

TOWN OF WALLINGFORD, CONNECTICUT

SPECIAL TOWN COUNCIL MEETING
Town Council Chambers

SEPTEMBER 19, 2011

RECORD OF VOTES AND MINUTES

ATTENDANCE:

Councilors Vincent Cervoni, Nick Economopoulos, Jerry Farrell, Jr., Craig C. Fishbein, John LeTourneau, Rosemary Rascati, John J. Sullivan and Vincent F. Testa, Jr. Chairman Robert F. Parisi, was absent from the meeting. Mayor William W. Dickinson, Jr., and Town Attorney Janis Small were also in attendance.

A Moment of Silence was observed, and the Pledge of Allegiance was said. The Roll Call was taken.

The Workshop was called to order at 6:30 P.M. by Town Council Vice-Chairman Farrell.

2. Discussion with respect to all aspects of the Policies and Procedures for the Implementation and Completion of the School Roof Project that are to be carried out by the School Roof Building Committee as authorized by the Town Council – Chairman Robert F. Parisi

In attendance:

Representing Silver/Petrucelli Architects + Associates (Architects/Engineers/Interior Designers)

David Stein, AIA

Dean Petrucelli, AIA

Representing SLAM

Eugene Torone

Board of Education

Chester Miller

School Roof Building Committee

Mike Brodinsky, Chairman

Marc Deptula

Vincent Iannuzzi

Timothy Keogh

John Lynch

Chris Pisani

Robert Prentice

J.P. Venoit

Mr. Stein and Mr. Petrucelli led the presentation and discussion from slides which they presented both visually through large screen projection and also by paper handout of the same slides. For the 11-school roof replacement project, they covered the following areas:

Evaluate roof conditions: *Visual Observation, Forensic Investigation, Uncovering concealed areas, Hazardous Material Testing, Review of drawings and documents, Review maintenance records and staff*

Demolition considerations

Testing for Asbestos/LEAD/PCB Containing Material

Wallingford Town Hall, 45 South Main Street

Select appropriate low-slope roofing membrane/system
Membrane Selection – a review of predominant systems
Modified Bitumen Membrane Systems – SBS vs APP; and Cold and Hot Applied; Warranties
Temperature Moderation – demonstrated with a graph of comparison
Drain Design and Tapered Design – Low slope Roofing and Roof Pitch
Two Case Studies – Solar PV specifics including payback time

Slides included google aerial maps of the 11 schools, which clearly illustrated where the roof areas in the project were located.

The Town Council put forward questions with regard to the 2007 regulations; roof warranties and application methods of “hot-down” or “glue-down”; energy efficiency as it relates to cost benefit; ‘green roofs’; solar technology; reimbursement qualifications of eligibility, limited eligibility (15-20 year roofs) and ineligibility; insulation-materials and weight; slope built-up as it relates to insulation; maintenance training and documented maintenance programs with respect to warranties; the properties of self-healing hot asphalt; drains, replacement of or creation of; decisions of hot or cold applications using SLAM recommendations could be made by committee or by Town Council; each school individually assessed and different; there will be an 11-school schematic report including 1) Options 2) Design 3) Layout 4) Schedule 5) Estimate – a value analysis forthcoming to the Committee and to the Town Council; discussion on where the new roof meets the existing roof and recommendations that may be made with regard to these areas; whether some of the existing areas may fall into the limited reimbursement eligibility; keep in mind drainage, plumbing, R-Value, etc. may not be, or were not in effect at the time the building was built; that this roofing project is considered new construction and must be according to current code; that only about 15% of roofs are not included in the project; discussion of timeline on how the project became just eligible roofs was presented by the Committee Chairman, which seemed to clear up things; if it is necessary to go into an ineligible roof in order to complete an eligible roof, then it is within the charge of the Committee; and finally, after discussion, that the charge of the Committee was understood and the conditions under which an amendment to the charge would become necessary.

MOTION WAS MADE TO ADJOURN THE MEETING.

MADE BY: FISHBEIN
SECONDED BY: RASCATI
VOTE: 8- AYE; 1-ABSENT

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Sandra Weekes
Town Council Secretary
Meeting digitally recorded

Jerry Farrell, Jr., Vice-Chairman

Date

Barbara Thompson, Town Clerk

Date

Wallingford Town Hall, 45 South Main Street