



MINUTES

TOWN OF NORTON

RECEIVED
NORTON TOWN CLERK

2023 NOV -6 PM 2:58

Town Clerk Date/ Time Stamp

Board/ Committee: Permanent Building Committee

Meeting Date: March 27, 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,

Michael Yunits, S.Hornsby (SB Rep), Bob Brisco (COA Rep), S. Ollerhead (FinCom Rep), A. Fuller (Fire)

Steve Kirby (OPM), Ed Cifune (DBVW), Bob Peixoto (DBVW)

Beth Rossi (COA), R. Schneider (COA)

Public: P. Wiggins, J. Brisco,

Meeting called to order at: 6:00 PM and adjourned at: 7:17 PM

Meeting Motions / Actions and Summary of Discussions:

A. Meeting Minutes

Committee voted to approve the February 13, 2023 meeting minutes.

B. Mail / Correspondence

N/A

C. Committee Organization

Committee voted to elect: James Slattery as Chairperson, Brian Bechet as Vice Chairperson and Mark Gershman as Clerk.

Committee member B. Medeiros noted he will not be renewing his position on the Committee when his term expires this year.

D. Chair Report

J. Slattery attended the COA Senior Breakfast and answered questions on the projects.

J. Slattery mentioned the ribbon cutting for the Senior and Community Center will be on Friday, April 28, 2023 at 11 am. M. Yunits is preparing invitations and looking at providing buses from the Town Hall and COA to the Community & Senior Center site. S. Kirby noted that the site is an active construction site with limited parking and recommended that the attendance be limited to those invited.

E. OPM Community Center Update

S. Kirby (OPM) provided a presentation on the status of the Community Center project (see attached).

MassDOT Access Permit:

MassDOT has requested the Town provide a cement concrete sidewalk along Route 140 in front of the Community Center (see attached Draft Sidewalk Sketch). DVBW indicated their sub VHB is in contact with MassDOT regarding this request. Vertex will obtain a price from Seaver once the sidewalk details are finalized.

MassDOT Water Utility Permit:

MassDOT needs VHB to sign the Water Utility Permit as an agent for the Town. M. Yunits will follow-up with the Water Department.

Other Issues:

Vertex has asked Seaver Construction for proposals for:

- Modifications to the fire line as requested by the Town's Water Department (should be a modest credit to the project).
- A rubber brick patio requested by the COA and discussed at previous Committee meetings.
- Adding a split rail fence along the south property line (Freeman Street side).

M. Yunits is also talking with the property owner to the north (Subway Plaza) about their existing fence.

Change Orders:

S. Kirby noted that Seaver submitted EWO #1 (\$9,200) to remove the existing fire bricks that contain asbestos. Vertex asked Seaver for a breakdown of their EWO and GZA is reviewing the test results. S. Kirby will report back to the Committee when they have additional information.

Community Center Furniture:

DVBW noted that planning for the furniture within the Community Center needs to start soon. A budget of \$205,000 is provided which can be sourced from the State OSD's Statewide Contracts. Furniture needs, selection and procurement needs to occur by November 2023 due to the lengthy process and lead time. It was suggested that a Subcommittee (B. Brisco, B. Rossi, and members of the COA) be formed to start this process.

Project Schedule:

S. Kirby noted that a baseline project schedule has been prepared and will be updated monthly by Seaver. S. Kirby will provide a summary of the schedule at the Committee's meetings moving forward.

Budget Update:

S. Kirby reviewed the status of the Community Center budget based on the actual bid amount with the 5 Add Alternatives. Several budget items that had been previously reduced have been reinstated to their original estimated amounts with the remaining funds placed in the construction contingency line item. K. O'Neil stated that just because there are "excess" contingency funds does not mean it will be spent. The Committee's goal is to deliver the project under budget with any savings going to reduce the Town's debt on the project.

F. Town Hall Project

S. Kirby noted the Filed-Sub Bids were received on March 1, 2023, and General Contractor bids received on March 22, 2023. A bid protest was received on the Electrical Filed-Sub bids noting that the low bidder did not submit their AV qualifications, as was required. Vertex consulted with the State's Attorney Generals Office and with DVBW's concurrence rejected all 3 Electrical Filed Sub-Bids. The pre-qualified General Contractors were instructed to carry an allowance for the Electrical Filed-Sub Bid in an amount equal to the lowest of the 3 rejected Electrical bids received. The Electrical Filed Sub-bids was re-issued to all 7 prequalified firms, with rebids due March 31, 2023.

The General Contractor bids received included:

<u>General Contractor</u>	<u>Base Bid</u>	<u>Base Bid with Add Alternate 1 & 2</u>
M. O'Connor Contracting	\$16,797,000	\$16,992,800
G&R Construction	\$16,967,000	\$17,152,000
Boston Building & Bridge	\$19,533,000	\$19,728,000

Vertex reviewed the bids and recommended that the Committee vote to recommend to the Town that the Town Hall Project be awarded to M. O'Connor Contracting in the amount of \$16,992,800 which includes the base bid and both add alternatives, with the first Change Order being a modification to their bid price to account for the difference between the allowance and actual rebid Electrical filed sub-bid amount.

The Committee voted unanimously to recommend to the Town that the Town Hall Project be awarded to M. O'Connor Contracting in the amount of \$16,992,800, which includes the base bid and both Add Alternatives, with the first Change Order to be issued for the difference between the Electrical Filed-Sub Bid allowance and rebid amount.

The Committee requested that its Clerk prepare a letter from the Committee to the Town.

Other Issues:

DBVW discussed the two manual gates in the Contract Plans on the westerly exit drive from the Fire Station and mill & paving in the area in front of the Fire Station and west parking area (see attached Plan C2.01). It was determined that the Fire Chief does not want the two gates to be installed.

Committee voted to eliminate the 2 manual gates from the Contract but leave the 2 areas of milling and paving within the base bid.

Vertex will inform Seaver and request a Change Order (credit) for eliminating the 2 gates.

Next Meeting(s):

April 24, 2023

6:00 PM

Council on Aging

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Signed by Chairperson:



Minutes Approved by Committee on:

4/23/2023



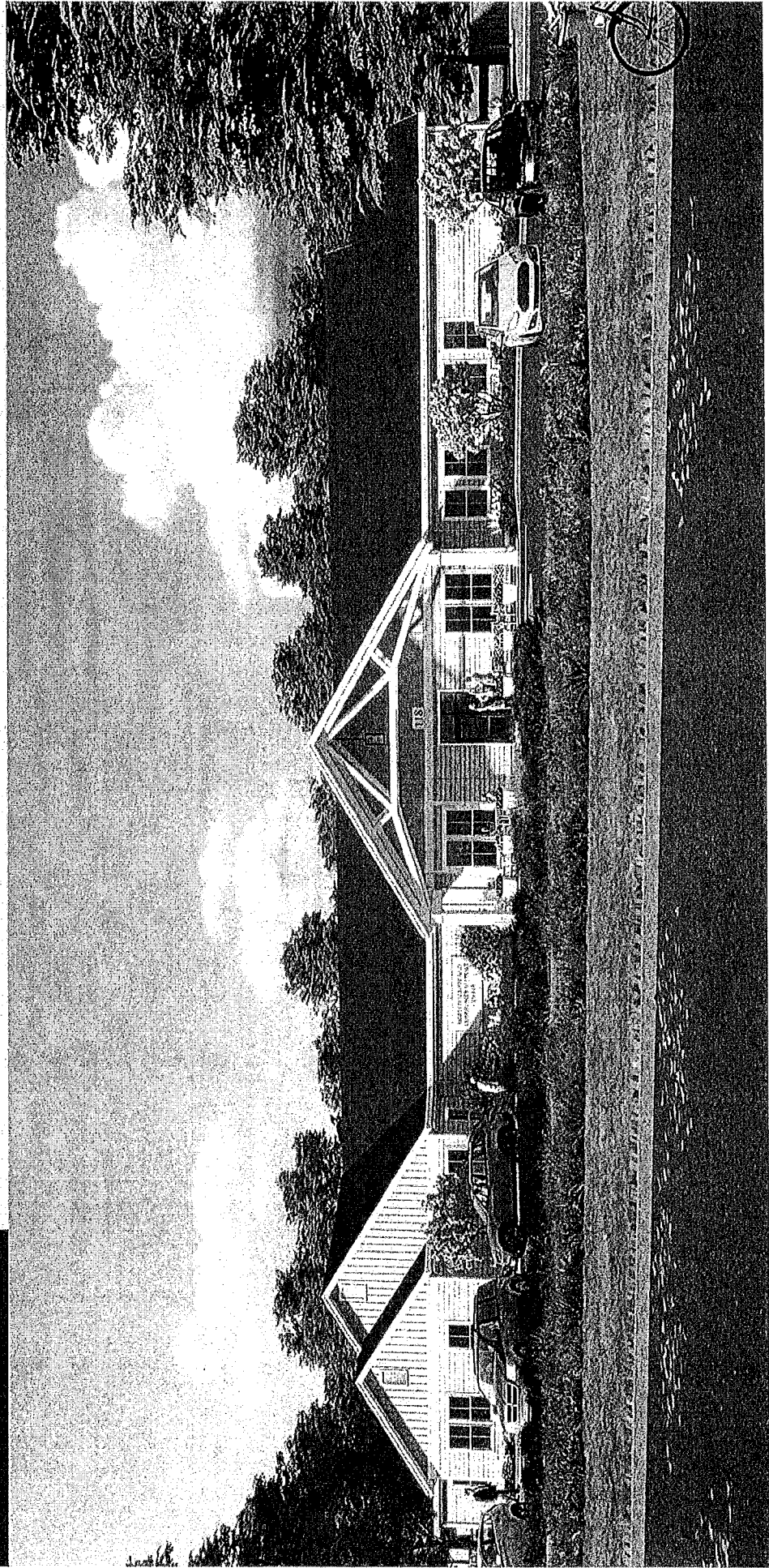
**Town of Norton
Senior/Community Support Center
and Town Hall Projects
Permanent Building Committee Meeting**

In-person and Zoom

March 27, 2023

VERTIX

SENIOR / COMMUNITY SUPPORT CENTER





SENIOR CENTER CONSTRUCTION PROGRESS

Progress since last PBC meeting:

- Seaver mobilized to the site
- Office trailer delivered for OPM. Seaver using existing shop
- Temp power installed
- Erosion control
- Temp fencing
- Abatement ongoing
- Trees cut
- Submittal ongoing
- Building permit signed



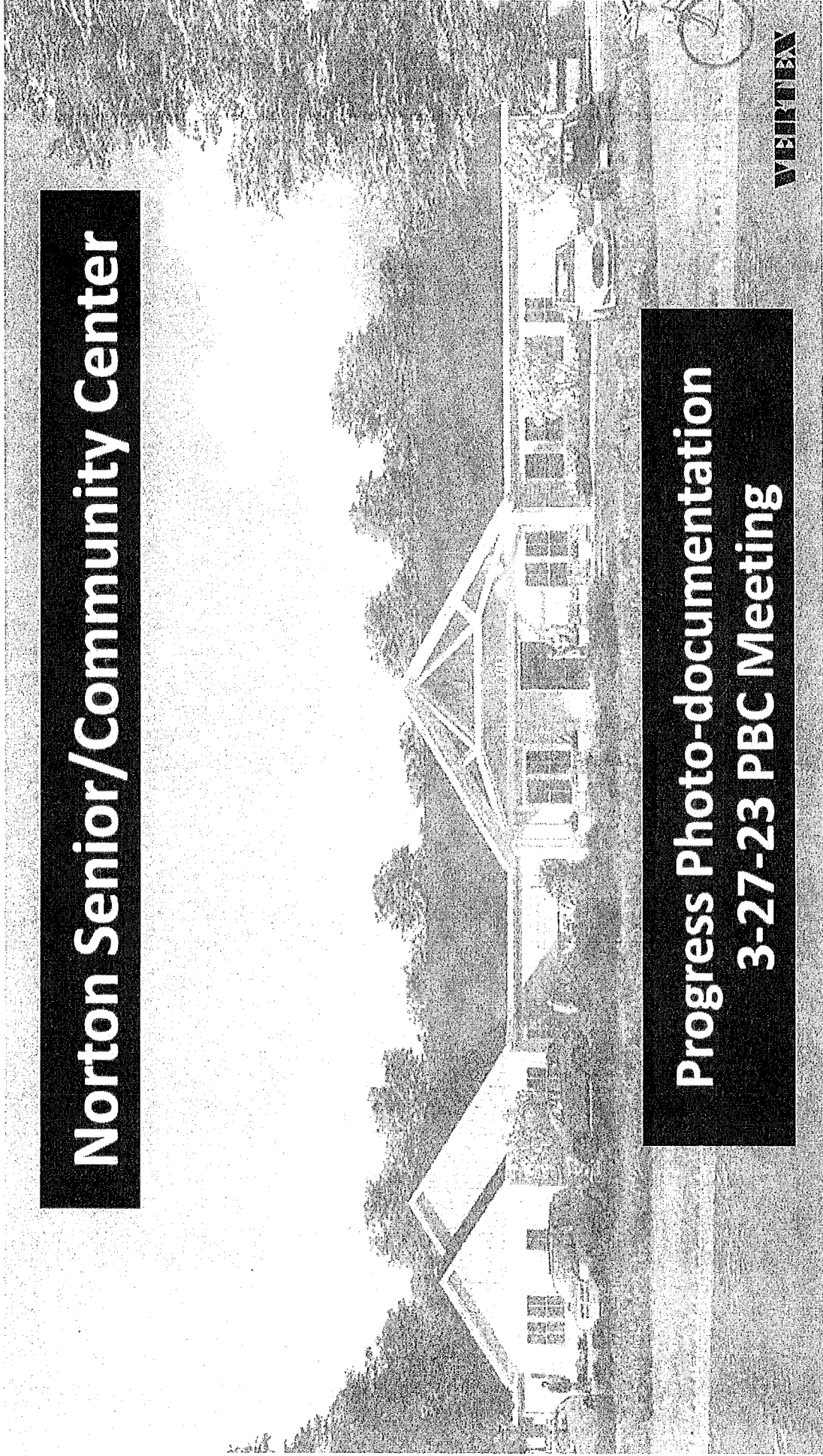
SENIOR CENTER CONSTRUCTION PROGRESS

Progress photo-documentation

Norton Senior/Community Center

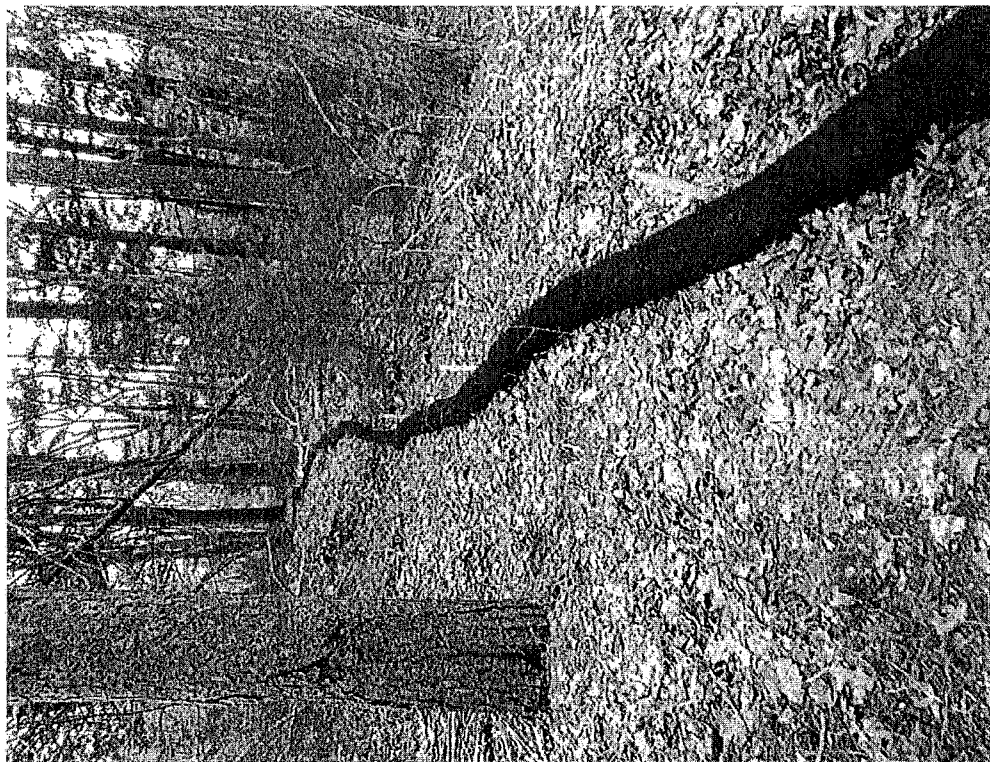
Progress Photo-documentation
3-27-23 PBC Meeting

VERTICAL





Erosion control installed along north side



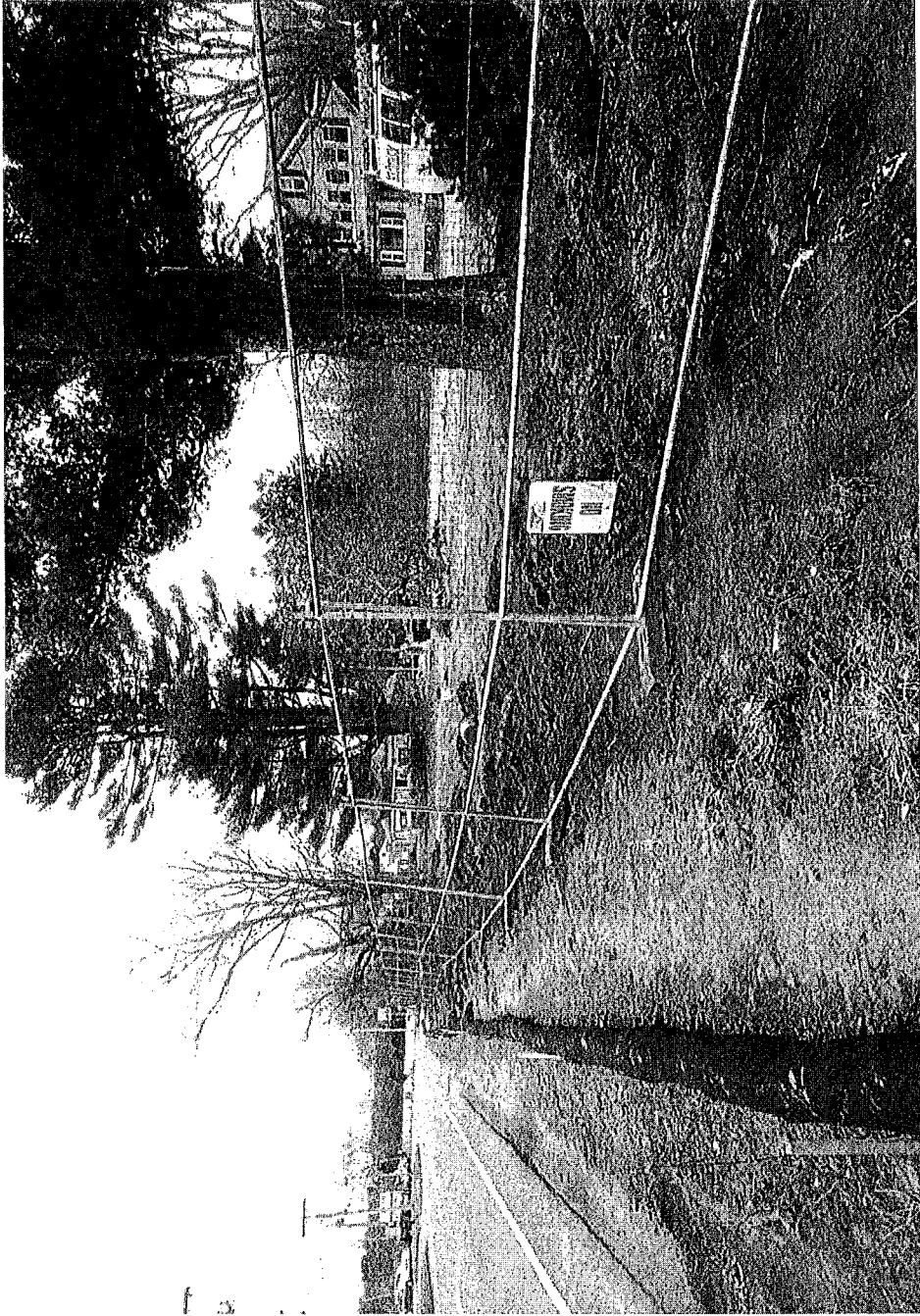
Erosion control installed along west side



Erosion control installed along west side



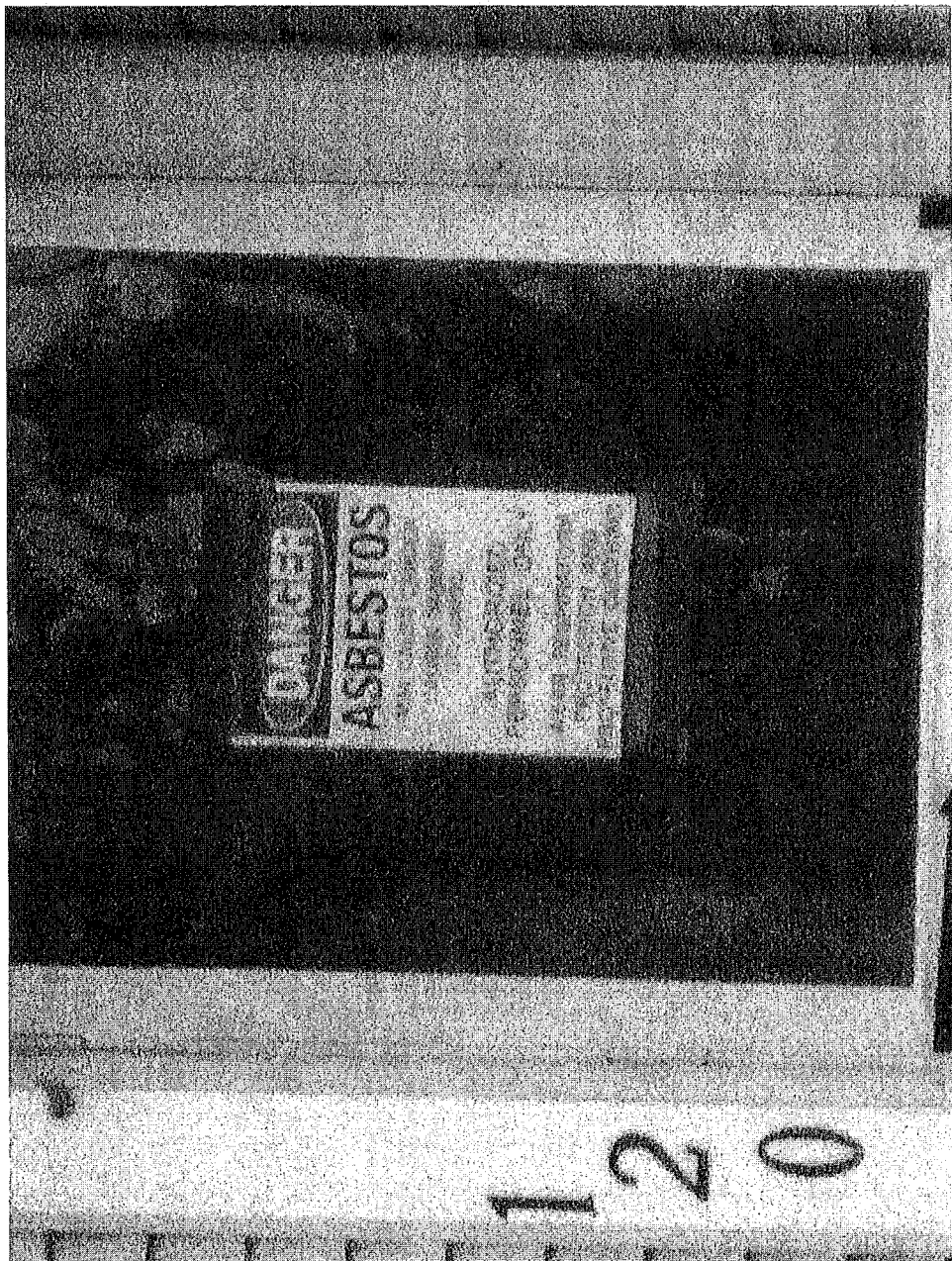
Erosion control installed along south side



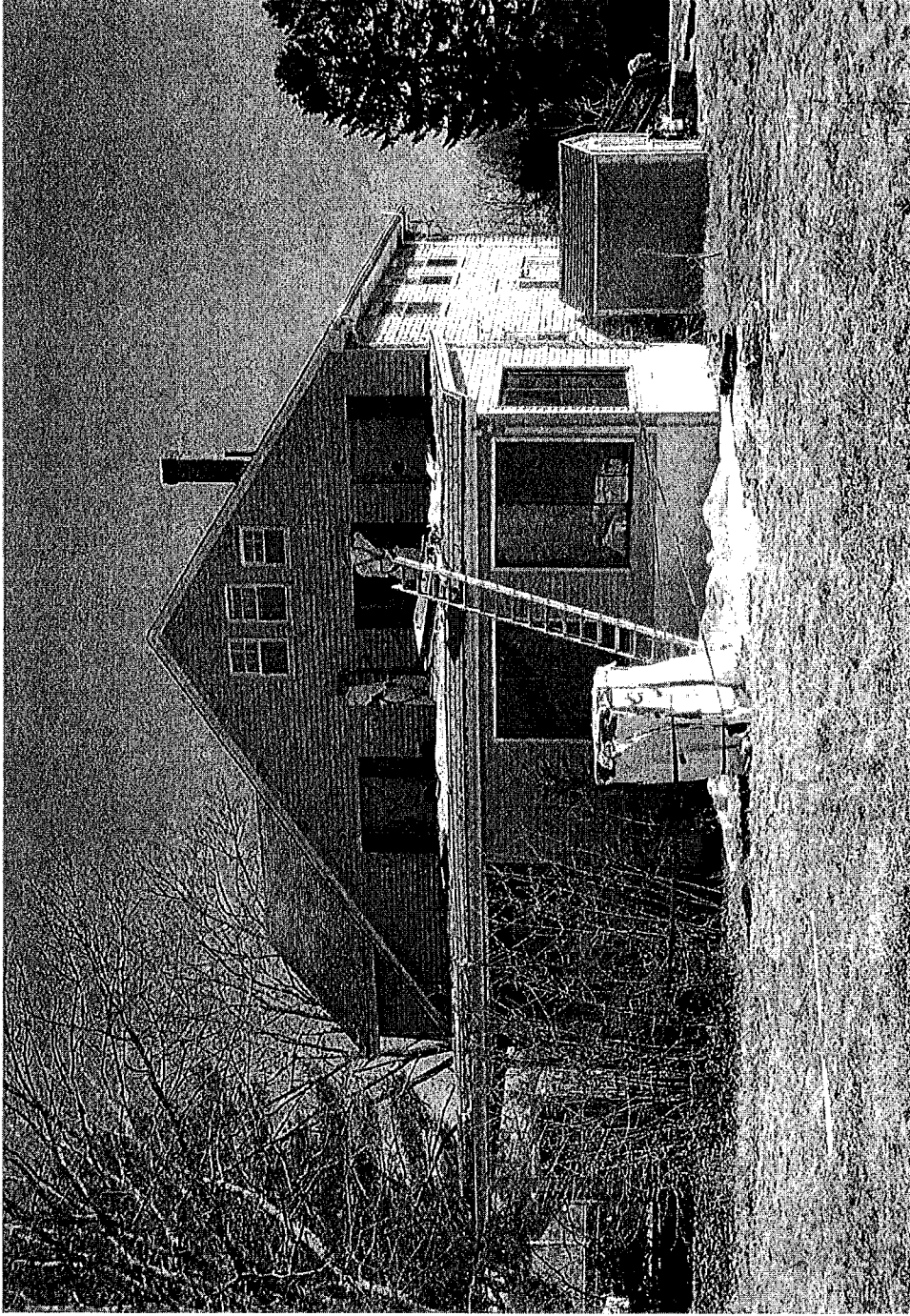
Erosion control and temp fence installed along road/east side



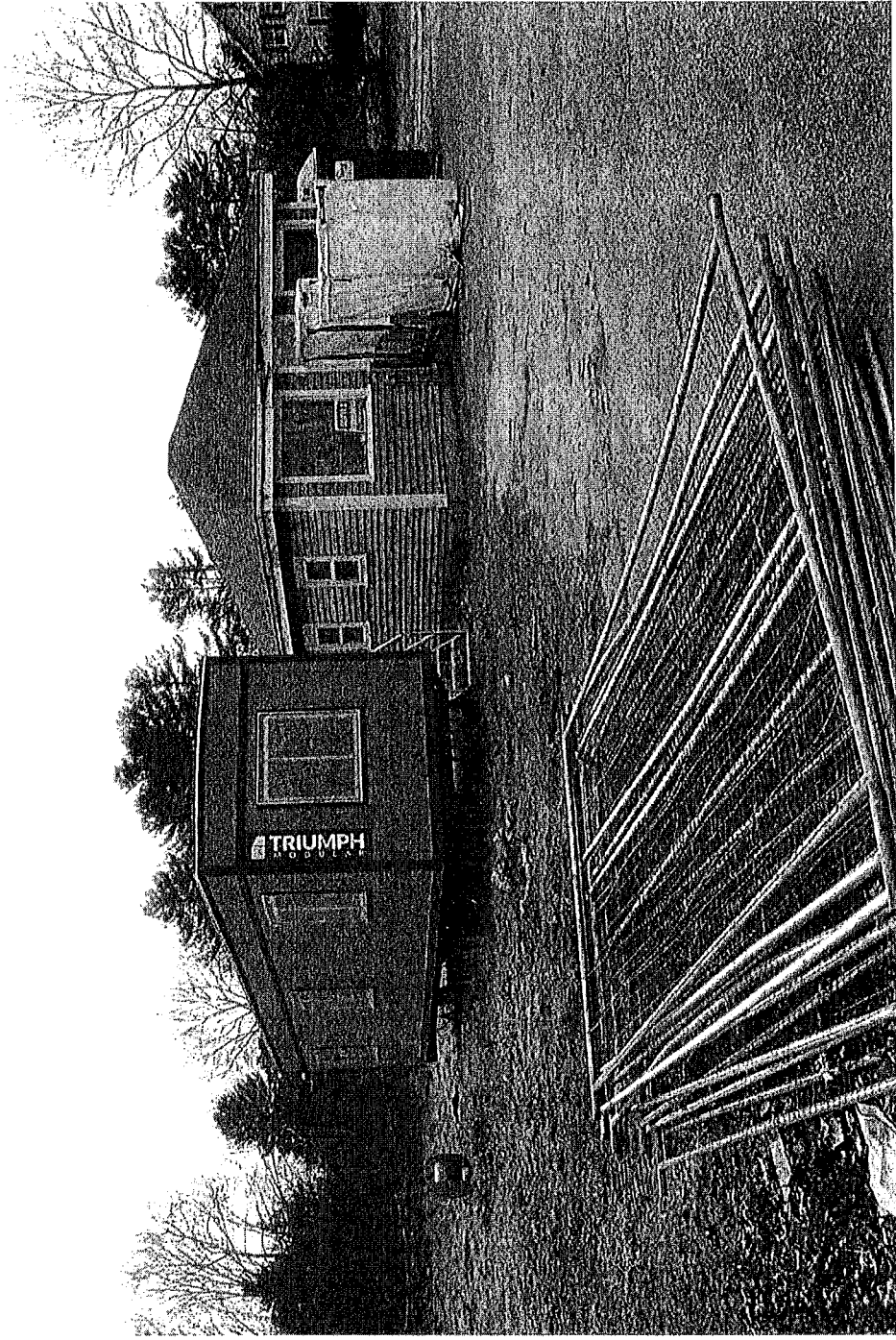
Sitework equipment mobilized to the site



Asbestos abatement at house



Asbestos abatement at house exterior window caulking



Asbestos abatement at Shop building. OPM office trailer



Tree cutting



Tree cutting



SENIOR CENTER CONSTRUCTION PROGRESS

Schedule look-ahead:

- Prioritize long lead time material submittal submission
- Complete abatement and haz material removal at existing house
- Complete tree removal
- Start existing slab removal at rear yard
- Demolish existing house and garage
- Start sitework



SENIOR CENTER – OTHER ISSUES

Other issues:

- **MA DOT**
 - Curb cut permit - Requiring a sidewalk along Mansfield Avenue
 - Water utility permit – With Water Department
- **Discussion on Groundbreaking Ceremony**
 - 4/28/23 at 11:00AM
 - “Save the Date” issued



OWNER ISSUES

Other issues:

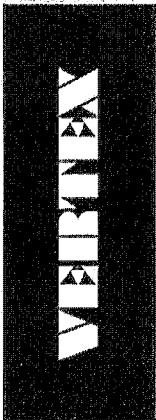
- Water Dept request for fire line revision – Proposal Request #1 issued
- COA request for rubber brick patio – Proposal Request #2 issued
- Split rail fence at parking lot – Proposal Request #3 issued



PROPOSED CHANGE ORDER (PCO) UPDATE

Proposed Change Order Log

- PCO #1 – Additional boiler abatement for fire brick - \$9,200 – Under review



SENIOR CENTER - BUDGET UPDATE

Total Project Budget Status

- Budget has been adjusted for actual GC contract amount.

VERTEN

Norton Senior Center, Norton, MA

Total Project Budget

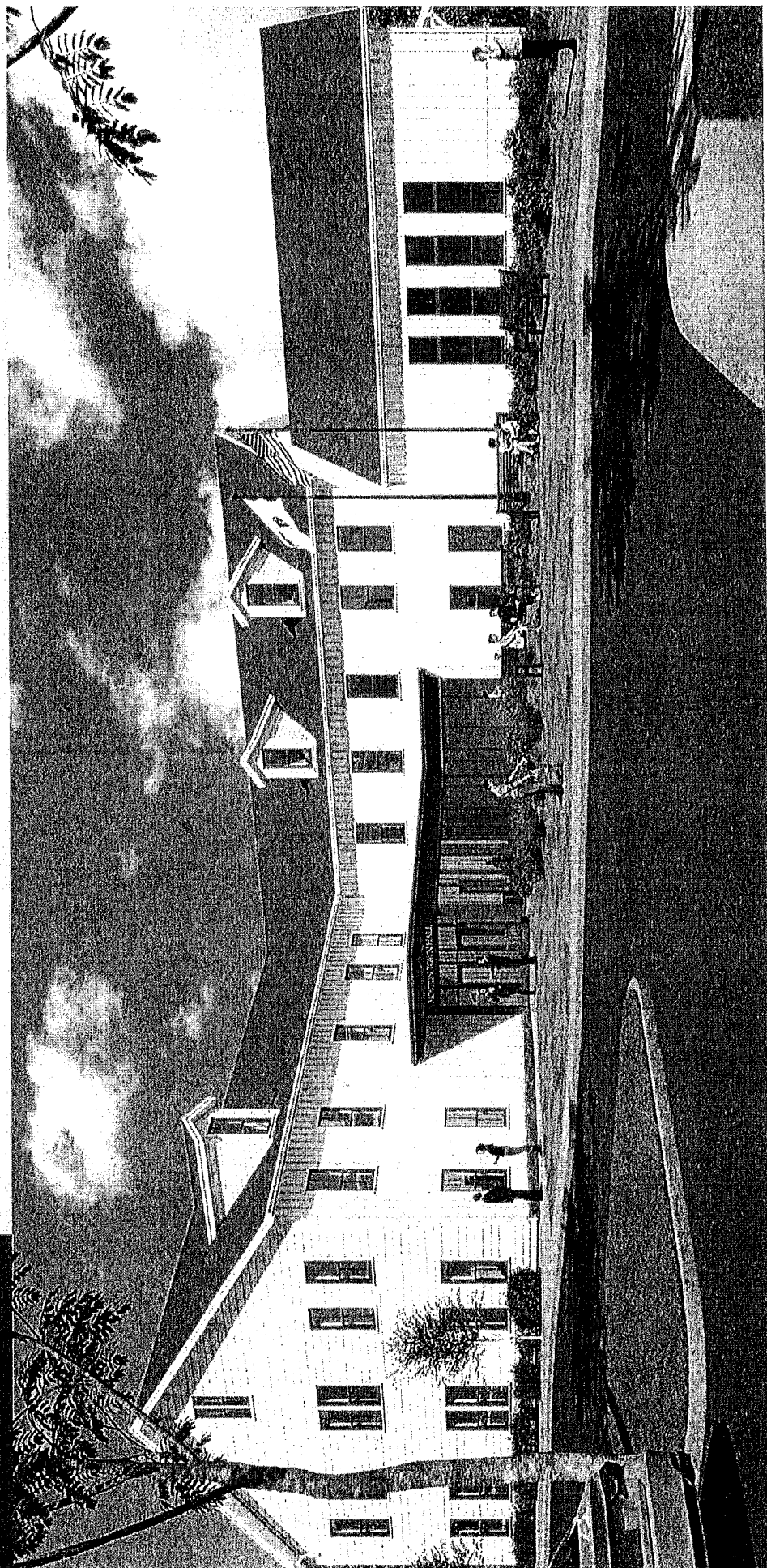
Update - 1/24/23

	9/12/2022 75% CD 8/26/22 PM&C	GC Bid 12/14/22
Total Appropriation to date	\$ 11,144,800.00	\$ 11,144,800.00
HARD COSTS:		
	Update	Update
Construction -	\$ 7,408,665.00	\$ 7,545,163.00
Escalation	\$ 214,851.00	\$ -
Design Contingency	\$ 185,217.00	\$ -
General Condition/Requirements	\$ 780,873.00	\$ -
Bond	\$ 62,470.00	\$ -
Insurance	\$ 97,609.00	\$ -
Permit	\$ -	\$ -
OH/P	\$ 306,239.00	\$ -
Subtotal	\$ 9,055,924.00	\$ 7,545,163.00
	\$ (346,763.00)	
Alt #1 - Wall tile		\$ 47,636.00
Alt #2 - Gas range and 2 DWs		\$ 33,200.00
Alt #3 - Addl kitchen equipment		\$ 45,326.00
Alt #4 - Exterior signage		\$ 2,954.00
Alt #5 - New Wood Fence		\$ 29,637.00
Subtotal	\$ 8,709,161.00	\$ 7,703,916.00
Construction Contingency	\$ 435,458.05	\$ 1,102,534.02
Hard Cost Total	\$ 9,144,619.05	\$ 8,806,450.02
SOFT COSTS:		
A/E Fees - DBVW		
SD/DD/CD/Bidding/CA/Closeout	\$ 901,978.00	\$ 901,978.00
Addl services		
Alt #1 - Acoutical services	\$ 12,000.00	\$ 12,000.00
Alt #2 - AV desing services	\$ -	\$ -
A/E reimbursables	included in DBVW	included in DBVW
A/E Fee Total	\$ 913,978.00	\$ 913,978.00
OPM Fees - Vertex		
SD/DD/CD/Bid/CA/Closeout	\$ 641,689.00	\$ 641,689.00
OPM Fee Total	\$ 641,689.00	\$ 641,689.00
Other		
Moving	\$ 12,000.00	\$ 12,000.00
FF&E	\$ -	\$ -
Furniture - interior and exterior	\$ 100,000.00	\$ 205,000.00
Exercise equipment	\$ -	\$ 10,000.00
Office equipment	\$ -	\$ 30,000.00

Kitchenwares	\$ -	\$ 12,000.00
Maintenance supplies	\$ -	\$ 10,000.00
Activity supplies	\$ -	\$ 5,000.00
Owner Testing & Inspections - Ch 17 - Construction materials	\$ 30,000.00	\$ 30,000.00
Haz Mat Design, Testing, and Monitoring	\$ 20,000.00	\$ 20,000.00
Soil testing/monitoring during construction	<i>Included in DBVW</i>	<i>included in DBVW</i>
Borings/Test Pits	<i>Included in DBVW</i>	<i>included in DBVW</i>
60' boring	\$ 8,332.50	\$ 8,332.50
Advertisement/Printing	\$ 8,000.00	\$ 8,000.00
Legal	\$ 10,000.00	\$ 10,000.00
BR Insurance by Owner	\$ -	\$ 65,000.00
HVAC commissioning	\$ 30,000.00	\$ 35,000.00
Building Envelope commissioning	\$ -	\$ -
IT by Owner	\$ 35,000.00	\$ 35,000.00
Telephone by Owner	\$ 10,000.00	\$ 30,000.00
Security by Owner	<i>Included in construction</i>	<i>Included in construction</i>
AV by Owner	\$ 35,000.00	\$ 50,000.00
BDA by Owner	\$ 25,000.00	\$ 25,000.00
Utility BCs	\$ 40,000.00	\$ 40,000.00
Permitting	\$ 20,000.00	\$ 20,000.00
Planning Board peer review costs	\$ 11,000.00	\$ 11,000.00
Other Total	\$ 394,332.50	\$ 671,332.50
Soft Cost Subtotal	\$ 1,949,999.50	\$ 2,226,999.50
Soft cost contingency	\$ 50,000.00	\$ 111,349.98
Subtotal	\$ 1,999,999.50	\$ 2,338,349.48
Total	\$ 11,144,618.55	\$ 11,144,799.50
Allowances - Site Purchase/Park Replacement	\$ -	\$ -
Escalation to Fall 2022	\$ -	\$ -
Total	\$ 11,144,618.55	\$ 11,144,799.50
Less funds appropriated at 5/8/21 Town Meeting + COA	\$ (11,144,800.00)	\$ (11,144,800.00)
REMAINING BUDGET	\$ (181.45)	\$ (0.51)

VERITY

NORTON TOWN HALL





TOWN HALL BIDDING PROGRESS

- **Bidding**
 - Filed sub bids submitted 3/1/23
 - Bid protest notification rec'd 3/6/23 on AV qualifications
 - Vertex consulted with MA AGO
 - Vertex and DBVW determined all 3 Electrical Filed Subs rejected.
 - Electrical out for rebid to all PQ ECs. Due 3/31/23
 - General bids extended to 3/22/23 with electrical cost as a placeholder
- **General bids**
 - Three general bids rec'd on 3/22/23
 - M. O'Connor Contracting \$16,797,800
 - G&R Construction \$16,967,000
 - Boston Building & Bridge \$19,533,000
 - Cost Estimate \$18,869,784

VERTEN

Norton Town Hall

General Bid Results - 3/22/23

(3 General bids total)

Bidder	M. O'Connor Contracting	G&R Construction	Boston Building & Bridge
	1	2	3
Base bid	\$ 16,797,800.00	\$ 16,967,000.00	\$ 19,533,000.00
	<i>Under budget</i>	<i>Under budget</i>	<i>Over budget</i>
Alternates			
Alt 1 - Access Road	\$ 150,000.00	\$ 155,000.00	\$ 165,000.00
Alt 2 - SB Projector and Screen	\$ 45,000.00	\$ 30,000.00	\$ 30,000.00
Alt Total	\$ 195,000.00	\$ 185,000.00	\$ 195,000.00
Revised base bid w/ Alts	\$ 16,992,800.00	\$ 17,152,000.00	\$ 19,728,000.00
Construction cost budget CD75 estimate without alternates	\$ 18,869,784.00	\$ 18,869,784.00	\$ 18,869,784.00
Delta (Base bid)	\$ 2,071,984.00	\$ 1,902,784.00	\$ (663,216.00)
	<i>Under budet</i>	<i>Under budget</i>	<i>Over budget</i>
Delta (including Alts)	\$ 1,876,984.00	\$ 1,717,784.00	\$ (858,216.00)
	<i>Under budget</i>	<i>Over budget</i>	<i>Over budget</i>
Construction contingency budget	\$ 943,489.00	\$ 943,489.00	\$ 943,489.00
Revised Contingency remaining after covering any over budget delta - Base bid	\$ 3,015,473.00	\$ 2,846,273.00	\$ 280,273.00
Revised Contingency remaining after covering any over budget delta - Base bid + 2 Alts	\$ 2,820,473.00	\$ 2,661,273.00	\$ 85,273.00



TOWN HALL BIDDING PROGRESS

- **Alternates**
 - MOCC Alternate #1 – Access Road \$150,000
 - MOCC Alternate #2 – SB meeting room additional projector - \$45,000
- **DCAMM Review – M. O'Connor Contracting (MOCC)**
 - Prequalified General Contractor
 - DCAMM file requested
 - Vertex previous experience (Sudbury and Walpole)
- **Electrical Rebid**
 - Sent to all PQ electrical contractors
 - Due 3/31/23
 - Delta between low responsible EC and placeholder to be CO #1 to GC



TOWN HALL BIDDING PROGRESS

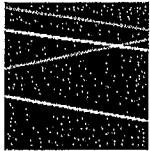
- Recommendation by PBC to Town Manager
 - Motion to recommend MOCC's low bid of \$16,992,800 inclusive of Alternate #1 and 2. Contract to be adjusted by change order upon receipt of electrical rebid provided such electrical rebid is within the project budget.



TOWN HALL – OTHER ISSUES

Other issues:

- Fire Station – South side
 - Repaving
 - Two gates



111 CHESTNUT STREET
PROVIDENCE, RI 02903
T 401 831 1240

www.dbvw.com

PROPOSAL REQUEST

2201_PR03_Split Rail Fence_23-0320.doc

Date: 3/20/23

PR Number: 03

PROJECT: New Norton
Sr/Community Center

OWNER: Town of Norton

CONTRACTOR: Seaver Construction, Inc.

FROM: DBVW Architects

TO:

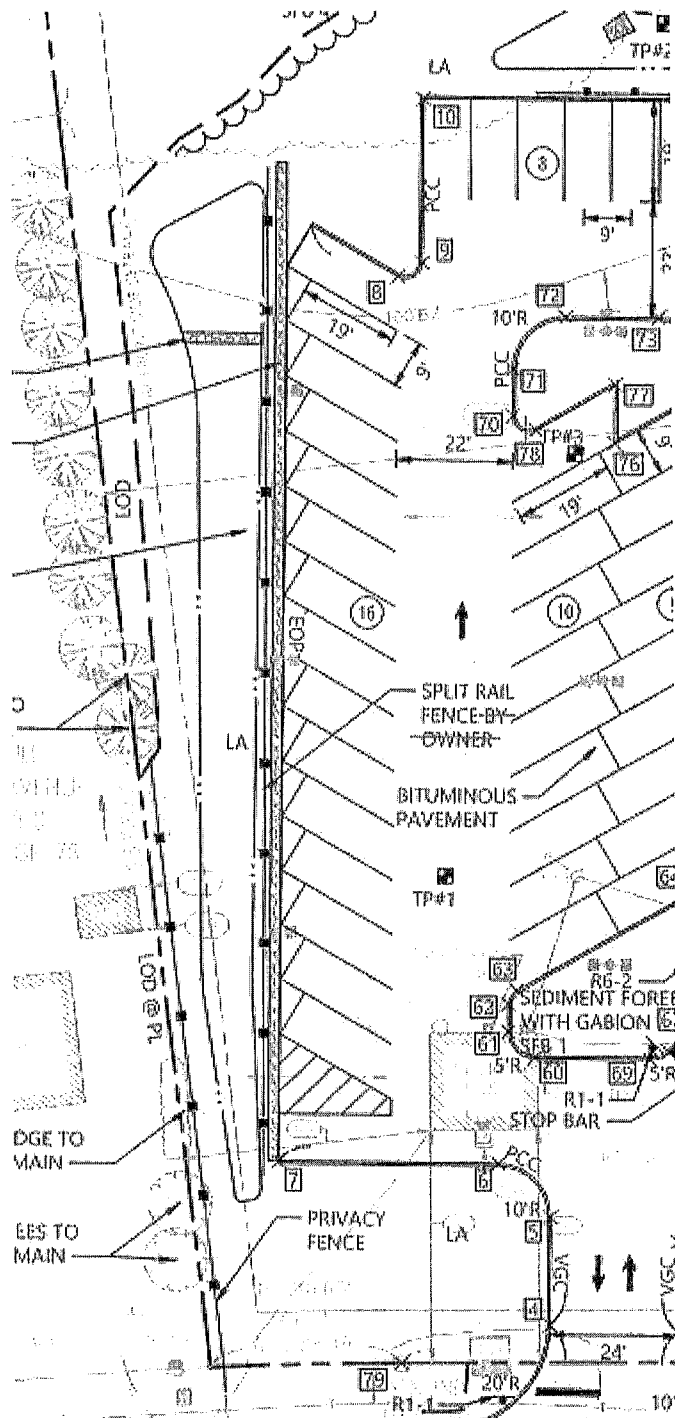
RE: Site Split Rail Fence Revision

CC:

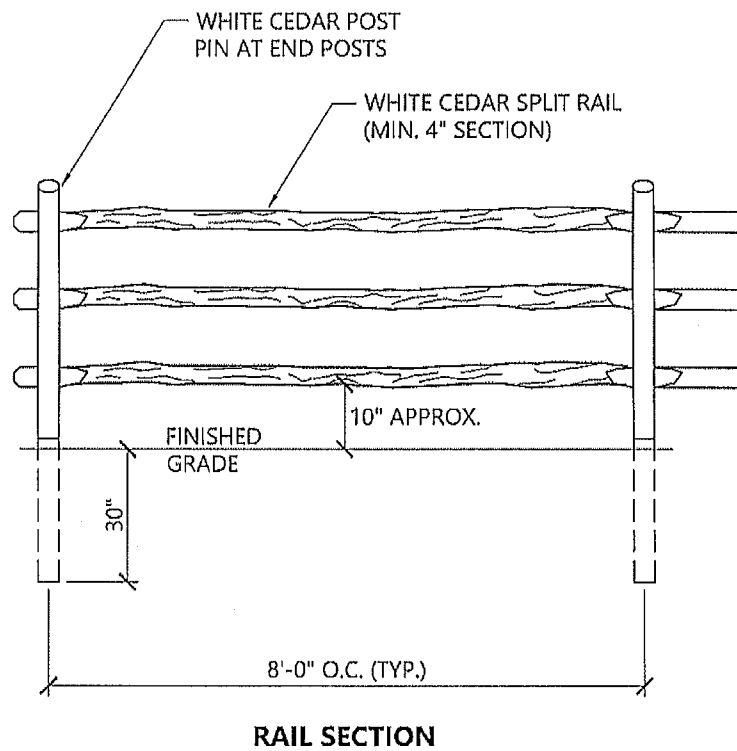
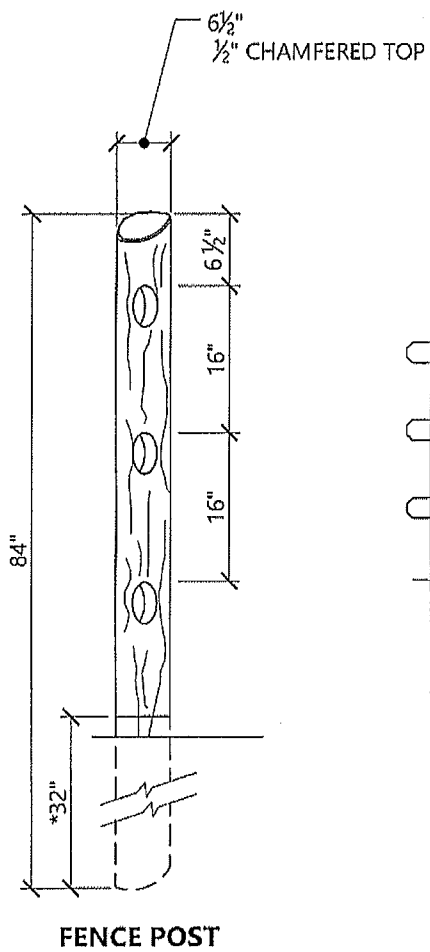
DESCRIPTION / ATTACHMENTS

Provide a cost to include the Site Split Rail Fence as shown on the attached sketches. Refer to Drawing SK-Split Rail Fence Detail dated 3/20/23 and SK-Split Rail Fence Plan with reference to C2.01 dated 3/20/23.

Proposal Request – The Contractor is requested to prepare a Change Estimate for the Owner's consideration. This is not an authorization to proceed with the work described.



SK-Split Rail Fence Plan
Reference: Sheet C2.01
3/20/23



*
TREAT THIS SECTION OF POST WITH A WOOD
PRESERVATIVE AS SPECIFIED BY THE FENCE
MANUFACTURER.

Split Rail Fence Detail

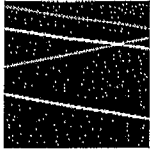
3/20/23

1/16

N.T.S.

Source: VHB

LD_460



111 CHESTNUT STREET
PROVIDENCE, RI 02903
T 401 831 1240

www.dbvw.com

PROPOSAL REQUEST

2201_PR02_23-03-xx.doc

Date: 3/14/23

PR Number: 01

PROJECT: New Norton
Sr/Community Center

OWNER: Town of Norton

CONTRACTOR: Seaver Construction, Inc.

FROM: DBVW Architects

TO:

RE: Rear Patio Revision

CC:

DESCRIPTION / ATTACHMENTS

Provide a cost to revise the rear patio behind Multipurpose Room #121 as shown on the attached sketches. Work generally consists of the following:

1. Depress the base bid concrete patio to accept a new synthetic paver system.
 - a. Provide additional excavation and change the broom finish to a troweled finish.
 - b. Maintain patio slope to be as shown on civil and landscape drawings.
2. Provide separate pricing including the two options below.

The new synthetic paver system to be the "Aspire Standard Pavers" with:

 - a. Price A: 1-color "Waterwheel"
 - b. Price B: 2-color colorway blend, approximately 50% of each color. Colors TBD.
3. Provide continuous aluminum edging around patio.
4. Revise the door / patio detail as shown on the architectural sketch, SK-Door.

Attached:

SK-Door sill at Patio dated 3/14/2023

LA-SKA-01 dated 3/14/2023

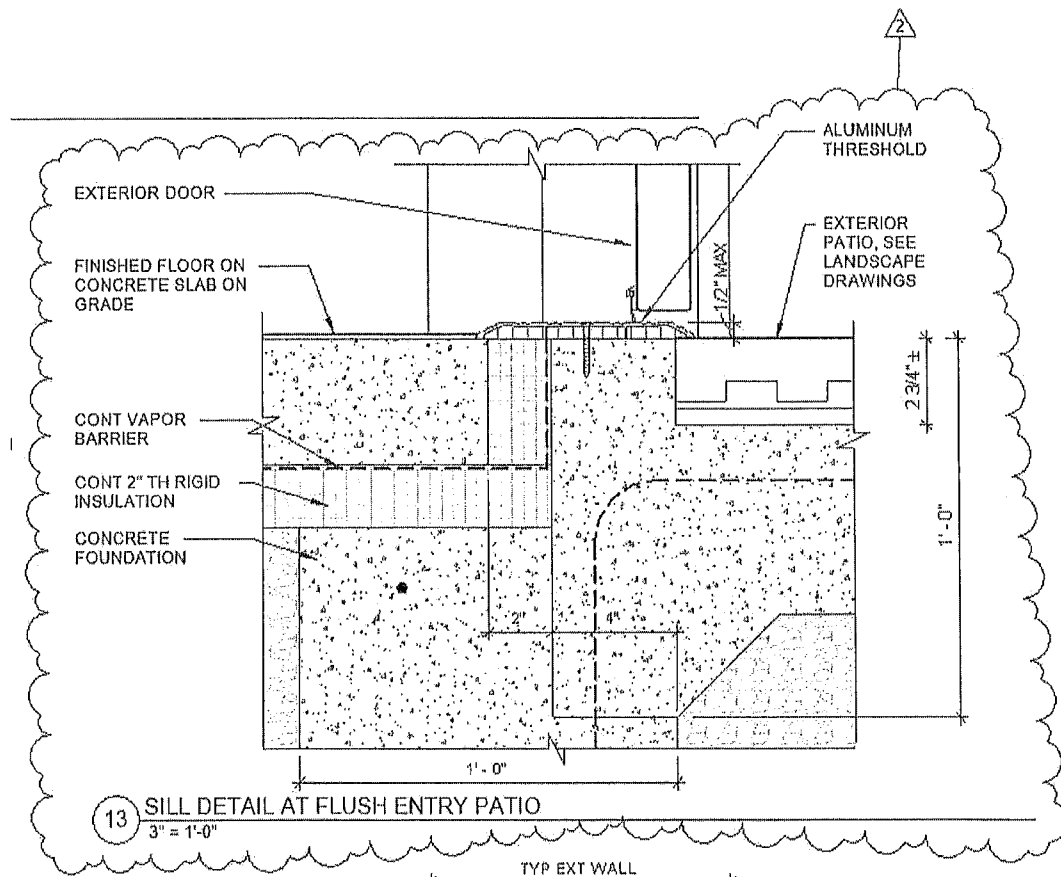
Spec Section 077600 "Composite Paver System"

Brava Aspire Installation Guide

Aspire Product Data

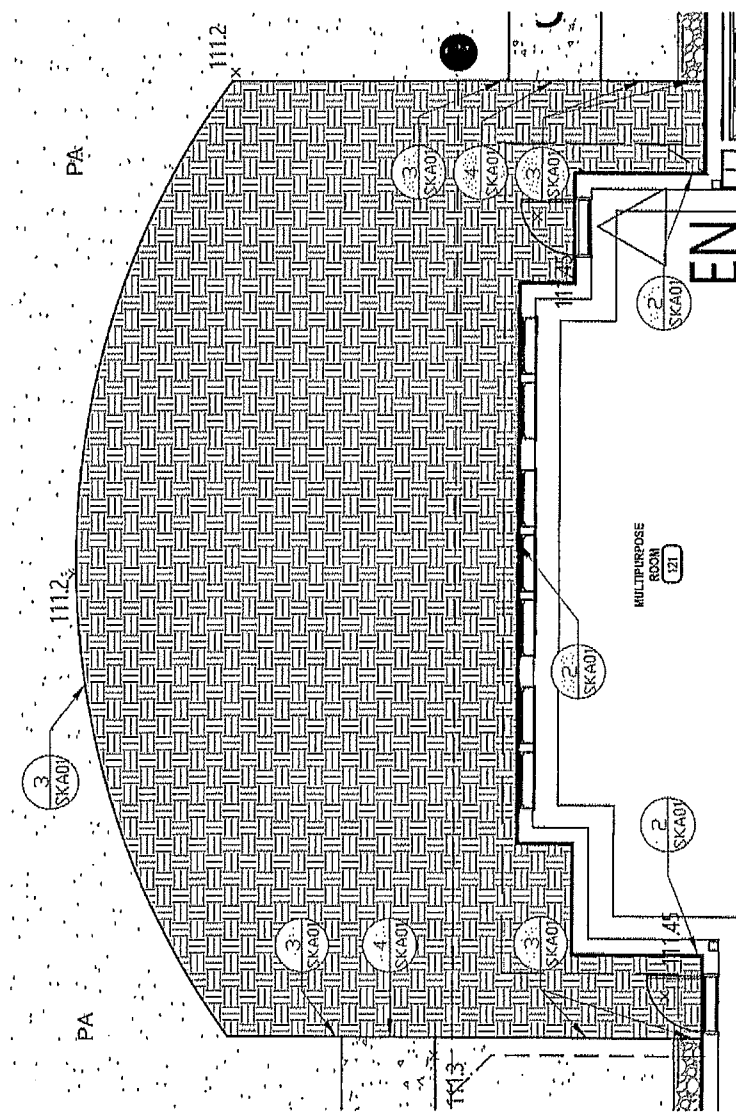
Aspire Paver Brochure

Proposal Request – The Contractor is requested to prepare a Change Estimate for the Owner's consideration. This is not an authorization to proceed with the work described.

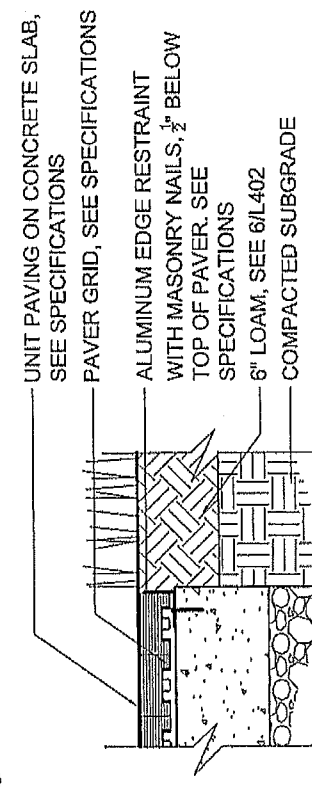


REFERENCE DRAWINGS A801

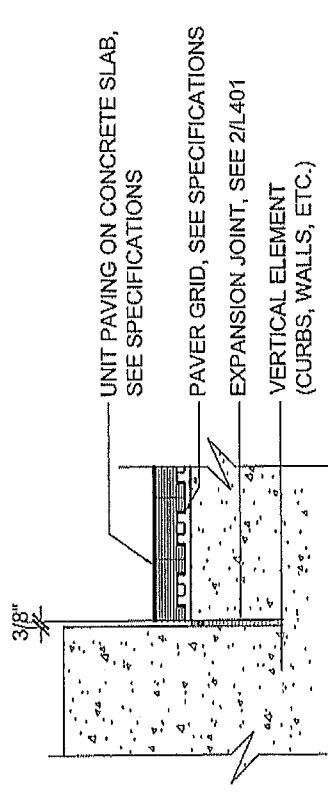
SK-Door Sill at Patio
3/15/2023



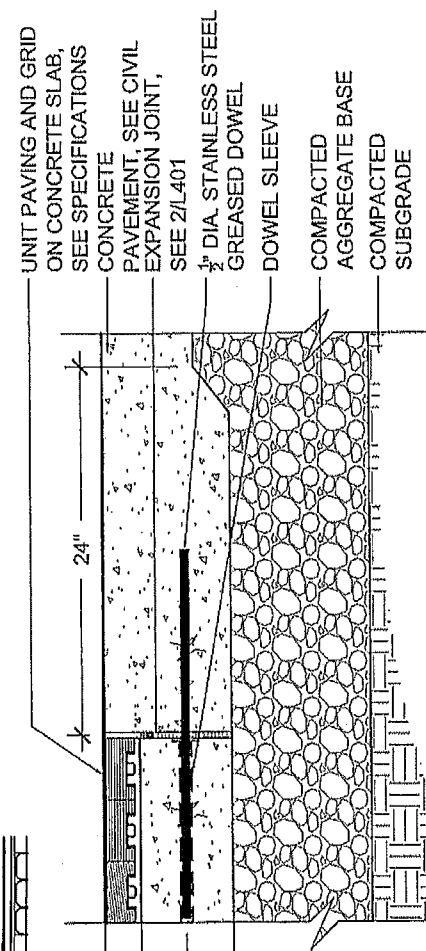
1 REAR PATIO
SCALE: 1" = 10'



UNIT PAVING ON CONCRETE SLAB,
SEE SPECIFICATIONS
PAVER GRID, SEE SPECIFICATIONS
ALUMINUM EDGE RESTRAINT
WITH MASONRY NAILS, 1/2" BELOW
TOP OF PAVER. SEE
SPECIFICATIONS
6" LOAM, SEE 6/L402
COMPACTED SUBGRADE



2 COMPOSITE INTERLOCKING PAVERS AT VERTICAL ELEMENT
SCALE: 1" = 1'-0"



4 COMPOSITE INTERLOCKING PAVERS AT CONCRETE PAVEMENT
SCALE: 1" = 1'-0"

3 COMPOSITE INTERLOCKING PAVERS AT PLANTING EDGE OR MAINTENANCE STRIP
SCALE: 1" = 1'-0"

TOWN OF NORTON
NORTON SENIOR AND COMMUNITY
SUPPORT CENTER

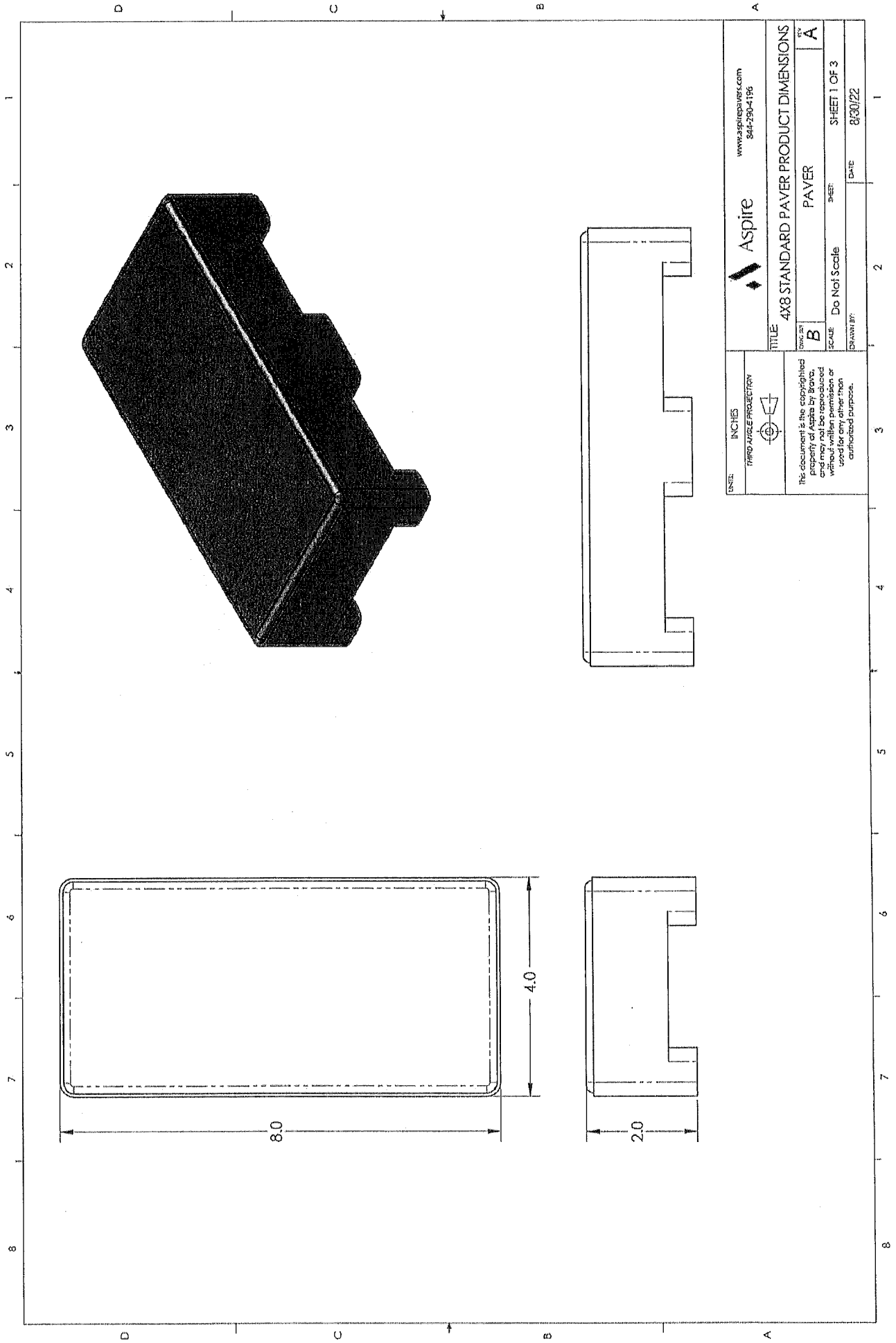
DBWW
ARCHITECTS

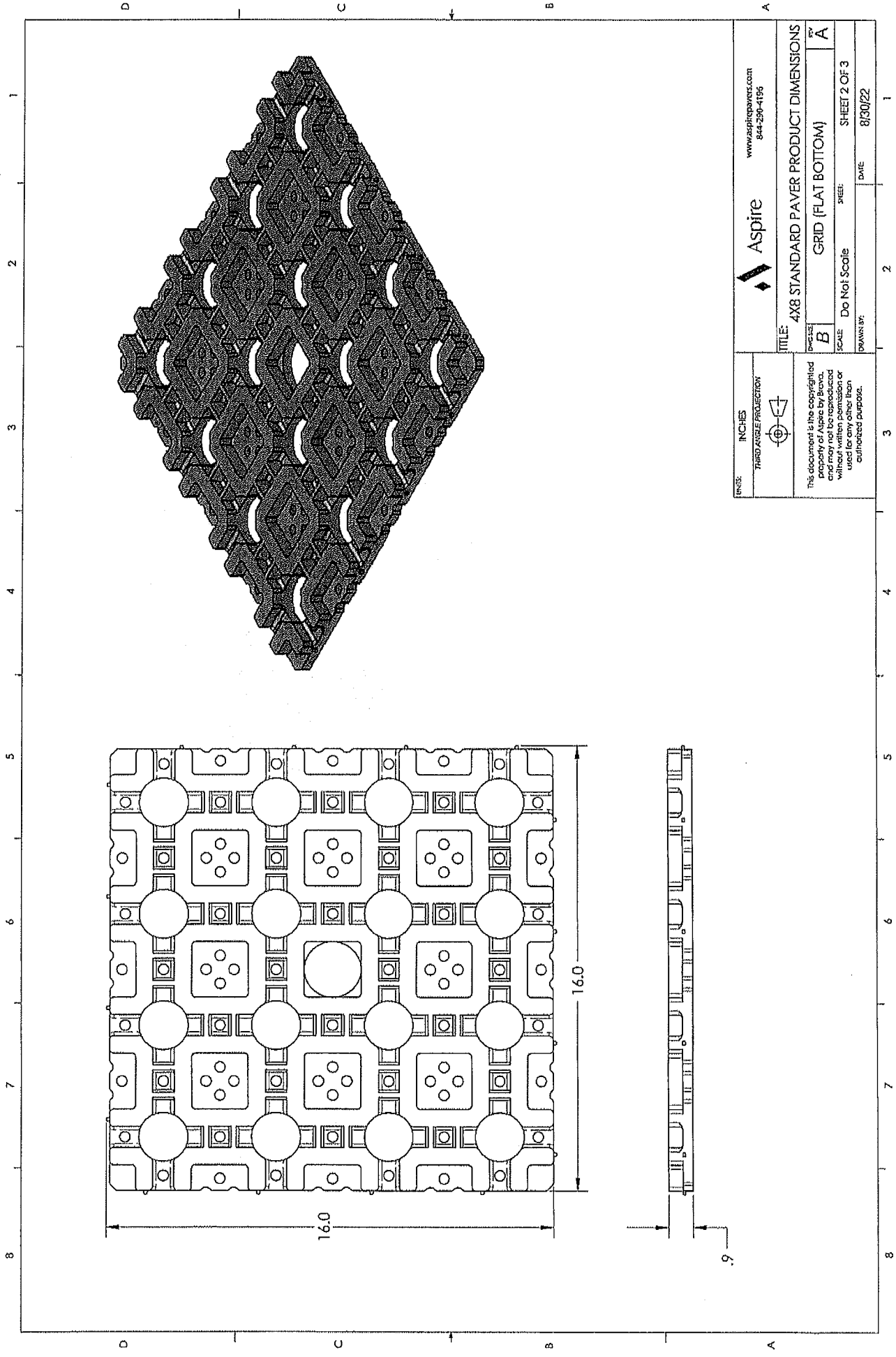
111 CHESTNUT STREET
PROVIDENCE, RI 02903
T 401 831 1240
WWW.DBWW.COM

REAR PATIO REVISION

ISSUED FOR: PROPOSAL REQUEST #01
DATE ISSUED: 12/8/22
REVISION DATE: 3/14/23

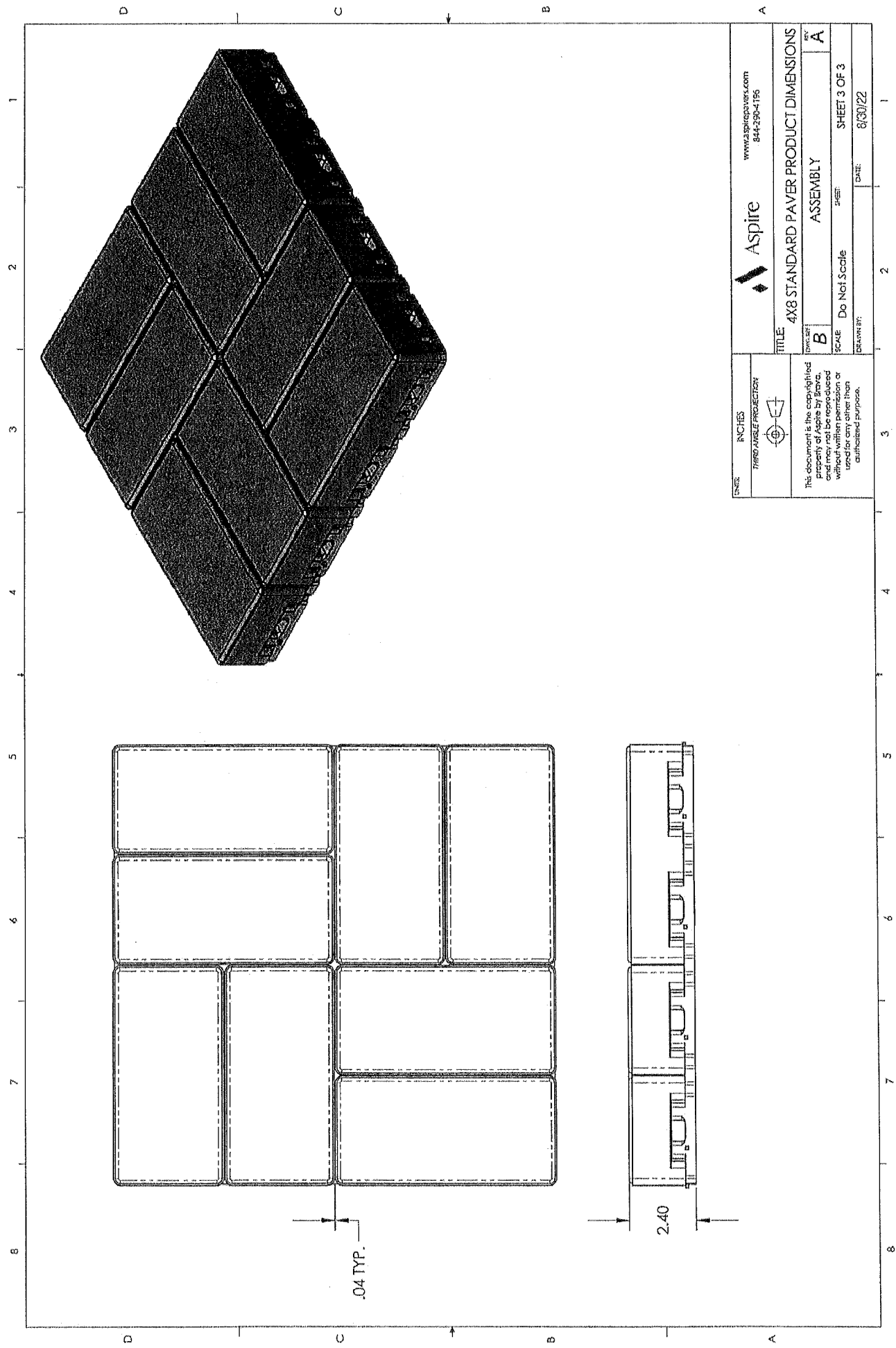
SKA-01






INCHES THIRD ANGLE PROJECTION	
	www.aspirepavers.com 844-290-4196
TITLE:	4X8 STANDARD PAVER PRODUCT DIMENSIONS
DRAWING:	B
SCALE:	Do Not Scale
SHEET:	SHEET 2 OF 3
DRAWN BY:	DATE: 8/30/22

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UNITS: INCHES THIRD ANGLE PROJECTION	 Aspire www.aspirepavers.com 844-290-4196	
	TITLE: 4X8 STANDARD PAVER PRODUCT DIMENSIONS	
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	SCALE: Do Not Scale	DATE: 8/30/22