



MINUTES

TOWN OF NORTON

RECEIVED
NORTON TOWN CLERK

Town Clerk Date/ Time Stamp
2023 OCT 31 AM 9:10

Board/ Committee: Permanent Building Committee

Meeting Date: September 25, 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), Sandy Ollerhead (FinCom Rep), Steve Hornsby (SB Rep)

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

Public: J. Brisco

Meeting called to order at: 6:00 PM and adjourned at: 6:28 PM

Meeting Motions / Actions and Summary of Discussions:

A. Meeting Minutes
N/A

B. Mail / Correspondence
N/A

C. Chair Report
Chair (J. Slattery) reported that he continues to visit both project sites and has signed several payment vouchers.

- D. OPM Community / Senior Support Center Update
S. Kirby (OPM) provided a presentation on the status of the Community Center project (see attached).
- S. Kirby noted that the window sashes were bowed, replacement sashes ordered and will be replaced.
 - The virtual meeting with MassDOT was held today and MassDOT will not waive their requirement of installing a sidewalk along Route 140 in front of the Senior Center. Town questioned the benefit of installing a sidewalk that does not connect to anything, and MassDOT said they would prioritize installing a sidewalk connection to Freeman Street.

Vertex will work with Seaver of pricing the sidewalk required by MassDOT.

- S. Kirby noted that Seaver still does not have an approved base-line schedule; Seaver's request for a 15-day time extension was denied; project completion scheduled for May 2024, which is unlikely with possible assessed liquidated damages of \$2,000/day.

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

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)

CO#3 - \$68,786.18

Includes PCO#3R (occupancy sensors) - \$1,681.45, PCO#4 (KEF breaker) - \$313.48, PCO#10R3 (Azek rubber bricks) - \$66,791.25

COA will use their \$50,000 grant and raise an additional \$16,791.25 to fund PCO#10R3.

E. Town Hall Project

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

DPW Duct Bank: S. Kirby noted that MOCC damaged the DPW conduit, but no service interruptions occurred. MOCC will repair at their cost.

Exterior Backfill: S. Kirby noted MOCC used on-site material to backfill the foundation without first having it tested to see if it met project requirements, it did not. A sample was taken and will be reviewed by DBVW's geotechnical engineer.

Schedule: Based on the August 2023 update schedule, substantial completion of the new Town Hall building is July 2024 and the site October 2024. See below.

S. Kirby reviewed the list of Change Orders – see attached.

CO#1 (\$129,410) credit

PCO#3 Electrical filed sub-bids

CO#2 \$125,874.65

CO#3 \$51,850.72

Includes: PCO#10R1 wall hung toilets \$19,953.73; PCO#14 unforeseen trench \$19,340.00; PCO#15 elevator electrical (\$1,757.26) credit; PCO#16 switchgear restocking fee \$14,314.25

S. Kirby reviewed the Town Hall Project Schedule:

July 12, 2024	Substantial completion – building
July 2024	Furniture delivery
August 13, 2024	Final completion - building
October 13, 2024	Phase 2 site / demolition
November 13, 2024	Project close out

DBVW presented color choices for the Town Hall roof.
Committee voted to approve "Max DEF Moire Black" from Landmark Pro

<u>Next Meeting(s)</u>	<u>Time</u>	<u>Location</u>
October 30, 2023	6:00 PM	Council on Aging

Minutes respectfully submitted by:

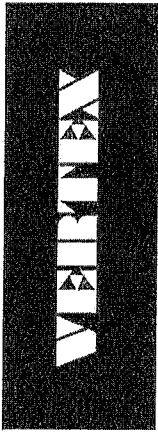
Mark Gershman, PBC Clerk

Signed by Chairperson:

James M. Slattery, Chairman

Minutes Approved by Committee on:

10/30/2023

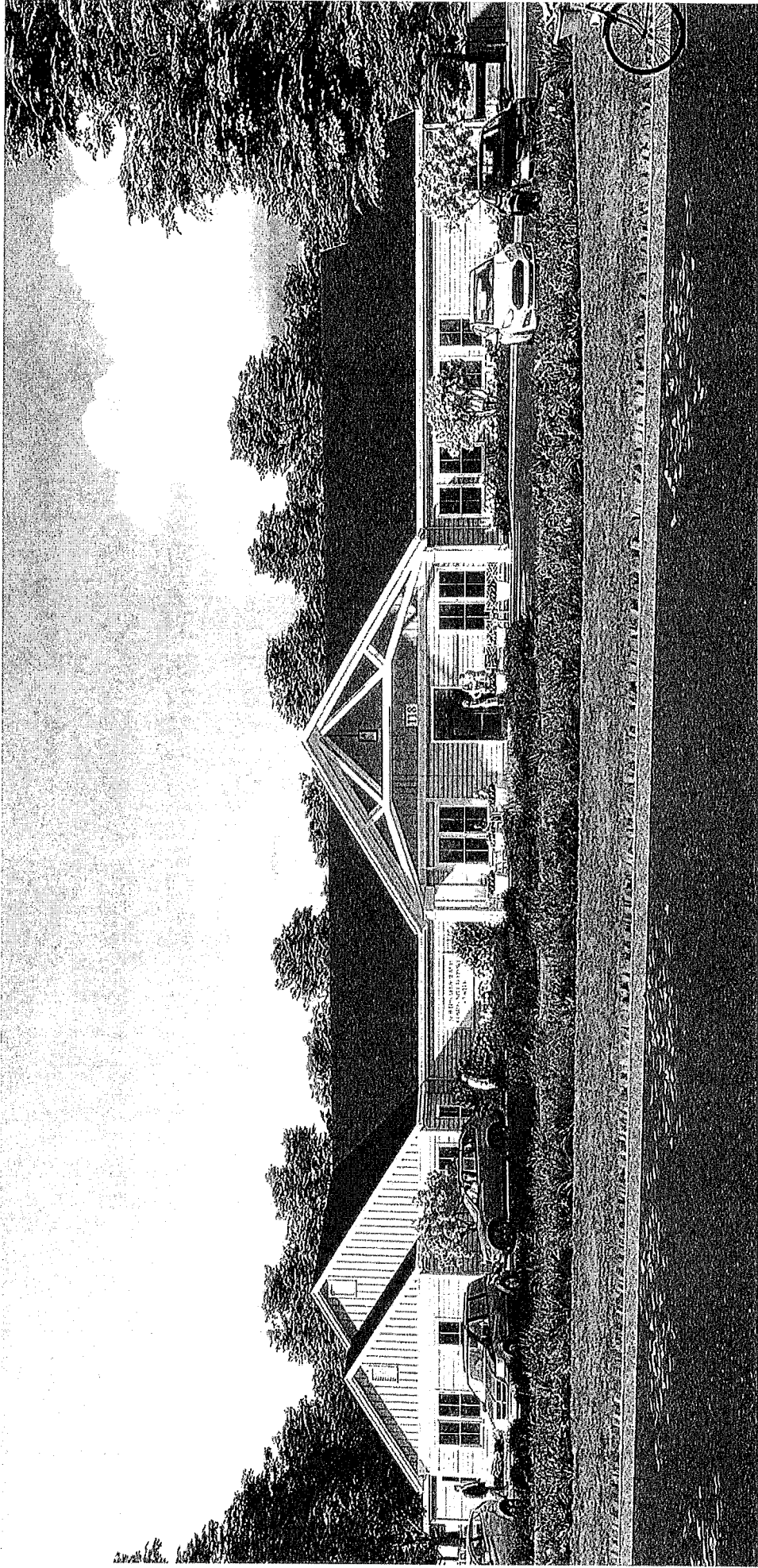


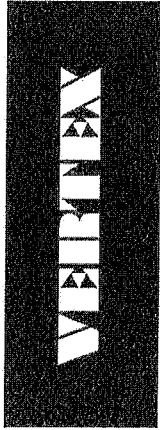
**Town of Norton
Senior/Community Support Center
and Town Hall Projects
Permanent Building Committee Meeting**

In-person and Zoom
September 25, 2023

VERITY

SENIOR / COMMUNITY SUPPORT CENTER

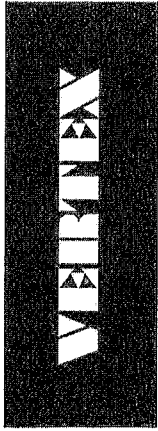




SENIOR CENTER CONSTRUCTION PROGRESS – SEAVER CONSTRUCTION

Progress since last PBC meeting:

- Interior wall framing
- Roof truss and 1st layer plywood roof sheathing installation
- Entry timber framing installed
- Start of siding and trim installation
- Windows installed
- Fireplace box and flue started
- Plumbing rough-ins started
- HVAC delivered



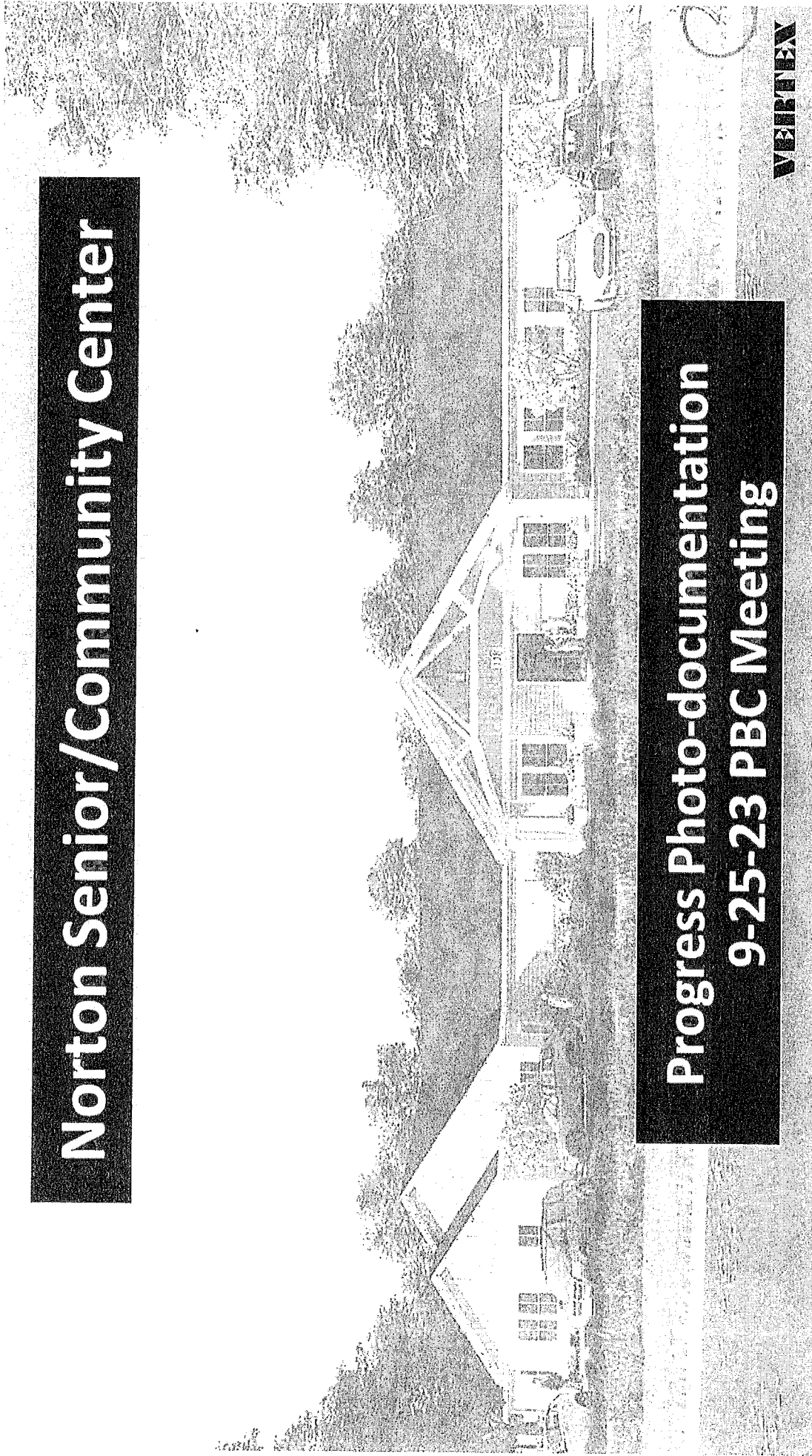
SENIOR CENTER CONSTRUCTION PROGRESS

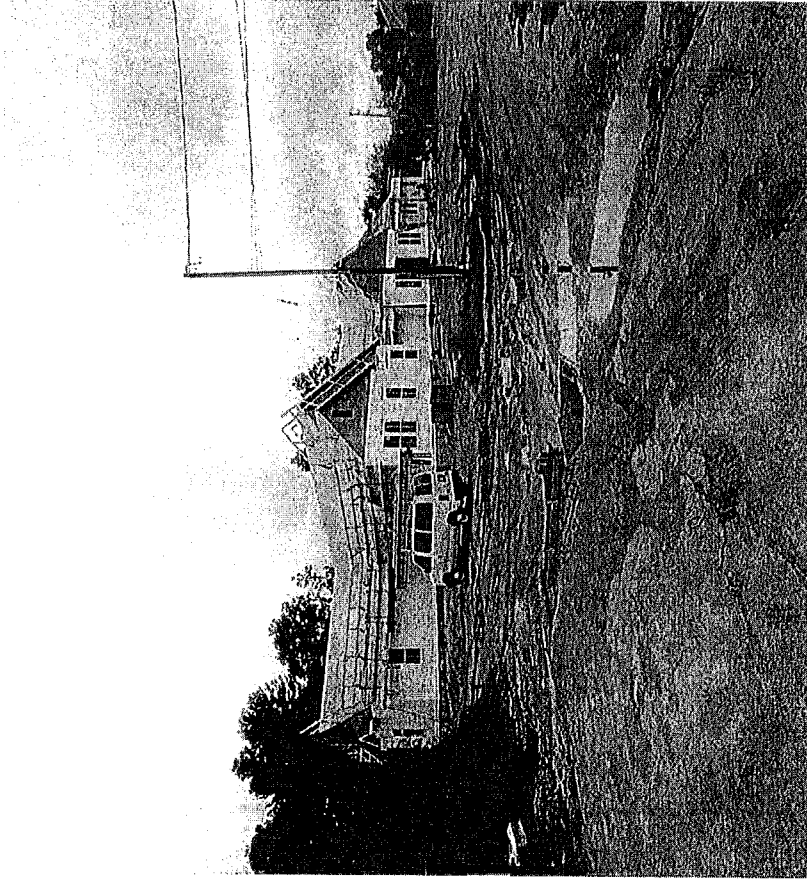
Construction Progress Photo-documentation – 9/25/23

Norton Senior/Community Center

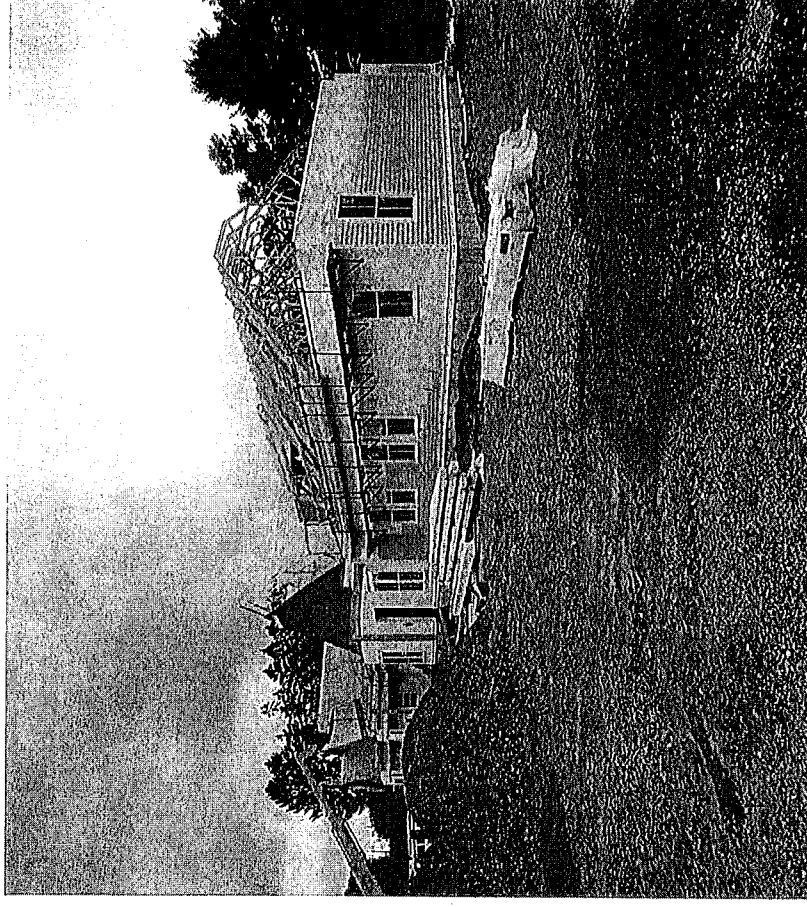
Progress Photo-documentation
9-25-23 PBC Meeting

VERTEX

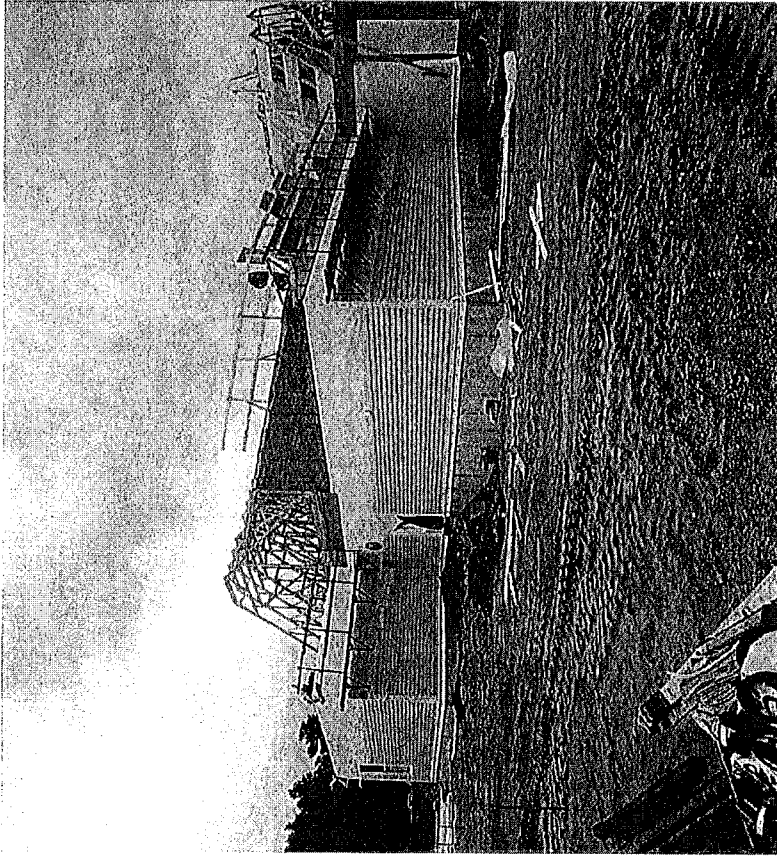




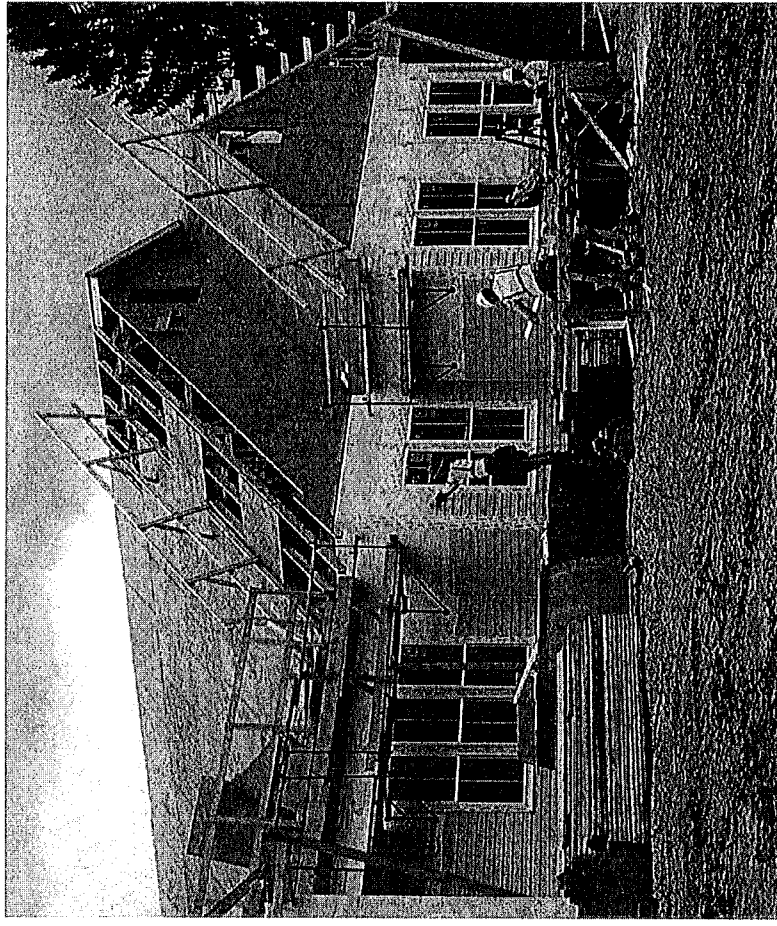
9/12/23 – SE elevation



9/12/23 – NE elevation



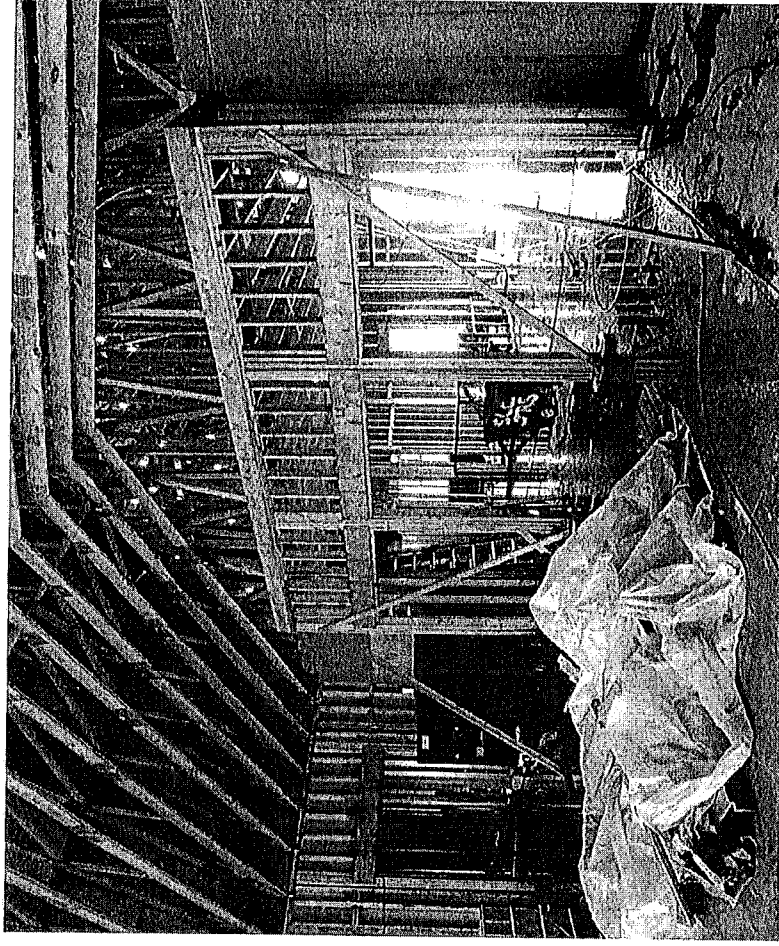
9/12/23 – Framing and siding NW elevation



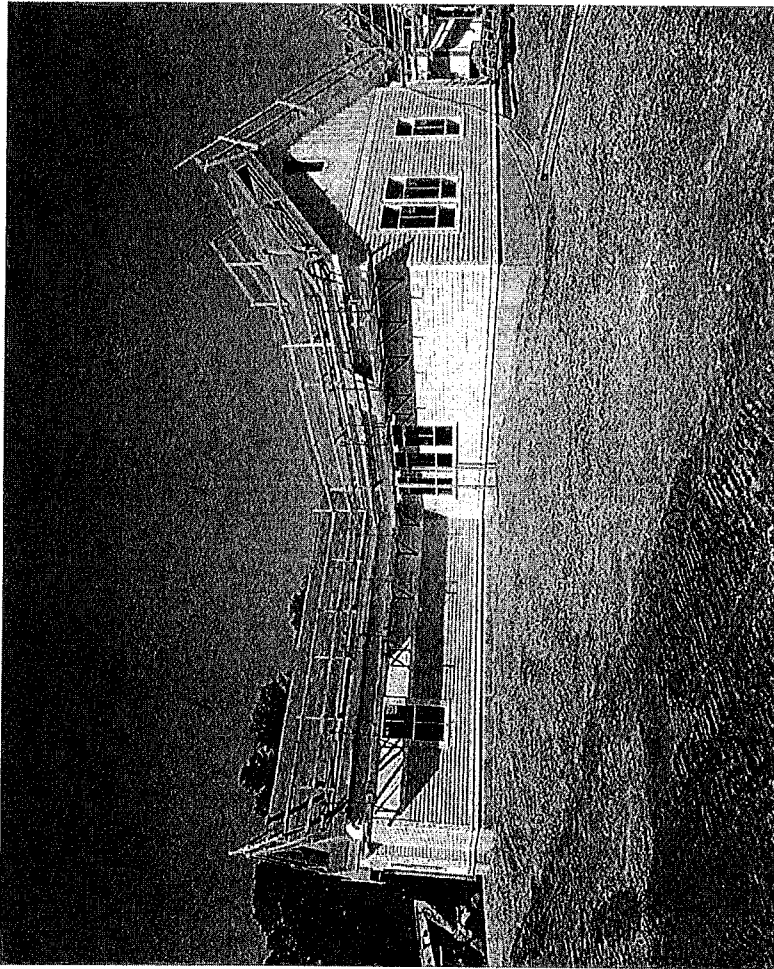
9/12/23 - Siding installation at rear SW elevation



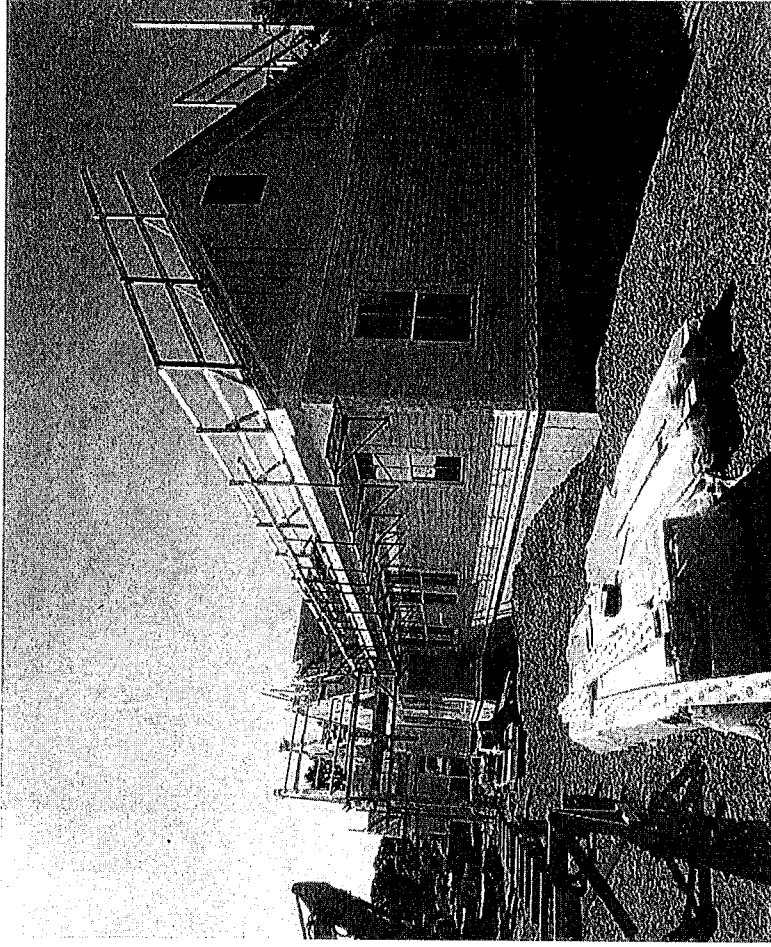
9/19/23 – Multipurpose Room facing exterior



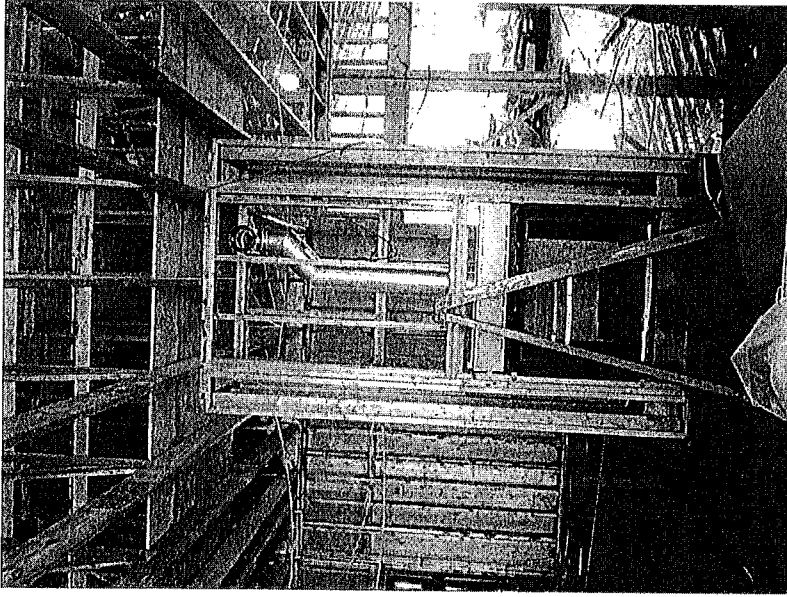
9/19/23 – Multipurpose Room facing corridor/lobby



9/19/23 – Siding at SE elevation



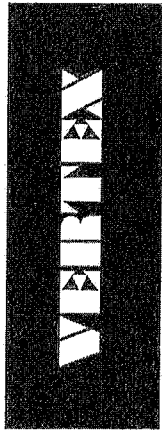
9/19/23 – Siding at NE elevation



9/19/23 – Fireplace box and duct



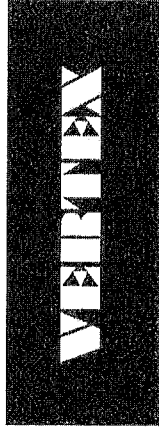
9/19/23 – Plumbing rough-ins



SENIOR CENTER CONSTRUCTION PROGRESS

Schedule look-ahead:

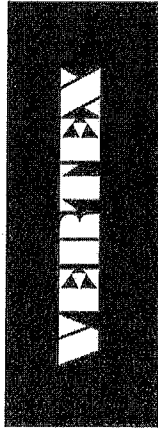
- Continue sheathing layer #2 on roof
- Window sash replacement by manufacturer
- Continue siding and trim installation
- Start roofing
- Continue MEPFP rough-ins
- Start septic system



SENIOR CENTER – OTHER ISSUES

Other issues:

- **MA DOT**
 - Meeting with MA DOT held today. No relief provided on DOT required sidewalk along Route 140.
 - DOT To review connection of new sidewalk to Freeman Street sidewalk as a priority
- **Windows**
 - Sash as delivered are bowed. Frames are square.
 - Quaker Window has delivered new sash and will replace all.
- **Schedule**
 - Baseline still not accepted. 15-day time extension request for unsuitable soils denied.



SENIOR CENTER - PROPOSED CHANGE ORDERS UPDATE

Change Orders

Change Order #1 - \$6,002.70

Change Order #2 - \$86,682.04

Change Order #3 - \$68,786.18

- PCO #3R – Additional occupancy sensors in Large Program room - \$1,681.45
- PCO #4R – KEF circuit breaker change - \$313.48
- PCO #10R3 – Rear patio Azek rubber bricks requested by COA - \$66,791.25
(donation funds)

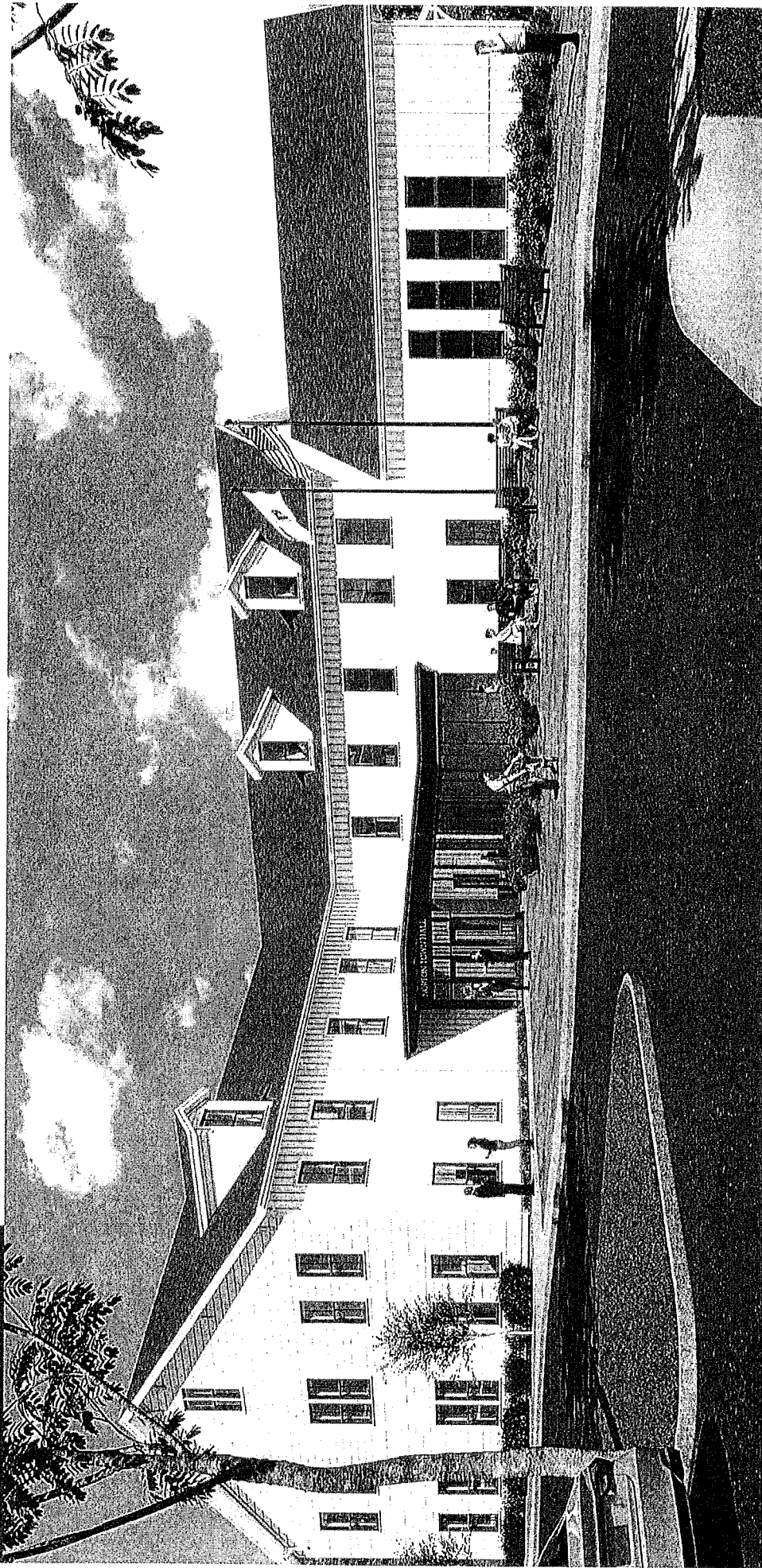
Total to Date = \$161,470.92

Construction contingency = \$1,102,534

Construction Contingency remaining = \$1,007,854.33

VERTNEY

NORTON TOWN HALL

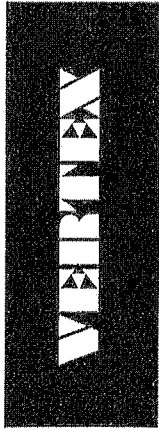




TOWN HALL CONSTRUCTION PROGRESS

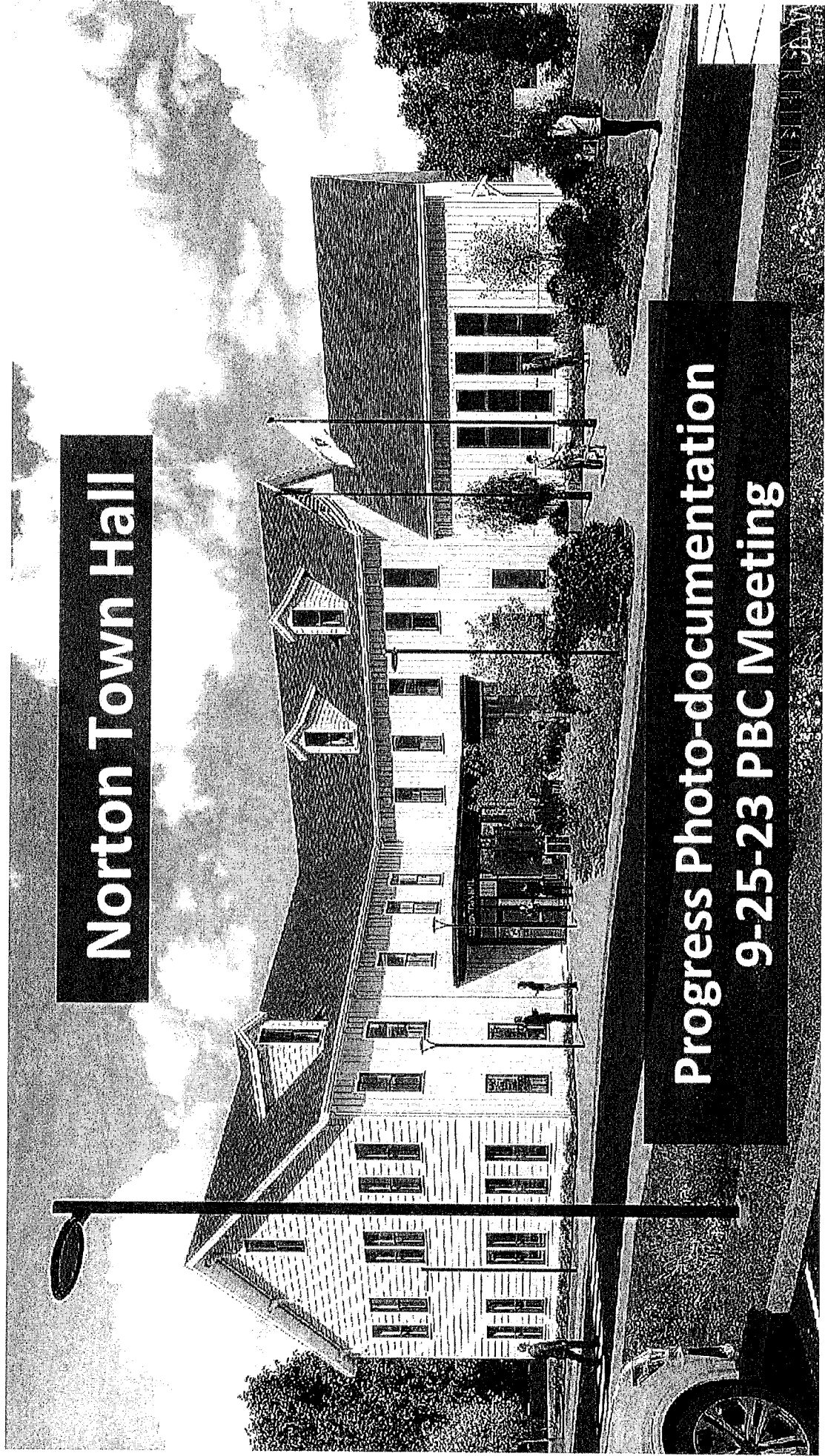
Progress since last PBC meeting:

- Backfilling of footing and foundation walls (interior)
- Foundation insulation
- Domestic and fire water service at building
- Site drainage and septic installation
- Boulder removal in septic trench using hoe-ram hammer
- Started underslab electric and plumbing



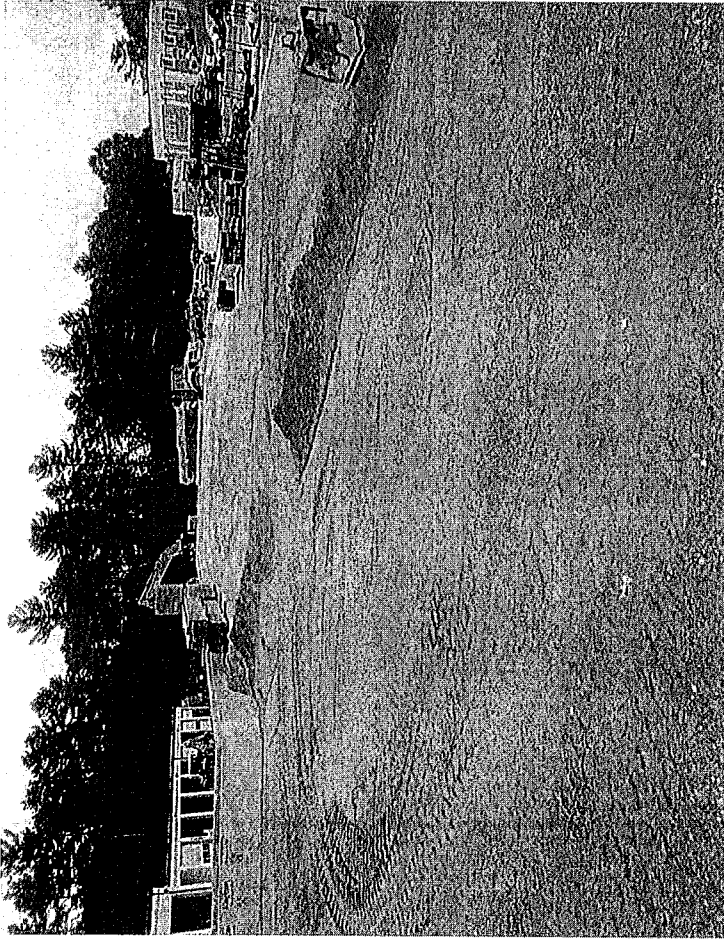
TOWN HALL CONSTRUCTION PROGRESS

Construction Progress Photo-documentation – 9/25/23

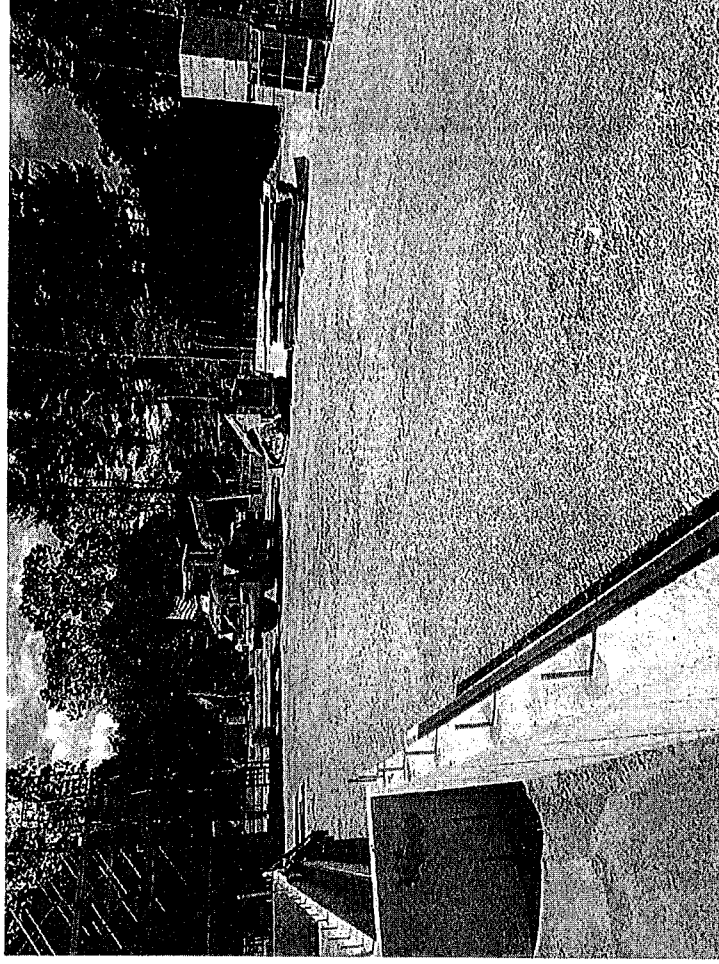
An architectural rendering of a three-story town hall building with a gambrel roof and dormer windows. The building is light-colored with dark shutters. A flagpole with a flag stands in front of the building. A street lamp is in the foreground on the left. A car is partially visible in the bottom right corner. The sky is cloudy.

Norton Town Hall

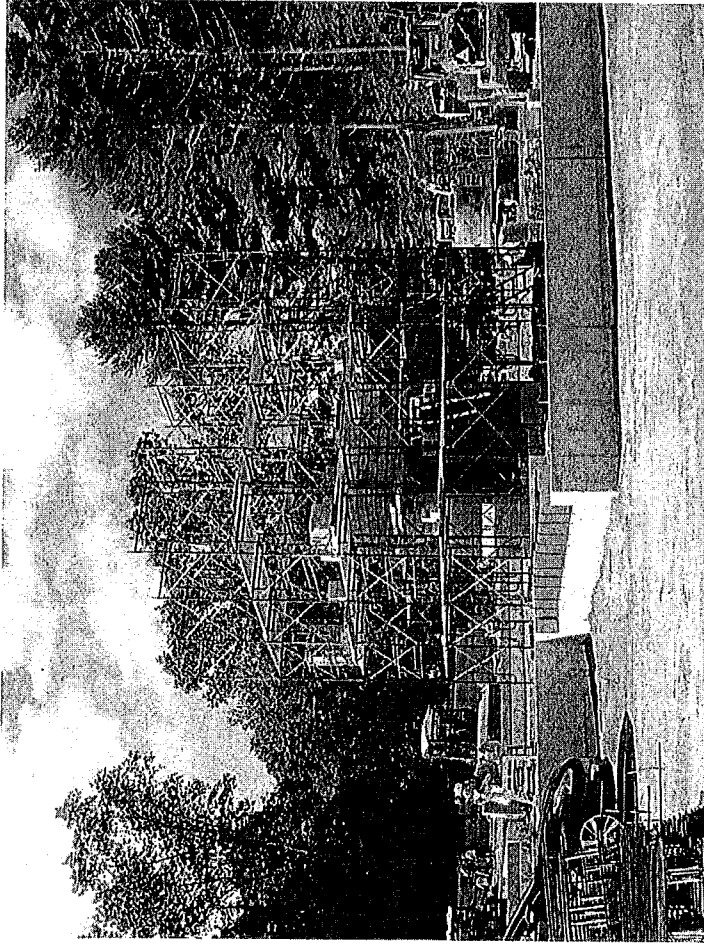
Progress Photo-documentation
9-25-23 PBC Meeting



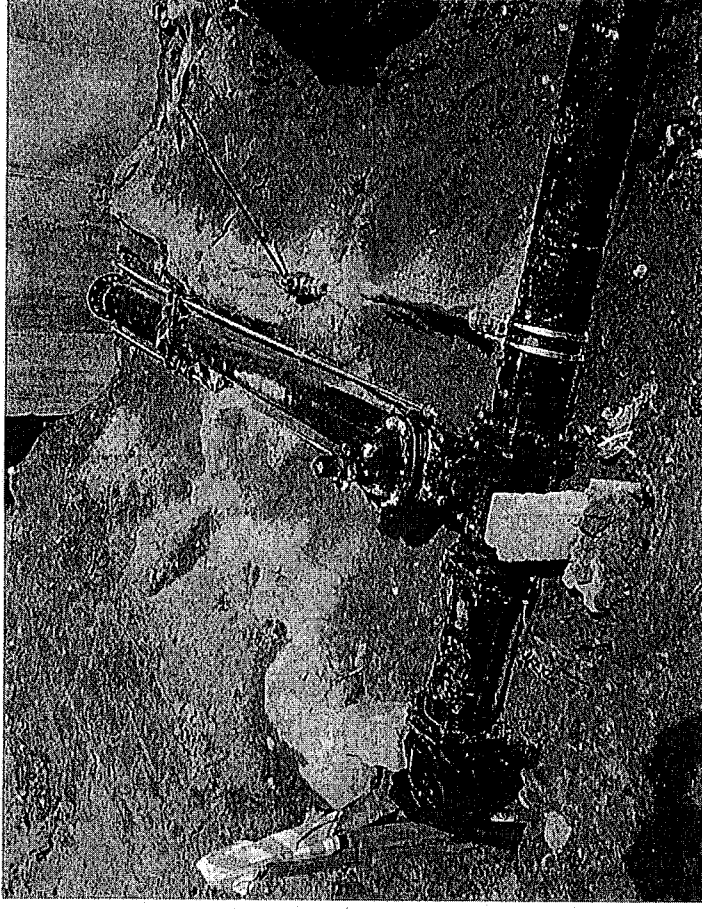
9/12/23 – Backfilling inside of foundation



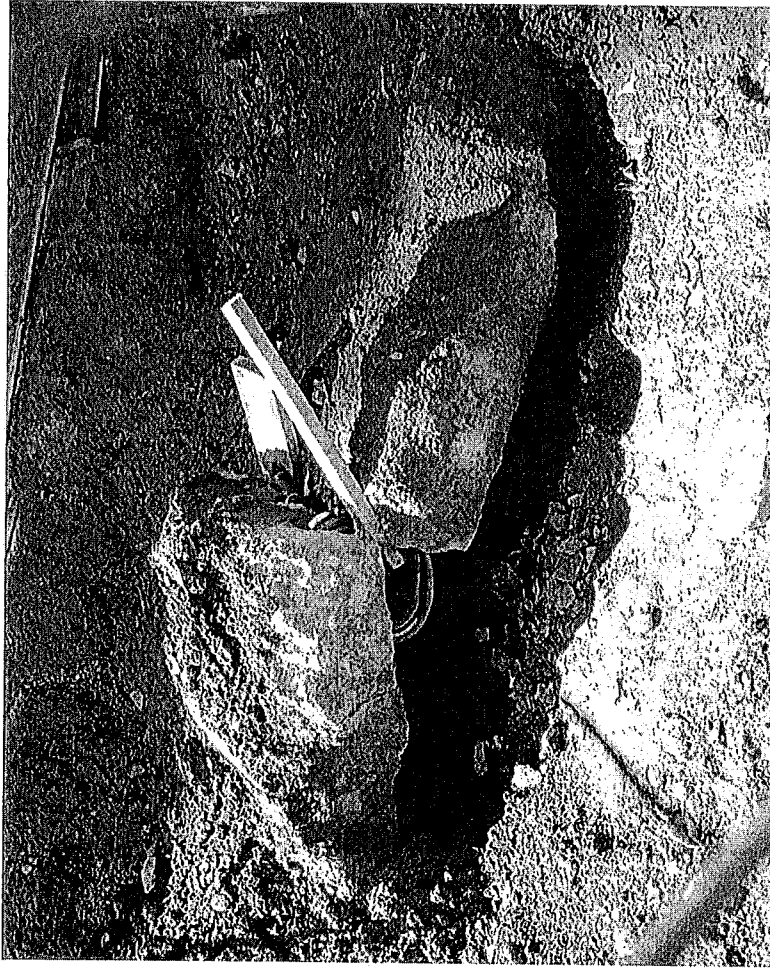
9/19/23 – Backfilling inside of foundation



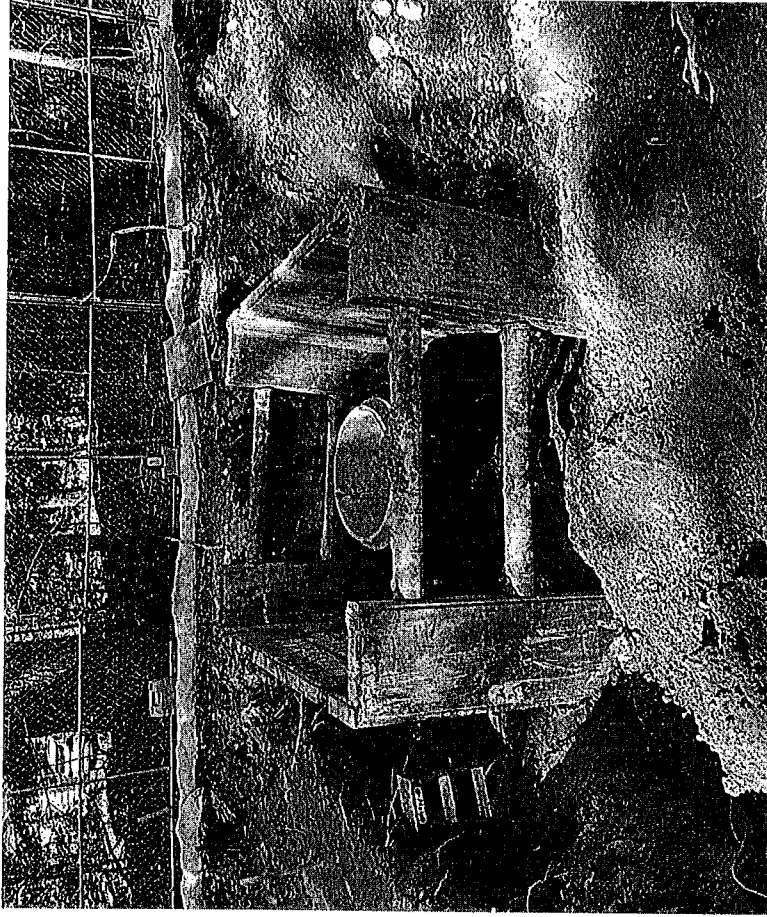
9/19/23 – Installation of CMU for elevator shaft



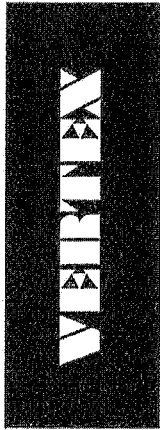
9/19/23 – Domestic and fire water service at building



9/19/23 – Damaged DPW ductbank



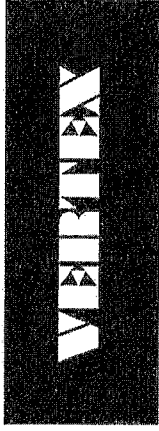
9/15/23 – Installation of septic system



TOWN HALL CONSTRUCTION PROGRESS

Schedule look-ahead:

- Backfill foundation
- Continue underslab utilities – plumbing and electrical
- Complete masonry elevator shaft
- Pour slab on grade
- Continue site utilities and new septic system



TOWN HALL – OTHER ISSUES

Other issues:

- **DPW ductbank**
 - New utility ductbank to DPW damaged during excavation. Utilities not interrupted. MOCC to coordinate repairs. Generator power needed for short shutdown.
- **Exterior backfill material**
 - Onsite soil was starting to be placed without sample testing and approval
 - Sample taken by Yankee for sieve and Proctor testing and review by A/E/geotech
- **Schedule**
 - On schedule per August schedule update



Town Hall - Proposed Change Orders

Change Orders

- Change Order #1 – (\$129,410.00)
- Change Order #2 – \$125,798.61
- Change Order #3 - \$51,850.72
 - PCO #10R1 – Floor mount to wall hung toilets - \$19,953.73
 - PCO #14 – Unforeseen trench rock unit price - \$19,340.00
 - PCO #15 – Electrical revision for elevator – (\$1,757.26)
 - PCO #16 – Switchgear cancellation/restocking fee - \$14,314.25

Total to date = \$52,315.37

Construction contingency = \$849,640.00

Construction Contingency Remaining = \$797,324.63