



Department of Public Works

10 Central Road Rye, New Hampshire 03066

AGENDA ITEM D.

DATE: 7/27/20



Jason Rucker
Director of Public Works

Business 603.964.5300
Fax 603.964.1516
jrucker@town.rye.nh.us

Date: July 22, 2026
To: Rye Select Board
From: Jason M. Rucker, Public Works Director
Re: Funding Request—Department of Public Works Highway Garage Roof Replacement

I respectfully request the Select Board authorize funding from the Municipal Construction and Renovation Trust Fund in the amount of **\$59,850.00** for the repair of the Department of Public Works Highway Garage roof. There is ample funding in the Trust for this important project. The proposed work is necessary to address ongoing water infiltration, protect Town assets, reduce safety risks, and prevent substantially more expensive structural and electrical repairs.

Existing Roof Condition

The Highway Garage was constructed in the 1980s, and its standing-rib metal roof is original to the building. After approximately four decades of service, the roof has exceeded its expected useful life and now leaks at multiple locations.

Water infiltration has already damaged roof insulation and exposed DPW tools, equipment, materials, and building systems to moisture. Of greatest concern, is water entering areas containing electrical circuits, conduit, fixtures, and junction boxes. Water contacting energized electrical components presents a serious risk of electrical shock, short circuits, equipment failure, fire, and injury to employees.

The Department has attempted to manage individual leaks as they occur. However, the age and overall condition of the roof make continued spot repairs an unreliable and increasingly inefficient use of Town resources. The building now requires a comprehensive roofing solution rather than additional temporary repairs.

Proposed Repair

The proposed project consists of installing an **EPDM roofing membrane system over the existing metal roof**. EPDM is a durable synthetic rubber roofing material commonly used for low-slope commercial and municipal roofs.

Additional insulation will be installed between the existing standing ribs to create a more uniform substrate beneath the new roofing system. The completed system will provide a continuous, weather-resistant membrane over the existing roof while improving the building's thermal performance.

This approach offers several advantages:

- Stops water infiltration through a continuous roofing membrane.
- Allows the existing metal roof to remain in place, avoiding the cost and disruption of full roof removal.

- Adds insulation and improves energy efficiency.
- Protects the building structure, electrical systems, equipment, tools, and stored materials.
- Reduces recurring maintenance demands and emergency leak-response costs.
- Extends the useful life of an essential Town facility.

Safety and Operational Concerns

Failure to complete this work would expose the Town to increasing risk and expense. Potential consequences include:

- Electrical shock, arc faults, short circuits, or fire caused by water entering energized equipment and junction boxes.
- Further deterioration of electrical wiring, fixtures, panels, and building controls.
- Mold and microbial growth within wet or deteriorated insulation.
- Corrosion of metal roof components, fasteners, framing, equipment, and stored materials.
- Reduced insulation performance and higher heating costs.
- Falling insulation, ceiling components, or accumulated ice and water.
- Wet or icy walking surfaces that increase the risk of slips and falls.
- Damage to vehicles, tools, parts, supplies, and specialized DPW equipment.
- Interruption of Highway Department operations, particularly during winter storms and other emergency responses.
- Progressive deterioration that may eventually require removal of the existing roof or more extensive structural rehabilitation.
- Increased potential for employee injury, workers' compensation claims, property losses, and municipal liability.

The Highway Garage supports road maintenance, winter operations, storm response, vehicle and equipment maintenance, and other essential public services. A preventable building failure at this location could affect the Department's ability to respond safely and efficiently during emergencies.

Project Cost and Prior Funding Request

The Department previously requested funding from the Building Maintenance and Repair Trust Fund based on a preliminary estimate of approximately \$10,000 in my memo dated April 10. After obtaining a proposal reflecting the full scope and actual market conditions, the cost is now established at \$59,850.00.

The preliminary estimate clearly fell short of the amount required to provide a complete and durable repair. Nevertheless, the difference between the preliminary estimate and the contractor's proposal does not reduce the urgency of the work. It demonstrates the importance of developing professional condition assessments and reliable cost estimates before establishing capital and facility-maintenance budgets.

Construction labor and material costs continue to escalate rapidly. Deferring the project will likely increase the contract price while allowing water damage to continue. The Town would then face both a higher roofing cost and additional expenses for electrical work, insulation replacement, structural repairs, environmental remediation or replacement of damaged equipment and materials.

The most fiscally prudent course is to complete the work now, before further deterioration and additional price increases turn a manageable roof project into a significantly larger building rehabilitation project.

Need for a Town-Wide Facilities and Services Assessment

This project also highlights the need for a comprehensive Town-wide facilities and services assessment. Historically, building maintenance in Rye has not always been prioritized because of the immediate cost of major repairs. While postponement may reduce expenditures in a particular budget year, deferred maintenance does not eliminate the expense. It transfers the expense to future years, when the work is typically more extensive, more disruptive, and more costly.

A systematic assessment would allow the Select Board and voters to make informed decisions based on documented conditions and life-cycle costs. It would also help the Town transition from emergency repairs and deferred maintenance to planned asset management, predictable budgeting, and timely replacement of critical building systems.

Recommendation

I recommend that the Select Board:

1. Authorize **\$59,850.00**, from the Municipal Construction and Renovation Trust Fund for installation of the proposed EPDM roofing system at the DPW Highway Garage.

The proposed roof work is not cosmetic or discretionary. It is a necessary capital repair involving employee safety, protection of public assets, continuity of essential services, and responsible financial management. Completing the repair now is the safest and most cost-effective course of action for the Town.

**S & W Roofing, LLC**

195 1/2 E Side Dr
Concord, NH 03301
+16032257506

ADDRESS

Town of Rye, NH
Selectmen's Office
10 Central Road
Rye, NH 03870

ESTIMATE # 1731**DATE 06/17/2026**

DATE	ACTIVITY	AMOUNT
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Roofing**98,000.00**

Re-Roof Shed (110' x 50') at Town Dump

Scope of Work:

1. Install ISO insulation in between all ribs, leveled at the top of the ribs.
2. Install 1/2" plywood over ISO, mechanically fastened.
3. Install 1/2" fiberboard over the plywood, mechanically fastened.
4. Install .060 EPDM rubber, fully adhered to fiberboard.
5. Install 4" x 4", 90-degree drip edge on all rakes and eaves.
6. Cover all drip edge with seam tape to seal to EPDM.

Total Labor and Materials \$ 98,000
Deposit Due Before Work Begins \$ 60,000
Balance Due Upon Completion \$ 38,000

This Contract includes a 40-year roof material manufacturer warranty and a 5-year workmanship guarantee.

OPTION: Coat entire roof with two coats of GACO synthetic roof coating \$ 59,000
This option includes a 20-year manufacturer material warranty.

Non-payment (and/or late payments) - Failure by the Customer/Authorized Party to make all payments on time as described to be due within this contract shall result in a finance charge of 2% per month (24% per annum), on any unpaid balances of any late payment. The Customer / Authorized Party shall be liable for all attorney fees and legal fees necessary to collect any unpaid balances or late payments.

Shed Roof at Town Dump
Estimate #1731 (continued)

Please let us know if you have any questions or need more information.

We look forward to working with you.

By signing this Contract, you (Owner/Authorized Party) agree to give the Contractor 60 days written notice of any alleged defects before filing any lawsuit or any other action and you agree to give the Contractor an opportunity to make an offer to repair the defects. There are strict deadlines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit or other action.

(Reference: Source.2005, 155:1, eff. Jan. 1, 2006.)

Initials: _____

Accepted By

Accepted Date

Jason Rucker

From: Joshua Blaisdell
Sent: Wednesday, June 24, 2026 7:18 AM
To: Jason Rucker
Subject: FW: Zhumas Construction

Revised roofing quote

From: Etjon Rapi <etjon@zhumasconstructionsincs.com>
Sent: Monday, June 22, 2026 3:11 PM
To: Joshua Blaisdell <jblaisdell@town.rye.nh.us>
Subject: Re: Zhumas Construction

Hi Joshua,

I hope you're having a great day.

I have resubmitted our pricing for the EPDM layover project and attached an image of the estimate pricing to this email for your convenience.

Please let me know if you or the Town of Rye have any questions. My team and I would be honored to work on this project, and we look forward to demonstrating our reliability and ensuring a smooth process. Just to make you aware if all involved decide to move forward we'll be sending over a very detailed contract with layover scope of work. Look forward to hearing from you Joshua, take care!

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Layover EPDM 0.60ML Roofing System=== \$81,600

Best regards,
Etjon Rapi



ESTIMATE	#3204
ESTIMATE DATE	Jun 9, 2026
SERVICE DATE	Jun 9, 2026
TOTAL	\$72,600.00

Zhumas Construction, Inc.

Joshua Blaisdell (Town of Rye - Public Works Building)
Public Works Building (Town of Rye)
309 Grove Rd
Rye, NH 03870

(603) 812-1563
jblaisdell@tpwm.rye.nh.us

CONTACT US

622 Boston Rd
Billerica, MA 01821

(978) 654-0385
zhumasconstructions99@gmail.com

Service completed by: Ayden Tanguay

ESTIMATE

Option #1

Service completed by: Ayden Tanguay

Services

Full 0.60ML EPDM Rubber Roofing System

If wood needs to be replaced an additional charge of \$120 a sheet of plywood or \$22/ft for wood trim. Install new PVC trim at \$27/ft.

Install new EPDM 0.60ML Rubber Roofing System.

- 1) Install New 5/8" OSB plywood sheathing to full roofing system.
- 2) Mechanically fasten 2 " Polyiso board to plywood underlayment using 4" screw plates.
- 3) Fully adhere 10'x 100' 0.60 ML commercial grade rubber roofing membrane. Color is black.
- 4) Install new 6" seam tape throughout full roofing system where seams of rubber roofing meet into one-another.
- 5) Apply new rubber roofing flashing around 2 pipes and mechanical units if needed.
- 6) Install new Custom 6" Drip Edge to full perimeter of EPDM rubber roofing system. Color to be decided.

*** 15 year workmanship warranty on EPDM Rubber Roofing System from Zhumas Construction ***

New OSB plywood to full roofing system=== \$23,760

Vertical 2x3 Strapping in order to install any new roofing system=== \$

24GA Standing Seam Roofing System=== \$89,100

Services subtotal: \$72,600.00

Total **\$72,600.00**

If Paying With a Credit Card or Financing through Wisetrack an additional 4% fee will be applied. We also accept Checks, Cash, and Zella without any extra cost. The homeowner has the right to rescission for 3 business days after approval of this agreement. Thank you for Choosing Zhumas

EPDM ESTIMATE

Defrancesco Quality Roofing and
Siding
131 Rockingham Road
Derry, NH 03038
INFO@SNHQUALITYROOFING.COM
(603) 818-4075

For: TOWN OF RYE PUBLIC WORKS

Job Address: 309 Grove Road
Rye, NH 03870
jblaisdell@town.rye.nh.us
(603) 812-1563

Job Id 2604-8215618-02 Estimate # 1817 Estimate Date 05/04/2026

Estimate Amount \$59,850.00

#	Type	Name	(Price / Unit) x Qty	Line Total
1	ACTIVITY	EPDM	(\$59,850.00 / Units) x 1.00	\$59,850.00

Description: EPDM Roof System Over Prefab Metal - Estimate Template (No Steps)

This no-pricing template outlines scope for overlaying .060 EPDM on existing prefab metal roof with rib insulation and 1/2" ISO cover board. Customize quantities per site measurements and NH codes.

Scope of Work

Review site: Measure roof area/perimeter, note pitch, penetrations, access.

Protect surfaces: Cover adjacent areas, vehicles, landscaping.

Safety: Install fall protection, perimeter barriers per OSHA/NH standards.

Clean substrate: Remove debris, oils from metal roof surface.

Rib Insulation: Friction-fit fiberglass/polyiso between metal ribs (full coverage, no gaps).

Cover Board: 1/2" polyiso board over ribs/insulation (stagger seams, tape joints).

EPDM Membrane: .060" rubber, mechanically fastened w/ plates/screws, 6" seam tape + 12" cover tape.

Flash penetrations: Pipe boots, per manual specs.

Edge Metal & Flashings: New drip edge at eaves/rakes/walls; secure for NH wind/snow loads.

Testing: Flood test seams for leaks.

Cleanup: Remove debris, final punch list.

Typical EPDM layering over metal: ribs filled, cover board, membrane, edge metal as shown.

Warranty

Standard: 10-20 year manufacturer material + contractor labor warranty.

Optional Extended Manufacturer Warranty: Available for purchase (e.g., Firestone Red Shield 25-30 years, full system); requires inspection/maintenance plan.

Notes: No tear-off assumed. Change orders in writing. Follow IRC/NH codes for low-slope roofs. Site visit required.

Total \$59,850.00

Matt Scruton

AGENDA ITEM E.

From: Jason Rucker
Sent: Thursday, July 23, 2026 11:20 AM
To: Matt Scruton
Subject: LTAP Washington Road Improvements Project.
Attachments: ConractAmendmentNo2Approval.pdf; Issued - Rye 43735 - Washington Road Amendment No 2 Executed Copy.pdf

DATE: 7/27/26

Administrator Scruton and Select Board Members,

I would like to present an update to the LTAP Washington Road Safety Improvements Project.

I have approved contract amendment No. 2 to BETA Group.

After virtual meetings with NHDOT, BETA ,abutters, their legal counsel, Town representative, and consulting parties in accordance with Section 106 process the NHDOT has instructed an amendment to the project be developed to facilitate continued progress in the process of the project

"Amendment No. 2 is for additional design at the location of two historic stone walls. It also will create additional visualizations in key historic areas to better define how the completed project will impact the historic nature of the area. This amendment will provide two colored plans depicting two different options to minimize impacts, eight critical cross sections at critical areas, and four renderings to show what the completed project will look like in key areas."

The amendment additionally addresses drainage and installation of a MS4 compliant BMP stormwater treatment system, preliminary lighting with 3 layout options for ornamental lighting. Multiple meetings are allotted in the scope of the amendment.

This project is federally funded and the state NHDOT provided oversight. This is a cost sharing program that is 80% federally funded and 20% funded by the town.

The town portion of Amendment No 2 cost (20%) is \$13,417.73.

The project was stalled while NHDOT reviewed the amendment for approval. With their approval the project can now continue through the section 106 portion to include archeological and historic considerations, temporary and construction easements and just compensation. Ultimately to final design and then bidding and construction.

Should you have any questions please reach at your convenience.

Thank you

Jason M Rucker
Public Works Director



10 Central Rd

Rye NH 03870

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Cell: (603) 953-4349

FAX: (603) 964-1516

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