



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

August 4, 2021 @ 5:30 p.m.

Municipal Council Chambers, City Hall
Remote Access via Zoom

Call Meeting to Order at: 537

Roll Call – John F.D. Jacobi, Terri Desisto, Gerry Fricot, Edward Stanton, Jacqueline Romaniecki, Andrew Acosta, Gale Clark, Kelly Bennett

Others present – Evan Warner, Jeremy Stull

Minutes: Vote to approve July 7, 2021 and July 21, 2021 Minutes

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

VOTE: To approve the below listed bills for payment **passed on unanimous voice vote**

Project	Vendor	Invoice No.	Date	Description	Amount
Library	STV DPM	90021460	7/19/21	5/29-7/2	\$13,911.00
Library	STV DPM	90021565	7/27/21	Subconsultants	\$7,744.00
Library	TRAC Builders	Application 9	7/31/21	Through 7/31/21	\$192,037.25
Library	BH+A	25153	7/23/21	Accessibility Upgrades	\$1,340.00
Library	BH+A	25152	7/23/21	6/1-6/30 construction admin	\$7,080.03
Library	BH+A	25165	7/26/21	HazMat – Caulk Removal	\$1,100.00
Fire Dept Roofs	Port Construction Consulting	21-501	7/30/21	Services through 7/30	\$2,737.50
Fire Dept Roofs	CBI Consulting	33916	7/22/21	DD through 6/30/21	\$14,500.00

Library Repair Project

Project Update

Supposed to be substantially complete at the end of July. Currently 95% complete with original contract work. Finding semi-gloss paint has been a struggle. 6+ week lead time, got it in yesterday. Normally an off the shelf item. Balconies expected in 2 weeks, some coordination work to happen between architect and installer. Accessibility work (NTE at July meeting, change order on docket tonight). That and window is what remains. Estimated finish the third week of September. Windows expected to arrive 8/16.

ADA transition study showed \$12,000 in estimated costs for accessibility upgrades. This project had a code compliance consultant come in and our estimated costs of upgrades are considerably higher (close to \$380,000). Question on front walkway – pebble finish or brushed concrete/broom finish. The former was in the budget, then latter would be a roughly \$25,000 savings. Truly an aesthetic issue. STV recommends keeping pebble finish in the budget to keep the gravitas of the building. BH+A agrees that the pebble finish makes the entrance to the building look appropriate. Library Director Amy Rhilinger prefers the pebble finish. MBC prefers the pebble finish, with Gerry Fricot and Jack Jacobi dissenting. All the concrete, except for the walkway toward the back of the building, is being replaced. VOTE

Budget Update

Handouts and emailed to MBC members. TRAC CO 5 add 403,055.99. construct contingency reduced to \$1.2 mil soft cost contingency remains unchanged.

Change Log

CO5 included.

Soft Cost Log

No changes

TRAC CO#5

- CR18r1-elevator electrical code items 9,307.22
- CR19r1-duct work revisions, existing conditions 10,037.70
- CR24 -Accessibility upgrades 379,394.59
 - Walkway, railings, egress stair compliance, bathroom maneuverability
- Cr25 – bench staining 962.65
- Cr26 – power for rooftop fan – existing conditions 509.40
- Cr27 – fire alarm programming 2,844.43
- 403,055.99 total

GC – any grant money for ADA accessibility upgrades?

JS – city got grant for the transition plan, but each project will be addressed individually

ES – front entrance light is still out

EW – will look into it.

Still a healthy amount of money to be turned back to the city.

GC left at 6:08

VOTE

Approved passed on unanimous voice vote

VOTE on library bills

A Acosta disconnected, passed on unanimous voice vote

Fire Dept Roofs

Design progressing and remains on schedule for 9/1 bid. Bids discussed at 9/8 MBC meeting.

VOTE two bills non-library bills

Voice vote unanimous

Attleboro-Pawtucket Water Interconnect

Continued Schedule Delays

Update from CDM Smith

- Final specs to be submitted to MassDEP 8/6/21
- MassDEP review 2 months, through September 2021
- Bidding phase and recommendation to sward, through December 2021
- Construction Award January 2022
- Fabrication and Construction through May 2022
- Project Complete September 2022

We're all very frustrated

Elementary Gym floors

Contract with city solicitor

Next Meeting Date: 9/8/21 at 5:30pm at City Hall

VOTE: To adjourn. Voice vote

Time of adjournment: 6:18