

Middlebrook and Booth Hill Elementary School Roof Building Committee Virtual Meeting
June 21, 2023
7:30 pm

Present: Chairman Patricia Borghesan, Tony Scinto (entered at 7:39 pm), Joanne Glasser Orenstein, Lynne Salta, Chris Bandecchi and Steven Cahill

Absent: Michael Ward, Mark Hoffman and Joy Colon

Also Present: Dan Martin, Assistant Finance Director; Dave Cote, TPS Director of Operations; James Nugent, Town Attorney (entered at 7:43 pm); Kevin Bova, Director of Purchasing; Paul Lisi, AIA, Antinozzi Associates and Mary Isaac, Town Council member

The meeting was called to order at 7:32 pm by Ms. Borghesan who requested a moment of silence for the passing of Committee member Joy Colon's step-father. Our thoughts and prayers are with Joy and her family. This was followed by the Pledge of Allegiance and Roll Call. Ms. Borghesan introduced Mary Isaac, Town Council member, noting she had some questions regarding types of roofs.

Past Minutes

Motion was made by Ms. Glasser Orenstein to approve the minutes of May 30, 2023 as presented. Seconded by Mr. Cahill. Motion was approved with an abstention from Mr. Bandecchi.

Middlebrook Elementary School Roof Project

Mr. Cote noted Silktown started to mobilize after the last day of school last week. Insulation is on site and other materials will continue to be delivered with a start date of June 26.

Ms. Borghesan closed the Middlebrook Elementary School Roof discussion at 7:36 pm.

Booth Hill Elementary School Roof Project

Ms. Borghesan reviewed the change in the financials for the project noting that it reflects the partial payment of \$2,720 for the schematic drawings.

Mr. Scinto entered the meeting at 7:39 pm. Mr. Nugent entered the meeting at 7:43 pm.

Mr. Lisi reviewed the schematic drawings that were presented to the Committee. These show the general intent of the scope of work. Discussion topics:

1. Demolition Drawing - The asphalt shingle roof on a small portion; it's in good shape – does the Committee want this included as part of the replacement project. It was felt the roof was over ten years old; Mr. Cote will research. It would have minimal impact on the project if it were added.
2. Insulation Drawing – shows the folded plate roof areas. They will be treated differently because of their shape.

3. Warranty options were discussed. The State will reimburse for a 20-year warranty; the difference for a 30-year warranty would be on the Town. It was agreed to proceed with a 30-year warranty as the additional cost would not be a significant amount. They will proceed as they did for the Middlebrook project.
4. Tapered insulation drawing - it gives the proper slope to meet current standards and the proper insulation to meet the current standards for the R-value and energy codes.
5. Roof drains were discussed. It was noted the Booth Hill roof has perimeter drains so only scuppers are required in the event of a drain clog. This is unlike the Middlebrook roof project where the drains were in the middle and required a different solution.
6. The roof will be a 90 mil EPDM.
7. The potential for a cool roof was discussed. Mrs. Isaac is a member of the Trumbull Sustainable Team which is part of the State Sustainable CT initiative. There are eleven different categories that they have to demonstrate improvement in to show the town is a sustainable town. Categories include HVAC, air quality, energy efficiency, solar. A cool roof is a new option this year. She was unfamiliar with cool roofs and also inquired about solar as an option. Mr. Lisi noted the roof will be designed to support the installation of solar in the future. He discussed the cool roof option noting it requires a white membrane instead of black which reflects the sunlight resulting in a cooler roof. In this climate, there is more concern with heating than cooling so it would not make sense. The benefit is not there for cooling. It requires more maintenance with cleaning and clearing every few years. The Team would meet the sustainable requirement with the solar installation. Glare is also a problem with the neighbors. Mr. Cote noted that, with the increase in required insulation, there will be a big benefit to the heating loss and utility usage in the building.

Ms. Borghesan read the Building Committee rules with reference to the plans being submitted to the Town Council. The rules state – At the same time, the Committee shall submit to the Town Council a copy of the IMPACT Statement required by Chapter III, Section 12(e) of the Trumbull Town Charter and the comments of the Fire Marshal. Mr. Lisi was unaware of any impact statements for prior projects. Mr. Nugent could not recall any impact statements presented to the Council but felt that, when the drawings are presented with the comments from the Fire Marshall, should the Council request the statement, it may be possible to submit at a later time. **Motion was made by Ms. Glasser Orenstein to submit the preliminary plan and specifications of the Booth Hill Elementary School Roof project to the Town Council for approval at the July 6 Town Council meeting. Seconded by Ms. Salta.** Discussion was held regarding the shaded area on the drawings as previously discussed. Mr. Cote will look into that section of the roof for condition and age and discuss with Mr. Lisi to see if it is worthwhile pursuing. It is easier not to do it than to do it. **Motion was approved by unanimous consent.**

Action Items

1. Ms. Borghesan will confirm the dates and times for the two meetings (Committee and Town Council) for Mr. Cote. She will also confirm the posting deadlines for each.
2. Mr. Lisi will speak with the Fire Marshall for comments to be added to the documentation.

Next Meeting

Meeting date will be set when they receive more information.

Adjournment

There being no further business, motion was made by Ms. Glasser Orenstein to adjourn the meeting at 8:14 pm. Motion was approved by unanimous consent.

Respectfully submitted,

**Barbara Crandall
Clerk**