



MUNICIPAL BUILDING COMMISSION

JOHN F.D. JACOBI, CHAIR

TERRI DESISTO
EDWARD STANTON
JACQUELINE ROMANIECKI
GALE CLARK

GERRY FRICOT
MICHAEL TYLER
ANDREW ACOSTA
KELLY BENNETT

MINUTES

April 7, 2021 @ 5:30 p.m.
Remote Access via Zoom

Call Meeting to Order at: 5:32pm

Roll Call: Jack Jacobi, Ed Stanton, Gerry Fricot, Terri DeSisto, Gale Clark, Mike Tyler

Others present: Jeremy Stull, Evan Warner, Bob Barton, Deborah Robinson

Minutes: Vote to approve March 3, 2021 Minutes and March 10, 2021 Minutes
VOTE – Approved 6-0 (M. Tyler joined 5:36pm)

Bills & Payments: Vote to confirm payment of the following invoices:

VOTE: To approve the below listed bills for payment
Approved 7-0

Project	Vendor	Invoice No.	Date	Description	Amount
Library	STV DPM	90020157	3/9/21	Services 1/30/21-2/26/21	\$10,600.50
Library	TRAC Builders	Application 5	3/31/21	Period to 3/31/21	\$405,965.01
Library	BH+A	24970	3/17/21	Accessibility upgrades	\$12,670.00
Library	BH+A	24971	3/17/21	Window Replacement Ins. & Admin	\$3,000.00
Library	BH+A	24971	3/17/21	Services 2/1/21-2/28/21	\$7,473.36
A-P Water Interconnect	CDM Smith	90119468	3/3/21	Services 1/31/21-2/27/21	\$9,511.55
Fire Dept Roofs	Port Construction Consulting	21-101	3/30/21	Services 3/5/21-3/24/21	\$4,537.50

Library Repair Project

Evan Warner shared construction photos and gave the following update. Continue to make good progress – 40% complete. 5th floor is largely finished and elevator work about to begin. Staff can then transition back to the 4th floor. 2nd and 3rd floors are now being protected in advance of phase 3 of the project. Window stripping is ongoing on the exterior. There is lead paint that is being treated appropriately. Metal cornice cleaning ongoing. Copper will take approximately 2 months to oxidize and lose its current luster. All rooftop equipment is placed on the upper roof area and installation is ongoing. Doing LED lighting upgrade before moving on to the skylights in a few weeks. DOL and DEP visited the site to check on inert roofing material. BH+A is leading what is now phase 2 of required clean-up. Currently on time but clean-up may cause delay (TRAC and their subcontractors own the clean-up). Removed some 1993 building windows to further investigate and anticipate window shop drawings later this week. STV as the OPM is satisfied with the quality of work and the displays of teamwork between all firms involved. BH+A as the architect has some reservations on schedule that the masonry is taking longer than expected; thought it was simply limestone but it is actually limestone and sandstone.

There was a question on any rebates or incentives for lighting upgrades. Deborah Robinson explained that a number of fixtures were replaced under a previous rebate program but she will investigate further and follow-up with Jeremy Stull.

Budget Update

The project remains on budget. Construction contingency of \$1.4 million and a soft cost contingency of \$55,000.

Change Log

CR06 – missing spray fireproofing
CR07 – removed equipment pad
CR 08 – correct light fixtures.

Total roughly \$6,500.

VOTE – Approve 7-0

BH+A will have a change order coming for a change in soft costs related to window caulking and replacement. A conservative \$20,000 placeholder is being used by the OPM.

Fire Dept Roofs

There was a non-mandatory pre-bid walkthrough meeting that had seven attendees on 4/5/21. Qualifications are due 4/22/21.

After all responses to the RFQ are received, Jeremy will send them out to MBC members and there will be a special MBC meeting 4/28/21 to shortlist firms and designer selection interviews with the shortlisted firms will happen at the regular 5/5/21 MBC meeting.

Gym Floors

Once the fire department roof designer has been selected, the City will pursue the same course with gym floors, and procure a construction consultant to help guide the process. This is funded with the surplus from the Brennan-Wamsutta Roof Replacement surplus.

Attleboro-Pawtucket Water Interconnect

Passed minor site plan review and the vote has been filed. Remains behind schedule but moving forward.

Next Meeting Date:

4/28/21 at 5:30pm Special Meeting for designer selection

5/5/21 at 5:30pm (at Studley Elementary with remote participation possible)

VOTE: To adjourn. 7-0

Time of adjournment: 6:27pm

	Roll	Minutes	Bills						adjourn
Teri									
Ed									
Jackie									
Gale									
Gerry									
Mike									
Andrew									
Kelly									
Jack									