

2023 JUN 27 PM 3:11



MINUTES

TOWN OF NORTON

Town Clerk Date/ Time Stamp

Board/ Committee: Permanent Building Committee

Meeting Date: May 22, 2023 Time: 6:00 PM

Meeting Location: Norton Council on Aging / Zoom

Members & Staff Present: **James Slattery, Mark Gershman, Brian Bechet**
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)

Public: **P. Wiggins, J. Brisco,**

Meeting called to order at: **6:00 PM** and adjourned at: **7:15 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 signed some invoices; attended construction meetings for the Community / Senior Center project; and responded to some questions from the public.

Chair also noted that the 2022 Annual Town Report is now available; it is National EMS Week; and that Norton will be holding a Memorial Day parade at 10 AM on Monday May 29th.

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 800-900 cubic yards of unsuitable material was removed, and Seaver will be submitting a Proposed Change Order based on the actual quantity of unsuitable material removed times the contract unit price(s).

Chair J. Slattery inquired about the stockpile of fill in the site. S. Kirby (OPM) indicated use of the existing suitable fill is up to Seaver (means and methods. The material can be reused if screened and enhanced, as

required, to meet the project specifications. Confirmation is required by material testing.

Groundbreaking

Groundbreaking was held on April 28, 2023 and was well attended.

Furniture, Fixture & Equipment (FEE) Subcommittee:

It was recommended that the FEE Working Group start to meet (in person and virtually). Sarah (DBVW) will lead the Group and will provide an approximate meeting schedule for review.

PCO #2 – Patio Rubber Bricks

Seaver's cost for this potential change order is \$82,425. Committee informed the COA that the Town needs to know if the COA is paying for this additional cost to the project. COA indicated that they have formed a Funding Raising Committee with a goal of raising \$500,000. OPM indicated the PCO does not include the engraving on the rubber bricks. DBVW indicated they would review "squaring off" the patio (currently rounded), which should lower the cost. Once DVBW provides a sketch of the new patio layout, the OPM will request a revised PCO cost from Seaver.

COA Grant

There was much discussion regarding the \$50,000 grant obtained by the COA, which needs to be spent by June 30, 2023. Chair J. Slattery indicated through conversations with the Town that the grant was applied to one of the project invoices, S. Kirby (OPM) was not aware of this. B. Brisco inquired as to the wording of the grant and its intended purpose. Chair J. Slattery's understanding is the grant was to go against the cost of the project, not for additional scope. Chair J. Slattery to discuss with the Town Manager.

Room "Names"

B. Rossi to coordinate with DBVW regarding room numbering and names with the new facility.

Change Orders:

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

CO#1 - \$6,002.70

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

PCO #2 (rubber patio bricks) \$82,245 Under COA and DBVW 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) Under review

S. Kirby indicated Seaver will be submitting another PCO for the unsuitable fill removal and another for a credit in not encountering asbestos containing material with the existing home damp-proofing

Color Selections:

E. Cifune (DBVW) reviewed the color for the exterior siding. The original selected color "Woodland Cream" is now a premium color by the manufacturer (i.e., additional cost). Through discussion with B. Rossi (COA) the Committee recommended that the OPM obtain a price from Seaver to field paint the building using Woodland Cream and depending on the cost, an alternate shop applied color of "Navajo Beige" was selected as an alternative.

Ed Cifune also reviewed the color selection for the interior doors - #57RO" Brown.

E. Town Hall Project

S. Kirby (OPM) provided an update on the Town Hall project (see attached). M. O'Connor Contracting (contractor) is scheduled to mobilize on June 12, 2023, with job meetings to commence on May 23, 2023. S. Kirby noted the first Change Order will be a credit of \$129,410 due to the re-bid Electrical Filed Sub bid.

M. Yunits to select some end users of the facility to serve on the FF&E Subcommittee.

Next Meeting(s):

June 26, 2023

6:00 PM

Council on Aging

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Signed by Chairperson:

James M. Slatoff, Chairman PBC

Minutes Approved by Committee on:

6/26/2023

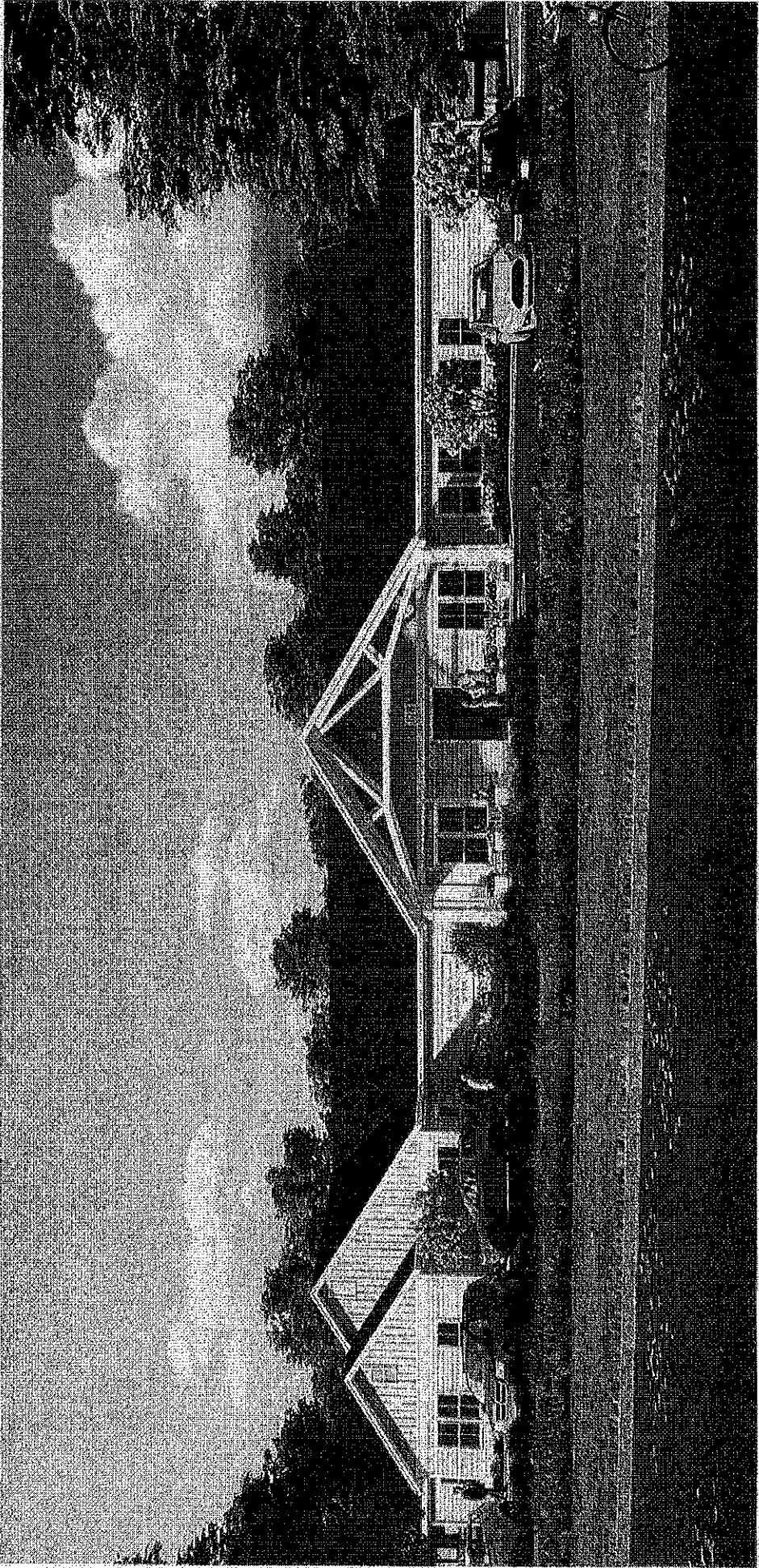


Town of Norton Senior/Community Support Center and Town Hall Projects Permanent Building Committee Meeting

In-person and Zoom
May 22, 2023

VERTIX

SENIOR / COMMUNITY SUPPORT CENTER





SENIOR CENTER CONSTRUCTION PROGRESS

Progress since last PBC meeting:

- Building footprint excavated to subgrade
- Unsuitable materials observed by Geotech
- Additional excavation required over multiple days
- Approx 800 to 900 CY of unsuitable material removed
- Approved structural fill imported and backfilled to bottom of footing grade. Compaction testing by Yankee at 9" lifts.
- Subgrade ready for footings
- Rebar delivered



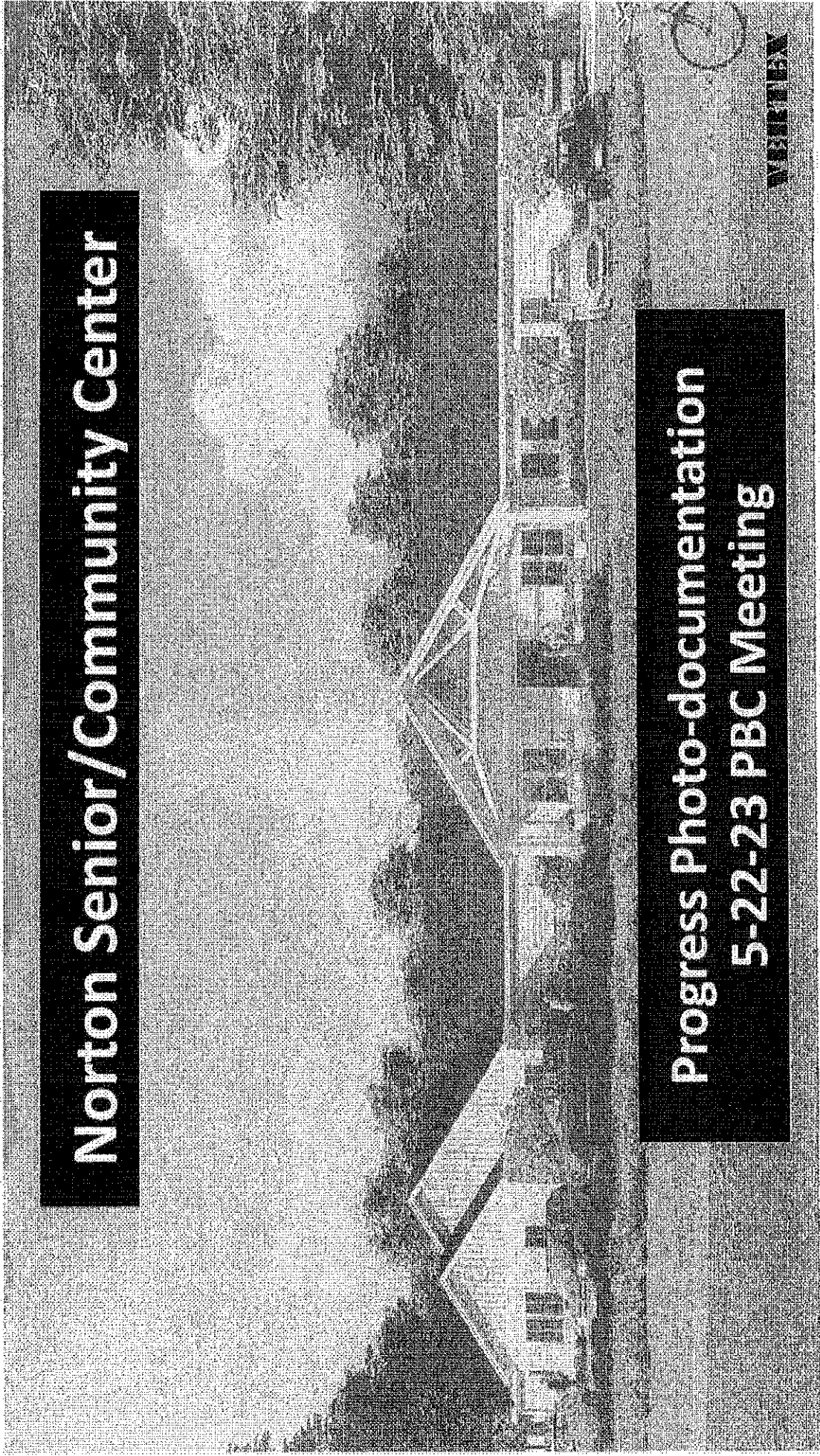
SENIOR CENTER CONSTRUCTION PROGRESS

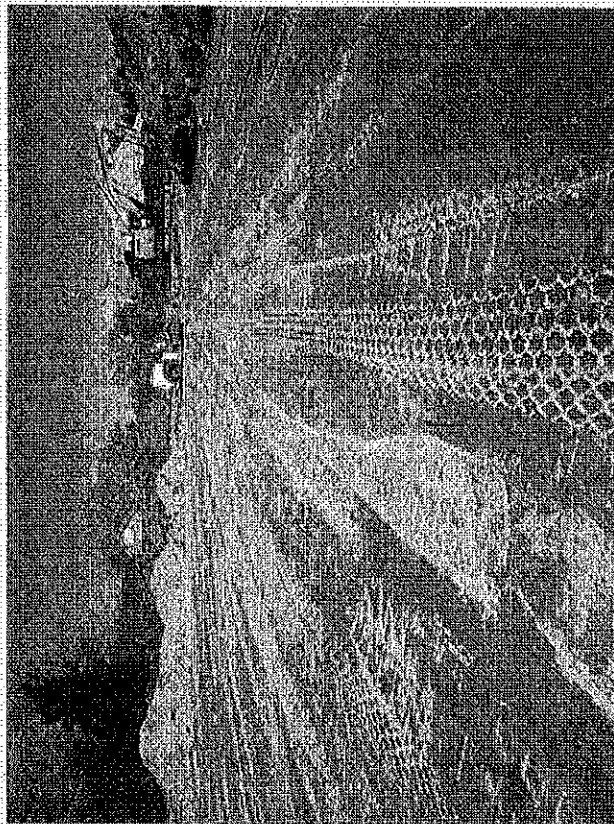
Construction Progress Photo-documentation – 5/22/23

Norton Senior/Community Center

Progress Photo-documentation
5-22-23 PBC Meeting

WESTERN

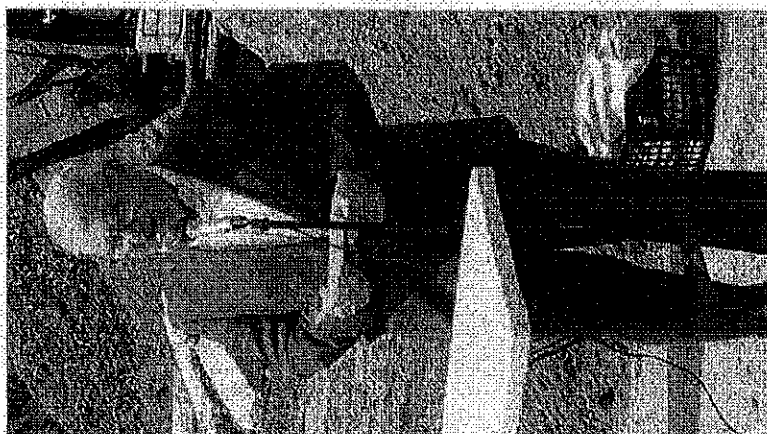




Initial building subgrade prior to Geotech 4/25/23



Initial building subgrade prior to geotech



Groundbreaking ceremony 4/28/23



Groundbreaking ceremony 4/28/23



Groundbreaking ceremony 4/28/23



Groundbreaking ceremony 4/28/23



Groundbreaking ceremony 4/28/23



Unsuitable soil below subgrade 5/4/23



Unsuitable soil below subgrade



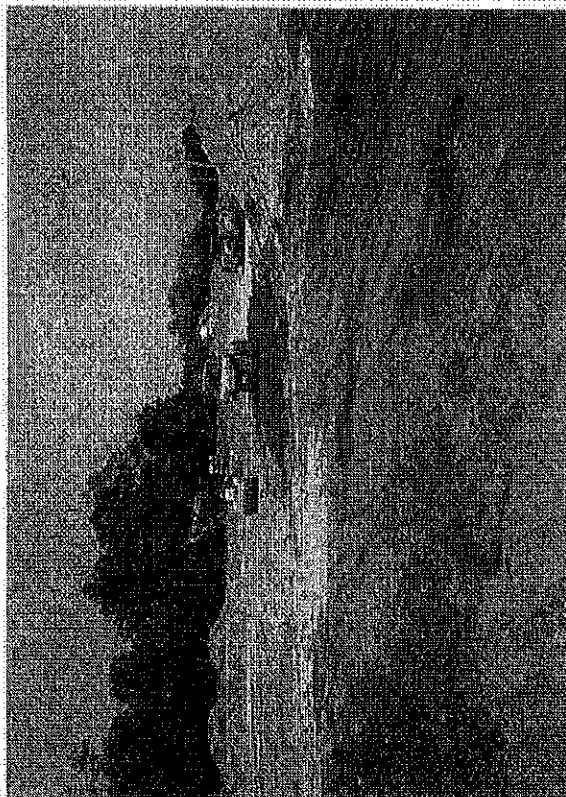
Unsuitable soil below subgrade



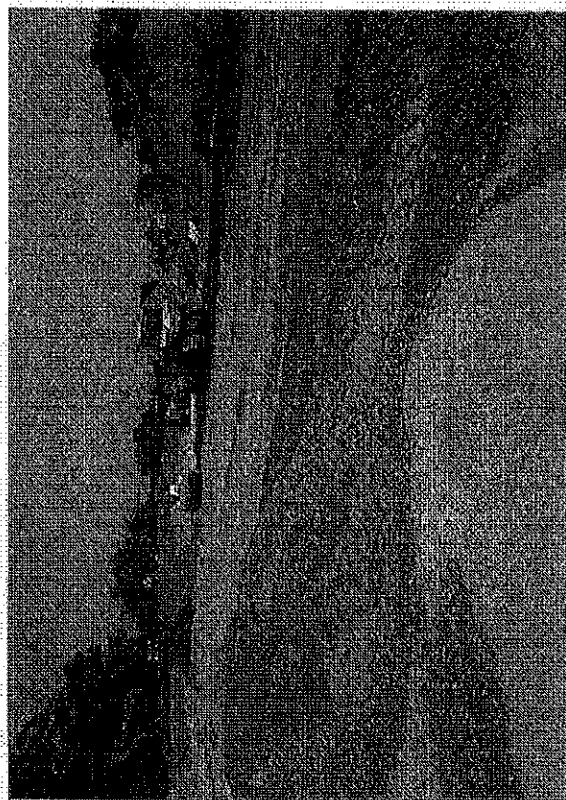
Unsuitable soil below subgrade



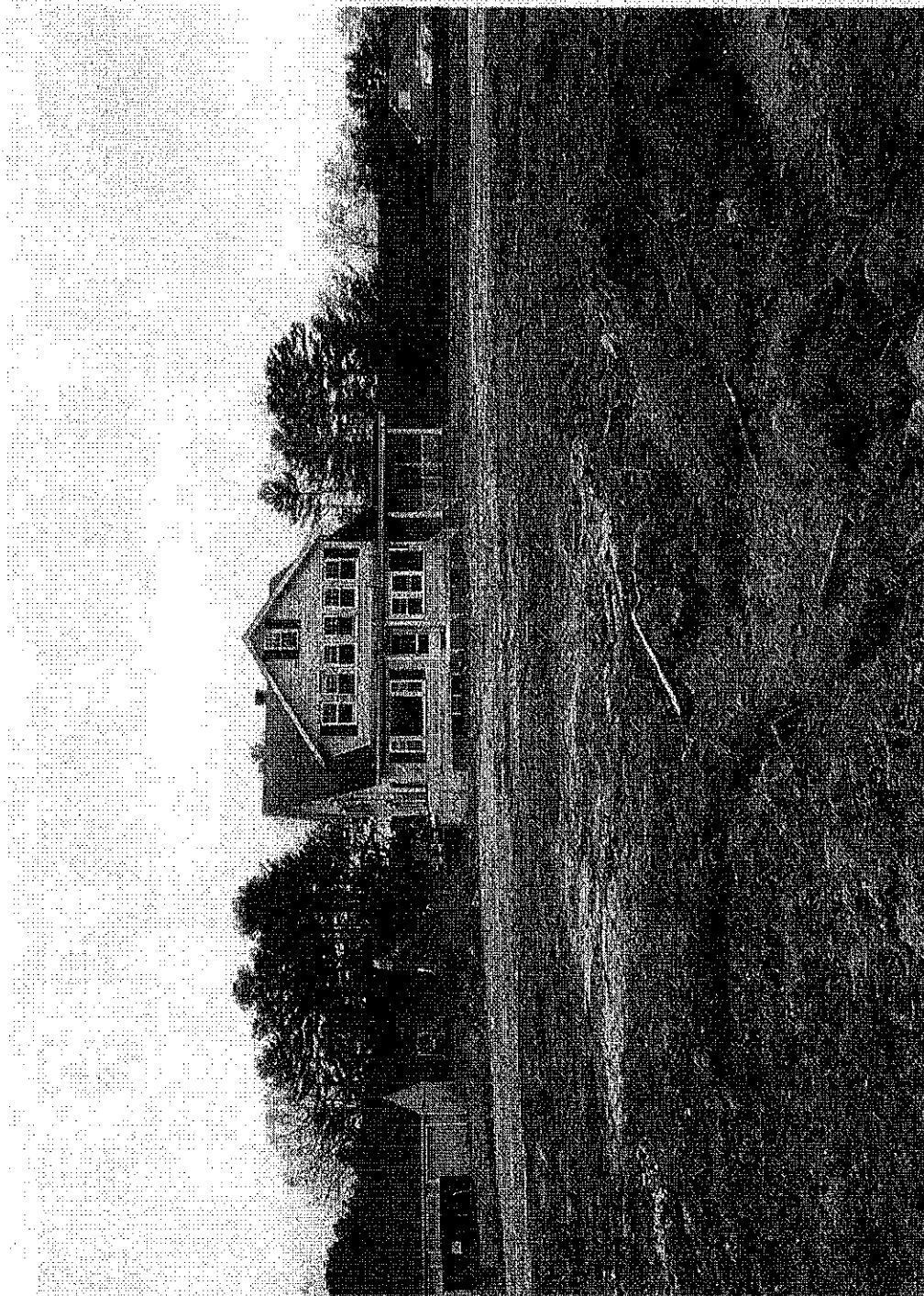
Unsuitable soil below subgrade



Backfilling with structural fill 5/16/23



Backfilling with structural fill



Project site cleared of trees and brush



SENIOR CENTER CONSTRUCTION PROGRESS

Schedule look-ahead:

- Start footings and foundations – Form, rebar, pour concrete
- Insulate and backfill foundation with structural fill
- Start septic system
- Start sitework and utilities



SENIOR CENTER – OTHER ISSUES

Other issues:

- **MA DOT**
 - Curb cut and water utility permit – ongoing with MA DOT and VHB
- **Groundbreaking Ceremony**
 - Held on Friday, 4/28/23 at 11:00AM
 - Well attended. Highly successful
 - Videos on NCTV
- **Furniture, Fixtures & Equipment (FF&E) Working Group**
 - Working Group: Beth Rossi, Ruth Schneider, Bob Briscoe, Sosie Megerdichian, Brian Bechet
 - Start work with Sara Whiteley from DBVW to select FF&E

Other issues:

- **Azek composite/rubber brick patio**
 - Norton patio = 1,384 SF; Proposed Cost = \$82,425; \$59.55/SF
 - Walpole patio = 3,600 SF; Cost = \$131,692 in 2018; \$36.58/SF
 - With escalation, 2018 \$/SF = approx. \$58.30/SF in 2023 dollars or \$80,684. Delta is 2.15%
 - COA to determine if this change is to proceed. Need to give contractor direction for foundation work.
- **Grant monies**
 - \$50,000 grant expenditure prior to June 30 needs to be applied to Application for Payment #2
- **Interior signage**
 - Maintain room numbers per plans. COA to confirm room names.



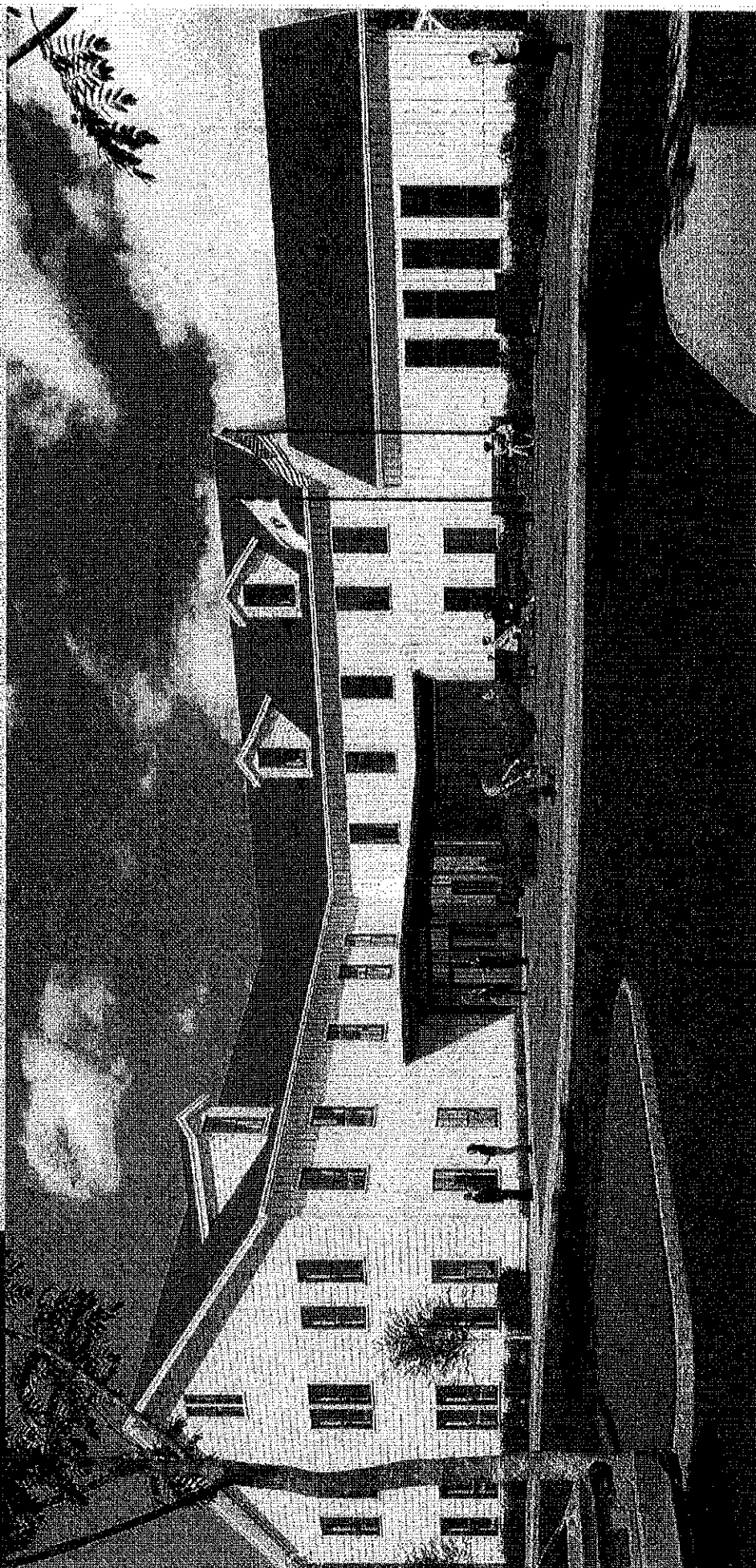
SENIOR CENTER - PROPOSED CHANGE ORDER (PCO) UPDATE

Proposed Change Order Log

- 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 #1 = \$6,002.70**
- PCO #2 – Azek rubber brick patio - \$82,425.00 – Under review for COA
- PCO #3 – Add occupancy sensors for lighting in Large Program room - \$1,838.29, comments back
- PCO #4 – ASI #4 Voltage and electrical phasing revision - \$342.72 under review
- PCO #5 – Fire line revision (\$16,628.55) under review
- Anticipated PCO for Unsuitable Soil/Structural Fill
- Credit for no ACM dampproofing on house or garage foundation

VERITY

NORTON TOWN HALL





TOWN HALL CONSTRUCTION PROGRESS

Progress since last PBC meeting:

- 60-day procurement phase
- Submittals
- Review logistics
- Preparation for mobilization
- Review existing conditions
- Building permit issued 5/15/23



TOWN HALL CONSTRUCTION PROGRESS

Schedule look-ahead:

- Mobilization to site 6/12/23
- Erosion control and temporary construction fence
- Field office trailers – deliver, setup, provide power and internet
- Site survey
- Job meetings to start 5/23/23 at 1:00PM remote



TOWN HALL – OTHER ISSUES

Other issues:

- **Furniture, Fixtures & Equipment (FF&E) Working Group**
 - Working Group – Michael Yunits, Brian Bechet, end users
 - Start work with Sara Whiteley from DBVW to select FF&E



PCO LOG UPDATE

Proposed Change Order Log

- No PCOs submitted by MOCC to date
- Proposal Requests – two issued
 - PR #1 - Delete two swing gates west side of NFD
 - PR #2 - Revise plumbing sanitary main cleanout to meet Code
- Change Order #1 – (\$129,410) for contract reconciliation of lower EC rebid amount.