

SCHOOL ROOFING PROJECT COMMITTEE
SPECIAL MEETING MINUTES

Wednesday, August 12, 2020

9:30 AM

The Morgan School

Room D27

71 Killingworth Tpke

Clinton, CT 06413

Present: Michael Hornyak; Dennis Donovan; Jack Scherban; Gonzalo Carrion, Director of Buildings & Grounds; Maryann O'Donnell, Superintendent of Schools

Guests: John Tuz and Paul Jorgensen from Silver Petrucelli & Associates

1. Call to Order

The meeting was called to order at 9:36 AM.

2. Approval of Minutes – August 4, 2020

M. O'Donnell made a motion, seconded by J. Scherban, to approve the minutes of the August 4, 2020 meeting. Motion carried unanimously.

3. Discussion re: Joel Roof Adhesive

P. Jorgensen informed the committee of the necessity for a change order at Joel. The original design documents listed some roof sections scheduled for replacement as metal decking. During the bid process, The Imperial Co. did not take a test cut of this area. Therefore, the mislabeled decking was just discovered by the construction company and the different decking needs a different method of adherence than the original plans called for.

4. Review and Possible Approval of Joel Change Orders

P. Jorgensen presented two separate options for the committee to consider. The first option would be using screws as well as foam adhesive to fully adhere all decking on all section of roof being replaced. The second, less costly, option calls for foam adhesive only on the sections that were mislabeled. The other sections are already using the foam adhesive.

D. Donovan expressed his disappointment with the factors that contributed to the need for a change order. This sentiment was shared by all committee members. J. Scherban made a motion, seconded by D. Donovan, that upon consideration of materials for adhering/attached the Joel roof, to recommend the second (adhesive only) option with the financial costs to be negotiated. Discussion occurred on the two options presented and how best to proceed with the work while negotiating the costs. It was decided that the committee will table this item until M. Hornyak, as committee chair, is able to speak with Town Manager Karl Kilduff for advice on how to navigate this change order.

5. Review and Possible Approval of Eliot Change Orders

The committee reviewed two Eliot change orders, which were discussed at the last meeting. There are unforeseen gaps due to tongue and groove decking and so it is recommended that an additional vapor barrier is used to seal off any gaps before roofing over the decking. Flashing detail also needed to be adjusted in this area and this change order reflects an overall credit for the change in labor and materials.

M. O'Donnell made a motion, seconded by D. Donovan, to approve the change order presented by Silver Petrucelli regarding the vapor barrier on the Eliot roof for a total cost of \$33,151.09. Motion carried unanimously.

M. O'Donnell made a motion, seconded by J. Scherban, to approve the change order presented by Silver Petrucelli regarding the flashing detail on the Eliot roof for a total credit of \$14,300.78. Motion carried unanimously.

6. Review and Possible Approval of Invoices

The committee reviewed applications for payment received from The Imperial Co. for materials and work done so far on both roofs. The payment at Joel represents 47% completion and at Eliot, 71%.

J. Scherban made a motion, seconded by D. Donovan, to approve Application for Payment #1 submitted by The Imperial Company Restoration Contractor, Inc. for work on the Joel Roof in the amount of \$464,708.65. Motion carried unanimously.

J. Scherban made a motion, seconded by D. Donovan, to approve Application for Payment #1 submitted by The Imperial Company Restoration Contractor, Inc. for work on the Eliot Roof in the amount of \$244,838.75. Motion carried unanimously.

7. Project Update and Timeline

Business Manager Carolyn Dickey has been working with the corporate side of the solar panel company and has forwarded a draft agreement for the removal and reinstallation to K. Kilduff for approval. There is concern about the overall timeline at Joel due to the delay in the removal of the solar panels and work time lost from Tropical Storm Isaias.

8. General Discussion

M. Hornyak will try and speak with K. Kilduff today to obtain some advice on how to proceed with the Joel change order with the goal of meeting tomorrow to finalize this item.

9. Adjournment

D. Donovan made a motion, seconded by J. Scherban, to adjourn the meeting at 10:50 AM. Motion carried unanimously.

Respectfully submitted by Cassie Cannamela