

Item 11 – Award Library Rehabilitation

1. What is status of roof of Library (such as leaks; tested for leaks?)

There is currently no indication that the water intrusion was caused by a leak in the roof. Staff have been investigating the source of the moisture intrusion, including inspecting the attic. There has been some speculation that the solar installation may have caused roof leaks. However, the Library's solar system is a ballasted system that sits on the roof and is held in place with weights; it does not penetrate the roof.

There is a small possibility that the flashing around the perimeter of the building may be contributing to the water intrusion. As part of the repair work, the contractor will conduct additional leak testing of the brick veneer and flashing to further investigate potential sources of water intrusion. The contract currently before the City Council is primarily for the interior repair and reconstruction associated with the identified moisture and mold damage. The additional leak testing will help identify and address any exterior sources of water intrusion as part of the repair process.

2. Please do not fix the library until we have fully determined the issue.

The investigation has identified significant drainage issues around the exterior of the building, as well as concerns with the moisture barrier behind the brick veneer. Additional investigation is needed to fully understand the extent and specific sources of the moisture intrusion. The exterior of the building will ultimately require additional work, including evaluation of the siding and moisture barrier and improvements to drainage. The interior repairs can be completed separately from this larger exterior work, allowing the Library to reopen while the additional work is developed. The investigation also found that the wallpaper was concealing areas of moisture intrusion and preventing the wall surfaces from drying properly, which contributed to the conditions that allowed mold growth. Staff will work with the contractor to improve drainage around the building and help minimize moisture intrusion through the winter while a larger CIP project is developed. This approach will allow the interior reconstruction to proceed and the Library to reopen without waiting for the larger exterior project.