



MUNICIPAL BUILDING COMMISSION

JOHN F.D. JACOBI, CHAIR

TERRI DESISTO
EDWARD STANTON
JACQUELINE ROMANIECKI
GALE CLARK

GERRY FRICOT
MICHAEL TYLER
ANDREW ACOSTA
KELLY BENNETT

MINUTES

July 21, 2021 @ 5:30 p.m.
Municipal Council Chambers, City Hall
Remote Access via Zoom

Call Meeting to Order at: 5:33

Roll Call – Jackie, Terri, Ed, Jack, Gerry, Kelly, Mike, Gale

Others present – Jeremy Stull, Marc Zawatsky, Arno Skalski

Fire Dept Roofs

Advanced DD to 90% complete. A few details away from finalizing. Structural engineer had concern with roof area D at HQ. It has wood decking instead of metal or concrete and needs to be supplemented. Roof E at Briggs has steel beams that are undersized for the span (they are engineering to the exact specs at build, and now we're adding load.) and need to be reinforced.

MZ – overall budget includes \$75,000 allowances for structural relief.

HazMat – discovered residual mastic/adhesive on roof deck A that contains asbestos. Will be encapsulated b vapor barrier and roof membrane. It does not need abatement, it will no be disturbed, no special procedures, contractor just needs to be aware. The same situation with through wall flashing between roofs E & F at Briggs. It does not need abatement, it will no be disturbed, no special procedures, contractor just needs to be aware.

Those were the only unknowns, the rest is straightforward placement.

Both locations have wood trim that is being recommended to be removed and replaced. Contractor needs to be aware of lead paint and do proper disposal.

The roofing system being recommended is a EPDM black membrane. Will be bid at 60mm (industry standard) with 90mm as an add-alternate. They have 25 year and 30 year warranties, respectively. CBI looked at a number of roofing types before deciding on EPDB. MBC members asked about both a white EPDM roof and a PVC roof:

-Northeast has more warming days than cooling days, so no need for a reflective surface.

-PVC \$0.20 - \$0.50/sq foot more expensive and used in high traffic areas (these roofs will not be high traffic at all)

MT – asked about the level of materials and amount of work being done if the city is considering a joint public safety complex

MZ – when we touch the building we need to comply with every code. Both roofs are in critical failure now and do not have functioning vapor barriers. The top layer is not driving the cost, it's everything else.

JJ – putting in an add-alternate costs the city nothing, so let's see what the bids come in at.

CBI to order prevailing Wage sheets, write HazMat specs, and set schedule with MZ and JS. AIA A101 and AIA A201 (2017) to be used.

MZ will find out from Fire Dept about function of the chimney and antennae attached. Preference is to remove and relocate antennae so as to have minimal roof penetrations.

Materials Market still not great

8/11 advertise in central register for 3 weeks. Bids as early as 9/3. Present to MBC 9/8.

Next Meeting Date: 8/4/21 at 5:30pm at APL, 9/8/21 @ 5:30pm at City Hall

VOTE: To adjourn. Voice vote passes

Time of adjournment: 6:59pm

	Roll							adjourn
Terri	X							
Ed	X							
Jackie	X							
Gale	X							
Gerry	X							
Mike	X							
Andrew								
Kelly	X							
Jack	x							