



RECEIVED
NORTON TOWN CLERK

2023 JUN 27 PM 3:11

Town Clerk Date/ Time Stamp

MINUTES

TOWN OF NORTON

Board/ Committee: Permanent Building Committee

Meeting Date: April 24, 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,

S.Hornsby (SB Rep), Bob Brisco (COA Rep), S. Ollerhead (FinCom Rep)

Steve Kirby (OPM), Michael Viveiros (DBVW), Ed Cifune (DBVW)

Beth Rossi (COA), R. Schneider (COA), G. Barker (Food Pantry)

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 March 27, 2023 meeting minutes.

B. Mail / Correspondence

J. Slattery (Chair) received and signed two invoices.

C. Chair Report

J. Slattery has been attending the Construction Meetings for the Community / Senior Center, attended the COA Senior Breakfast and answered questions on the projects, attended election candidate forums, and attended the Community / Senior Center Groundbreaking event.

D. OPM Community Center Update

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

Committee voted for the OPM to no longer provide construction photographs within the hardcopies of their presentation distributed at Committee Meetings and instead only include the construction photographs in their presentation slides (on screen) and send a PDF of the presentation to the Committee's Clerk for inclusion with the Meeting minutes (vote 5 Yea/ 1 No).

MassDOT Water Utility Permit:

VHB was authorized by the Town to sign the Water Utility Permit as an agent for the Town.

Furniture, Fixture and Equipment (FF&E)

Bids for the furniture, fixtures and equipment will be solicited from vendors on the State's Vendor list.

FF&E Subcommittee - Community /Senior Support Center

This subcommittee will consist of the following individuals:

- Ed Cifune DBVW
- Bob Peixoto DBVW
- Sarah Whiteley DBVW
- Brian Bechet PBC
- Bob Brisco PBC COA Representative
- Beth Rossi COA Director
- Ruth Schneider COA
- Sosie Megerdichian COA

FF&E Subcommittee – Town Hall

This subcommittee will consist of the following individuals:

- Ed Cifune DBVW
- Bob Peixoto DBVW
- Sarah Whiteley DBVW
- Brian Bechet PBC
- Michael Yunits Town
- TBD (as selected by M. Yunits)

Potential Scope Changes:

Chair J. Slattery requested to discuss the following items to determine if changes to the Community / Senior Support Center building were warranted:

1. Doors onto the back patio vs windows:

M. Viveiros (DBVW) reviewed the current plans and design development. The current door to the patio is ADA compliant, adding double-wide doors presents other concerns, and the shop drawings for the doors and windows have already been released for fabrication.

Committee – No action taken

2. Retractable Partition Wall

M. Viveiros (DBVW) reviewed the design development regarding this item and noted due to cost, sound “leakage” between the Wellness and Fitness Rooms, and the other functionality of the spaces.

Committee – No action taken

3. Food Pantry drive-up window

M. Viveiros (DBVW) reviewed the design development regarding this item and the location of doorways into the food pantry area. The COA confirmed the drive-up window is required to distribute “grab and go” meals.

Committee – No action taken

Project Schedule:

S. Kirby noted they have concerns with Seaver Constructions regarding their communication, overall project management, and ability to handle the necessary paperwork. No action by the Committee requested at this time.

Proposed Change Orders (PCO)

S. Kirby noted that there will likely be no back charges from Eversource Gas provided Seaver digs and backfills the gas line trench required on the actual site. OPM to confirm this was included in project's scope of work.

S. Kirby provided an update on the PCOs to date:

PCO #1 (Asbestos Fire Bricks) – Final PCO negotiated down to \$3,103.65

PCO #2 (Patio Rubber Bricks) – Seaver submitted a PCO in the amount of \$82,425. This PCO is under review by Vertex and DBVW is researching some more information. Overall, the PCO cost appears too high. The Committee inquired if the COA would be funding raising to cover this additional cost.

E. Town Hall Project

S. Kirby provided an update on the Town Hall (see attached slides 23-25). Final bid price of \$16,992,800 including Add Alternate 1 & 2, will be adjusted based on the rebid of the Electrical Filed-Subs. The Electrical Filed-Sub rebid will result in a credit in the amount of \$129,410.

Next Meeting(s):

May 22, 2023

6:00 PM

Council on Aging

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Signed by Chairperson:

Joseph W. Kirby, Chairman, PBC

Minutes Approved by Committee on:

6/26/2023



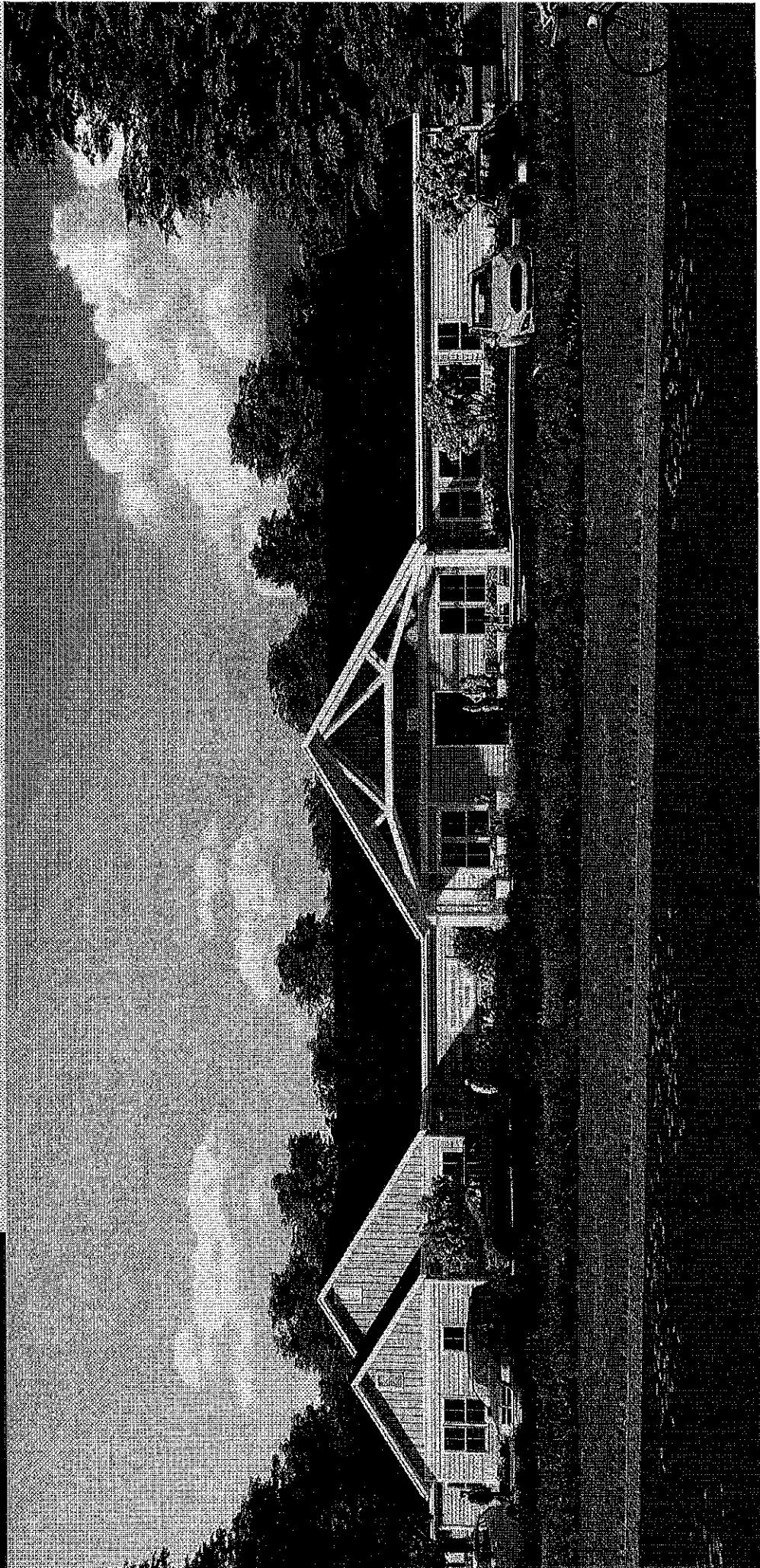
**Town of Norton
Senior/Community Support Center
and Town Hall Projects
Permanent Building Committee Meeting**

In-person and Zoom

April 24, 2023

VERT

SENIOR / COMMUNITY SUPPORT CENTER





SENIOR CENTER CONSTRUCTION PROGRESS

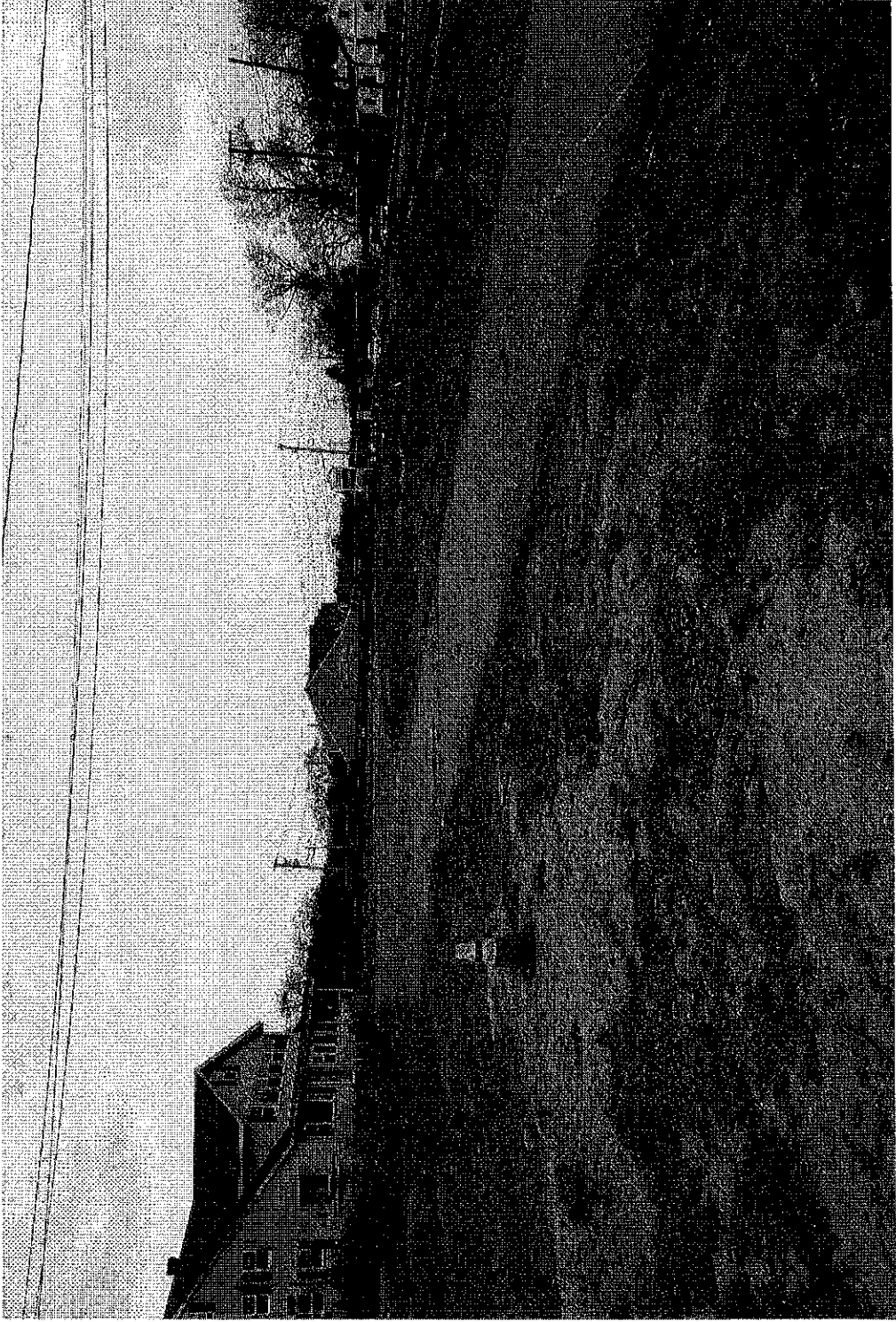
Progress since last PBC meeting:

- Abatement complete
- House and garage demolished
- Concrete pad and foundations demolished
- Trees removed
- Topsoil stripping started
- Job meetings held in office trailer.

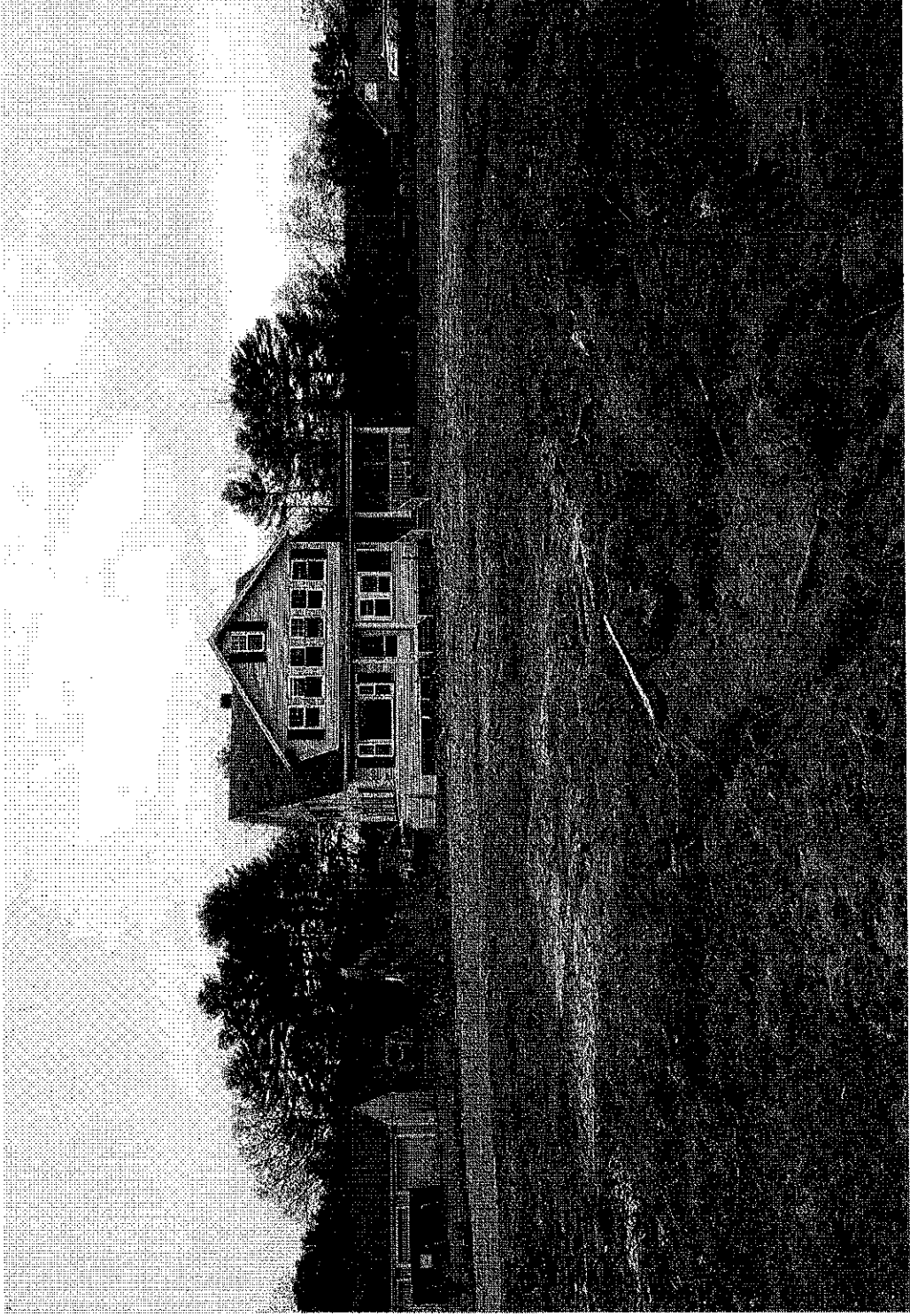


SENIOR CENTER CONSTRUCTION PROGRESS

Construction Progress Photo-documentation – 4/24/23



Project site cleared of trees and brush



Project site cleared of trees and brush



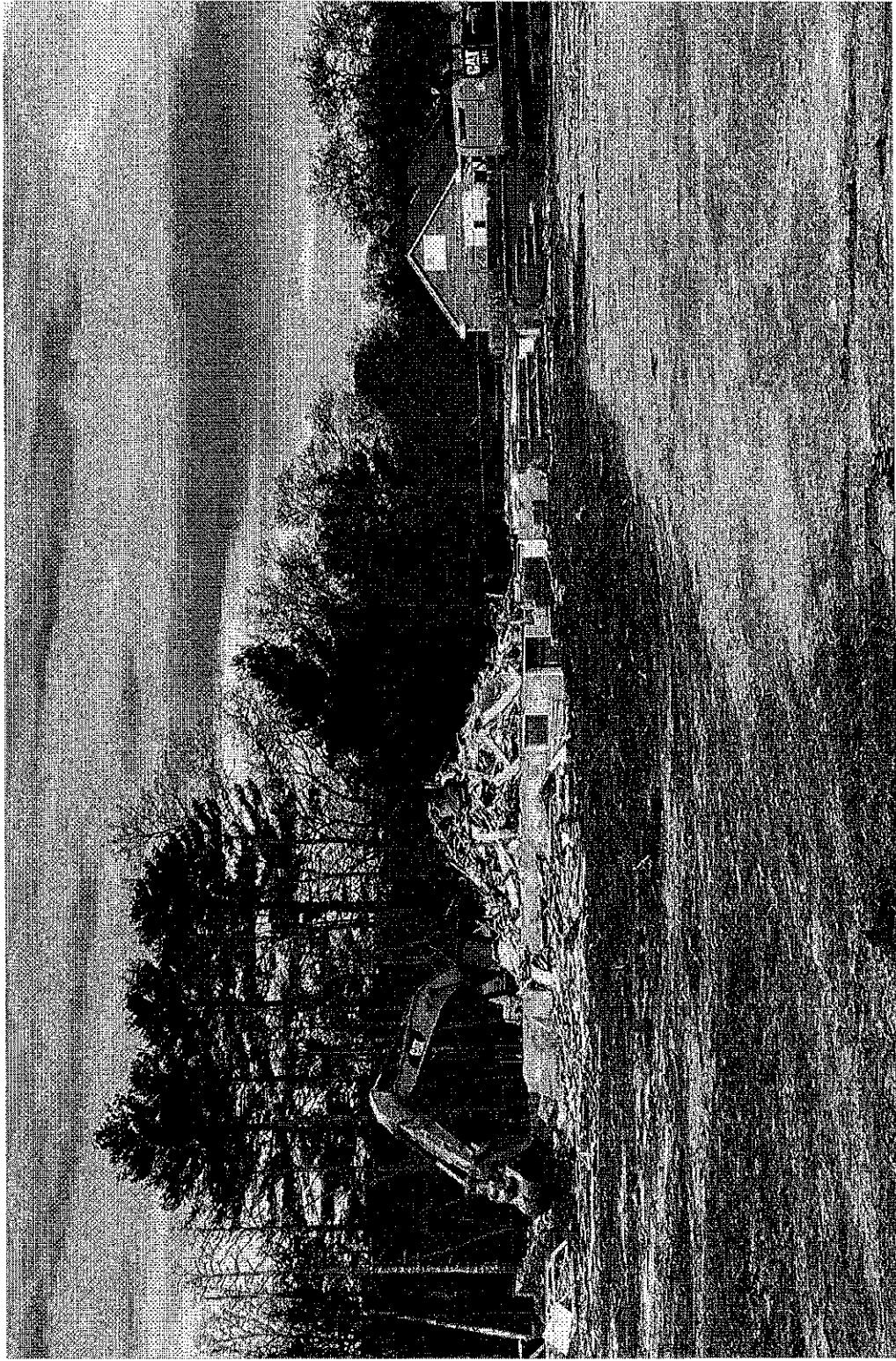
Demolition of the house



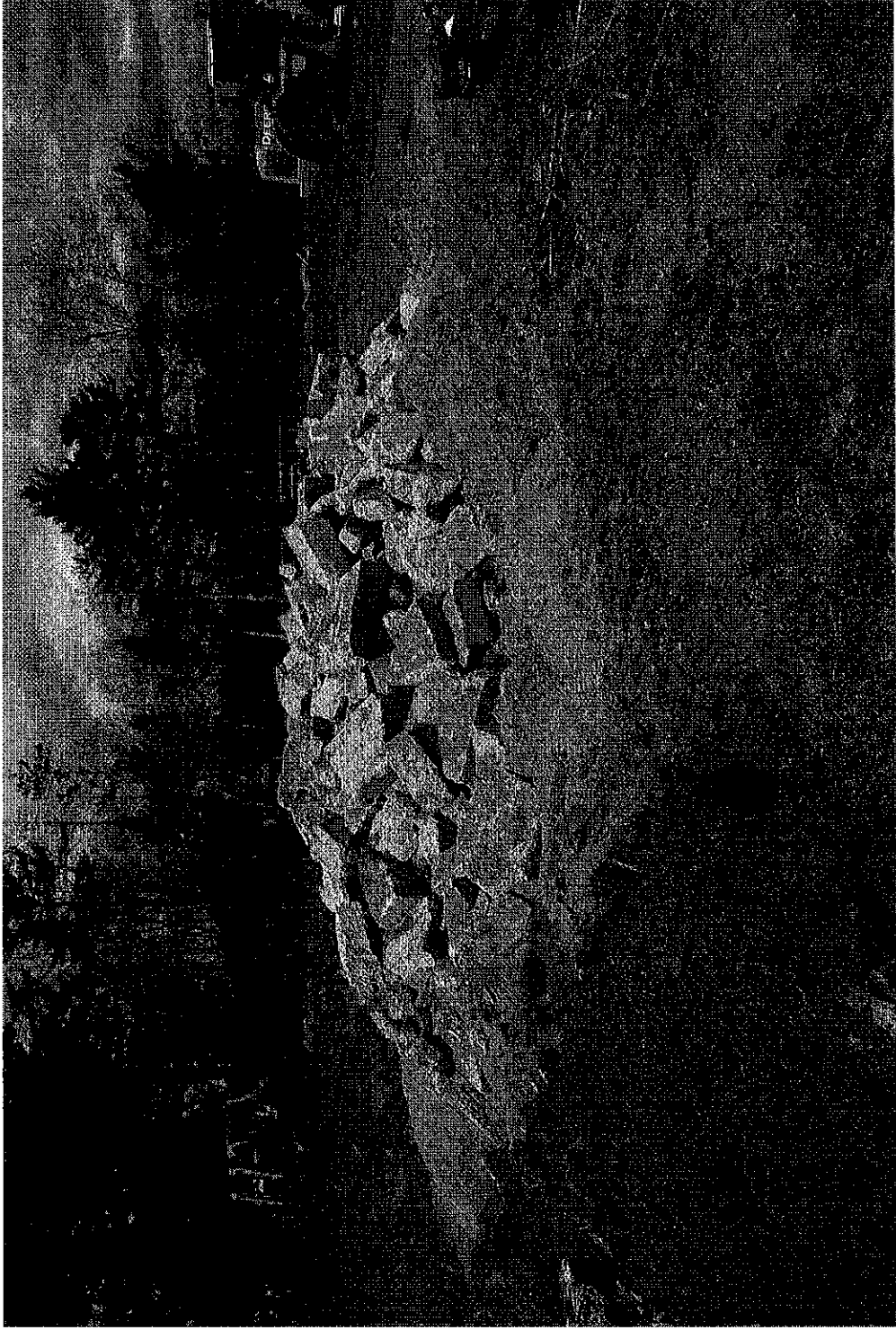
Demolition of the house



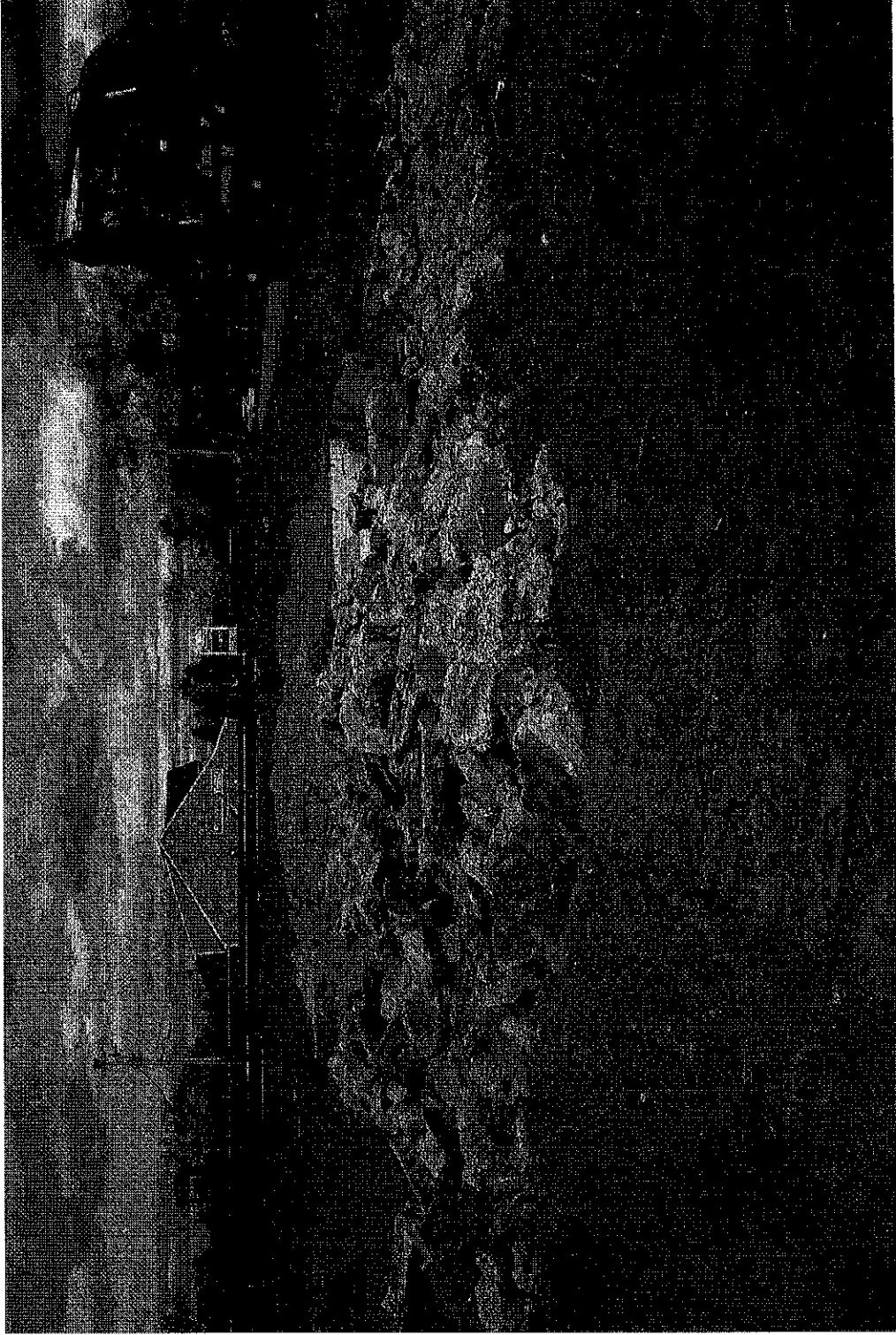
Demolition of the house



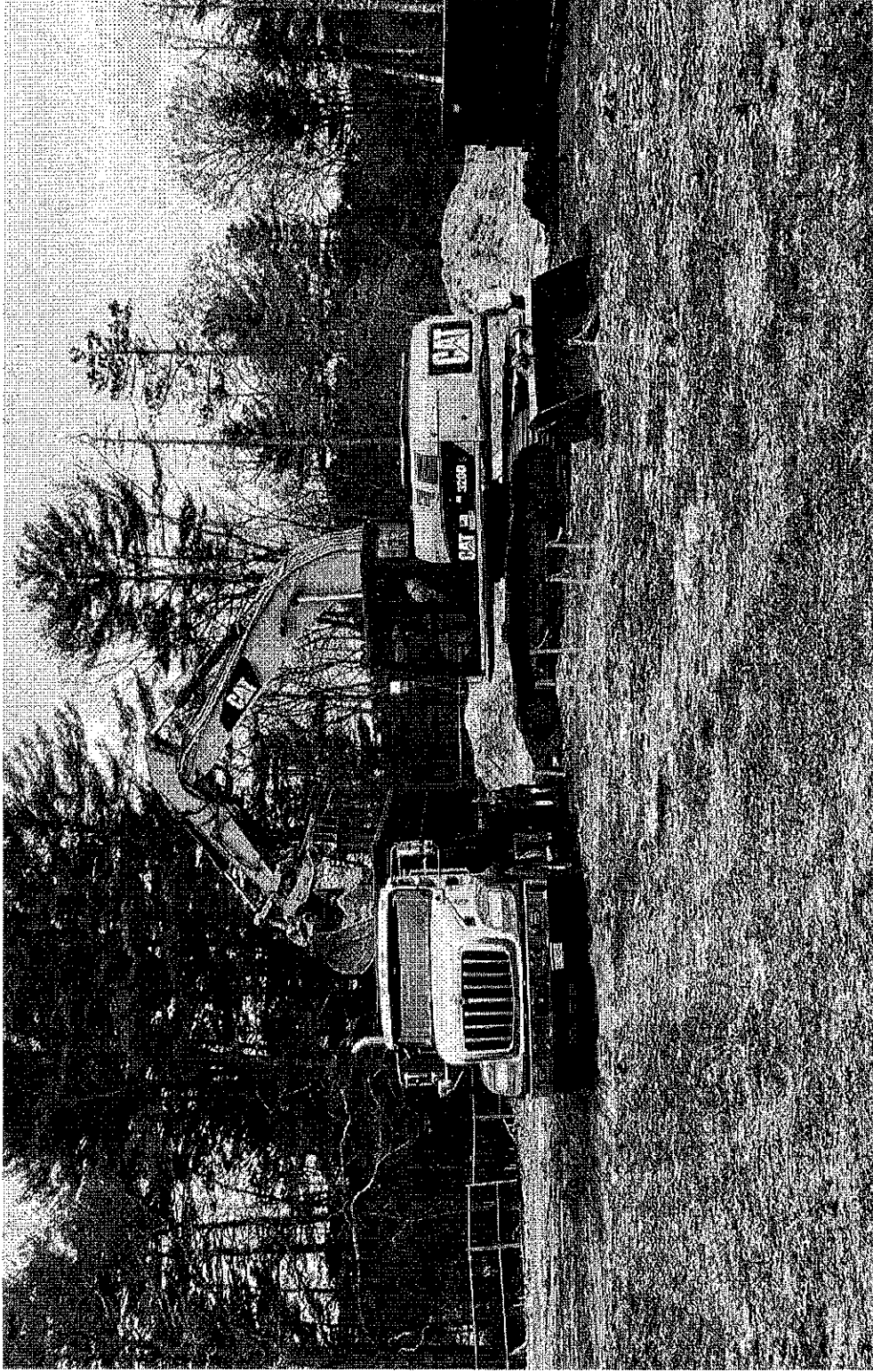
Demolition of the house



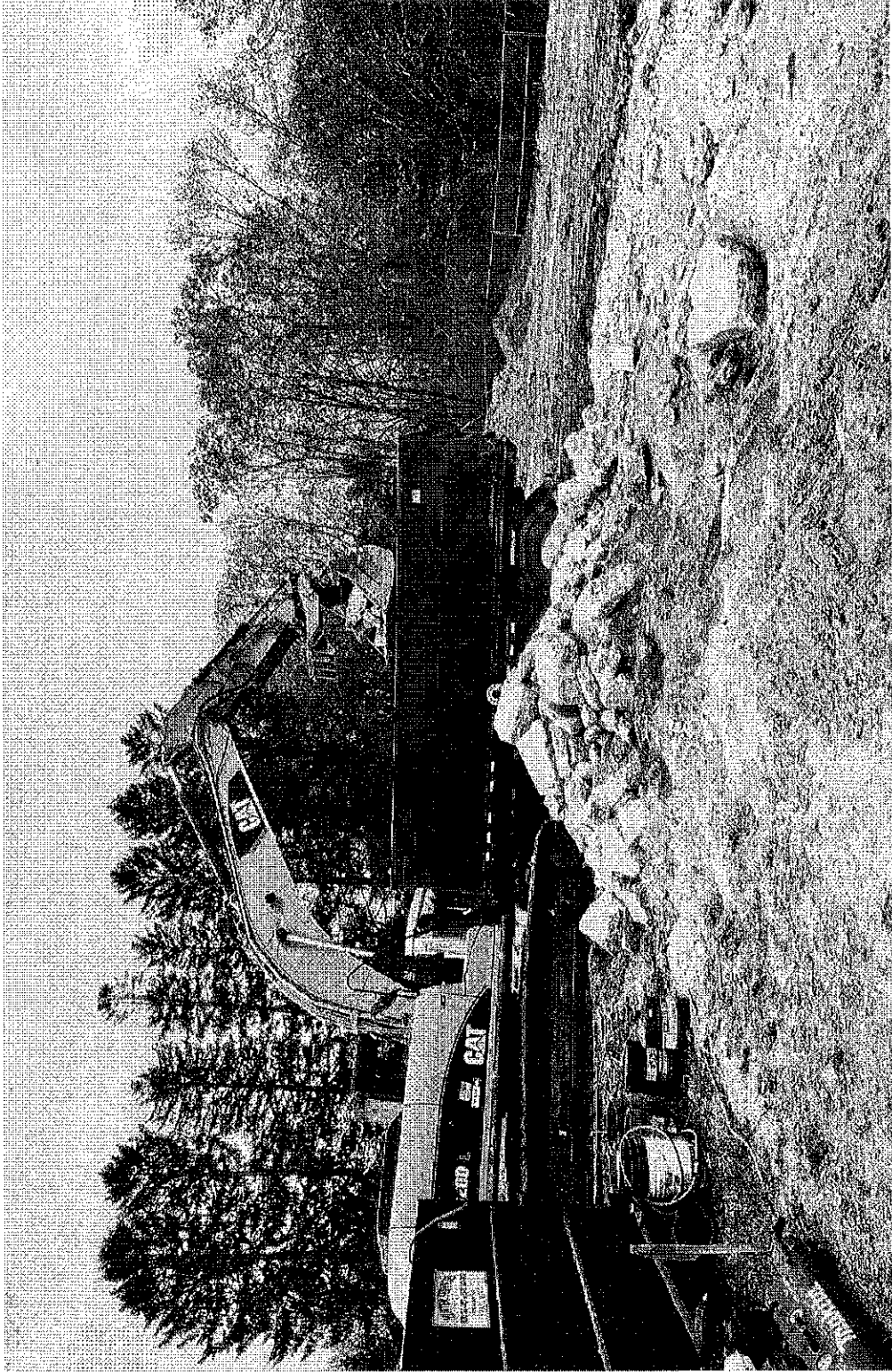
Demolished garage foundation



Demolished house foundation



Loading of foundation concrete for removal from site



Loading of foundation concrete for removal from site



SENIOR CENTER CONSTRUCTION PROGRESS

Schedule look-ahead:

- Removal of topsoil and subsoil to acceptable natural sand. Subgrade to be approved by geotechnical engineer.
- Import approved structural fill as required for foundation bearing
- Start footings and foundations – Form, rebar, pour concrete
- Start sitework and utilities

Other issues:

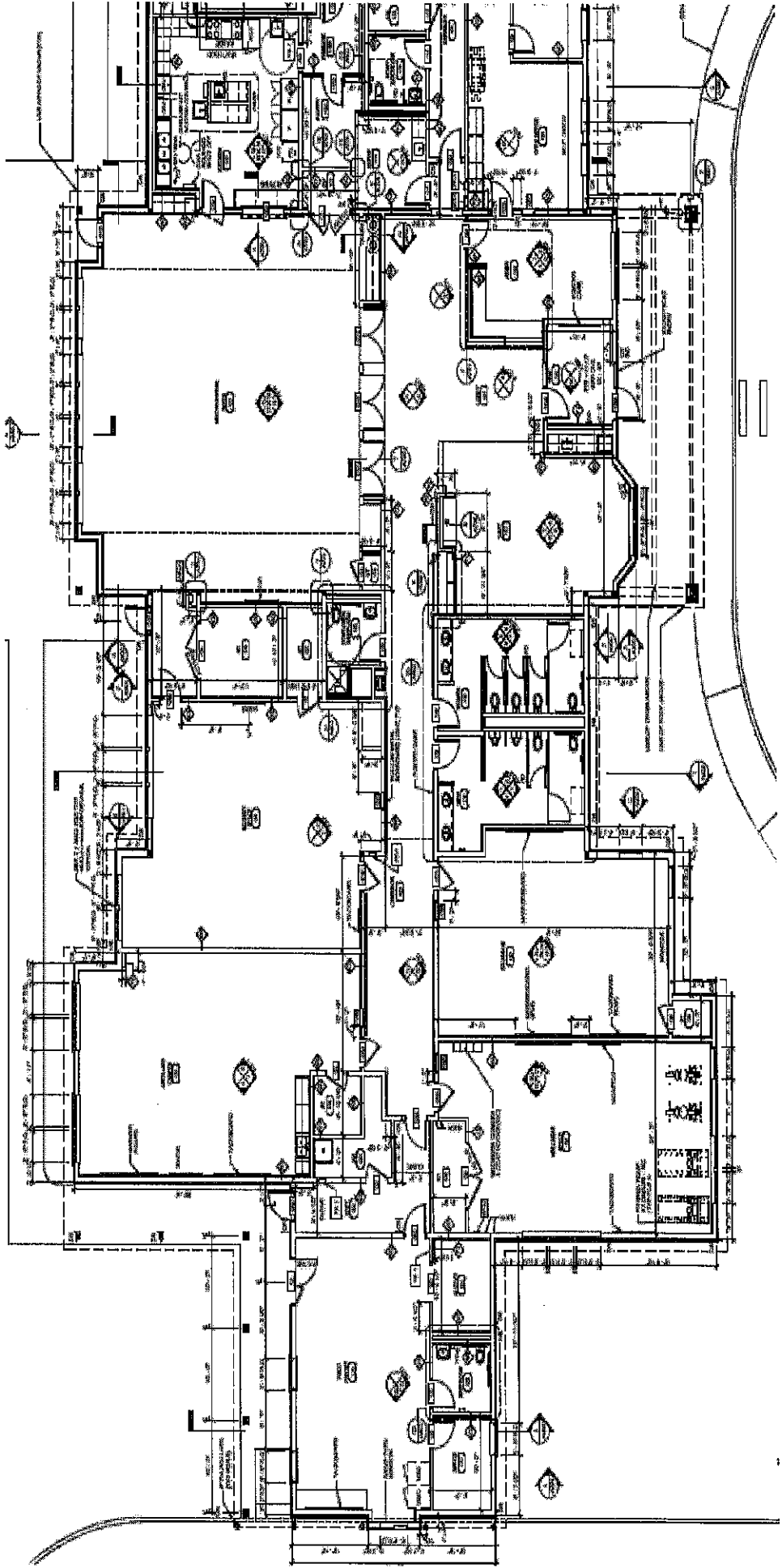
- **MA DOT**
 - Curb cut and water utility permit – ongoing with MA DOT and VHB
- **Groundbreaking Ceremony**
 - Friday, 4/28/23 at 11:00AM
 - Email invite issued
- **Furniture, Fixtures & Equipment (FF&E) Working Group**
 - Need to form Working Group
 - Start work with DBVW to select FF&E

Other issues:

- **New scope suggestions by Owner**
 - Replace windows with doors to new patio
 - Install operable partition
 - Delete drive-up window
- **Schedule**
 - Concerns regarding SCl management, manpower, and schedule

VERTIX

OWNER ISSUES





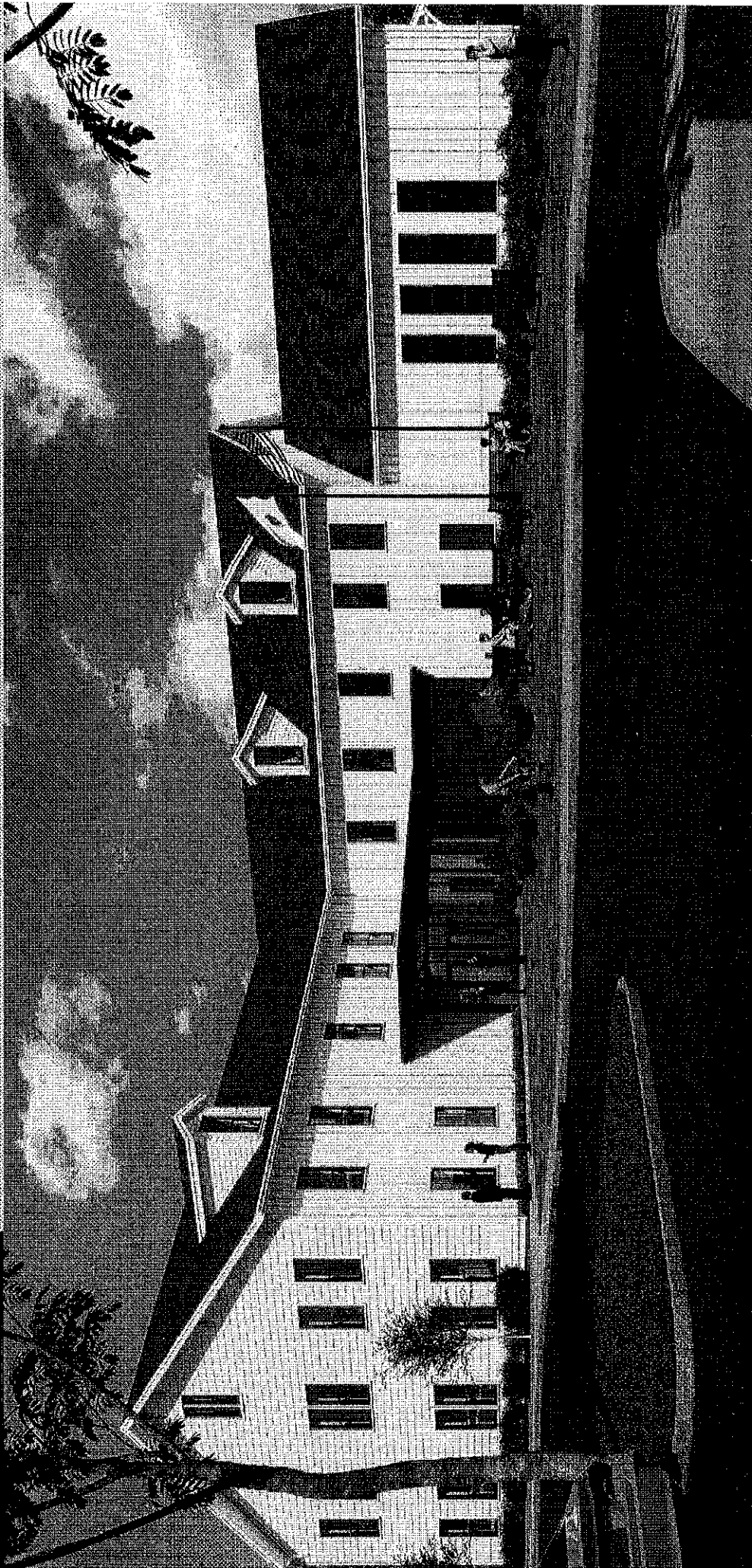
PROPOSED CHANGE ORDER (PCO) UPDATE

Proposed Change Order Log

- PCO #1 – Additional boiler abatement for fire brick - \$9,200
 - Finalized at \$3,103.65
- PCO #2 – Rubber Brick patio - \$82,425.00 – Under review

VERTNEY

NORTON TOWN HALL





TOWN HALL CONTRACT AWARD PROGRESS

- **Award**
 - Contract awarded to M. O'Connor Contracting at \$16,992,800 (includes Alt #1 and #2)
 - Contract signed and returned
 - Pre-construction meeting scheduled for Tuesday, 4/25/23 at 1:00PM
- **Electrical rebids**
 - Four electrical rebids rec'd on 3/31/23
 - 1. Systems Contracting \$2,085,000; \$22,500; \$35,000 = \$2,142,500
 - 2. W.J. Griffin Electric \$2,197,500; \$26,075; \$36,000 = \$2,259,575
 - 3. M-V Electrical \$2,220,485; \$24,280; \$27,145 = \$2,271,910
 - 4. Jupiter Electric \$2,229,159; \$26,660; \$36,950 = \$2,292,769
 - GC carry amount \$2,220,159; \$24,280; \$27,145 = \$2,271,910
 - CO #1 to MOCC = \$2,142,500 - \$2,271,910 - (\$129,410.00)

Other issues:

- **Furniture, Fixtures & Equipment (FF&E) Working Group**
 - Need to form Working Group
 - Start work with DBVW to select FF&E