



MINUTES

TOWN OF NORTON

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Town Clerk Date/ Time Stamp

Board/ Committee: Permanent Building Committee

Meeting Date: January 3, 2023 Time: 6:00 PM

Meeting Location: Norton Council on Aging / Zoom

Members & Staff Present: James Slattery, Mark Gershman, Brian Bechet, Bob Medeiros, K. O'Neil, Bob Brisco (COA Rep), S. Hornsby (SB Rep), S. Ollerhead (FinCom Rep), Michael Yunits, Steve Kirby (OPM), M. Viveiros (DBVW), Ed` Cifune (DBVW), Beth Rossi (COA), R. Chord (EM)

Public: J. Brisco, J. Benjamin

Meeting called to order at: 6:00 PM and adjourned at: 7:34 PM

Meeting Motions / Actions and Summary of Discussions:

A. Meeting Minutes

Committee voted (3 in favor/0 opposed/2 abstained) to approve the meeting minutes from the December 19, 2022 meeting.

B. Mail / Correspondence

N/A

C. OPM Community Center Update

Seaver Construction submitted a letter, dated December 28, 2022, retracting their bid withdrawal and that they will honor their bid of \$7,703,916 (base bid with 5 Alternatives). S. Kirby (OPM) confirmed with the State's Attorney General's Office regarding the bid withdrawal and subsequent retraction and the AG Office's confirmed all proper bid procedures were followed.

S. Kirby (OPM) checked the references provided by Seaver Construction and their DCAM file. Both were good.

Seaver Construction submitted their unit bid prices for informational purposes only. S. Kirby (OPM) noted the unit price for ledge removal as 100x higher than normal, however ledge removal is anticipated.

As the bid process was conducted electronically, all other bidders are aware of the bid results.

D. Community Center

The Committee unanimously voted to accept Seaver Construction's bid of \$7,703,916 (base bid with 5 Alternatives), contingent on the Attorney's General Office concurrence on Seaver's bid withdrawal and retraction.

Committee will send a letter to the Town Manager recommending the Town proceed to award the Norton Senior and Community Center to Seaver Construction.

S. Kirby noted that the \$50,000 grant is all set for the Community Center generator. Reimbursement of the \$50,000 grant requires proof of payment and installation of the generator.

S. Kirby noted that procurement will take approximately 2 months and that Seaver is anticipated to mobilize to the site in March 2023, after the site fencing and erosion controls are installed. First tasks are shutting off the utilities to the site and commencing the abatement process. MassDOT has approved the curb cut on Route 140, but still waiting for approval of the future utility connections. The Town will undertake the fiber optic connection to the Community Center.

B. Bechet will represent the Committee at all meetings with the OPM, Town and Seaver Construction.

E. Town Hall Project

S. Kirby noted the Pre-Qualification Subcommittee will meet on January 6, 2023 at 11 AM to confirm the pre-qualification of the General Contractors and Filed Sub-bidders.

The variance granted by the Zoning Board of Appeals needs to be filed at the Registry of Deeds. OPM will check with the Town Manager.

A Conservation Commission hearing is scheduled for January 9, 2023.

S. Kirby noted that the existing sewer pumps and tanks within the DPW Building may need to be replaced. M. Yunits noted this will be performed as part of the Town Hall project but the funding for the pump and tank design and construction will be by the Town.

Audio Visual: Discussion on the Select Board meeting room was conducted with various options on the AV system and placement of the screens. A screen behind the dais is difficult for those sitting on the dais to see the screen; monitors on carts presents a safety concern; and monitors on the dais is a visual / sight line concern. M. Viveiros (DBVW) suggested the Town be forward thinking and provide 2 screens, one behind the dais and one to the right of the dais.

Committee voted that the Town Hall base bid include 2 screens, 1 projector facing the dais, repeaters, and the infrastructure for a second projector.

F. Other Business

B. Bechet requested that a formal request be sent to the Town asking MassDOT's contractor to vacate the property between the Police Station and existing Town Hall and requesting copy of the Purchase and Sale agreement and the agreement with the previous property owner regarding rental / lease of the property after the sale of the land to the Town. S. Kirby noted that the MassDOT contractor had another site and would be leaving the site by December 21, 2022. The Committee will draft a letter to be sent to the Select Board requesting the MassDOT contractor vacate the site.



TOWN OF NORTON
MUNICIPAL CENTER,
70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-2010 Fax: (508) 285-0297

Permanent Building
Committee

January 4, 2023

Selectboard
Megan Artz, Chair
Norton Municipal Center
70 East Main Street
Norton, MA 02766

RE: **Senior and Community Support Center Project
Recommend to Award**

Dear Ms. Artz,

On December 14, 2022, the Town of Norton received bids for Norton's Senior and Community Support Center Project. Five bids were received:

| <u>Bidder</u> | <u>Base Bid</u> | <u>Base Bid w/ Add Alternatives</u> |
|-------------------------|-----------------|---|
| Seaver Construction | \$7,545,163 | \$7,703,916 |
| Tower Construction | \$8,084,000 | \$8,249,000 |
| Kallidus Technologies | \$8,827,000 | \$8,995,800 |
| M. O'Conner Contracting | \$9,141,999 | \$9,361,499 |
| Stateside Construction | \$9,607,023 | \$9,816,163 |

Upon review of the bids by Vertex, the Town's Owners Project Manager, it was determined that Seaver Construction is the apparent low and responsive bidder. Therefore, On January 3, 2023, the **Permanent Building Committee voted to recommend to the Selectboard that the Town award Norton's Senior and Community Support Center Project to the apparent low and responsive bidder of Seaver Construction, including all five Add Alternatives, for a total of \$7,703,916**, contingent upon concurrence with the State's Attorney General's Office that the Town followed all proper MA public bidding requirements and procedures. The Attorney General's Office has since concurred with the Town's bidding process, and therefore the Committee has no further concerns.

Very truly yours,
Permanent Building Committee

James Slattery, Chair
Mark Gershman, Clerk
Robert Medeiros, Member
Brian Bechet, Member
Kevin O'Neil, Member
Steven Hornsby, Selectboard Liaison

K. O'Neil noted his return to the Committee and looking forward the completion of the Community Center and Town Hall projects.

Next Meeting(s):

February 13, 2023

6:00 PM

Council on Aging

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Signed by Chairperson:



Minutes Approved by Committee on:

02/13/2023



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MUNICIPAL CENTER,
70 EAST MAIN STREET, NORTON, MA 02766

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Permanent Building
Committee

January 4, 2023

Selectboard
Megan Artz, Chair
Norton Municipal Center
70 East Main Street
Norton, MA 02766

RE: Parcel at 78 East Main Street

Dear Ms. Artz,

The design of the new Town Hall Project is nearing its completion and the project will be advertised for construction in the coming months. As such, the Committee wishes to express its growing concern that the parcel at 78 East Main Street is still occupied by MassDOT's contractor constructing the corridor improvements along East Main Street. This parcel needs to be vacated, cleaned-up and ready for the contractor selected by the Town to construct the new Town Hall and related site improvements.

This concern has been raised at several Committee meetings and as a result, Vertex, the Town's Owner's Project Manager, has had conversations with MassDOT's representatives that stated their contractor would move their operations to an alternate location by December 31, 2022. This has not occurred, and we wish to inform the Selectboard that further action is required by the Board to ensure the parcel is vacated and restored to a satisfactory condition so that it is ready and available by the Town when needed.

Very truly yours,
Permanent Building Committee

James Slattery, Chair
Mark Gershman, Clerk
Robert Medeiros, Member
Brian Bechet, Member
Kevin O'Neil, Member