



# MINUTES

## TOWN OF NORTON

RECEIVED  
NORTON TOWN CLERK

2023 NOV -6 PM 2:42

Town Clerk Date/ Time Stamp

Board/ Committee: Permanent Building Committee

Meeting Date: July 24, 2023 Time: 6:00 PM

Meeting Location: Norton Council on Aging / Zoom

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

Town / Liaison Members: Michael Yunits, Steve Hornsby (SB Rep), Bob Brisco (COA Rep)

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

Public: J. Brisco

Meeting called to order at: 6:00 PM and adjourned at: 6:56 PM

### *Meeting Motions / Actions and Summary of Discussions:*

#### A. Meeting Minutes

**Committee voted to approve the June 26, 2023 PBC Meeting Minutes.**

Member K. O'Neil abstained on approval as he did not receive the minutes in time to review them.

#### B. Mail / Correspondence

Committee Member Brian Bechet has been re-appointed to the Committee at the June 22, 2023 meeting of the Select Board. B. Bechet's term ends June 30, 2026.

#### C. Chair Report

Chair (J. Slattery) reported that:

##### General

- The Town requested the Committee prepare its 2022 Annual Report. J. Slattery will prepare.
- Town is looking into providing Committee Members with a Town email address.

##### Community Center

- J. Slattery provided a presentation to the COA Men's Breakfast and has been responding to questions from the public.
- Seaver Construction delayed their concrete pour due to the vapor barrier delivery being delayed and over the use of a different backfill material that required further testing.
- Prefabricated wall panels were delivered to the site last Thursday which do not meet the project specifications (OSD vs plywood). Issue was immediately noticed by multiple parties.

### Town Hall

- The groundbreaking for the Town Hall was held on June 13, 2023
- M. O'Connor Contracting (MOCC) damaged an existing cesspool and discovered other buried manhole covers within the site.
- MOCC also uncovered 8 to 9 cables that are now exposed – the Town was asked to investigate and provide direction.

### D. OPM Community / Senior Support Center Update

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

#### Progress Update

S. Kirby noted that the volume of unsuitable material removed has been reconciled with Seaver at 1,019 cubic yards.

Regarding the backfill material mentioned above, S. Kirby noted that processed gravel installed by Seaver was a different blend than what Seaver had originally submitted for approval. This resulted in further testing to confirm the material met the project specifications (passed) and that Seaver had achieve the proper compaction (passed). However, this coupled with the delay in the delivery of the vapor barrier delayed Seaver's scheduled concrete placement.

The under slab electrical conduits and plumbing has been installed, though the plumbing had to be reworked several times before Seaver installed it correctly.

S. Kirby discussed the prefabricated wall panels delivered to the site. The use of OSD siding does not meet the project specifications and will not be approved for use. The OPM is waiting on a proposal from Seaver outlining their proposal to address the issue.

#### Schedule Look Ahead

Continue with backfilling and concrete placement and remediation of the wood wall panels.

#### Other Issues

- MassDOT curbcut permit has been approval, still coordinating the Utility Permit with MassDOT, National Grid, and Eversource.
- Furniture, Fixture & Equipment subcommittee is scheduled to meet again in August 2023.
- OPM is still waiting for a proposal from Seaver on Rubber Brick Option 2 (squaring off the patio).

#### 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)

Proposed Change Orders

PCO #2 (rubber patio bricks)	\$82,245	under COA review
PCO #2A (rubber patio bricks-squared off)		waiting for Seaver to submit
PCO #3 (room light sensors)	\$1,838.29	OPM returned with comments
PCO #4 (electrical)	\$342.72	under OPM review
PCO #5 (fire line <b>credit</b> )	(\$16,628.55)	OPM returned with comments

E. Town Hall Project

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

S. Kirby indicated MOCC found 4 existing cesspools on site, with one damaged during construction that caused a back-up in the fire station. All cesspools were pumped, the pipes jetted, one pipe fixed (was broken), and the fire station cleaned. All parties worked together to resolve the issue within a 24-hour period. It is now believed the existing system will remain functional until the new system is placed on-line in about 12 months.

S. Kirby also noted the Contractor hit the electrical line to the DPW, which temporarily switched to their back-up generator. MOCC has since supplied a generator to power the DPW until the electrical service is repaired.

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

F. Other Business

J. Slattery stated the Committee is looking for a replacement for Bob Medeiros who has stepped down, if anyone is interested please contact the Town Manager Michael Yunits.

<u>Next Meeting(s)</u>	<u>Time</u>	<u>Location</u>
August 28, 2023	6:00 PM	Council on Aging

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Signed by Chairperson:

James M. Slattery

Minutes Approved by Committee on:

August 28, 2023



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

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In-person and Zoom

July 24, 2023

**VERTIX**

## SENIOR / COMMUNITY SUPPORT CENTER





## SENIOR CENTER CONSTRUCTION PROGRESS – SEAVER CONSTRUCTION

### Progress since last PBC meeting:

- Unsuitables update – Quantity of unsuitable soils in-place is now calculated at 1,019 CY and included in CO #2. (Dispute was 900CY vs. 1,400 CY)
- Perimeter footings and foundation walls poured
- 9 of 11 exterior post footings and piers poured
- Backfill material for the foundation wall delivered and backfill ongoing
- Underslab processed material being retested as it did not meet compaction %
- Underslab plumbing installed (several times)
- Underslab electric and fire protection installed Submittals and RFIs are ongoing
- PT wood sill installed
- Wood panels delivered (with OSB vs plywood)



**SENIOR CENTER CONSTRUCTION PROGRESS**

## **Construction Progress Photo-documentation – 7/24/23**

# **Norton Senior/Community Center**

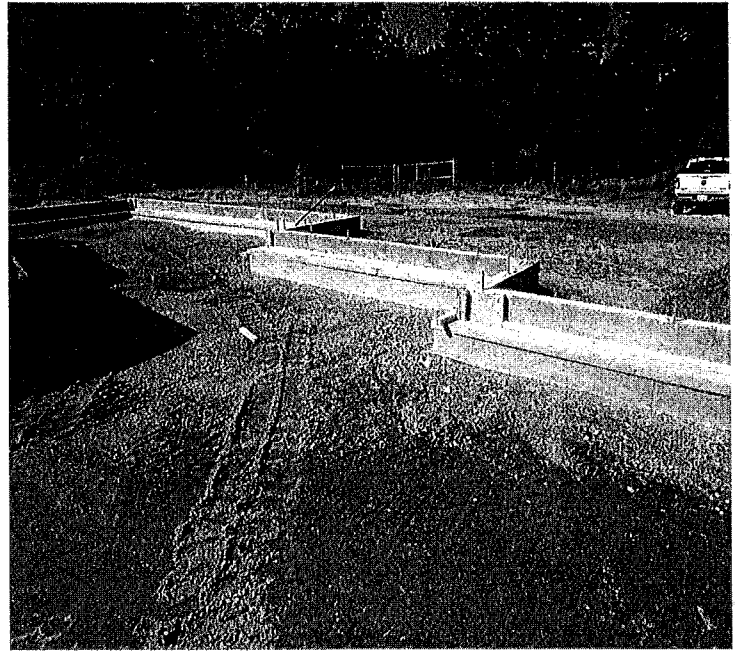
**Progress Photo-documentation  
7-24-23 PBC Meeting**

**VERTEN**

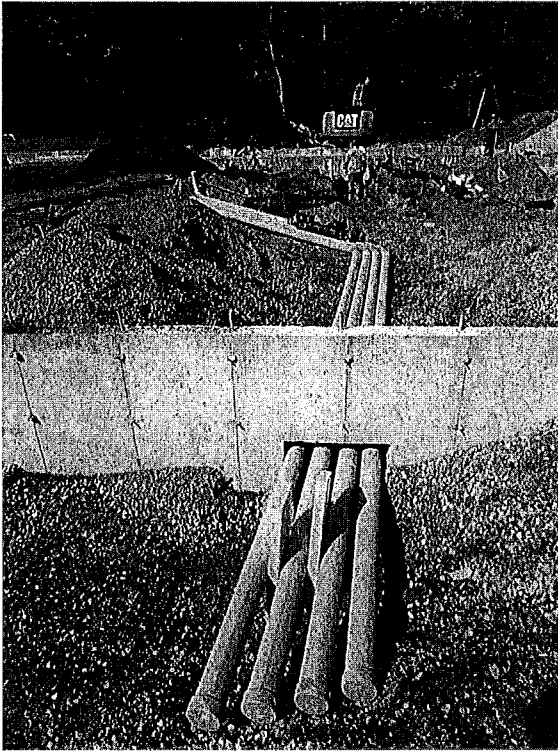




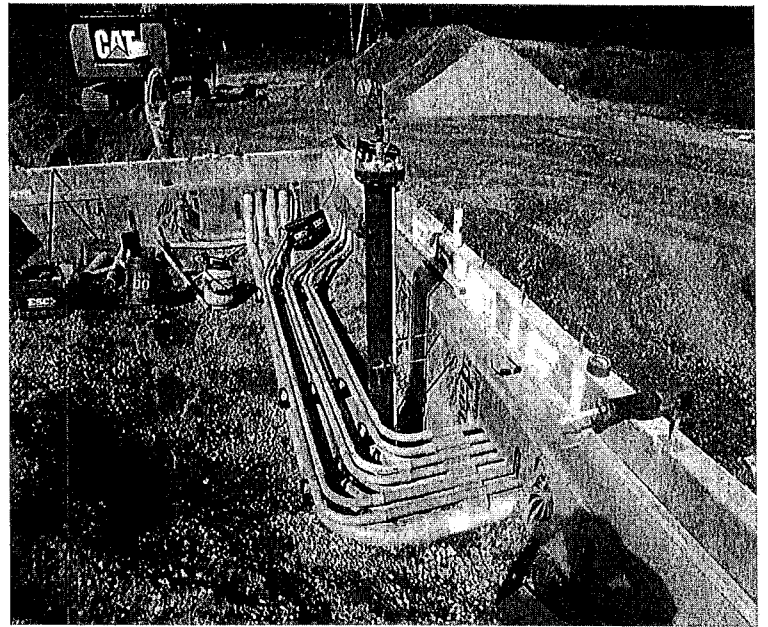
6/27/23 – Backfilling of foundation



7/11/23 – Foundation insulation



6/7/11/23 - Underslab electrical



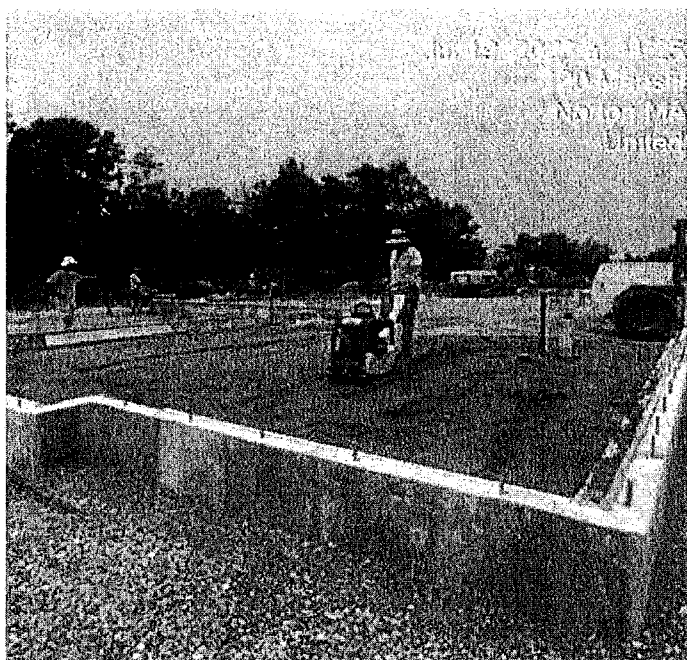
7/11/23 - Underslab electric and fire protection



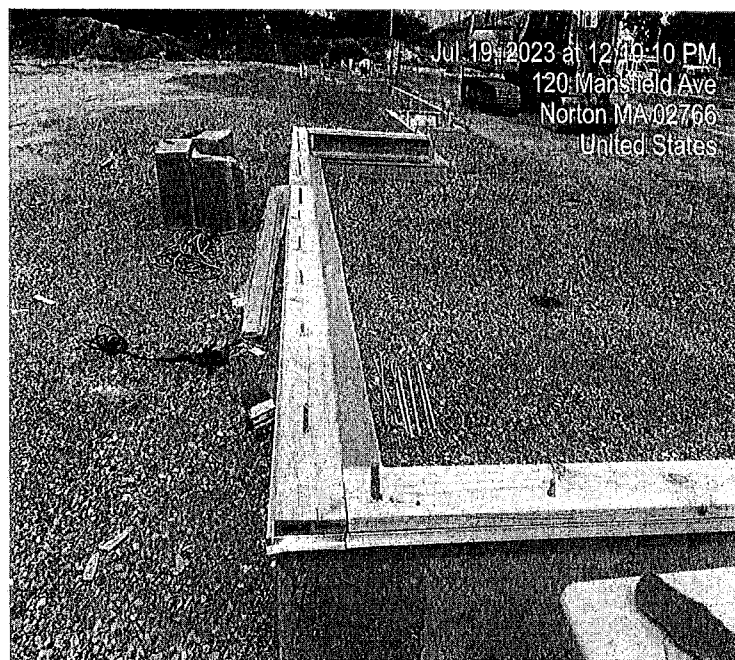
7/11/23 – Removal of underslab plumbing



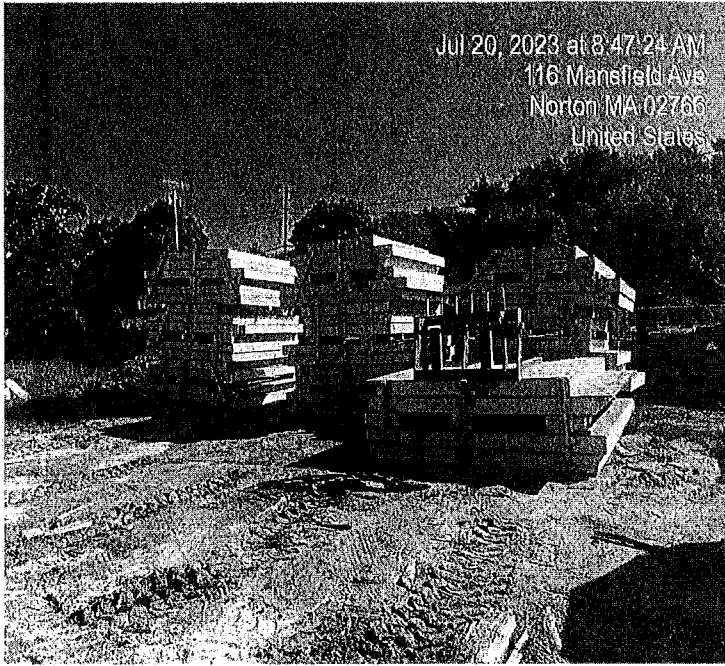
7/18/23 – Underslab plumbing complete



7/19/23 - Processed gravel below slab



7/19/23 - PT wood sill plate



7/20/23 – Prefabricated wood wall panels



7/20/23 – Prefabricated wood wall panels



## SENIOR CENTER CONSTRUCTION PROGRESS

### Schedule look-ahead:

- Complete 2 exterior footings and piers – Form, rebar, pour concrete
- Complete backfill for slab subgrade
- Pour and cure slab-on-grade
- Remediate wood wall panels and erect perimeter walls



## 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
  - 1st meeting was 6/21/23
  - Next meeting after samples delivered

**Other issues:**

- **Azek composite/rubber brick patio**
  - Norton patio option 1 = 1,384 SF; Proposed Cost = \$82,425
  - Norton patio option 2 = waiting for pricing
- **Wood wall panels**
  - Delivered with OSB (oriented strand board) vs plywood sheathing
- **Processed gravel under slab**
  - Delivered a different material which would not achieve compaction.  
Need to retest material.





## 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,xxx.00<sup>006</sup>
  - 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)



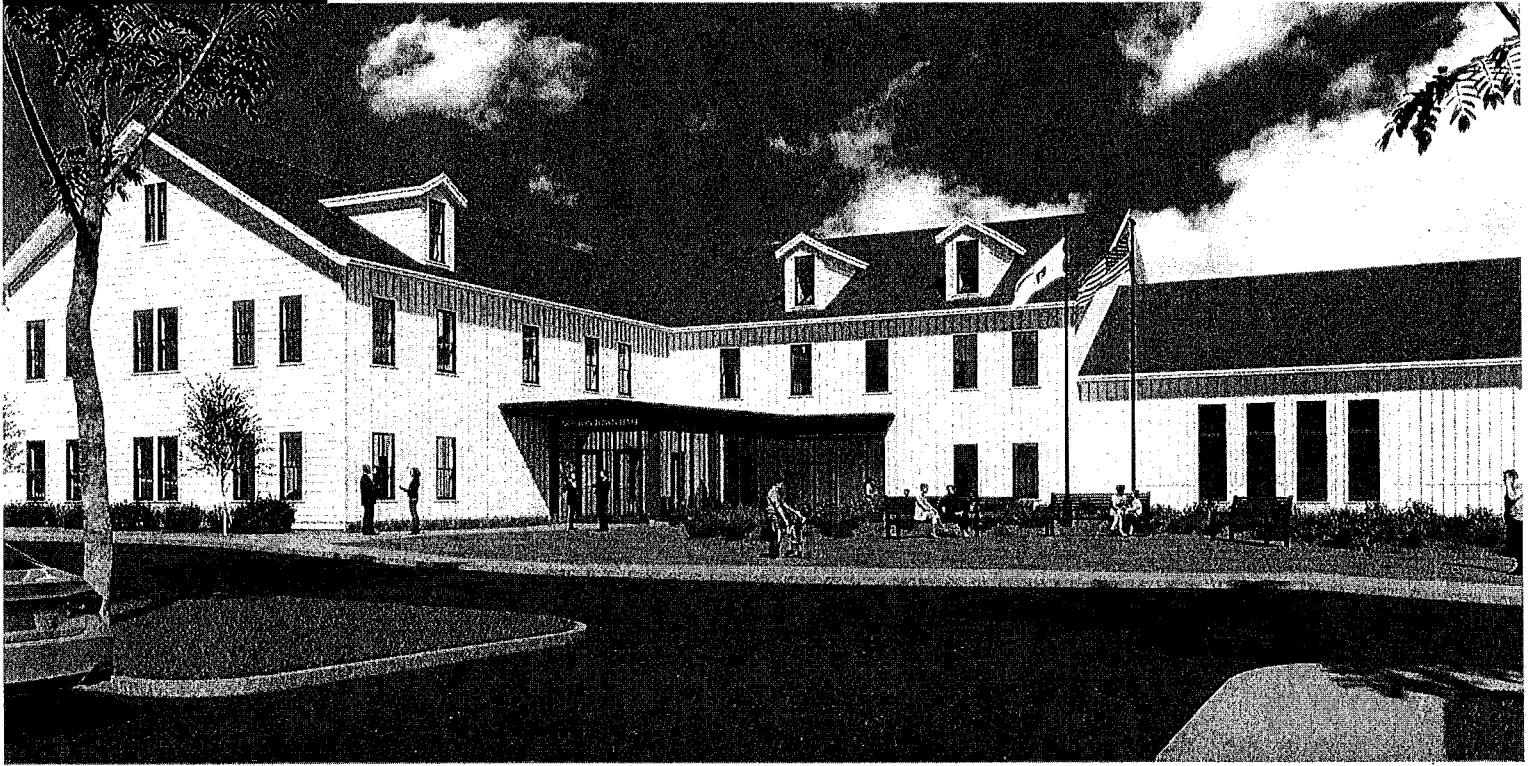
## SENIOR CENTER - PROPOSED CHANGE ORDERS UPDATE

### Proposed Change Orders - Open

- PCO #2 – Azek rubber brick patio - \$82,425.00 – Under by COA
- PCO #2A – Azek rubber brick patio option 2 – To be submitted
- 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) – Comments back

**VERTEX**

## NORTON TOWN HALL





## TOWN HALL CONSTRUCTION PROGRESS

### Progress since last PBC meeting:

- Tree cutting complete
- Stump and grubbing
- Rough grading
- Boulder removal (one under unit price)
- Relocation of gas to DPW complete
- Relocation of electric, fire alarm, and tel/com to DPW ongoing
- Additional existing septic cesspool/tanks discovered. Pumped out by Town vendor
- Building corner layout
- Foundation footing subgrade prep. Geotech reviewed
- Rebar and mesh delivered
- Groundbreaking held on 7/13/23



TOWN HALL CONSTRUCTION PROGRESS

## Construction Progress Photo-documentation – 7/24/23

An architectural rendering of a two-story town hall building. The building has a gambrel roof with several dormer windows. The facade is light-colored with numerous windows. A central entrance is covered by a dark awning. To the right, there is a section with tall, narrow windows. The building is surrounded by landscaping, including bushes and trees. A paved walkway leads to the entrance, and a few small figures of people are shown for scale. A tall street lamp is on the left. Two flagpoles with flags are on the right. The sky is filled with dramatic, dark clouds.

# Norton Town Hall

**Progress Photo-documentation  
7-24-23 PBC Meeting**



6/27/23 – Tree and stump removal



6/27/23 – Stump pile



6/27/23 – Trenching for gas line relocation to DPW



6/27/23 – Trenching for gas line relocation to DPW





7/11/23 - Rough grading



7/11/23 - Rough grading



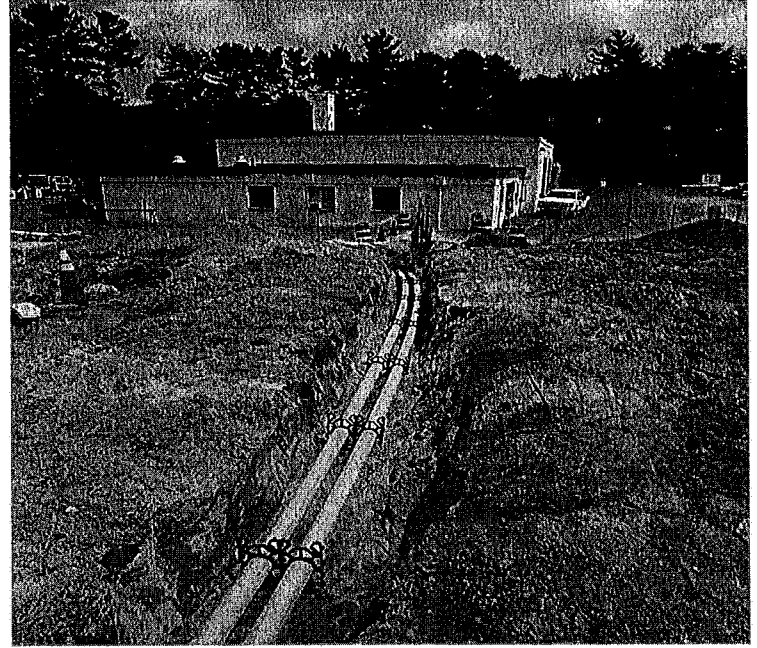
7/18/23 – Hoe-ramming of rock



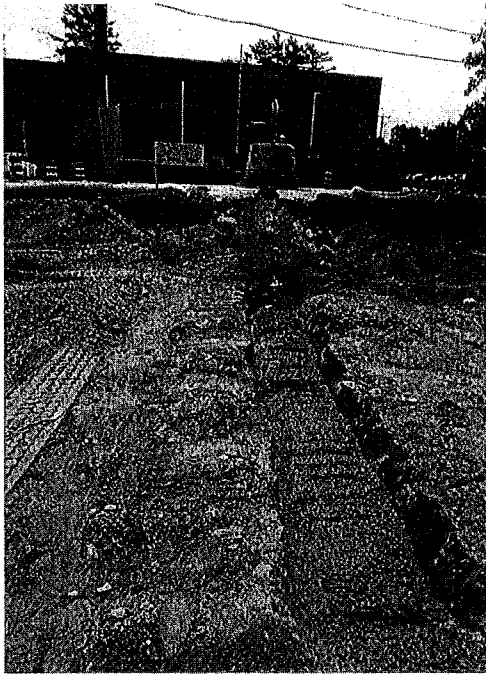
7/18/23 – Rock boulder



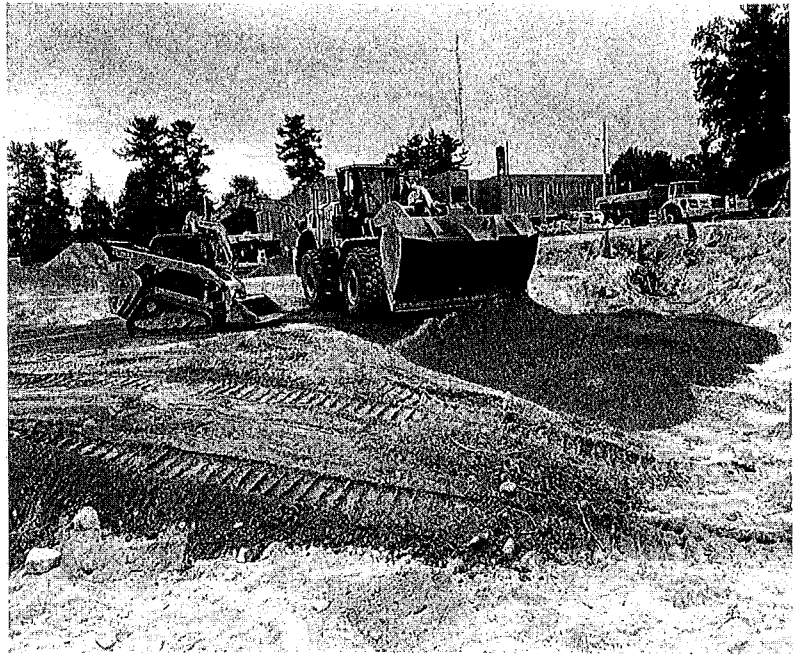
7/18/23 – Rough grading and hauling excess



7/18/23 – Relocation of power and LV to DPW



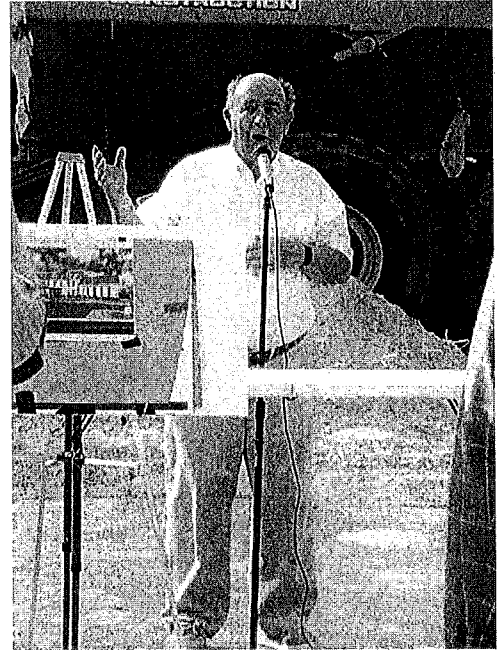
7/18/23 – Relocation of power and LV to DPW



7/21/23 – Backfilling with structural fill in prep for footings.



7/13/23 - Groundbreaking



7/13/23 - Groundbreaking



## TOWN HALL CONSTRUCTION PROGRESS

### Schedule look-ahead:

- Footings/foundations to start Wednesday 7/26
- Site utilities and new septic system

**Other issues:**

- **Septic system**
  - Existing septic system MH and pipe damage caused backup. Handled by FD with notice to Team. Cleanup and repair by MOCC
  - Discovered 4 other cesspool/tanks with lids buried. Town pumped out. System should have capacity for remainder of construction
- **DPW power**
  - Site contractor damaged UG power wiring to DPW. No ductbak or warning tape but should have known approx. location. DPW operating off generator now until relocated power is complete



## 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





## Town Hall - Proposed Change Orders

### Proposed Change Orders

- PCOs submitted
  - PCO #1R - Revise plumbing sanitary main cleanout to meet Code - \$1,289.54 Recommend approval
  - PCO #2R – Delete two swing gates west side of NFD - (\$8,484.00) Recommend approval
  - PCO #3 – Electrical filed sub reconciliation - \$(129,410.00) – **Approved – CO #1**
  - PCO #4R3 - BOH requested improvement to septic system to add effluent filter - \$4,123.34 Under review
  - PCO #5R2 – Add electrical connection for septic controller and pumps - \$19,164.36 Under review
  - PCO #6R1 - Additional scope for power, FA, and CTV relocated feeds to DPW - \$59,866.97 Under review
  - PCO #7 - Add ZCC flashing at air terminal for lightning protection - \$877.77 Recommend approval
  - PCO #8 – Revise power connection for ERV in MDP panel (\$271.74) – Under review
- **Total to date - \$(52,843.76)**