



MINUTES

TOWN OF NORTON

NORTON TOWN CLERK

Town Clerk Date/Time Stamp
2023 OCT 31 AM 9:14

Board/ Committee: Permanent Building Committee

Meeting Date: August 28, 2023 Time: 6:00 PM

Meeting Location: Norton Council on Aging / Zoom

Committee Members: James Slattery, Mark Gershman, Kevin O'Neil

Town / Liaison Members: Michael Yunits, Bob Brisco (COA Rep), Bonnie Yezukevichn (FinCon Rep)

OPM / Architect: Steve Kirby (OPM), Bob Peixoto (DBVW), Ed Cifune (DBVW)
Beth Rossi (COA), Ruth Schneider (COA)

Public: J. Brisco, P. Wiggins

Meeting called to order at: 6:00 PM and adjourned at: 7:30 PM

Meeting Motions / Actions and Summary of Discussions:

A. Meeting Minutes

Committee voted to approve the July 24, 2023 PBC Meeting Minutes.

B. Mail / Correspondence

Committee received a letter from M. Yunits stating the donor of funds to the new Community / Senior Center requested the building be named the "Nelson Senior / Community Center". The COA Board had voted to accept the \$1.6 million donation and agreed to the naming of the building.

Committee voted (3 in favor, 1 against) to recommend to the Selectboard that the Town accept the \$1.6 million donation to be used to offset the borrowing costs of the Town for the project and to name the building the "Nelson Senior and Community Center".

C. Chair Report

Chair (J. Slattery) reported that:

Community Center

- Committee conducted a brief site visit today at 5:30 PM, as did B. Bechet on August 18, 2023. B. Bechet noticed several concerns which were forwarded to Vertex to follow-up with Seaver Construction.

Seaver Construction is requesting a 3-day notice for non-construction personnel access to the site; Smoking is not permitted on site; Seaver, and Vertex, performed independent safety inspections of the site.

- The Norton Historical Commission requested that a time capsule be displayed within the Town Hall upon the project's completion.

D. OPM Community / Senior Support Center Update

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

- Furniture, Fixture & Equipment subcommittee meet again on August 22, 2023. Cahir, table, and color samples were presented.
- There is a virtual meeting with MassDOT on September 25, 2023 at 2 PM regarding the sidewalk and permits.

K. O'Neil inquired if MassDOT agreed to eliminate the need for a sidewalk along Route 140 in front of the Senior/Community Center, could a GATRA bus drop-off/pick-up be installed.

E. Cifune (DBVW) indicated even without the sidewalk there would not be enough room to install a bus drop-off/pick-up area, and it would be safer for buses to drop-off & pick-up passengers from within the parking lot.

- Seaver submitted PCO #10 (squared off rubber brick patio) in the amount of \$66,791.25. COA Board will raise the necessary donations to fund this PCO. Payment to Seaver can occur at towards the end of the project, or upon the purchase of the materials.
- Seaver requested a 15 business day time extension due to the unsuitable material issue. Chair J. Slattery recommended that no time extension be approved but will defer to Vertex's review of the request.

Change Orders:

S. Kirby (OPM) provided an update on the approved Change Orders (see attached):

CO#1 - \$6,002.70

Includes PCO #1 (fire brick) - \$3,103.65 & PCO #6 (switch gear) - \$2,899.05

CO#2 - \$86,682.04 (*not executed by Seaver yet*)

Includes PCO #7R (1,019 cy unsuitable material) - \$220,276.80, PCO #8 (factory premium color) - \$17,405.24, and PCO #X (ACM foundation coating) – (\$151,000 credit)

Proposed Change Orders

PCO #2 (rubber patio bricks)	\$82,245	under COA review
PCO #10 (rubber patio bricks-squared off)	\$66,791.25	under COA review
PCO #3 (room light sensors)	\$1,838.29	OPM returned with comments
PCO #4 (electrical)	\$342.72	under OPM review
PCO #5 (fire line credit)	(\$16,628.55)	OPM returned with comments
PCO #11 (MassDOT sidewalk & curbing)	\$99,744.70	under OPM review

Committee voted to accept PCO#10 in the amount of \$66,791.25, to be funded by the COA "Fund Raising Fund".

E. Town Hall Project

S. Kirby (OPM) provided an update on the Town Hall project (see attached).

S. Kirby noted that the new 7,000 gallon septic tank will be temporarily used as a holding tank to supplement the existing septic system once it is delivered and installed. The Town will be responsible to monitor and periodically pump it as necessary until no longer needed to serve as a temporary holding tank.

S. Kirby noted that the lead time for the 1200A switch gear is 52 weeks. OPM worked with electrical engineer to see if a different vendor can supply the equipment in a shorter time, or if two 800A panels would work. Decided to use a different vendor which can deliver the equipment in 24 weeks.

S. Kirby reviewed the list of Proposal Requests and Proposed Change Orders – see attached.
Summary of change:

CO#1	PCO#3 Electrical filed sub-bids	(\$129,410) credit	Approved
CO#2		129,874.65	DRAFT

PCO#1R Sanitary main \$1,289.54; PCO#2 Deletion of 2 swing gates (\$8,484) credit;
PCO#4R4 Septic improvements \$4,662.63; PCO#5R3 Septic electrical \$19,844.45; PCO#6R4 Power, FA and CTV relocated feeds \$63,976.81; PCO#7 ZCC flashing \$877.77; PCO#8 ERV power (\$271.74) credit; PCO#9R1 Security sensors \$11,160.65; PCO#11R1 Unforeseen rock \$30,855.00; PCO#12 Comcast charge \$3,676.04; PCO#13 Humidifier electrical \$2,287.50.

F. Other Business

K. O'Neil inquired as to the posting of Committee minutes to the Town's website. Minutes are posted shortly after they are approved by the Committee, which is typically at the next Committee meeting (i.e., 4-5 week delay). S. Kirby will send the Town the progress photos to the Town for posting prior to the minutes being reviewed, approved and posted.

M. Yunits indicated the Town received a grant in the amount of \$25,000 to be used with \$50,000 appropriated from Capitol Committee to repave the Library parking lot. DBVW estimated to repave the parking lot would be around \$96,000, funds are short approximately \$46,000. M. Yunits also stated the previous property owner of 74 East Main Street offered a \$50,000 gift for a plaque to be hung in the new Town Hall. In general the Committee is in favor of repaving the Norton Library parking lot, provided the Town has the funds to do so.

Question was raised if the partial demolition of the old Town Hall is included in the project. DBVW indicated it is not, and it is too early in the project to know if sufficient funds will be available to do so.

<u>Next Meeting(s)</u>	<u>Time</u>	<u>Location</u>
September 25, 2023	6:00 PM	Council on Aging

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Signed by Chairperson:

James M. Blatz, Chairman

Minutes Approved by Committee on:

10/30/2023



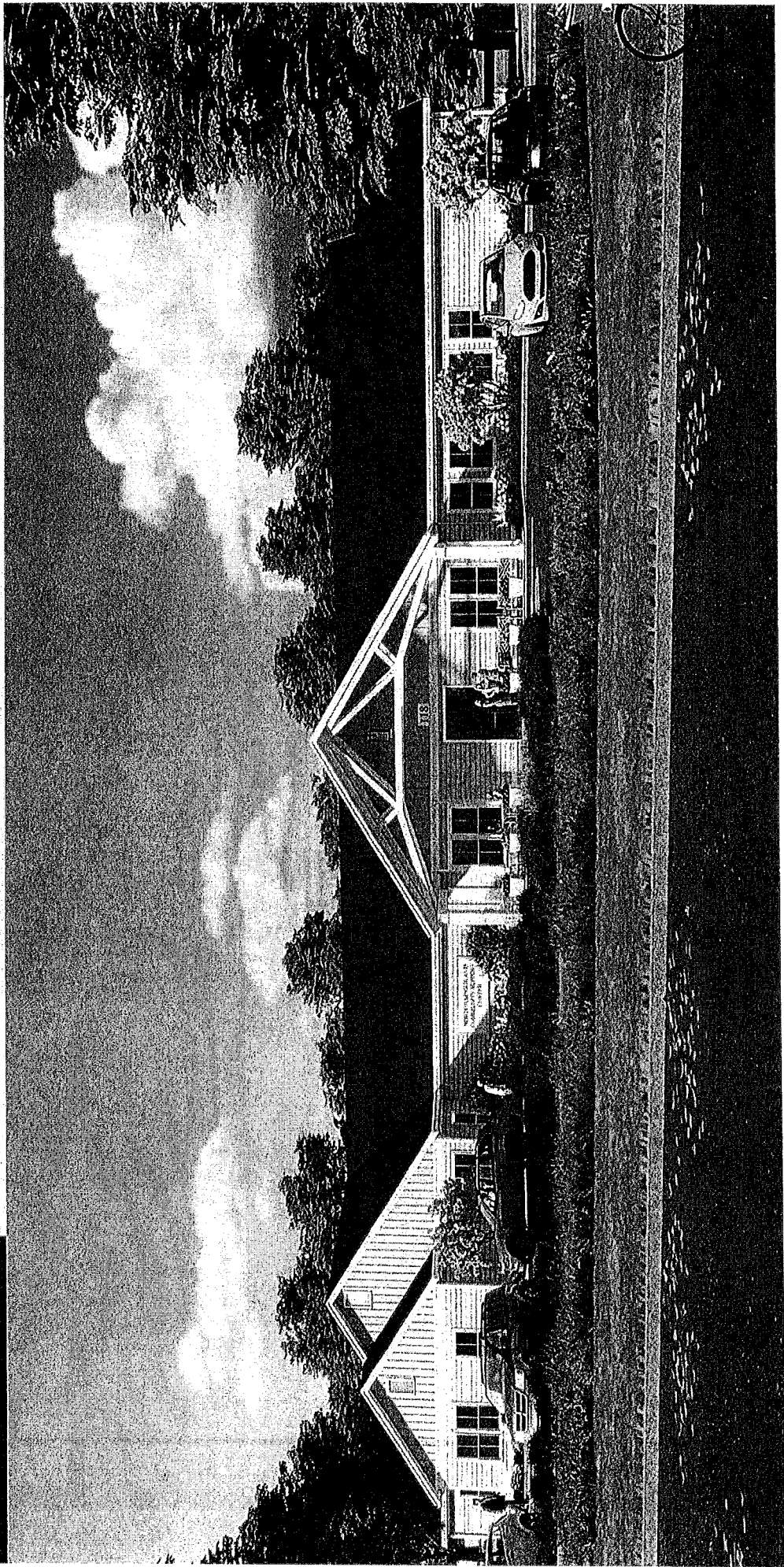
**Town of Norton
Senior/Community Support Center
and Town Hall Projects
Permanent Building Committee Meeting**

In-person and Zoom

August 28, 2023

VERTYX

SENIOR / COMMUNITY SUPPORT CENTER

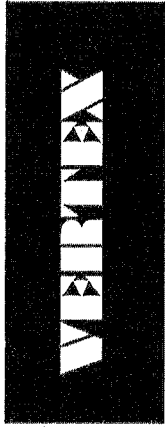




SENIOR CENTER CONSTRUCTION PROGRESS – SEAVER CONSTRUCTION

Progress since last PBC meeting:

- 9 of 11 exterior post piers poured
- Slab poured
- Wood panels installed at perimeter walls (OSB removed, plywood installed)
- Interior wall framing
- Exterior Tyvek AWB installed
- Roof trusses delivered and installation ongoing
- Windows delivered



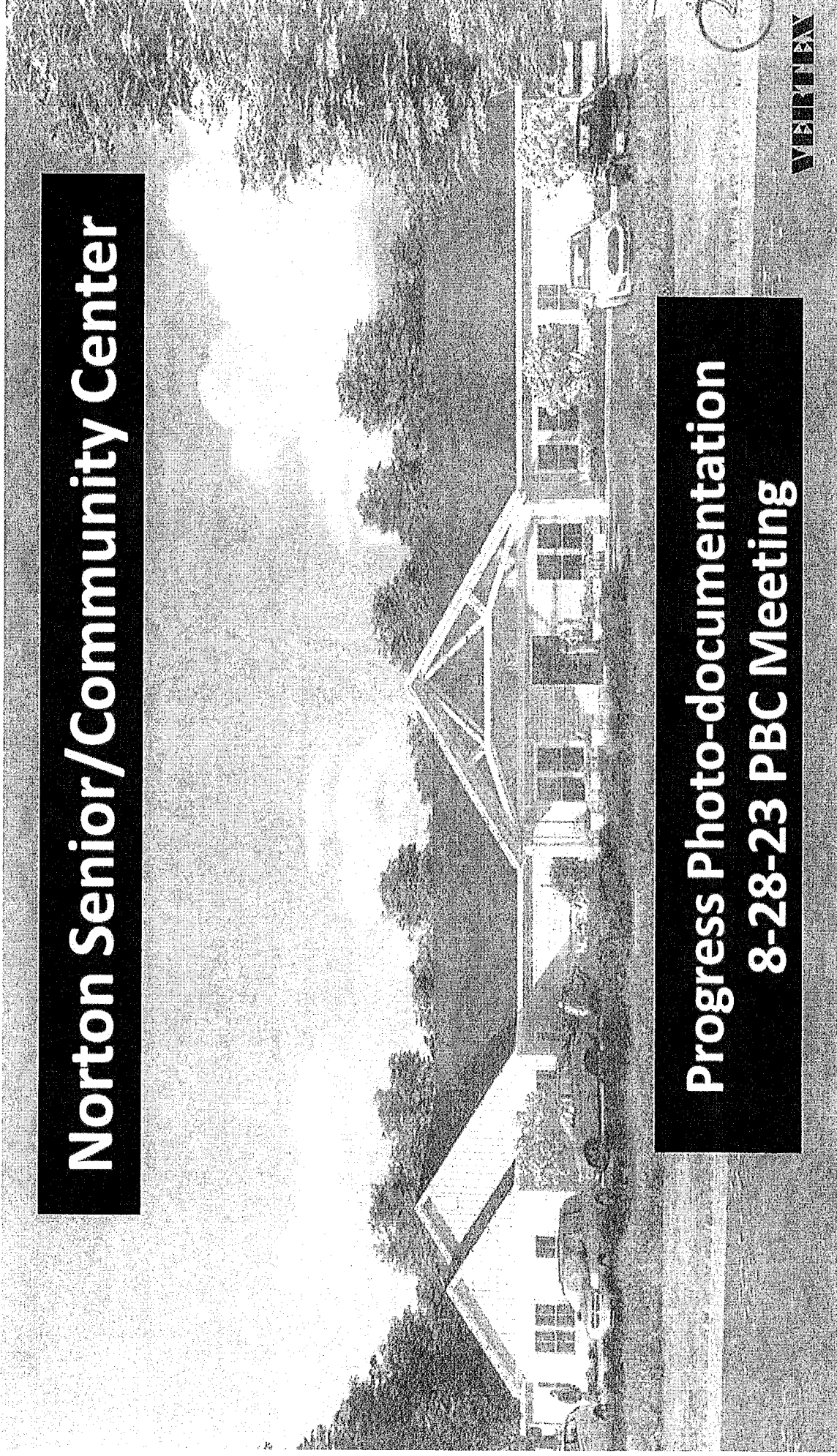
SENIOR CENTER CONSTRUCTION PROGRESS

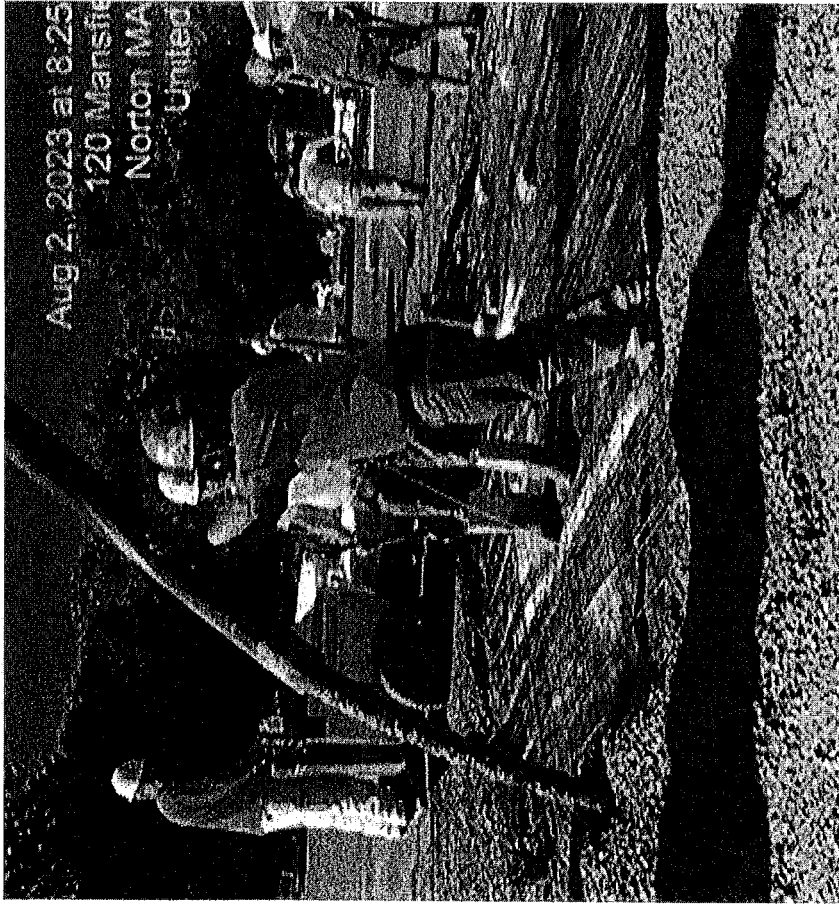
Construction Progress Photo-documentation – 8/28/23

Norton Senior/Community Center

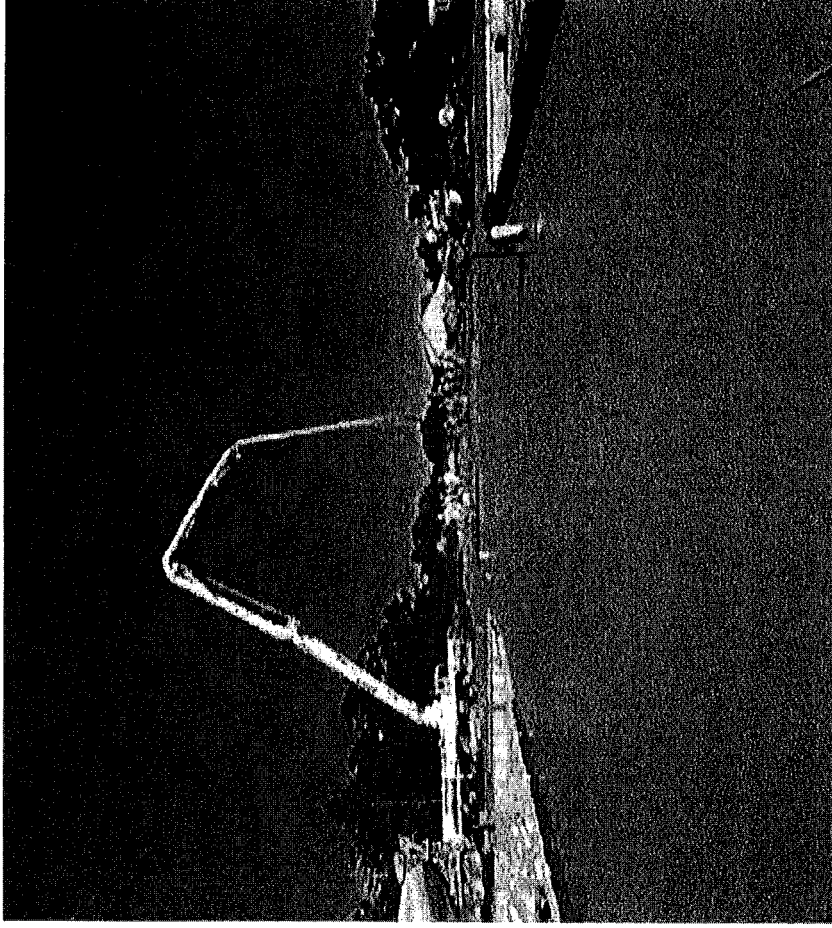
Progress Photo-documentation
8-28-23 PBC Meeting

VERTICAL

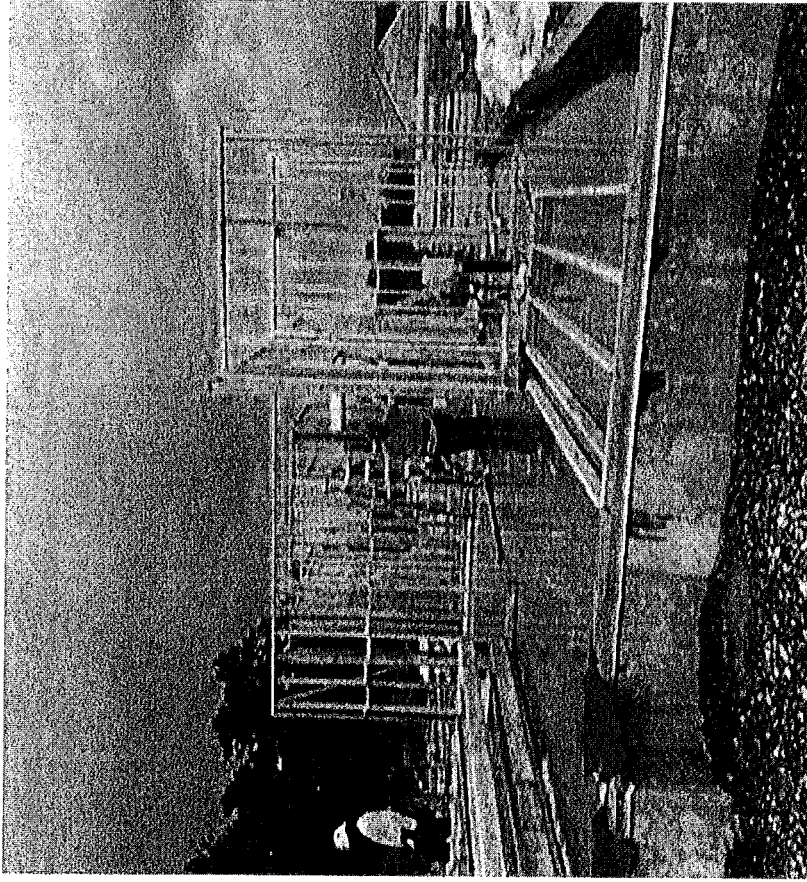




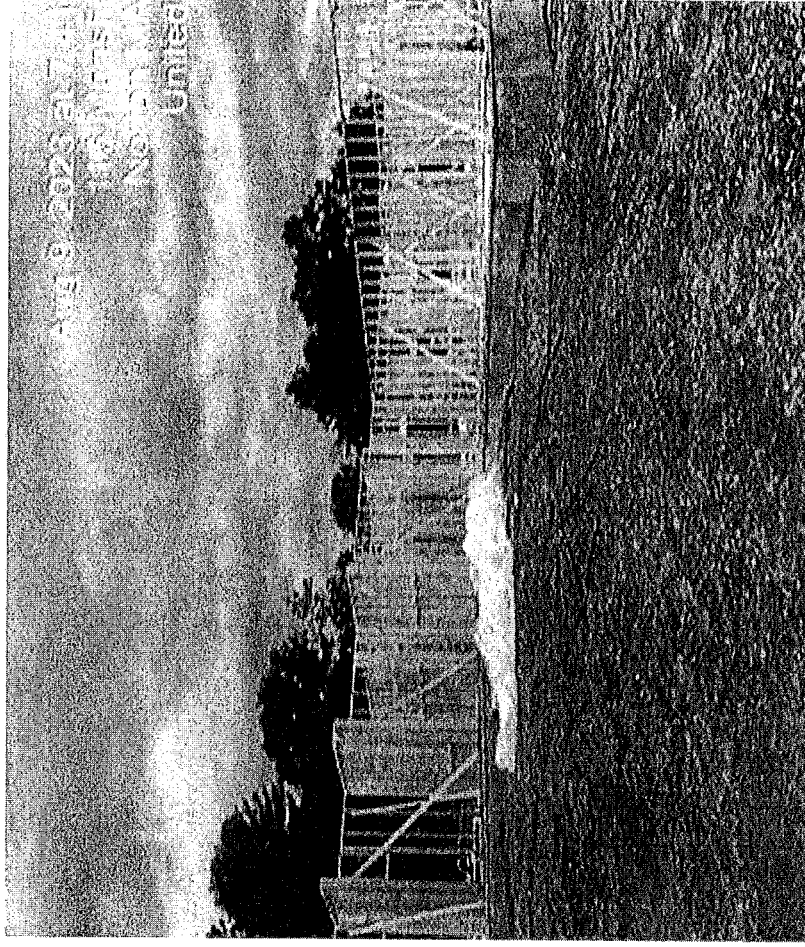
8/2/23 – Pouring slab concrete



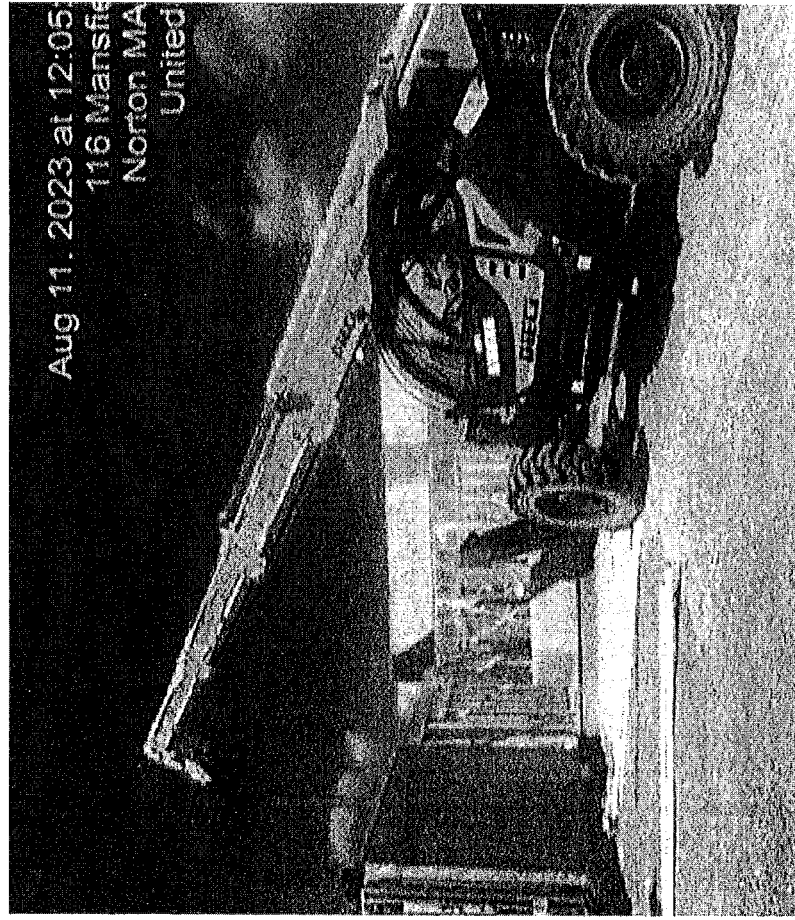
7/11/23 – Pouring slab concrete with pump truck



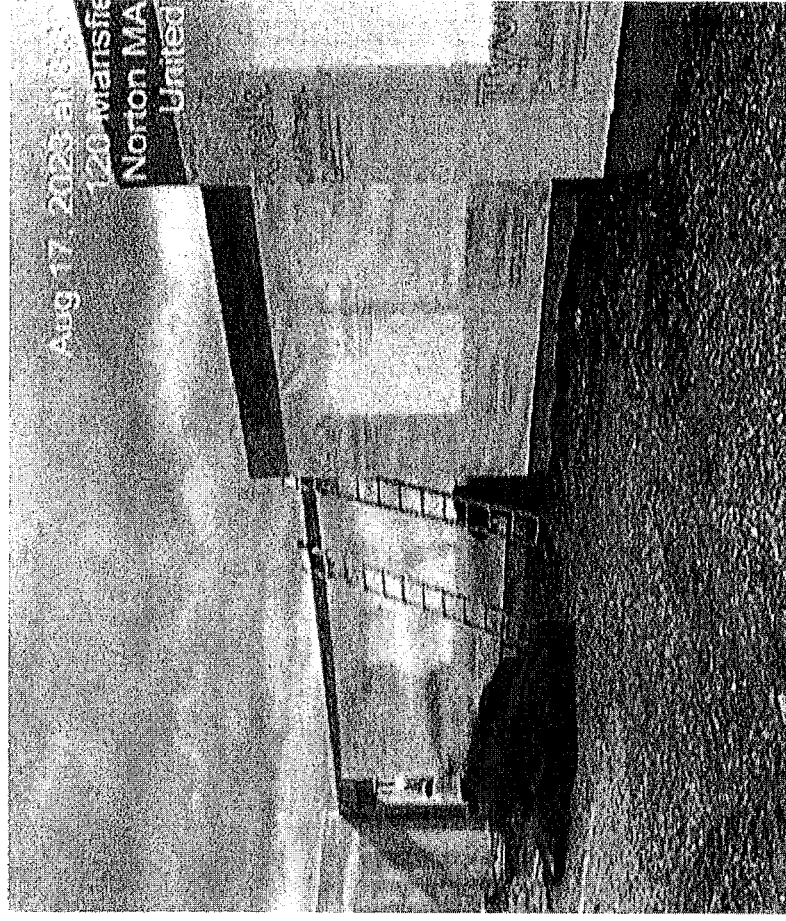
8/8/23 – Framing interior walls



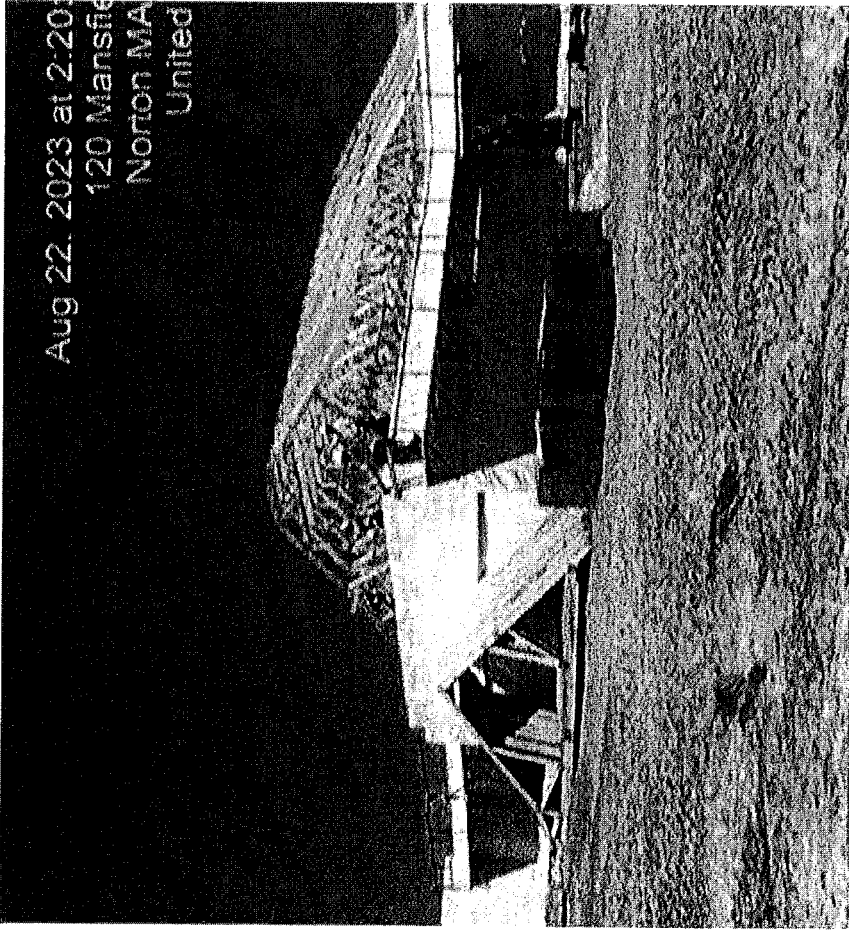
8/9/23 - Wall framing



8/11/23 – Installing exterior wall panels

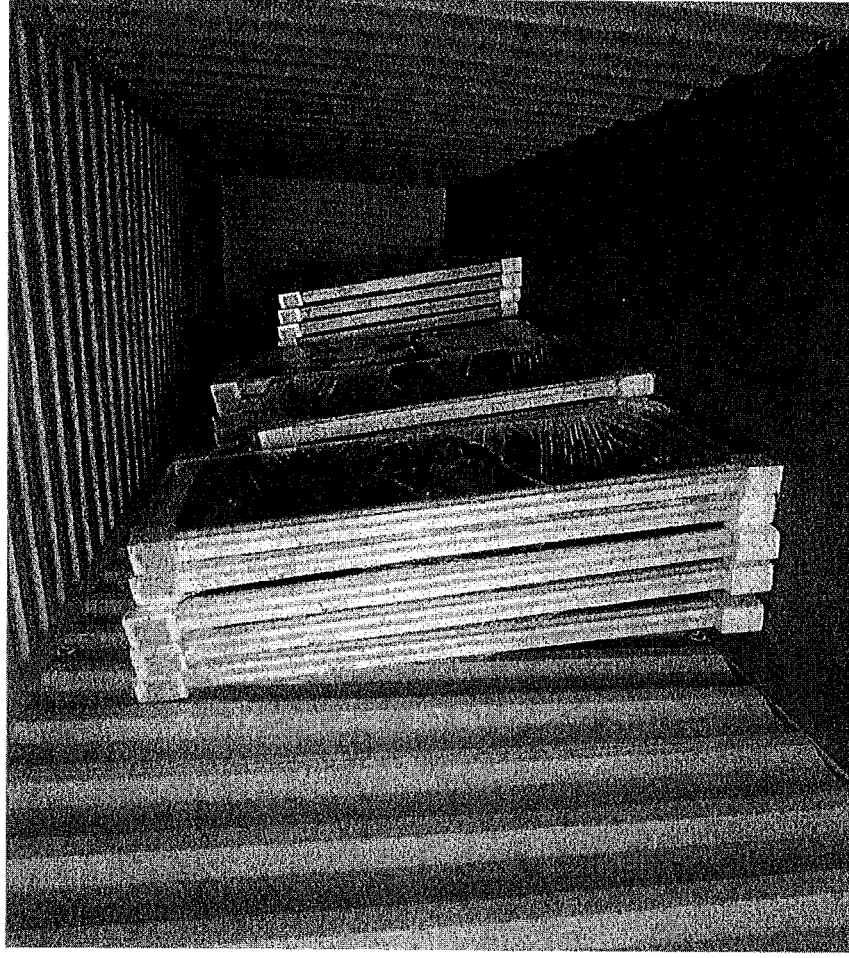


8/17/23 – Tyvek installation on exterior wall panels

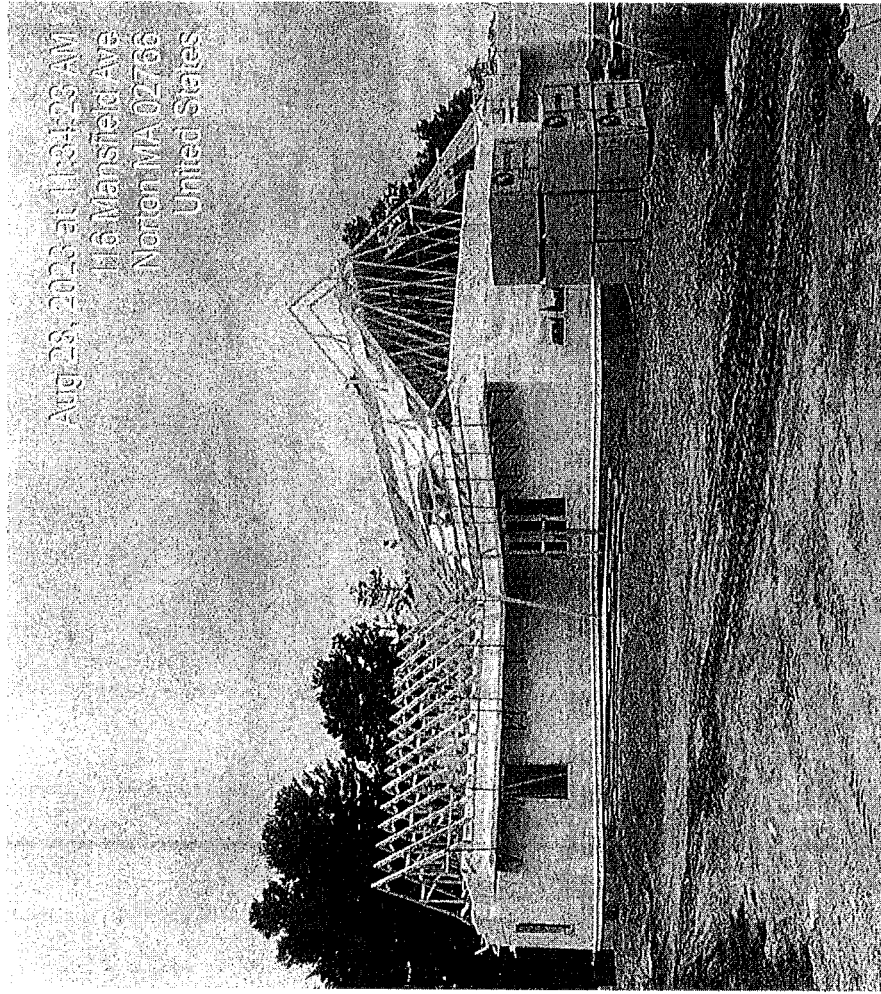


Aug 22, 2023 at 2:20
120 Mansfield
Norton MA
United

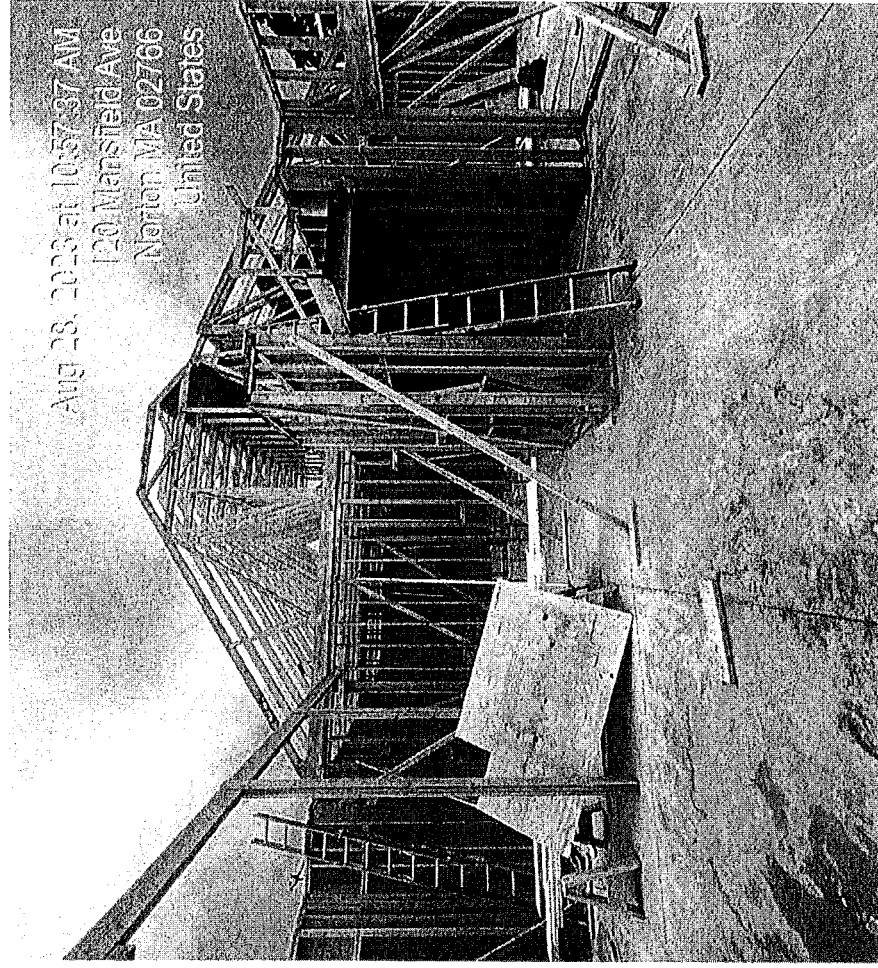
8/22/23 – Installation of roof trusses



8/22/23 – Window delivery



8/28/23 - Start of roof sheathing



8/28/23 - Interior view of wood framing



SENIOR CENTER CONSTRUCTION PROGRESS

Schedule look-ahead:

- Complete 2 exterior piers – Form, rebar, pour concrete
- Complete trusses
- Sheathing on roof
- Window installation
- Siding installation



SENIOR CENTER – OTHER ISSUES

Other issues:

- **MA DOT**
 - Water utility permit – ongoing with MA DOT (VHB, VTX, SCC).
Numerous documents requested
 - Electric – ongoing with MA DOT and National Grid
 - Gas permit – ongoing with MA DOT and Eversource
- **Furniture, Fixtures & Equipment (FF&E) Working Group**
 - Working Group: Beth Rossi, Ruth Schneider, Bob Briscoe, Sosie Megerdichian, Brian Bechet
 - 2nd meeting was 8/22/23
 - Chair and table samples delivered
 - Color board presented



SENIOR CENTER - OWNER ISSUES

Other issues:

- **Azek composite/rubber brick patio**
 - Norton patio option 1 = 1,384 SF; Proposed Cost = \$82,425
 - Norton patio option 2 = approx. 1,290 SF; Proposed cost = \$66,791.25
- **Unsuitable soil**
 - Seaver requesting 15-day time extension
- **Site visit incident 8/18/23**
 - Denial of access for two PBC members by Seaver site super
 - Result is Seaver requiring 3-day advance request for non-construction personnel
 - Fire prevention issue brought up by PBC – NFPA 241
 - Vertex construction safety expert performed unannounced inspection on 8/24/23
 - Seaver performed their own 3rd party safety inspection on 8/24/23



SENIOR CENTER - PROPOSED CHANGE ORDERS UPDATE

Change Orders

CO #1 = \$6,002.70

- PCO #1 – Additional boiler abatement for fire brick - \$9,200.00
 - Finalized at \$3,103.65 – CO #1
- PCO #6 – Revision to switchgear - \$3,162.60
 - Finalized at \$2,899.05 – CCD #1/CO #1

CO #2 = \$86,682.04

- PCO #7R – Unsuitable soil removal and replacement - \$305,803.00
 - Finalized at \$220,276.80
- PCO #8 – Factory applied premium color - \$17,405.24
 - Finalized at \$17,405.24
- PCO #X – Deletion ACM coating removal on foundation – Unit Price Included in CO #2
 - Issued at \$151,000.00 (\$302/Ton x 500 Tons)

Total to Date - \$92,684.74

Construction contingency - \$1,102,534



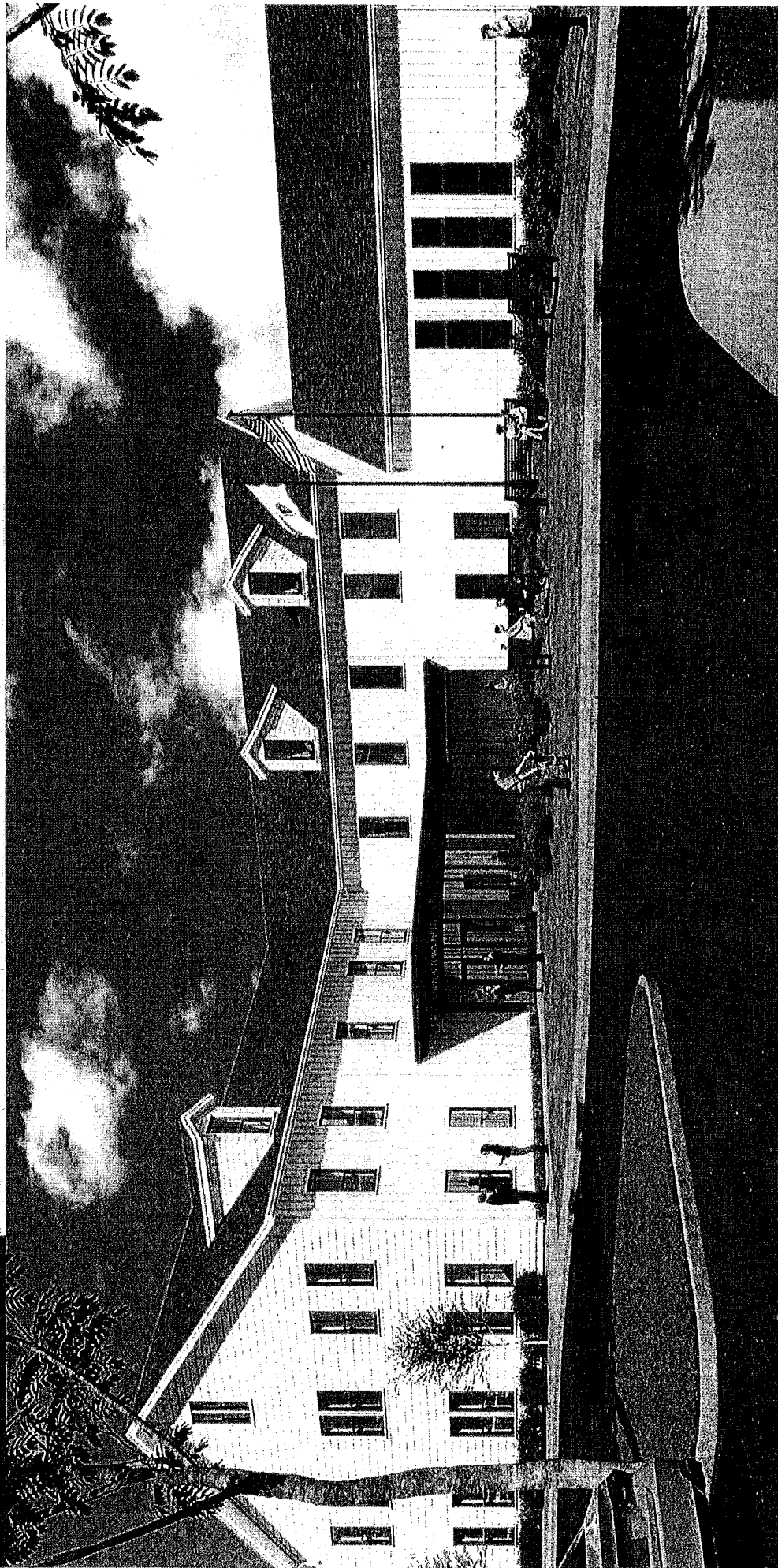
SENIOR CENTER - PROPOSED CHANGE ORDERS UPDATE

Proposed Change Orders - Open

- PCCO #2 – Azek rubber brick patio - \$82,425.00 – COA
- PCCO #10 – Azek rubber brick patio option 2 – \$66,791.25 - COA
- PCCO #3 – Add occupancy sensors for lighting in Large Program room - \$1,838.29 - Comments back
- PCCO #4 – ASI #4 Voltage and electrical phasing revision - \$342.72- Under review
- PCCO #5 – Fire line revision (\$16,628.55) – Comments back
- PCCO #11 – Mass DOT sidewalk and curbing - \$99,744.70

VERTIX

NORTON TOWN HALL

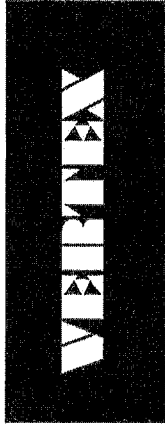




TOWN HALL CONSTRUCTION PROGRESS

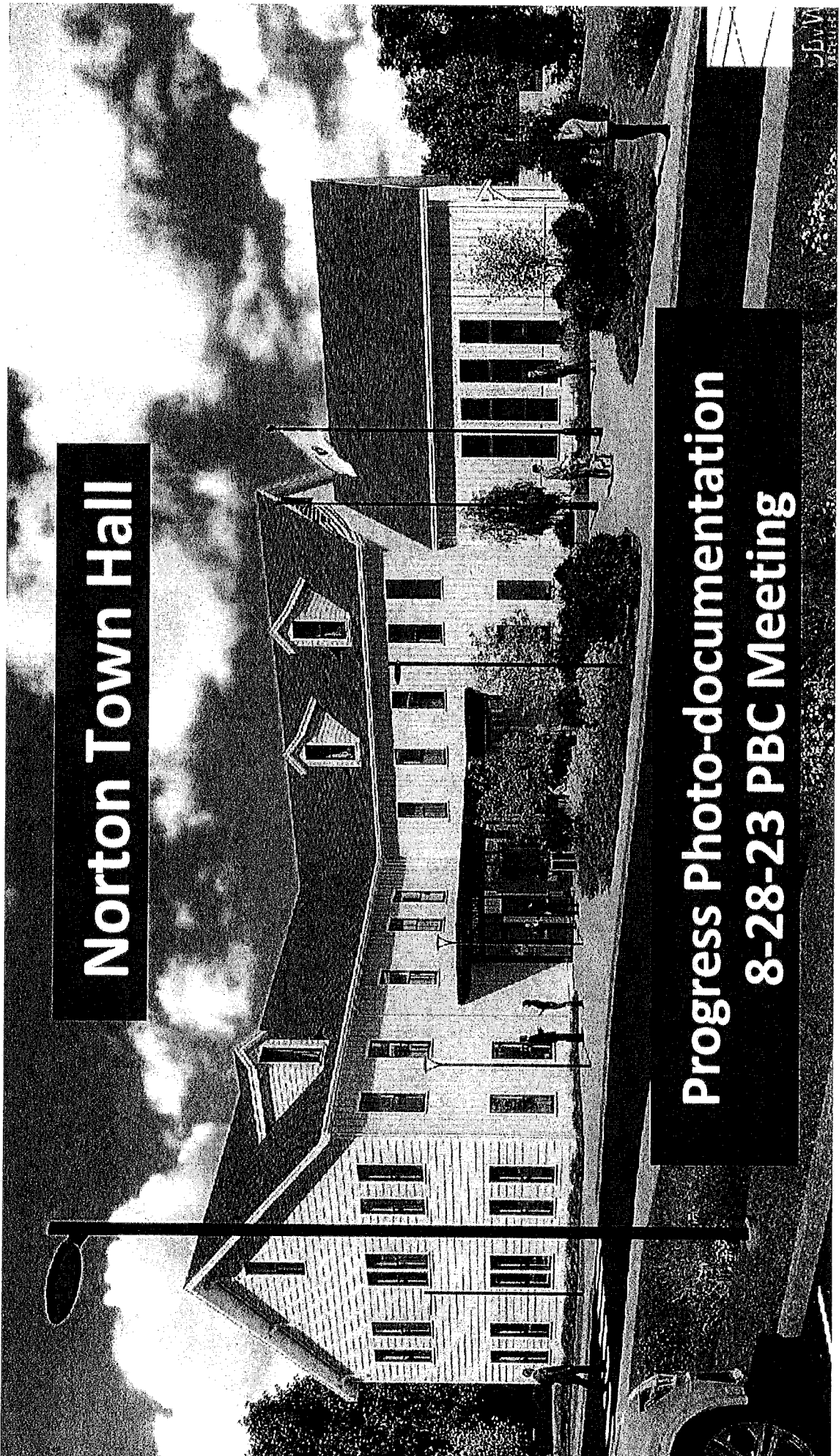
Progress since last PBC meeting:

- Footing and foundation walls
- Excavation and backfill for foundations as needed
- Site drainage installation
- Boulder removal using hoe-ram hammer
- Relocation of gas, electric, fire alarm, and tel/com to DPW complete
- Additional existing septic cesspool/tanks discovered. Pumped out again by Town vendor. Continue monitoring tanks . When new 7,000 gallon septic tank is delivered, it will be used as a holding tank and periodically pumped out until move-in to new Town Hall



TOWN HALL CONSTRUCTION PROGRESS

Construction Progress Photo-documentation – 8/28/23



Norton Town Hall

Progress Photo-documentation
8-28-23 PBC Meeting



8/15/23 - Wall formwork



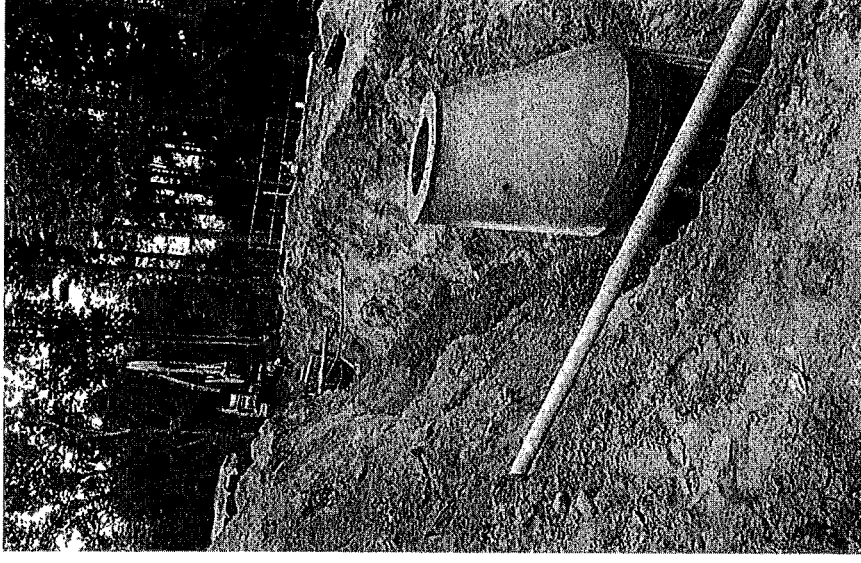
8/15/23 - Wall formwork



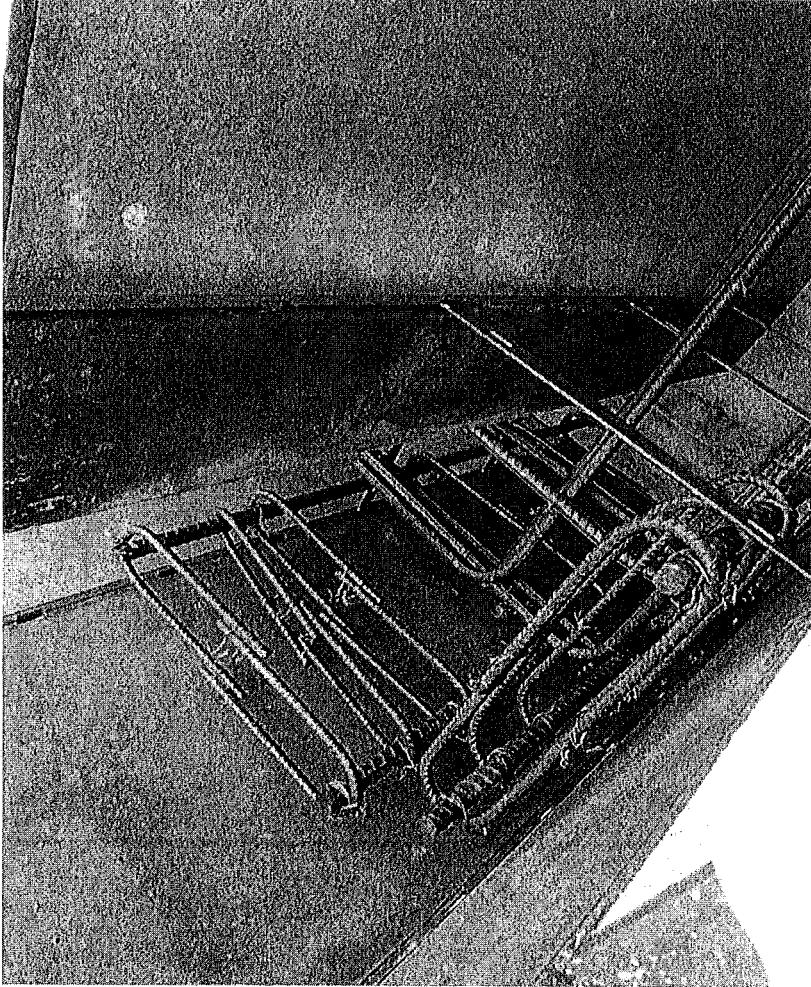
8/15/23 – Wall formwork



8/15/23 – Wall formwork



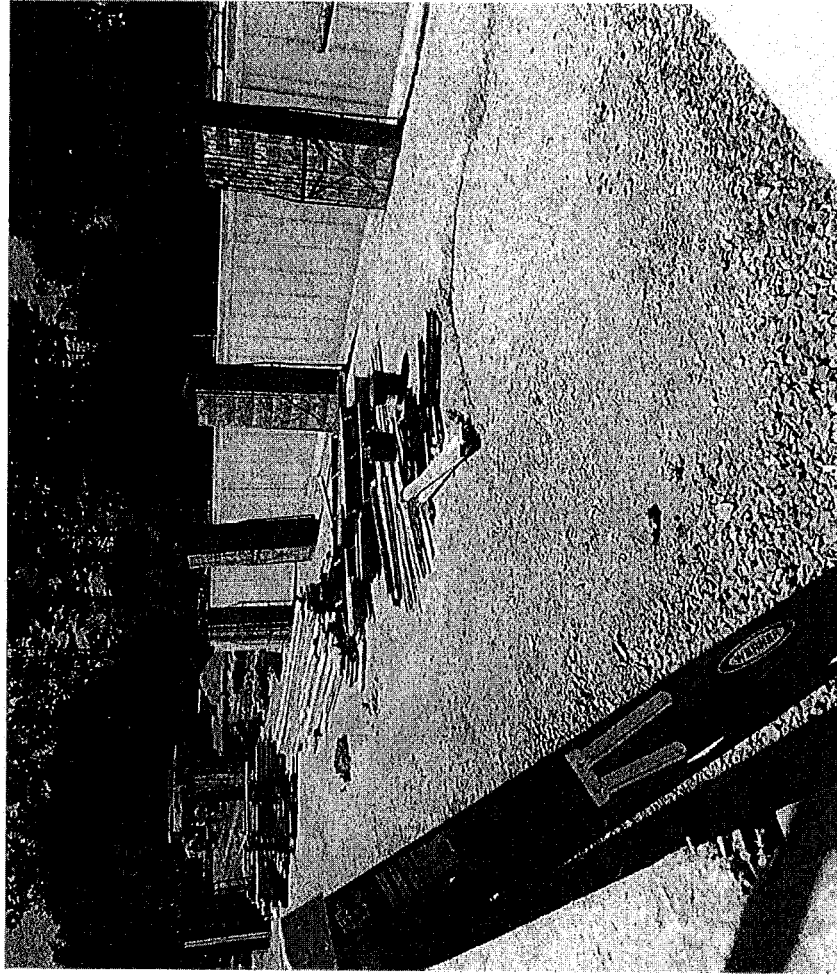
8/15/23 – Installation of drainage



8/15/23 – Rebar in formwork corner



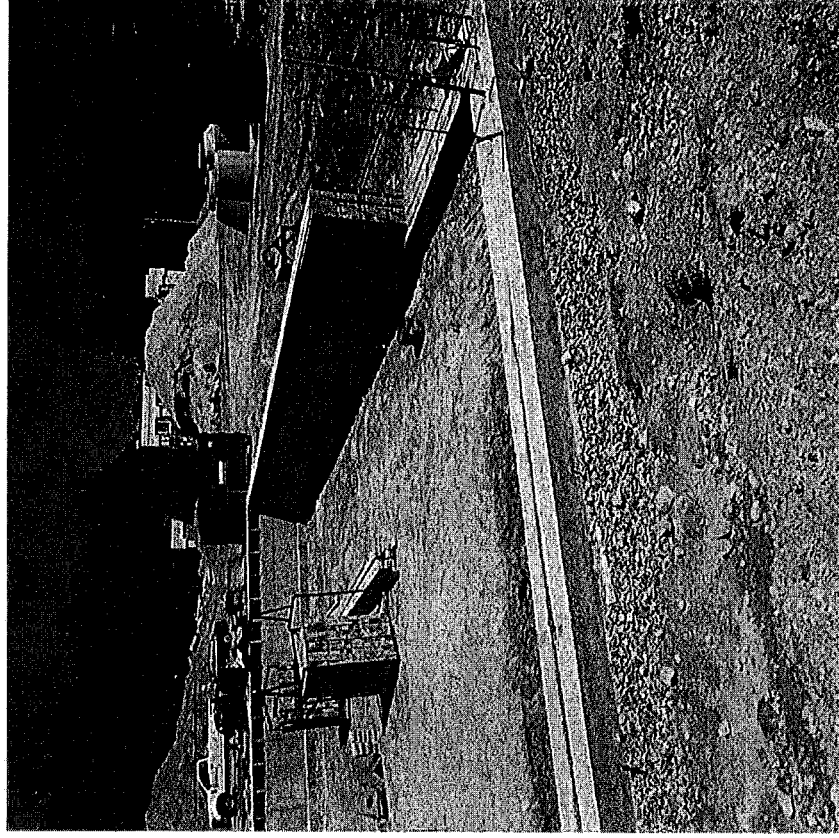
8/22/23 – Poured foundation wall east



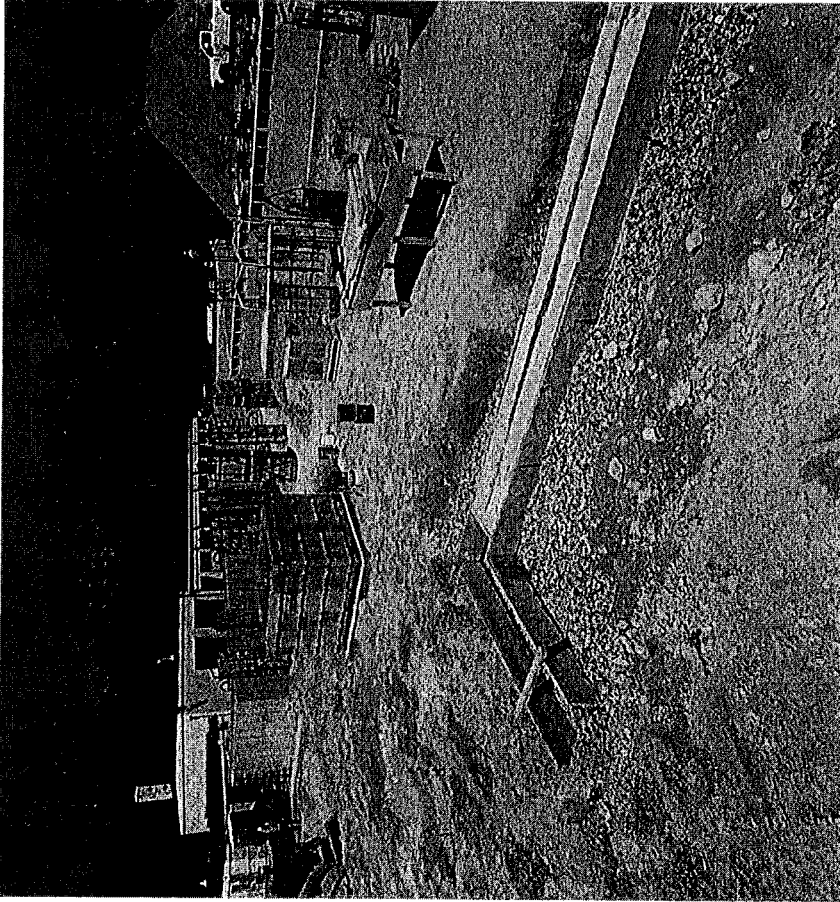
8/22/23 – Poured foundation wall interior



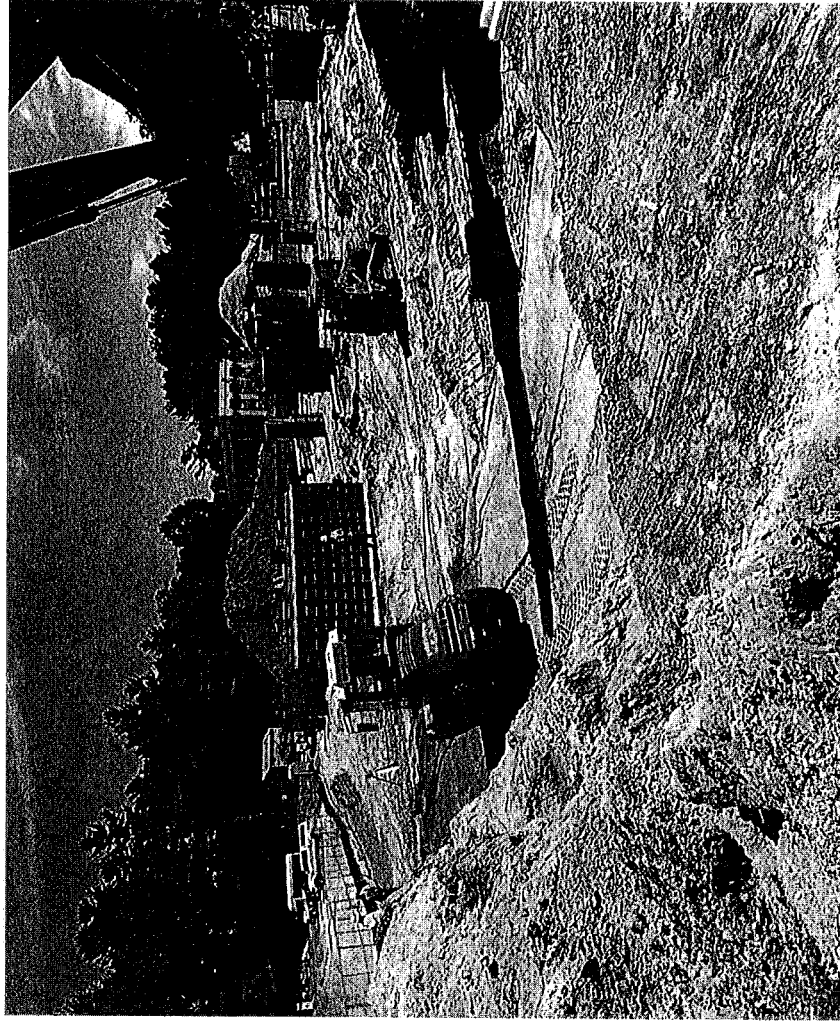
8/22/23 – Drainage installation west side



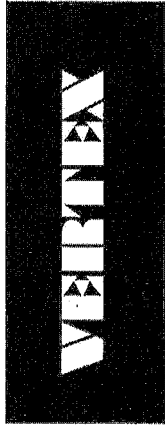
8/22/23 – Footing and wall west side



8/22/23 – Footing and wall west side



8/23/23 – Backfilling with structural fill in prep for footings.



TOWN HALL CONSTRUCTION PROGRESS

Schedule look-ahead:

- Complete foundation walls
- Backfill foundation
- Start underslab utilities – plumbing and electrical
- Continue site utilities and new septic system

Other issues:

- **Septic system**
 - Discovered additional cesspool/tanks with lids buried. Town pumped out again. System has breakout during heavy rain. Reviewed with civil engineer and contractor. When new 7,000-gallon septic tank is delivered, it will be used as a holding tank during construction
- **Switchgear Lead Time**
 - 52-week lead time for 1200A
 - Reviewed with electrical engineer and contractors. Suggested splitting into two 800A panels that are less lead time. Some engineering may be required.



Town Hall - Proposed Change Orders

Proposed Change Orders

- Proposal Requests issued
 - PR #1 - Delete two swing gates west side of NFD
 - PR #2 - Revise plumbing sanitary main cleanout to meet Code
 - PR #3 - Add ZCC flashing at air terminal for lightning protection system
 - PR #4 - Add electrical connection for septic controller and pumps
 - PR #5 - BOH requested improvement to septic system to add effluent filter
 - PR #6 - Additional scope for power, FA, and CTV relocated feeds to DPW including wiring
 - PR #7 - Delete card readers at main entry doors - VOID
 - PR #8 - Electrical revision to ERV
 - PR #9 - Add 15 motion sensors
 - PR #10 - Electrical revisions for humidifiers
 - PR #11 - Electrical changes for elevator



Town Hall - Proposed Change Orders

Proposed Change Orders

- PCOs submitted
 - PCO #1R - Revise plumbing sanitary main cleanout to meet Code - \$1,289.54 - CO #2
 - PCO #2R - Delete two swing gates west side of NFD - (\$8,484.00) - CO #2
 - PCO #3 - Electrical filed sub reconciliation - \$(129,410.00) - **Approved - CO #1**
 - PCO #4R4 - BOH requested improvement to septic system to add effluent filter - \$4,662.63 - CO #2
 - PCO #5R3 - Add electrical connection for septic controller and pumps - \$19,844.45 - CO #2
 - PCO #6R4 - Additional scope for power, FA, and CTV relocated feeds to DPW - \$63,976.81 - CO #2
 - PCO #7 - Add ZCC flashing at air terminal for lightning protection - \$877.77 - CO #2
 - PCO #8 - Revise power connection for ERV in MDP panel (\$271.74) - CO #2
 - PCO #9R1 - Added security motion sensors - \$11,160.65 - CO #2
 - PCO 11R1 - Unforeseen rock removal Unit Price #2 - \$30,855.00 - CO #2
 - PCO #12 - Comcast connection charge - \$3,676.04 - Under review
 - PCO #13 Electrical revisions for humidifiers - \$2,287.50 - CO #2

Total to date - \$464.65

Construction contingency = \$849,640