



COMMUNITY/CONVENTION CENTER
CITY OF SACRAMENTO

June 30, 1986

APPROVED
BY THE CITY COUNCIL

JUL 22 1986

OFFICE OF THE
CITY CLERK

CITY MANAGER'S OFFICE
RECEIVED
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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Establishment of Reroofing of Lower Roof Areas of the
Convention Center Theater as a Capital Improvement Project

SUMMARY

The lower roof areas have suffered from water leaks for many years, resulting in deterioration of the insulation and interior damage. Annual patching and repairs to the flashing has not corrected the problem, which appears to be routed in the original design. Facility Maintenance Division has determined that deterioration is too a point requiring total replacement of the insulation, roofing and flashing materials to provide a watertight seal. It is requested that Council approve the establishment of this project as a Capital Improvement Project. Funding will be from the Convention Center Joint Authority Construction Fund.

BACKGROUND

The Theater roof has had leakage problems for a period in excess of eight years. Despite diligent efforts to resolve the source of the problems, no product or technique has performed satisfactorily.

The primary source of leakage appears to be the roof flashing which has a long history of separating due to expansion and contraction. Separation has occurred at joints and at the intersection of the vertical and horizontal flashing surfaces, and the combination of the separation with the expansion and contraction of the flashing has caused the material that functions as a water barrier to slide away from the flashing.

Facility Maintenance has reviewed the problem with the assistance of an outside consultant. Their findings are that nothing short of total replacement will correct the problem. The fact that each product tested to date has failed to correct the existing problems supports this conclusion.



Time is of the essence in the completion of this project because of the existing rental commitments for the Theater that must not be infringed while this work is being performed.

FINANCIAL INFORMATION

Facility Management has indicated that further delay will result in additional interior repair expenditures and may increase the cost of the reroofing project.

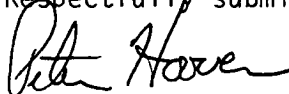
While this project will be established as a Capital Improvement Project, the funding source for this project is the Convention Center Joint Authority Construction Fund. Estimated expenditure is \$250,000. No general fund expenditures will result from this project.

RECOMMENDATION

It is recommended that:

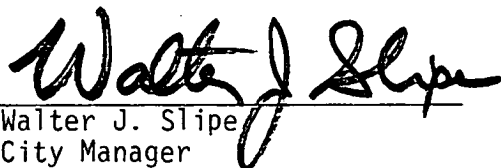
1. The City Council approve the reroofing of the Convention Center Theater as a Capital Improvement Project scheduled for completion in fiscal year 1986-87.

Respectfully submitted,



Peter Hoover
Facilities Superintendent

Recommendation Approved:


Walter J. Slipe
City Manager

July 22, 1986
District 1

RESOLUTION NO. 86-561

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING ESTABLISHMENT OF REROOFING
OF CONVENTION CENTER THEATER AS A CAPITAL
IMPROVEMENT PROJECT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the reroofing of the Community Center Theater be established as
a Capital Improvement Project, funded by the Community Center Authority
Construction Fund.

MAYOR

ATTEST:

CITY CLERK

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BY THE CITY COUNCIL

JUL 22 1986

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CITY CLERK