Invoice Package:

Norwood Coakley Middle School

Expenditures 3/31/2024



Pd. For Appr.	Vendor	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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**2024.03 Recommended for Payment in VIP**

2024.03	Vertex	OPM 87-45	3/31/24	1	01020700	OPM - Construct Contract Admin	61015 581003	OPM EXPENSE	80,045.75	:
2024.03	Vertex	OPM 87-45	3/31/24	2	06990000	Other Project Costs	61015 582005	MISC CONS COS	11,122.10	91,167.85
2024.03	Ai3	0027E-2002.00	3/31/24	1	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	5,700.00	:
2024.03	Ai3	0027E-2002.00	3/31/24	2	02039900	A&E - Other Reimbursable Costs	61015 581004	ARCH/ENG	17,744.64	23,444.64
2024.03	Ai3	0037B-2002.00	3/31/24	S	02010700	A&E - Construct Contract Admin	61015 581004	ARCH/ENG	69,543.62	69,543.62
2024.03	WT Rich	REQU 10	3/15/24	1	05020001	Construction Budget (inclu ALTs)	61015 582000	BLDG CONSTR	3,588,677.36	:
2024.03	WT Rich	REQU 10	3/15/24	2	05080000	Change Orders	61015 582000	BLDG CONSTR	52,034.00	3,640,711.36

*Total new invoices this month:* 3,824,867.47 **3,824,867.47**



# January 2024 Progress Photos



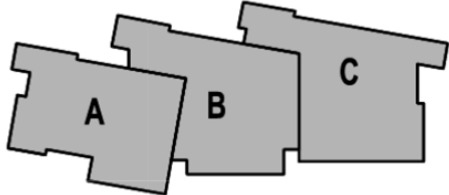
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Overhead of Project Site View 1/12/24



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# February 2024 Progress Photos

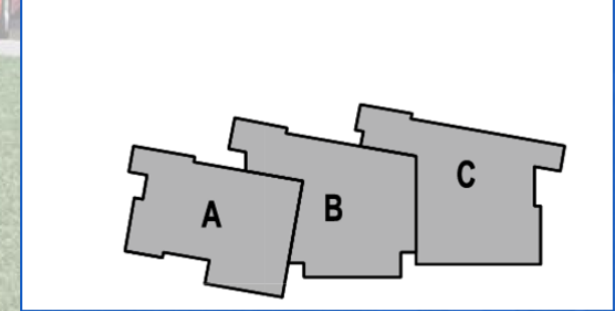


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Overhead of Project Site View 2/27/24 - North Elevation

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# March 2024 Progress Photos



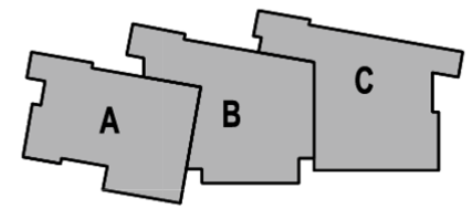
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Overhead of Project Site View 2/27/24 - North Elevation



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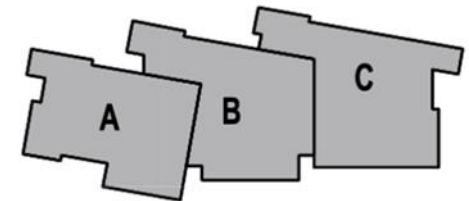
# March 2024 Progress Photos



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Framing walls Ground Floor Area C



Window installation at East Elevation Area C

# March 2024 Progress Photos



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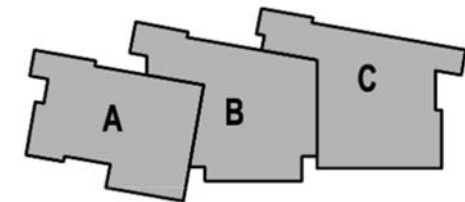
Brick installed at East elevation Area C



Sheathing north elevation Area B



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# March 2024 Progress Photos



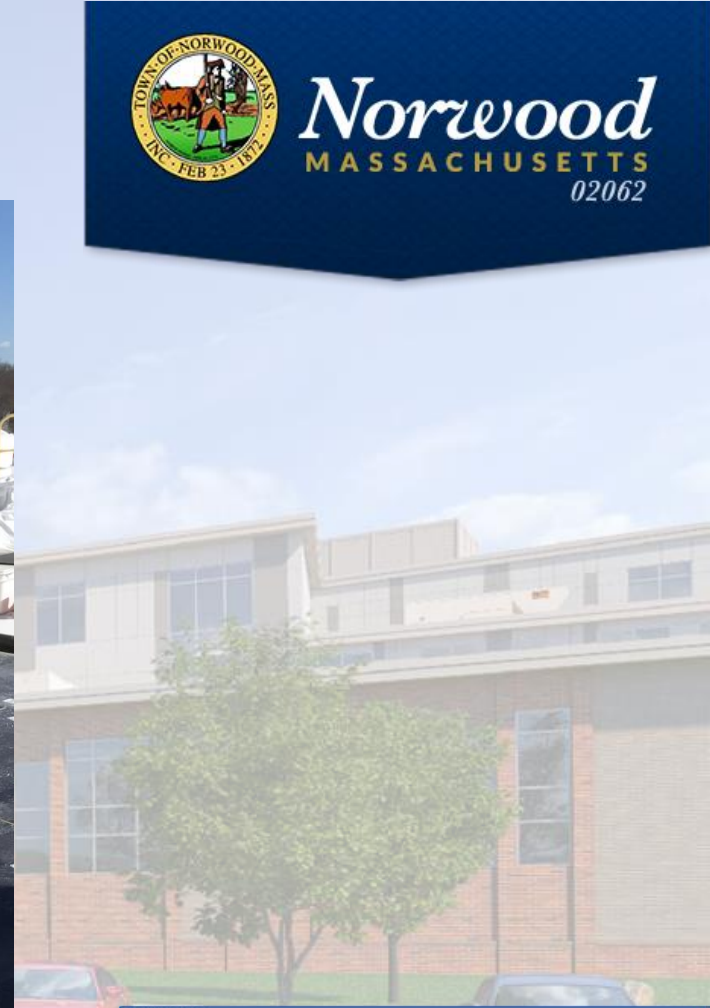
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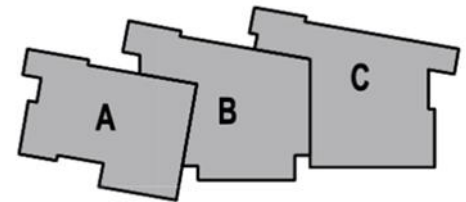
Ceiling mounted AC unit



Installation of roofing material at Gym



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# Current Activity on Site:

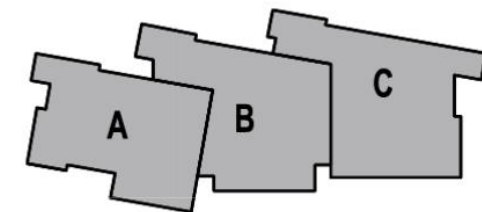
## Key Milestones Achieved: (\*\*\*)note reference to overall schedule and dashboard summary)

- Concrete placements for Area A, 4<sup>th</sup> and 3<sup>rd</sup> floor Slab on Decks.
- Mason completed constructing CMU block shaft at elevator #3 in Area 1.
- Roofer complete at Area C and B, ongoing in Area A.
- Mason began installing brick at east elevation.
- Installation of metal windows began at east elevation.

## Upcoming/Ongoing Activities:

- Continue Site utility work (weather dependent).
- Mechanical, electrical, plumbing, fire protection rough-ins continue in Area C and B.
- Final concrete placements for 2<sup>nd</sup> floor Slab on Deck, and Slab on Grade in Area A.
- Exterior wall framing continues in Area B and Area A.
- Interior wall framing ongoing in Area C and Area B.

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# Furniture, Fixtures, & Equipment Update:



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## FF&E Status:

- Mockup Classroom removed, furniture selections are complete and incorporated into updated budget
- Department heads reviewed all documents, furniture lists, equipment lists. Follow up meetings were completed as needed and all mark ups are incorporated into updated budget.
- **Updated budget shows FFE slightly over budget by \$15,981.**
- **Team to do a final program review with Margo 4/16 & 4/17 and get final sign off on programs by End of April 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)

# Furniture, Fixtures, & Equipment Matrix:



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Category	Budget Code	Jan 2024 Budget	Budget Transfers	Revised Budget	Commitment Description	Qty	Vendor Name	Estimated Expenditures	Pending Expenditures	Commitments PO Number	Commitments PO Amount	Total Expenditures	Delta to Budget	Notes
Media		\$135,360.00			book shelves, carts, study tables, ADA tables			\$135,360.00						
		\$ -	\$ -	\$0.00				\$ -	\$ -		\$ -			
		<b>\$138,360.00</b>	<b>\$ -</b>	<b>\$0.00</b>				<b>\$ 138,360.00</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 138,360.00</b>	<b>\$ 138,360.00</b>	
<b>Equipment</b>	<b>50.50</b>													
Science Equip		\$9,943.00			goggles, beakers, slides, magnifiers, etc.			\$12,146.00						
Arts		\$28,846.00			drying racks, shelving, kiln carts, etc.			\$27,671.00						
Music Furnishings		\$57,721.00			chairs, music stands, folio cabinets, podium, Risers			\$51,963.00						
Music Instruments		\$10,125.00			xlophones, digital pianos, benches, timpani			\$10,125.00						
Gym Equip		\$101,710.00			weights, etc. nets, carts, storage, sports equip. pads, storage, etc.			\$90,985.00						
Office Equip		\$5,000.00			Shredders			\$5,000.00						
Life Skills Equip		\$393.00						\$0.00						
Therapy Equip		\$1,230.00			swings, trampoline, mats, etc.			\$3,445.00						
Industrial Arts Equip		\$5,600.00			shop vac, band saw, drill press, work bench with lockers			\$21,920.00						
A/V equip		\$3,300.00			Arts Lectern			\$3,300.00						
Medical Equipment		\$16,123.00			recovery couch, exam tables, foot stools, etc.			\$11,884.00						
Appliances		\$4,200.00			Microwaves, step ladders			\$3,666.00						
Dining Equipment		\$9,113.00	\$ -		commercial kitchen cookwares			\$7,145.00	\$ -		\$ -			
Custodial Equipment		\$86,654.00			trash/recycling for all rms, vacuums, floor scrubbers, lifts, cleaning carts, etc.			\$129,014.00						
		<b>\$339,958.00</b>	<b>\$ -</b>	<b>\$0.00</b>				<b>\$378,264.00</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$378,264.00</b>	<b>\$378,264.00</b>	
<b>FFE Total</b>		<b>\$2,254,410.00</b>	<b>\$ -</b>	<b>\$0.00</b>				<b>\$ 2,155,981.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,155,981.00</b>	<b>\$ 2,155,981.00</b>	

**Budget**

Balance is **OVER**

Budget Transfers to date:				
				\$0.00
				\$0.00
				\$0.00
				\$0.00

A	\$ 2,155,981.00	Total Estimated
B	\$ -	Total Pending
C	\$ -	Total Committed
	<b>\$ 2,155,981.00</b>	
Budget	<b>\$2,140,000.00</b>	Budget
	<b>-\$15,981.00</b>	Contingency Transfer Required

# Classroom Mock Up Furniture Selections:



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Vertebrae Desks



Half Round Tables



Standing Desks



Teacher Chairs



Science Tables & Stools

# Technology Update:



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## Technology Process:

- Next Technology Monthly Meeting 4/18/2024.
- Vertex/Joe Kidd set up weekly review meetings to update budget and review overall status.
- Solicit Quotes/send RFP's/Bidding February 2024 – June 2024
- Review final budget with MSBC in June 2024.
- Have all Purchase Orders in place by Summer 2024.
- Deliver equipment starting in November 2024 and complete by March 2025 .
- Technology Installation to start in March 2025.
  - Technology equipment needs to be installed and running by March 2025 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:

- 3/6/24 Ai3 Finishes Presentation
- 3/7/24 Monthly LEED check in Meeting
- 3/13/24 MSBA Site Visit
- 3/14/24 Music FFE Follow up Meeting
- 3/14/24 Technology Review Meeting
- 3/14/24 Typ. Classroom AV/Electrical Walk Through
- 3/14/24 DAS Grant Scope of Work Coordination Mtg
- 3/15/24 Furniture Mock Up Final Review/Selection
- 3/19/24 & 3/20/24 Special Ed, Science, Faculties FFE follow up meetings
- 3/27/24 Inspectional Services Monthly Meeting
- 3/29/24 FFE Update review with Margo
- 3/29/24 Site Walk with Facilities

## Important Meetings In April:

- 4/1/24 ATC Submittal Review with Design Team, Cx, IDS
- 4/2/24 FFE Budget Update Review
- 4/2/24 Slab on Grade Floor Flatness Testing Procedure Review
- 4/4/24 Monthly LEED Check in Meeting
- 4/4/24 Allcomm Site Walk/Coordination Meeting
- 4/5, 4/12, 4/19, 4/26 Technology Weekly Procurement planning Meetings
- 4/16/24 FFE Final Program Review with Margo
- 4/18/24 Monthly Technology Meeting
- 4/24/24 Monthly Inspectional Services Meeting
- 4/25/24 Monthly Site Walk with Facilities

# Construction Administration Update:



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## Site Activities:

- Completed 3<sup>rd</sup> party inspections for rebar, concrete, Floor Flatness/Floor Levelness at Slabs in Areas B & A.
- Received field reports from site visits from Civil, Electrical, Plumbing, Structural Engineers and Commissioning Agent.
- Permanent Stairs #1, #2, #3 are complete. All three Elevator Shafts are complete.
- Exterior mockup in Area C is underway, testing to start in early April.

## Document Control:

745 Submittals received to date / 32 during January / 42 during February / 41 during March

361 RFI's received to date / 31 during January / 15 during February / 21 during March

38 PR's issued to date

## MSBA Communication:

Project Funding Agreement Bid Amendment received on 4/1/2024. \*MSBA Maximum Grant Increased – Ref email summary to building committee

MSBA Reimbursement Request #28 was submitted on 3/1/24 and #29 submitted on 4/1/24.

MSBA paid Reimbursement Request #27 for \$1,180,068 and #28 for \$1,648,862 on 3/28/24.

MSBA paid a total of \$14,788,108 in reimbursements to the Town through Reimbursement Request #28



# Logistics Plan: Summer 2024

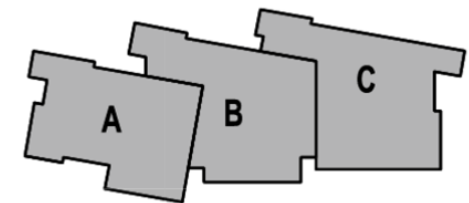


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Start Date: June 24, 2024  
Completion Date: Sept 3, 2024

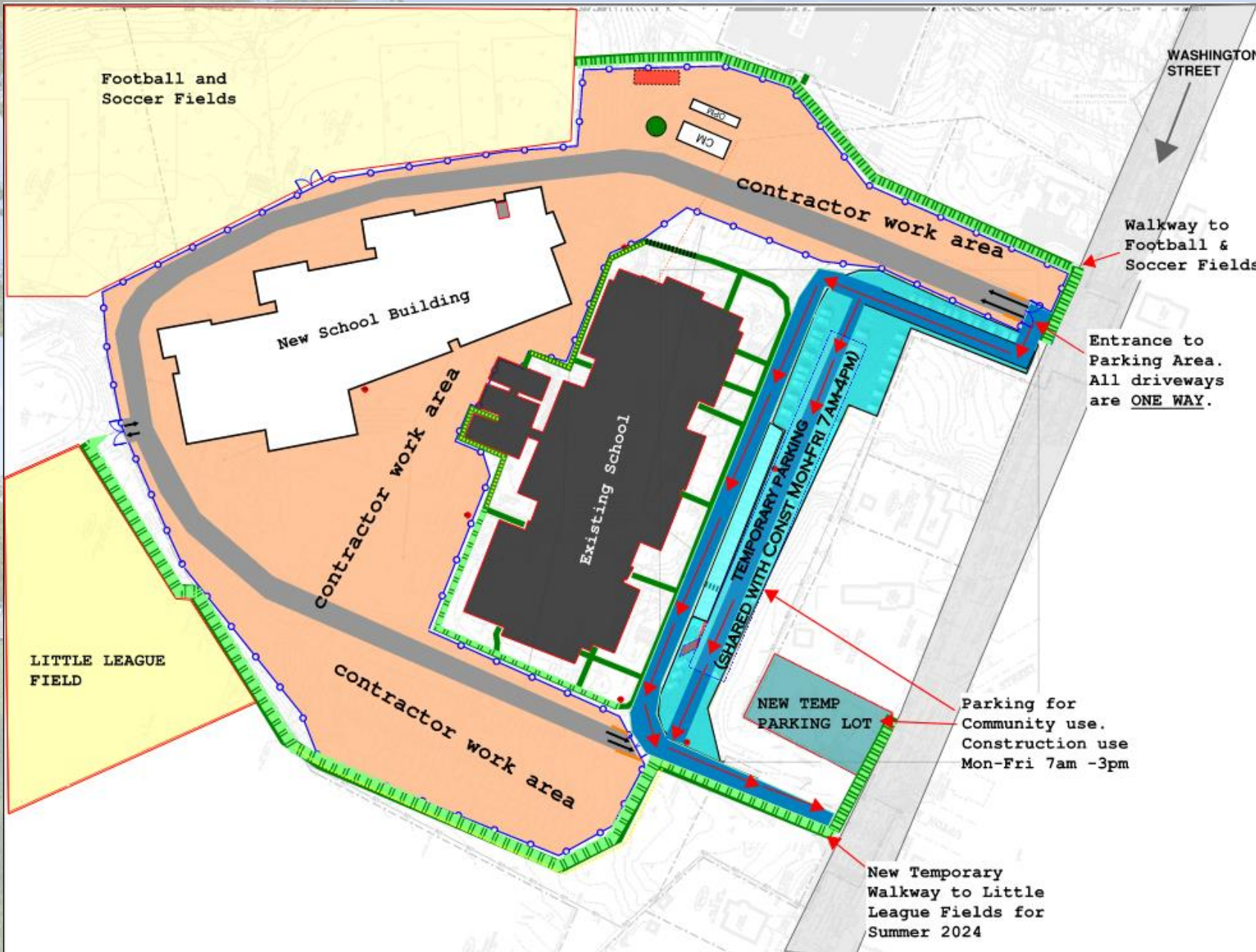


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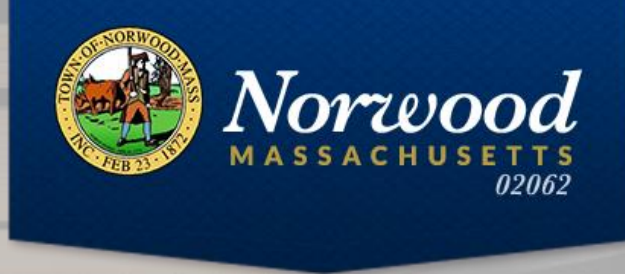
# Project Budget Update:

## Project Construction Budget Status – Cost to Date as of February 2024

Presentation of Budget Summary to SBC on 4/8/24

<b>CONSTRUCTION COSTS ONLY</b>	<b><u>Construction Cost Forecast as of 3.11.24</u></b>	<b><u>Construction Cost Forecast as of 4.4.24</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 thru 4)	\$600,241	\$600,241	\$0
Current Construction Cost	\$116,183,738	\$116,183,738	\$0
Pending Change Order for Approval this month #05	\$0	\$50,284	(\$50,284)
Pending PCO Costs from Log 2.12.24	\$145,156	\$209,946	(\$64,790)
Balance of Owner Contingency	\$6,189,519	\$6,074,445	\$115,074
<b>Forecast Total Cost</b>	<b>\$122,518,413</b>	<b>\$122,518,413</b>	<b>(\$0)</b>

# Project Budget Status:



Norwood Coakley Middle School

Project Budget Status Report

Month End: 3/31/2024



MSBA Classification Name	MSBA Code	Town munis org/object	Town munis Desc	BUDGET	TRANSFERS	REV'D BUDGET	COMMITTED	SPENT	LEFT TO SPEND	AVAILABLE
				MSBA PFA Budget 6-1-22	Budget Transfers	after Budget Transfers	Contracts, PO's, or Otherwise Spent	Total Paid Project to Date	on Current Contracts, PO's	to Commit or Spend
				F	G	H = (F + G)	I	J	K = I - J	L = H - MAX(I, J)
<b>FEASIBILITY STUDY AGREEMENT 00000000</b>										
OPM Feasibility Study	00010000			375,000	-	375,000	367,799	351,164	16,635	7,201
A&E Feasibility Study	00020000			900,000	-	900,000	804,025	804,025	-	95,975
Environmental & Site	00030000			125,000	-	125,000	95,975	95,425	550	29,025
Other	00040000			100,000	-	100,000	25,104	25,104	-	74,896
<b>TOTALS for FEASIBILITY STUDY</b>				<b>1,500,000</b>	<b>-</b>	<b>1,500,000</b>	<b>1,292,903</b>	<b>1,275,718</b>	<b>17,185</b>	<b>207,097</b>
<b>ADMINISTRATION 01000000</b>										
Legal Fees	01010000	61015 581005	OTH/LEG/CONT	50,000	-	50,000	-	-	-	50,000
<b>Owner's Project Manager 01020000</b>										
OPM - Design Development	01020400	61015 581003	OPM EXPENSE	132,440	-	132,440	132,440	132,440	-	-
OPM - Construct Contract Docs	01020500	61015 581003	OPM EXPENSE	305,208	-	305,208	298,842	298,842	-	6,366
OPM - Bidding	01020600	61015 581003	OPM EXPENSE	139,658	-	139,658	133,292	133,292	-	6,366
OPM - Construct Contract Admin	01020700	61015 581003	OPM EXPENSE	2,377,106	-	2,377,106	2,351,642	494,213	1,857,429	25,464
OPM - Closeout	01020800	61015 581003	OPM EXPENSE	205,769	-	205,769	205,769	-	205,769	-
OPM - Reimbs & Other Services	01021000	61015 581003	OPM EXPENSE	10,000	-	10,000	10,000	10,000	-	-
OPM - Cost Estimates	01021100	61015 581003	OPM EXPENSE	72,600	-	72,600	72,600	28,457	44,143	-
Advertising	01030000	61015 581003	OPM EXPENSE	2,000	-	2,000	2,000	2,000	-	-
Permitting	01040000	61015 581003	OPM EXPENSE	50,000	-	50,000	41,558	40,788	770	8,442
Owner's Insurance	01050000	61015 581003	OPM EXPENSE	25,000	-	25,000	-	-	-	25,000
Other Administrative Costs	01990000	61015 581003	OPM EXPENSE	30,000	-	30,000	-	-	-	30,000
<b>TOTALS for ADMINISTRATION</b>				<b>3,349,781</b>	<b>-</b>	<b>3,349,781</b>	<b>3,248,143</b>	<b>1,140,032</b>	<b>2,108,111</b>	<b>101,638</b>

Architecture & Engineering 02000000										
A&E - Design Development	02010400	61015 581004	ARCH/ENG	3,024,964	-	3,024,964	3,024,964	3,024,964	-	-
A&E - Construct Contract Docs	02010500	61015 581004	ARCH/ENG	4,573,514	-	4,573,514	4,573,514	4,573,514	-	-
A&E - Bidding	02010600	61015 581004	ARCH/ENG	265,902	-	265,902	265,902	265,902	-	-
A&E - Construct Contract Admin	02010700	61015 581004	ARCH/ENG	1,808,134	-	1,808,134	1,808,134	764,980	1,043,154	-
A&E - Closeout	02010800	61015 581004	ARCH/ENG	159,541	-	159,541	159,541	-	159,541	-
A&E - Construction Testing	02030100	61015 581004	ARCH/ENG	100,000	18,040	118,040	118,040	118,040	-	-
A&E - Printing (over minimum)	02030200	61015 581004	ARCH/ENG	5,000	-	5,000	-	-	-	5,000
A&E - Other Reimbursable Costs	02039900	61015 581004	ARCH/ENG	597,182	(3,220)	593,962	578,635	280,960	297,675	15,327
A&E - Hazardous Materials	02040200	61015 581004	ARCH/ENG	137,500	1,900	139,400	139,400	4,400	135,000	-
A&E - Geotech & Geo-Env.	02040300	61015 581004	ARCH/ENG	170,060	34,110	204,170	204,170	170,285	33,886	-
A&E - Site Survey	02040400	61015 581004	ARCH/ENG	39,600	-	39,600	39,600	39,600	-	-
A&E - Wetlands	02040500	61015 581004	ARCH/ENG	6,160	-	6,160	6,160	6,160	-	-
A&E - Traffic Studies	02041200	61015 581004	ARCH/ENG	13,200	-	13,200	13,200	13,200	-	-
<b>TOTALS for ARCHITECTURE &amp; ENGINEERING</b>				<b>10,900,757</b>	<b>50,830</b>	<b>10,951,587</b>	<b>10,931,260</b>	<b>9,262,004</b>	<b>1,669,256</b>	<b>20,327</b>
<b>Construction Contract 05000000</b>										
Preconstruction Services	05010000	61015 582000	BLDG CONSTR	500,000	-	500,000	240,000	240,000	-	260,000
Construction Budget (inclu ALTs)	05020001	61015 582000	BLDG CONSTR	119,499,563	-	119,499,563	115,583,497	31,038,811	84,544,686	3,916,066
Change Orders	05080000	61015 582000	BLDG CONSTR	-	600,241	600,241	600,241	16,559	583,682	-
<b>TOTALS for CONSTRUCTION CONTRACT</b>				<b>119,999,563</b>	<b>600,241</b>	<b>120,599,804</b>	<b>116,423,738</b>	<b>31,295,370</b>	<b>85,128,368</b>	<b>4,176,066</b>
<b>Miscellaneous Project Costs 06000000</b>										
Utility Company Fees	06010000	61015 582005	MISC CONS COST	25,000	-	25,000	-	-	-	25,000
Testing Services	06020000	61015 582005	MISC CONS COST	300,000	5,012	305,012	305,012	68,641	236,371	-
Other Project Costs	06990000	61015 582005	MISC CONS COST	300,000	-	300,000	148,783	146,226	2,557	151,217
<b>TOTALS for MISCELLANEOUS PROJECT COSTS</b>				<b>625,000</b>	<b>5,012</b>	<b>630,012</b>	<b>453,795</b>	<b>214,867</b>	<b>238,928</b>	<b>176,217</b>
<b>Furnishing &amp; Equipment 07000000</b>										
Furnishings	07010000	61015 585000	FURN/FIX/EQU	2,140,000	-	2,140,000	-	-	-	2,140,000
Technology	07030000	61015 585000	FURN/FIX/EQU	2,568,000	-	2,568,000	-	-	-	2,568,000
<b>TOTALS for FURNISHING &amp; EQUIPMENT</b>				<b>4,708,000</b>	<b>-</b>	<b>4,708,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,708,000</b>
<b>Project Total Excluding Contingencies</b>				<b>141,133,101</b>	<b>656,083</b>	<b>141,789,184</b>	<b>132,349,839</b>	<b>43,187,991</b>	<b>89,161,848</b>	<b>9,439,345</b>
<b>Contingencies 08000000</b>										
Construction Contingency	05070000	61015 581005	OTH/LEG/CONT	6,831,000	(600,241)	6,230,759	-	-	-	6,230,759
Owner's Project Contingency	08010000	61015 581005	OTH/LEG/CONT	2,064,743	(55,842)	2,008,901	-	-	-	2,008,901
<b>TOTALS for CONTINGENCIES</b>				<b>8,895,743</b>	<b>(656,083)</b>	<b>8,239,660</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,239,660</b>
<b>TOTAL PROJECT BUDGET</b>				<b>150,028,844</b>	<b>-</b>	<b>150,028,844</b>	<b>132,349,839</b>	<b>43,187,991</b>	<b>89,161,848</b>	<b>17,679,005</b>

# Potential Change Order #7:

## W. T. Rich Potential Change Order #7



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PCO #	Description	Cost
51R1	PR 26R1 - FACP relocation	\$ 7,257.00
63	ACM Panel Custom Color Selection	\$ 7,866.00
75	RFI 283 - Power Study Coordination	\$ 18,919.00
32R1	PR 15 - Concession Stand relocation	\$ 9,210.00
48	PR 25R1 - Service counter / Millwork modifications	\$ (2,296.00)
69	PR 33 - FRP Tiling in public restroom	\$ 2,875.00
70	PR 34 - Additional Power Outlets	\$ 2,158.00
72	PR 35 - New Plumbing Fixtures (ILU existing)	\$ 4,295.00
	<b>CM Contingency Buy Hold</b>	
31P	RFI 169 - Auditorium fixed obstructions	\$ 28,959.00
24P	RFI 157 - Power for Motorized Shades	\$ 47,056.24
	Buy Hold CM Contingency Use	\$ (76,015.24)
	<b>Grand Total</b>	<b>\$ 50,284.00</b>

### MOTION REQUEST:

**Vote to Approve WT Rich Change Order #7 in the amount of \$X.XX**



# Open Potential Change Orders

See Potential Change Order Log



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# Other Matters Not Reasonably Anticipated

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

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