



ENGINEERING MEMORANDUM

January 15, 2026

RE: January 20, 2026 Commission Meeting

LIBRARY ROOF EVALUATION CONTRACT WITH EAPC - 202616

For your consideration is a contract with EAPC to evaluate roof options for the Dickinson Area Public Library (DAPL). The contract is for \$25,000 on a time and material basis. The funds for this portion of the project will be Cash on Hand.

Background

The DAPL has experienced a number of water infiltration episodes in recent years. The primary source of the infiltration has been determined to be from roofing leaks. The leaks are caused by ice dams due to drainage issues from frozen gutters and down-spouts. Additionally, a number of architectural features are prone to ice dams, such as the valleys and cornice portions of the roof. Once water leaks into the building, it can "run" along beams and interior structures until noticed.

Contract

The contract will include identifying specific locations of water infiltration, document extent of water travel, evaluate insulation gaps, and provide options for roof drainage to prevent ice dams.

A legal review of this contract has been completed and as of the date of this memo. EAPC is in the process of updating the contract to incorporate the requested legal changes.

The City Engineering staff recommends approval.

