

SPECIAL MEETING MINUTES

Members Present: Bill Briggs, John Carrington, John Fratiello, David Litrico, Kelly Lyman, Toni Moran, Paul Shapiro

Staff Present: Sheri Baczanski, Public Works Specialist; Allen Corson, Director of Facilities Management; Cherie Trahan, Director of Finance

Guests: Paul Jorgensen, Associate & Architect, Silver Petrucelli

1. CALL TO ORDER:

Meeting called to order at 8:30AM by Paul Shapiro

2. APPROVAL OF JUNE 16, 2020 MINUTES:

Ms. Moran **moved** to approve the minutes of the June 16, 2020 meeting. Mr. Briggs seconded the motion.

The motion **passed** unanimously.

3. UPDATES:

Mr. Corson provided an update on electrical engineering in terms of the capacity of the roof to handle photovoltaic panels. He informed the Committee that the roof will accommodate the panels and the payback in terms of utilities and state reimbursement will be positive. The Committee discussed asbestos reporting and remediation costs with staff and guests.

4. DISCUSSION AND VOTE: ROOF STYLE OPTIONS

The Committee reviewed Mr. Corson's recommendation of roof types (memo attached). There was discussion of ballasting photovoltaic panels, wind speeds, CT building codes, insurance costs and roof color impacting longevity.

Ms. Moran **moved** for the Committee to choose the Modified Bituminous Roofing system as recommended in the memo from the Director of Facilities. Mr. Litrico seconded the motion.

The following vote was recorded by roll call:

Briggs	Yes
Fratiello	Yes
Litrico	Yes
Moran	Yes
Shapiro	Yes

The motion **passed**

5. ADJORNMENT:

Mr. Briggs **moved** to adjourn the meeting at 9:27AM. Mr. Litrico seconded the motion.

The motion **passed** unanimously

Respectfully Submitted,

Tasha N. Smith
Executive Assistant, Town Manager's Office



TOWN OF MANSFIELD

Facilities Management Department

Allen N. Corson, Director of Facilities Management

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Dear Mr. Paul Shapiro and MMS Roof Committee Members

As requested by the Committee chair, I am providing you with my opinion concerning roof styles. I can speak from nearly 35 years in the building industry and being responsible for the care of many roofs and problems. Of the four options, EPDM and TPO roofs have shown themselves to be more problematic. They are not as forgiving when someone leaves behind debris i.e. tradesperson drops screws or other items that tends to cause leaks. They also tend to start having problems earlier than the other two options, seams and sealing.

Between metal standing seam and modified bituminous roofing, I would pick metal standing seam as the better long-term value if we knew that the roof needed to last 50 years. However, in our case we do not know enough about what the future holds for the Middle School. Therefore, the better value of roofing for these considerations would be the Modified Bituminous Roofing. The roofing holds up better than EPDM and TPO and will give the Town at least thirty more years at one-half the price of metal standing seam.

Thank You
Director of Facilities
Allen N Corson