



MUNICIPAL BUILDING COMMISSION

JOHN F.D. JACOBI, CHAIR

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MICHAEL TYLER
ANDREW ACOSTA
KELLY BENNETT

Minutes

May 5, 2021 @ 5:30 p.m.
Studley Elementary School
Remote Access via Zoom

Call Meeting to Order at: _____

Roll Call all present

Others present Evan Warner, Amy Rhilinger, Jeremy Stull, Marc Zawatsky

Minutes: Vote to approve April 7, 2021 Minutes and April 28, 2021 Minutes

Voice Vote to Approve

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

VOTE: To approve the below listed bills for payment

APPROVED voice vote

Project	Vendor	Invoice No.	Date	Description	Amount
Library	STV DPM	90020567	4/15/21	2/27-4/2/21	\$16,697.00
Library	TRAC Builders	Application 6	4/30/21	Through 4/30/21	\$476,467.33
Library	BH+A	25014	4/26/21	Window Replacement	\$1,600.00
Library	BH+A	25013	4/26/21	Accessibility Upgrades	\$670.00
Library	BH+A	25038	4/28/21	3/1-3/31/21	\$7,473.37
Library	BidDocsOnline	204626-1	10/12/20	Bid hosting service	\$1,684.83
A-P Water Interconnect	CDM Smith	90123543	4/28/21	Services 2/28/21-4/17/21	\$19,661.84
Fire Dept Roofs	Port Construction Consulting	21-201	4/30/21	Services 4/2/21-4/29/21	\$1,425.00

Library Repair Project

Project Update

Evan Warner shared his screen with progress photos. Contractor doing a good job. 52% complete as of tonight's pay application. About 4 days behind on overall schedule. Making attempts to accelerate to recapture the schedule. Anticipate being about to meet July 31 substantial completion date.

Finished with north and south lower membrane roofs. Rooftop units have been placed and wired.

Phase 2 on fourth floor is substantially complete. Started coordination with E-rate project that the library is undertaking. Progress has been good so far.

Budget Update

Largely the same, this adds CO#2 with the last change logs that were approved at last month's MBC

Change Log

CO#2 3,585.35

VOTE approved voice vote

CR09 copper flashing

Added second floor plaster repair and painting \$25,000 placeholder for three different rooms. Walls are in good shape but some hairline cracks and repaint. Cornice within those three rooms, also some cracking that needs repair. Most of the cost is labor. Tricky location with minimal materials.

VOTE – NTE amount of \$25,000 approved voice vote

Skylight electrical item – existing skylights to be replaced, but some conduits and backboxes from previous skylight mounted lights that need to be properly taken care of –
\$10,000 plug number

VOTE CR09

Approve voice vote

Soft Costs

Disposal of roofing materials needed a hygienist to sign off on that. TRAC will be paying for it but cannot pay the architect and their consultant directly. Therefore, there is an amendment to \$7,317 increase to BH+A contract. Deduct to TRAC in same amount, then passed along to Capeway Roofing.

VOTE TO APPROVE voice vote

Lighting fixture rebate – some forms sent to the city and now back to national grid, some promise for lighting rebates

Fire Dept Roofs

Designer Selection Interviews

Marc Preliminary thinking –

Within DiGiorgio

- inhouse MEP engineer and consultants to assess MEP (basic or add-on?)
 - Assurance that contractor sister company no bid
 -

521 CMR MA AAB would be doing review to determine if improvements would trigger AAB compliance.

Inconsistent responses on taking of meeting minutes – some said so, some omitted.

[ASSESSED VALUE OF TWO BUILDINGS FOR 521 CMR]

Both may be close

Would work with selected designer on AAB compliance and possible waiver

6:15pm CBI

Arno Skalski - PM

Eric Woodin – roofing specialist

CBI presented to the commission

Hundreds of roofs for a number of municipalities – including a number of recent fire station roofs

HQ

Roofing systems with different installations from different eras

Moisture/vapor management concerns

Drainage design needs work

Very unusual plastic drain feature

Important to consider where roof interacts with existing envelope

-Q from MZ given that flashing exists what's the plan?

-Would have to discuss with structural team. Current conditions pass through the control joint.

Existing obstructions to drainage design. Need to investigate

Curb height work needed

Opportunities for non-roof envelope items too small for their own project

BriggsCorner

Single assembly type from the same era

Moisture/vapor management concerns – evident on the exterior

One of the trickiest to do is integration with the masonry

Similar concerns on drainage – can lead to structural failures

-Q from MT will we need stormwater permits?

- not an upgrade, just making it operational again
- only kicks in on 2,500 sq ft disturbance of surface.

Approach – meet with fire team and other owner reps, Interview staff
Extensive survey and test cuts, Structural review, Code analysis, hazardous material investigation

Estimating – PM&C industrial estimator, long track record with CBI (15yrs)

-MZ cost per sq ft? \$20-22

-JJ \$400-450k realistic? Yes.

-MZ – might recommend to owner to re-use vapor barrier? Probably not.

-MZ still need to do infrared testing? Yes

-JJ warranty? 20-30 years. Depends on cost

-MZ would want basic wind speed warranty of 90mph -> warranty excludes hurricanes, but adds insurance coverage

-JJ schedule realistic? Yes

-JJ project meetings and site presence? Weekly project meetings. Can be here a few times per week, at least once per week. And meeting minutes

-MZ who conducts meetings and observations? Arch or RRC or Structural Engineer

6:50pm Russo Barr

Andrew Barr

Rich Gorham – PM

Russo Barr presented to the commission

Focused on building envelope

Only consultant is the HazMat consultant (rest is in house)

Extensive roof projects (30mil sq ft), including active fire stations

Recent roofing work with the City

HQ

Scupper boxes at the building – damage to walls at ground level, potential back up

Dirt staining evidence of ponding water/drainage issues

Evidence of layers of repairs

There are a number of issues envelope related larger than the roof

Briggs

Roof drains

CMU better at BC than HQ

Membrane pulled away from base

One good wind storm away from blowing off

Sealant issues

Drain in rough shape

Flashing is very low up the masonry

Approach – kick off with existing docs and info, investigation, start discussion right away on how to function as active fire station, test cuts, code review, existing condition report. Continue with design

development. New cost estimates at each step. Assist with bidding – central reg, commbuys, paper – pre-bid meeting, recommend low responsible bidder.

-JJ any hurdle to 20 year warranty? No. we always design to 20 year warranty specs. Go to 30 year a cost q

-JJ 400-450k realistic? Yes. Not terribly difficult buildings

-JJ hearing all about material shortages/price increases. Issue? Can be, yes. Working network of distributors

-MT what if work isn't done properly? Licensed construction supervisor on site, do mock-ups, weekly site visits prior to weekly meetings. Always remove and replace defective work.

-Schedule is doable.

-history of success with the City

-TD what's unique to Fire dept? 24hr building and real sense of ownership from chief and that's their "home". Sensitive to noise concerns

-ES is seven visits over seven weeks enough? Certain times require more regular visits.

7:25pm DiGiorgio (remote participation)

Ed DiSalvio – lead structural engineer and PM (member of building committee in his town)

Tom Ewing - RRC

John McGee – retired FF and public safety consultant

DiGiorgio presented to the commission

50-person full service arch and multi discipline engineering firm out of Boston

In house cost estimator, materials testing, construction inspection (offer COTW), hazmat

Test cuts and infrared scanned.

Aggressive schedule – good "bench" to start right away

Not a lot of mechanical on the roof, but in house mechanical staff will join

Code reviews, value engineering

A number of roof replacement projects in MA

Approach – conditions assessment, infrared scanning (pooling of water/deck degradation). Test cuts, particularly at the edge

Drainage most important

Code analysis

Low plumbing vents to be extended

Field measure for plans

Bidding – assist with writing – commbuys, CR, paper

Lead pre bid meeting

Recommend award

Lead precon meeting, rfi and submittal reviews

Onsite and field observations

Design – want a good performance record with materials

24/7 building – concern with adhesives that have odor

Frequent observation of the roof (some roofing projects at new Bedford fire dept now)

Need to know the use of the roof – any foot traffic?

Warranties -15-30 years

Can accommodate aggressive schedule with in house resources

-JJ 400-450k budget realistic? Yes, straight roof 340k, but drains and other work would probably push to 400k

-JJ timeframe? Probably but material delays may make it difficult. Shortage of raw materials, forecasted to ease up after July. Sooner we get out to bid the better

8:00pm RGB

Jason – President

John – VP

20 person firm in providence. 75 year-old firm

Have worked with the City before DPW facility

A lot of experience with municipal roofing – MA and RI

Study and forensic work on municipal town/city halls in RI

OPM division

Sub consultants for RRC, struct engr, haz mat, MEP

-JJ 400-450k a reasonable budget? Building products in general (especially those with resin) have increasing. \$23-24/sq ft.. recycling some materials may create savings. The sooner the bid the better.

-JJ timeline okay? Finish by Christmas realistic. Warmer weather would be more ideal, but can schedule for sep-nov construction.

-MZ warranty...any challenges with 20 year? No issues when foundation is sound. Specifying materials being single source helps with that.

-ES any idea how old the roofs are? No, but testing will show that

Thoughts from Marc Zawatsky

CBI thorough on technical specs of our project. A lot of prelim analysis, but no infrared

Russo barr more boilerplate, good to answer submitted questions, weak on cost estimating but strong on construction admin

DAI not as impressive RRC. Appeal in one-stop shop, not sure if it is an advantage or not. More boilerplate. Good comment on infrared

RGB least experience with roofing. Didn't talk much about our specific project (weakest of the four)

Commission Member Feedback

Mike – express concerns on the timing of this project re: material prices. Like Russo Barr's answer on attention to detail. RGB was on DPW facility and there are current problems

Gerry – impressed with CBI's initial proposal compared to other firms. Any one of the companies can do the job. Russo barr has extensive roofing experience. DiGiorgio one stop shop not an

advantage and not as much roofing experience. RGB more general not a roofing specialist. Didn't talk about the actual project much

Gale – agrees with previous comments. CBI focused much more on our project.

Andrew – RGB focused too much on old projects, DiGiorgio didn't focus on Attleboro. CBI has a good understanding of the project. Russo Barr good previous experience with the city.

Jackie – A lot of detail from CBI. Went back and forth with Russo Barr and CBI as #1

Ed – tried to evaluate on what they were asked to present. CBI the most thorough. Russo Barr as well. Other two spoke to the slides

Terry – CBI project manager only has 12 years' experience. Russo Barr a good reputation. CBI 20-22 sq ft is that realistic? DiGiorgio and RGB presentation boilerplate

Kelly – Russo Barr great presentation overall but CBI showed intimate familiarity with the project. We didn't dig into sq ft pricing enough with CBI. RGB and DiGiorgio presentations both fell flat

Jack – Going in I had CBI 1 and Russo Barr 2, but have now switched after presentation. Past experience counts for something but you can't go wrong with CBI The level of detail was impressive.

Recommend to mayor to enter into negotiations with CBI – approved via voice vote

Next Meeting Date: 6/2/21 at 5:30pm

VOTE: To adjourn. Voice vote

Time of adjournment: 8:51pm