

PROPOSED MINUTES OF THE BLOOMFIELD TOWNSHIP PUBLIC LIBRARY BUILDING AND GROUNDS COMMITTEE

The meeting of the Bloomfield Township Public Library Board of Trustees Building and Grounds Committee was held at 2:00 p.m. on Wednesday, October 4, 2023.

Trustees Present: Trustees: Keith Carduner (via Zoom), Dani Gillman, Joan Luksik, Joy Murray, Shane Spradlin (via Zoom)

Administration: Tera Moon, Library Director; Katherine Bryant, Assistant Director; Hugo Cardenas, Facility Services Department Head; Tom Corliss, Maintenance Assistant

Guests: Chris Schlaps, Frank Rewold & Son; Richard Renaud, Quinn Evans Architects

Roof Update

Tera provided background on the roof, the 2019 rehab, and the current issues. The roof consists of a membrane and shingles. After a few years, the membrane began pulling away from the edge of the roof and water is entering in pockets, affecting the soffit and the cedar fascia. Chris Schlaps and Richard Renaud have been investigating the problem.

Chris and Richard explained the structure of the roof and the rehab/updates in more detail, as well as warranty concerns with both the manufacturer of the product used and the installers of the product. They explained that the problem is multifaceted: there are leaks where the membrane has come unbonded, the gravel stop isn't high enough in places, the scuppers don't extend far enough from the building, and the cedar fascia is not an ideal type of wood for this use. Additionally, the three skylights leak at times.

Chris and Richard shared potential solutions for the membrane leaks. They recommended testing a few approaches to see how they weather over the winter. Exact materials would be determined if the testing is approved. They could also make a temporary patch in the worst areas to avoid further damage this winter.

The Committee asked Chris to submit a proposal and quote to test three to four different solutions this winter and a temporary solution for the worst areas. In Spring 2024, they will submit a proposal to repair the entire roof with the best solution, with additional options to extend the scuppers, increase the height of the gravel stop, and resolve the skylight issue. Chris will also submit a quote for the fascia. Additionally, the Library would like to schedule an annual roof inspection to catch issues as they arise.

No other business was discussed.

Next meeting: Thursday, October 12 at 9:00 a.m. in the Board Room.