



Thursday, May 16, 2024

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

Water Intrusion/Loss Investigation Report for May 12, 2024

A comprehensive visual and thermal investigation was carried out at the Norman Public Library Central on Sunday, May 12, 2024, following severe storms. The assessment uncovered numerous instances of water penetration within the facility. All accessible areas of potential water intrusion identified through thermal imaging were confirmed with a penetrative moisture meter. Structural drying equipment was strategically placed to speed up the drying process, prevent further deterioration, and mitigate the emergence or reemergence of microbial growth. The areas where water intrusion was identified are as follows:

1. First Floor - North:

Staff Office 115:

- Thermal imaging didn't show any signs of water seeping in from the roof. However, it did indicate water intrusion on the west side of staff office 115. The thermal images showed a small quantity of water in the base plate on the southeast wall of SO 115. There was no need for drying equipment.

2. Second Floor:

Staff Breakroom:

- A small collection bin, positioned by the second window panel on the north side of the breakroom had a small amount of water, presumably from a roof leak. There was no need for any drying equipment.

3. Third Floor:

Room 305 – Pioneer Room:

- Thermal imaging showed signs of residual water on the water diversion tarps coming from a leak in the roof, the barrels where the system drains into didn't show signs of high levels of water. There was no need for any drying equipment or additional tarps.

Stairwell Landing:

- A small amount of water was visually detected right in front of the roof access door. There was no need for any drying equipment.

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Water Intrusion Investigation Conclusion:

Cavins Group holds a contract with the City of Norman to manage the interior of the facility following weather events and to mitigate further damage resulting from unresolved exterior water intrusion issues. The scope of Cavins Group's responsibilities does not encompass conducting any exterior repairs, whether temporary or permanent. Such repairs will be carried out by other entities. During the inspection carried out on Sunday, May 12, 2024, we pinpointed several water intrusion points in known areas. However, the volume of surface water present did not justify the use of structural drying equipment.

It's worth noting that the temperature and humidity levels were found to be elevated in numerous areas of the library. Considering the facility's history of mold presence and recent remediation efforts, it is crucial to regulate the environment more effectively (i.e., lower temperature and humidity levels). Failure to do so could lead to the emergence of new microbial growth or exacerbate existing conditions.

Recommendations:

To address the issues at hand, we recommend implementing measures to control high temperatures and humidity levels throughout the facility. This could involve the use of dehumidifiers, air conditioners, or other HVAC adjustments. Maintaining an appropriate indoor climate is crucial to prevent the conditions that allow microbial growth. Also treating the entire facility with an antimicrobial product will help to deter potential microbial growth.

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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