

**Town of Freedom
Selectmen's Meeting
Monday, August 10, 2026**

Present: Selectmen Alan Fall, and Gary Williams; Stacy Bolduc, recording secretary. The meeting was called to order at 9:00 a.m. at Town Office located at 33 Old Portland Rd.

Library Trustees: Luane Genest, Robin Waters, Jill Bockmann, and Maureen Elliott.

Absent: Les Babb

Roofing Bid Evaluation and Selection: The Board and Library Trustees reviewed roofing bids from Gadbois Roofing and JMS Roofing. After discussion, the Trustees agreed to proceed with Gadbois Roofing based on bid clarity, references, and insurance documentation.

Bid Comparison: Gadbois Roofing submitted insurance documentation, references, and a detailed scope of work. JMS Roofing submitted a lower bid, but later confirmed the bid omitted the correct square footage for ice and water shield, adding \$6,500 to the proposal.

JMS Roofing: $\$12,103.56 + \$6,500 = \$18,603.56$

Gadbois Roofing: \$28,325.00

Legal and Transparency Concerns: The Board and Trustees discussed whether JMS Roofing's post-submission change was permissible under the sealed bid process and whether rebidding would be necessary to maintain transparency and fairness.

Final Decision and Next Steps:

The Trustees voted to award the contract to Gadbois Roofing. They will notify all bidders, finalize the contract, obtain required signatures and payment documentation, and coordinate with the Board of Selectmen regarding fund disbursement. The Trustees chose not to rebid the project, citing concerns regarding JMS Roofing's revised bid and reviews.

Ice and Water Shield Scope: The group discussed applying ice and water shield to the full roof based on technical advice and prior ice-related damage.

Full coverage was discussed as a way to reduce future ice buildup and related damage.

Bid Process and Contracting Procedures: The group reviewed bid submission, evaluation, contracting responsibilities, and procedures for additional costs and payment coordination.

Contract Signing Authority: Trustees are authorized to sign contracts for the library, while the Board of Selectmen is responsible for trust fund expenditures.

Gary moved to authorize Robin Waters to sign the Gadbois Roofing contract. Alan seconded the motion. Motion passed.

Checklist and Documentation: A checklist for future bids was recommended, including insurance certificates, references, and detailed scopes of work.

Managing Additional Costs: Trustees were advised to keep the Town informed and obtain itemized billing for any unforeseen construction costs.

Library Maintenance and Water Damage Issues:

The Trustees noted cellar water damage related to winter roof conditions and drainage issues. Repairs will be addressed after the roof work is completed.

Repair Sequence Planning: Painting and related maintenance will follow roof replacement, with drainage improvements prioritized to prevent further damage.

Follow-up Tasks

- Bidder Notification:** Notify all bidders of the outcome and thank them for their submissions. (Trustees)
- Contract Finalization:** Meet with Gadbois Roofing to finalize the contract, including the agreed ice and water shield scope. (Trustees)
- Invoice and Payment Coordination:** Provide invoice and payment documentation for Board approval and trust fund disbursement. (Trustees)
- Bid Process Checklist:** Develop a checklist for future bid requirements, including insurance, references, and scope documentation. (Town)
- There being on other business before the Board, Fall moved to adjourn. Willimas seconded. Motion carried.
- The meeting adjourned at 9:40 a.m.

Respectfully submitted,
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

Alan G. Fall

Gary R. Williams