



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 2, 2020 @ 5:30 p.m.

Remote Access via Zoom

Call Meeting to Order at: 5:31pm

Members in Attendance: Jack Jacobi, Terri DeSisto, Jackie Romaniecki, Gale Clark, Gerry Fricot, Mike Tyler, Andrew Acosta, Kelly Bennett

Others in Attendance: Jeremy Stull (Budget&Admin), Susan Gleason (Skanska), Andy Barr (Russo Barr), Evan Warner (STV), Bob Barton (STV), Chris Johnson (Library), Tom Hayes (Wastewater Dept.), Marc Furtado (School Dept.)

Minutes: Vote to approve August 6, 2020 Minutes (emailed 8/31)

VOTE: Approve the minutes (9-0)

New Member

Welcome Kelly Bennett

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

VOTE: To approve the below listed bills for payment

Approved (9-0)

Project	PO#	Vendor	Invoice No.	Date	Description	Amount	Chairman Approval date
Middle School Roof	2001235	Russo Barr	831202019056	8/31/20	Construction Admin Phase	\$36,179.00	n/a
Middle School Roof	2101211	MDM	Application 3	8/31/20	Construction through 8/31/20	\$1,473,839.50	n/a
Middle School Roof	2001236	Skanska	1320810-000-14197-4	8/7/20	Services through 7/26	\$39,640.00	n/a
Library	2001240	BH+A	24706	8/25/20	Construction Documents	\$53,125.00	n/a
WW VFD	2001215	CDM Smith	90104887	8/11/20	Services 7/12-8/8	\$5,733.56	n/a
WW Grav Thickeners	2001214	CDM Smith	90104888	8/11/20	Services 7/12-8/8	\$9,745.37	n/a

Wastewater Project Updates

Grav Thickener - #1 nearly done, just the punch list which will be attended to after #2 is finished. Manufacturer approved the installation and they're working well. The MBC might see a vote on substantial completion for the October meeting.

Lime Silo Boot – The wastewater department is beginning to bring lime levels down to start the work (mid-September start)

VFD – Once the department gets the operation and maintenance manuals, the project will be complete. The MBC has already voted to recommend substantial completion to the Mayor. Training is complete. Any remaining retainage will be on the final pay application next month.

Brennan Wamsutta Roof Project

Project Update – Program Budget – Pictures

Contractor MDM is 85% complete and billed. The project still anticipates coming in well under budget with only a small amount of allowances being used. The design team suggested adding a heat trace element to the gutters to prevent icing. The gutters are larger than usual because the pitch is so steep, that freezing over of residual water is a real concern. The project team recommends adding the heat trace element to both gutters and downspouts, but need MBC approval to get an estimate

VOTE: Approve adding heat trace system to Brennan and Wamsutta Roof project at a not-to-exceed amount of \$50,000.

Approved (9-0)

Some trees may need to be cut back or removed as they present a hazard to entranceways, sidewalks, and gutters. The gutters have been extended over the entranceways to provide better protection from the elements, which include snow guards.

There is still a delay in getting the windows delivered due to a COVID-related manufacturer shutdown. Once the contractor has a better idea of a delivery date, scheduling can occur around school occupancy needs. The shingle manufacturer has reviewed and approved the installation.

Library Repair Project

Bid Results and Recommendation

The City received 10 GC bids from 17 plan holders. The three lowest bids were all within \$200k of each other, indicating that GCs were seeing similar scope requirements. TRAC Builders out of Providence was the low bidder (they are certified in historic building restoration) and STV has received positive reviews from their reference checks, particularly on schedule and move logistics. Original construction budget was \$5.4 M, reduced to \$4.8 M at 80% construction documents, low bids came in \$1.2 M below 80% CD and \$1.8M below original budget. STV recommends awarding the contract to TRAC Builders in the amount of \$3,557,714.00.

VOTE: Recommend to the Mayor to accept the TRAC Builders bid of \$3,557,714.00 for the library repair project
Approved (9-0)

New Business

Attleboro-Pawtucket Interconnect

The Chair informed the committee that a memo regarding Crown Street will be sent to Municipal Council shortly to start the process of securing all land needed for the pump station. He further informed the committee that the Director of Planning & Development is investigating if the project needs a minor site plan review, but it will definitely need a stormwater permit.

Next Meeting Date: 10/7 at 5:30pm

VOTE: To adjourn.
Passes 9-0

Time of adjournment: 6:27pm