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July 17, 2013

Carter Napier, City Administrator
3rd Floor, City Hall
201 E. 5th Street
PO Box 3003
Gillette, WY 82717-3003

Dear Carter,

Enclosed you will find a formally signed land owner petition for annexation and documents detailing the issues with CAM-PLEX Central Pavilion roof.

Central Pavilion is one of the most frequently used buildings at CAM-PLEX. Its uses include car and RV shows, trade shows, and quinceaneras. Providing this building for events is an integral part of our mission. Very late in the budget request season and just before a classic car show the roof began leaking in many places. A dozen or more trash cans were used to catch water. Fortunately the organizers of the car show were flexible and adjusted their displays away from the areas that were leaking.

The original roof top exhaust fan covers were lost to storms long ago. In recent years storms had blown the fabricated roof top exhaust fan covers several times. The areas damaged by the covers had and have been patched many times. Upon inspection we also discovered many areas of failed seals over screws and seams.

The risk of damaging lessee property will prevent us from allowing use of the building for many events. Deterioration to the building itself caused by water damage is also of great concern.

I made the decision to ask Matt Zahn from the Campbell County Department of Public Works to assess the damage more formally. His report is enclosed along with a budget request from Lowes Roofing to put a new elastomeric coating on the roof which is a short term solution, and a proposal from Lowes Roofing for a long term solution which would be to re-roof the building.

It is the Campbell County Public Land Board's opinion that the cost of a short term solution for an approximately 30 year old roof is too great when compared to re-roofing the building with modern materials that match successful projects such as the City West Building, the school district's Educational Services Center and maintenance buildings. Another important factor in the decision to ask for funding for re-roofing is the increased insulation the materials would provide.

It is our plan to obtain an estimate to have the project managed by an engineering firm so both funding partners have a clear idea of what the project will ultimately cost. If the city and county determine we should move forward with the project, we would then ask for formal requests for proposals for engineering, managing and completing the project.

Please contact me when you have questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Larry Gaffey".

Larry Gaffey
General Manager

Enclosures

DEPARTMENT OF PUBLIC WORKS

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Kevin C. King, P.E., Director

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Fleet Management
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Engineering/Surveying
307-685-8061
307-687-6468 Fax

Facilities Maintenance
307-685-8061
307-687-6468

Solid Waste & Recycling
307-682-9499
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MEMORANDUM

FROM: Matt Zahn

TO: Campbell County Land Board

SUBJECT: Central Pavilion Roof

DATE: 7/10/2013

On July 3rd, 2013 with the assistance of Rocky Mathisen, I performed a cursory inspection of the Central Pavilion Roof and note the following:

Existing Roof

- The roof is a sheet metal roof which has been coated with an elastomeric type of roof coating. (picture 1)
- The screws which attach the metal roofing have been caulked in the past. (picture 2)
- The roof seam located at the mid-point on each side of the roof has a heavier coating of sealer on top of a tar based sealer which is failing. (picture3)
- There are large patches where the roof had been damaged in the past. (pictures 4,5 & 6)
- At the ridge cap the coating has started to flake off of the sponge sealer and the sponge material is starting to deteriorate. (picture 7)
- The metal roofing sheets are still basically sound in that there is no major rusting or movement of the metal.
- There is some rusting occurring around the roof-mounted exhaust fans. (picture 8)

In discussions with Cam-Plex staff the roof mounted exhaust fans are not all being used at the same time and when being used they are drawing the heat or cooling from the building. When used usually only every other one is used. They are also the culprits that have caused the damage to the roof resulting in the large patches. These could be replaced with wall mounted fans and the roof penetrations sealed.

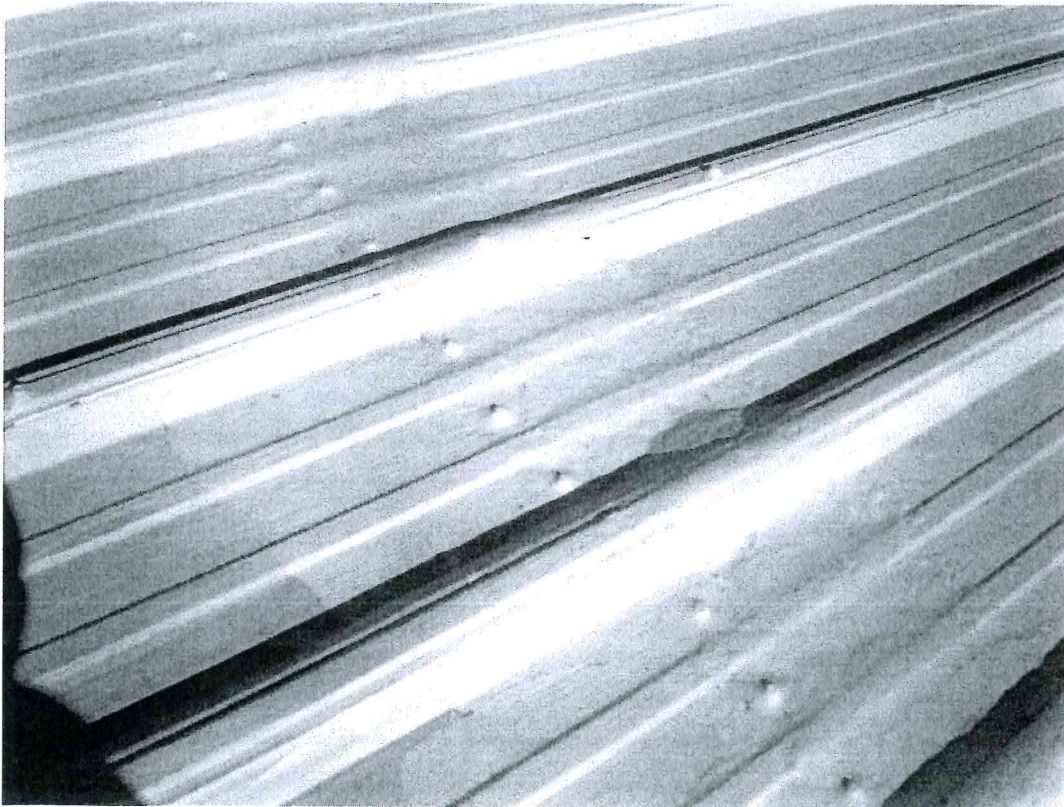
Repair options

For a short term repair another layer of an elastomeric coating and sealing around the exhaust fans would take care of the leaks.

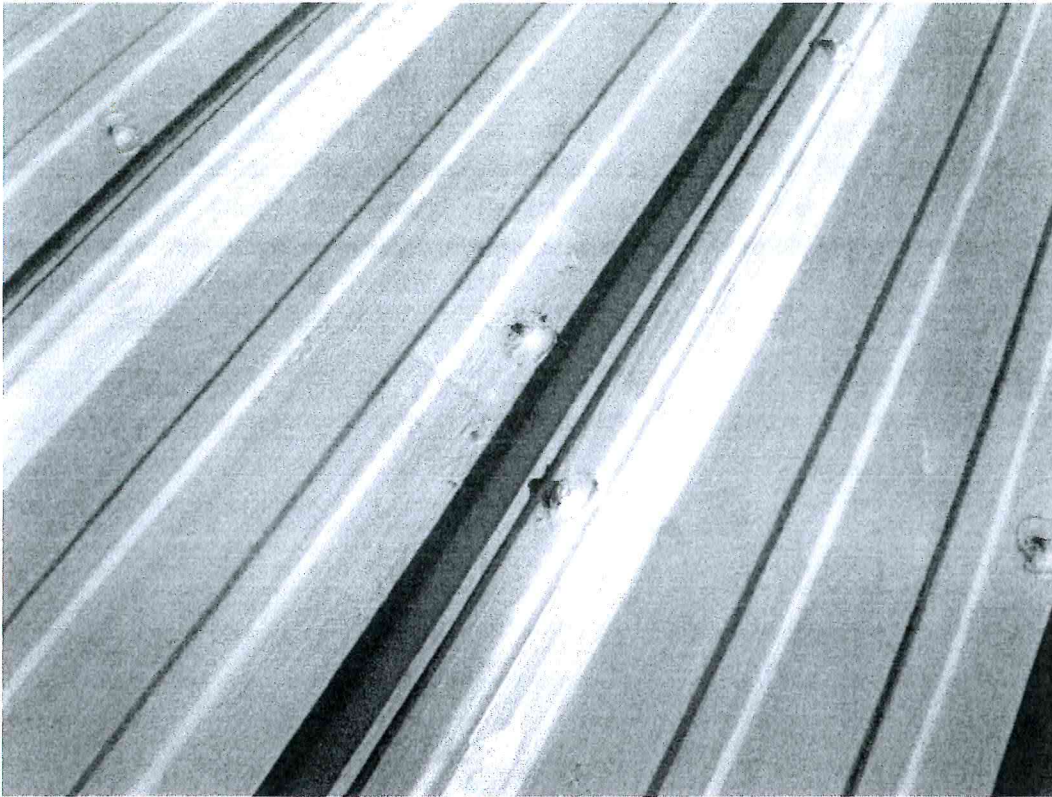
For a 15 plus year fix the roof is a good candidate for an EPDM overlay. The area between the ribs of the metal roof would be in-filled with a rigid insulation to make a level substrate. On top of the ribs and the insulation would be another layer of insulation and either OSB sheathing or a dense-dek material. To this layer and the metal roof would be a mechanically adhered EPDM roofing material. (see sketch)

This type roofing system is in place at the Fire Dept. Maintenance building, the Ice Rink and the Community Center (soup kitchen) and was installed in 2006 with no leaks reported since the installation.

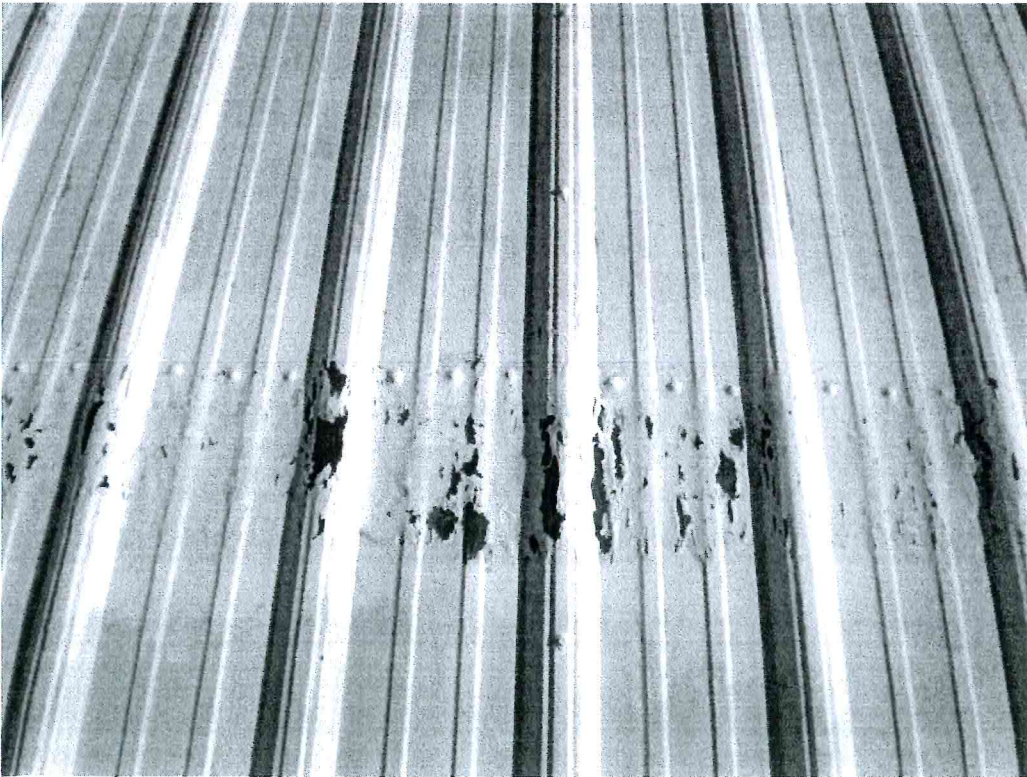
If the Board has any questions, please contact me.



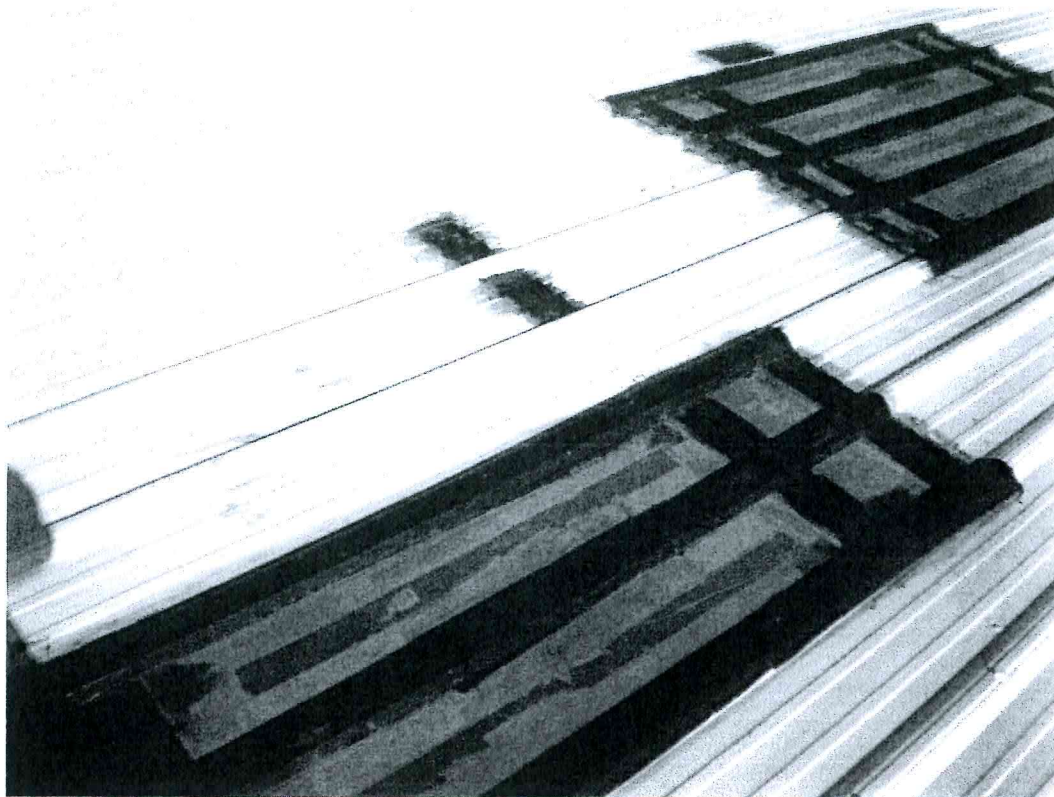
Picture 1



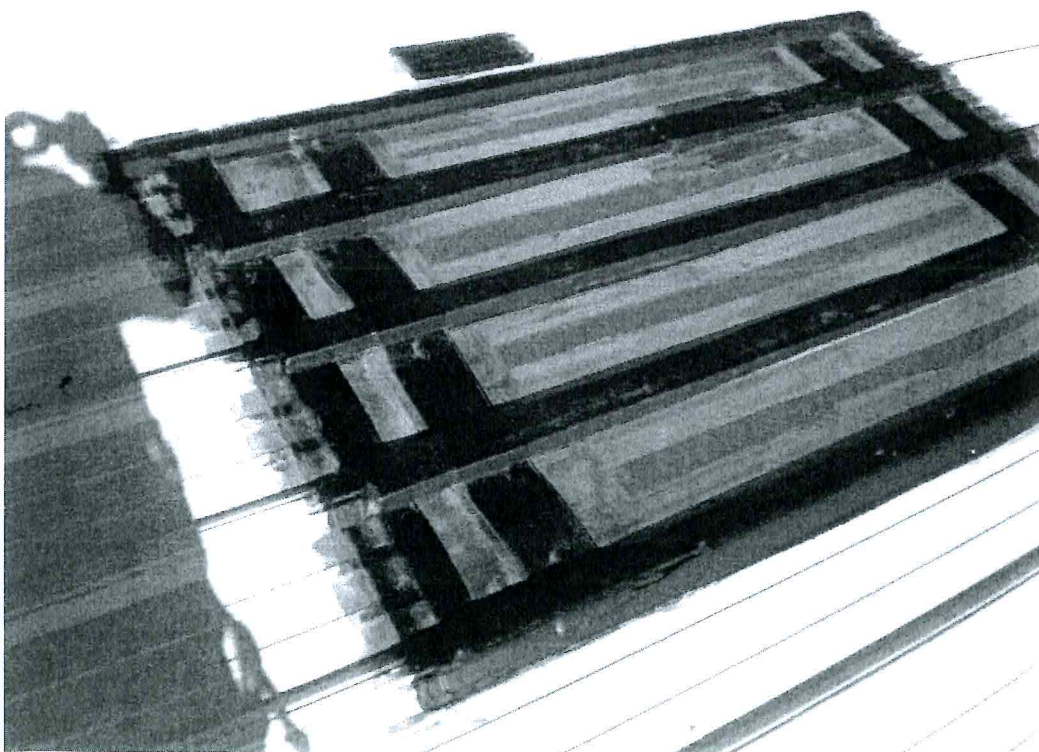
Picture 2



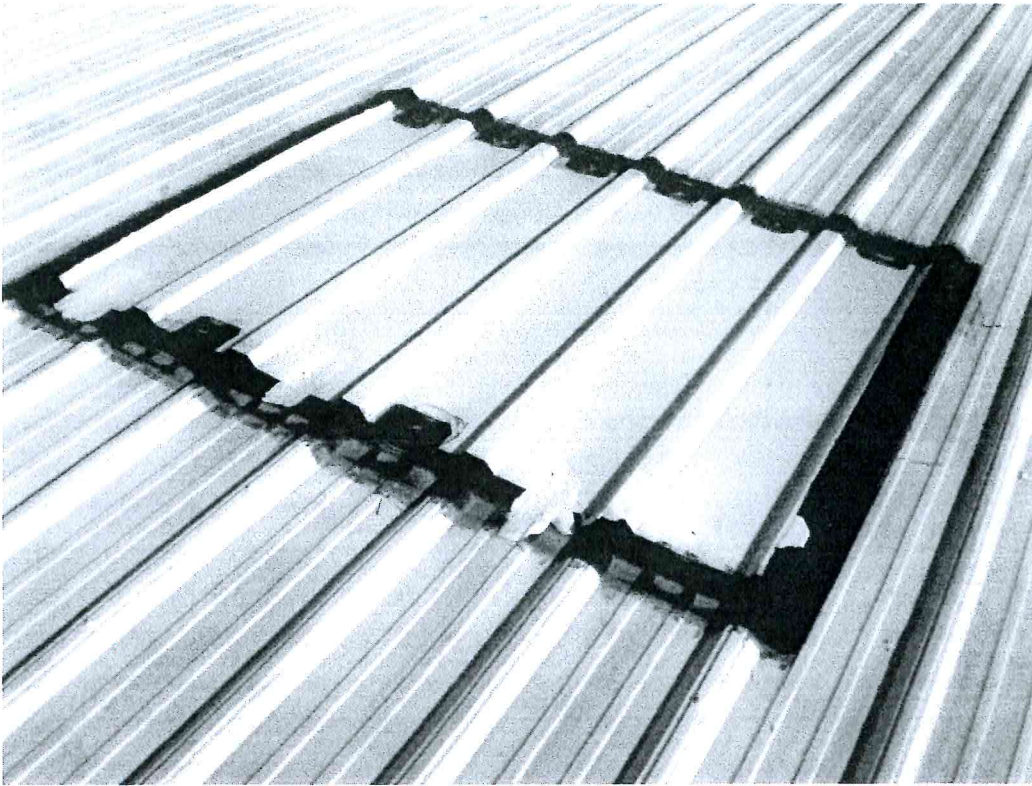
Picture 3



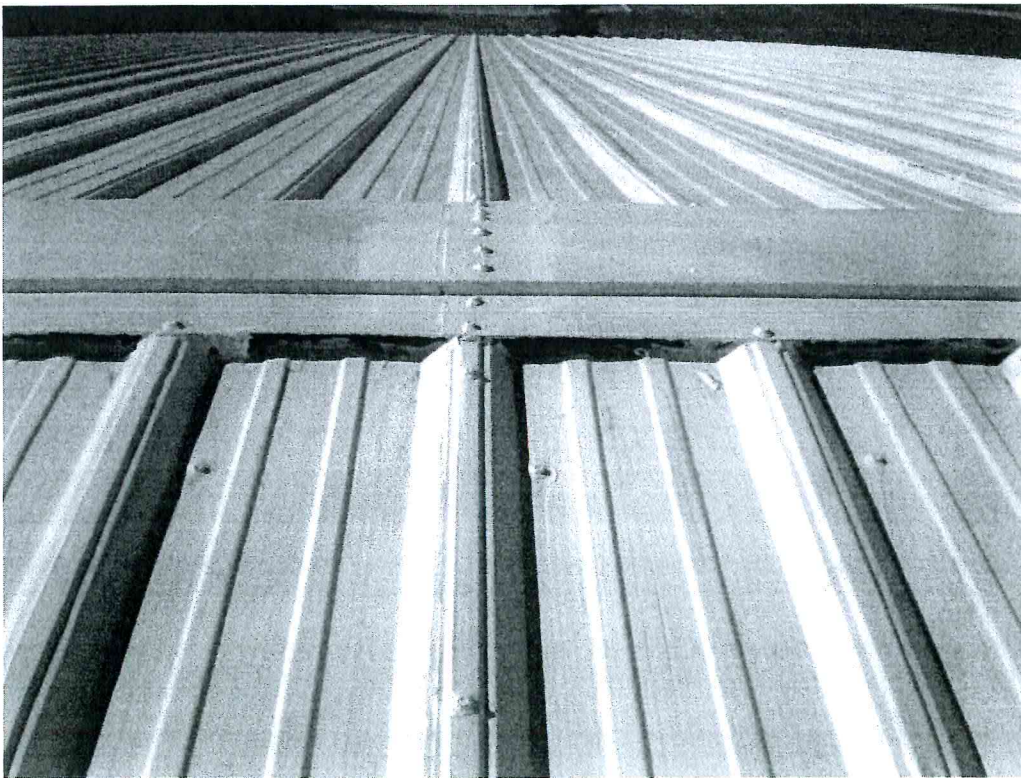
Picture 4



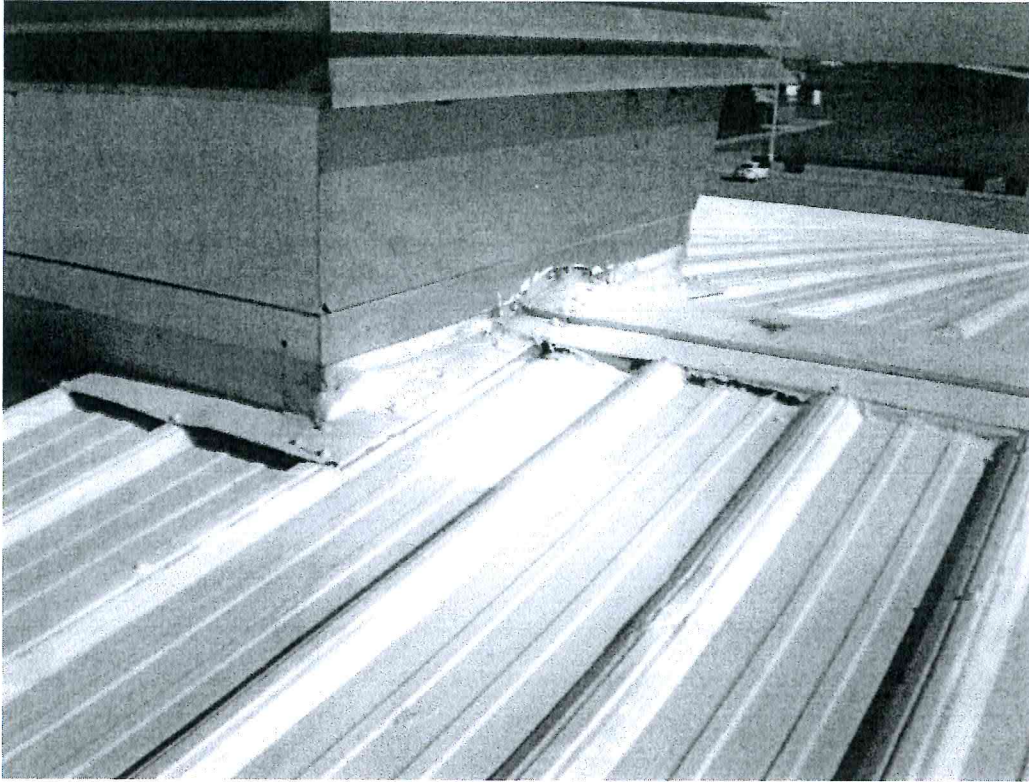
Picture 5



Picture 6



Picture7



Picture 8