

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA
REPRESENTATIVE TOWN MEETING
SPECIAL MEETING
Monday, August 31, 2026
7:00pm – Waterford Town Hall

- A. Pledge of Allegiance
- B. Roll Call
- C. Correspondence
- D. Public Comment
- E. Transaction of Business on the Call:
 - 1. To consider and act upon a recommendation from the Board of Finance to move **\$178,000 from designated Line #20523-57888 (CNR-Goshen Roof Replacement) to appropriated Line #20523-57888 (CNR-Goshen Roof Replacement)** to begin work on capital project approved May 2024.
 - 2. To consider and act upon the previous motion as emergency legislation, waiving the 15-day waiting period in order to have the project completed before harsh weather conditions delay work until next year.
- F. Adjournment

RECEIVED FOR RECORD
WATERFORD, CT
2026 AUG 19 P 3:09
ATTEST: *David H. Langston*
TOWN CLERK

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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C

TO: Sue Driscoll, RTM Moderator
FROM: Kim Allen, Director of Finance
COPY: Rob Brule, First Selectman
Glenn Patterson, Board of Finance Chair
Chris Haley, Director of Fire Services
RE: Request for Special Meeting of the RTM
DATE: August 10, 2026

RECEIVED FOR RECORD
WATERFORD, CT
2026 AUG 17 11 A 10:32
ATTEST: *[Signature]*
TOWN CLERK

On behalf of the Director of Fire Services, Chris Haley, I am requesting a special meeting of the RTM be held before the next regularly scheduled meeting on October 5, 2026.

Capital Project 20523-57888 (Goshen Roof Replacement) has been approved for the past two years and has gone to bid and is ready to begin. However, funds need to be appropriated before the project work can start. The BOS approved moving funds from designated to appropriated on 8/4/26 and the BOF meets on 8/12/26 to review and act on the appropriation request.

If work is not completed in September, the project will need to wait until next spring before work can be completed. Our consultant, Tremco, has advised that working on the roof in October and beyond would be risky to contractors and could cause additional damage to the roof.

Hence, I respectfully request a special meeting to act on the appropriation and that the 15 day waiting period be waived so that the project can be completed in a timely manner.

Respectfully,

Kim Allen



WATERFORD FIRE DEPARTMENT EST. 1920

OF SERVICE THROUGH SACRIFICE- PROMPTUS SPIRITU

Interoffice Correspondence

Date:	8/10/2026
To:	Kimberly Allen, Finance
From:	Christopher Haley, Fire
RE:	Special Meeting Request

Kim;

I am requesting a special meeting of the RTM, to take action to advance CNR-57888 "Goshen Roof". This project has been put out to bid and appropriated by the Board of Selectmen. Taking early action will allow the project to begin before cold-weather conditions arrive and will help avoid any year over year, price increases.

Respectfully,
Christopher Haley
Director of Fire Service

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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www.waterfordct.org

1,2

August 18, 2026

Ms. Susan Driscoll, Moderator
Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

Subject: Agenda Request: Board of Finance Recommendation Appropriation for Fire Services Goshen Roof Replacement

Dear Moderator Driscoll:

During the Board of Finance meeting on August 12, 2026, the Board voted to recommend that the Representative Town Meeting approve a request from Chris Haley, Director of Fire Services. The recommendation is to move **\$178,000** from the designated budget line **#20523-57888 (Goshen Roof Replacement)** to the appropriated line **#20523-57888 (Goshen Roof Replacement)**.

I respectfully request that this item be placed on the agenda for the next Representative Town Meeting.

Supporting documentation is attached.

Respectfully submitted,

Glenn Patterson

Glenn Patterson, Chairman
Board of Finance

Enclosure: Fire Services, Goshen Roof Replacement

GP/rjh

Cc: Town Clerk

RECEIVED FOR RECORD
WATERFORD, CT
2026 AUG 21 P 3:06
ATTEST: *[Signature]*
TOWN CLERK



WATERFORD FIRE DEPARTMENT

OF SERVICE THROUGH SACRIFICE-PROMPTUS SPIRITU

EST. 1920

Interoffice Correspondence

Date:	7/24/2026
To:	Kimberly Allan, Finance
From:	Christopher Haley, Fire
RE:	Appropriation CNR-57888

I hereby request an appropriation in the amount of \$178,000 from the designated funds of "CNR-57888 Goshen Roof" to pursue vendor services for the replacement of flat roofs of Fire Station #3-Goshen. Three qualified bidders submitted proposals on July 22, 2026, one of which has been submitted for award.

Christopher M. Haley

Christopher M. Haley
Director of Fire Services
Waterford Fire Department



WATERFORD FIRE DEPARTMENT EST. 1920

OF SERVICE THROUGH SACRIFICE PROMPTUS SPIRITU

Interoffice Correspondence

Date:	7/23/2026
To:	Shea Davy, Purchasing
From:	Christopher Haley, Fire
RE:	Goshen Roof Bid Award CNR-57888

On behalf of the fire department, the town solicited Requests for Proposals for replacement of the flat roofs of Fire Station #3-Goshen as part of FY27 CNR-57888. Three qualified bidders submitted proposals on July 22, 2026. The department recommends procuring the services of:

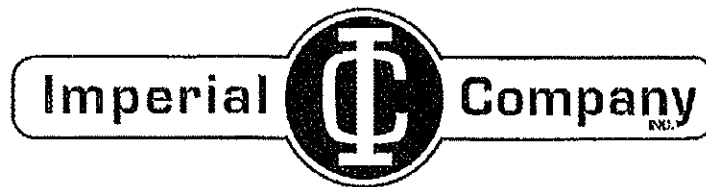
THE IMPERIAL COMPANY
RESTORATION & ROOFING
261 Main Street
Cromwell, CT, 06416

The Valuation of work is submitted at \$178,000 itemized as follows;

Roof Section 1: \$62,352
Roof Section 2: \$60,852
Roof Section 3: \$54,796

The proposal included flat-rate contingents (if-encountered) of:
Steel Decking Repairs to be assessed at a rate of: \$6.00 / sqft
Wet Insulation Replacement to be assessed at a rate of: \$8.00 / sqft

Christopher M. Haley
Christopher M. Haley
Director of Fire Services
Waterford Fire Department



Restoration and Roofing Contractors

7/22/26

Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Roof Replacement Quotation for:

- Goshen Street Fire House – Roof Areas 1,2,3
- Project Location: 63 Goshen Street, Waterford CT 06385
- Submit to: Shea Davy (Purchasing), bdavy@waterfordct.org
- Due Date: July 22, 2026 at 3pm

Procurement Vehicle Process & Procedures:

OMNIA
PARTNERS

Contractor Network Program

Imperial Company

Your CPN is CT-R230404-306363. All documents should contain the Customer Proposal Number.

When presenting your order to customer service Omnia Partners Contractor Network Process:

1. A copy of this email with the Customer Proposal Number
2. Copy of PO or contract from customer to the contractor showing the contract value
3. Copy of RS Means validation proposal
4. OMNIA Administrative Fee Calculation form completed and signed by the contractor
5. An email or PO from the contractor for materials (Follows normal process for ordering materials)
6. All roof systems must meet the regulatory requirements of the International Building Code, all applicable state and local codes for public buildings, including, but not limited to, UL 790, Class A and FM Class I, 1-90 Fastening Standards, and site specific, as well as building specific, wind uplift requirements as well as stipulated manufacturer's requirements for warranty.

Please note the OMNIA administrative fee must be included in the contractor's proposal.

Please note any fees associated with the independent RS Means estimate is the responsibility of the contractor.

QUOTATION FORM

00 41 13 - 1

261 Main St. • Cromwell, CT. 06416 • T. 860-632-2258 • F. 860-632-2278

Projects involving the Contractor Network option have very specific protocols for use. Please contact your Tremco representative for the information, which is required to be incorporated into the project deliverables. Their contact information follows:

Having carefully examined the instructions for quotations, project specifications, drawings, supporting documents and addenda issued prior to this date, we propose to furnish all labor, materials, equipment, transportation, and other services required to successfully accomplish the work in accordance with the project documents.

This proposal and any work performed related to this proposal will be provided in accordance with the project documents and the terms, conditions and criteria established.

Quotations:

A. Section 1

\$62,352.00 _____ Dollars

Section 2

\$60,852.00 _____ Dollars

Section 3

\$54,796.00 _____ Dollars

All Roofs

\$178,000.00 _____ Dollars

B. Steel Decking Repairs or Replacement

\$6.00 _____ /square foot

C. Wet Insulation Replacement

\$8.00 _____ /square foot

The owner and their representatives reserve the right to waive any irregularities, to reject any or all Proposals, or to accept any Proposal.

Executed on 7/22 _____, 2026 .

The Imperial Company
Contractor

By: Bruce Raulukaitis *President*

QUOTATION FORM

00 41 13 - 2

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2027-2031 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY FIRE SERVCIES	CONTACT PERSON CHRIS HALEY
PROJECT NAME GOSHEN ROOF	DEPARTMENT PRIORITY 3

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)						
	This project was initially under quoted under prior administration and remains in the Capital Plan. A revisit of the project is warranted to determine true costs to complete funding of the project.						
2	PROJECT STATUS IF IN PROGRESS						
	No started.						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST						
	None.						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (Include cost estimate if applicable)						
5	GRANT FUNDING/OTHER FUNDING, if applicable (detailed explanation of grant/other funding, including the amount, source of funding, status, town match, if any. Attach award letter if available)						
	\$60,000 currently designated in CNR. The total estimate should be sourced through the Public Works Department.						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)						
	No written estimate is available yet, as our contractors have been reassigned to the collapsing church in New London. However, rough order of magnitude is in the \$120,000 to \$150,000 range.						
7	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2027	FY2028	FY2029	FY2030	FY2031
1	Current Year Capital						
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR		121,300				
4	Short/Long-term Bonds						
5	LoCIP (detail in section 5 above)						
6	CNR Undesignated Fund Balance						
7	Federal/State Grants (detail in section 5)						
8	Other Funding (detail in section 5 above)						
	TOTALS	0	121,300	0	0	0	0

LUMP SUM PROPOSAL FORM

IFB#24-008 Goshen Fire Station Roof Replacement
WATERFORD, CONNECTICUT

BIDDER: The Imperial Company,
Restoration Contractor, Inc.

NAME Bruce M. Raulukaitis /President

ADDRESS 261 Main Street
Cromwell CT 06416

To: Rawle Dummett, Purchasing Agent

Project: IFB#24-008 Goshen Fire Station - Roof Replacement

We propose to perform the work described in the Contract Documents

for Entire Project – for the Total Lump Sum Cost of:

1/16/24 Revised Quote

\$. 181,300.00
One Hundred Eighty One Thousand
Three Hundred Dollars
(written figure)

- See attached breakout sheets for totals, unit prices and scope of work for each roof area.
- The roof breakouts are for roofing material and labor only. Site set up and equipment are not included into the totals. There will be an add at the bottom of each breakout for set up and equipment.
- See attached roof plan for corresponding roof areas.

Goshen Fire Station SOV		
<u>Line</u> <u>Item</u>	<u>Description of Work</u>	<u>Scheduled Value</u>
1	General Condition	\$ 41,300
2	Material	\$ 90,000
3	Labor	\$ 50,000
		\$ 181,300



Restoration and Roofing Contractors

Goshen Fire Department
63 Goshen Rd, Waterford CT
1/16/25

Roof 1 Breakout

Roof area 1 Scope of work

- Install ½" Dens Deck prime over existing roof
- Install a Mechanically fastened TPO roof system using a heat induction welded plate.
- Install fully adhered flashings and perimeters
- Install new pre-fabricated edge metal
- Install all necessary counterflashing's
- Provide and Install new Retro fit drains into existing drain locations

This price is for roofing material and labor only

Roof 1 material and labor total price – \$45,200.00

ADD \$9,300.00 for site set up, safety and equipment

Unit Price for any wet Insulation replacement - \$7.00 per square foot



Restoration and Roofing Contractors

Goshen Fire Department
63 Goshen Rd, Waterford CT

1/16/25

Roof 2 Breakout

Roof area 2 Scope of work

- Remove existing roof down to metal deck
- Install ½" Dens Deck prime over ¾" tapered insulation mechanically attached to metal deck
- Install a Mechanically fastened TPO roof system using a heat Induction welded plate
- Install fully adhered flashings and perimeters
- Install new pre-fabricated edge metal
- Install all necessary counterflashing's
- Provide and Install new Retro fit drains into existing drain locations

This price is for roofing material and labor only

Roof 2 material and labor total price – \$72,400.00

ADD \$9,300.00 for site set up, safety and equipment



Restoration and Roofing Contractors

Goshen Fire Department
63 Goshen Rd, Waterford CT
1/16/25

Roof 3 Breakout

Roof area 3 Scope of work

- Install ½" Dens Deck prime over existing roof
- Install a Mechanically fastened TPO roof system using a heat induction welded plate
- Install fully adhered flashings and perimeters
- Install new shop fabricated coping, gutters and downspouts
- Install all necessary counterflashing's
- Provide and Install new Retro fit drains into existing drain locations

This price is for roofing material and labor only

Roof 3 material and labor total price – \$54,400.00

ADD \$9,300.00 for site set up, safety and equipment

Unit Price for any wet Insulation replacement - \$7.00 per Square Foot

[illegible]

Issued for Review:
26 OCT 2023

Roof Plan

DRAWING NUMBER

A1.0

