



MEMORANDUM

Date: August 17, 2015

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: **Dusenberry-River Library**

Last week, the County experienced another incident of significant water damage at the Duseberry-River Library. For your information, attached is an email communication regarding this damage.

I have directed Library staff and Facilities Management to account for the monetary value of any damages associated with this incident to ensure our costs are recovered from the property manager or the restaurant operator of the complex.

This information will also be forwarded to the Health Department for an appropriate review and inspection, as the conditions described may not be the most conducive to public health and a restaurant operation.

Attachment

c: Hank Atha, Deputy County Administrator for Community and Economic Development
Jan Leshar, Deputy County Administrator for Medical and Health Services
Melinda Cervantes, Director, Library District
Dr. Francisco Garcia, Director, Health Department

Chuck Huckelberry

From: Hank Atha
Sent: Thursday, August 13, 2015 4:51 PM
To: Chuck Huckelberry
Subject: FW: River Center Library
Attachments: IMG_11141.jpg; IMG9511151.jpg; IMG_11161.jpg; IMG9511211.jpg; IMG_11241.jpg

Worse than we thought initially.

From: Melinda Cervantes
Sent: Thursday, August 13, 2015 4:12 PM
To: Hank Atha
Subject: FW: River Center Library

Hank – I'm checking to see when my staff reported the leak to FM, but from my read it appears that the Property Managers and Harvest Restaurant owners were aware yesterday afternoon. The damage is worse than we originally understood, carpet and ceiling tiles in the meeting room and possible damage to the men's restroom. No firm timeline for repairs, but FM has been onsite today and will provide an estimate when they have more information.

Don't forget to provide me with your home email so I can keep you up to date on stuff like this!!! 😊

-melinda

From: Michael Kirk
Sent: Thursday, August 13, 2015 4:00 PM
To: Tom Burke <Tom.Burke@pima.gov>; Melinda Cervantes <Melinda.Cervantes@pima.gov>
Subject: FW: River Center Library

FYI

Michael L. Kirk, FMP
Director
Pima County Facilities Management
520-724-3703

From: Melissa Loeschen
Sent: Thursday, August 13, 2015 3:58 PM
To: 'esheehan@evgre.com'
Cc: Helene Woodhams; Dianna Thor; Jere Voigt; Karyn Prechtel; Robin Samitz; George Cordova; Gary Campbell; Tony Cisneros; Michael Kirk; Lisa Josker
Subject: FW: River Center Library

Please see the attached photos and description below from George, our Plumbing Supervisor, regarding the two water leaks in the ceiling of the River Center library. I have been informed by our plumber David that there are buckets under

both leaks and the meeting room carpet and a few meeting room ceiling tiles are wet. Can you please provide one fan to help dry the meeting room carpet which is new? Since the restroom has a hard ceiling, the water was running down a register. I understand that Harvest has shut off their water.

11141-black pipe with rag around leak. This pipe is from a floor drain of the soda line.

11151-wet plywood above the men's restroom ceiling

11161-wet area above meeting room

1211-back flow preventer that is leaking

11241-soda lines, one of which is leaking

Please advise when Abacus and the soda company will make their respective repairs.

Melissa Loeschen
Program Manager – Senior
Pima County Facilities Management Department
150 W. Congress, 3rd Floor
Tucson, AZ 85701
Phone: 520-724-8230
Fax: 520-724-3900

From: George Cordova
Sent: Thursday, August 13, 2015 3:02 PM
To: Melissa Loeschen
Cc: Tony Cisneros; Al Borquez
Subject: River Center Library

The problem which was causing the water leak was the backflow preventer and a soda line in the restaurant.

- 1) Backflow preventer in 3rd picture is leaking and needs to be repaired.
- 2) Secondly, the drain line for the backflow preventer relief port is pitched to the side and allowing water to run onto floor which is making its way down into the library.
- 3) One of the soda lines is leaking all over the floor
- 4) Abacus Plumbing will make the necessary repairs, which will stop the leak.
- 5) We will have some residual water dripping until it dries up in the ceiling above the restroom and the conference room.
- 6) I don't know who tried to slow the leak down in the first picture, but it didn't work.

Here is the attachment email from the librarian.

Rudy and David, from Pima County's plumbing shop, met with a representative from Abacus Plumbing (hired by Evergreen Management) to investigate the source of the leaks.

They agree that there appear to be two leaks, one from a leaky Coca Cola line, the other from a back flow prevention line.

Harvest Restaurant will be responsible for repairing the leaks. I don't know the time frame yet.

Helene

From: 5203497380@vzwpix.com [<mailto:5203497380@vzwpix.com>]

Sent: Thursday, August 13, 2015 2:13 PM

To: George Cordova

Subject: Fwd: