

A special meeting of the Board of Aldermen was held Wednesday, June 18, 2026, at 7:00 p.m. in the aldermanic chamber and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

President Lori Wilshire presided; City Clerk Dan Healey recorded.

Prayer was offered by City Clerk Dan Healey; Alderman John Sullivan led in the Pledge to the Flag.

Let's start the meeting by taking a roll call attendance. If you are participating via Zoom, please state your presence, reason for not attending the meeting in person, and whether there is anyone in the room with you during this meeting, which is required under the Right-To-Know Law.

City Clerk Healey called the roll.

The roll call was taken with 9 members of the Board of Aldermen present: Alderman Klee, Alderman Ravan, Alderwoman Smith, Alderman Thibeault, Alderman O'Brien, Alderman Gregg, Alderman Dowd, Alderman Sennott, President Wilshire.

Alderman Clemons, Alderman Sullivan, Alderman Johnson, Alderwoman Kelly, Alderman Morgan, Alderman Lopez were recorded absent.

Also in attendance was Mayor Jim Donchess and Corporation Counsel Steve Bolton.

President Wilshire to turn the meeting over to Alderman Richard A. Dowd, Chairman of Budget Review Committee.

PUBLIC HEARING

R-26-044

CHANGING THE PURPOSE OF UP TO ONE MILLION SIX HUNDRED SEVEN THOUSAND EIGHTY-FIVE DOLLARS (\$1,607,085) OF UNEXPENDED BOND PROCEEDS FROM FIVE SCHOOL BUILDING IMPROVEMENTS PROJECTS TO THE BICENTENNIAL SCHOOL ROOF REPLACEMENT PROJECT

Testimony in Favor - None

Testimony in Opposition - None

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-044 at 7:19 p.m.

ADJOURNMENT

MOTION BY ALDERMAN SENNOTT THAT THE JUNE 18, 2026 SPECIAL MEETING OF THE BOARD OF ALDERMEN BE ADJOURNED, BY ROLL CALL

A viva voce roll call was taken, which resulted as follows:

Yea:	Alderman Klee, Alderman Ravan, Alderwoman Smith, Alderman Thibeault, Alderman O'Brien, Alderman Gregg, Alderman Dowd, Alderman Sennott, Alderman Wilshire	9
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Nay:		0
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MOTION CARRIED

The meeting was declared adjourned at 7:19 p.m.

Attest: Dan Healey, City Clerk



ARM Consultants
PO Box 4, Chester NH 03036
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Roof Inspection Report



Bicentennial Elementary School

**296 East Dunstable Road
Nashua, NH 03062**

Prepared For: Derry SAU #42

Prepared By: ARM Consultants LLC



INTRODUCTION

On June 7, 2024, ARM Consultants LLC (ARM) conducted a roof inspection on the various roof areas of the Bicentennial Elementary School located at 296 East Dunstable Road, Nashua, NH 03062. The inspection was conducted at the request of Shaun Smith, Director, Plant Operations for the Nashua, NH School District. The purpose of the inspection was to determine the current condition of the roof assemblies, evaluate the remaining service life and estimate the current repair and/or replacement costs.

Based on historic Google Earth images, it appears that roof assemblies 1-7,10 and 11 were installed between November 1996 and October 1997. Roof assemblies 8 and 9 were installed prior to 1995. A summary of each roof area is provided below in the construction section.

See the **CONDITION & REMAINING SERVICE LIFE** section for additional details.

Deficiencies found during the inspection have been color coded on the attached roof plan based on current condition and required repairs. The attached roof plan is complimentary to this report and the numbered photos correspond to the numbers circled on the roof plan. In some cases, one deficiency was used as representative photo for the same deficiency in multiple locations.

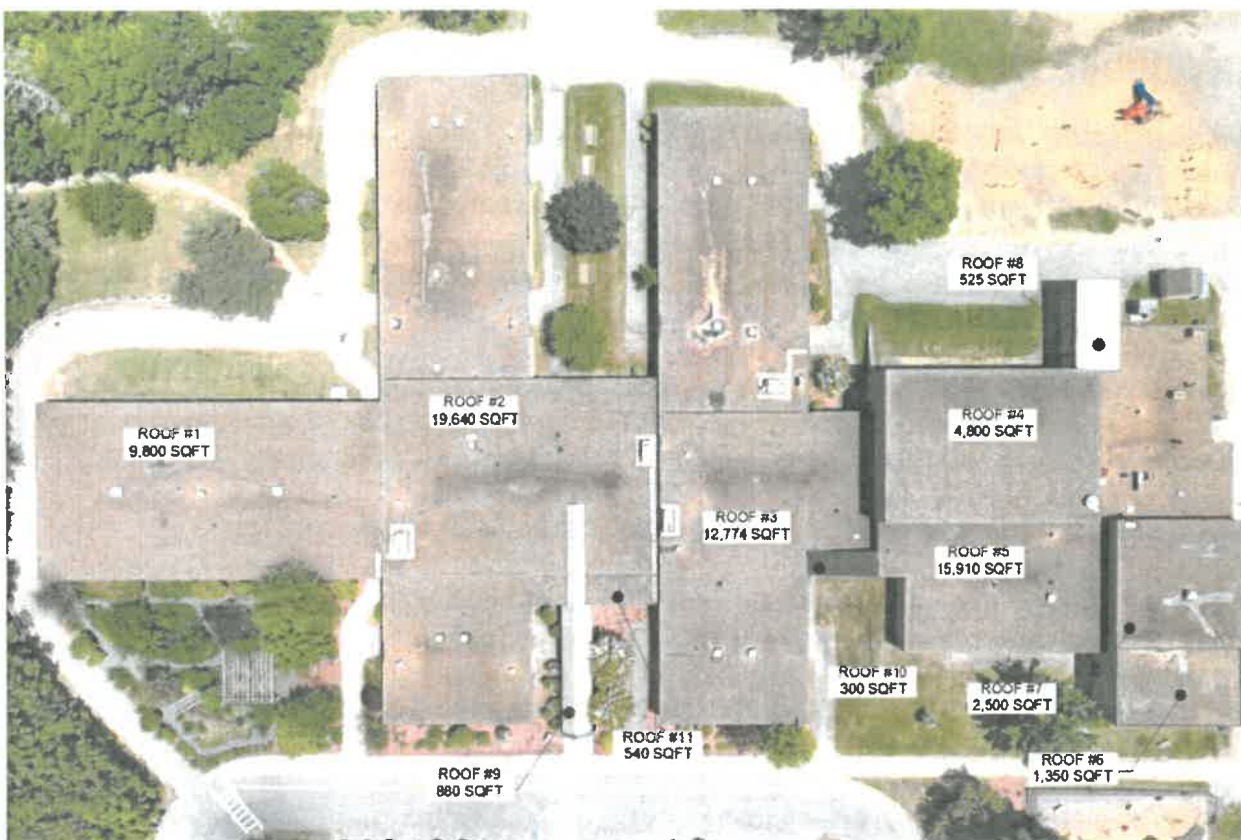
- RED deficiencies are currently allowing water into the system and should be addressed immediately.
- BLUE deficiencies are not currently allowing water into the system but should be addressed to extend the expected life of the roof. Without any repairs these deficiencies will likely be upgraded to RED in the near future.
- GREEN deficiencies are not currently allowing water into the system but should be monitored to ensure the condition does not worsen. These items should be addressed during future roof replacement if they remain in the same condition.

GENERAL

The complex consists of eleven (11) roof areas totaling approximately 69,019 square feet (SQFT). All roof areas were visually inspected by walking the roof and/or using aerial drone photographs.



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CONSTRUCTION

Test Cuts: Test cuts were not performed during this investigation as they were previously conducted. Roof Areas 1-7,10 and 11 were installed by AJ Desjardins Roofing Co Inc. of Exeter, NH. This company is no longer in business. The manufacturer warranties on these roofs expired on October 1, 2017. No installation information was available for Roof Areas 8 and 9.

CONSTRUCTION – Roof Areas 1 and 11

ROOF SURFACING:	Stone Ballast
ROOF MEMBRANE:	0.045 Carlisle EPDM Membrane (Loose Laid)
INSULATION:	3" Polyisocyanurate Insulation (Loose Laid)
STRUCTURAL DECK:	Steel
DRAINAGE:	Cast iron internal drains
ROOF AREA:	10,340 +/- SF
APPROXIMATE AGE:	27 Years +/-
INSTALLING CONTRACTOR:	Desjardins, A. J. Roofing Co. Inc. Exeter NH
WARRANTY/PROJECT #:	120970825 (Expired 10/01/2017)

CONSTRUCTION – Roof Areas 2-5 and 7

ROOF SURFACING:	Stone Ballast
ROOF MEMBRANE:	0.045 Carlisle EPDM Membrane (Loose Laid)
INSULATION:	1.5" Polyisocyanurate Insulation (Loose Laid)



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EXISTING ROOF MEMBRANE:	Built Up Roof Gravel Surface
INSULATION:	2" Polyisocyanurate Insulation
STRUCTURAL DECK:	Steel
DRAINAGE:	Cast iron internal drains
ROOF AREA:	55,624 +/- SF (total for All 5 Roofs)
APPROXIMATE AGE:	27 Years +/-
INSTALLING CONTRACTOR:	Desjardins, A. J. Roofing Co. Inc. Exeter NH
WARRANTY/PROJECT #:	120970825 (Expired 10/01/2017)

CONSTRUCTION - Roof Area 6

ROOF SURFACING:	Stone Ballast
ROOF MEMBRANE:	0.045 Carlisle EPDM Membrane (Loose Laid)
INSULATION:	1.5" Polyisocyanurate Insulation (Loose Laid)
STRUCTURAL DECK:	Steel
DRAINAGE:	Cast iron internal drains
ROOF AREA:	1,350 +/- SF (total for Both Roofs)
APPROXIMATE AGE:	27 Years +/-
INSTALLING CONTRACTOR:	Desjardins, A. J. Roofing Co. Inc. Exeter NH
WARRANTY/PROJECT #:	120970825 (Expired 10/01/2017)

CONSTRUCTION - Roof Areas 8

ROOF MEMBRANE:	Standing Seam Metal Panel
INSULATION:	Fiberglass
STRUCTURAL DECK:	Plywood (Assumed)
DRAINAGE:	Cast iron drains (On Lower Roofs)
ROOF AREA:	525 +/- SF
APPROXIMATE AGE:	30 Years +/-

CONSTRUCTION - Roof Areas 9

ROOF MEMBRANE:	FRP Roof Panels
STRUCTURAL FRAME:	Steel
DRAINAGE:	Cast iron drains (On Lower Roofs)
ROOF AREA:	880 +/- SF
APPROXIMATE AGE:	30 Years +/-

CONSTRUCTION - Roof Areas 10

ROOF MEMBRANE:	Fully Adhered 0.045 Carlisle EPDM Membrane
INSULATION:	1.5" Polyisocyanurate Insulation
EXISTING ROOF MEMBRANE:	Built Up Roof Gravel Surface
INSULATION:	2" Polyisocyanurate Insulation
STRUCTURAL DECK:	Steel
DRAINAGE:	Cast iron internal drains
ROOF AREA:	300 +/- SF
APPROXIMATE AGE:	27 Years +/-
INSTALLING CONTRACTOR:	Desjardins, A. J. Roofing Co. Inc. Exeter NH
WARRANTY/PROJECT #:	120970825 (Expired 10/01/2017)



CONDITION & REMAINING SERVICE LIFE

Roof Areas 1-7, 9 and 10 are in fair condition for their age. The assemblies are reaching the end of their lifespan. Membrane bridging was noted on several roof areas and several areas were noted to have had repairs for the same condition in the recent past. Discussions with site staff indicated that leaks are reported promptly, and most have been addressed. There is evidence of spot repairs on the roofs where the stone ballast has been moved. Repairs are recommended to extend the lifespan of the existing roof systems and protect the building structures from damage.

The remaining roofs are in good condition for their age. With proper maintenance and repairs these roof areas appear to be in serviceable condition at this time.

There was no infra-red or nuclear testing completed so there is no way of knowing if there are any wet or damaged insulation boards that should be removed. Most insulation boards have an organic core or facer. This means, if these boards do get wet, mold growth is inevitable which can affect the interior air quality.

The roof life expectancy is summarized in the following table.

Roof Area	No Repairs	Repaired / Maintained (Conservative)	Repaired / Maintained (Optimistic)
Roof 1	1-2 years	2-3 years	3-5 years
Roof 2	1-2 years	2-3 years	3-5 years
Roof 3	1-2 years	2-3 years	3-5 years
Roof 4	2-3 years	3-4 years	4-6 years
Roof 5	1-2 years	2-3 years	3-5 years
Roof 6	1-2 years	2-3 years	3-5 years
Roof 7	2-3 years	3-4 years	4-5 years
Roof 8	8-10 years	8-10 years	10-15 years
Roof 9	7-8 years	7-8 years	9-12 years
Roof 10	1-2 years	2-3 years	3-4 years
Roof 11	1-2 years	2-3 years	3-5 years

*** Note:**

- 1) All estimates are based on yearly maintenance.
- 2) Based on completion of roof repairs to stop all leaks and water infiltration.

REPAIR & MAINTENANCE

Inspections and remedial maintenance should be undertaken annually. Additionally, prior to any new design, we recommend an infrared or nuclear scan be conducted to ensure the insulation system has remained dry. These scans should only be conducted on roof areas with one roof



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system presently installed. Any wet insulation found during these scans should be removed. Deficiencies coded RED and BLUE on the attached roof plan should be repaired by a quality and certified Carlisle installer as soon as weather and funding permits. These estimates do not include any unforeseen items that may be encountered such as asbestos, lead paint, or PCB's which could expand the cost of repairs.

ESTIMATED REPAIR COSTS BUDGET:

Roof Area	Estimated "RED" Repair Costs (\$)	Estimated "Blue" Repair Costs (\$)	Total (\$)
Roof 1	-	1000	1000
Roof 2	2,500	750	3,250
Roof 3	2,000	4,500	6,500
Roof 4	500	500	1,000
Roof 5	1,250	4,500	5,750
Roof 6	-	1,500	1,500
Roof 7	1,000	1,000	2,000
Roof 8	-	-	-
Roof 9	-	-	-
Roof 10	-	-	-
Roof 11	750	-	750
Total	\$ 8,000	\$ 13,750	\$ 21,750

** Note: The figure above is the estimated cost to complete all repairs on the existing roof areas with materials included. The estimated costs are based on completing repairs on each roof individually. Costs can be reduced by completing repairs on multiple roofs and performing debris and organics removal with an "in house" qualified maintenance personnel.

LONG TERM ROOF REPLACEMENT

Roof Replacement cost is the estimated cost to completely remove all of the existing roof assembly down to the structural decking and replace with materials that will meet current building code regulations. Projected prices for roof canopies are assumed to be completed during full roof replacement construction. If canopies are completed individually projected prices are significantly increased.

Roof Area	Repaired (Conservative)	Repaired (Optimistic)	Square Footage (SQFT)	Budget (\$)	Cost per Square Foot (\$/SQFT)
Roof 1	2-3 years	3-5 years	9,800	215,600	\$22/SQFT
Roof 2	2-3 years	3-5 years	19,640	491,000	\$25/SQFT
Roof 3	2-3 years	3-5 years	12,774	319,350	\$25/SQFT
Roof 4	3-4 years	4-6 years	4,800	120,000	\$25/SQFT
Roof 5	2-3 years	3-5 years	15,910	397,750	\$25/SQFT



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Roof 6	2-3 years	3-5 years	1,350	29,700	\$22/SQFT
Roof 7	3-4 years	4-5 years	2,500	62,500	\$25/SQFT
Roof 8	8-10 years	10-15 years	525	18,375	\$35/SQFT
Roof 9	7-8 years	9-12 years	880	44,000	\$50/SQFT
Roof 10	2-3 years	3-4 years	300	7,500	\$25/SQFT
Roof 11	2-3 years	3-5 years	540	11,800	\$22/SQFT
Total			69,019	\$ 1,717,655	

The above budget numbers are subject to the following:

- Tear-off/complete replacement based on new insulation to code in effect at the time of writing this report.
- All numbers based on building NOT being FM GLOBAL, Liberty Mutual and Zurich insured.
- Based on 2024 budget estimates.
- No environmental, health, or safety items being found such as asbestos, lead paint, PCB's, etc.

LONG TERM ROOF RECOVER

Roof Recover cost involves adding a new roof system over the existing assembly and installation of a new membrane over the new insulation board. It is important to note that most of the maintenance work and recommendation for infrared and/ or nuclear surveys, is an attempt to salvage the existing insulation panels which are in place below the membrane. This will allow a considerably less expensive roof installation. Keeping the insulation assembly dry until replacement is a major consideration and somewhat of a challenge as the existing roof membranes are in poor condition at/or near the end of their life cycle. A roof re-cover is only feasible if the existing insulation assembly is re-useable, typically 70% or greater dry insulation. ARM recommends annual infrared scans on the existing roofs that qualify for roof re-cover, to ensure that the existing insulation does not become un-usable.

Roof Areas 2, 3, 4, 5, 7 and 10 do not qualify for a recover assembly because there are already two roof assemblies installed in these areas. Code will not allow a third assembly to be installed.

The standing seam and FRP assemblies on Roof Areas 8 and 9 cannot be recovered.

Roof Area	Repaired (Conservative)	Repaired (Optimistic)	Square Footage (SQFT)	Budget (\$)	Cost per Square Foot (\$/SQFT)
Roof 1	2-3 years	3-5 years	9,800	156,800	\$16/SQFT
Roof 2	2-3 years	3-5 years	19,640	N/A	N/A
Roof 3	2-3 years	3-5 years	12,774	N/A	N/A
Roof 4	3-4 years	4-6 years	4,800	N/A	N/A



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Roof 5	2-3 years	3-5 years	15,910	N/A	N/A
Roof 6	2-3 years	3-5 years	1,350	21,600	\$16/SQFT
Roof 7	3-4 years	4-5 years	2,500	N/A	N/A
Roof 8	8-10 years	10-15 years	525	N/A	N/A
Roof 9	7-8 years	9-12 years	880	N/A	N/A
Roof 10	2-3 years	3-4 years	300	N/A	N/A
Roof 11	2-3 years	3-5 years	540	8,640	\$16/SQFT
Total			69,019	\$ 187,040	

The above budget numbers are subject to the following:

- Roof recover to re-use the existing insulation based on meeting code requirements in effect at the time of writing this report.
- All numbers based on building NOT being FM GLOBAL, Liberty Mutual and Zurich insured.
- Based on 2024 budget estimates.
- No environmental, health, or safety items being found such as asbestos, lead paint, PCB's, etc.

Please refer to the following photos sections for representative numbered photos of the deficiencies which correspond to the deficiencies located on the roof. This report is complimentary to the attached roof plan.

Please call me if you have any questions or would like to discuss any aspect of this report.

Sincerely,

John Ares

John Ares
ARM Consultants LLC
(508)-667-6628

PHOTOS SECTION

Observations

Observation	Description
Roofing	
NOK 24 Roof deficiencies yupRoof	
	1. Open corner metal perimeter flashing. Provide EPDM patch.
	2. Tree overhanging roof. These limbs should be trimmed back so that they are not in contact with the roof.
	3. Construction materials and miscellaneous debris were noted in several roof areas. Debris should be removed during annual roof maintenance inspections.
	4. Roof ballast should be redistributed in the areas where the roof membrane is exposed.
	5. Peeling edge of patch. Provide new EPDM patch in accordance with Carlisle guidelines.
	6. Deteriorating pavers should be replaced with new roof top pavers to protect the existing roof membrane from damage.



7. The majority of the roof top fans were noted to have missing or non-grommited fasteners. Grommited fasteners should be provided at each attachment point. Existing non-grommited fasteners should be caulked.



8. Multiple holes in found in flashing of obsolete penetration. Provide new EPDM flashing in accordance with Carlisle guidelines.



9. Low flashing height was noted in several areas. These areas should be monitored to ensure that these areas do not become prone to leaking. If no problems appear, these flashing heights should be addressed during new construction.



10. Open electrical boxes should be sealed per local code. An alternative would be to remove the electrical boxes and conduit and the roof should be repaired in accordance with Carlisle guidelines.



11. Open flashing noted at the perimeter edge. Provide new EPDM patch in accordance with Carlisle guidelines.



12. Metal edge fascia with no hook strip or dutch clips. This fascia should be secured to the plywood with minimum No. 8 grommited screws at 16 inches on center. These fasteners should be installed along the lower 1/3 of the flashing.



13. Soft insulation below roof membrane. These areas should be monitored to ensure that the area of soft insulation does not expand. It may be advisable to have an infrared scan completed to determine if the roof insulation in these areas is wet.



14. Deteriorating pitch pocket. Pitch pocket should be filled with an appropriate pourable sealant.



15. Open membrane seam on expansion joint. Provide EPDM patch in accordance with manufacturers guidelines.



16. Membrane bridging was noted along several rising interior walls. This occurs due to membrane shrinkage and the lack of adequate termination of the membrane. The membrane should be cut, allowed to relax and stripped in.



17. Tented fasteners were identified in several areas of the facility. Provide EPDM patches over these fasteners in accordance with Carlisle guidelines.



18. Missing through wall flashing cover. Provide caulking over this entire termination bar to provide a water tight condition.



19. Evidence of roof ponding was identified in several roof areas. These areas should be monitored to ensure that the ponding does not worsen to the point that the roof insulation is damaged.



20. Loose edge metal flashing. This edge metal should be resecured.



21. Pitch pocket with multiple cables. The pourable sealant has deteriorated, and Karnak has been applied. These materials are not compatible, and the pitch pocket should be reworked with an appropriate pourable sealant.



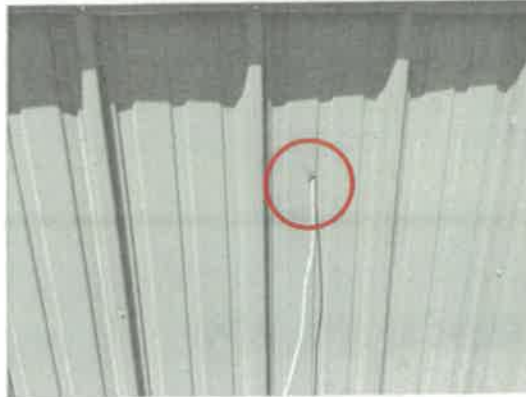
22. Blister on EPDM stripping at roof perimeter. Provide new EPDM patch in accordance with Carlisle guidelines.



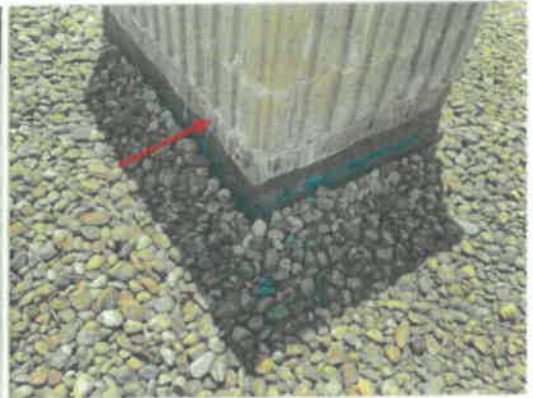
23. Organic growth should be removed during annual roof maintenance.



24. Uncaulked rivets were noted at the base of several rising walls. Provide caulking of these rivet in accordance with Carlisle guidelines.



25. Improperly sealed wall penetration. Provide penetration seal in accordance with the metal building manufacturers guidelines.



26. Chimney flashing has been re-bent multiple times. Replacement of this flashing should be considered during future roof construction.

General conditions

Disclaimer: Site visits performed by ARM Consultants LLC (ARM) under this contract have been conducted under the limited conditions as described by site observations in the General Conditions of the Contract for Construction, as referenced in the Owner-Architect Agreement.

Information contained in this Field Observation Report by ARM has been prepared to the best of our knowledge according to observable conditions at the site. This information will be approved record unless written notice to the contrary is received within seven (7) calendar days of the issue date of this document. Written corrections shall be reported to the observer at ARM. Oral rebuttals to these reports will not be accepted.

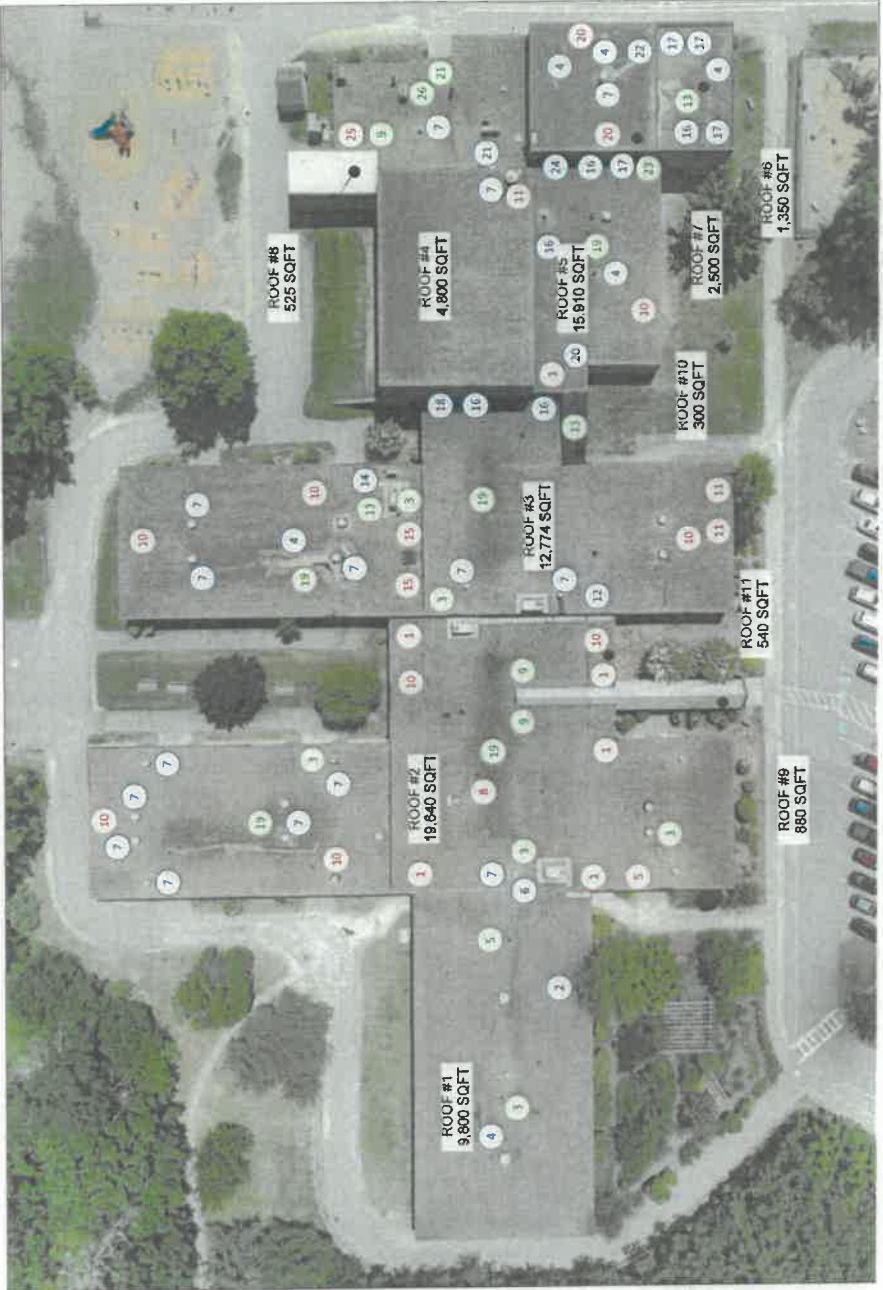
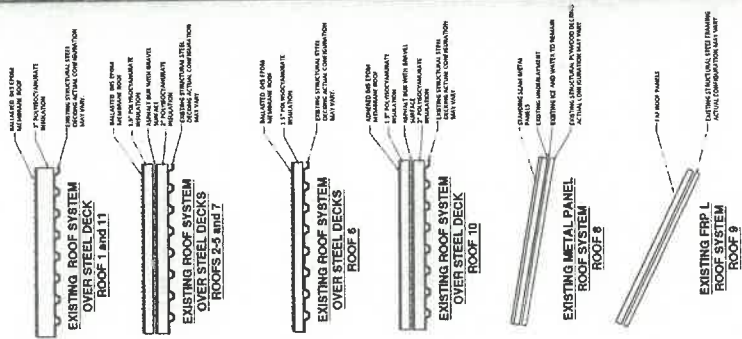
ROOF PLAN

(X) REPAIR ITEM

(Y) REPAIR ITEM RECOMMENDED
WITHIN 1-2 YEARS

(Z) OBSERVED DEFECT, NO REPAIR
NECESSARY AT THIS TIME

ROOF #	APPROX SQ FT
ROOF 1 (BALLASTED)	9,800 SQFT 1
ROOF 2 (BALLASTED)	19,640 SQFT 1
ROOF 3 (BALLASTED)	12,774 SQFT 1
ROOF 4 (BALLASTED)	4,800 SQFT 1
ROOF 5 (BALLASTED)	1,350 SQFT 1
ROOF 6 (BALLASTED)	2,500 SQFT 1
ROOF 7 (BALLASTED)	535 SQFT 1
ROOF 8 (STANDING SEAM)	535 SQFT 2
ROOF 9 (FRP)	300 SQFT 1
ROOF 10 (FRP)	300 SQFT 2
ROOF 11 (BALLASTED)	540 SQFT 1
ROOF 12 (BALLASTED)	540 SQFT 2
TOTAL ROOF AREA: 66,019 SQFT ±	



BICENTENNIAL ELEMENTARY SCHOOL	
296 EAST DUNSTABLE ROAD NASHUA, NH 03062	
JNA	TEA
07/01/2024	
N.T.S.	22-5
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ROOF PLAN FOR REMEDIAL MAINTENANCE



