

**Town Facilities Commission
Special Meeting
Old Town Hall
725 Old Post Road
Fairfield, CT
Monday May 16, 2011**

Present: Mr. Gallagher, Mr. Pesci, Mr. Speciale, Mr. Briks, Mr. Galle, Mr. Sapone, Mr. Ackley

Absent: Mr. Kelly, Mr. Jones, Mr. DiMartino

Others: Mr. Cullen, Mr. Morabito, Mr. Mike Shutler, (Tecta America), Mr. Fryer, Mr. Kery, Mrs. Ewing

I. Call To Order

Mr. Gallagher called the meeting to order at 6:50 p.m.

II. Roof Warranty Extension Discussion (First of Two)

Mr. Gallagher said that this would be a question and answer session with Mr. Mike Shutler, Tecta America representative.

Mr. Gallagher asked if the warranty are being extended to five current roofs.

Mr. Cullen said that they were being extended for five elementary school roofs.

Mr. Gallagher asked if this was a first time warranty extension program.

Mr. Cullen said yes.

Mr. Shutler said that the warranty program was relatively new. He said that as the cost of roofs have been becoming more expensive, warranties have been seen as a benefit.

Mr. Gallagher asked who underwrites the warranties.

Mr. Shutler said that Johns Manville underwrites the warranties and it is in place. He said that Dwight was not eligible because the roof there had too many issues.

Mr. Gallagher asked if roof replacement has been approved by the Board of Ed.

Mr. Kery said yes.

Mr. Gallagher asked if Hoffman gives warranties based on the condition of the roof.

Mr. Morabito said yes.

Mr. Gallagher asked if Tecta is working in conjunction with Hoffman.

Mr. Shutler said that Tecta does its own assessments. He said that he has been sees more roof challenges lately.

Mr. Gallagher asked if the current warranty covers labor and material.

Mr. Shutler said that at the five elementary schools , yes.

Mr. Morabito said that shingle roofs are excluded.

Mr. Gallagher asked if we go with the five year extension on five schools, how many other schools will need roof work in five years.

Mr. Morabito answered – Dwight, Mill Hill Tomlinson and Ludlowe.

Mr. Pesci asked what was the dollar value.

Mr. Morabito said 7.4 milliion. Hoffman's estimate based on a previous report was 14.2 million.

Mr. Sapone asked if these were the older sections of the roofs.

Mr. Morabito said we take the best of what we have, improve them and extend their life with a warranty. He said that the roofs currently under warranty were done in the 1991 period.

Mr. Gallagher asked about the Sherman roof – was it worthwhile to extend that roof or put on a new one.

Mr. Morabito said that some costs are excluded from the FEMA limit.

Mr. Sapone thought that putting a new roof on Sherman would upset the FEMA limit.

Mr. Speciale disagreed. He said that the architect should investigate this.

Mr. Briks asked if the schools that were re-roofed in 1991 had the same type of roof.

Mr. Morabito said not necessarily.

Mr. Briks commented that we are looking to do the roofs to satisfy Manville. He asked if Manville had inspected them?

Mr. Shutler said that Manville had inspected them within the past 4 years.

Mr. Briks said that Manville knows that they are in good condition. He asked if we had to pay an inspection fee.

Mr. Shutler said there is an inspection fee and then they will come up with a scope of work. He said that Tecta will do all the flashings with Perma Flash material.

Mr. Briks asked if we were over-do for a roof scan.

Mr. Morabito said that it all depended on how the roof was performing.

Mr. Briks asked if we had to do a scan.

Mr. Shutler said yes.

Mr. Speciale asked if the moisture scan was performed by Tecta or an independent contractor.

Mr. Shutler said either one.

Mr. Speciale said that he wanted the scan signed off by an architect or engineer.

Mr. Kery commented on why the Board of Ed approved the warranty plan. He said that the problem they faced was how to stagger capital expenditures. He said they didn't want to have so many roofs fail in a short period of time and they felt the warranty was a good way to buy time.

Mr. Gallagher asked if there had been a discussion between the Board of Ed and the Board of Finance.

Mr. Kery said no.

Mr. Galle asked what was included in the warranty.

Mr. Shutler said that the warranty covers all labor and material, and is enacted only in the case of roof leaks. He said there is no dollar limit for labor or material. He said the roofs are not leaking today. He said the warranty does not cover preventative maintenance.

Mr. Sapone said that this made sense to him. He said that warranty or not, we would want to do this work.

Mr. Speciale asked if there was a report on the wall leak at McKinley. He said he would like to see that report.

Mr. Briks asked about the roof flashings – was it a replacement or a coating..

Mr. Shutler said it was a 20 year detail for penetrations. He said that they will cover over the flashings and that it was an alternate detail. He said this required less labor and that the detail was under warranty. He said that the budget numbers were worse case scenario. He said that 100% of the flashings will be done with the Perma Flash.

Mr. Morabito said that a consultant will decide what is on the to-do list for warranty. He hopes to get Hoffman to do this.

Mr. Briks commented on Johns Manville. He said they were notorious for not paying on its warrantee obligations and that this was his experience with them.

Mr. Gallagher asked – in the past five years how much money has been recaptured in repairs. This is important to know, he said.

Mr. Morabito said he has no tickets that were denied by Johns Manville.

Mr. Shutler agreed with Mr. Briks about Johns Manville but said that you are now in total compliance, which will allow for recapture of cost of the leak repair work.

Mr. Briks asked what was happening with Dwight.

Mr. Shutler said the roof has blistering and a lot of leaks.

Mr. Gallagher said that he did not think that the warranty should be the motivator to do the project. He said that we are doing all this work only to replace them in five years.

Mr. Sapone said that he did not think the roofs would have to be replaced in five years.

Mr. Gallagher asked how long it would take to get the work done.

Mr. Shutler said that the work needs to get done before the end of the summer when the current warranty expires. He said each school would take a couple of weeks.

Mr. Gallagher asked if there was a deductible.

Mr. Shutler said no.

Mr. Gallagher asked how much is spent for roof maintenance per year.

Mr. Morabito said between \$88,000 and \$90,000 per year.

Mr. Gallagher asked if any of it was reimbursable.

Mr. Morabito said no, because this is maintenance.

Mr. Gallagher said that he wants to see Hoffman do the re evaluation before we commit.

Mr. Pesci asked if there was a timing issue.

Mr. Morabito said that the warranty expires on two schools at the end of August, and two at the end of October, however, there is a 6-month grace period after expiration, in which the new warrantee can be executed.

Mr. Sapone said that he wants all the work done so they won't have problems going forward.

Mr. Gallagher said that the TFC will be having this discussion again.

III. Review and Approve Hoffman FWHS Roof Invoice

Mr. Briks made a motion to approve invoice #210751 for \$1270.00 to be paid to Hoffman from the appropriate account. Mr. Pesci seconded the motion. All in favor – the motion passed.

IV. Public Comment

No public comment.

V. Next Meeting May 23, 2011 7:00 P.M.

VI. Adjourn

Mr. Sapone made a motion to adjourn. Mr. Ackley seconded the motion. Mr. Gallagher adjourned the meeting at 8:30 p.m.

James Pesci, Secretary

Ellen Marks, Recording Secretary