

Facility and Support Services

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(563) 326-8738 Voice (563) 328-3245 Fax



January 26, 2009

To: Dee F. Bruemmer
 County Administrator

From: Dave Donovan, Director
 Facility and Support Services

Subj: Repairs to the Courthouse roof

During the recent warm weather and snow melt a few weeks ago, we experienced significant leaking from the roof of the Courthouse. Fortunately, damage was limited to some ceiling tiles and wet floors in several locations. A subsequent inspection by our roofing contractor found a seam that had pulled apart. Since that time, repair has been made to that initial problem. However, during the inspection of the roof, we discovered issues with flashings in several locations on the upper portions of the roof.

Attached is a proposal from our roofing contractor to make the necessary repairs for a proposed cost of \$11,225.00. Included in their proposal are several photos showing the areas in need of repair. The roof was originally installed in 1990 and has been relatively maintenance free for most of that time. With these repairs, I expect to extend the life of the roof for approximately five years, thus temporarily avoiding a costly capital expense.

I recommend that the Board of Supervisors approve the repair proposal in the above amount. Funding for this proposal will come from other capital expenses for the Courthouse Building, including an HVAC control project. These repairs will be made as soon as the weather allows and will include inspection of other portions of the roof not currently assessable due to snow. I will be at the next Committee of the Whole meeting to answer any questions that you or the Board may have.

Cc: FSS Management Team
 Bob Holliday

Flat Roof Specialists-Commercial-Industrial-Residential

Phone: 563-556-0315

Fax: 563-582-0909

EXPERIENCED ROOFING

1148 Langworthy St.

Dubuque, IA 52001

01/09/2009

Scott County Facilities & Support Services

600 West 4th St

Davenport, IA 52806

Attn: Mr. Mark Kendall

Dear Mark:

After we made recent repairs to the roof on the Court House, Craig Jones inspected the two smaller upper level roofs. We have included several digital photos to show the problems. The following items can cause leaks on these perimeter walls:

- A. The perimeter rubber flashing is severely deteriorated.
- B. The counter flashing caulk has cracks and splits.
- C. The face on some of the bricks is splitting.
- D. The metal cap on top of the parapet walls ponds water.

Experienced Roofing proposes to include all labor, materials, taxes and insurance to do the following work:

REFLASH THE ENTIRE PERIMETER OF THE TWO HIGHER LEVELS

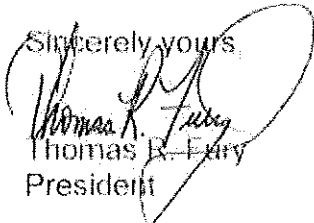
1. Remove the existing rubber flashing and properly dispose.
2. Remove the metal cap and reinstall upon completion of the following repairs.
3. Resecure the angle change as needed.
4. Scrub the area to insure a quality splice.
5. Apply weathered membrane cleaner.
6. Apply primer to prep the area.
7. Install 60 mil EPDM rubber flashing 6" onto the roof extending up and over the parapet walls .
8. Flash laps and corners.
9. Lap seal ends of the flashing as needed.
10. Replace the concrete pavers, not to exceed 20 pavers.

COMPLETE FOR \$11,225.00

NOTE: In the spring after all the snow has melted, we should inspect the perimeter of the main level roof.

Review this information and call me with any questions.

Sincerely yours,


Thomas R. Furry
President

METAL CAP (BY OTHERS)

VERSIGARD® (BLACK OR WHITE)
EPDM MEMBRANE

VERSICO EPDM BONDING ADHESIVE

NOTE:

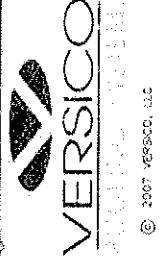
MEMBRANE SHOULD BE EXTENDED AT
CORNERS TO PROVIDE COMPLETE
COVERAGE OF THE TOP WALL SURFACE.

*We will install new Rubber membrane,
extend it up & over the parapet walls
& Reinstall the existing Cap.*

← 6" →

C-9.2

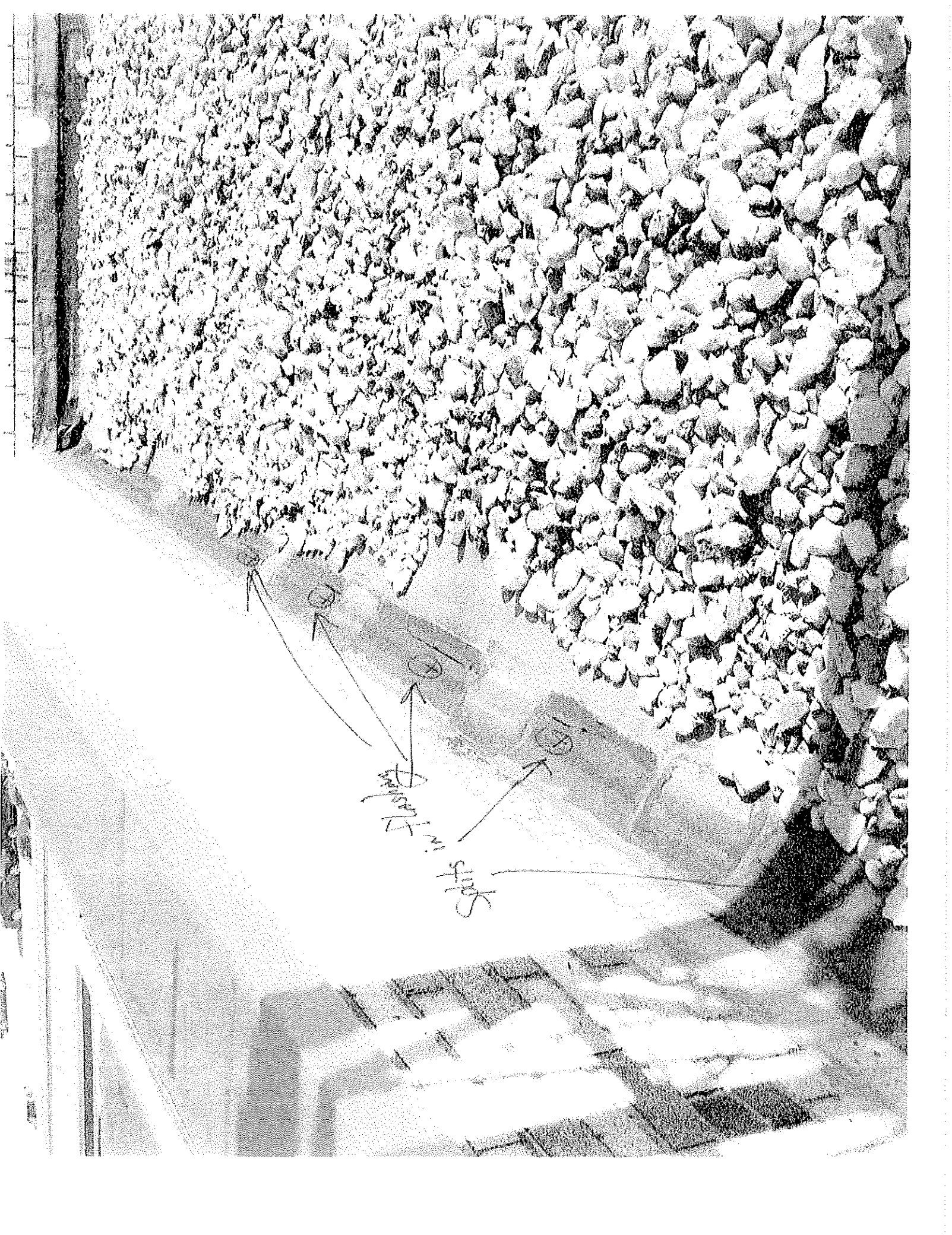
CAP FLASHING TERMINATION

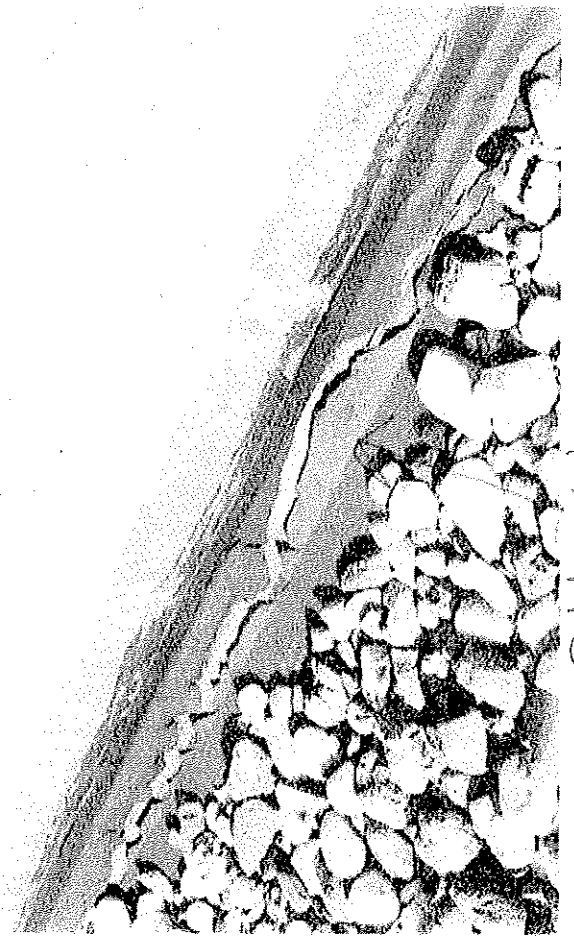
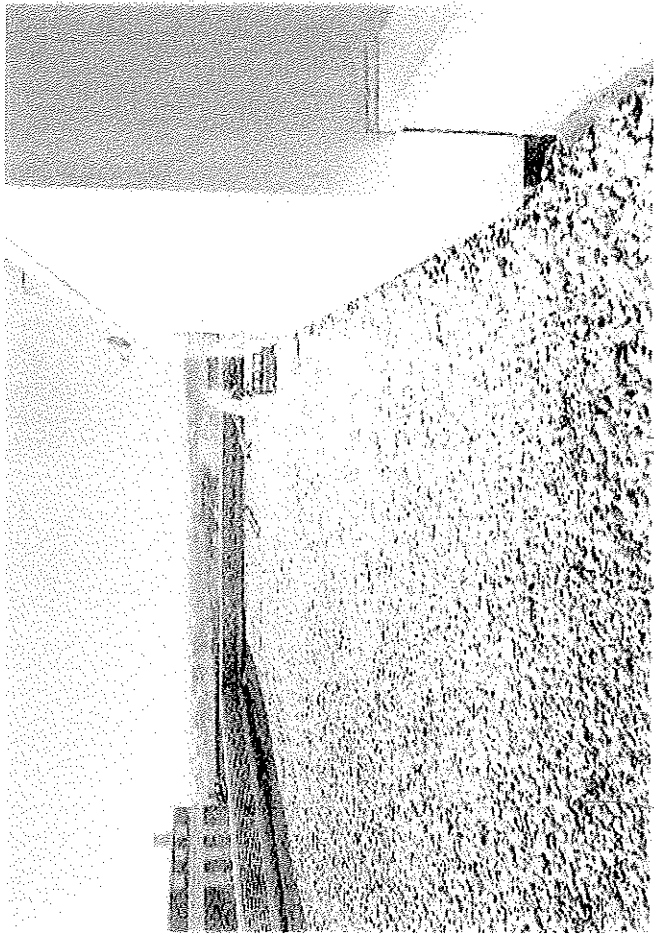
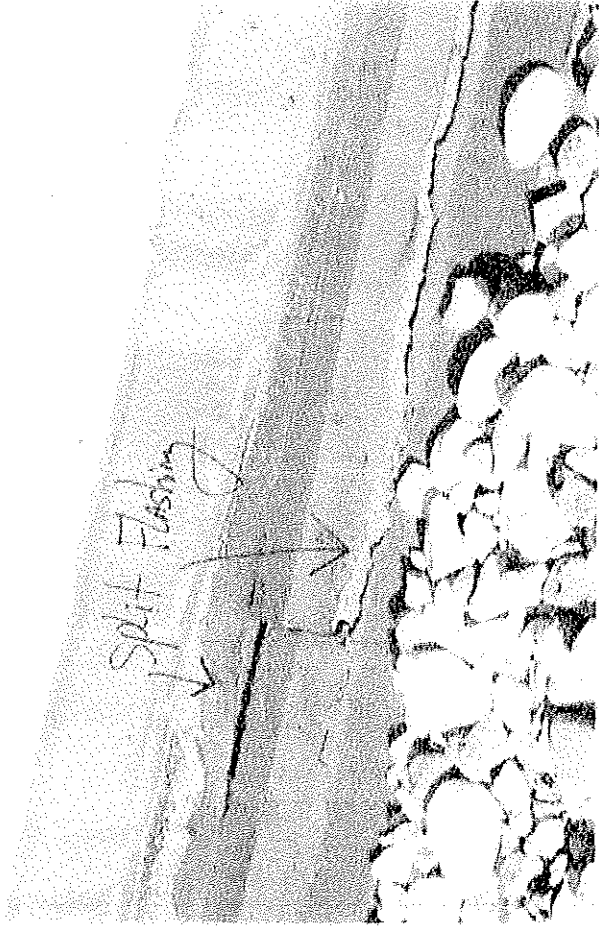


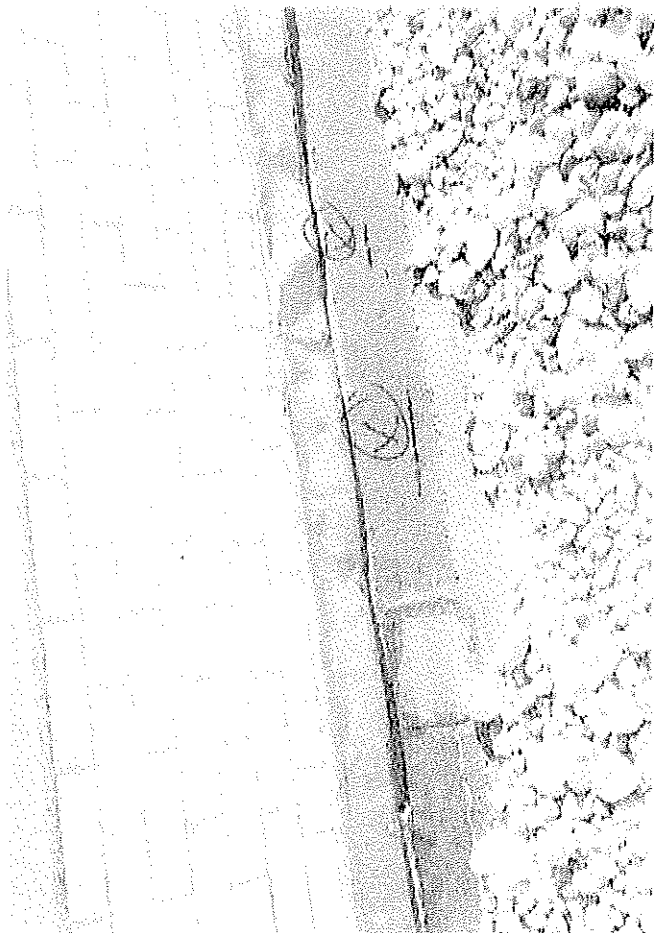
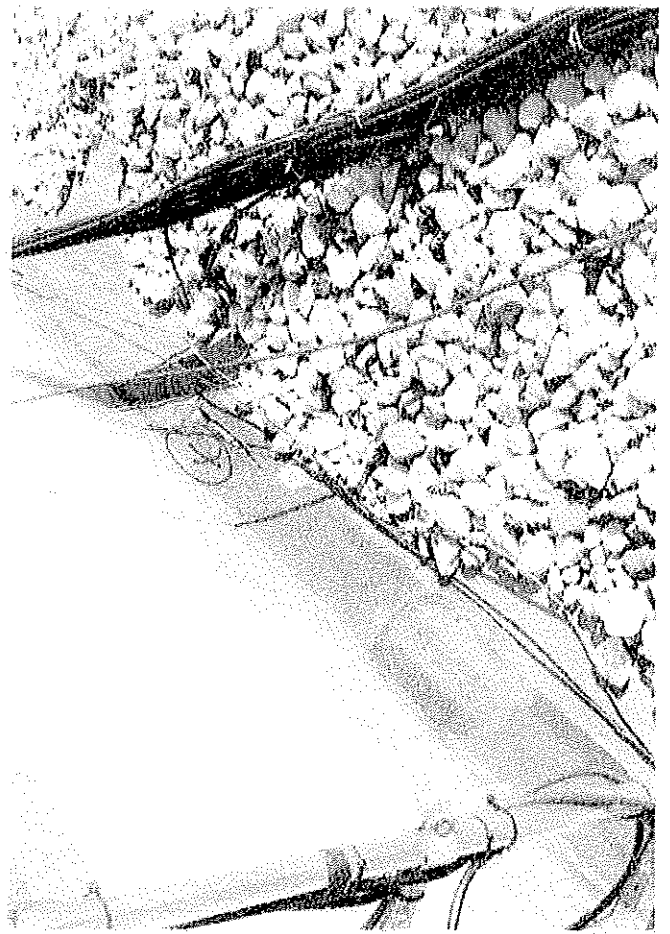
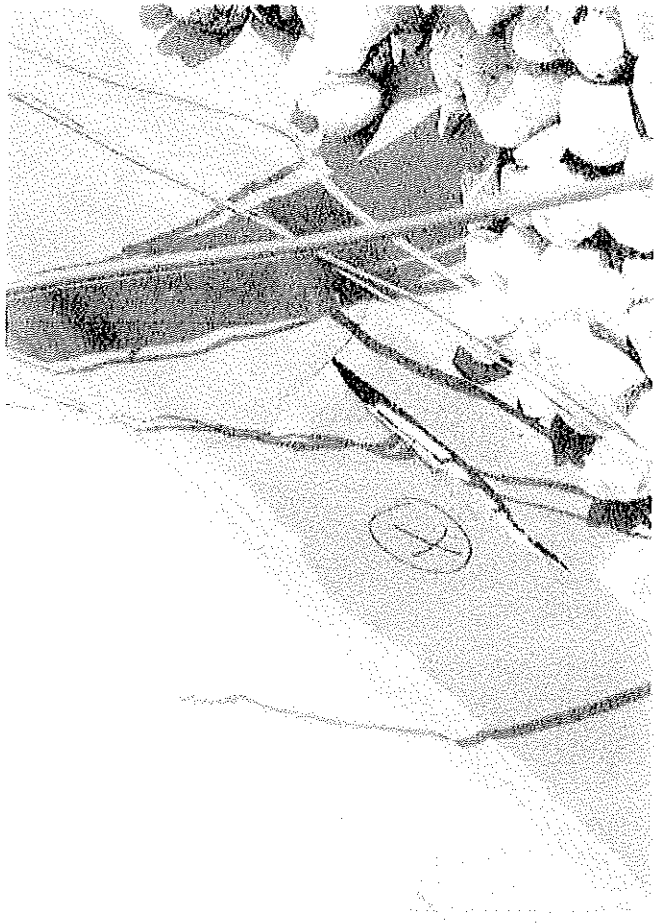
We propose to remove the metal cap, extend new rubber 6" onto the roof, up the brick walls & over the top of the parapet walls & reinstall the metal cap. This will eliminate the following sources of leaks:

- ① The deteriorated rubber flashing
 - ② The counter-flashing with deteriorated caulk
 - ③ The brick joints
 - ④ The top of the walls where snow & ice pond
- After the rubber is extended up & over the walls, it will make it water-tight.







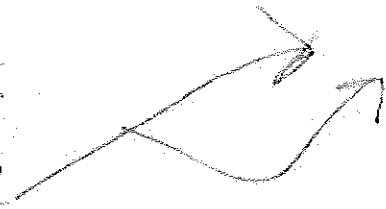


Splits in Rubber Flashing

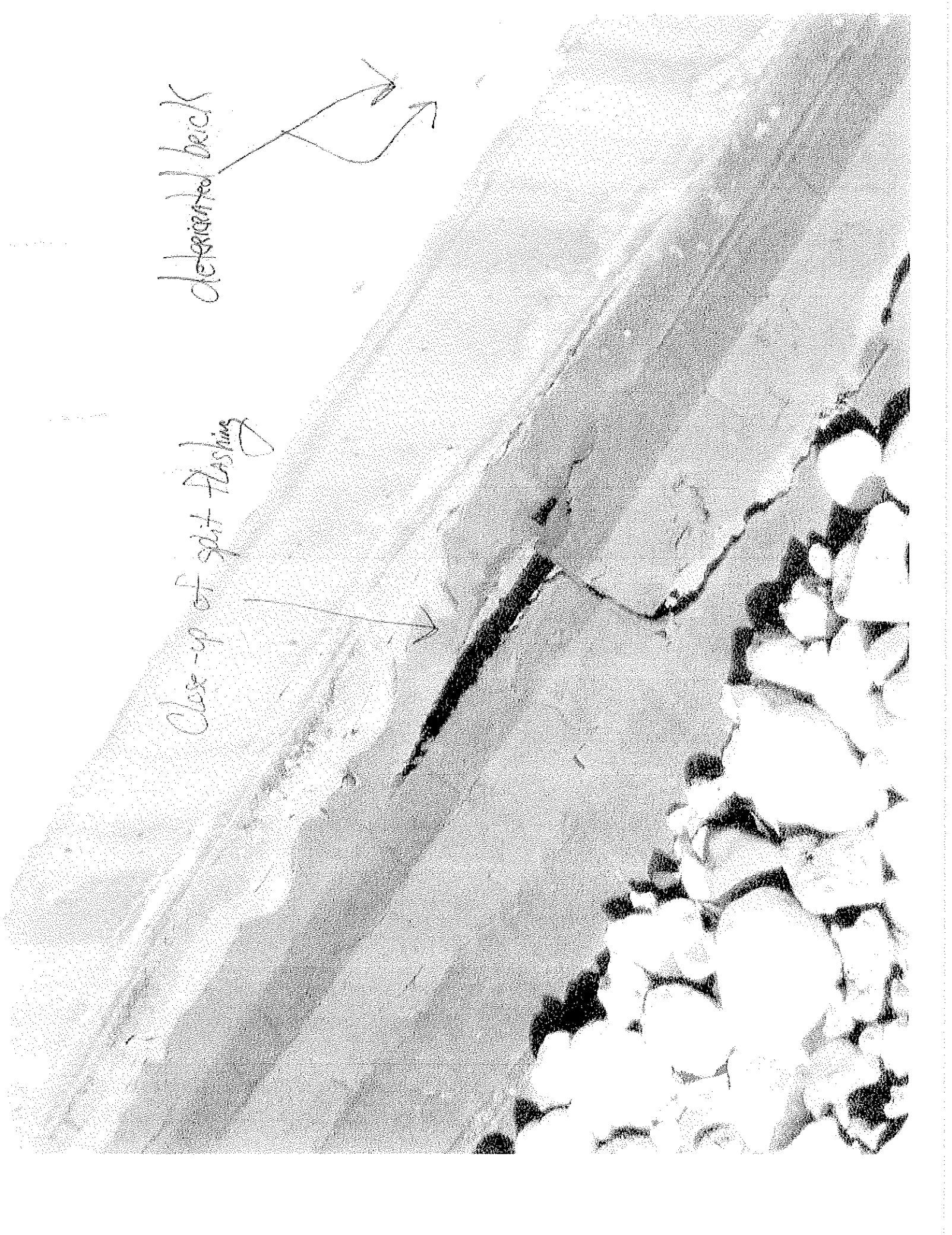
Open Joint in Copper Counter Flashing

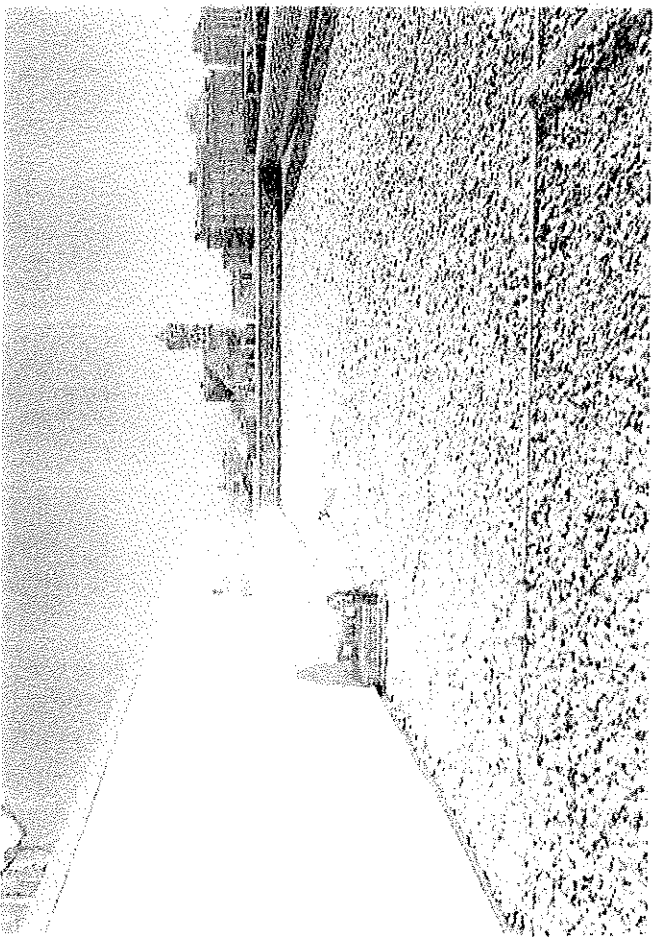
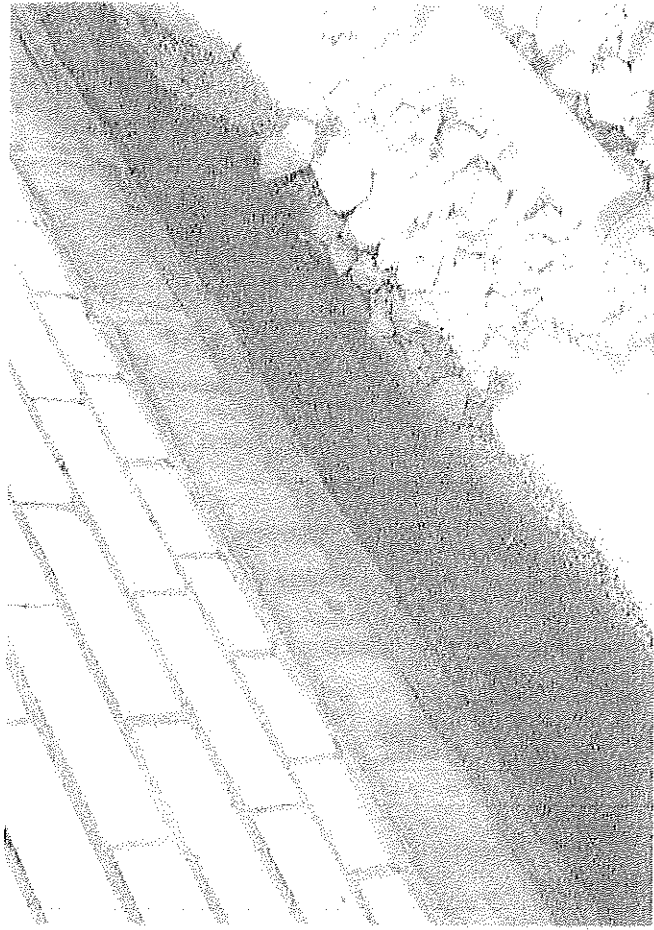


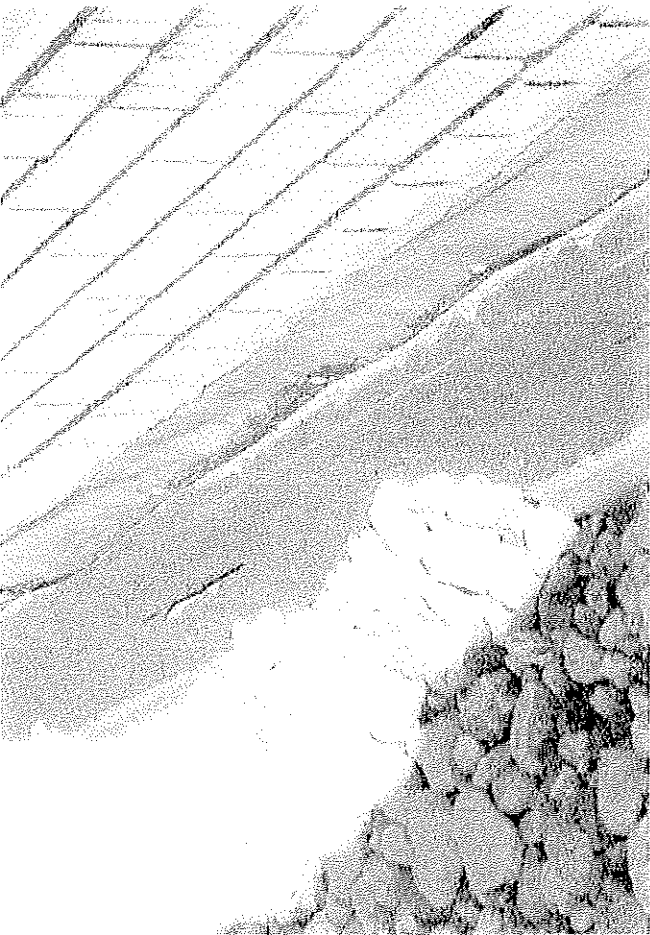
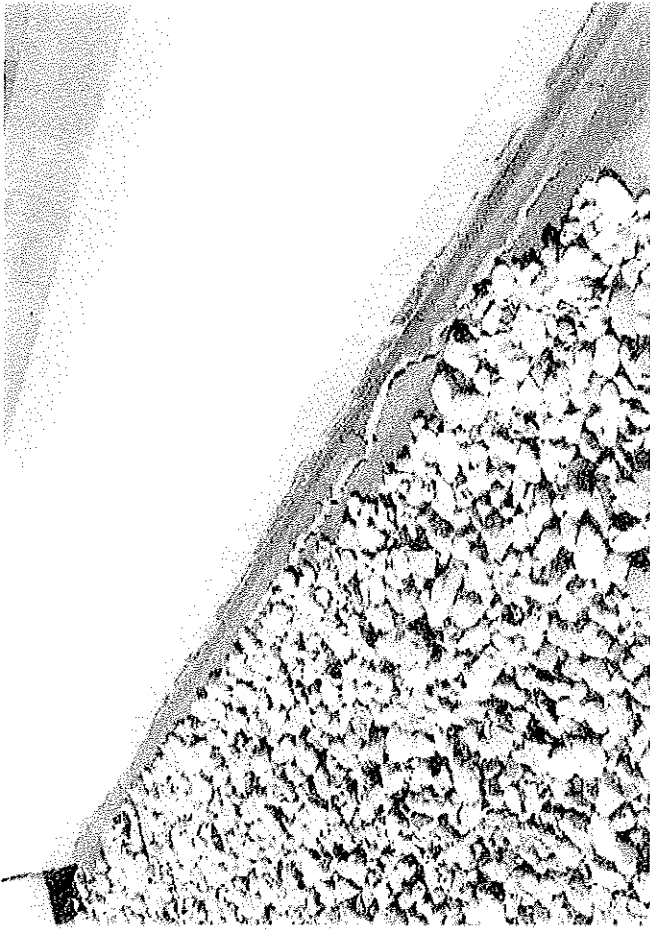
deteriorated brick

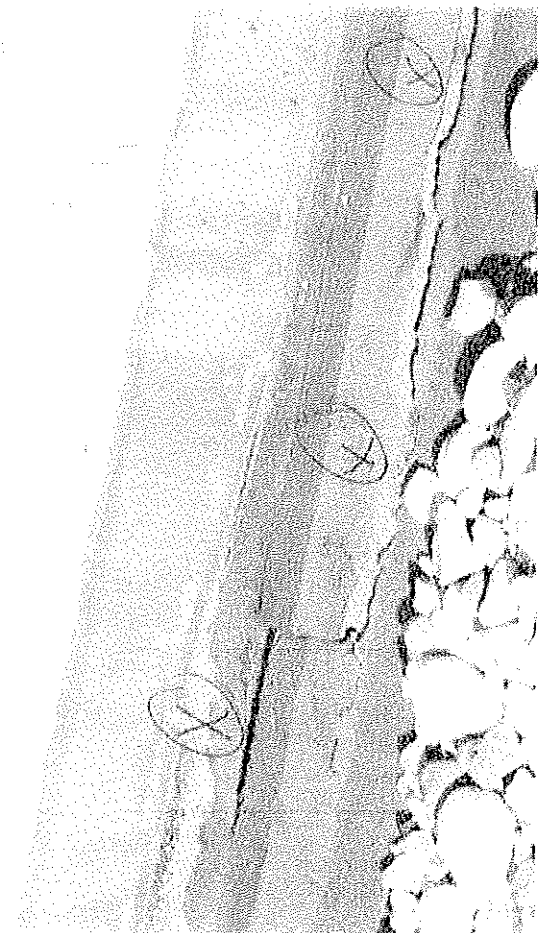
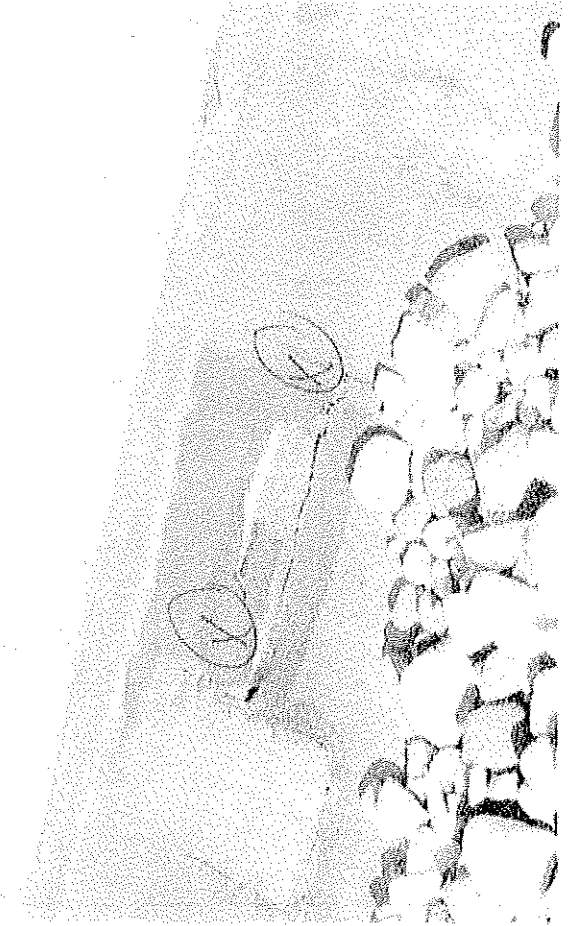


Close-up of spit-flashing







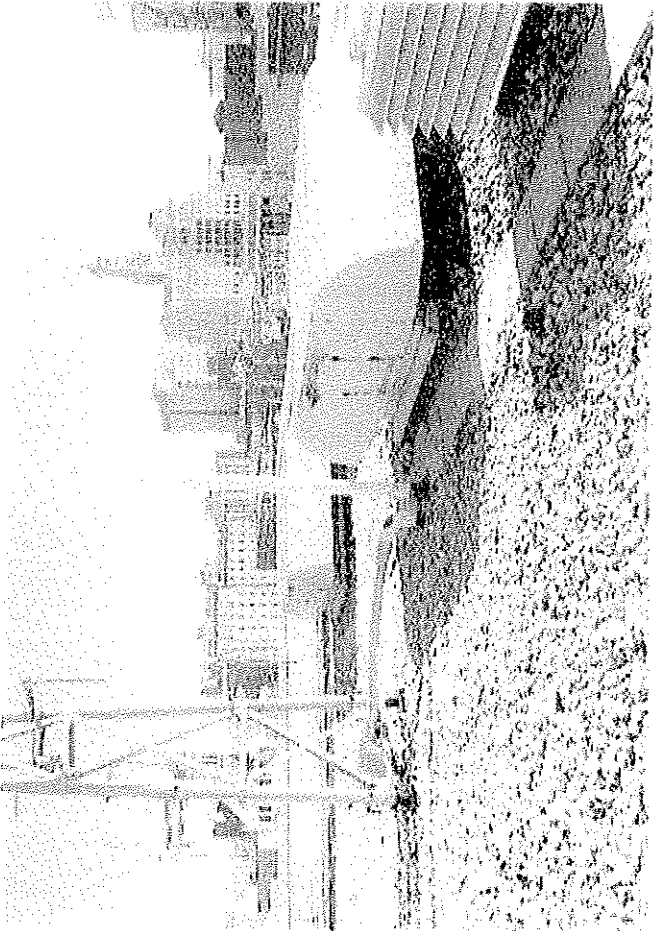




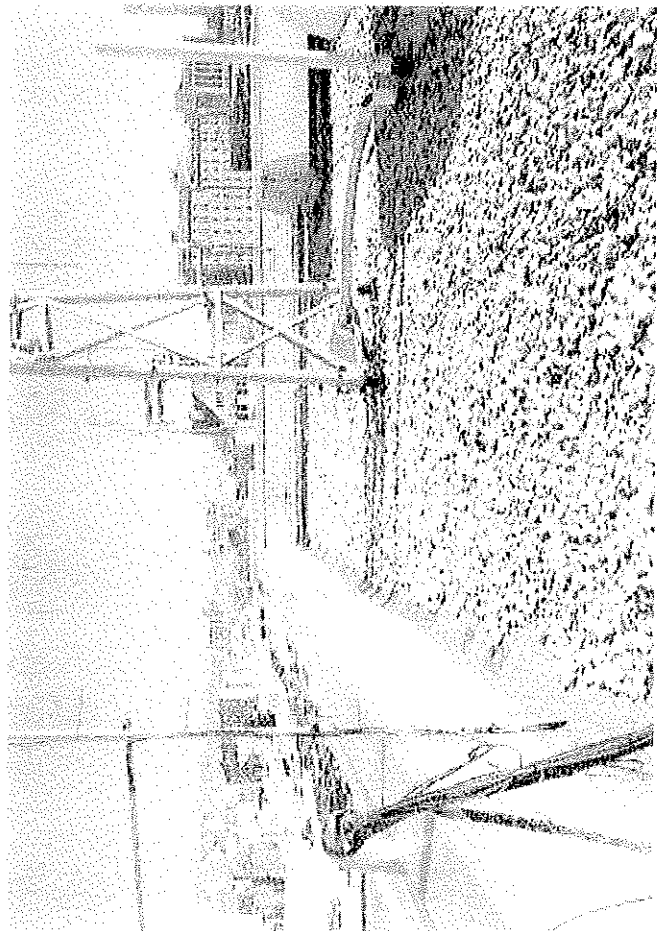
Bad Pavers



Bad Pavers



Looking East on Highest Level



Deteriorated Brick

Split Flashing

