

DISTRICTWIDE ROOF REPAIR AND REPLACEMENT SUBCOMMITTEE –Meeting Minutes
Wednesday – January 26, 2017 Meeting
4:00 PM – Cheshire High School, 525 South Main Street

Members Present: Richard Clavet (Chairman)

Additional Present: Dan Marseglia, Cheshire Public Schools
Victor Sandoval, Cheshire Public Schools
John Ciaralli – New England Masonry & Roofing Company

The meeting was called to order at 4:15 PM. A quorum was determined to be present.

The subcommittee reviewed the school district roof assessment spreadsheet and recommendations provided by John Ciaralli.

Recommended repairs were prioritized and plans will be developed for scheduling repairs Spring through Fall 2017. (See attachment.)

Members discussed the difference between a capital expense and preventative maintenance (e.g. a damaged gutter) and how the Town allocates the money to pay for each.

There was also discussion about the condition of the slate roof at Humiston School, which is considerably past its intended life cycle. Due to its age, it requires annual repair and replacement should be a high priority. Because of its historic nature, a similar roof may be required.

The meeting was adjourned at 5:00 PM.

Respectfully submitted,



Dan Marseglia, Chairperson

Attachment

CHESHIRE PUBLIC SCHOOLS
District Roof System Information

2017 PRIORITY	SCHOOL	LOCATION	ROOF TYPE	MANUFACTURER	WARRANTY #	SQUARE FT	INSTALLED	EXPIRATION	RATING	RECOMMENDATION	ESTIMATED COST	ESTIMATED 2017 EXPENSE
1	CHS	Cafeteria	Pitched Shingled	Unknown	Unknown	2,000	Unknown	Unknown	Good	Replace valley front	\$ 16,000.00	\$ 16,000.00
2	Doolittle	Loading Dock	Built Up Roof	Unknown	Unknown	1,000	Unknown	Unknown	Fair	Replace	\$ 22,500.00	\$ 22,500.00
3	Chapman	Entire Roof	EPDM Rubber	Firestone	A38343	28,000	September 1995	September 2010	Good	Re-seam PM	47500 5450	\$ 52,950.00
4	CHS	Front of Building	Pitched Metal Roof	Merchant Evans	Jordan Panel Company	32,000	Year 2000	Year 2030	Good	PM + gutter repair --- PM+ new snow guard southside	3500 12500	\$ 16,000.00
5	Doolittle	Entire Roof System	Hypolon Pitched	Steven Roof System	17809/25557	75,000	October 1993	October 2008	Fair	Repair Gutter by Libry	3000	\$ 8,750.00
6	Norton	N. Wing Addition	PVC	Firestone	A36001	5,600	1995	2010	Fair	PM	\$ 3,250.00	\$ 3,250.00
	CHS	N. Wing/Library	EPDM Rubber	Carlisle	CMD1002104	20,000	9/1/2006	9/1/2026	Excellent	PM	\$ 1,100.00	
	CHS	N. West Wing	EPDM Rubber	Carlisle	T527625	39,700	2000	2015	Good	PM	\$ 1,500.00	
	CHS	New Main Office	EPDM Rubber	Firestone	A49167	5,000	2000	2010	Good	PM	\$ 1,250.00	
	CHS	Auditorium	EPDM Rubber	Firestone	A36454	29,000	1995	2010	Good	PM	\$ 1,900.00	
	CHS	Business Wing	EPDM Rubber	Firestone	A36454	29,000	1995	2010	Good	PM	\$ 1,900.00	
	CHS	Old Main Office, Home Ec., Kitchen, W.	TPO Membrane	Firestone	AD3357	35,100	8/15/2011	8/15/2041	Excellent	PM	\$ 1,850.00	
	CHS	W. Gym	TPO	Firestone	AE2045	11,500	2/7/2013	2/7/2043	Excellent	PM	\$ 1,550.00	
	CHS	East Gym	Pitched/Shingle	Unknown	Unknown	11,000	2000	Est. 30 yr.	Good	PM	\$ 1,250.00	
	CHS	New Band Room	Pitched/Shingle	Unknown	Unknown	6,000	2000	2030	Good	PM	\$ 1,200.00	
	CHS	Old Band Room	TPO	Firestone	AB-1158518	3,500	9/29/2014	9/28/44	Excellent	PM	\$ 1,200.00	
	CHS	W. Gym Locker Area	TPO	Firestone	AB-1158518	4,300	9/29/2014	9/28/44	Excellent	PM	\$ 1,250.00	
	Darcey	S. Pre-School Wing	EPDM Rubber	Carlisle	CMD950514-N	15,000	1995	2010	Good	PM	\$ 1,850.00	
	Darcey	N. Kindergarten Wing	EPDM Rubber	Carlisle	CMD1039555	6,000	8/27/2008	8/26/2038	Excellent	PM	\$ 1,850.00	
	Darcey	Main Entrance	EPDM Rubber	Carlisle	AB020632N		November 2002	November 2012	Excellent	PM	\$ 1,250.00	
	Darcey	Over hang by Café	Built up roof	Unknown	Unknown	72	Unknown		Poor	Replace	\$ 3,000.00	
	Dodd	New Addition Science Wing	EPDM Rubber	Carlisle	T551404	8,500	July 2004	July 2014	Excellent	Strip & re-seam PM	17750 1450	
	Dodd	S. Wing Classrooms Gym, Cafeteria,	EPDM Rubber	Carlisle	TS09058	16,800	March 1995	March 2010	Good	PM	\$ 1,450.00	
	Dodd	Main Office Area	EPDM Rubber	Carlisle	TS05215	38,000	May 1992	May 2007	Good	PM	\$ 1,450.00	

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	Dodd	Lecture Hall, Computer Rm, Music Rm.	EPDM Rubber	Firestone	A28437	28,600	March 1991	March 2006	Good	PM	\$ 1,450.00	
	Dodd	Courtyard/Alcove Roof	EPDM Rubber	Carlisle	CMD1102851	150	12/20/2011	12/20/2031	Excellent	None	\$ -	
	Doolittle	Entire Roof System	Hypolon	Steven Roof System	17809/25557	75,000	October 1993	October 2008	Fair	Re-coat (10yr Warranty) Replace within 5yrs	350000	
	Doolittle	Loading Dock	Built Up Roof	Unknown	Unknown	1,000	Unknown	Unknown	Fair	PM	\$ 1,500.00	
	Doolittle	Gym	Shingled	Unknown	Unknown	6,000	1995	Est. 30 yr.	Good	PM- gutters	\$ 1,500.00	
	Highland	Entire School	Carlisle EPDM	John Mansville	ANS0195091	106,000	October 2002	October 2022	Excellent	PM	\$ 5,750.00	
	Highland	Portable Classroom	EPDM Rubber	Carlisle	CMD1121336	1,800	11/27/2012	11/27/2032	Excellent	PM	\$ 1,450.00	
	Humiston/BOE	Entire Roof	Slate Roof	Unknown	Unknown	Not Determined	Unknown	Out of Warranty	Not Inspected	PM	\$ 10,000.00	
	Maintenance Building	Entire Roof	EPDM Rubber	Carlisle	CMD1092464	7,700	8/18/2011	8/18/2026	Excellent	PM	\$ 1,250.00	
	Norton	N. Wing Addition	PVC	Firestone	A36001	5,600	1995	2010	Fair	Replace 3 to 5 yrs	\$ 100,000.00	
	Norton	Gym, Kitchen, Main Entrance	EPDM Rubber	Firestone	H87887	15,000	2003	2023	Good	PM	\$ 1,850.00	
	Norton	S. Wing, Cafeteria, Portion of N. Wing	Built Up Roof	John Mansville	ANB0105997	32,000	1988	2008	Good	PM	\$ 4,750.00	
	Norton	Library	EPDM Rubber	Carlisle	CMD1083461	3,300	11/19/2010	11/18/2025	Excellent	PM	\$ 1,250.00	
	Norton	Library Connector	EPDM Rubber	Carlisle	CMD1123047	480	12/19/2012	12/19/2032	Excellent	PM	\$ 550.00	
	Norton	Portable	EPDM Rubber	Carlisle	CMD1083461	4,200	11/19/2010	11/18/2025	Excellent	PM	\$ 1,250.00	
										TOTAL ESTIMATED EXPENDITURE	\$ 119,450.00	