



Courthouse Roof & Interior Repairs

Town of Webster, NY



Project Overview

1. Roof Deficiencies
2. Corrective Measures
3. Remediation Needs
4. Interior Re-finishing
5. Schedule
6. Anticipated Costs



1. Roof Deficiencies

A. Interior

Issue: Lack of insulation on peaked metal roof

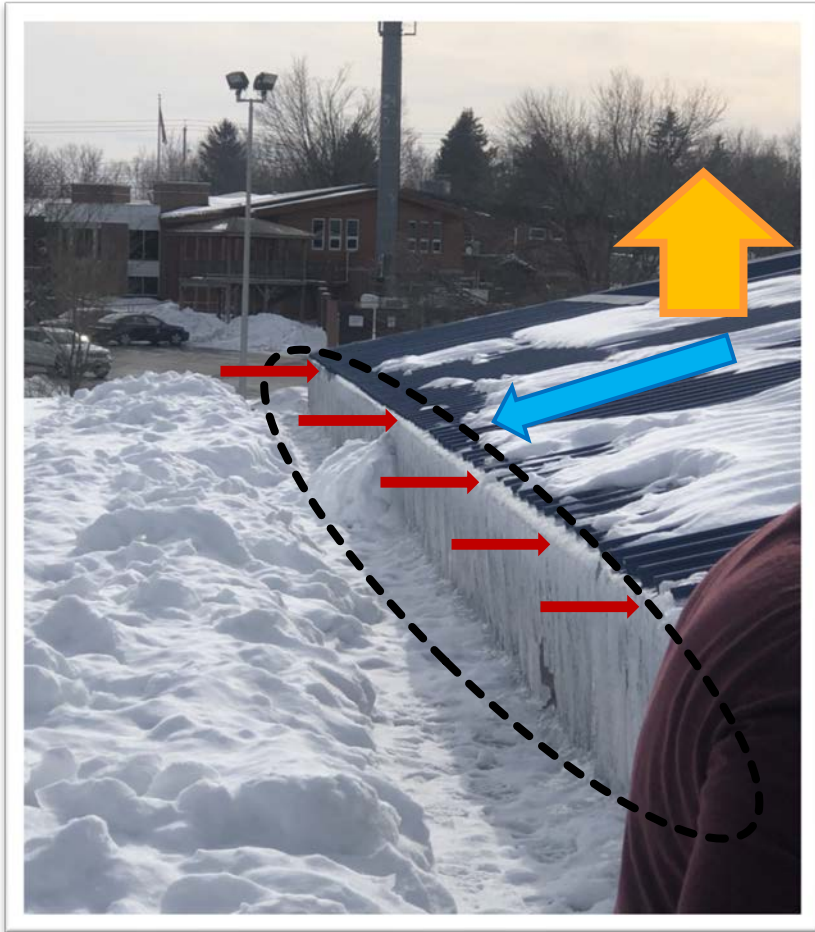
Result: Heat lost through roof causing snow melt and interior condensation

B. Exterior

Issue: Lack of overhang / drip edge

Result: Sets the stage for ice damming which traps melted snow and finds seams/fastener holes and leaks into building

2022 Ice Damming



Water
Infiltration

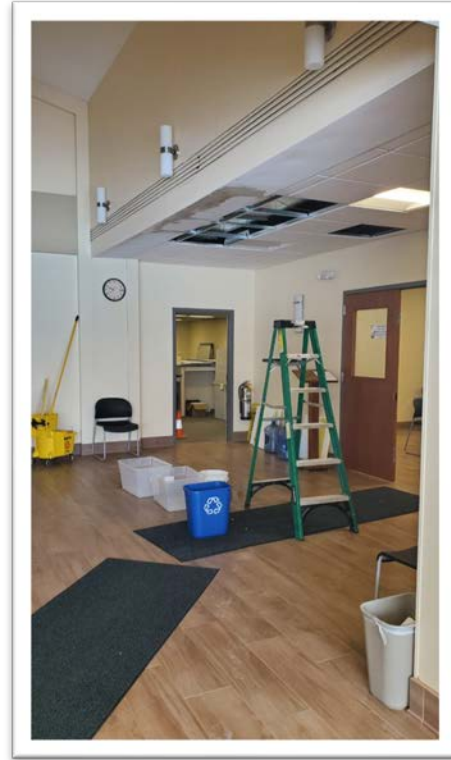
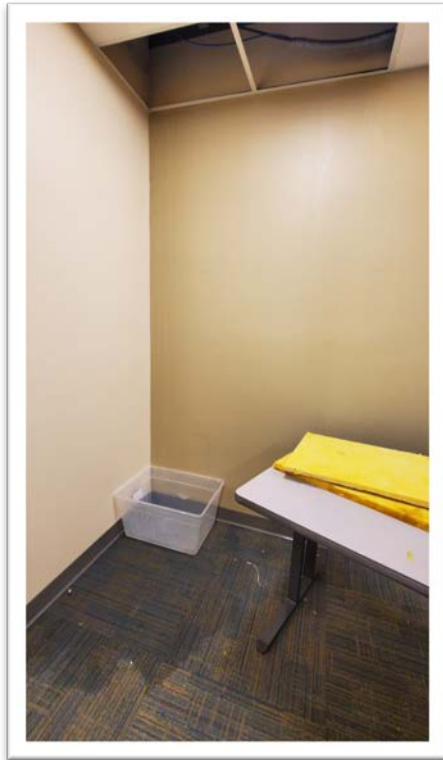
Heat Loss

Snow/
Ice Melt

Ice Formation
and Buildup



Interior



Ceiling Leaks

Water Damage

2. Corrective Measures

A. Interior

Apply 3" closed cell spray foam application with intumescent paint

Cost: \$20-25k

B. Exterior

Install new metal drip edge 3-4" offset from current roof edge and additional waterproof measures

Cost: \$20-25k

3. Remediation Needs

Air testing and material sampling confirmed the presence of elevated levels of mold within the surplus room and lobby of the courthouse.

Action:

- Removal of visibly damaged sheetrock, ceiling tiles, and fiberglass insulation.
- All areas to be treated with EPA approved disinfectant/biocide

Cost: \$15K(+)

depending on extent of damage

4. Interior Re-finishing

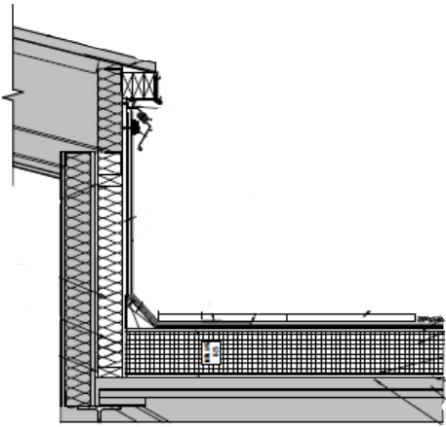
All disrupted and damaged areas would require refinishing

- a) Re-sheet rock
 - ↳ Ceiling where spray foam was applied
 - ↳ Walls and ceilings impacted by mold remediation
- b) Replace ceiling tiles
- c) Possible carpet replacements
- d) Pathways, lights, and metal appurtenances above drop ceiling affected by rust due to condensation

Cost: \$30k(+)

depending on extent of damage

5. Schedule

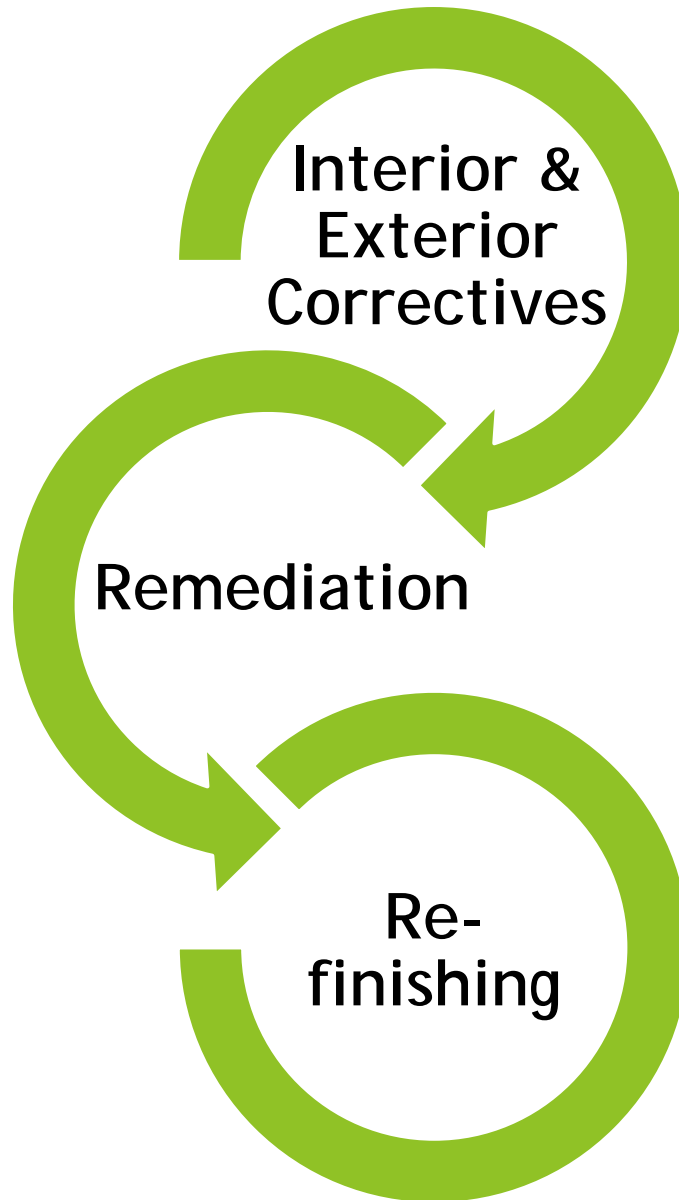


- Completion Goal: Dec 2022
- Town has obtained three quotes for this professional service.



Town of Webster

Engineering and Community Development



- Completion Goal: Nov 2022
- Requires solicitation of three quotes and scheduling



- Completion Goal: April 2023
- May require Public Bid depending on scope.

6. Anticipated Costs

Scope	Cost
Spray Foam Insulation	\$20-25k
Roof Drip Edge	\$20-25k
Remediation	\$15k(+)
Interior Re-Finishing	\$30k(+)
Total	\$85-95k(+)

(+) depending on extent of damage

Possible Disruptions

- The Town will seek to schedule work with least amount of disruption to Courthouse and Town Board Room Meetings.
- Temporary accommodations for the Court, its staff, and Town Meetings are being explored in the event they're needed.
- Affected departments are being proactively communicated with





Town of Webster
Engineering and Community Development