

EES Gymnasium Roof Replacement Building Committee
Eastford Elementary School
Thursday
March 22, 2018
7:00 PM
Minutes

- I. Chair Rob Torcellini called the meeting to order at 6:04 PM.
- II. Attendance: Rob Torcellini, Paul Torcellini, Garry Carabeau, Tom DeJohn, Linda Loretz.
At 6:10 PM, Architect Michael Pereira (TLB Architecture) joined the meeting via telephone.
Absent: Chris Hustus
- III. Motion (P. Torcellini/DeJohn)
Approval of Minutes from February 8, 2018 meeting
Motion passed unanimously.
- IV. The committee reviewed eleven bids for the gymnasium roof replacement project. The bids had been opened in public by the Board of Selectmen on March 21. A chart of all bids will become part of these minutes. Discussion included:
 - A. All bids came in higher than the architect's estimate. Mr. Pereira explained that the underestimation of costs was related to the fact that the roof over the stage had been added since the estimates had been prepared.
 - B. Rob Torcellini will ask the Selectmen to allocate an additional \$20,000 to this project.
 - C. The unit price items on the bids were discussed with the architect.
 1. The 30-inch by 30-inch EPDM walkway pads would be required if the PV contractor needs more than the thirty-three (33) included in the specs. The committee will expect the PV vendor to pay for additional pads if needed.
 2. The other two items, 1 ½-inch 18 GA acoustical metal roof deck and 5/8- inch CDX roof sheathing might be necessary if the contractor deems repairs necessary. The Board of Education would probably have to pay for these unit parts since they are related to maintenance of the building. The worst case probably would not exceed \$6-7,000 and would probably be less than \$3,000.
 - D. Mr. Pereira reported that the lowest bidder, Imperial Company Restoration Contractor, from Cromwell is reputable. He followed up his verbal statement with a written statement to be shared with the Board of Education, Selectmen and State Department of Administrative Services.
 - E. A meeting was arranged for the superintendent, Bruce Raulukaitis, President of Imperial and Michael Pereira.
 - F. Once the Selectmen approve entering into the contract, a meeting will be arranged for the First Selectmen to sign the contract.
 - G. A preconstruction meeting will be set up and it is tentatively scheduled for June

- 18, the beginning of the week when construction could start.
- H. Committee members want to be assured that the roof warrantee is not voided by any subsequent PV work.
 - I. Brendan Owens, PV vendor should be included in the preconstruction meeting. He should also have all up-to-date documents.

V. Review Dates

Time Schedule

Sign contract with a roofing contractor in April

Begin project during last week in June and finish by the first week in August.

VI. The next meeting will be held April 19. Brendan Owens will be invited.

VII. Adjournment:

There being no further business, Chair Torcellini adjourned the meeting at 7:15 PM.

Bidder:	Domack Restoration	Commercial Roofing	JHS Restoration	Young Developers	Quality Roofing	CT Roofing	Silktown Roofing	Greenwood Industries	Imperial Company	Bay Restoration	P.O. Roofing
Town:	Stratford	Putnam	South Windsor	Hamden	West Haven	Storrs	Manchester	Worcester, MA	Cromwell	Bridgeport	Oxford, MA
Base Bid Contract Amount	\$225,000	\$184,000	\$212,150	\$171,045	\$224,600	\$197,000	\$166,185	\$171,000	\$159,800	\$187,510	\$188,400
Number 1 Unit Price 1 1/2 inch 18 GA acoustical metal roof deck per Sq Ft.	\$5.40	\$12.00	\$12.00	\$11.20	\$15.00	\$12.00	\$16.00	\$12.00	\$8.50	\$16.00	\$25.00
Number 2 Unit Price 5/8- inch CDX roof sheathing at high slope roof per Sq Ft.	\$3.10	\$6.00	\$4.00	\$4.20	\$8.00	\$4.00	\$4.25	\$6.75	\$4.75	\$8.00	\$8.00
Number 3 Unit Price 30-inch by 30-inch EPDM walkway pads per unit	\$45.00	\$100.00	\$50.00	\$65.00	\$50.00	\$75.00	\$40.00	\$45.00	\$47.50	\$30.00	\$46.00