

Minutes of Special Meeting  
Brooklyn Schools Roof Replacement Building Committee  
Tuesday August 15, 2017 at 7:00pm  
Superintendent's Office; Rose Wing Brooklyn Elementary School

Attending were Patrick McCormack, Robert Kelleher, Mike Keech, members, Roger LaFleur, Consultant, Tom Hibbard, Project Architect, Tim McCauley from Garland Company and Tony Tusia, School Facilities Director.

Chairman Patrick McCormack called the meeting to order at 6:00 pm, a quorum being present.

On a motion by Mr. Keech, seconded by Mr. Kelleher the minutes of the August 8 discussions were unanimously approved.

Mr. LaFleur passed out sketches showing the progress on both the Elementary School and the Middle School. He reported there was still one section to rip on the Middle School and that could start as early as tomorrow (Wednesday). The panels have arrived for the Elementary School and that should be back on schedule.

He reported that the change order for the Elementary School was now finalized. With the assistance of the architect and the contractor the estimated cost of the change order has been reduced from \$60,000 to approximately \$31,000. He presented the change order with the details.

Mr. Keech moved that the change order submitted by Greenwood Industries, Inc. in the amount of \$31,032.56 be approved. Seconded by Mr. Kelleher. Motion passed unanimously.

Mr. LaFleur also presented invoices from Hibbard & Rosa Architects as follows:

Middle School Reimbursables \$412.44  
(Printing Specs and Drawings)

Elementary School Current Billing Due \$725.00

Middle School Current Billing Due \$925.00

Mr. LaFleur also presented a Request for payment from Greenwood Industries for work to date on the Elementary School in the amount of \$522,555.81, which was approved by the architect on August 14.

He also presented a second Request for Payment from Commercial Roofing & Construction Inc. for work done to date on the Middle School in the amount of \$517,655.01, which was approved by the architect on August 7.

Mr. Keech moved that the invoices from Hibbard & Rosa in the amounts of \$412.44, \$725.00 and \$925.00; the Request for Payment in the amount of \$522,555.81 from Greenwood Industries, Inc. and the request for Payment in the amount of \$517,655.01 from Commercial Roofing & Construction, Inc. be approved. Seconded by Mr. Kelleher. Motion passed unanimously.

Mr. Tusia agreed we could hold off on designating any funds for staff cleanup until he had a better estimate on costs.

There was a discussion on construction scheduling and the opening of school as well as teacher access to the building prior to the opening of school. Mr. LaFleur is confident there will be no major problems and will work with the Superintendent. Mr. McCormack set the next meeting for September 12 at 7:00pm unless there are problems requiring an earlier date. Meeting adjourned at 7:45pm.

Robert Kelleher  
Temporary Secretary

Regarding the Elementary School, Mr. LaFleur reported that the project would not be complete when school opens. Stone application for that roof will start tomorrow so the tar kettle will be gone from the elementary school by the start of school. All materials will be staged on the roof so they are out of the way. The contractor understands that it may be necessary to interrupt work during the day to accommodate school functions. The goal for completion of the Elementary school is September 30. Mr. LaFleur will make sure that the school's needs are coordinated with the contractors work. It is understood that the Superintendent will be sending out notices to keep parents up to date on the schedule.

A second change order is expected and should be complete for our next meeting. A problem has arisen with respect to the Elementary School roof. The roof is composed of tectum panels that were used extensively years ago. The panels are supported by purlins approximately 7 feet apart across the entire Gym roof. The tectum panels have bowed out slightly over the years so that there is a deflection of approximately  $\frac{3}{4}$ ". An engineer was hired to review the situation and although the roof is safe, the contractor is not comfortable placing the new roofing system over the existing panels without reinforcement. There is also a chance that the roofing manufacturer (Garland) might not guarantee the roof. The architect and the contractor are working on several different "fixes" but they have not reached a recommendation. They should be ready by next week. The consensus of the committee and the consultant was to schedule a special meeting next week to take action.

Mr. LaFleur cautioned that the cost of the change order might not be included in the State reimbursement since it might be deemed to be a repair and not part of the roof replacement.

Mr. Tusia advised that some extra cleanup costs might be incurred if the tectum panels are penetrated as part of the reinforcement of the roof. He asks the Building Committee to set aside up to \$2,000 for overtime worked by the janitorial staff.

Mr. McCormack suggests a special meeting be set for 6:00pm, Tuesday August 15. No objection.

Meeting adjourned

Motion by Mr. Kelleher seconded by Mrs. Lyons to adjourn.  
Meeting adjourned at 7:44pm

Robert J. Kelleher, Temporary Secretary