

# **Minutes Capital Improvement Committee Town of Bellingham – Municipal Center Monday, February 12, 2007**

1. Present: Joseph Collamati; Roland Lavalley; Toni Picariello; Eugene Corriveau
2. Absent: Mary Beth Cuomo
3. Meeting called to order: 7:25 p.m.
4. **JOINT MEETING WITH FINANCE COMMITTEE**  
*Regarding 2008 Budget and Revenues.*

Marilyn Mathieu was sick all week and did not have a chance to get an updated list of capital requests ready for distribution.

5. **FIRE DEPARTMENT ROOF, ETC. – FIRE CHIEF**

Richard Ranieri, Fire Chief appeared. He is asking for \$6,000 for a consultant, Roof Management Consultants, Inc. for the Fire Station Roof. The original contractors only fixed the metal roof in the 1990's. The seams need to be caulked and rechaulked annually. The Station was built in 1989 and the roof had a 10-year warranty, the roof is now 18-years old.

Chief Ranieri passed out a Roof Inspection and Evaluation Report from the consultants. The Repair Options are listed, per the report (see attached).

The FinCom would support the \$1,000 for repair the flat roof. This would last 3-4 years. Chief Ranieri was asked if he could take the \$1,000 from his budget and he informed us that he does not have any extra money. The FinCom would also support the \$6,000 for the consultant. These requests will be included in an Article on the Town Meeting warrant.

Joseph Collamati believes that Option 3, Replace metal roof w/shingle roof for \$10,000 would be the best option. The metal roof would be replaced with an asphalt shingle roof. "This option is less expensive than the metal roof, but changes the aesthetic appearance of the building." (from the Report).

Item #1, Masonry wall repairs consists of cracks in the blocks that need to be fixed.

It was mentioned that the South School roof is in need of repairs and the FinCom has not been informed of this. Water leaks onto the gym hardwood floor. A letter/email will be sent to Mr. Maddox inquiring as to the status of the condition of the roof.

No action was taken on the Fire Chief's requests at this time and will be discussed again when the Town Meeting Warrant is posted and FinCom scheduled hearings.

6. **GENERAL BUSINESS**

Reappointments of – expires:

Eugene Corriveau – 3/1/2007 (put ad in newspaper?)

Toni Picariello will prepare a Press Release. This is a Board of Selectmen appointment.

Roland Lavalley – 4/1/2007

Joseph Collamati – 4/1/2007

Roland Lavalley and Joseph Collamati want to be reappointed. Toni Picariello will complete paperwork. These are FinCom appointments.

Adjourned: **Roland Lavalley/Eugene Corriveau motion to adjourn. VOTE: 4/0.**  
7:45 p.m.

(Minutes accepted 7/23/2007)



## Roof Management Consultants, Inc.

The budgets start with making temporary repairs and therefore the least costly option. Each option provides a better and more permanent repair.

Item #1 is to repair the masonry walls. Item #2 is to repair the flat roof. These should be done immediately.

Option #1 is to apply an elastomeric coating to the metal roofs. This coating normally lasts anywhere between 4 to 7 years before it begins to wear out. The roof repairs are best made in the spring and if the town is looking for a temporary fix.

Option #2 is to replace the metal roof with another metal roof. Metal roofs generally last between 15-25 years depending on the quality of the metal and installation. This can be done at anytime and is the recommended repair.

Option #3 replaces the metal roof with an asphalt shingle roof. This option is less expensive than the metal roof, but changes the aesthetic appearance of the building.

Option #4 replaces the metal roof with a single ply roof system that has the look of a metal roof. The benefit is a high performing roof system with the architectural look of a metal roof.

The replacement of the metal will require tying into the masonry wall. When this is done the wall should be inspected to insure the weep holes are open. A contingency should be added in case there are problems with the weep holes.

<u>Plan</u>	<u>Repair Option</u>	<u>Budget Estimates</u>
Item #1:	Masonry wall repairs	\$26,000.00
Item #2:	Repair flat roof	\$1,000.00 <i>3-4 years</i>
Option #1:	Coat metal roof repairs	\$11,000.00
Permanent Repair Options		
Option #2:	Replace metal roof w/ metal roof	\$35,000.00
Option #3:	Replace metal roof w/ shingle roof	\$10,000.00
Option #4:	Replace metal roof w/ décor roof	\$20,000.00
Item #3:	Replace flat roof sections 3-4 years	\$55,000.00