

HHS COMMITTEE #2
September 13, 2012
Update

MEMORANDUM

September 11, 2012

TO: Health and Human Services Committee

FROM: Vivian Yao, Legislative Analyst *VY*

SUBJECT: **Update - Davis Library**

The Health and Human Services Committee will receive an update on the status of remediation efforts at the Davis Library. The following Department of General Services (DGS) representatives are expected to brief the Committee on the plan for addressing facility concerns:

- David Dise, Director, Department of General Services (DGS)
- Frank Howard, Division of Facilities Management
- Kevin Patterson, Facilities Maintenance Area Manager for Libraries.

Representatives from the Department of Public Libraries will also attend the meeting.

Background

During the Council discussion of the FY13-18 Capital Improvements Program (CIP) for the Montgomery County Public Libraries (MCPL), HHS Committee members agreed to defer the renovation of the Davis Library CIP project, but expressed the need to remediate chronic air quality and mold issues at the library. Parker Hamilton, MCPL Director reported that DGS staff was developing a report to be completed in May regarding the remediation of mold and air quality issues and making the lower level of the library safe and usable.

The Committee scheduled a meeting on July 12 to receive an update on the plan for remediating facility problems. At the meeting, Director Dise reported that the DGS had just received the facility inspection report and that the problems with the facility result from water infiltration. The building is nearly 50 years-old and a number of the problems have been with the building since its design. Councilmember Rice inquired whether the plans for remediating problems would impact the timing of the facility renovation project in the FY13-18 CIP.

Davis Library Interior Moisture Condition Assessment and Remediation Plan

DGS submitted a report (©1-13) to the Council on July 23 that describes the facility's moisture problems. A schematic showing the moisture problems can be found at ©2, and photographs documenting facility conditions are included at ©3-8.

DGS's recommendations (©10) to address identified moisture problems include:

- Correcting overflowing gutter drainage conditions to prevent water accumulation on perimeter walls;
- Inspecting and repairing the mechanical system to maximize ventilation and dehumidification; and
- Continuing inspection as necessary for all envelope items (roof, walls, and windows).

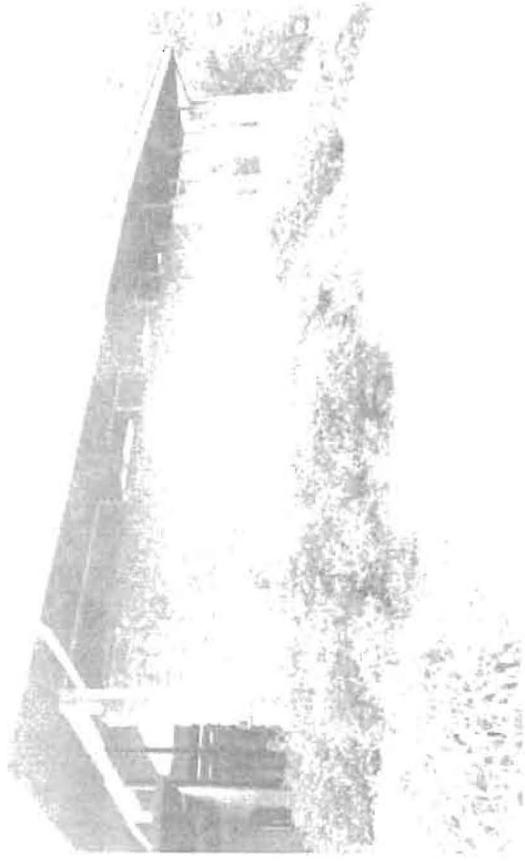
Recommended repairs and cost estimates reported in July are described at ©11-13. The Department reported at the end of July that some of the recommended work had begun and that the rest would be completed within several weeks. The flooring replacement and other work would be coordinated with Public Libraries staff and the Friends of the Library Montgomery County.

More recently, the September 7 memorandum (©14-15) from Director Dise to the County Executive reported on the status of repairs at Davis. A summary of the update is included in the table below.

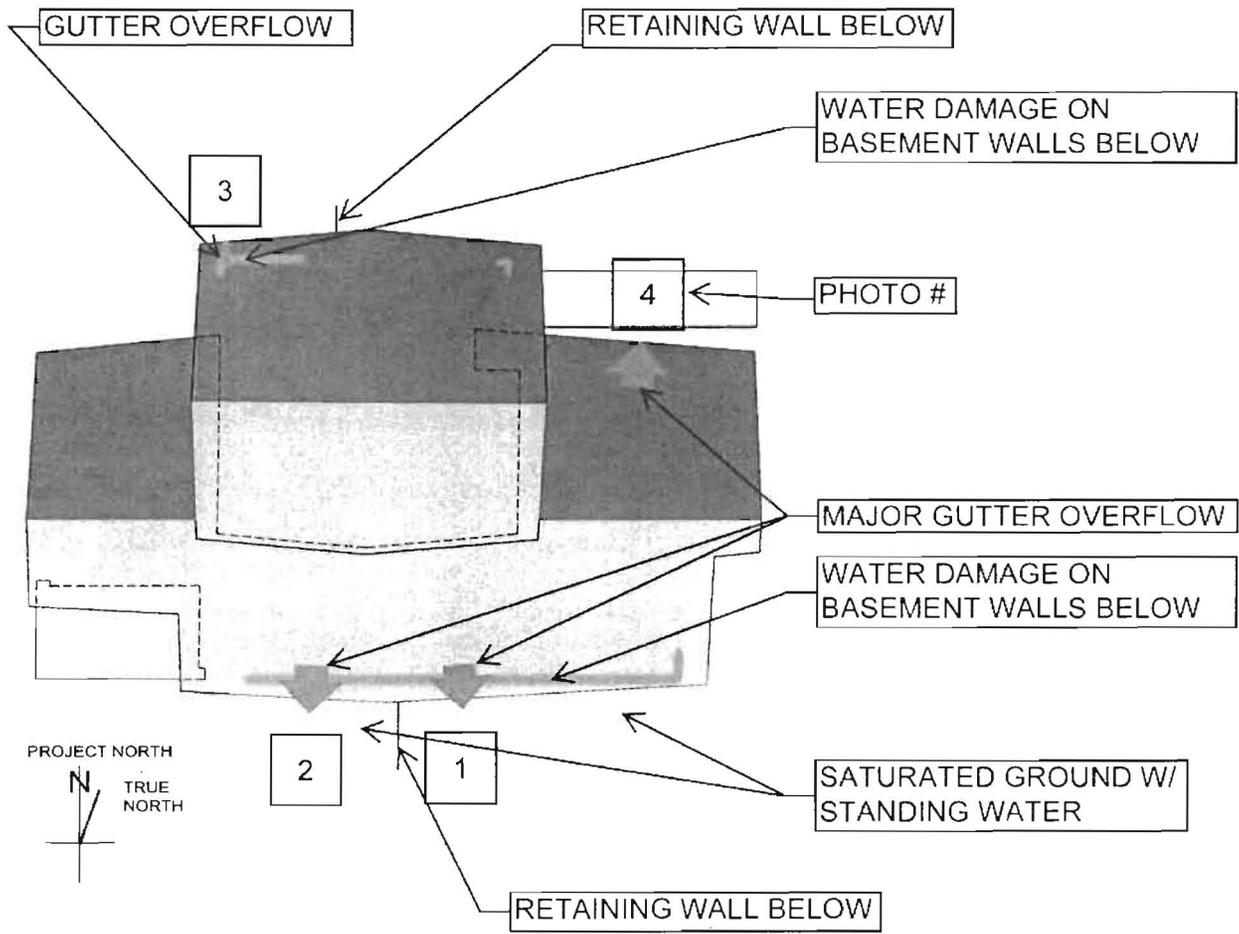
Status of Repair	Projected Completion Date	Estimated Cost
HVAC Improvements: A/C units are working at full capacity with proper CFM air flow to the basement. Circulating fan motors serviced, filters changed, and proper PM performed. Noticeable improvement in air quality.	Completed	\$6,000-\$8,000
New Dehumidifiers: On order. Needed to wait for reliable humidity readings after HVAC improvements.	Installation by end of September	\$6,000
Air Quality Test and Documentation: Library staff providing daily monitoring of air quality and humidity levels. No evidence of water infiltration or moisture in last month.	Continuing	N/A
Carpet Removal and Tile Replacement	Completion in late September	\$33,000
Gutters, Down Spouts, Drain Repairs, and Grading Improvements: Work begun to open clogged underground downspouts and drain pipes. Gutters need remounting for even distribution of runoff from roof and improved drainage. Grading in certain areas to improve positive sloping away from structure.	Completion by the end of September	\$10,000
Interior Painting and Wall Waterproofing	Starting week of September 10, to take 1-2 weeks.	\$10,000

The total estimated cost for repairs is \$67,000. **DGS reported that the work should prevent further water damage to the structure; make the lower level reusable; and enable the facility to continue serving the public until it is scheduled for renovation or replacement as provided in the FY13-18 CIP. The Committee may be interested in receiving a written notice upon completion of the described work and a mid-year update on the status of water infiltration and moisture at the facility.**

Davis Library Interior Moisture Condition Assessment



Original Construction - 1964. Major renovation – 1986



Roof Plan / Key Plan for Architectural Observations

Significant overflow during heavy rain. June 22, 2012



Over rear entrance on the South elevation

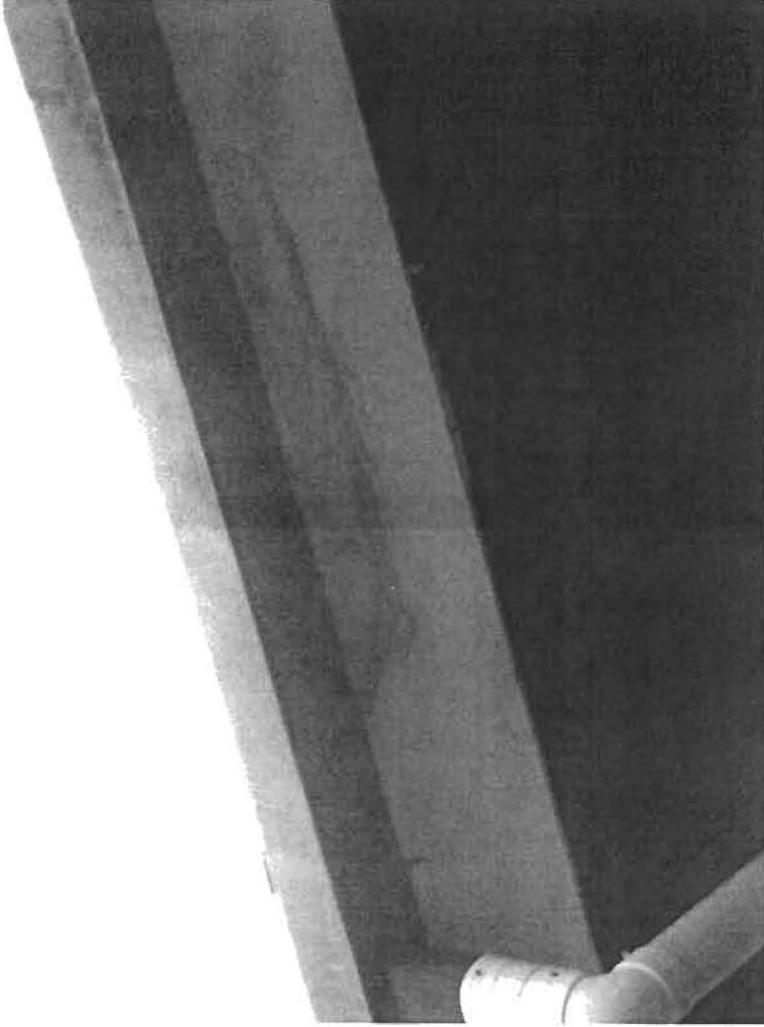
Significant overflow during heavy rain. June 22, 2012



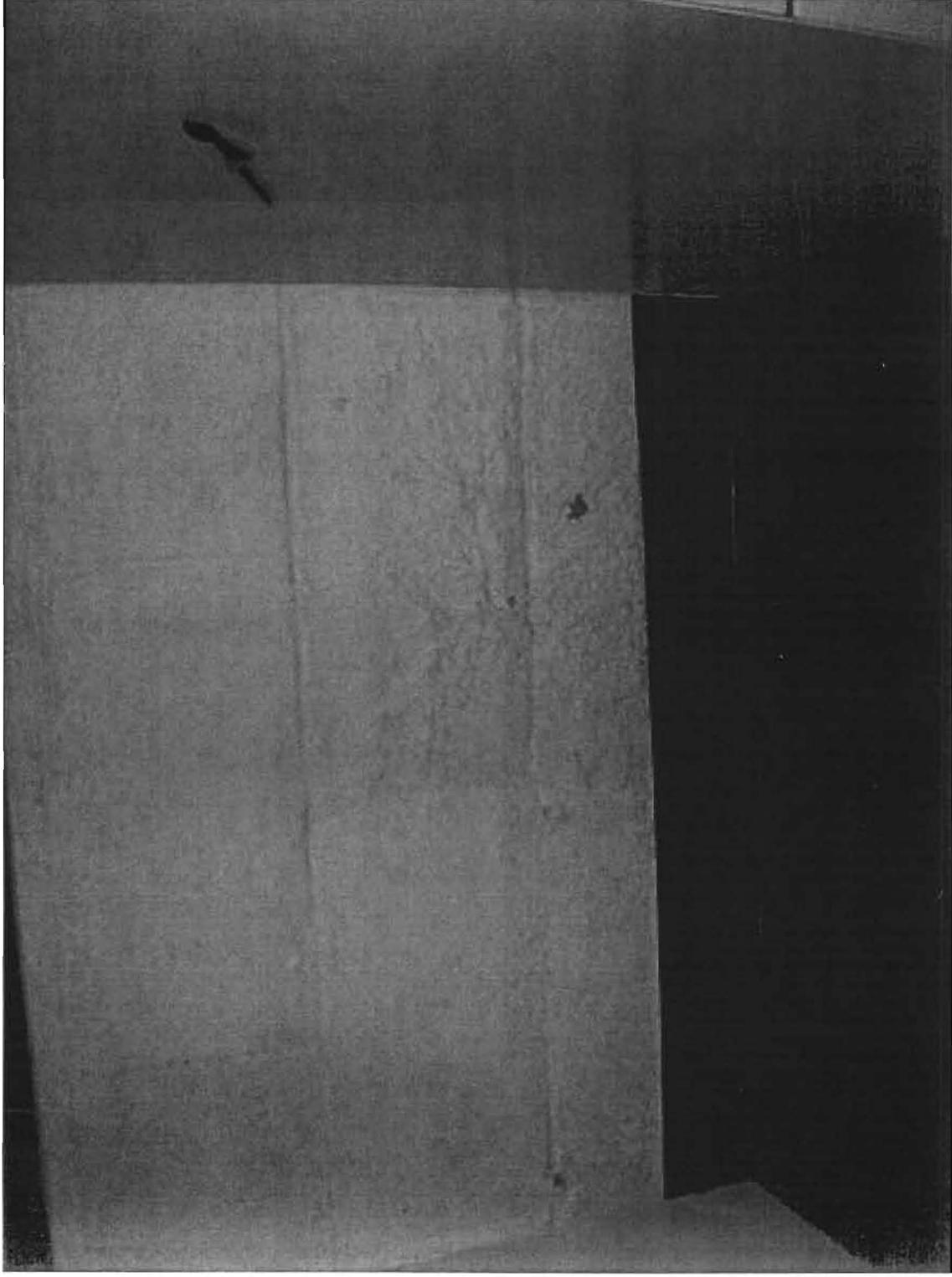
Overflow at the NW corner of the upper roof



Saturation in progress along the South wall



Deteriorated fascia boards and stolen copper downspout replaced by PVC piping by DGS Maintenance

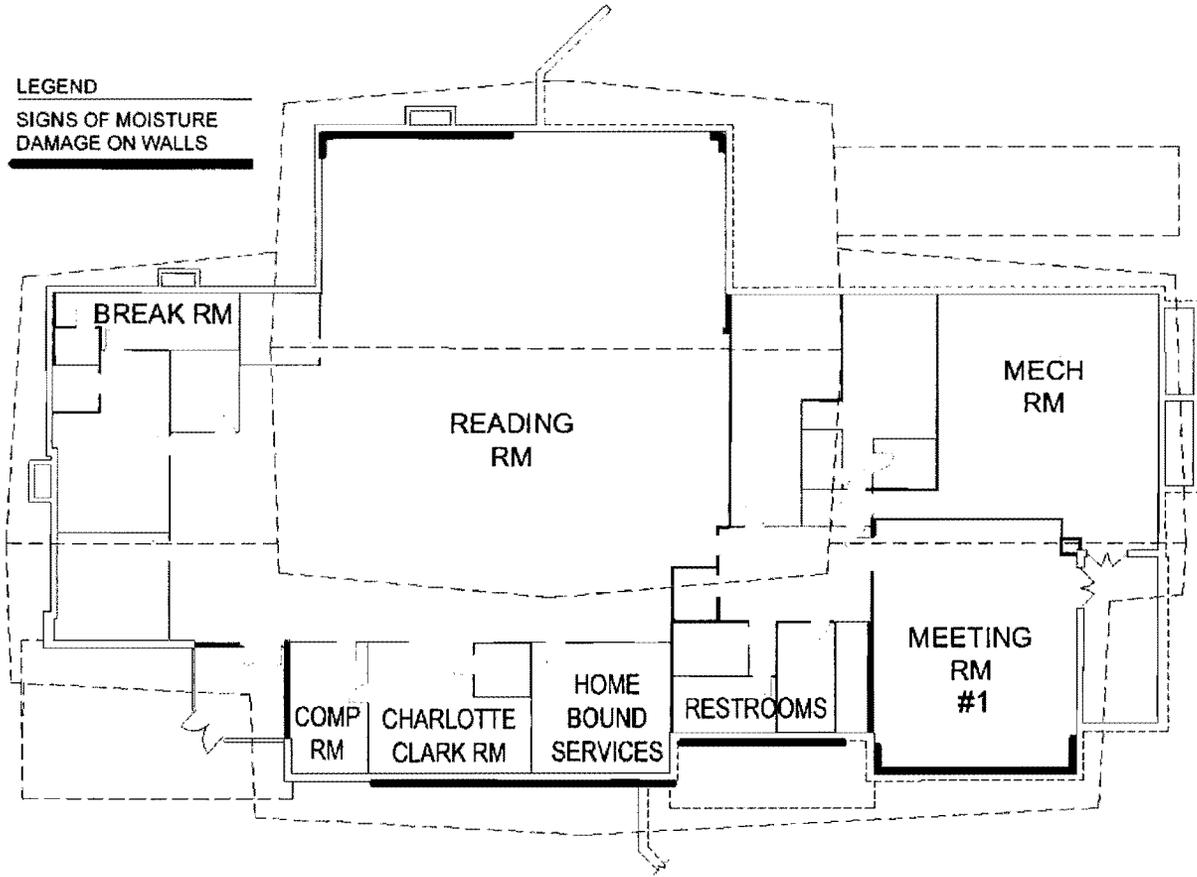


Wall Paint Blistering at Homebound Services Room



Brick veneer below-grade missing waterproofing material. Example of an early attempt to waterproof below grade walls by DGS Maintenance

LEGEND
SIGNS OF MOISTURE
DAMAGE ON WALLS



**Perimeter Locations for Moisture Damage
on Walls Lower Level (Basement) Plan**

Recommended path to resolve identified moisture problems

- Correct overflowing gutter drainage conditions to prevent water accumulation on perimeter walls.**
- Inspect and repair the mechanical system to maximize ventilation and dehumidification.**
- Continue inspection as necessary for all envelope items (roof, walls & windows)**

Immediate Repairs

- Remove and replace the existing PVC and flexible drainage pipes on the south elevation and replace with rigid Schedule 80 PVC pipe. Provide new concrete walkways as needed at southeast corner. \$15,000 - \$25,000**
- Perform jet cleaning of below-grade storm water drainage system to ensure it is free flowing. \$3,000 - \$5,000**
- Prune trees and Clean out extensive vegetation and debris in below-grade ventilation wells on north and east elevations. \$1,500 - \$3,500**
- Install additional sloped grading around perimeter of building as needed. \$4,000 - \$8,000**
- Repair areas of damaged roof gutters and downspouts as needed. \$3,000 - \$5,000**

Immediate Repairs (cont,)

- Remove and replace isolated sections of wet roof insulation and membrane on the main hypalon roof (approx. 1,000 sf). \$10,000 - \$20,000**

- Remove and replace fasteners and overlay areas of tenting fasteners to prevent membrane punctures. \$3,000 - \$5,000**

- Remove and replace sealant joints at precast panels and at exterior window glazings. \$5,000 - \$10,000**

- Remove and replace areas of deteriorated wood soffit at roof level . \$4,000 – 6,000**

Recommended Repairs based on Consultant Report Findings	Estimated Minimum Cost
Remove Existing Carpet in the Basement level and install 12 x 12 tile	\$40,000
HVAC PM / Inspection to verify system proper operation. Includes supply and return air flow verification, ventilation. Check belts, motors, filters, etc. 80 hours + misc. materials. <i>(Findings may reveal additional cost to replace faulty equipment)</i>	\$6,500
Purchase 3 commercial grade maintenance free dehumidifiers	\$5,925
Rework drainage and grading as needed	\$6,500
Repair and paint basement inside perimeter wall as needed	\$2,500
Perform downspout testing and miscellaneous gutter work as needed to correct any leakages or spills	\$2,500
Basement - Demolition of existing furniture	\$3,500
TOTAL ESTIMATED CONSTRUCTION COST	\$67,425



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

MEMORANDUM

September 7, 2012

TO: Isiah Leggett, County Executive

FROM: David Dise, Director, Department of General Services ²

SUBJECT: Davis Library – progress report, status of repairs underway

Following is a progress update, as of September 6, 2012, on the status of repairs being made to the Davis Library following discovery of water-related damage to the building:

HVAC improvements: The basement A/C units are now working at full capacity providing proper CFM air flow to the basement space. Circulating fan motors have been serviced, filters changed and proper PM has been performed. There has been a noticeable improvement in the air quality in the space. Total cost of these improvements is not known as some vendor invoices remain outstanding, but the estimated value of the work is \$6,000-\$8,000.

New Dehumidifiers are on order and should be installed by the end of September. It was necessary to wait until reliable humidity readings could be made following completion of HVAC improvements and humidity rates normalized. Dehumidifiers will be furnished and installed at a cost of \$6000.

Air Quality test and documentation: Library staff has been conducting a daily inspection of the basement space to record daily air quality and humidity levels. This inspection helps identify any visible moisture or water seepage and indicate when humidity levels are constant. Through numerous summer thunderstorms over the past month there has been no evidence of water infiltration or moisture.

Carpet removal and tile replacement: Floor tile to replace that damaged by previous water seepage is on order. The estimated cost to furnish and install the new tile floor throughout the basement space is \$33,000. This work should be accomplished in late September.

Gutters, down spouts, drain repairs and grading improvements: Work has begun to open clogged underground downspouts and drain pipes, some of which run underneath the sidewalk. Gutters still need to be remounted and runoff from certain sections of the roof will be diverted to evenly

distribute flow and allow for improved drainage. Once gutter and down spout repairs are completed, grading will be performed in certain areas to improve positive sloping away from the structure. This work should be complete by the end of September at an estimated cost of \$10,000.

Interior Painting and wall waterproofing: Painting and waterproofing is scheduled to begin the week of September 10 at an estimated cost not-to-exceed \$10,000. This work should take one to two weeks to complete, after which floor tile installation will take place.

The total estimated amount for the identified repairs to Davis Library is \$67,000. This work should prevent further water damage to the structure and make the lower level reusable for County offices and the public. You will recall that in the FY13-18 CIP planning and design to replace the Davis Library is scheduled for FY17-18 with construction likely to occur in FY19. The work underway by DGS' Facilities Management staff and contractors will certainly enable this facility to continue its service to the public until that time.

Please let me know if you have any questions.

cc: Tim Firestine
Parker Hamilton
Kathleen Boucher