

GERVASIO & ASSOC., INC.
CONSULTING ENGINEERS
(602) 285-1720 • 77 East Thomas Road, Suite 120
Phoenix, Arizona 85012

**PROFESSIONAL
SERVICES**

TO:	<u>The Town of Prescott Valley</u>	DATE:	<u>April 20, 2016</u>
	<u>7501 E. Civic Circle</u>	FAX/E-MAIL:	<u>See "ATTN"</u>
	<u>Prescott Valley AZ 86314</u>	PHONE:	<u>928.759.3084</u>
ATTN:	<u>Steven Zraick: szraick@pvaz.net & Kim Moon: kmoon@pvaz.net</u>	G&A Phone:	<u>(602) 285-1720</u>
JOB NAME:	<u>Prescott Valley Library</u>	G&A Fax:	<u>(602) 285-1530</u>
CLIENT JOB or CLAIM #:	_____	254 Code	<u>165DA</u>
G&A JOB #:	<u>6068 F</u>	<input type="checkbox"/>	Small Job - 1 File Folder Needed

Per your verbal request we are proceeding with forensic architectural and engineering Services on the following assignment:

Prescott Valley Library: 7501 E. Civic Circle - Prescott Valley AZ

We understand that the subject library was designed by Richard + Bauer Architects and constructed by Barton Malow Company. Its roof is a metal (Cor-Ten) standing seam roof. We also understand that it has leaked "when it rains and snows ever since completion in 2009," and that various "fixes" have been tried, but have not proven to be successful. We also understand that Wiss Janney Elstner Assoc. conducted an investigation and prepared a report on behalf of Barton Malow, "largely suggesting the problem was due to poor ARCHITECTURAL DESIGN." Moreover, we understand that Rimkus is investigating the roof leakage on behalf of Richard + Bauer, and the Town suspects that their report will be favorable to the architect, and indicate poor CONSTRUCTION. Therefore, the Town is seeking its own expert opinion from Gervasio & Associates, Inc. Finally, we understand that there are several other features of the building that are not functioning properly that are of concern to the Building's operation and maintenance. The Town has reportedly repaired some of these conditions, but not all of them.

Our assignment is to identify, examine, document and evaluate: (1) the Cor-Ten roof leakage; and (2) other issues that the Town may request. To accomplish this, we will (1) review documents you provide; (2) after reviewing these documents, perform an initial site visit; and (3) independently assess any issues you request. We will provide verbal reports during the course of our work, and a written report(s) upon request, and will provide additional consulting upon request.

To assist us, we request the following documents, which we understand you will provide via a "drop box:" (1) the plans and specifications for the building; (2) the Town's contracts with the architect and general contractor; (3) the Wiss Janney Elstner report; (4) the future Rimkus report; (5) the list of issues that are currently resolved for the building; (6) the list of active issues that are not resolved for the building; (7) an initial assessment document of the metal roof leakage by Richard +Bauer; and (8) any other documents that may be relevant.

This project will be assigned to George Sheller, R.A. and managed by Fred M. Nelson, P.E., resumes attached, who will be available to perform the initial site visit the week beginning with May 2 or the week beginning with May 16, 2016.

This project will be assigned to George Sheller, R.A. and managed by Fred M. Nelson, Resumes attached. We will be billing you hourly per our attached Hourly Fee Schedule. You are responsible for our bill unless you make other written arrangements with our Bookkeeper at this time. Please confirm your request by signing and mailing sheet back to us. Repair design, if requested, will be by separate agreement, per our standard contract.

Project Engineer

Town of Prescott Valley Approval
