



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

TO: City Building Committee
FROM: David Oakes, Public Works Facilities & Energy Manager

RE: Main Library (5 High Street) – Roof Repairs

Public Works will be moving ahead with the repair work and it will be funded from the Building Maintenance Repairs & Maintenance account. Staff will provide updates to the Building Committee as the work proceeds.

Background:

Library Staff had previously encountered limited areas of water infiltration along the roofline at the Main Library along the High Street side, during heavy rain events. Public Works and Library Staff investigated and found that areas of the roofline which have roof drains, have EPDM membrane sag in and around the drains. These low points (below the drain grade) will hold water until evaporated, but while it pools, the standing water has allowed infiltration. Offshore Construction was contacted to troubleshoot the issues. A proposal was submitted on May 1st, in the sum of \$4,450.00 to rectify the current infiltration issues.

This work must be completed prior to any plaster abatement and repair work planned, to ensure no water damages occur to the new plaster repair work in the historic section of the Main Library.