

FOURTEEN POINTS INFORMATION AND JUSTIFICATION

1. Background:

The Fairfield Warde roof is 20 – 21 years old. The roof is presently a single ply rubber membrane that is has been failing. We have had the roof tested and it needs to be replaced.

2. Purpose & Justification:

The purpose of the funding request is to replace 95% of the Warde roof. The reason for the roof replacement is the 20 year old roof has exceeded its useful life and is leaking.

3. Detailed Description of Proposal:

The bonding request that is being put for forward for your consideration is for 11 million dollars. We have attached (2) detailed estimates, an estimate summary sheet, and a cost consolidation sheet. The estimates are from Hoffman Architects and the from Dahill roofing. The estimate summary sheet provides the comparison between Hoffman and Dahills estimates. The cost consolidation sheet provides the break of the 11 million dollar request, which includes the recommended amount for the roof construction cost, the Consultants construction administration cost, contingency, bonding expense and insurance costs.

We have attached the warranty specification, construction bid documents and phasing plan, the bureau of school facilities reimbursement description and explanation, and a brief description of the roof construction and material type being specified. We have not bid the project yet we need to secure funding first.

4. Reliability of Estimated Cost:

The cost components of the funding request have been calculated using the estimates provided by the Hoffman Architects and Dahill roofing, the cost of the architect's construction administration, bonding and bond insurance, and a percentage of contingency. The Town Facilities Commission, the architect and the Town's Chief Fiscal Officer have calculated the bonding amount request. Please see the attached documents for corroboration of the funding request.

5. If this expenditure is conducive to increased efficiency or productivity, describe in detail the amounts to be saved and the payback period for the expenditure.

6. **Additional Long Range Costs:**

The roof is specified with a 20 year warranty for the first year labor and material are 100% covered for repair. After the initial year labor is not covered and material costs are covered 100% on a pro-rata schedule

7. **Additional Use or Demand on Existing Facilities:**

The building is a school no additional burdens except for weather will be placed on the roof.

8. **Alternates to this request:**

The alternates that were discussed were building material types. The type that is on the roof now and the 2 ply system chosen by the committee. The ply system was chosen for its long term life and simpler material maintenance

9. **Safety and Loss Control:**

The OSHA guidelines for safety will be followed which include warning tape, harnesses where required etc.

10. **Environmental Considerations:**

The only environmental consideration would be the initial odor from installation techniques and waste disposal.

11. **Insurance: Specify effect upon insurance rates and coverage resulting from this expenditure.**

12. **Financing: Outline proposed means of financing the expenditure. Give detail of outside assistance, if available, and state probability (in the form of a percentage, via 90%, etc.) of actually receiving these outside funds. Consult with appropriate Town officials before completing this section.**

13. **Other Considerations:**

None except the existing roof is leaking.

14. **Other Approvals:**

Board of Selectman February 1, 2012

Board of Finance February 7, 2012

RTM sub-committees February 20, 2012 and February 22, 2012

Full RTM meeting February 27, 2012