



MUNICIPAL BUILDING COMMISSION

JOHN F.D. JACOBI, CHAIR

TERRI DESISTO
JACQUELINE ROMANIECKI
EDWARD PORRECCA
ANDREW ACOSTA

GERRY FRICOT
MICHAEL TYLER
EDWARD STANTON

MINUTES
July 2, 2019 5:30pm
Attleboro City Hall-Council Chambers

Call to order: 5:30 p.m.

Present: Chairman Jacobi, Ed Stanton, Jackie Romaniecki, Ed Porrecca, Terri DeSisto, Gerry Fricot

Others present: Gale Clark Capital Projects, Tom Hayes Wastewater Superintendent, Water Superintendent, Kourtney Wunschel, Library Director, Christine Johnson, and several members of the Library Board of Trustees. Joel Bargmann, BH+A Architects. The meeting was filmed by DoubleACS

Gerry Fricot noted he was not in attendance at the June 5th and June 10th MBC meetings as reflected in the minutes. Request to amend minutes.

VOTE: To approve the amended June 5, 2019 MBC minutes.

THE MOTION PASSED UNANIMOUSLY

VOTE: To approve the amended June 10, 2019 MBC minutes.

THE MOTION PASSED UNANIMOUSLY

SLUDGE LANDFILL GARAGE UPDATE:

Tom Hayes presented Collins Construction deduct change order #5 to the committee. As explained by Mr. Hayes, the change order consists of liquidated damages, back charge for repetitive shop review, direct payment to sub contractors, and waiving of mediation. Overall contract reduction of \$192,011.25

Final application for payment expected from Collins by the end of July, which will close out the project.

VOTE: To approve deduct change order #5 from Collins Construction in the amount of (\$192,011.25).

THE MOTION PASSED UNANIMOUSLY

Chairman Jacobi confirmed payment of the following bills related to the project:

Landfill garage	direct payment request	RJ Forbes	Sub Contractor	\$3,590.55	6/26/2019
Landfill garage	direct payment request	Thomas Snowden	Sub Contractor	\$7,300.00	6/26/2019
Landfill garage	direct payment request	Cenedella Masonry	Sub Contractor	\$2,692.87	6/26/2019
Landfill garage	direct payment request	Metropolitan Corp	Sub Contractor	\$7,007.20	6/26/2019

LUTHER PHASE II

Kourtney Wunschel provided final closeout information. Ms. Wunschel confirmed the final invoice to Methuen is appropriate to pay.

Chairman Jacobi confirmed payment of the following project related invoice:

Luther Phase 2	2804728	Methuen	App No. 15 (final)	Final payment	\$3,000.00	6/24/2019
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ATTLEBORO PAWTUCKET INTERCONNECT

Ms. Wunschel provided project update. Title search is complete. The City is working with owners to acquire property. It is expected the City negotiate the terms to acquire property eminent domain is not expected.

Chairman Jacobi confirmed payment of the following project related invoice:

Attleboro Pawtucket	2901217	CDM Smith	90076614	Engineering Services	\$2,297.32	6/26/2019
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LIBRARY PHASE II PROJECT

Joel Bargmann called to the podium to review results of needs assessment survey and provide next steps for use of remaining monies in fund. Chairman Jacobi addressed the questions from Councilor Kobus relative to need for library in community, what value does it provide, why not shut library down, what do other communities do with library? Mr. Bargmann stated library is not just about books the library brings community together, provides meeting place for tutors, students and community groups and source for internet connection.

What provides the basis for square footage needed in the community? How do we know 37,000 square feet is appropriate for our community? Mr. Bargmann stated it is based on population the rule of thumb is 1-2 square foot per capita, given that information the library is undersized. Attleboro's population is 43,000.

It was agreed the fourth floor is underutilized and not publicly available. Mr. Bargmann stated through consolidation additional square footage would be captured. One option is to fill in atrium on 2nd floor and increase utilization of 4th floor.

Mr. Fricot questioned why renovate when a new building would cost less? According to the City Assessor the building is valued at \$1,767,000. Why invest \$17-\$18 million in renovations if the building is not worth that much. Mr. Porreca stated non-monetary value should be taken into consideration such as services offered to the community.

Library Director, Christine Johnson provided state grant information. Governor Baker signed state funding for libraries in the amount of \$100 million however Mass. Board of Library Commissioners (MBLC) requested \$200 million to clear backlog of libraries on funding list.

Several members of the Board of Trustees spoke in favor of the library. Charlie Oliver, President of Library Board spoke on behalf of the Trustees. The Trustees look forward to the recommendations of the architect and stated the Trustees have an open mind on which direction to go. Other members of the Trustees provided opinions on the library project.

Joel Bargmann suggested next steps is further design work, he would suggest using Alex's programming report and concept and generate a scope of work which is then estimated to provide a cost for the project.

Mr. Bargmann feels the amount of money remaining in the BH+A contract is sufficient to cover the cost of a cost estimate and project specs, drawings and narratives. Joel will prepare and submit a proposal for review by the MBC.

Next Meeting Dates: August 7, 2019 5:30 p.m. Council Annex Room

Meeting adjourned at 7:30 p.m.