

Capital Improvement Committee Minutes

Town of Bellingham – Municipal Center

Monday, July 23, 2007

1. Present: Mary Beth Cuomo, Joseph Collamati, Roland Lavallee, Toni Picariello
2. Absent: n/a
3. Meeting called to order: 7:10 p.m.

4. **REORGANIZATION**

- A. Chairman
Joseph Collamati/Mary Beth Cuomo motion to nominate Roland Lavallee as Chairman. VOTE: 4/0.
- B. Vice Chairman
Roland Lavallee/Mary Beth Cuomo motion to nominate Joseph Collamati as Vice-Chairman. VOTE: 4/0.
- C. Secretary
Joseph Collamati/Mary Beth Cuomo motion to nominate Toni Picariello as secretary. VOTE: 3/1 (Toni Picariello voted against).

5. **GENERAL BUSINESS**

- A. Accept minutes for 1/8/2007, 2/12/2007 and 4/23/2007.

Joseph Collamati/Mary Beth Cuomo motion to accept the minutes of January 8, 2007. VOTE: 4/0.

Joseph Collamati/Roland Lavallee motion to accept the minutes of February 12, 2007. VOTE: 3/1 (Mary Beth Cuomo was not present at that meeting)

Joseph Collamati/Mary Beth Cuomo motion to accept the minute of April 23, 2007. VOTE: 4/0.

- B. Meet with candidates who applied to join CIC @ next meeting, 8/13/2007.

Toni Picariello will schedule an interview of both candidates for the next meeting on August 13, 2007.

6. **MEETING WITH SCHOOL COMMITTEE RE: CAPITAL PROJECTS**

Appearing for the School Department is:

Gwyn Swanson (School Committee "SC"); Stephen Patrick, SC; Francis Cartier, SC; Ronald Martel, SC; Mr. Mattocks, Superintendent; Robert Rousseau, Maintenance Supervisor and George Cruz of Flansburgh Architecture.

The three (3) priorities for 2008 are in the order below:

1. Building Audit for \$60,000, but would increase by around 3%.

Joseph Collamati said the problem with the previous audit presentation was that it included expansion for the future. Rousseau stated that building a new building or tearing down a building was never in their minds.

Roland Lavallee asked how much of the audit report will deal with roofs? Cruz stated that the audit will deal with outside and interior. They will come up with a 5 year capital plan, including age of, condition, warranty, expected life and cost to replace/repair.

Mary Beth Cuomo/Roland Lavallee motion to recommend \$60,000 for the Building Audit. VOTE: 4/0.

2. South School Roof - They had made minor repairs in the spring. The roof is 20 years old. The school was built in 1988.

Roland Lavallee stated that the roof reports for the Fire and Library buildings came in with a report that stated the problems and remedies for fixing them. Is the Town going to patch it until the leaks pop-up again?? It was mentioned that the FinCom requested information on March 26, 2007 and again on July 4, 2007, including any reports from the School in regard to the roof problem, which was never received. Rousseau said he had a report and gave it to the Superintendent.

Rousseau passed-out a one page memo to the Superintendent, dated July 11, 2007, with a quote of \$50,000 from Gibson Roofs, Inc. and that "once the remaining repairs are complete the leaking issues should be resolved." and then recommended that the \$50,000 be transferred to fix the High School roof leaks. (see attached).

Swanson mentioned that they could use the \$50,000 to fix the high school roof. The South School roof repairs are complete and they paid for the South School roof repairs from their budget. The High School is 6 years old. She mentioned that the High School roof is only partially under warranty at this time, part of the roof is still under a warranty and other parts of the roof are not under warranty. FinCom and CIC members were very concerned after hearing this.

The CIC took no action on this.

3. Keough Roof – \$185,000 for a replacement.

Replace with what? Rousseau could not answer that. He has not presented this to the School Committee yet. Roofing material could be rubber membrane or "new improved" tar and gravel. The rubber membrane cost less. The roof warranties usually run for the standard of 10 years, or plus 5% cost for a 15 year warranty or plus 10% cost for a 20 year warranty. The manufacturer will only cover the warranty if the work is

done correctly. This roof could be patched and it is not leaking right now. Rousseau believes this could wait until next year.

The CIC took no action on this.

7. **FURTHER GENERAL BUSINESS:**

Toni Picariello will start to schedule all Capital requests for hearings. Ask DPW and Fire Department for details, including RFP's, condition of equipment being replaced, mileage, etc.

Roland Lavallee would like to see a Town wide audit and might reconsider the school's request. He would like to meet with Denis Fraine and Marilyn Mathieu at the next CIC meeting regarding same.

Adjourned: *Joseph Collamati/Mary Beth Cuomo motion to adjourn. VOTE: 4/0.* 8:20 p.m. 8

(Accepted 12/10/2007)