



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: May 14, 2020

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

RE: 296 Riverside Avenue – 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:

The City of Bristol was notified by the new tenant of 296 Riverside Avenue, Mr. Eric Layton, that there was an issue with the existing roof at the facility, in the area of the rear utility room. Upon inspection, Public Works staff found that a section of the EPDM flat roof system has been compromised by infiltration in the vicinity of the chimney. The infiltration was not previously reported by the former tenant, The Bristol Boys & Girls Club.

On March 31st, Facilities Manager Oakes met with Offshore Construction staff to inspect the roof to determine the extent of the damages and to provide an estimate to make require repairs. Offshore Construction is the current on-call vendor for Roofing Maintenance & Repair Services for the BOE. Offshore also completed the roof replacement at Fire Headquarters in 2018.

Offshore Construction has provided a proposal to repair the roof infiltration at the rear utility room in sum of \$4,100.00. The repair involves removal of impacted insulation around the chimney and installation of new blocking to create a structure above the existing deck. EPDM membrane will be spliced and patched to provide a watertight barrier. The chimney block will also be encapsulated with EPDM material for of the portion above the roof line. Other spot repairs will be addressed as required.