



# 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

September 8, 2021 @ 5:30 p.m.  
Remote Access via Zoom

Call Meeting to Order at: 5:30

Roll Call – Terri DeSisto, Jacque Romaniecki, Gerry Fricot, Kelly Bennet, Jack Jacobi, Gale Clark (joined late)

Others present – Evan Warner, Deborah Robinson, Jeremy Stull, Marc Zawatsky, Arno Skalski

Minutes: Vote to approve August 4, 2021 Minutes

VOTE 5-0

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

VOTE: To approve the below listed bills for payment

Approve 6-0

Project	Vendor	Invoice No.	Date	Description	Amount
AP Water Interconnect	CDM Smith	90132009	8/20/21	prof serv through 8/14/21	\$14,164.67
Library	STV DPM	90021823	8/17/21	Prof serv through 7/30/21	\$11,204.00
Library	TRAC Builders	Application 10	8/31/21	Work through 8/31	\$226,244.94
Library	BH+A	25189	8/23/21	Elevator	\$1,013.46
Library	BH+A	25190	8/23/21	Accessibility upgrades	\$1,560.00
Library	BH+A	25188	8/23/21	Contract admin	\$7,080.03
Fire Dept Roofs	Port Construction Consulting	21-601	8/30/21	Prof serv through 8/31/21	\$1,650.00
Fire Dept Roofs	CBI Consulting	34076	8/27/21	DD and CD	\$22,500.00

## **Library Repair Project**

### Project Update

82% complete, largely additional window replacement work and accessibility work remains. Elevator is operational. Some base contract work left to install balconies and restore some windows. Should be complete by the end of September, weather permitting. Evan shared progress photos.

VOTE BH+A Change order 5 and three testing proposals (UTS, Eing Associates, Thompson Lichtner) approved 6-0

### Budget Update

Construction contingency went up when placeholder for accessibility was replaced with real number for CO#5 (\$1.2mil remains). \$45,500 in soft cost contingency. STV is projecting a turnback of roughly \$1m.

### Change Log

increased pricing for plaster and drywall painting, includes true and real number from TRAC. TRAC and STV tried to keep number below the \$20,000 NTE, but proposal is for \$28,963.30.

Rescind previous NTE and replace with real number above  
VOTE – approve 6-0

### Architect update

Investigating additional masonry restoration on pediment above main entrance including lettering. Cleaning of the ‘egg and dart’ detailed work removed the dirt that was essentially keeping the stone together. Will work on getting some pricing, was not in the base scope.

JJ – bumping up against AG’s office rule of thumb on change orders as a percentage of original contract and this should be bid separately, outside of GC contract. Getting an order of magnitude price on the work would be helpful.

JS – trying to minimize COs for TRAC, and since the work can be done post-completion suggested not adding it TRAC contract.

Scope of the project was waterproofing and structural in nature and there was not focus on decorative aspects.

## **Fire Dept Roofs**

### Bid Update – Recommend to Mayor

14 plan holders, received 3 bids

Gibson roofing lowest (\$535,000), then Rockwell (\$662,000). Almar LLC (\$510,000) rejected for not providing update statement (confirmed by AG’s office).

Arno Skalski spoke with Gibson and they indicated they can get started on our schedule, were fairly confident on material procurement.

Marc Zawatsky informed the commission that intended to submit a response, but they delivered the bid to the wrong municipality. Preliminary information is that they would have been low bidder. MZ

does not recommend re-bidding to give them a chance to respond. AS and JJ agree: prices changes, bidders change, material costs uncertain, and it would delay the start.

DCAMM synopsis on Gibson (92), all project and aggregate limits in compliance.

AS and MZ recommend award to Gibson

VOTE Recommend to Mayor to award \$535,000 contract to Gibson Roofs.  
Approve 6-0

**Attleboro-Pawtucket Water Interconnect**

Continued Schedule Delays

Final plans dropped off at Water Department, who then revised and returned to CDM smith.  
Unclear if filed with MassDEP as latest schedule indicated.

**HF – HR Gym Floors**

No updates, will have more substantive update at October meeting.

**Next Meeting Date: 10/6/21 at 5:30pm Zoom**

**VOTE: To adjourn. 6-0**

**Time of adjournment: 6:29pm**