BOE Special Meeting

Tuesday, December 6, 2022 6:30 PM
Special Meeting - Hybrid via Zoom and In-Person, Please click the link below to join the webinar: https://us06web.zoom.us/j/83931142740 Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 646 558 8656 Webinar ID: 839 3114 2740, 601 Matianuck Avenue, Windsor, CT 06095

1. **Call to Order, Pledge to the Flag, Moment of Silence**
2. **Audience to Visitors**
3. **Clover Street School Partial Roof Replacement – Approval of Acceptance of Complete Project – State Project Number 164-0100 RR**
4. **Sage Park Middle School Partial Roof Replacement – Approval of Acceptance of Complete Project – State Project Number 164-0101 RR**
5. **Special Education Presentation**
6. **Announcements**
7. **Adjournment**

WINDSOR BOARD OF EDUCATION
AGENDA ITEM

For Consideration by the Board of Education at the Meeting of: December 6, 2022

Prepared By: Danielle Batchelder **Presented by:** Danielle Batchelder

Attachments: Contract Documents of Completed Partial Roof Replacement Project at Clover Street School.

Subject: Clover Street School Partial Roof Replacement – Approval of Acceptance of Completed Project - State Project Number 164-0100 RR

BACKGROUND:

A 7,000 square foot portion of the roof at Clover Street Elementary School (area of roof that is above the Nurse's Office, Main School Office, and corridor along the cafeteria) was replaced due to ongoing leaks. A third-party professional inspection found that water saturated much of the roof insulation in a portion of the roof area. There were limited options to repair, and it was approved to have a full replacement of approximately 7,000 square feet of roofing. This section of the school roof was installed in 1995 and is no longer under the manufacturer's warranty.

The partial roof replacement project qualified for partial reimbursement by the State of Connecticut. The State requires that a formal approval process be followed by the Board of Education and the Town Council. To comply with applicable funding regulations, the Board of Education must accept the project as completed in order for the district to apply for the final grant reimbursement.

STATUS:
In order to comply with applicable funding regulations, the Board of Education must approve the project as completed and accept the Clover Street Partial Roof Replacement project for public school purposes.

RECOMMENDATION:

The following motion is needed to apply for final grant reimbursement:

"Move that the Board of Education approve the project as completed and accept the Clover Street School Partial Roof Replacement Project - State Project Number 164-0100 RR. for public school purposes."

Reviewed by: NOB **Recommended by the Superintendent:** TH/SD

Agenda Item # 3.

HIBBARD & ROSA ARCHITECTS, L.L.C.
100 RIVERVIEW CENTER - SUITE 272 – 292 MAIN STREET
MIDDLETOWN, CT 06457

November 10, 2022

Whit Prezch
Building and Facilities Manager
Town Hall
275 Broad Street
Windsor, CT 06095

RE: Partial Roof Replacement for Clover Street School

The partial roof replacement for Clover Street Elementary School, project (State Project #164-0100 RR, dated September 17, 2019) scope of work has been reviewed by our office and is complete and in full compliance with the requirements of the contract documents, all applicable codes and regulations.

Sincerely,

Thomas F. Hibbard

Thomas F. Hibbard
Principal Architect

SR PRODUCTS
Superior Service & Solutions
Since 1900

Greg Rose
6 Strongs Ave
Portland, CT. 06480

November 10, 2022

To whom it may concern,

This Letter has been written regarding the Clover Street Elementary School in Windsor, CT. There were two separate partial roof replacement projects at Clover Street School in the years 2019 and 2020. Both phases were completed according to all requirements in the specifications.

The roof warranties were issued by SR Products at the completion of each project.

Please do not hesitate to call me if you should have any questions on this manner.

Thanks,

Greg Rose
SR Products
860-559-5175

SR PRODUCTS
CUSTOMER SATISFACTION SINCE 1900

WARRANTY #19-095-3805

1380 E. Highland Road
Macedonia, Ohio 44056
Phone: 330.998.6500
Fax: 330.998.6600

SUPERIOR PERFORMANCE WARRANTY

Building Name Clover Street School
Building Address 57 Clover Street Windsor, CT 06095
Building Owner Town of Windsor
Roof Identification Roof Section E
Contractor Young Developers, LLC
System Type Asphalt BUR w/ Sion RM
Total Sq./Ft. Coverage 6,800 SQ FT
Flashing Type Hot Applied
Completion Date 3-1-2020

Simon Roofing, an Ohio Corporation, guarantees to the Building Owner, subject to the terms, conditions and limitations stated herein, it will repair or cause to be repaired any leaks into the building interior through the above described Roof Assembly System as supplied by SR Products and installed by the above named Contractor, for a period of twenty (20) years from the date of completion. In order to renew warranty coverage under this warranty, the roof must be inspected by SR Products the twentieth (20th) year after installation. After inspection, SR Products will notify the owner, in writing, of any repairs or maintenance that is required in order to renew the warranty for an additional five (5) years. In order to render the roof eligible for warranty renewal, the owner must, at its sole cost and expense, by a contractor approved by SR Products, complete all maintenance and/or repairs required by SR Products. Upon completion of all required maintenance and/or repairs, SR Products will re-inspect the roof, and upon approval of the completed maintenance and/or repairs, will issue a five (5) year warranty renewal. The owner shall notify SR Product not less than thirty (30) days in advance of each renewal anniversary, in order to arrange the inspection required by this paragraph. This warranty is not eligible for renewal beyond the number of years set forth above from the date of substantial completion of installation of the roof system.

Full Coverage

During the term of this Warranty, upon prompt written notice by the Building Owner as hereinafter provided, Simon Roofing will take appropriate action to repair leaks which may occur. Simon will inspect the roof and, if a leak is within the coverage of this Warranty, will at its own expense make or cause to be made all necessary repairs to the Simon Roof Assembly to put it into watertight condition. Should investigation reveal that a leak is caused by something other than causes covered by this warranty, investigation and repair cost shall be assumed and paid by the Building Owner, who shall affect prompt and adequate repairs in a manner compatible with the Simon System. The Building Owner will be responsible for the removal or replacement of any traffic surfaces or other appurtenances built over the roof required in order to put the Roof Assembly in watertight condition.

Limitations

This Warranty is not an insurance policy, nor does it obligate Simon to repair leaks if determined to be a result of the following:

A. Building design or construction.
B. Damage to the roofing system by any natural disasters, including but not limited to, floods, lightning, hail, earthquakes, hurricane rated winds, etc.
C. Structural movement below the roof membrane and flashings.
D. Misuse of roof surface, abuse, vandalism, civil disobedience, acts of war, exposure to damaging chemicals, including but not limited to, solvents, oils and acids.
E. Condensation within the assembly or moisture vapor/liquid infiltration throughout, but not limited to, wall, window, etc.
F. Failure of the Building Owner to promptly notify in writing and receive written approval for:
   1. Changes in building usage.
   2. Modifications or additions of items to the existing roof.
G. Lack of positive drainage.
H. Metal components other than approved metal.
I. Loss or erosion of surfacing material including, but not limited to, reflective coatings, granules, or aggregate are not covered by this warranty.

Simon hereby assumes no responsibility for incidental or consequential damage to the structure, its contents, loss of time, profits, energy or any inconvenience from any type of roof leak or damage. Sole responsibility hereunder is the cost of repairs to put the membrane assembly into a watertight condition.

Simon's exclusive responsibility and liability under this Warranty is to make repair that may be required to return the roof to a watertight condition in accord with the obligations which are Simon's responsibility under this Warranty.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, SIMON HEREBY DISCLAIMS ANY IMPLIED WARRANTIES, INCLUDING ANY WARRANTY OF MERCHANTABILITY AND ANY WARRANTY OF FITNESS FOR A PARTICULART PURPOSE, OR, LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY REPRESENTED BY THIS WARRANTY. There are no warranties which extend beyond the description on the face hereof. This warranty will be governed by and construed under the laws of the state of Ohio without regard to conflict-of-laws principles that would require the application of any other law. Any Warranty expressed or implied by any representative other than an "officer" of the company, must be confirmed in writing and issued as an addendum to this Warranty.

Owner Responsibility

In the event of a leak in the roofing system or flashing assembly, the Building Owner must notify in writing within ten (10) days after discovery of the leak and provide access to the roof. THE SERVICE WARRANTY DOES NOT ABSOLVE THE BUILDING OWNER/CUSTOMER OF MAINTENANCE REPSONSIBLITY THAT IS REQUIRED TO KEEP THIS WARRANTY IN FULL FORCE AND EFFECTIVE.

As Simon does not practice engineering or architecture, neither the issuance of this Warranty or any review of the building's construction by our representatives shall constitute any additional warranty.

Simon shall have no obligation under this Warranty unless SR Products and the installing applicator have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, or incidental to, the Roofing System.
Ninety days prior to the expiration of this warranty, you may contact SR Products for service options available at that time.

Transfer of Warranty

This Warranty may be transferred by the Building Owner to a subsequent purchaser of the property by giving no less then ten days written notice to Simon of such proposed transfer, during which time Simon will inspect the roofing system to make a written report to the building Owner and the proposed purchaser of its findings and any adjustments required.

Authorized Signature _____

Title President

Date 6-30-2020

WINDSOR BOARD OF EDUCATION
AGENDA ITEM

For Consideration by the Board of Education at the Meeting of: December 6, 2022

Prepared By: Danielle Batchelder **Presented by:** Danielle Batchelder

Attachments: Contract Documents of Completed Partial Roof Replacement Project at Sage Park Middle School.

Subject: Sage Park Middle School Partial Roof Replacement – Approval of Acceptance of Completed Project - State Project Number 164-0101 RR

BACKGROUND:

A 55,000 square feet portion of the roof at Sage Park Middle School was beyond its useful life expectancy and became problematic with ongoing leaks. This area of roofing was originally installed during the 1993 building addition.

The partial roof replacement project qualified for partial reimbursement by the State of Connecticut. The State requires that a formal approval process be followed by the Board of Education and the Town Council. To comply with applicable funding regulations, the Board of Education must accept the project as completed in order for the district to apply for the final grant reimbursement.

STATUS:
In order to comply with applicable funding regulations, the Board of Education must approve the project as completed and accept the Sage Park Middle School Partial Roof Replacement project for public school purposes.

RECOMMENDATION:

The following motion is needed to apply for final grant reimbursement:

"Move that the Board of Education approve the project as completed and accept the Sage Park Middle School Partial Roof Replacement Project - State Project Number 164-0101 RR. for public school purposes."

Reviewed by: NOB **Recommended by the Superintendent:** THH sb

Agenda Item # 4.

HIBBARD & ROSA ARCHITECTS, L.L.C.
100 RIVERVIEW CENTER - SUITE 272 – 292 MAIN STREET
MIDDLETOWN, CT 06457

November 10, 2022

Mr. Whit Przech
Facilities Manager
Windsor Dept. of Public Works
275 Broad Street
Windsor, CT 06075

RE: Partial Roof Replacement for Sage Park Middle School

Dear Mr. Przech

The Sage Park Middle School Roof Replacement project (State Project # 164-0101-RR, dated September 17, 2019) scope of work has been reviewed by our office and is complete and in full compliance with the requirements of the contract documents, all applicable codes and regulations.

Sincerely,

Thomas F. Hibbard

Thomas F. Hibbard
Architect

SR PRODUCTS
Superior Service & Solutions
Since 1900

Greg Rose
6 Strongs Ave
Portland, CT. 06480

November 10, 2022

To whom it may concern,

This Letter has been written regarding the Sage Park Middle School in Windsor, CT. This partial roof replacement was completed in the fall of 2021. This project was completed according to all requirements in the specifications.

The roof warranty was issued by SR Products at its completion.

Please do not hesitate to call me if you should have any questions on this manner.

Thanks,

Greg Rose
SR Products
860-559-5175

SR PRODUCTS™
CUSTOMER SATISFACTION SINCE 1900

WARRANTY #21-095-3921

1380 E. Highland Road
Macedonia, Ohio 44056
Phone: 330.998.6500
Fax: 330.998.6600

SUPERIOR PERFORMANCE WARRANTY

Building Name Sage Park Middle School
Building Address 25 Sage Park Road Windsor, CT 06095
Building Owner Windsor Public Schools
Roof Identification Roof Sections A, B, J, K, Q, V & CC
Contractor Silktown Roofing
System Type Asphalt BUR w/MB Cap
Total Sq./Ft. Coverage 38,500 SQ FT
Flashing Type Hot Applied
Completion Date 12-7-2021

Simon Roofing, an Ohio Corporation, guarantees to the Building Owner, subject to the terms, conditions and limitations stated herein, it will repair or cause to be repaired any leaks into the building interior through the above described Roof Assembly System as supplied by SR Products and installed by the above named Contractor, for a period of twenty (20) years from the date of completion. In order to renew warranty coverage under this warranty, the roof must be inspected by SR Products the twentieth (20th) year after installation. After inspection, SR Products will notify the owner, in writing, of any repairs or maintenance that is required in order to renew the warranty for an additional five (5) years. In order to render the roof eligible for warranty renewal, the owner must, at its sole cost and expense, by a contractor approved by SR Products, complete all maintenance and/or repairs required by SR Products. Upon completion of all required maintenance and/or repairs, SR Products will re-inspect the roof, and upon approval of the completed maintenance and/or repairs, will issue a five (5) year warranty renewal. The owner shall notify SR Product not less than thirty (30) days in advance of each renewal anniversary, in order to arrange the inspection required by this paragraph. This warranty is not eligible for renewal beyond the number of years set forth above from the date of substantial completion of installation of the roof system.

Full Coverage

During the term of this Warranty, upon prompt written notice by the Building Owner as hereinafter provided, Simon Roofing will take appropriate action to repair leaks which may occur. Simon will inspect the roof and, if a leak is within the coverage of this Warranty, will at its own expense make or cause to be made all necessary repairs to the Simon Roof Assembly to put it into watertight condition. Should investigation reveal that a leak is caused by something other than causes covered by this warranty, investigation and repair cost shall be assumed and paid by the Building Owner, who shall affect prompt and adequate repairs in a manner compatible with the Simon System. The Building Owner will be responsible for the removal or replacement of any traffic surfaces or other appurtenances built over the roof required in order to put the Roof Assembly in watertight condition.

Limitations

This Warranty is not an insurance policy, nor does it obligate Simon to repair leaks if determined to be a result of the following:

A. Building design or construction.
B. Damage to the roofing system by any natural disasters, including but not limited to, floods, lightning, hail, earthquakes, hurricane rated winds, etc.
C. Structural movement below the roof membrane and flashings.
D. Misuse of roof surface, abuse, vandalism, civil disobedience, acts of war, exposure to damaging chemicals, including but not limited to, solvents, oils and acids.
E. Condensation within the assembly or moisture vapor/liquid infiltration throughout, but not limited to, wall, window, etc.
F. Failure of the Building Owner to promptly notify in writing and receive written approval for:
   1. Changes in building usage.
   2. Modifications or additions of items to the existing roof.
G. Lack of positive drainage.
H. Metal components other than approved metal.
I. Loss or erosion of surfacing material including, but not limited to, reflective coatings, granules, or aggregate are not covered by this warranty.

Simon hereby assumes no responsibility for incidental or consequential damage to the structure, its contents, loss of time, profits, energy or any inconvenience from any type of roof leak or damage. Sole responsibility hereunder is the cost of repairs to put the membrane assembly into a watertight condition.

Simon's exclusive responsibility and liability under this Warranty is to make repair that may be required to return the roof to a watertight condition in accord with the obligations which are Simon's responsibility under this Warranty.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, SIMON HEREBY DISCLAIMS ANY IMPLIED WARRANTIES, INCLUDING ANY WARRANTY OF MERCHANTABILITY AND ANY WARRANTY OF FITNESS FOR A PARTICULART PURPOSE, OR, LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY REPRESENTED BY THIS WARRANTY. There are no warranties which extend beyond the description on the face hereof. This warranty will be governed by and construed under the laws of the state of Ohio without regard to conflict-of-laws principles that would require the application of any other law. Any Warranty expressed or implied by any representative other than an "officer" of the company, must be confirmed in writing and issued as an addendum to this Warranty.

Owner Responsibility

In the event of a leak in the roofing system or flashing assembly, the Building Owner must notify in writing within ten (10) days after discovery of the leak and provide access to the roof. THE SERVICE WARRANTY DOES NOT ABSOLVE THE BUILDING OWNER/CUSTOMER OF MAINTENANCE REPSONSIBLITY THAT IS REQUIRED TO KEEP THIS WARRANTY IN FULL FORCE AND EFFECTIVE.

As Simon does not practice engineering or architecture, neither the issuance of this Warranty or any review of the building's construction by our representatives shall constitute any additional warranty.

Simon shall have no obligation under this Warranty unless SR Products and the installing applicator have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, or incidental to, the Roofing System.
Ninety days prior to the expiration of this warranty, you may contact SR Products for service options available at that time.

Transfer of Warranty

This Warranty may be transferred by the Building Owner to a subsequent purchaser of the property by giving no less then ten days written notice to Simon of such proposed transfer, during which time Simon will inspect the roofing system to make a written report to the building Owner and the proposed purchaser of its findings and any adjustments required.

Authorized Signature _____
Title President
Date 12-7-2021