

March 20, 2023

Agenda Item # 2c

Bayorgeon Diamond #2 KAC Concession Roof Repair and Cooler Reconstruction

Background

Kaukauna Athletic Club (KAC) was getting ready for the upcoming season by inspecting areas of the diamond #2 concession building and noticed a bulge in the ceiling of the cooler. During inspection KAC found water behind the cooler ceiling panels.

3G Construction was contacted by KAC to remove the ceiling to investigate the water issue. Significant mold and rot were discovered in the roof system of the cooler area. KAC contacted the Street Department with the concern of a leaky roof. Street Department assisted with the cleanup by providing a dumpster and hauling away material at no cost to KAC. 3G Construction treated mold with a bleach solution.

Street Department staff were unable to find a leak in the roof and believe there may have been a condensation problem because of inadequate vapor barrier and roof venting.

Discussion

KAC is requesting that the city reconstruct the roof system of the cooler section of the concession building, so KAC can rebuild the cooler and be prepared for the upcoming softball and baseball season. Current estimated total cost of roof repair and cooler reconstruction is \$10,000

Possible Actions

- 1) Authorize the City Staff to consult with professionals to determine needed repairs to roof system and proposed plan.
- 2) Authorize City Staff to make repairs or contribute financially to the roof system repairs, cost of materials and labor donated not to exceed \$5,000.
- 3) Authorize KAC to make repairs to the roof system at KAC expense with the stipulation that KAC plan is approved, permitted, and inspected by the City, volunteer form is filled out, and certificate of insurance is on file with the City.
- 4) Authorize KAC to construct/install a new cooler at KAC expense with the stipulation that KAC plan is approved, permitted, and inspected by the City, volunteer form is filled out, and certificate of insurance is on file with the City.