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30 January 2012

Al Kelly  
Chairman, Town Facilities Commission  
**Town of Fairfield**  
725 Old Post Road  
Fairfield, CT 06430

*Via E-Mail: [tugboatkelly@sbcglobal.net](mailto:tugboatkelly@sbcglobal.net)*

Re: 211040  
Roof Replacement  
Fairfield Warde High School  
Fairfield, Connecticut

Dear Mr. Kelly,

The recommended scope of work outlined in the drawings and specifications that we have prepared for the Roof Replacement project at Fairfield Warde High School includes the following items:

- Removal of existing single ply PVC roofing.
- Removal existing rigid insulation.
- Existing coal tar roofing is to remain in place.
- Repairs to existing concrete, gypsum and tectum roof decks as required following removal of existing PVC roofing insulation and removal of areas of loose gravel and existing coal tar roofing.
- Installation of new nailed base sheet over existing coal tar roofing.
- Installation of new adhered rigid insulation (1/4" per foot slope) and protection board
- Installation of new 2-ply modified bitumen roofing and associated flashings.
- Installation of new roof drains and overflow scuppers and Replacement of existing drain bowls in existing locations.



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- Replacement of existing metal counter flashing as required.

We estimate that the probable construction costs associated with this scope of work to be approximately \$9,730,000.00. Including contingency and architect's fees to be the total cost of this project would be approximately \$10.5 million.

Please note that the above scope of work does not qualify for state reimbursement. In order to receive state reimbursement, the existing roofing system would need to be removed in its entirety down to the bare deck. To do so would involve removing the existing coal tar roofing that is presently adhered to the deck. The removal of this material is both costly and time consuming. It was assumed that by removing the existing coal tar roofing, the areas of the roof with the poured gypsum decking would be rendered unsalvageable and require full replacement.

Also, barring the obtaining of a waiver, state reimbursement also requires the use of 1/2" per foot slope throughout the roof. To accommodate this requirement additional scope items such as the raising of curb and flashing heights and the replacement of doors and windows with low sill heights would have to be added to the project. These additional items would represent an increase in cost and time required to complete the project. It is our opinion that the costs associated with these additional scope items would not be offset by the amount the town could expect to be reimbursed from the state.

It is also our opinion that the above scope of work allows for the replacement of the existing failing roof system with a more durable, easier to maintain system without the incursion of additional costs that would be associated with the removal of the existing coal tar roofing throughout the building as well as the removal full replacement of existing gypsum roof deck with new metal decking.

As the roofing work can only be completed during the summer break when the school is unoccupied, it is anticipated that the replacement project will be completed over a period of (4) years. The proposed phases are as follows:

- Phase 1/Year 1:  
Library, Administration, Auditorium, and Cafeteria Wings (64,640 SF)
- Phase 2/Year 2:  
Gymnasium/Locker Rooms (54,330 SF)



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- Phase 3/Year 3:  
Industrial Arts Wing and Pequot House (70,730 SF)
- Phase 4/Year 4:  
Townsend and Fitts Houses (67,990 SF)

We feel that this phasing plan allows for the most timely completion of the project given the fact that the work can only be performed in the summer and addresses the areas of the roof that are in most need of replacement at the current time.

I hope this letter helps to clarify our recommendations and provides useful information to you and the committee. As always, please feel free to contact me should you have any questions. Thank you.

Very truly yours,

**Hoffmann Architects, Inc.**

A handwritten signature in black ink, appearing to read 'ELA' with a stylized flourish.

Erin L. Aichler  
Project Manager

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ELA/ela