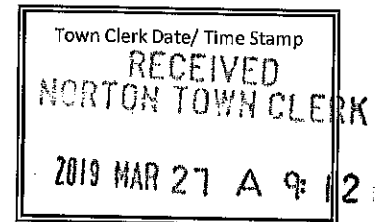




MINUTES

TOWN OF NORTON



Board/ Committee: Permanent Building Committee

Meeting Date: February 11, 2019 Time: 7:00 PM

Meeting Location: Break Room - Town Hall
70 East Main Street Norton, MA

Members & Staff Present: James Slattery, Mark Gershman, Kevin O'Neil, Dinah O'Brien

Public: See attached sign-in sheet

The meeting was called to order at 7:02 PM and adjourned at 8:00 PM

Minutes from the January 16, 2019 were approved.

Meeting Motions / Actions and Summary of Discussions:

Discussion

Community Center / Council on Aging (COA) Feasibility Study Update

J. Bargmann from Bargmann Hendrie + Archetype, Inc. (BH+A) provided an update on the Community Center / COA Feasibility Study. BH+A has coordinated with DBVW Architects and has revised the site plan, renderings, building footprint and estimated construction cost for an 11,150 sf COA facility on the parcel located at 47 Elm Street. All site work costs are included in the Town Hall project which will provide a pad ready site for the COA facility.

The estimated total project cost is \$7,513,000 which includes: \$5,900,000 for the building; \$300,000 for other hard costs; \$801,000 for soft costs; and \$512,000 in contingencies.

Assuming approval of the project funding and the selection of the architectural firm to prepare the final design in 2019, commencement of design services could commence around January 1, 2020 allowing for construction to commence around January 1, 2021. Construction of the COA facility is anticipated to be approximately 10 months.

Town Hall Feasibility Study Update

M. Viveiros and A. Maniotes from DBVW Architects provided an update on the Town Hall Feasibility Study. DBVW has coordinated with BH+A and has revised the site plan, building footprint and estimated construction cost for a 24,281 sf Town Hall on the parcel located at 47 Elm Street. All site costs will be covered by the Town Hall project which will provide a pad ready site for the COA. This includes an on-site septic system and parking lots.

The estimated total project cost is \$18,202,767 which includes: \$14,516,334 for the building, site work, escalation, mark-up and design; \$2,451,579 for soft costs; and \$1,234,854 in contingencies.

The Town Hall project would follow a similar schedule as the COA facility except construction is anticipated to require approximately 15 months. Should one contractor be awarded the entire project, occupancy of the COA facility could possibly occur prior to the completion of the Town Hall.

Total combined estimated cost of the Community Center / COA and Town Hall is \$25,733,767.

The Committee is on the agenda for the February 21, 2019 Board of Selectman meeting to present the findings and recommendations of the Community Center / COA and Town Hall Feasibility Studies. BH+A and DBVW will be in attendance to present their respective portions of the project.

Next Meeting(s):

February 21, 2019 (Thursday)	7:00 PM	PBC Meeting Town Hall Selectman Meeting Room 70 East Main Street, Norton, MA
March 11, 2019 (Monday)	7:00 PM	PBC Meeting Town Hall – Break Room 70 East Main Street, Norton, MA

Minutes respectfully submitted by: Mark Gershman

Minutes Approved by Committee on:

3/25/2019

Chairman Signature:

James W. Slattery, Vice Chairman

PERMANENT BUILDING COMMITTEE

FEB 11, 2019

TOWN HALL

7:00 PM

MARK GARSTMAN

Dinah L O'Brien

Jim Slattery

Bob McKeever

Joel Baumann

MICHAEL VIVEIRO

ANTHIA MAUJES

KEVIN O'NEIL

Bob Bescor

JEAN BESCOR

Beth Russi

Michael Yuritz

BOB KIMBALL

PBC

PBC

PBC

PAC

BMIA

DBW

DBW

PBC

Foreman's

"

North Sun Center

Town Manager

Board of Selectmen

Norton Senior Center Feasibility Study

February 11, 2019
Bargmann Hendrie + Archetype, Inc.

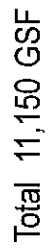
FINAL PROGRAM:

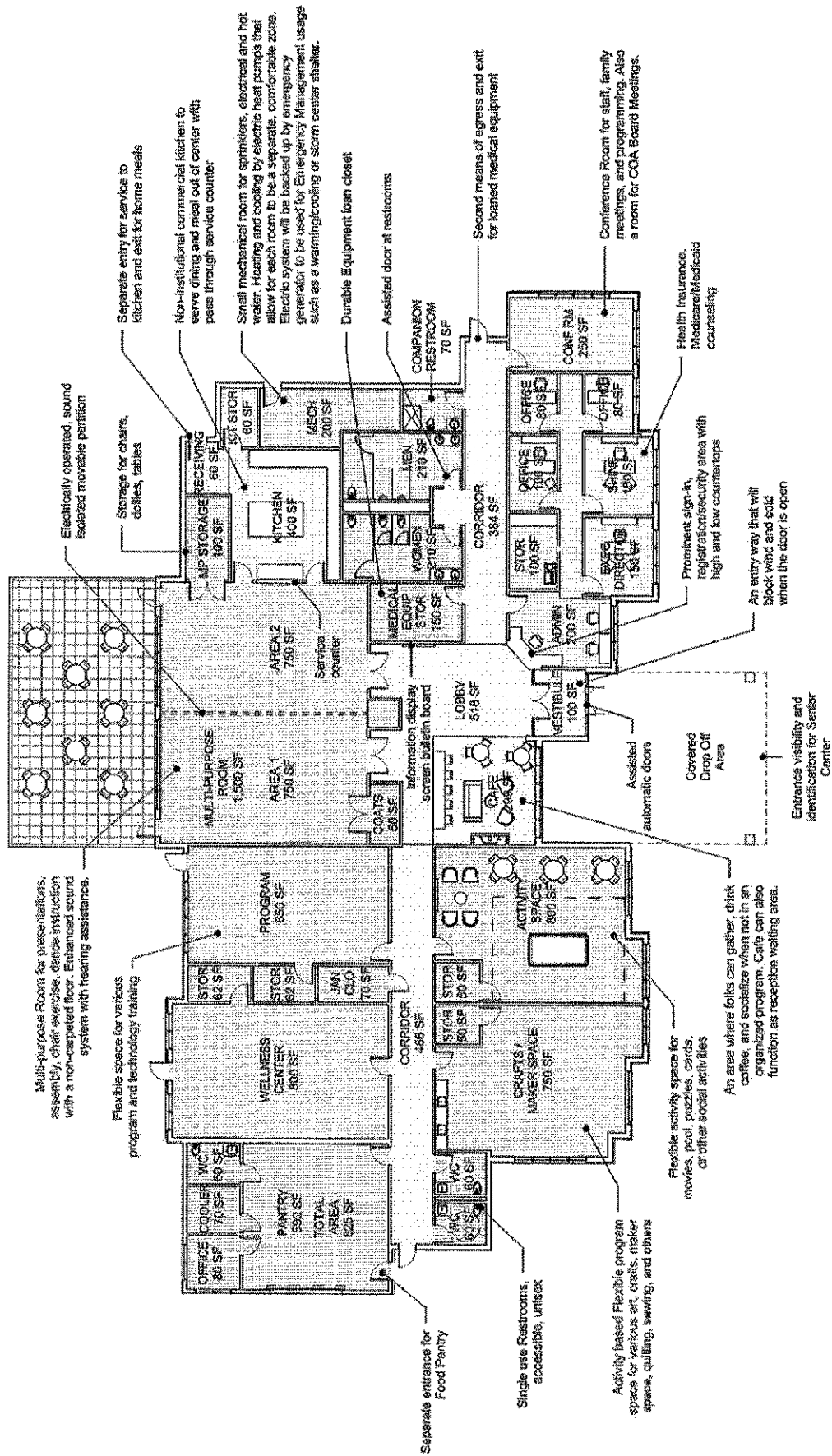
Council on Aging Senior Center

with Norton Food Pantry

	Existing Building	*10,000' of Building
Lobby/Reception		
Lobby / Reception & Information Area		520
Entry Vestibule (air lock)		100
Lobby Coat Room		50
Cafe, Lounge, Social Area		300
Administrative Offices		
Reception Desk / Receptionist	126	250
Executive Director office	73	150
Administrative Assistant		
SHINE Office		150
Outreach Coordinator office (similar to social worker)	60	100
Transportation Coordinator workstation or office		100
Volunteer/Professional Office		
Program Coordinator workstation		
Professional Office		
Health Office/Nurses		
Waiting Area for offices or nurse		
Staff storage/kitchenette		
Administrative Storage, Copy & Supplies		100
Program Spaces		
Library/Reading & Lounge Area		250
Conference Room	728	1,500
Multi-Purpose Room		100
Program Storage		
Program Room: General		550
Program Room: General		50
Program Room: Storage		750
Program Room: Arts & Crafts, technology/maker space	259	50
Wellness Center, Exercise Class Area		800
Exercise Storage		50
Activity Space		800
Storage	21	
Food Service		
Kitchen	134	400
Dining Room		mpr
Pantry Storage		60
Walk in Cooler/Freezer		
Loading / Receiving / Storage		75
Restrooms		
Women's Restroom	47	200
Men's Restroom	47	200
Men's single user Restroom		50
Women's single user Restroom		60
Companion Restroom		80
Staff Restroom		
Support Spaces		
Mechanical / Electrical / Sprinkler	45	200
Medical & Health Equipment Storage		150
Custodian		70
Interior Furniture Storage		
Norton Food Pantry		
Pantry Room		380
Pantry Office		80
Cooler		70
Pantry Restroom		50
Total Net Area	1,537	9,285
Grossing Factor		1.20
Total Gross Area	1,838	11,150









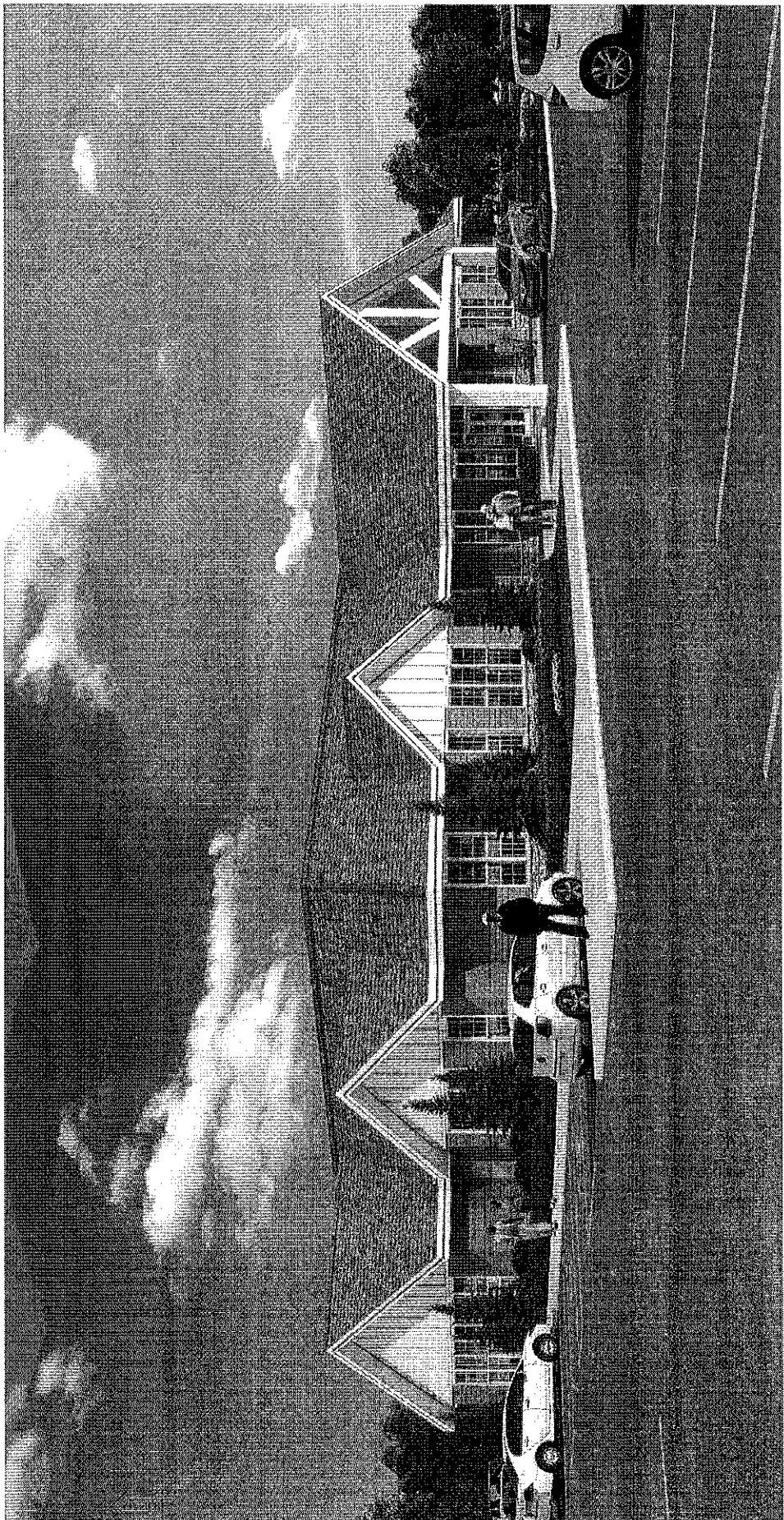
Norton Senior Center
New Construction
Norton, MA
10,825 GSF

MAIN SUMMARY

DESCRIPTION	COST	COST/GSF
Direct Trade Details		
Sitework	\$909,014	\$3.99
New Senior Center Building	\$3,342,081	\$308.74
		10,825 GSF
Direct Trade Details Sub Total	\$4,251,105	\$392.71
Design and Pricing Contingency	\$425,200	\$39.28
		10.00%
Direct Trade Cost Total	\$4,676,305	\$431.99
General Conditions, Project Requirements, Overhead	\$540,000	\$49.88
Performance Bonds	\$51,400	\$4.75
Insurance	\$63,200	\$5.84
Profit	\$133,300	\$12.31
Estimated Construction Cost Total	\$5,464,205	\$504.78
Escalation from now to Bid Jan 2021 @4% per year	\$420,700	\$38.86
		7.70%
Estimated Construction Cost Total at Bid Opening	\$5,884,905	\$543.64

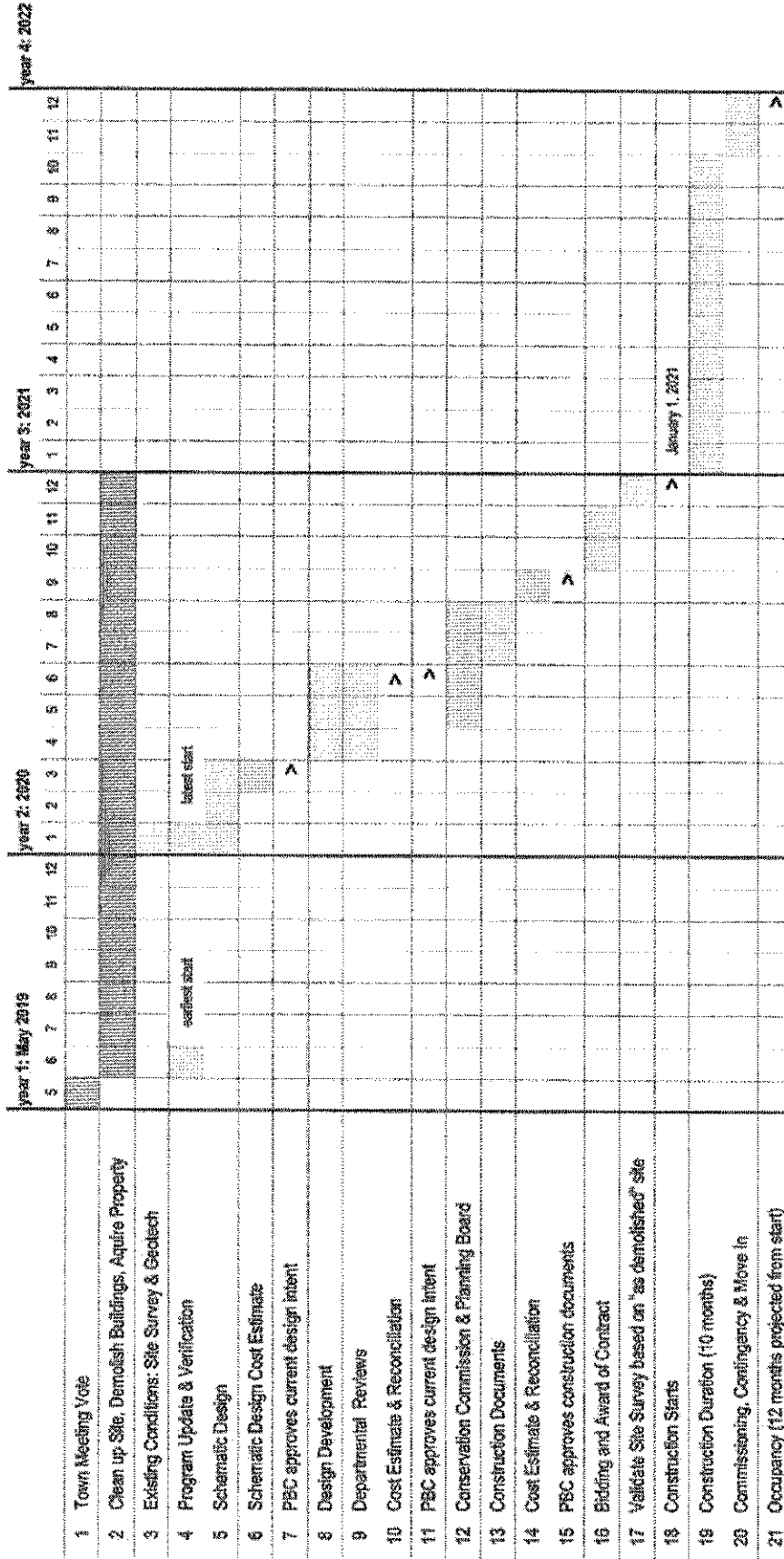
TOTAL PROJECT COST ESTIMATE WITH CONSTRUCTION START DATE OF JANUARY 2021
ELM STREET Senior Center building, parking lot & related sidewalk

CONSTRUCTION COST	Budget	Total
General Contractor		
Construction Cost (Spring 2019 Dollars)	\$504,78 bid	5,484,300
Cost Escalation to January 2012 Start Date	7.75%	420,700
(escalation rate is 8% per annum totaling 7.7% to January 2021)		
Utility Company Backcharges		
Utility Backcharge allowance		15,000
OTHER HARD COSTS		\$300,000
Furniture, Pictures & Equipment		175,000
Furniture & Fixtures		25,000
Equipment (copies, telephones, other required purchased equipment)		100,000
Audio Visual, IT & Security		
SOFT COST		\$801,800
Permits & Approvals		5,000
Site Plan Approval		
Architecture & Engineering Construction Administration		
A/E design fee per DCAMN Guidelines	9.5%	519,100
FF&E design fees	10%	17,800
Site Information		
Site Survey (limited verification of "as left" condition)		5,000
Geotechnical		10,000
Testing & Inspections		
Construction testing		15,000
HVAC System Commissioning		10,000
Project Management Construction Phase		
Owner's Project Manager	2%	109,200
Client of the Works (assume full time)	8 months	75,000
Moving		
Moving Expenses		10,000
Advertising & Notices		
Bidding Expenses & Document Site		5,000
Legal & Insurance		
Legal (permitting, contract reviews, other)		10,000
Owner's Insurance		10,000
Other		not included
Bonding Cost		
CONTINGENCY		\$512,000
Contingency		
Hard Cost Owner's Contingency	4.00%	\$472,000
Soft Cost Owner's Contingency	5.00%	\$40,000
PROJECT TOTAL		\$7,513,000





TIMELINE



NEW NORTON TOWN HALL AND SENIOR CENTER - ELM STREET

2/11/2018

SITE 2 PROJECT BUDGET (2/6/19)		24,281	GSF (bldg)
			COST/SF
SUBTOTAL - BUILDING CONSTRUCTION COST (same for sites 1 & 2)	\$8,060,204	\$331.96	
SITEWORK (includes onsite septic for both buildings and shared driveway)	\$2,397,057	\$98.72	
DEMOLITION	\$348,206	\$14.34	
HAZARDOUS WASTE ABATEMENT (assumes site & bldg cleanup by others)	\$0	\$0.00	
CROSS STREET PARKING LOT IMPROVEMENTS (Not included in purchase)	\$0	\$0.00	
TRADE COST (2019 DOLLARS)	\$10,805,467	\$445.02	
10% Design & Estimating Contingency	\$1,080,547		
TOTAL TRADE COST SUBTOTAL	\$11,886,014	\$489.52	
MARK-UPS ON TRADE COSTS			
General Conditions and Requirements (7.5%)	\$891,451	\$36.71	
Insurance	\$178,885	\$7.37	
Bonds	\$129,563	\$5.34	
Permit (building assumed waived)	\$0	\$0.00	
GC Fee	\$392,577	\$16.17	
SUBTOTAL	\$1,592,476	\$65.59	
SUBTOTAL	\$13,478,490	\$555.10	
TOTAL CONST. COST (2019 dollars)	\$13,478,490	\$555.10	
Escalation rate is 4% per annum (7.7% - Start Construction Jan '21)	\$1,037,844	\$42.74	
TOTAL CONSTRUCTION COST WITH ESCALATION	\$14,516,334	\$597.85	
SOFT COSTS (allowances)			
FF&E, A/V & Tel/Data	\$435,490		
Design Cost (A&E fees, including FF&E)	\$1,233,888		
Hazardous Materials Investigation	\$40,000		
Geotech Investigation	\$35,000		
Owner's Project Manager (Consultant)	\$435,490		
Owner's Insurance	\$21,775		
Owner's Legal Fees	\$20,000		
Building Commissioning (systems/envelope)	\$72,582		
Utility Company Backcharges	\$20,000		
Site Survey & Wetland Flagging	\$20,000		
Project Permitting & Approvals	\$18,000		
Construction Testing (0.3%)	\$4,355		
Construction HAZMAT Monitoring	\$35,000		
Reimbursable Expenses	\$20,000		
Moving / Relocation / Move Management	\$40,000		
Financing / Bond Origination	Not Included		
TOTAL SOFT COSTS	\$2,451,579		
TOTAL HARD AND SOFT COSTS	\$16,967,913		
8% Owner Hard Cost Contingency	\$1,161,306.71		
3% Owner Soft Cost Contingency	\$73,547		
TOTAL PROJECT BUDGET (Hard & Soft Costs) - TOWN HALL/SITE 2	\$18,202,767		