



Friday, May 17, 2024

Norman Public Library Central
103 West Acres Street
Norman, OK 73069

Water Intrusion/Loss Investigation Report for May 13, 2024

A thorough visual and thermal investigation was conducted at Norman Public Library Central on Monday, May 13, 2024, following severe storms. The assessment revealed numerous points of water penetration within the facility. All accessible areas of potential water intrusion found through thermal imaging were verified with a penetrative moisture meter. Structural drying equipment was set placed to expedite the drying process, prevent further deterioration, and mitigate reemerging or new microbial growth. Areas of identified water intrusion are as follows:

1. First Floor:

Staff Office Room 115:

- Thermal imaging did not detect any signs of water seeping in from the roof. However, it did indicate water intrusion on the east side of staff office 115. The thermal imaging revealed that the base of the wall was cooler, suggesting the presence of water. Additionally, a minor quantity of water was discovered in the base plate on the southeast wall of SO 115.

Childrens Area:

- Thermal imaging revealed signs of water intrusion at the bottom of the tension beam in the SW corner of this area. A small puddle was visible, and there was some dripping observed from above. There was no need for structural drying equipment.

Storytime Room 149:

- A new point of water intrusion was identified on the drywall ceiling in the SW corner of Room 149 (Storytime) using a thermal camera and a moisture meter. The readings indicated a saturation level of 96%. Structural drying equipment was installed, and monitoring is necessary until the drying standard is achieved.

2. Second Floor:

Staff Breakroom:

- Water was detected inside a collection bin. However, thermal imaging did not reveal any signs of an active leak either from the roof or within the HVAC duct. No structural drying equipment was needed at this time.

Patio roof drains:

- Thermal imaging revealed the presence of residual water at the bottom of the water diversion system, which was being collected from active leaks on the third floor.

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3. Third Floor:

Room 305 – Pioneer Room:

- Thermal imaging revealed the presence of residual water at the bottom of the water diversion system, which was being collected from active leaks on roof.

Stairwell:

- Superficial water was found in front of the roof access door, leaking onto the third-level landing. However, the volume of water does not warrant the use of structural drying equipment.

Water Intrusion Investigation Conclusion:

Cavins Group is under contract with the City of Norman to monitor the interior of the facility after weather events and mitigate additional damage due to unresolved exterior water intrusion issues. Cavins Group's responsibilities do not extend to making any exterior repairs, whether temporary or permanent. These repairs will be handled by different entities. During the inspection on Monday, May 13, 2024, several existing points of water entry were discovered. While many of these points have been noted in the past, intense storms have revealed new areas of water intrusion.

Notably, the temperature and humidity were elevated in numerous areas of the library, specially throughout the first floor. Given the history of mold presence in the facility and recent remediation efforts, it is critical that the environment be more effectively regulated (lower temperature and humidity levels); otherwise, new or worsening microbial growth is inevitable.

Recommendations:

Complete structural drying process, address high temperatures and humidity throughout the facility, and treat facility with an antimicrobial product to help deter additional microbial growth and spread.

Kindly be aware that the findings in this report are contingent upon the inspections carried out on the specified date. The potential causes for water ingress outlined herein are conjectural, derived from the most reliable data at hand, and should not be interpreted as conclusive determinants. Given that the factors leading to water intrusion can evolve, regular evaluations and inspections are recommended. Should you have any additional inquiries or require further support, please feel free to reach out to us.

Respectfully,



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