

**Town of Woodstock
WPS Facilities Upgrade Committee
Monday, July 25, 2016
7:30 AM – Upstairs Selectmen’s Conference Room
Town Hall**

Present: Michael Dougherty, D. Mitchell Eaffy, Brian Musumeci, Jeremy Serwer, Viktor Toth

Absent: Michael Bernardi, Chandler Paquette

Others Present: Bill Bartlett, Julie Woodland

1. Call to Order

Chairman Toth called the meeting to order at 7:33 a.m.

2. Approve Minutes of June 28, 2016 Meetings

Motion: D. Mitchell Eaffy, seconded by Brian Musumeci, to approve the minutes of the June 28, 2016 meeting. **Motion carried unanimously.**

3. Clerk of the Works Update

Bill Bartlett reported on the following:

- Reviewed the budget and payment requisitions received and recommended the committee approve for payment.
- Middle School—flat roof is 75% complete. Cap sheet and metal flashing is being replaced this week. The solar panels and mechanical units will be placed back on the roof and they will clean up the gymnasium area. They will also begin moving to the Elementary School. Mr. Bartlett informed the committee that he has been impressed with the quality of work performed by Allied Restoration. An inspector from Johns Manville, the manufacturer of the roofing material, came to the Middle School to look at the installation. His report was favorable.
- Elementary School—slope roof is 80% complete. They encountered some areas of rotted wood. Safety is being set up today and the vacuum truck is arriving tomorrow. It should take 2-3 days to vacuum the stone off of the roof. The work on the flat roof will begin next week. Brian Musumeci will point out the areas of known leaks to try to find the cause and fix it. Because lead was found, Allied Restoration will be getting a quote from a lead abater. A contractor will need to be scheduled to lengthen the rafter tails. The availability of the abater and the contractor will depend on when the roof gets finished. The roof vent needs to be redesigned to be effective. There also is an problem with the pitch of the roof in certain areas. The manufacturer’s tech department said they could fix that by putting hot tar on it and adding insulation to taper the pitch to the drains. The flat roof work will begin simultaneously with the lead abatement.
- Change orders: **Middle School** – There will be a change order for tapered insulation and it should also reflect a credit for less blocking removal costs per

linear footage. **Elementary School** – There will be a change order for a) lead abatement, b) lengthening rafter tails, c) roof vent, and d) addressing the pitch by adding insulation.

4. Payment of Bills

Motion: by D. Mitchell Eaffy, seconded by Michael Dougherty to approve payment of bills received as follows:

Elementary School

a) Allied Restoration Corp, Invoice #08830 \$273,600
Application No. 001 (6/23/2016)

Middle School

a) Allied Restoration Corp, Invoice #08829 \$310,650
Application No. 001 (6/30/2016)

Motion carried unanimously.

The invoice from Silver Petrucelli will not be approved for payment. Committee members expressed their dissatisfaction with their service, specifically, their lack of follow-through and detail, leading to mistakes and delays.

Discussion took place regarding the logistics of moving forward with the lead abatement and contractor when the quotes are received. **Motion:** by D. Mitchell Eaffy, seconded by Michael Dougherty to authorize Bill Bartlett and Viktor Toth to make the decision to move ahead with the lead abatement, rafter tails and venting work not to exceed a total of \$80,000 from the contingency. **Motion carried unanimously.**

5. Correspondence and Announcements

There were none.

6. Citizens Comments

There were none.

7. Adjournment

Motion: by D. Mitchell Eaffy, seconded by Brian Musumeci to adjourn at 8:17 a.m.
Motion carried unanimously.

Respectfully submitted,

Joni Cullan
Recording Secretary