



## **Article 33**

# **Stow Town Meeting**

*Randall Library Flat Roof Replacement &  
2<sup>nd</sup> Floor Roof Top HVAC Unit Replacement*

**Building Department**

# EXISTING CONDITIONS

- ◆ THE FLAT RUBBER ROOF WAS INSTALLED IN 1991
- ◆ OVER THE PAST 10 YEARS WATER LEAKS HAVE BEEN AN ONGOING PROBLEM
- ◆ WE HAVE PATCHED THE ROOF MANY TIMES ONLY TO HAVE WATER LEAK IN AT A NEW LOCATION ON THE 2<sup>ND</sup> FLOOR



# EXISTING CONDITIONS (CONT.)

- ◆ THE 7.5 TON GAS FIRED ROOF TOP UNIT WAS INSTALLED IN 2000
- ◆ AFTER 20 YEARS OF OPERATION THE UNIT IS FAILING AND REPLACEMENT PARTS ARE NOT AVAILABLE
- ◆ THIS UNIT SUPPLIES HEAT AND AIR CONDITIONING TO THE 2<sup>ND</sup> FLOOR OF THE LIBRARY WHICH INCLUDES THE NEWLY RENOVATED SECTION



# PROPOSED FLAT ROOF

- ◆ SINCE THE FLAT ROOF AND THE HVAC UNIT ARE INTERGRATED, IT IS PROPESED TO REPLACE BOTH UNDER ONE CONTRACT
- ◆ THE FLAT ROOF IS 1,500 SQUARE FEET. REPLACEMENT WOULD BE A 60 MIL EPDM ROOF WITH NEW INSULATION, FLASHING AND DOWNSPOUTS
- ◆ ESTIMATED COST: \$40,000



# PROPOSED HVAC UNIT

- ◆ THE REPLACEMENT HVAC UNIT WOULD BE A 7.5 TON GAS/ELECTRIC HVAC ROOF TOP UNIT
- ◆ THE EXISTING DUCT WORK WOULD BE CLEANED AND REUSED
- ◆ ESTIMATED COST: \$70,000



