

2024 FEB 27 PM 2:30



MINUTES

TOWN OF NORTON

Town Clerk Date/ Time Stamp

Board/ Committee: **Permanent Building Committee**

Meeting Date: **January 22, 2024** Time: **6:00 PM**

Meeting Location: **Norton Council on Aging / Zoom**

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

Town / Liaison Members: **Mike Yunits, Sandy Ollerhead, Beth Rossi (COA), Bob Briscoe (COA Rep), Gloria Barker (Food Pantry)**

OPM / Architect: **Steve Kirby (OPM), Bob Peixoto (DBVW), Ed Cifune (DBVW)**

Public: **Ralph Stefanelli, J. Briscoe**

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 approved the December 18, 2023 meeting minutes.

B. Mail / Correspondence

N/A

C. Chair Report

J. Slattery (Chair) submitted the Committee's report for inclusion in the Annual Town Report.

J. Slattery has been working with Representative Howitt looking for action on National Grid (NGrid) to install the utility poles for the Community Center. NGrid has yet to request a hearing with the Selectboard for a Utility Hearing. M. Yunits noted that the application from NGrid is required by January 24, 2024 at 2:00 PM in order for NGrid to be on the agenda for the February 1, 2024 meeting of the Selectboard.

J. Slattery also received a call from the Sun Chronicle inquiring about supply chain issues (generator). J. Slattery informed the paper the lead time for the generator was built into the project and that the utility pole issue is not the result of supply change issues.

J. Slattery passed along concerns of ice on the Community Center roof, and the installation of temperature dependent materials, to the OPM and Seaver Construction.

D. OPM Community / Senior Support Center Update

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

S. Kirby noted that the spray foam insulation was applied to the underside of the roof as Seaver is providing temporary heating inside the building and that the upcoming exterior concrete work will be weather dependent.

Other Issues:

Mold Remediation

OPM is waiting for the final report from GZA.

Seaver Team

Seaver continues to have changes in staffing and has added 3 new people added to the Community Center project, a Senior Project Manager, a Site Superintendent, and a General Supervisor / Operations Manager. All appear to be making process, being responsive, and willing to correct past issues.

FF&E

S. Kirby noted they are just waiting for a Purchase Order from the Town for the final cost of the furniture, fixtures and equipment (\$313,875.56).

MassDOT Permits

S. Kirby provided the history / timeline of the MassDOT utility permits. S. Kirby noted that NGrid is only installing the utility poles required for the electrical service and Verizon will install their own poles, if required. However, NGrid has not provided a schedule to install the utility poles or generator and that there have been a number of delays. Seaver is performing the site work for NGrid. S. Kirby noted that the poles and generator have already been installed for the Town Hall project, as MassDOT was not involved in the process.

Dedication Plaque

DBVW noted that the plaque vendor will prepare a vector image for the Town Seal, as none currently exists, at a minimal cost. The file will be given to the Town for its use.

Committee voted to approve the Senior and Community Center plaque as presented.

Rubber Patio Pavers

Committee and COA discussed the color and pattern of the rubber pavers. DBVW recommended a standard pattern layout and the color "waterwheel", a gray color, due to concerns over color fading given the bricks southern exposure. However, B. Rossi (COA) requested the color "redwood", a red. DBVW noted that the red brick will fade to a pink tone.

Committee voted to table the final color selection until its next meeting.

Change Orders:

S. Kirby (OPM) noted there are no changes to the approved Change Orders (see attached) and the construction contingency remains at \$1,007,854.33.

J. Slattery (Chair) made a motion for the Project to pay for the rubber bricks (\$66,791.25) from the construction contingency. The \$50,000 grant received by the COA would be used by June 30, 2024 for other items required by the COA for the project.

Committee voted to pay change order for the rubber bricks (PCO#10R3), in the amount of \$66,791.25, from the available construction contingency.

Public Comment

R. Stefanelli inquired if a temporary generator would be necessary if the utility poles and permanent generator were not installed by NGrid in time for the opening of the building. J. Slattery will inquire with Seaver at the next job meeting, but the lead time for a large enough temporary generator could be an issue. S. Kirby noted the Town will continue to push NGrid to be ready to do their work to meet the project schedule.

E. Town Hall Project

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

Change Orders:

S. Kirby (OPM) noted that Proposed Change Order #5 needs to be finalized, but is currently for \$20,629.52 and includes:

PCO#21R	Wall base revisions	\$1,452.33
PCO #22	Open rock excavation	\$11,055.00
PCO #23R	Additional panic buttons	\$2,706.35
PCO #25	Added bollard per NGrid	\$1,103.03
PCO #26	Antenna electrical conduit	\$4,312.81

S. Kirby noted that Proposed Change Order #6 is coming for the tree removal (wind storm) and to replace several drainage structures damaged by the falling trees.

Dedication Plaque

DBVW presented the dedication plaque for the new Town Hall.

Committee voted to approve the dedication plaque as presented with the word "Chair" added after Select Board member Kevin Snyder.

<u>Next Meeting(s)</u>	<u>Time</u>	<u>Location</u>
February 26, 2024	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:

2/26/2024



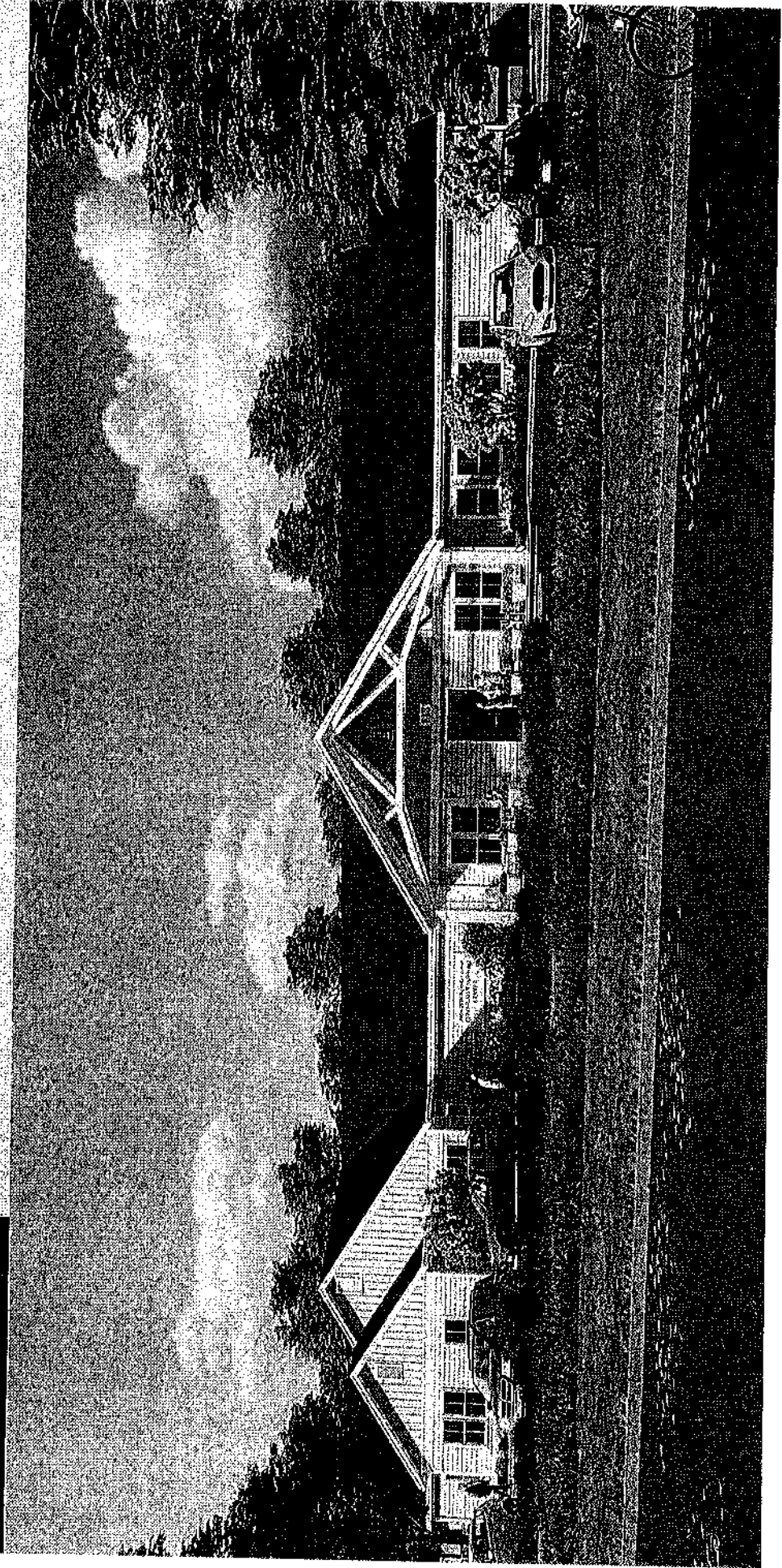
**Town of Norton
Senior/Community Support Center
and Town Hall Projects
Permanent Building Committee Meeting**

In-person and Zoom

January 22, 2023

VERTEX

SENIOR / COMMUNITY SUPPORT CENTER





SENIOR CENTER CONSTRUCTION PROGRESS – SEAVER CONSTRUCTION

Progress since last PBC meeting on 12/18/23:

- Continued interior framing punchlist
- Continued Plumbing, HVAC, Fire Protection and Electrical rough-ins
- Started spray foam insulation
- Started site lighting
- Installed building perimeter downspout drainage
- Seaver is approx. 50% complete through December 2023
- National Grid received MA DOT permit on 1/19/24



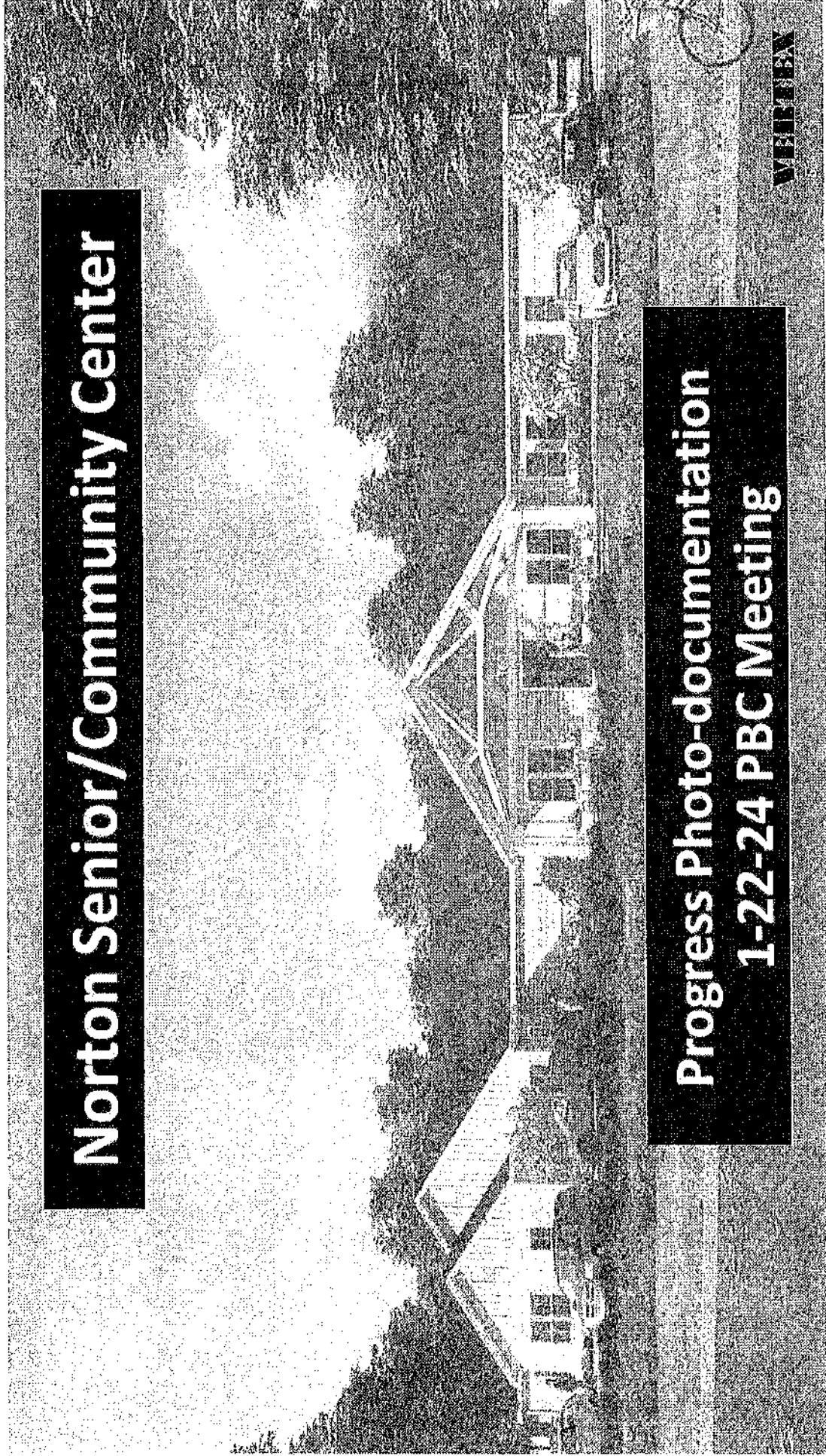
SENIOR CENTER CONSTRUCTION PROGRESS

Construction Progress Photo-documentation – 1/22/24

Norton Senior/Community Center

Progress Photo-documentation
1-22-24 PBC Meeting

VERTEN

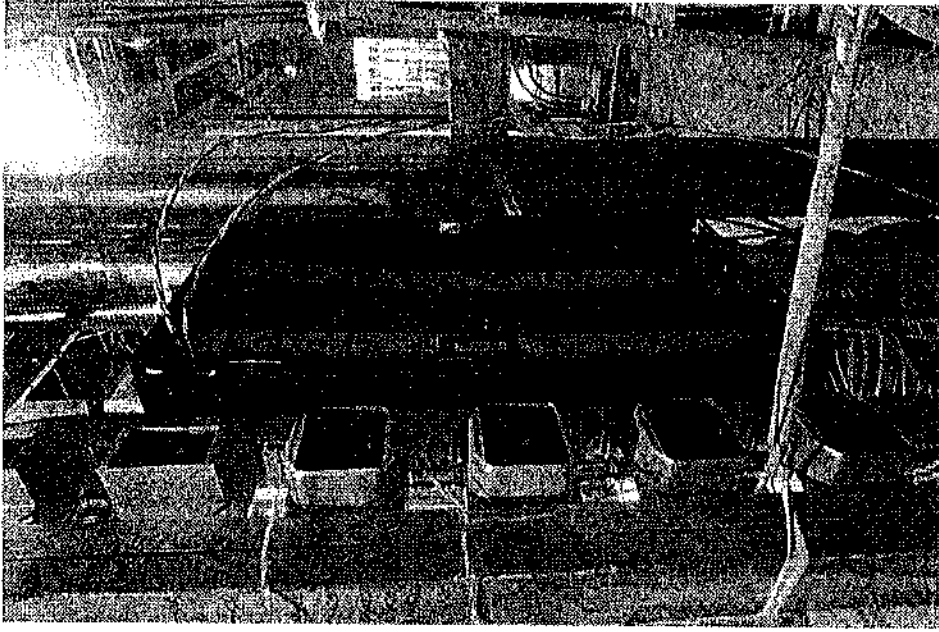




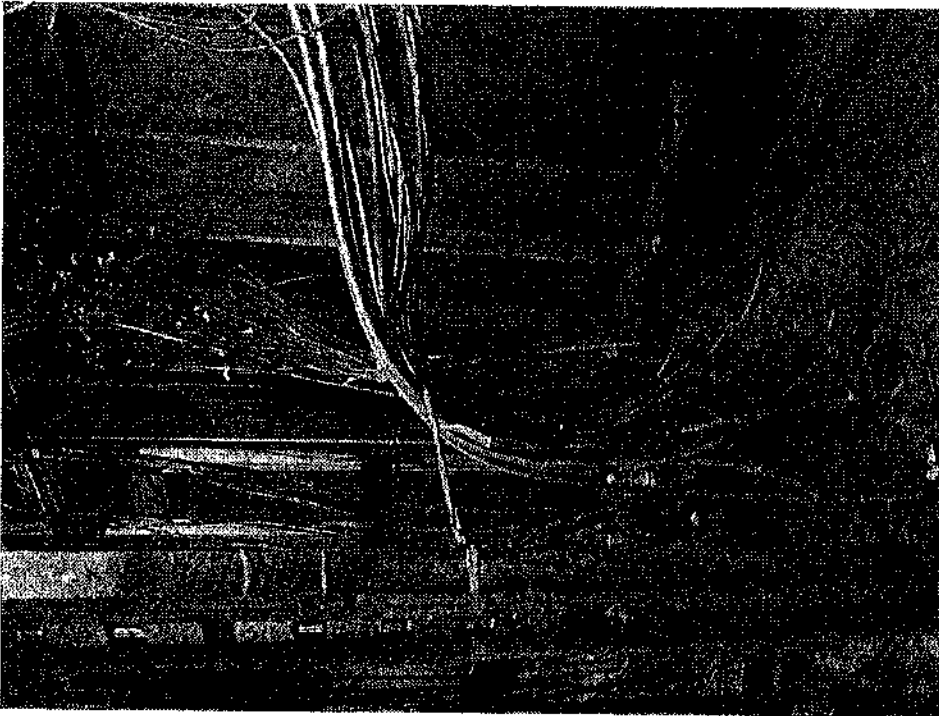
1/2/24 - HVAC equipment in attic



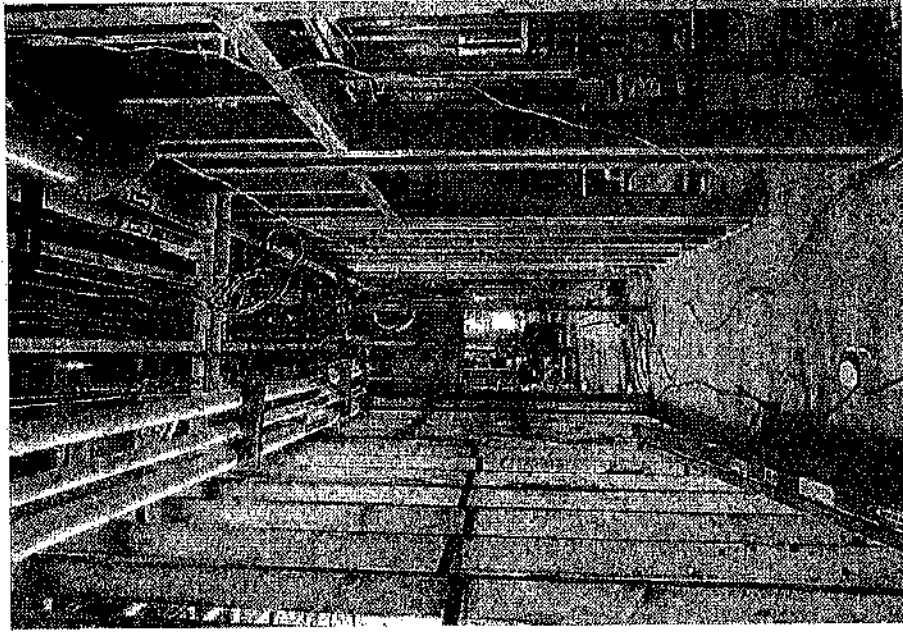
1/2/24 - HVAC equipment in attic



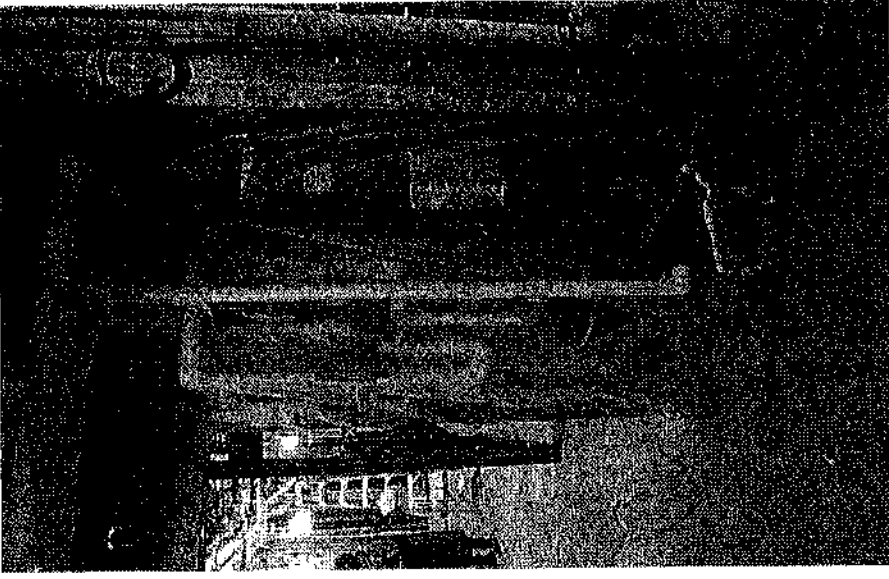
1/9/24 - Electrical rough-in



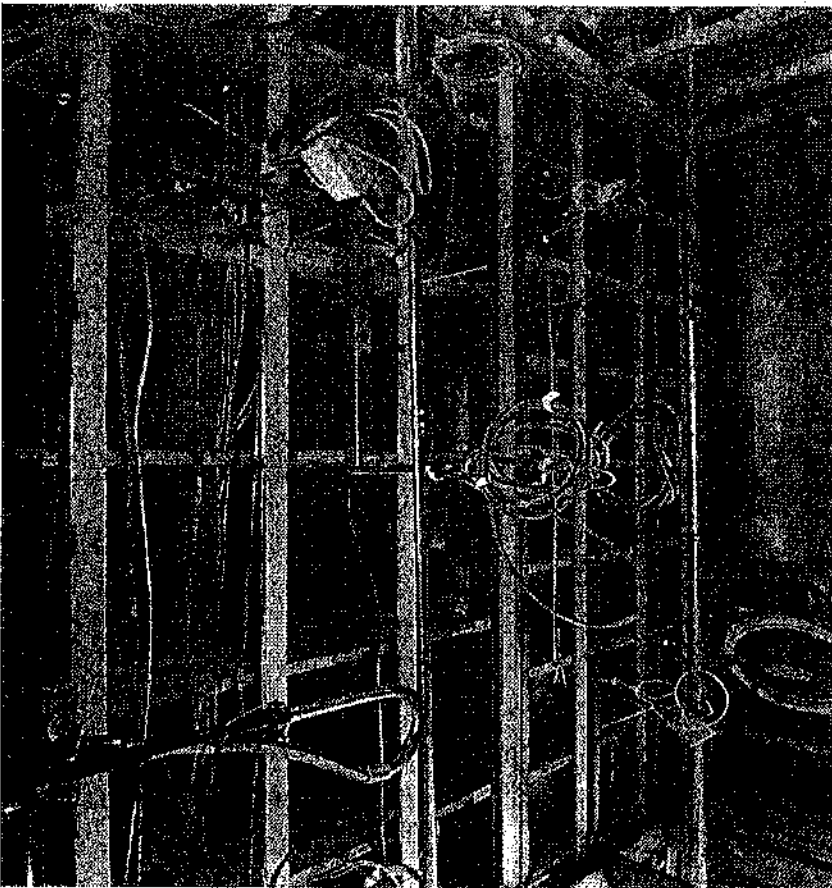
1/9/24 - Rough wiring in electric room



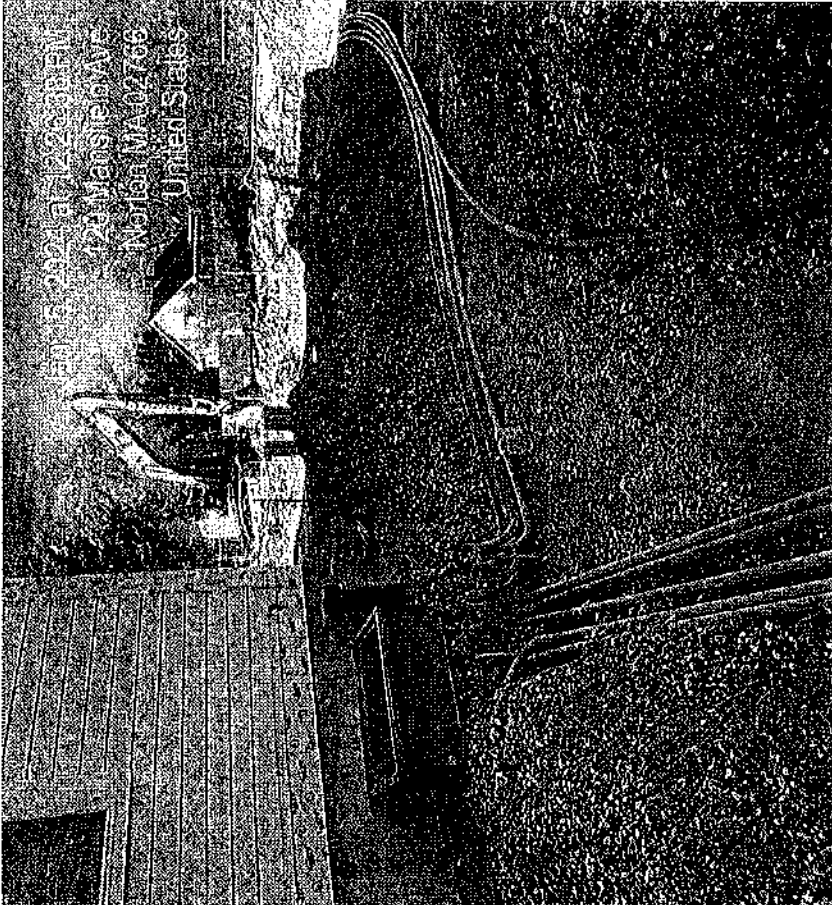
1/9/24 - Above admin corridor ceiling utility rough-ins



1/16/24 - Protection of HWH for spray foam insulation



1/16/24 - Above ceiling utility rough-ins at lobby



1/15/24 - Pull box and conduit for sight lighting



SENIOR CENTER CONSTRUCTION PROGRESS

Schedule look-ahead:

- Complete siding and trim installation
- Continue framing punchlist
- Continue concrete punchlist
- Continue MEPFP rough-ins
- Continue building insulation
- Start sheetrock
- Pour concrete for front entry walks, side service entry area, and exterior pads.
- Continue septic system - field piping and internal controls
- Continue UG site utilities – including power and telcom ductbank continuation, site lighting, drainage



SENIOR CENTER – OTHER ISSUES

Other issues:

- **Mold Remediation**

- Haz Mat Consultant, GZA Environmental, performed site inspection on 12/4/23 and reported no issues observed. Clearance test results received from SCL and written comments from GZA. SCL's CIH to provide clearance final report.

- **Seaver Team – New Changes**

- PM/site superintendent has left Seaver as of 1/8/24.
- New Senior Project Manager has been playing catch-up, and has revised building permit to his name.
- New Site Superintendent has been assigned.
- Seaver has also assigned a General Super/Operations Manager.

Other issues:

- **Furniture, Fixtures Equipment**
 - Furniture types and quantities chosen – WB Mason
 - Approval received for NTE amount of \$314,382.70. Final cost = \$313,875.56.
 - Town to issue Purchase Order to WB Mason ASAP
- **IT by Owner**
 - Initial IT meeting (IT, AV, Telephone, Fiber, Security) held 11/28. Ongoing.
- **MA DOT Permitting**
 - Water utility permit – received
 - Electric – received 1/19/24
 - Telcom - ongoing with MA DOT and Verizon
 - Gas permit – received

Other issues:

- **Utilities – Recap of OPM contact with utilities for Senior Center project**
 - National Grid – 32 emails sent to 5 separate contacts at NG, starting on 1/30/23 through 1/19/24. MA DOT permit issued to NG on 1/19/24, pole hearing with SB to be scheduled.
 - Eversource – 14 emails sent to 2 separate contacts at ES, starting on 1/30/23 through 12/8/23. MA DOT permit issued to ES on 12/8/23. Gas UG work now complete.
 - Verizon – 10 emails sent to 3 separate contacts at VZ, starting on 10/23/23. Permitting and pole approval ongoing
 - MA DOT – 4 emails sent to a group of 6 contacts plus a remote meeting on 9/25/23.
 - In addition, State Rep Steven Howitt contacted MA DOT in October 2023 and again in January 2024



SENIOR CENTER – OTHER ISSUES

Other issues:

- **Dedication Plaque**
 - Final layout from signage vendor to be reviewed for final signoff by Town
- **Patio Pavers**
 - Need to confirm color and pattern.
 - DBVW recommended one color, “Waterwheel” gray, in standard pattern
- **Schedule**
 - No change. Corrected baseline schedule received.
 - Substantial Completion 4/21/24; Final Completion 5/21/24

2' - 8"

NELSON SENIOR AND COMMUNITY CENTER

Norton

Select Board:

Kevin Snyder
Steven Hornsby
Alec E. Rich III
Megan Artz
Denise Luciano

Citizens of Norton

Town Manager:

Michael Yunits

Owner's Project Manager:

The Vertex Companies, Inc.

Architect:

DBVW Architects, Inc.

2024

Norton Permanent Building Committee:

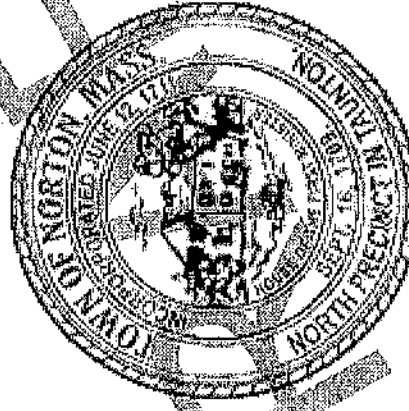
James Slattery - Chairman
Mark Gershman
Brian Bechet
Kevin O'Neil

Council on Aging Representatives:

Elizabeth Taylor Rossi - Director
Robert Briscoe

General Contractor:

Seaver Construction, Inc.



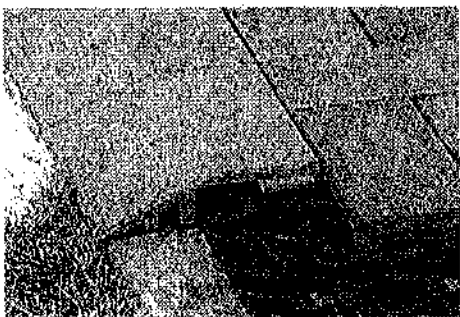
Finishing touch

Add the perfect finishing touch to your paver project with AZEK Accessory Pavers. AZEK Accessory Pavers come in a variety of styles and colors making it easy for you to customize your space to fit your own personal style. And because AZEK Pavers can be cut using a traditional jig saw or miter saw, your project can be easily customized to your space.



Resurfacing Bullnose Pavers

The Resurfacing Bullnose Pavers are great for projects where you want to create an elegant border or design detail. These pavers have a radius edge making them perfect for the stairs on your deck resurfacing project.



Resurfacing Transition Pavers

The Resurfacing Transition Pavers are great for projects where you need to transition from one surface to another. These pavers have a gradual slope making them the perfect finishing touch.



Soldier Course Accessory Pavers

The soldier course accessory paver that makes it easy to add a beautiful border to your project. Just lay out and adhere to the grid. Soldier wedge and soldier full pavers are only available for AZEK Standard Pavers.

Colors and styles

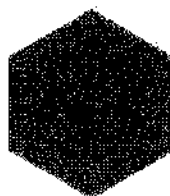
RESURFACING PAVERS - AZEK Resurfacing Pavers come in a variety of colors and styles making it easier than ever to transform your old deck or patio into a beautiful new space. To design your own personal outdoor oasis, visit www.azek.com/pavervisualizer.



Boardwalk



Olive



Redwood



Village



Waterwheel



4" x 8" Resurfacing Paver With Grid



8" x 8" Resurfacing Paver



4" x 4" Resurfacing Paver



Resurfacing Bullnose Paver



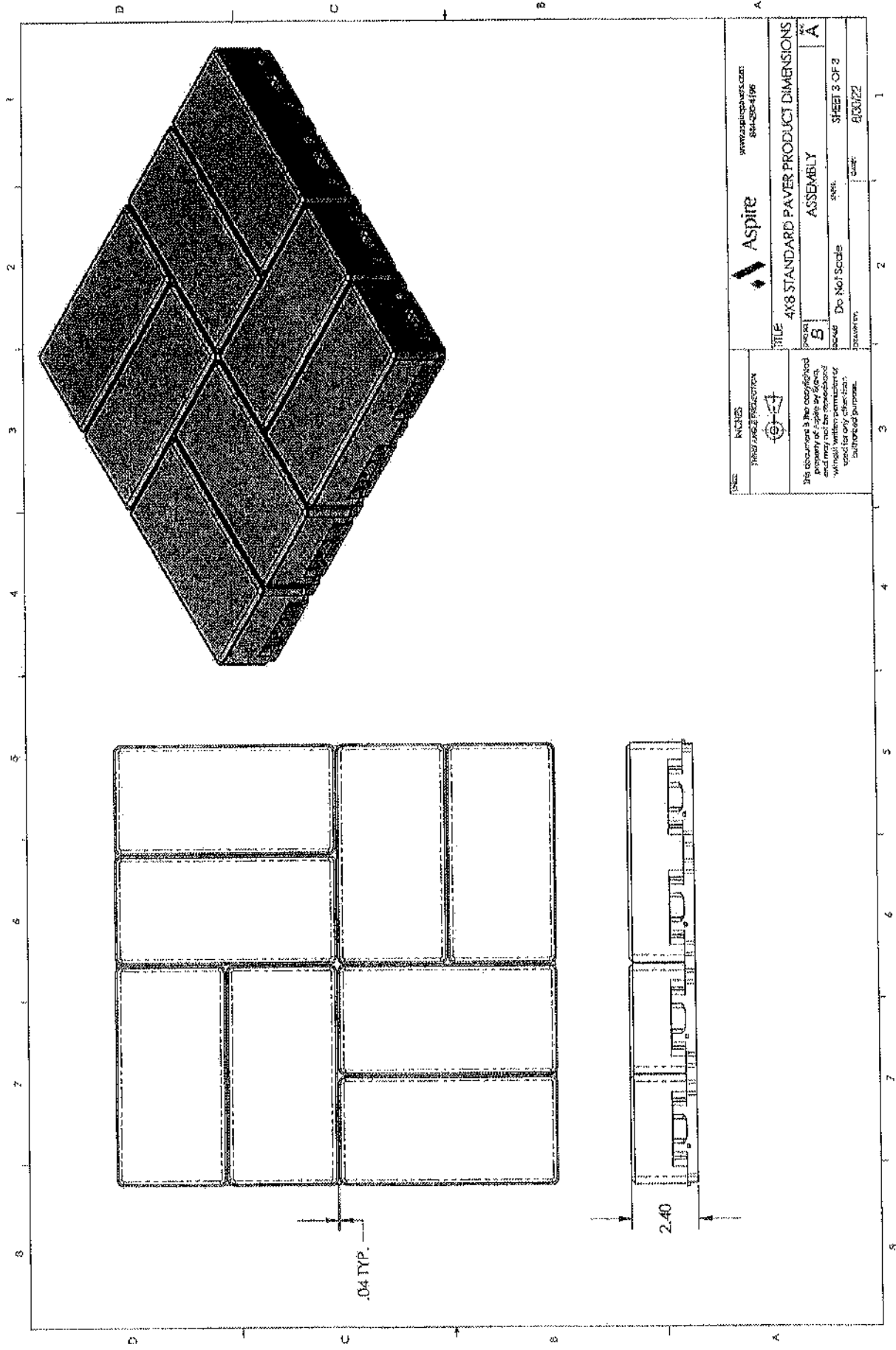
Resurfacing Transition Paver

RESURFACING PAVES PRODUCTS (1.76" HEIGHT)	COLOR OPTIONS				
	Boardwalk	Olive	Redwood	Village	Waterwheel
4" x 8" Resurfacing Paver	★	★	★	★	★
8" x 8" Resurfacing Paver	★	★	★		★
4" x 4" Resurfacing Paver	★	★	★		★
Resurfacing Bullnose Paver	★	★	★	★	★
Resurfacing Transition Paver	★		★		★

ENKADRAIN 3801 Drainage Mat

Grids are 16" x 16". Height listed is paver and grid combined.

For complete warranty information visit <http://azek.com/resources/warranty-and-care/paver-warranty>



SIZE: INCHES THIRD ANGLE PROJECTION	 Aspire www.aspirepavers.com 800-428-4196
TITLE:	4X8 STANDARD PAVER PRODUCT DIMENSIONS
SHEET:	B
ASSEMBLY:	A
Do Not Scale	SHEET:
DRAWING:	SHEET 3 OF 3
DATE:	6/30/22

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SENIOR CENTER - CHANGE ORDERS

Change Orders

Change Order #1 - \$6,002.70

Change Order #2 - \$86,682.04

Change Order #3 - \$68,786.18

Change Order #4 - TBD

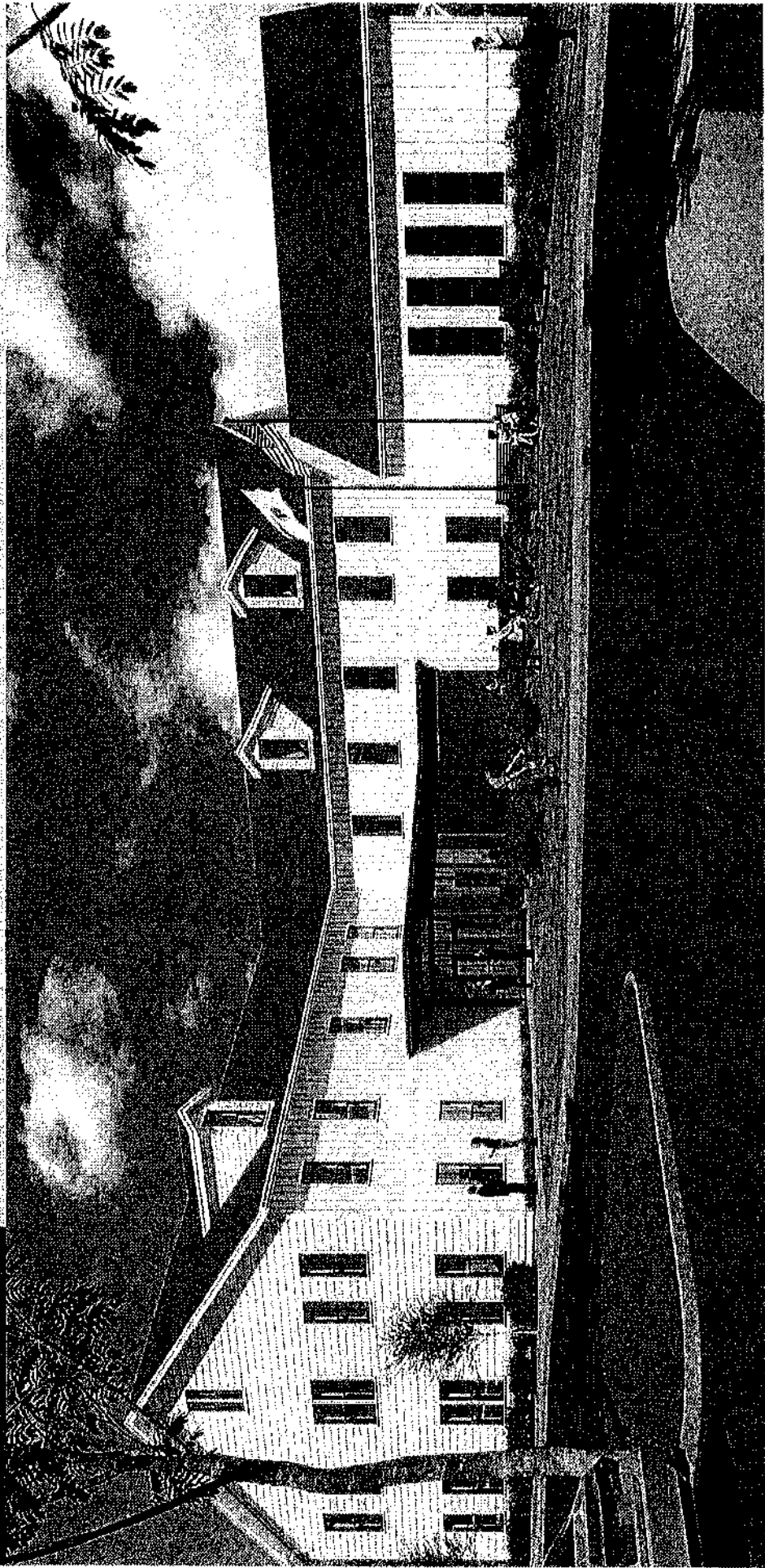
Total to Date = \$161,470.92

Construction contingency = \$1,102,534

Construction Contingency remaining = \$1,007,854.33
(excludes brick change order = \$66,791.25)

VERITY

NORTON TOWN HALL





TOWN HALL CONSTRUCTION PROGRESS

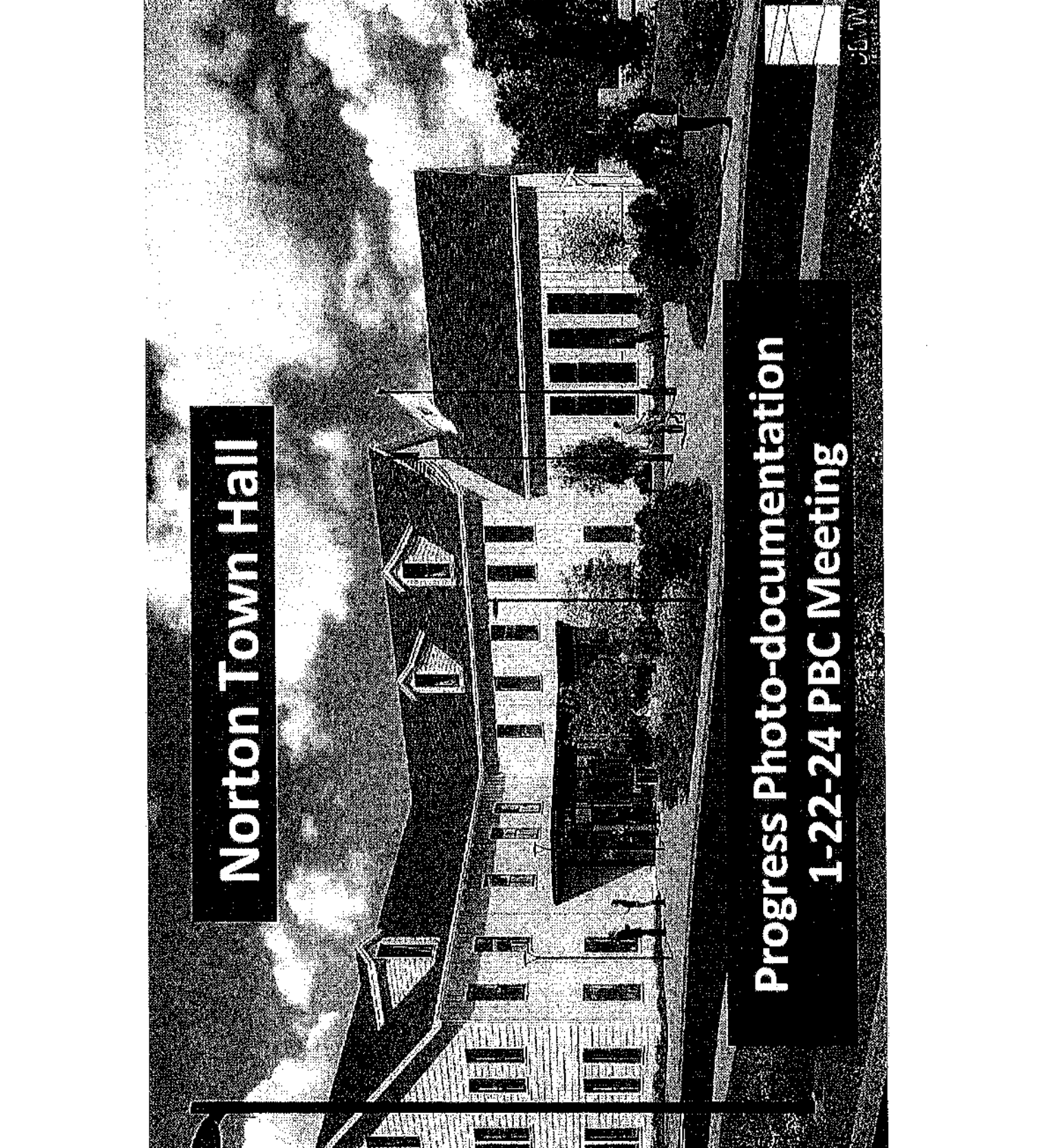
Progress since last PBC meeting on 12/18/23:

- Framing of 2nd floor walls, roof trusses, and plywood sheathing completed
- Framing punchlist ongoing
- Windows and AVB installed
- Roof underlayment started
- Siding and trim started
- Fire protection, plumbing, HVAC, and electrical rough-ins started
- HVAC equipment delivered and rigged into the attic
- Precast curbing delivered
- Septic field installation continued
- Started building perimeter downspout drainage
- Temp close-in of entry walls to start temp heating
- MOCC is approx. 27% complete through December 2023



TOWN HALL CONSTRUCTION PROGRESS

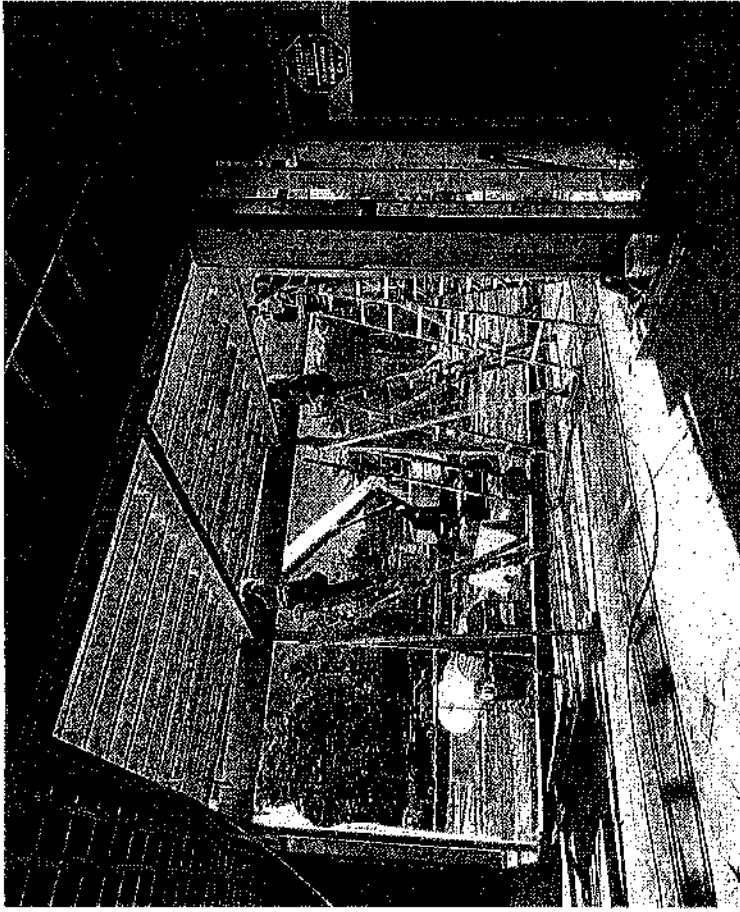
Construction Progress Photo-documentation – 1/22/24



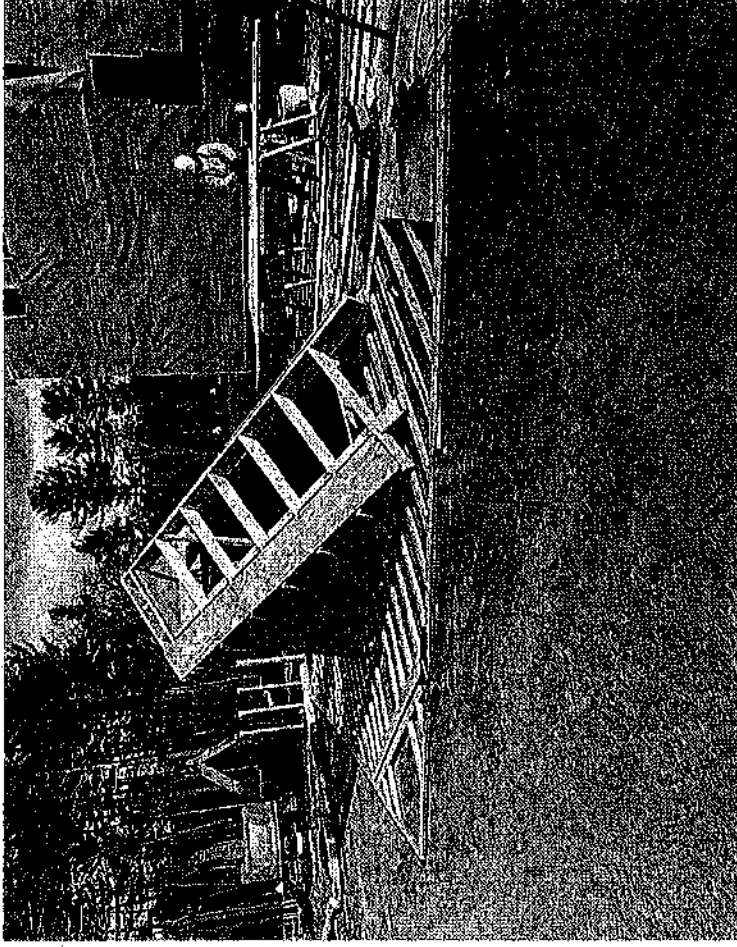
Norton Town Hall

Progress Photo-documentation
1-22-24 PBC Meeting

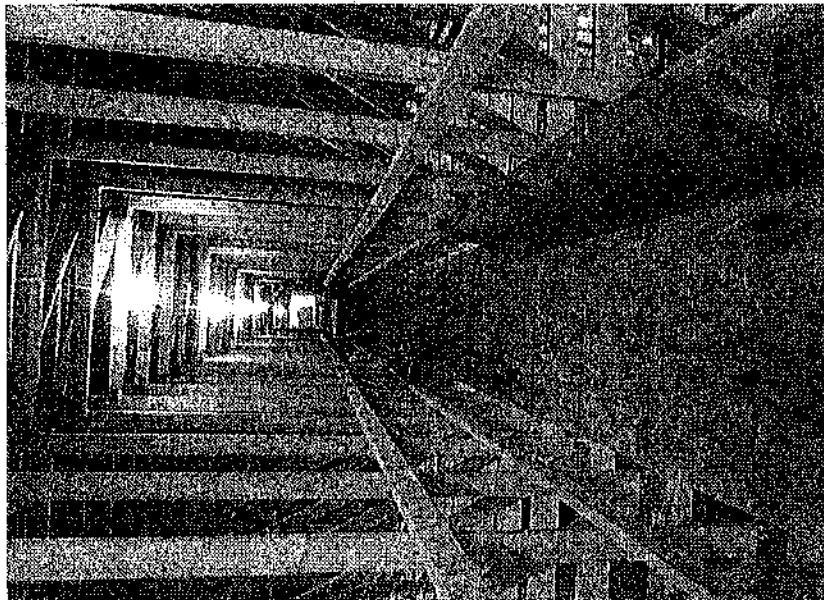
JE W
1-22-24



1/2/24 - Framing of front entry roof



1/3/24 - Prefab framing of roof dormers



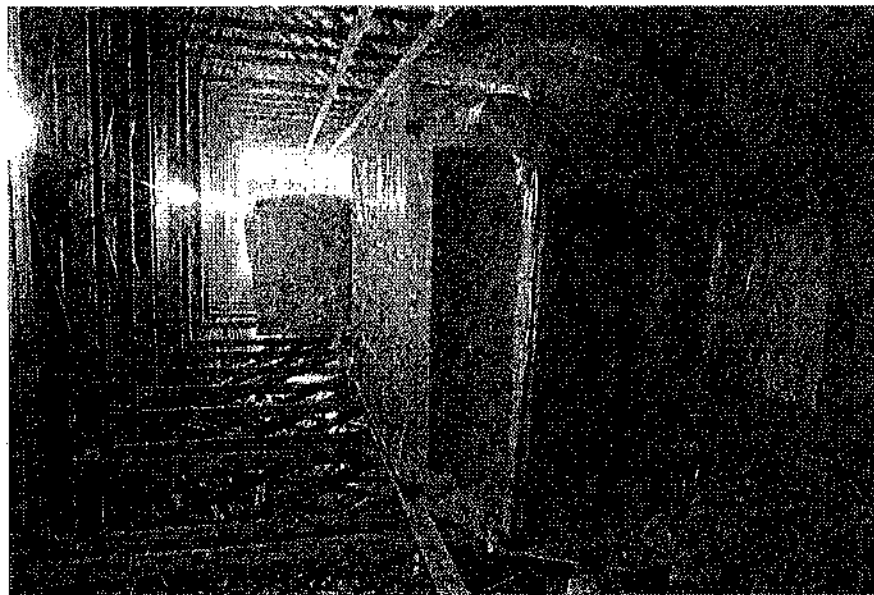
1/9/24 - Attic catwalk framing



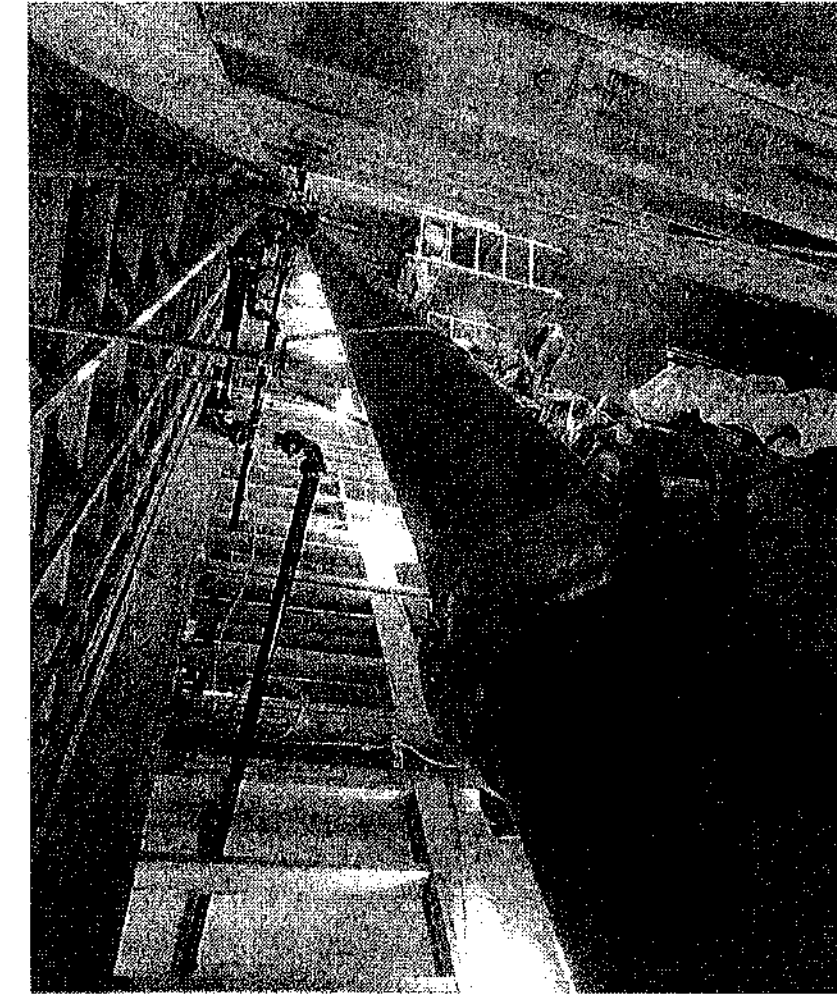
1/3/24 - Installation of septic field



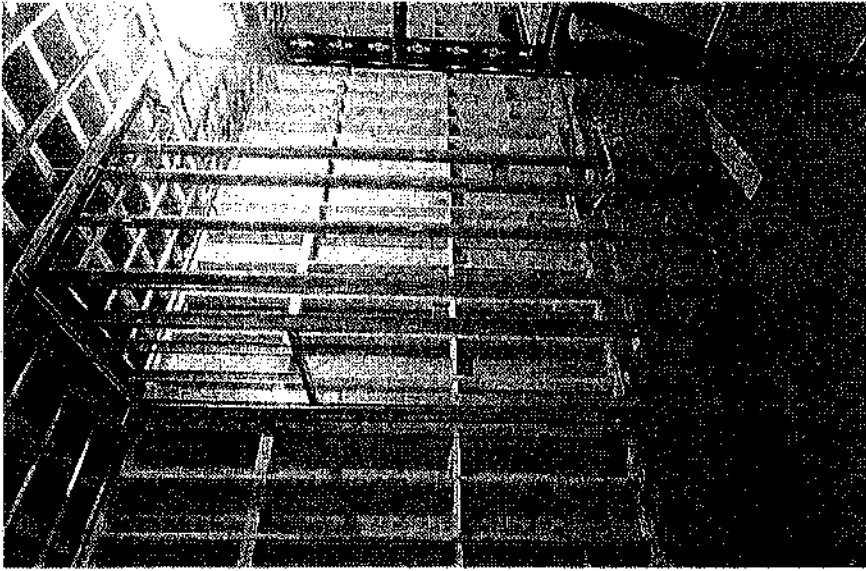
1/9/24 - Framing at 2nd floor



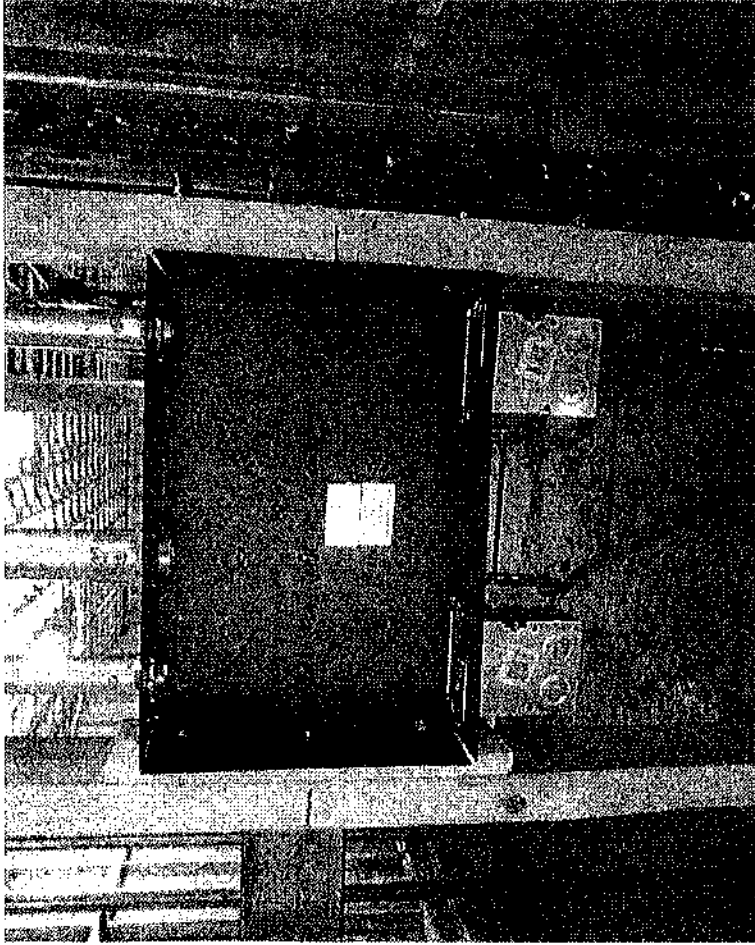
1/9/24 - HVAC equipment in attic



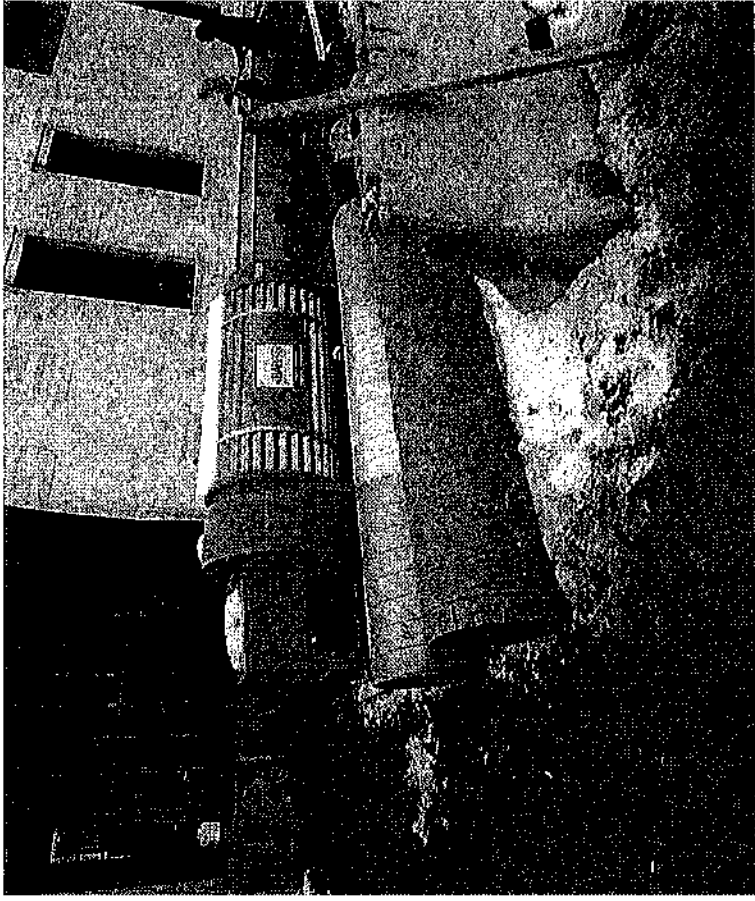
1/9/24 - Fire protect piping on 1st floor



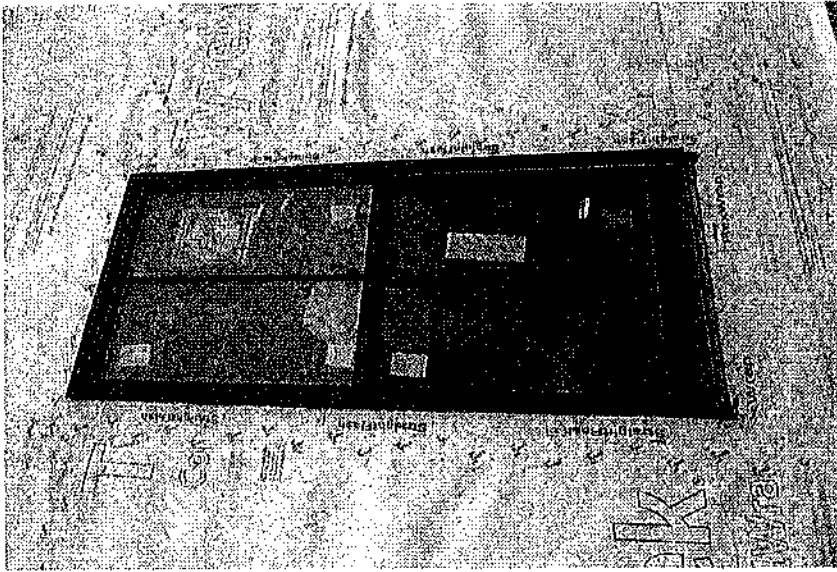
1/9/24 - Light gage metal framing on 1st floor



1/9/22 – Electrical rough-in at 1st floor



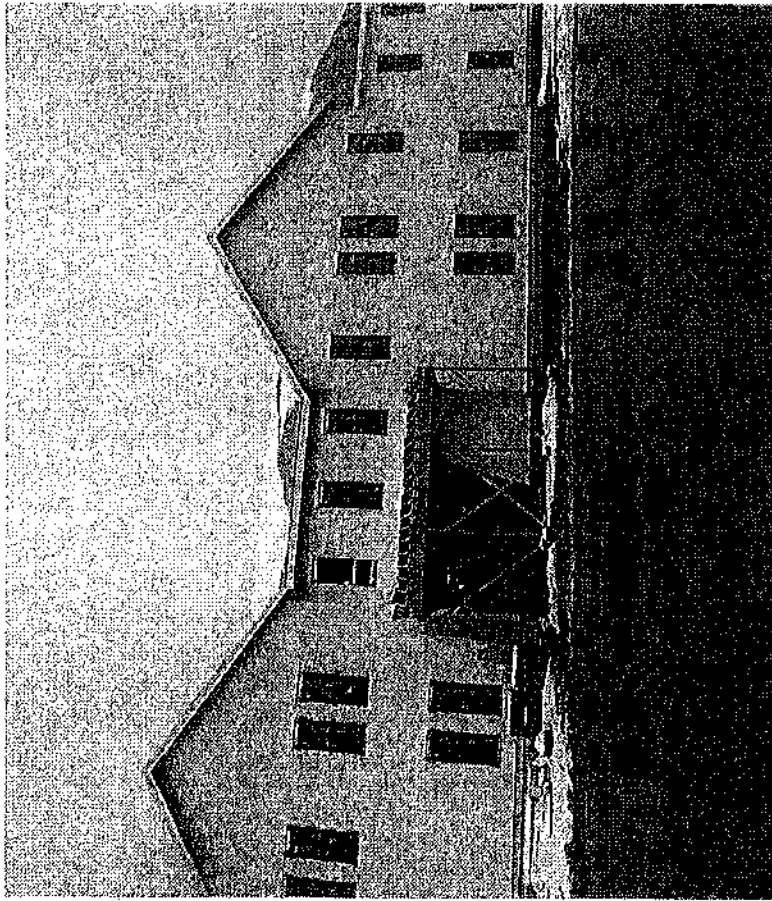
1/9/24 – Temporary propane heating unit



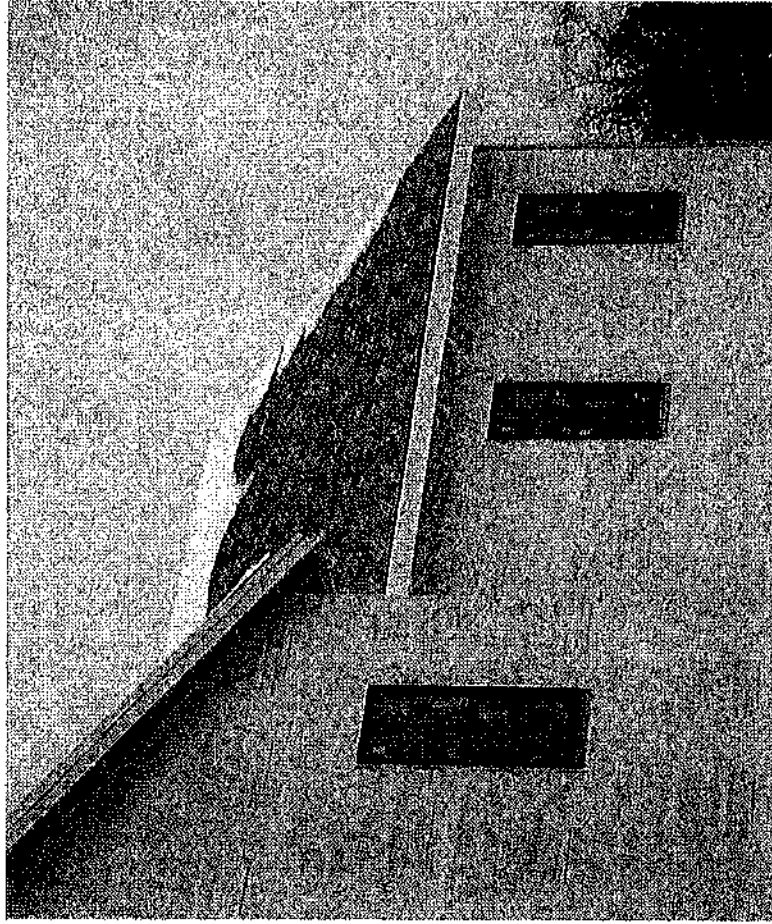
1/9/24 - Typical window unit



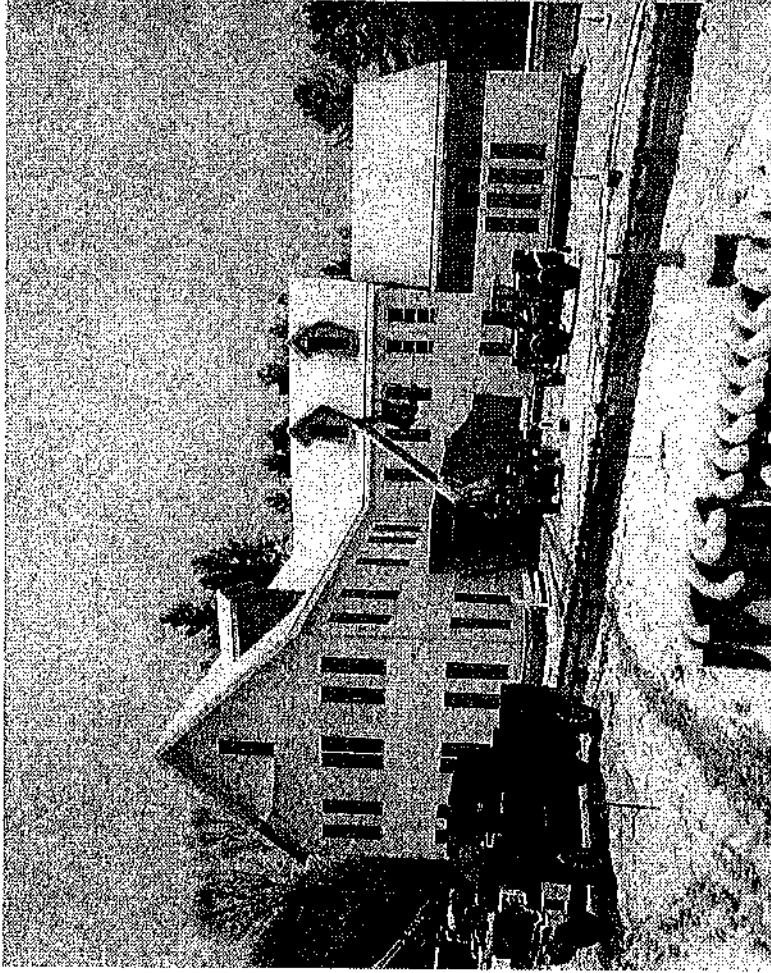
1/9/24 - Installation of perimeter drainage for downspouts



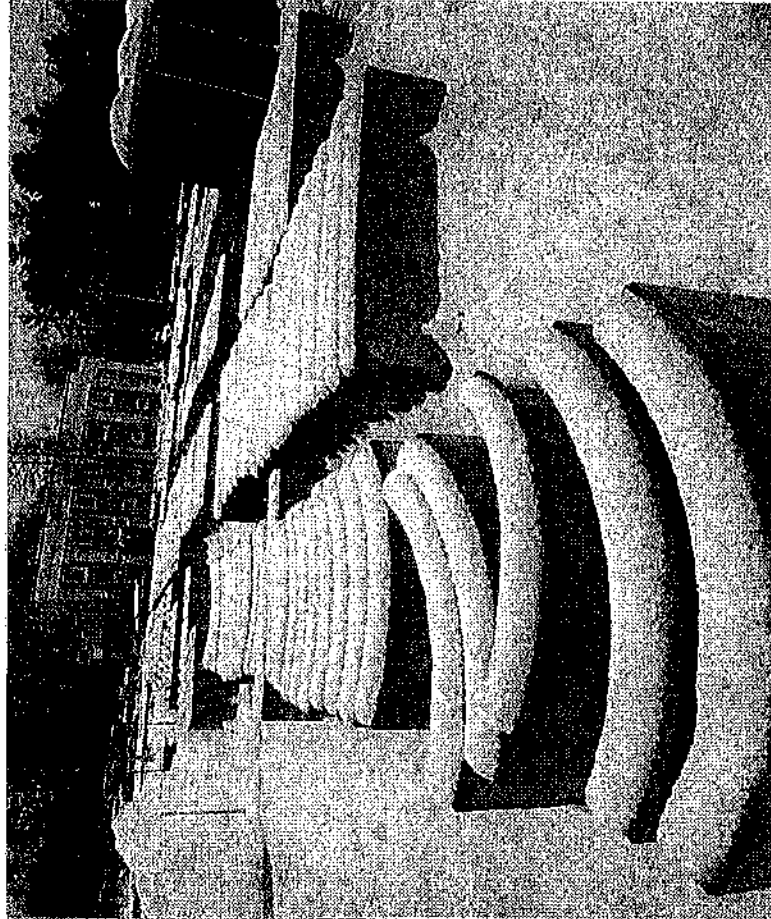
1/16/24 — West elevation



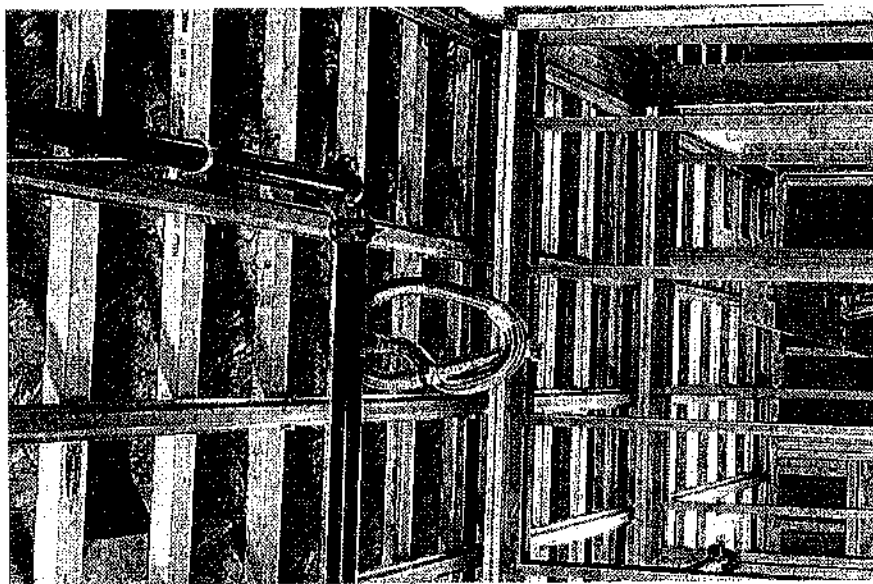
1/16/24 — Installation of I&W underlayment on roof



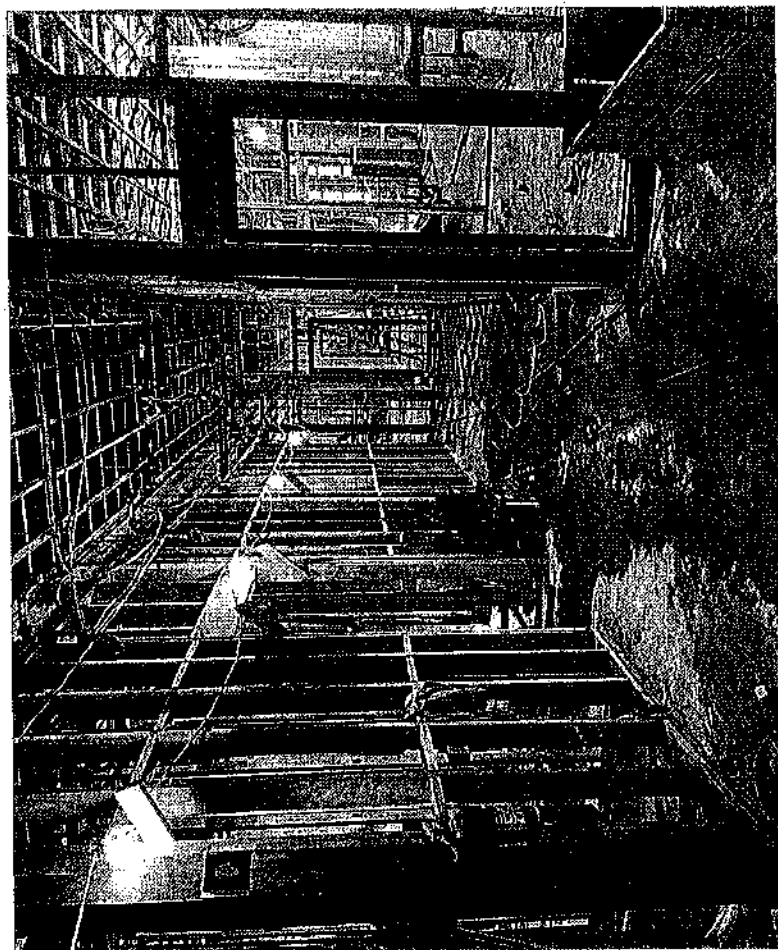
1/16/24 - Front elevation



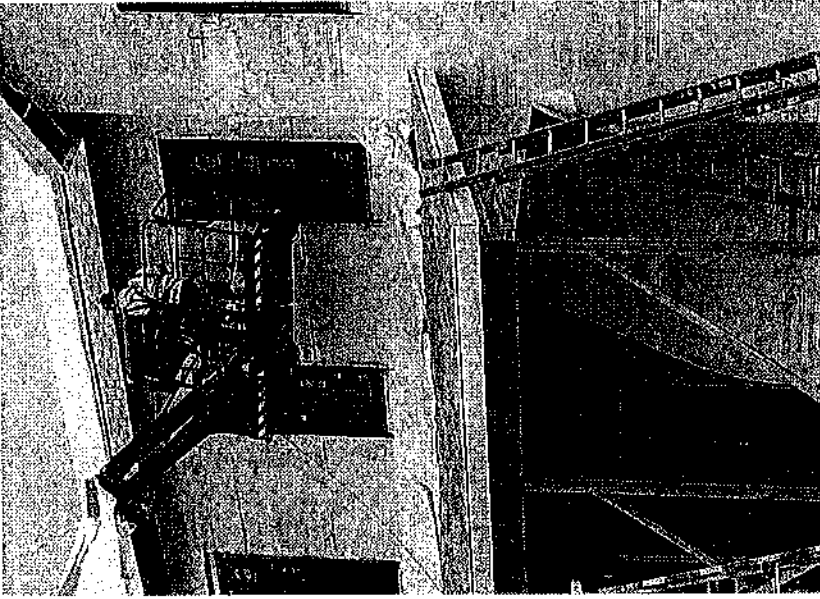
1/16/24 - Delivery of precast concrete curbing



1/19/24 - Fire protection piping, metal and wood framing



1/18/24 - Interior framing at 1st floor



1/19/24 - AVB installation at windows



1/19/24 - HM door frame installation on 1st floor



TOWN HALL CONSTRUCTION PROGRESS

Schedule look-ahead:

- Continue framing of 2nd floor interior walls
- Framing and concrete punchlist
- Continue MEPFP rough-ins
- Continue installation of roofing underlayment
- Start roof shingles
- Continue with siding and trim
- Continue septic system and testing
- Start temp heating



TOWN HALL – OTHER ISSUES

Other issues:

- **Furniture, Fixtures & Equipment**
 - FF&E design and selection meetings ongoing
 - Furniture currently in final design and pricing
- **Schedule**
 - On schedule per current schedule update.
- **IT by Owner**
 - Initial IT meeting (IT, AV, Telephone, Fiber, Security). Ongoing.
 - AV package being sent out for quotes



TOWN HALL - CHANGE ORDERS

Change Orders

- Change Order #1 – (\$129,410.00)
- Change Order #2 – \$125,798.61
- Change Order #3 – \$51,850.72
- Change Order #4 – \$13,303.75
- Change Order #5 – \$20,629.52 (to be finalized)
 - PCO #21R – Wall base revision - \$1,452.33
 - PCO #22 – Open rock excavation unit price - \$11,055.00
 - PCO #23R – Additional panic buttons - \$2,706.35
 - PCO #25 – Added bollard at transformer per NG - \$1,103.03
 - PCO #26 – Electrical changes for antenna conduit for EOC Room 137 - \$4,312.81

Total to date = \$82,172.60

Construction contingency = \$849,640.00

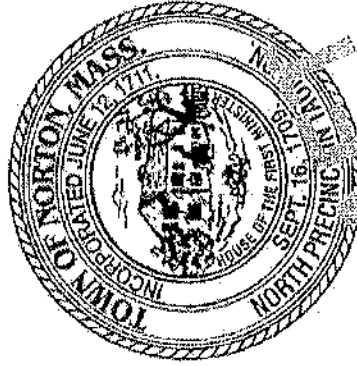
Construction Contingency Remaining = \$767,467.40

2' - 8"

NORTON TOWN HALL

Norton Permanent Building Committee:

James Slattery - Chairman
Mark Gershman
Brian Bechet
Kevin O'Neil



Norton

Select Board:

Kevin Snyder
Steven Hornsby
Alec E. Rich III
Megan Artz
Denise Luciano

Citizens of Norton

2024

Town Manager:

Michael Yunits

General Contractor:
M. O'Connor Contracting, Inc.

Architect:
DBVW Architects, Inc.

Owner's Project Manager:
The Vertex Companies, LLC.

2'-4"