

**Jane Ryan Roof Building Committee
Meeting Minutes
May 28, 2009**

Commissioners: Johanna Malinowski, Chm., Michael Mammana, Debbie Lamberti, Michelle Salem and James Fracker.

Called to order at 5:45 P.M.

Al Barbarotta and Dean Petrucelli were in attendance

Johanna motioned to accept the minutes from the prior meeting and James Fracker second it.

Old Business:

Approved the preliminary plans.

Dean Petrucelli said that they did receive Steve Kennedy's list of wants for the new roof and he preferred a 2 ply hot roof.

All of the roofs are a membrane and all are on rolls, and are either glued down or hot applied. The Jane Ryan Roof will be hot applied.

The committee will be going to the L&A Meeting with the preliminary plans and then final plans, then to the Town Council meeting on Monday, June 1, 2009, 8:00 p.m. with the final plans.

Bid documents, drawings show the quantity and the specs show the quality.

The roof plan shows the details, the last page shows the asbestos abatement. Asbestos removal is part of the pricing.

The hatched area of the roof has the bulk of asbestos (area 1,2,3,2b and 10)

It was asked how they can tell how much asbestos is in the roof, and it was said that they take samples and send them out to be tested.

The roof plan, page A1 shows all the nuts and bolts of the plan, A2 and A3 show the roof details. Included in the price is the total tear down right down to the deck.

There are many shapes to the roof; A1 tells all of the information.

There will be a ½ inch slant and Johanna wanted to know if it had to be by code for the state reimbursement (1/2 inch slant). If you were not looking for State reimbursement you do not have to put a ½ inch slope.

Roof K, is the newest part of the roof and is only twelve years old. It will be replaced only if the funds are available. If it has to be done at a later date there will be no impact to the new roof. The \$1.4 million price does include roof k

Al Barbarotta said that the Architecture should be out at the site and so should the manufacturer representative , the manufacturer representative makes sure that is it all done according to the manufacturer specifications. Twice a week for the manufacturer is fine.

Construction cost per foot is \$25.31 per square foot with a grand total of \$1,632,230.

Alt. #1 with a 25 year guaranty has a grand total of \$1,748,162.

Alt. #2 Ballast roof system with a 25 year guaranty has a grand total of \$2,208,992.

Alt. #3 with three visits per week by the manufacturer is \$10,000.

Dean Petrucelli said that the RFP ended at bid.

Contractors must be union workers.

Ballast is better because it has UV protection, better to walk and looks better from the ground.

Paperwork will go to the State and the State will tell you that you can go out to bid.

The State will turn out the paperwork within 1 ½ weeks.

The roof will be bid on the spec and the plans.

The contractor gives a base bid and a bid on each alt.

Bids are a fixed number so they cannot change it or you can pull their

The Town will bond the project.

Contingencies are anything that is unforeseen.

Bids will be competitive, the market dictates the monies.

Motion to approve the final plans was made by James Fracker and seconded by Michelle Salem.

Johanna asked the committee if they were all in favor of the spec dated May 28, 2009.

The committee voted that all were in favor and approved the final plans.

The committee was attending a special meeting with Board of Education 6:00 p.m. Thursday, May 28, 2009.

Form 042 will need to be signed off by the Chairman of the committee, Superintendent, Fire Marshal and the building Department

The Town pays and the State will reimburse. The State requires that %100 be done.

Would like to have all forms to be ready for Monday.

The Town Council meeting is Monday night, June 1, 2009 at 8:00 p.m. in the Court room at Town hall to approve the final plans.

Adjournment: 6:00 p.m.

Fran Smith: Jane Ryan Roof Building Committee Clerk