

COUNCIL ON  
PUBLIC FACILITIES

TOWN HALL  
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Malcolm Whyte  
*Chairman*

Bruce Hampson  
*Vice Chairman*

Paul Hannah  
*Secretary*

Eric Cameron

Jim Evans

Peter Millar

**COUNCIL ON PUBLIC FACILITIES  
WEDNESDAY, FEBRUARY 29, 2012  
TOWN HALL MEETING ROOM B**

**PRESENT:** Malcolm Whyte, Bruce Hampson, Paul Hannah, Eric Cameron, Peter Millar

**GUESTS:** Steve Pierce, Director, Parks and Recreation

**OTHERS:** Reporters from *The Daily Wilton*, *The Villager*

Mr. Whyte called the meeting to order at 5:30 PM.

- 1. Election of Council Secretary.** Mr. Hampson nominated Paul Hannah to serve as Secretary to the Council. Mr. Whyte seconded; carried unanimously.
- 2. Comstock Community Center Roof.** Mr. Pierce presented a Facility Condition Report on the Comstock Community Center roof prepared by Carlisle SysTec Incorporated. Three options are provided: good – repair leaks as they develop and keep drains clean; better – install fleeceback EPDM membrane with 10-year warranty over existing roof (estimated cost \$251,000); and best – Tear off all roofing down to the deck and install new 20-year warranty roof.

The Council noted that the main issues at the building are from the gymnasium west, about 80% of the approximately 35,000 sq. ft. facility. The original, 1950's era building is deteriorating and unlikely to last another 20 years. Among other problems, the original windows and furnace are past their useful life.

After discussion Peter Millar moved that the Council recommend pursuing the "better," 10-year option with bonding authority on the May ballot, subject to looking at a quote for a new, 5-year option involving extensive patching, repairing seams, and roto-rooting of drains; and that the 20-year option be dropped. The motion was seconded by Eric Cameron and carried unanimously.

3. **Middlebrook Roof.** Previously, the Council had held a field trip to view the roofs at Middlebrook and view toilet rooms at Middlebrook and the High School. No action was taken during this field trip.

During discussion, it was agreed that the Middlebrook and Comstock roof projects are significantly different in timing and nature and so the two projects should be carried forward separately.

It was noted that portions of the Middlebrook School roof are near or past the end of their useful life, both in flat roof areas and in pitched areas. It was further noted that catastrophic roof failures over the last decade have occurred, making in-depth design study prudent. On motion by Eric Cameron and seconded by Malcolm Whyte, it was unanimously agreed that the Council recommend that the Board of Selectmen release \$150,000 maximum of previously bonded funds for 1) roof forensic study and 2) architectural and engineering design for new Middlebrook roofs.

4. **Middlebrook and High School Toilet Rooms.** After discussion, Bruce Hampson moved that the Council recommend seeking bonding authority of \$100,000 (\$65,000 High School and \$35,000 Middlebrook) for design work in two phases relative to the toilet rooms at these two facilities. The first phase to be hiring an experienced ADA-compliance professional to recommend ADA-desired renovations to the toilet rooms at both facilities; following receipt and approval of these recommendations, as a second phase, engage architects and engineers to design, engineer, and estimate the cost of recommended upgrades. Motion seconded by Paul Hannah and passed unanimously.
5. **Miller-Driscoll Roof.** On motion by Malcolm Whyte and second by Peter Millar, the council unanimously recommended a continued program of patching roof leaks at Miller-Driscoll, pending further direction about future renovation of the entire facility, such program to be funded out of the Board of Education operating budget.

There being no further business, the meeting adjourned at 6:31 PM

Paul Hannah  
Secretary