



City of Phoenix

To: Mayor and City Council

Date: August 10, 2017

From: Ed Zuercher
City Manager

A handwritten signature in black ink, appearing to read 'Ed'.

Subject: LIBRARY UPDATE

This memo provides an update on the storm and water damage that forced the temporary closure of the Burton Barr Central Library. At this time the library is still closed indefinitely. Our outside experts are thoroughly reviewing the damage and are finalizing their assessment. They are developing the scope of work to repair and reopen the Library, together with an estimate of the repair costs and a schedule for completing the work. Some firms are already under contract, but we may need to increase the contract authority with council action. Our review also includes determining if city policies and procedures were properly followed beforehand, and if not, what action should be taken.

As you know, during the evening of Saturday, July 15 a strong monsoon swept through Central Phoenix. We now know, according to the National Weather Service, winds reached at least 50 mph in the area. We also know that the storm caused a section of roof tiles to lift up and fall back onto the roof out of place. Our consulting architects and engineers believe that when the roof tiles snapped back onto the roof surface, dust from the roof was forced down into the building, creating the appearance of smoke to the building smoke detection system. The detectors then signaled a water valve to open, sending water into the fifth floor fire sprinkler system. While obviously there wasn't a fire, the sprinkler system was activated and engaged. Our consultants have concluded that water going through the trunk lines, which are embedded in the roof itself, leaked—allowing a massive amount of water to literally 'rain' inside the facility.

Here's a quick summary of what we have done since the storm:

- Less than 24-hours after the flooding, we mobilized a Fire Incident Management team to immediately stop the damage and prepare the building for contractors to start estimating reconstruction work. The Fire team remained in place for the first week. By week two, the incident transitioned into preconstruction services, where architectural and engineering consultants and restoration contractors

- inspected the damage and labored full-time to determine the scope of the replacement work, estimate the cost, and prepare a schedule for the restoration.
- Regular weekly communication updates have been sent to the public, employees and media and have been posted on the front page of the Library's website.
 - All Library staff have been reassigned work space, with Administrative staff working out of the Calvin C. Goode building, and other full-time and part-time staff now providing service at the city's 16 other branches.
 - Water damaged Library items, including books, carpet, wood flooring, some walls/baseboards, desks, shelving and chairs were safely removed within the first week. More than 7,000 books, mostly from the 5th floor Reference Section, were damaged and are considered a loss. While this is distressing, we do feel fortunate that the majority of the Library's estimated 500,000-plus collection of items were unharmed.
 - Within 48-hours of the flooding, all Library art was safely removed and stored at the Phoenix Art Museum and the city's art storage facility.
 - The Rare Book Room received damage to the wood floor, which was pulled up. The vault in this room, which is temperature and humidity controlled, performed as it should and maintained its integrity to protect the vault's contents.
 - Library services have not stopped, numerous programs and events have been rescheduled or relocated. Key offerings like CodePHX, College Depot, MACH1 and teen programs, hive @ central, the Veteran's Resources Fair, Drop-In Employment Assistance and the Youth Work Readiness workshops are temporarily relocated with strong communication about these changes occurring on the website, Library newsletter and social media. Non-profit partners such as the Library Foundation and Friends of the Library, have been working with the Library's Community Relations Division on updates and messaging to supporters.
 - The Law Department, Public Works and Audit have been assigned to review the roof and fire suppression system, schematics, maintenance records and design plans and interview key city staff to obtain background and historical reference information on the facility's maintenance to help us understand what happened and why.
 - The Finance Department and Law Department are working with the insurance company. It appears that insurance will cover some of the loss, but we will seek Council approval if additional renovation funding is needed. This could happen as soon as next month. These details are being urgently addressed so that we can give you a full briefing in advance. Budget and Research is engaged with the Library Department to identify funding necessary to continue service and restore the building. We will bring to City Council this fall any contracts necessary to keep the work moving forward.
 - There are two firms working for the City to determine the restoration plan. First, Wiss Janney Elstner (WJE) has been focused on analyzing and designing a fix for the roof and the fifth floor fire suppression system. Second, Brycon Construction has been assessing all interior damage for all five floors including developing scopes for the repair/replacement work, estimating costs, and developing a schedule for the restoration. Our city engineer has been point to

oversee all work being done to the facility, in addition to a local architect firm that is focusing on managing the aesthetics of the interior.

This is a tremendous undertaking to react and problem-solve around-the-clock on a nearly 300,000 square foot facility, all in four weeks. I know it is very disruptive for one of our most used and most visible public facilities to be temporarily out of commission. It's important to me that we carefully analyze what happened to ensure nothing like this happens again anywhere in the city. I've created an internal committee to review the building maintenance and fire suppression system on every city-owned building in the next 30 days. In addition, I have directed the consultants and contractors responsible for the restoration project to expedite a realistic plan, estimate, and schedule to fully restore the building and reopen the library. I have asked WJE to meet this directive no later than August 18 and Brycon to complete its plan as quickly as possible thereafter. The overriding goal is to publicly announce as soon as we can the date when Burton Barr Central Library will be back in full-service.

We will continue to provide regular updates to you as we progress on the restoration of this important public building.