

## Article 2: Town Hall and Town Hall Annex Roof Replacement and Repair Request for Appropriation February 19, 2019

### Selectboard's Request

Montague Town Hall and its Annex (where the DPW grounds crew and equipment is presently housed, along with several garage bays used for cold storage) have three areas of flat roofing, all of which are at the first floor level. Looking from the rear parking lot, left to right, these include the Annex roof, the Rear Entrance roof, and the Equipment Room roof, as depicted below.

All roofs were professionally assessed and cost estimated by Northeast Roof Consultants. The Annex and Equipment Room roofs were noted to be “in generally poor condition and in need of short term removal and replacement.” Issues with the membrane, felt and flashing were noted and provide ample explanation as to why the Annex roof, in particular, is the source of *significant* leaks. The Equipment Room roof is not yet known to leak, but infiltration is viewed as an imminent threat. The Rear Entrance Roof was replaced when Town Hall underwent accessibility and other renovations and is in good condition, but would benefit from installation of walkway pads to protect it against falling ice and snow from Town Hall's main roof. These improvements will avoid future expenses that may result from continued deterioration.



Photo R17 — Overview of garage/office roof at Town Hall Annex.



Photo R19 — View of stair tower and moss growth on built-up roof at garage roof..



Photo R27 — View of EPDM roofing system on rear entrance roof.



Photo R30 – View of equipment room roof at cooling tower with heavy moss and vegetative growth.

### The Request

The cost of the proposed project is \$165,000, inclusive of a 15% construction contingency, as recommended by the Capital Improvements Committee. We hope not to spend the contingency, but the goal is to complete the project and not experience delays if bids or change orders are higher than expected.

With regard to replacement of the Annex and Equipment Room roofs, the project will include removal of all roofing ballast, and existing roof and insulation down to its wooden deck. The new roof will feature a 60 mil EPDM membrane, new flashing, and R-30 insulation, including the area over what is currently cold storage, allowing flexibility in the re-use of this space when the DPW moves to its new headquarters in summer 2020. The project also includes installation of walkway pads on areas of the Rear Entrance roof that are susceptible to falling ice and snow. A 20-year warranty is anticipated, with the roof likely to outlive that warranty with proper maintenance.

This project was recommended unanimously by the Montague Capital Improvements Committee (5-0), Finance Committee (6-0), and Selectboard (2-0).