



MUNICIPAL BUILDING COMMISSION

JOHN F.D. JACOBI, CHAIR

TERRI DESISTO
EDWARD STANTON
JACQUELINE ROMANIECKI

GERRY FRICOT
MICHAEL TYLER
ANDREW ACOSTA

MINUTES July 1, 2020 @ 5:30 p.m.

Remote Access via Zoom link: <https://us02web.zoom.us/j/82762103588>

Call Meeting to Order at: 5:31

Members in Attendance – Jack Jacobi, Terri Desisto, Edward Stanton, Jacqueline Romaniecki, Gerry Fricot, Andrew Acosta.

Guests – Christine Johnson, Susan Gleason, Charlie Oliver, Jeremy Stull, Marc Furtado, Evan Warner, Tom Hayes, Deborah Robinson, Jason Parenteau, Bob Barton

Minutes: Vote to approve June 17, 2020 Minutes (emailed 6/29)
Roll Call – 6-0 approve (M Tyler Absent)

Bills & Payments: Vote to confirm payment of the following invoices:
Roll Call – 6-0 approve

Project	PO#	Vendor	Invoice No.	Date	Description	Amount	Chairman Approval date
Library Renovation	2001240	Bargmann Hendrie & Archetype	24625	6/19/20	Feasibility 5/1-5/31 Design Development 5/1-5/31	\$51,300.00	6/30
Brennan Wamsutta Roof	2001235	Russo-Barr	630202019056	6/30/20	Invest/Design/Bidding	\$7,114.00	6/30

Wastewater Projects:

Tom Hayes gave project updates:

Grav Thickner – gear reducing units due to arrive mid-July. Once they arrive, they'll install in GT1, move on to GT2 rebuild.

Lime Silo - Will bring a crew in to do Lime Silo repair at same time as GT2 work

VFD – all 19 installed, tested, and operation. July 22 factory training to staff. Hopefully finished by end of the month. Substantial completion expected before August MBC meeting.

Brennan Middle & Wamsutta Middle School Roof Repair Project:

Project update from Susan Gleason and Andy Barr – had on-site meeting on Monday with MDM. Going over submittals on shingles, fasteners, metals. Have color sample in hand, pushing forward with getting products reviewed and approved. AIA document signed, insurance certificate received, permit approved pending payment. Skanska has construction schedule from MDM. Cash flow updated with bid numbers. Equipment brought on to site, setting up staging area this week. Still on schedule. Start on Brennan first. May bring two crews later.

Marc Furtado reviewed samples. Brick matches existing brick, roof is darker, some metal will be darker as a result to blend better. Metal trim is identical to existing. Marc has samples available to review in his office.

Library Repair Project:

Deborah Robinson presented on 80% design documents. Main focus on interior is the mechanical system. Scope now based on findings from 2018 report done by BH+A. Schedule: 7/31 bid docs complete, August bidding, September contract award, Construction October-July 2021.

Roofing – Existing 2017 roof only needs minor patching; most of the machinery on this portion of the roof is staying. Replacing the leaking skylight while raising the curb to decrease risk of leaking in the future. The 1992 addition roof and the 1907 main roof both need replacing.

Masonry and cast iron – cleaning and patching the stonework. Cast iron balconies to be stripped, repaired, repainted, then reinstalled. Metals assessment on cornice to determine repair scope. 1992 addition also has masonry issues with water leaking in joints. Removing vines and discoloration.

Windows – 1907 building windows are in very good shape; wood needs to be stripped, minor repairs to prevent leaking, repainted, and reinstalled. Hazardous materials considered and to be removed accordingly. Children's room window removed entirely and replaced.

Mechanical – Picking a solid system, but working within the constraints of the existing building. System will have air quality improvements addressing on COVID-19-related concerns based on ASHRAE recommendations (MERV 13 filters, UV lights). Four phased approach, starting at the roof, to keep library as functional as possible during construction. Will be able to do mechanical work on fourth floor ceiling without disrupting the recently replaced lights.

Lighting – will be removing most, if not all, of the fluorescent lighting and replaced with LED

Elevator – report distributed today. Big elements need to be replaced, some small replacements for modernizations, including lighting. Would give 25-35 years of additional life to elevator.

Question about value of repair versus building value triggering code compliance or not. Not building code – just the things being worked on – but it does trigger accessibility code. After code consultant review, applying for a time variance with accessibility board to defer that work.

Update on budget at 7/22 meeting and start preparation of bid documents.

Next Meeting Date: 7/22 5:30pm

VOTE: To adjourn.

Roll Call – 6-0 approve

Time of adjournment: 6:42 PM