

TRACY MEMORIAL LIBRARY (TML)  
SPECIAL FACILITIES COMMITTEE MINUTES  
October 23, 2024

The meeting was called to order at 4:01 PM. Attendance: Gerald Coogan, Thomas Carley, Steve Solomon

Staff: Richard Tutwiler

Guests: Frank Lemay, Milestone Construction, LLC

**Special Meeting - Discussion regarding roofing repairs**

The purpose of the meeting was to discuss the Milestone Construction quote and scope of work regarding action items involving the roof and other exterior work (trim, window braces). Milestone Construction prepared an estimate of \$241,525.38 for repair of the library roof and exterior. Provided alongside the estimate were multiple quotes from Roofers and Repair subcontractors.

Rot needs to be determined in the exterior repair portion of the project to determine just how far it goes. Difficult to ascertain cost until scope of rot is determined. PVC replacement/repair of the existing wood is an option.

Slate roof can be continued another 30 years with the repairs and a maintenance schedule. Expected cost of maintenance would be \$2,000-\$3,000 per year. The large part of the roof repair is not replacement of the actual slate, but the flashing that currently exists.

Discussion moved to subcontractors. Pros and cons of various subcontractors were discussed. Weathercheck possibly had the most reliable workers, but were the most expensive.

There was discussion about bringing in Frank Anzalone (Architect) as a consultant on the project, noting that there would be an additional cost to bring Mr. Anzalone onboard in addition to the quote above.

Project is estimated to be 2-months for the roof repair, which includes rental/usage of a lift.

Discussion of splitting the project up over multiple funding years due to high cost. Mr. Lemay noted that this was certainly possible but would likely increase costs as you have to rent equipment multiple times.

At close of meeting, attendees went out to inspect garden shed where additional slate tiles were stored. Slate tiles were identified, but roofing expert would need to determine their validity as repair material.

The meeting adjourned at approximately 5:10 PM.

Respectfully submitted,

Gerald Coogan

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