City Council
Work Session Agenda
August 8, 2011

Discussion Items:

1. Research and Development Plan for Creation of Outdoor Skating Opportunities

   Memorandum from Douglas E. Osborne Jr., Administrative and Policy Intern, August 3, 2011

2. Application for an EPF Historic Property Preservation and Planning Program Grant to Partially Fund Repairs to Flower Memorial Library

   Memorandum from Kenneth A. Mix, Planning and Community Development Coordinator, August 2, 2011

3. Lease Agreement, State Street Parking Lot

   Memorandum from City Manager Mary M. Corriveau, August 3, 2011

4. Eddy Street

   Memorandum from City Engineer Kurt W. Hauk, August 3, 2011

5. Snow Dump Platform Reconstruction Project

   Memorandum from City Engineer Kurt W. Hauk, August 1, 2011

6. Infrared Roof Moisture Survey, Municipal Ice Arena

   Report by ROOF SCAN, July 22, 2011

Communications:

1. Letter from Erika Flint, Executive Director of the Watertown Urban Mission

August 3, 2011

To: The Honorable Mayor and City Council

From: Douglas E. Osborne Jr., Administrative and Policy Intern

Subject: Research and Development Plan for the Creation of Outdoor Skating Opportunities

Attached for City Council review is a brief report regarding a research and development plan for the creation of outdoor skating opportunities as stated in the 2011-12 Budget as one of the City Council's goals and objectives.

In past decades neighborhood ice rinks served as a valued source of recreation and enjoyment for the community during the winter season and were well utilized throughout the city. Two of the longest lasting neighborhood rinks resided at both Knickerbocker School and North Elementary. However, in more recent years the rinks have become either abandoned or under-utilized and therefore phased out all together. There have also been attempts by the city to create new opportunities for outdoor ice skating by redirecting the activity towards Thompson Park but with little avail. One of locations at the park was inside the park pavilion and the other on a grassy flat area behind the park pool both of which were relatively unsuccessful in terms of utilization.

The unsuccessful nature of these outdoor rinks can be attributed to several pending factors: location, inclement weather, a shift in demographics and sentiment, as well as awareness and mobilization.

Although some of these factors such as uncooperative weather and demographic changes are outside the city's influence, it can however decide on a prime location that is both visible and desirable for outdoor skating and reverse the trend of underutilization. With ice time being scarce in the ice arena, and no outdoor rink currently available during the winter season, it would be both appropriate and advantageous to create a temporary or year around outdoor rink to compensate lost or inadequate ice time for those who want it, need it, or for those who just prefer skating outdoors.

Location:

Location is key in reversing underutilization. If the location decided upon is visible and accessible it has the potential to market itself by creating awareness to the facility thus mobilizing and encouraging usage. There have been several locations of interest conveyed by both council and community members, all of which have positive aspects but contain negative components as well.

1. THOMPSON PARK

Thompson Park has been a mark of interest to many as a potential location for an outdoor ice rink and has served as one in the past. With its vast acreage and wide open spaces there are many opportunities available to facilitate an outdoor ice rink.

As stated before, Thompson Park has been designated in the past to facilitate outdoor skating but with little avail. The park is generally desolate during winter months and has not served outdoor skating particularly well. However, if this location were to be decided upon it would entail a community event or extensive advertising to mobilize people to utilize such a rink.

2. JB WISE PARKING LOT

There has been much interest from various community members to potentially block off part of the JB Wise parking lot and create an outdoor ice rink. Positive aspects would include its proximity to downtown Watertown and downtown businesses. However, a rink placed there would be hidden by buildings from the actual sight of those ice skating and would more likely be seen by those driving on the Black River Parkway. Another issue of concern would be the number of parking spaces the rink would occupy, therefore reducing parking availability.

3. ALEX T. DUFFY FAIRGROUNDS

The fairgrounds has been the nexus of extensive activity over the years ranging from a venue for various musical acts, sports, ice skating, skate boarding and countless other activities. Because of its location, the amount of activities that it facilitates year around, and its proximity to the ice arena it would be advantageous to facilitate an outdoor arena somewhere around the vicinity. An outdoor rink at the fairgrounds would provide an alternative to the community and compensation for less than adequate ice time that so often occurs at the arena. One of the biggest challenges would be choosing an appropriate area around the fairgrounds that could both be visible, accessible, and easily maintained.

Ice Options:

There are a few ice options to choose from. given the criteria expressed by council, it is to be low maintenance, cost effective, and pleasurable for the ice skater. These options include the standard flood and freeze that has been a practice in the past, a "Back Yard Ice Rink," and Synthetic Ice. The latter two will be briefly described and accompanied by an attached FAQ sheet for the City Council to review.

1. **"BACKYARD ICE RINK"**

The backyard ice rink entails a moderately fair deal of construction and maintenance because it deals with constructing a wood frame with a liner that holds the ice. It has potential to be cost effective in the short term but in the long term could require costly maintenance. Info on this option is attached to the report.

2. **SYNTHETIC ICE**

Synthetic Ice has come a long way over the years and has been developed to withstand rain, sleet, snow, hot and cold temperatures so that it can be used all year around. This option does not require a lot of maintenance or cleaning but initial cost is high. Because it does not require much maintenance it essentially pays for itself in the end and lasts for a long period of time. Further information is attached to this report.

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Frequently Asked Questions

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"Backyard Ice Rink Secrets and How To" eBook plus

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all for one low price
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Distributor

QUESTION #1 Are there any duties or extra fees?

ANSWER #1 The only extra cost is the shipping to your destination which is commonly described as F.O.B. This acronym stands for Freight on Board. It means you pay the freight to your destination from our warehouse. If you are located in the U.S.A. there are no extra fees as the goods fall under the agreement Section 321 stating all packages under 200.00 u.s. will be allowed to clear customs duty free. If you have an expensive rink costing more than the allowable 200.00 u.s. funds we will split your order into hardware box and liner box taking advantage of Section 321 allowing you the opportunity receive your rink with no extra charges. Remember the exchange rate for our U.S. customers has been helpful in off setting the shipping cost. At this juncture as I type in 2009 it appears to have become close to par with the advantage going to our U.S. friends.

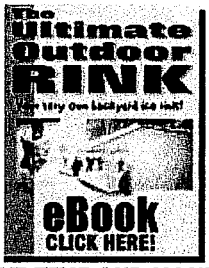
QUESTION #2 How do I know if you will still be shipping next year and that I can get what I need on a yearly basis.

ANSWER #2 We have been in the backyard ice rink business since 1992 and plan to be of service to our customers for many many years to come. We take our job of supplying you with your ice rink needs seriously. The feather in our cap is when neighbours and friends recommend us to other neighbours and friends.

QUESTION #3 What size wood do I buy?

ANSWER #3 This is the trickiest question to answer because there are several variables. Lets start by saying that you should use a 2" x ? The reason there is a question mark is because we don't know the lay of your land so to speak. If you have a 5" drop from corner to corner or side to side then you would need at least an 8" wide board or more. The reason 8" or more is needed is because you would have 5" of drop and at least 2" of ice and you would need some board to shoot the puck off of and after all is said and done a 2"x 8" is actually only 7 1/2" wide anyways and that leaves you with a mere 1/2" . A 2" x 10" is actually the better choice of frame material on the lowest side with this as your scenario. You may not need 2" x 10" 's all the way around your perimeter and using a 2" x 8" on the high side may be an option.

We ship the J-brace in quantities based on using full length lumber



12' pieces.

Your wood frame available at your local lumber or Do it Yourself Center (wood not included in our ice rink kit) This is the backyard rink that is logical and affordable.

QUESTION #4 Why do I have to check my level before I start do build my rink?

ANSWER #4 This is, as described very important. The reason it is so.....you want to get started with the most likely chance of success. This is why we stress checking your level. If you were to ***ASSUME*** your site is level and make the mistake of confusing the words **flat** and **level** the likely scenario would be as follows. You assemble your frame and lay your liner and your boards are carefully selected as 2" x 8" 's. They are a reasonable price and fit your budget well. You start to fill your frame with water and several hours later you notice that one end/side is collecting all the water and eventually the water is pouring over the frame in that area and the liner at the other end is still bare. Guess what? You are stuck!! You can't push or pull or force the ice or water up hill. It just doesn't work that way. Now picture a wider frame that will contain the water and as the water fills the lowest area it starts to spread out across the rink bottom gradually filling in the rest of bare liner area. CHECK YOUR LEVEL!!! We supply a level in our kits but to get a start on things get down to your local hardware store and pick one up for 4 bucks. Ask them how to use it if you are not sure. The cord/kite string MUST BE TIGHT FROM STAKE TO STAKE or your bubble read on your line level will be inaccurate. We say cord because generally a light string will break as you are tightening it up previous to your placement of line level. See Question # 12 for "How do I check my level?"

QUESTION #5 When should I start my rink?

ANSWER #5 Different regions dictate different calendar start times. The general weather start times are the same. After your grass has gone into the dormant stage, the leaves have fallen, you've had a light snow and melt, there is frost on your car windows in the morning. These are all indications of a time to start to check your rink sizing and your site. CHECKING to see how level your site is can be done sooner and as early as midsummer. After all you will need time to make ajustments to your land and site, but if this important step hasn't been done DO IT. Do not omit this step from your plans. See QUESTION #4

QUESTION #6 What color is your liner and what is its thickness?

ANSWER #6 We stock 6 mil white rink poly. It is U.V. protected and has a very high cold crack rating. You can not abuse it and drag it across the floor and walk all over it etc. Some care should

be taken. After all the reason for having a one piece liner is to contain your water and having a puncture or tear would defeat the purpose and cause you much aggravation. Remember that you will be positioning this liner next to or within fractions of inches to skates and pucks and shovels and snow blowers and we suggest you replace your liner on a yearly basis. Picture your self trying to roll up or fold a 40 x 62 liner or bigger, in the spring that has accumulated a few worms some water and leaves. Now fold it up neatly and in a smallish size to store safely for 9 months of the summer and remove it in the fall to again assemble. Frankly, its a roll of the dice ***if not stored safely*** for the possibility to have a liner that is puncture or tear free for your second season. If you want to virtually guarantee at least getting to the off season with a liner that is pristine(puncture/tear free) then consider our Liner Protection System (L.P.S.)You decide what is best for you.

QUESTION #7 How do I figure out my wood costs?

ANSWER #7 Take your measurements of your width and multiply by 2 and take your length and multiply by 2. This gives you your total running length in lumber. Your local lumber depot will then give you the cost per running foot or per board but you must know the width of your board...eg. 2x8 or 2x10 or 2x12 or plywood, for this info. The standing width now is your other consideration which is arrived at by question and answer #3 and #4 previous in this section.

QUESTION #8 What if my yard is a different size than the rink kits you supply.

ANSWER #8 Choose the closest kit in size to your yard/site size. The rink kit can be made smaller but not bigger than the liner that is included. Remember you are buying the frame wood and so you can make it any size you want, up to the "as indicated" kit size.

QUESTION # 9 Does this rink with liner kill the grass?

ANSWER #9 No!!! We will explain briefly. The grass is protected by the liner through out the winter and as long as you remove the liner in the spring with in 10-20 days of allowing your water to escape it will be in good shape. We have even kept the liner longer as it acts as a greenhouse and the grass is very green upon removal. Monitor this temporary greenhouse and remove when you feel comfortable.

QUESTION # 10 What do I do with the extra plastic liner that goes up and over the boards ?

ANSWER # 10 There are several options as follows. a) After the

water has frozen and turned to ice use a blade to slice off the extra poly at ice level around the entire perimeter.
b) use a dasher board of 1"x6" spruce or the like and paint it white to reflect the suns rays while sandwiching the liner in between. This extra board frame should be placed next to/sandwiching the plastic liner to the existing 2"x ?
c.) use our puck board roll (50' long) to sandwich the plastic poly liner between. It will reflect the heat of the sun and also protect your poly liner from damage by skates, snowblowers and shovels.It is part of our Liner Protection System (L.P.S.)

QUESTION # 11 How do I determine how many extra J-braces I will need if my site is unlevel ? This is always fun to explain !

ANSWER # 11 Your kit comes with 1 J-brace for every 12' of board. This is all you will need if you have a level site. A level site is considered level if it has no more than 3-4" of water/ice at its maximum. Most rink builders have somewhere between 6" and 10" of water/ice. The basic formula is.....You will require 1 extra J-Brace for every inch of water above **3"** on rinks up to 48' long. eg: **12"** of water on a 48' side **or** end would mean you need **9 extra** J-Braces for that side/end. Your kit comes with 3 for that 48' level side making your needs 12 braces to support the water weight from within your perimeter of. Approx. 1 J-Brace for every 3 1/2 feet. You will need the series 3 J-Brace as shown on the order form or in the tools of the trade section. Go to Order Form or Tools of the Trade links just previous and scroll down to view the brace and the application of it. There is a series 3 combo pack on our order page which is our best buy and includes 4 of each of the following...Series 3 J-Brace, spikes and 2" X 2" wooden stakes predrilled and cut.

One more example. (I always found in school there was never enough examples) You have a 36' rink end/side with 8" of water/ice. Every inch above 3" would mean you would need 5 extra J-Braces and you receive 2 in the kit (1 for every 12' with out needing one for the corners as they have corner brackets). Seven J-Braces would be needed for the 36' end giving you 1 J-Brace every 4'. For those following and using their muliplication here and its not adding up.....remember we aren t using one on the corners as their are corner brackets in place there.
Last point.....The deeper your water the closer your braces should be and as you get more shallow then you can space them out more. Hence the need for one every 12' on a level site with 3" or 4" of water/ice.

Question # 12. How do I find out my slope or level?

ANSWER #12 Picture your rink area in front of you. Hammer in a stake at least 8"into the ground. Do this twice...once at each end of your proposed rink area. Take a piece of solid twine (not cheap

chinese string)and tie it at one end to your stake and draw it across to your other stake. Tie it, but tightly....no sag after placement of your line level as you will not have an accurate reading. If your line level does not cause the string to sag check to see where the bubble sits. If it is not in the middle between the two lines of the level then you will need to ajust one end or the other where your string ties to the stake until this happens. Once your bubble reads in the middle then the difference between string height at one end vs. the other is your grade /slope. If your string at one end is 1" from the grass and the other end is 9" from the grass then you have an 8" drop and your board height needs to be at least 10" approx or more.

We are very proud of the information compiled on our site after 18 years and believe it to be unparalleled in the industry. Hope you like it and happy rink building.
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Frequently Asked Questions

- **What is Super-Glide®?**

  It's a high-tech plastic that you can skate on. Super-Glide® is a synthetic ice skating surface composed of specially engineered polymers that permit a skate blade to glide as smoothly as on real ice.

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- **How does Super-Glide® work?**

  Skating on ice means gliding on a thin layer of water as the blade's friction generates heat and melts the ice surface. Skating on Super-Glide® causes the same friction and heat, which releases lubricants chemically engineered into Super-Glide®. This sets Super-Glide® synthetic ice apart from all competitors. Older synthetic ice surfaces required silicone lubricants. When skate blades cut through the silicone and hit dry spots, skaters felt undesirable "chatter" that increased friction and made skating harder. Super-Glide®'s unique formula eliminates "chatter" and allows the blade to glide smoothly at all times.

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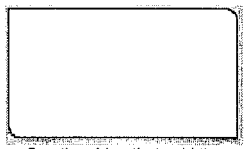
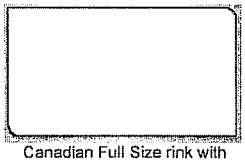
- **What is the Size and Thickness of Super-Glide®?**

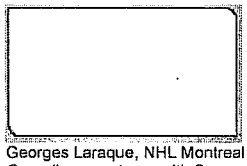
  Super-Glide® panels are available in two standard sizes. Super-Glide® Heavy-Duty panels measure 48" x 96" x 1/2" (122cm x 244cm x 1.27cm) and weigh approximately 80 lbs (36 kg) each. Super-Glide® Ultra panels measure 48" x 48" x 3/8" (122 cm x 122 cm x



See the video that sold the **Oprah Winfrey Show** on Super-Glide Ultra!



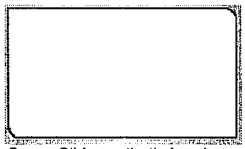
Canadian Full Size rink with Lines and Goal Creases



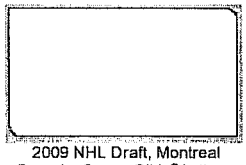
Georges Laraque, NHL Montreal Canadiens, partners with Super-Glide®

'My goal was to find the best synthetic ice surface for the Canadian people, I had no other motive. After extensive research and testing, I found that Super-Glide was the most advanced surface available. Now I promote Super-Glide so the Canadian people can have the very best surface to play hockey on.'

- Georges Laraque



Super-Glide synthetic ice skates like ice!



2009 NHL Draft, Montreal Canada, Super-Glide® is there

Successful Super-Glide Rink in Florida Mall Expands

Having experienced great success with his Ice Court Super-Glide synthetic ice rink in the Sarasota Mall, Victor Orlow has moved the rink to a larger space in the mall and enlarged its size to 32x56'. With this larger rink, Victor is excited to be able to offer hockey and figure skating training classes to the public at an affordable price! See the hockey player's video review below for his perspective on Super-Glide synthetic ice for hockey training. Congratulations on continued success ... More >

8/1/2011 12:50:00 PM

First Backyard Super-Glide Rink in Ontario

Dean Sprung, of Super-Glide Canada, recently sold the first backyard Super-Glide rink ever set up in Ontario, Canada! A family near Ajax, Ontario is enjoying year-round synthetic ice skating on their new 20' x 40' outdoor rink. The owner chose new Super-Glide Ultra synthetic ice panels for this rink, and built a wood deck using a double layer of plywood to create an inexpensive base for the installation. Looks great! Global Synthetic Ice - Anywhere, Anytime, Any Size!... More >

7/19/2011 6:41:00 PM

Super-Glide used in 2018 Munich Olympics Promotion

Exciting news from Niki Warchola, our distributor in Germany. Germany is making a bid to host the 2018 Winter Olympics in Munich! The video below is a film titled "The Festival of Friendship" scripted and directed by Jens Hoffmann of F24 Productions GmbH to contribute to that effort. That news is exciting in itself, but what was of particular interest to us here at Global Synthetic Ice is that our product, Super-Glide synthetic ice, is used in the movie! About half-way through the film, the g... More >

7/7/2011 1:04:00 PM

Canadian School Gets Super-Glide Classroom

After months of planning and fundraising, T.A. Norris Middle School has installed a 20' x 43' Super-Glide synthetic ice rink in an unused classroom at their school to allow their "hockey academy" to practice year-round. T.A. Norris is a school with about 280 5th through 8th grade students located in the scenic city of Peace River in Alberta, Canada. Georges Laraque, Former NHL star and president of Super-Glide Canada, was on-hand last Friday to help with the installation and meet with the schoo... More >

7/1/2011 11:00:00 AM

0.95 cm) and weigh approximately 33 lbs (14.96 kg) each. Heavy Duty panels are recommended for commercial installations. Ultra panels are lighter, reducing shipping costs and making installation easier. The smaller home panels can easily be installed by one person.

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- **How does Super-Glide® fit together?**

  Super-Glide® uses special "seamless technology" to control expansion and eliminate cracks during contraction. Patent-pending cut outs are engineered to withstand forces above 200,000 pounds, allowing any size surface to be built inside or outside in extreme temperatures. The system also has patent-pending tabs on the sides that eliminate vertical movement. This is the most advanced system to date.

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- **How easily is a Super-Glide® rink assembled?**

  Two people can easily assemble a home rink in a matter of hours. Panels require just a few minutes each to install on a properly prepared sub-surface..

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- **Can Super-Glide® be laid on grass?**

  Not directly, we have developed a sub-floor system for grassy areas. The sub-floor is laid first, followed by the Super-Glide® surface.

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- **How does a hockey puck react on a Super-Glide® surface?**

  A hockey puck will glide across the Super-Glide® surface just as fast as on ice.

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- **Can a Super-Glide® skating rink be damaged by frost or extreme sun exposure?**

  No. Super-Glide® is virtually unaffected by high and low temperatures and is UVA protected.

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- **Is a roof required over a Super-Glide® skating rink?**

  No roofing is needed over a Super-Glide® rink, but a roof does prevent contaminants from falling on the skating surface. Excessive surface dirt slows the skate blade's glide.

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- **Is drying an outdoor Super-Glide® skating rink after rain necessary?**

  Super-Glide® is waterproof and can be skated on wet, if desired.

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- **How do you maintain the surface?**

  Super-Glide® is extremely durable. Other than keeping it clean, nothing really needs to be done.

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- **How do you clean the Super-Glide® surface?**

  Sweeping or vacuum-cleaning the surface after heavy use will suffice. Heavily polluted rinks can be cleaned with a non-bleach cleaners (Simple Green or Dawn) and then rinsed with water. Pressure washing restores the surface to new condition with slight scraches that do not affect the skater.

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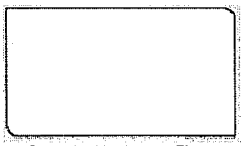
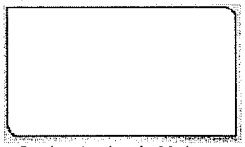


Great for Hockey or Figure Skating!



Outdoor hockey in 80 degree weather

- What is the life expectancy of the Super-Glide® surface?

  Each Super-Glide® panel is reversible for skating on both sides. With proper care, they can last well beyond 10 - 20 years.

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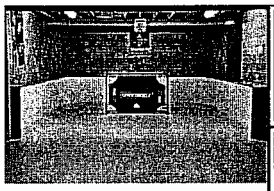

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Product & Pricing Info

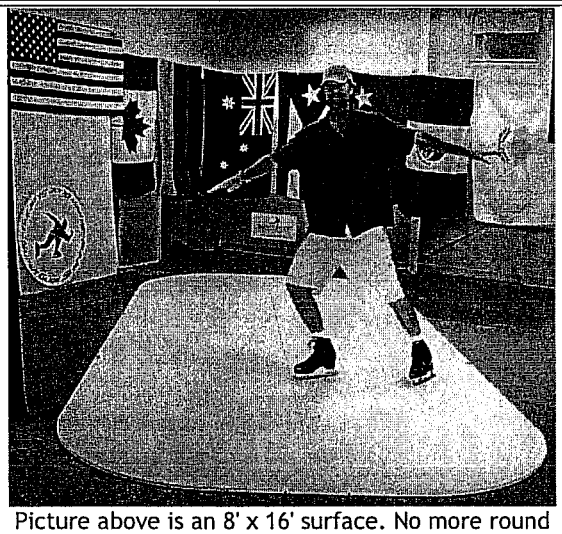
Synthetic Ice USA
Authorized Distributor

SUPER-GLIDE
skating facilities

Super-Glide 4' x 4' x 3/8" Ultra Ice

Starter Kit - 8' x 8' (4 panels) = $780 USD
$12.19 per sq ft
8' x 12' = $1,170 (6 panels)
8' x 16' = $1,560 (8 panels)
12' x 16' = $2,340 (12 panels)
16' x 16' = $3,120 (16 panels)
16' x 20' = $3,900 (20 panels)
20' x 20' = $4,875 (25 panels)
*Prices are USD and do not include shipping
Ask about our volume pricing

Super-Glide 8' x 4' Heavy Duty 1/2" Synthetic Ice
Email or call for pricing



Picture above is an 8' x 16' surface. No more round corners.
Our new 1/2" & 3/8" panels have square corners and use the new seamless technology with easy snap together panels!

Super-Glide Ultra Ice

Super-Glide® Ultimate is recommended for home applications, the panels are smaller and lighter for quick assembly by one person. Shipping costs are reduced and the smaller size simplifies delivery.

Super-Glide® Ultimate Ice is 4' x 4' x 3/8" strong, solid core for easy one man set-up. Advanced Patent pending assembly method. Same superior glide characteristics as Super-Glide® Heavy Duty - the highest ranking synthetic ice surface in the world. This advancement is possible through state-of-the-art, computer-controlled equipment capable of machining Super-Glide® to precision levels previously unknown in the synthetic ice industry.

Super-Glide Products

Super-Glide® 8' x 4' x 1/2" Heavy Duty (Commercial) Synthetic Ice
Super-Glide® 8' x 4' x 1/2" Heavy Duty Built-in Goalie Creases, Face-off Dots & Lines
Super-Glide® 4' x 4' x 3/8" Ultimate Ice
Super-Glide® 9' x 15' Goalie Training System
Super-Glide® 13.5' x 15' Goalie Training System
Super-Glide® 6' x 12' ALL-STAR Training System

Make any size skating area by adding 4' x 4' or 8' x 4' panels

Superior to Other Synthetic Ice Products

Our **NEW enhanced Super-Glide Ultimate Synthetic Ice** is 3/8" thick, 4' x 4' panels, 33 lbs each. Great for affordable home skating, designed to go together and stay together, sets up on any flat surface (cement, wood, thin carpet, etc.) indoor with new seamless technology.
Our Super-Glide Ultimate uses the Seamless Technology interlocking system, not the spline system.
Designed to reduce shipping costs and extremely easy to put together.
Special Price - $195.00 per 4' x 4' x 3/8" panel ($12.19 per sq ft)

When to use commercial surface?
For heavy-duty use, outdoor usage and goalie training.

Prices good in continental US
Prices good through 08/31/2011

Advanced Super-Glide Synthetic Ice

In April of 2008, a revolutionary breakthrough leads Super-Glide skating to their most desirable skating surface yet. **"Seamless Technology"** designed to control expansion and eliminates cracks during contraction, engineered to withstand forces over 200,000 lbs. allowing any size surface to be built inside or outside in extreme temperatures. Super-Glide has always been the leader in outside synthetic ice surfaces and with this new breakthrough, continues to provide the best surface technology has to offer.

New Super-Glide Synthetic Ice has an enhanced glide and priced to create a surface poised to replace real ice. Full size outdoor facilities are now available, the panels connect together with an advanced patent pending assembly using a seamless technology. It is portable and both sides can be skated on. Our new Super-Glide is the highest quality synthetic ice surface on the market at the most affordable price.

The half-inch thick panels are available in solid core commercial (8' x 4' x 1/2") size with a 10-year warrantee or Super-Glide Ultimate (4' x 4' x 3/8") solid core panels with a 5-year warrantee. The panels will be able to be skated on long after the warrantee period ends just like all our previous high quality surfaces. The lighter panels make installation easier and lower shipping costs. Super-Glide stands alone when it comes to technological advancements in the Synthetic Ice industry.

Enhanced 1/2" Super-Glide Commercial 8' x 4' panels
Highest Quality - Lowest Price

Super-Glide® Heavy Duty synthetic ice is recommended for public skating, hockey training, figure skating, and any commercial use installation.
Heavy Duty synthetic ice was specifically designed for large outdoor facilities. This design enabled Global Synthetic Ice to achieve recognition by creating the first successful full-size NHL outdoor synthetic ice rink and the 1st NHL synthetic ice rink with goalie creases, face-off dots and lines.

Heavy Duty is a solid core product using the Super-Glide® Ice Blue surface. The unique Ice Blue surface has a chemical composition designed to ensure lifetime lubrication, allowing thousands of hours of commercial use while still maintaining the highest skating quality.

Our 1/2" Heavy Duty is an excellent product for quick and easy set-up for skating shows, birthday parties, fundraisers, renting, etc.

For pricing email sales@SyntheticIceUSA.com
Please specify Full Name, State, Country.

*** NEW *** Super-Glide Home Goalie Training System

Practice Goalie skills at home. A surface you can use skates and practice with full equipment, a shooting pad is provided for a person to shoot the puck at the goalie from any distance and angle.
Front edges cut at 45-degree angle for tip shot practice.
Size: 9' x 15' x 1/2" **or** 13.5' x 15' x 1/2"
Call or email for current pricing

Marsha Blew

August 2, 2011

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning and Community Development Coordinator

Subject: Application for an EPF Historic Property Preservation and Planning Program grant to partially fund repairs to Flower Memorial Library

The City's 5-year Capital Budget includes $200,000 in FY 2012-13 for masonry restoration at Flower Memorial Library. The marble has become quite dark from grime accumulation and mortar joints are deteriorating, especially on the front steps, walk and fence.

The New York State Office of Parks, Recreation, and Historic Preservation is currently accepting applications for the Environmental Protection Fund's Property Preservation and Planning Program grant. Applications are due by September 1, 2011. Staff is seeking direction from City Council regarding making an application for the library. This year the award ceiling is $400,000—and requires a 25% local match.

The preliminary estimate in the FY2011-2012 budget is $200,000. This budget number should be increased to $250,000 to cover specification preparation and other costs associated with grant administration. This means the grant request would be for $187,500 and the City would be required to pay $62,500.

The *Grant Selection Criteria* is attached for review. These grants are highly competitive. The library has already received three such grants from this program. While there is no statutory limit on the number of grants that can be awarded to one property, this fact may be considered.

If the Council wishes to proceed with the application, an Authorizing Resolution will be prepared for the August 15th meeting.

HISTORIC PROPERTY PRESERVATION AND PLANNING

GRANT SELECTION CRITERIA

The Historic Property Preservation and Planning applications will be rated according to the following criteria. A successful proposal is not expected to meet all of these criteria.

- **Relative Financial Status** (up to 15 points) – based on poverty (by zip code, 0-10) and population density (by Minor Civil Division, 0-5) of the area impacted by the project
- **Program Impact** (up to 50 points) – Project will contribute to preservation of a significant historic property:
    - Subject property's level of significance (0-15)
    - Severity and/or immediacy of threat to the property (e.g., from negligence, development pressure, inappropriate treatment) (0-25)
    - Community Impact (0-10)
- **Planning** (up to 10 points) – Project demonstrates community support and is consistent with documented plans for the state, region, and community.
- **Project Emphasis** (up to 15 points) – Project addresses the Commissioner's priorities:
    - Historic property projects recommended by the regional economic development council or aligned with regional strategic priorities.
    - "Green" improvements that restore, improve and maintain historic properties and infrastructure and in doing so promote sustainability, increase energy conservation and/or efficiency and decrease long term maintenance and management costs.
    - Projects, including historic landscape and trail improvements, that enhance public attraction to and enjoyment of historic properties.
    - Projects that are undertaken by partner groups in State Historic Sites.
- **Reasonableness of cost** (up to 35 points) – Project planning, administrative structures and budget demonstrate fiscal prudence and readiness to proceed.

MAXIMUM POINTS 125

Additional Considerations:

- **Regional Assessment** (10 points for each region) – Project meets regional needs, by comparison with other Historic Preservation applications received within a region.
- **Statewide Assessment** (10 points) – Project addresses needs of the statewide historic preservation efforts, with special consideration to
    - the geographic distribution of other fundable projects in any given application cycle
    - the extent to which the project will maximize the use and accessibility of a facility
    - special engineering, environmental and historic preservation concerns or benefits
    - the past performance, if any, of the project sponsor on previous projects, including its compliance with Equal Employment Opportunity and Minority and Women-Owned Business Enterprise programs
- **Hudson River Valley Greenway Compact Community** (5% bonus)

August 4, 2011

To: The Honorable Mayor and City Council

From: Mary M. Corriveau, City Manager

Subject: Lease Agreement Expiration, State Street Parking Lot

On October 22, 2001, the City of Watertown entered into a Lease Agreement, a copy of which is attached, with Wilson Rusho and Terry MacAdam for the property located at 250-270 State Street. This is a highly utilized parking lot on lower state Street and before I contact Mr. Rusho and Mr. MacAdam regarding the expiring Lease, I wanted to discuss this matter with the City Council.

As shown on the attached map, the magenta area is the property leased by the City. Since entering into the Lease Agreement in 2001, the City has made lease hold improvements to the property, namely paving and stripping of the site. We have paid $19,000 in lease payments and $16,681 in tax reimbursements since 2001 under the terms of the Agreement, attached s a spreadsheet detailing the payments made. As the owners of the abutting property, Mr. Rusho and Mr. MacAdam reserved the right to designate up to ten (10) parking spaces on the premises for the exclusive use of the tenant's in the adjacent properties.

It is Staff's recommendation that we continue to offer this property as a public parking lot to support the businesses and tenants in the lower State Street area. If the City Council agrees, Staff will move forward with negotiating a new Lease Agreement.

250 State Street Parking Lot Lease Costs

	Rent	Attorney Fees	City Taxes	School Taxes	County Taxes	Total
FY 2011-12	$ -	$ -	$ 386.16	$ -	$ -	$ 386.16
FY 2010-11	1,900.00	-	400.02	514.88	358.72	$ 3,173.62
FY 2009-10	1,900.00	-	395.53	507.83	377.04	3,180.40
FY 2008-09 (1)	1,900.00	-	386.75	-	360.10	2,646.85
FY 2007-08	1,900.00	-	381.19	507.22	373.82	3,162.23
FY 2006-07	1,900.00	-	525.37	565.08	418.24	3,408.69
FY 2005-06	1,900.00	-	769.44	757.14	530.71	3,957.29
FY 2004-05	1,900.00	-	812.08	741.01	524.92	3,978.01
FY 2003-04	1,900.00	-	812.08	736.71	574.66	4,023.45
FY 2002-03	1,900.00	-	789.34	703.98	549.71	3,943.03
FY 2001-02	1,900.00	850.00	484.66	100.35	486.34	3,821.35
	$ 19,000.00	$ 850.00	$ 6,142.62	$ 5,134.20	$ 4,554.26	$ 35,681.08

(1) FY 2008-09 school taxes of $508.56 were not submitted for reimbursement

LEASE AGREEMENT

This Lease Agreement is being made and is intended to be effective as of Oct 22, 2001, between and among Wilson Rusho, 14 West Church Street, Adams, New York 13605 and Terry MacAdam, 22992 Spring Valley Drive, Watertown, New York 13601, collectively known as ("Lessor"), and the City of Watertown, New York ("Tenant"), with its principal offices located at 245 Washington Street, Watertown, New York 13601.

INTRODUCTION

WHEREAS, Lessor owns real property located on lower State Street in the City of Watertown, New York, particularly known as 250-270 State Street, Tax Parcel No. 1201119 ("the Premises"); and

WHEREAS, Tenant desires to lease the Premises from Lessor and Lessor is willing to lease the same to Tenant upon the terms and conditions of this Lease; and

WHEREAS, Tenant desires to establish a public parking lot in the City upon the Premises;

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated in this Lease Agreement, Lessor and Tenant agree as follows:

AGREEMENT

Section 1. Term of Lease

The term of this Lease shall be for the period from 10/22/, 2001 thru 10/21, 2011.

Section 2. Premises

2.1 Lessor leases to Tenant and Tenant leases from Lessor the Premises known as Tax Parcel No. 1201119 in the City of Watertown, being an automobile parking lot located on the south side of lower State Street, in the City of Watertown, New York, with an address of 250-270 State Street, Watertown, New York 13601. A survey and metes and bounds description of the Premises is attached as Exhibit "A".

2.2 With the exception of the rights reserved to the Lessor under this Lease Agreement, Lessor grants Tenant exclusive rights to use the premises as a public parking lot in its sole control and discretion and represents that no other person, partnership, firm, corporation or other entity shall be granted conflicting rights, licenses or privileges in the Premises.

Section 3. Tenant's Construction.

3.1 Tenant is given the right to construct the improvements to the Premises set forth in the attached Exhibit "B".

3.2 It shall be the obligation of the Tenant to design and build a paved, striped, and lit parking lot, and to make any necessary repairs to abutting sidewalks, at its sole expense. By this Lease Agreement, Lessor and Tenant mutually agree that the cost of the improvements set forth in Exhibit "B" are in the amount of Twenty

Eight Thousand Nine Hundred Twelve Dollars and Twenty Cents ($28,912.20), and that such amount shall hereafter be referred to as the "amortized expense."

3.3 All improvements to the Premises made by Tenant shall become the property of Lessor at the expiration of or at the termination of this Lease and shall remain with the Premises.

Section 4. Rent

4.1 For the term of this Lease, Tenant shall pay Lessor the annual rental amount of One Thousand Nine Hundred Dollars ($1,900.00), payable in advance by the 15th of September of the previous year.

4.2 In addition to the sum set forth above, Tenant shall pay to Lessor, as additional rent, Lessor's real property taxes for the Premises. All additional rent shall be paid within ten (10) business days of Tenant's receipt of a copy of Lessor's tax bills from Lessor. Tenant shall pay those taxes directly to the taxing entity, and provide proof of payment to Lessor. Tenant shall not be responsible for payment of interest or penalties if Lessor does not provide Tenant with at least ten (10) business days to pay those taxes before such charges are statutorily imposed.

4.3 In further consideration for this Lease, Lessor shall have the right to designate up to ten (10) parking spaces on the premises for exclusive use by Lessor's

tenants in adjacent properties. Tenant shall not, however, be obligated to enforce, in any way, Lessor's use or designation of those parking spaces.

4.4 As a one time fee, and in further consideration for this Lease, tenant shall reimburse Lessor an amount not to exceed $1,000.00 to cover Lessor's costs in entering into this Lease, and shall further prorate taxes to the date of signing this Lease.

Section 5 Lessor's use of premises

5.1 Lessor shall reserve an area for use of a dumpster on the Premises, and for such access as is necessary to empty and replace the dumpster. The location of the dumpster may be reasonably changed by Lessor to accommodate the change of seasons.

Section 6 Indemnification

6.1 Tenant hereby indemnifies and holds Lessor harmless from and against any and all liability for claims or injuries to persons or property caused or contributed to by Tenant, its agents and/or employees. This indemnification shall survive the termination or expiration of the term of this Lease.

6.2 Lessor hereby indemnifies and holds Tenant harmless from and against and from any and all liability for claims or injuries to persons or property caused or contributed to by Lessor, its agents and/or employees. This indemnification shall survive the termination or expiration of the term of this Lease.

Section 7. Repairs and Maintenance

7.1 For the term of this Lease, Tenant shall maintain the Premises, and repair the Premises, in all respects consistent with general accepted practices for parking lots of similar size and character. Tenant shall keep in good repair the Premises, including, but not limited to, its normal paving, and striping. Tenant's obligations shall include any and all repairs from the north side of the curb to the south side of the premises, including sidewalk repair.

Section 8 Assignability

8.1 This Lease shall not be assigned by Tenant without the written consent of Lessor, which consent shall not be unreasonably withheld. Lessor may, however, convey the premises to another, subject to the terms and conditions of this Lease Agreement.

Section 9 Termination

9.1 Lessor shall have the right to terminate this Lease upon ninety (90) days' written notice in the event of a default by Tenant in the performance of any of the terms and conditions of this Lease, including any default in payment of rent or additional rent. Prior to termination for default, Tenant must be given an opportunity to "cure" any defaults within sixty (60) days of the notice received from Lessor. Such right to "cure" is in addition to any of the other remedies available to Tenant.

9.2 In the event of a sale of the Premises by Lessor, or the Successor Lessor, Lessor may terminate the Lease upon Ninety (90) days' written notice, but only upon payment by Lessor to Tenant of a prorated portion of the "amortized expense" expended by Tenant in making improvements to the Premises. This amount shall be calculated by taking Tenant's original costs, known as the "amortized expense," and reducing those costs by the amount obtained by multiplying these costs by a fraction which has as its denominator Three Thousand Six Hundred Fifty (3,650) days, and as its numerator the number of days the lease has been in effect. Lessor shall not be permitted to terminate the lease due to a sale of the Premises without first paying this amount.

9.3 If payment of the amortized expense is not made on or before the termination date, then the term of the Lease shall be extended until payment is received. The formula for determining the prorated portion shall, in each instance, utilize the actual termination date for calculating the number of days the Lease has been in effect.

IN WITNESS WHEREOF, Lessor and Tenant have caused this Lease to

be executed by authorized agents to be effective as of the date stated herein.

TENANT: The City of Watertown, New York

By _____

LESSOR: _____
Terry MacAdam

_____
Wilson Rusho

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York and further described as follows:

BEGINNING at a chisel mark set in the southerly street margin of State Street, said point of beginning is situate S. 60° 10' E. a distance of 32.00 feet from the intersection of the southerly street margin of State Street and the easterly street margin of Armstrong Place; thence S. 60° 10' E. along the southerly street margin of State Street a distance of 141.62 feet to a chisel mark set; thence S. 27° 25' W. a distance of 170.64 feet to an iron pipe set; thence N. 63° 25' W. a distance of 94.00 feet to an iron pipe set; thence S. 55° 05' W. a distance of 30.56 feet to an iron pipe set; thence N. 53° 25' W. a distance of 31.67 feet to an iron pipe set; thence N. 26° 50' E. a distance of 200.00 feet to the point of beginning, containing 0.59 acres of land more or less.

BEING THE SAME PREMISES conveyed by Marine Midland Bank (formerly Marine Midland Bank-Northern) to Michael A. Chiappone by deed dated August 10, 1978 and recorded in the Jefferson County Clerk's Office August 10, 1978 in Liber 892 of Deeds at Page 896.

SCHEDULE "B"

ARMSTRONG PLACE PARKING LOT MATERIAL COST

DATE 25-Sep-01

THIS PRELIMINARY ESTIMATE IS FOR THE MATERIAL COST BASED ON ESTIMATED QUANTITIES TO BUILD A PARKING LOT ON THE VACANT LOTS AT STATE ST. AND ARMSTONG PLACE.

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
3.03.00	Backfill - Storm	111	CY	$5.75	$638.25
3.12.12	12" HDPE Storm Sewer	250	LF	$3.50	$875.00
3.60.00	2' x 4' Concrete Drainage Structure	20	VF	$95.00	$1,900.00
3.61.00	2' x 4' Frame & Grate	4	EA	$450.00	$1,800.00

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.14.00	Top Soil & Seeding / Restoration	333.33	TN	$15.00	$4,999.95
1.14.01	Landscaping - Tree	6	EA	$350.00	$2,100.00
1.80.01	Street lighting	1.00	EA	$2,000.00	$2,000.00
5.02.00	Street Foundation	600	CY	$5.75	$3,450.00
5.04.01	Geotextile Road Fabric	1500	SY	$1.10	$1,650.00
5.09.01	Concrete Curbing	300	LF	$15.00	$4,500.00
5.10.06	Asphalt Conc. Binder Type - 3	527	TN	$21.00	$11,067.00
5.11.02	Pavement Markings - Delineation	2500	LF	$0.20	$500.00
	Pavement Markings - Characters, etc.	32	SF	$1.00	$32.00
1.06.05	5" Reinforced Concrete Sidewalk	500	SF	$6.79	$3,395.00
1.06.06	6" Reinforced Concrete Sidewalk	240	SF	$7.33	$1,759.20

TOTAL	$40,666.40

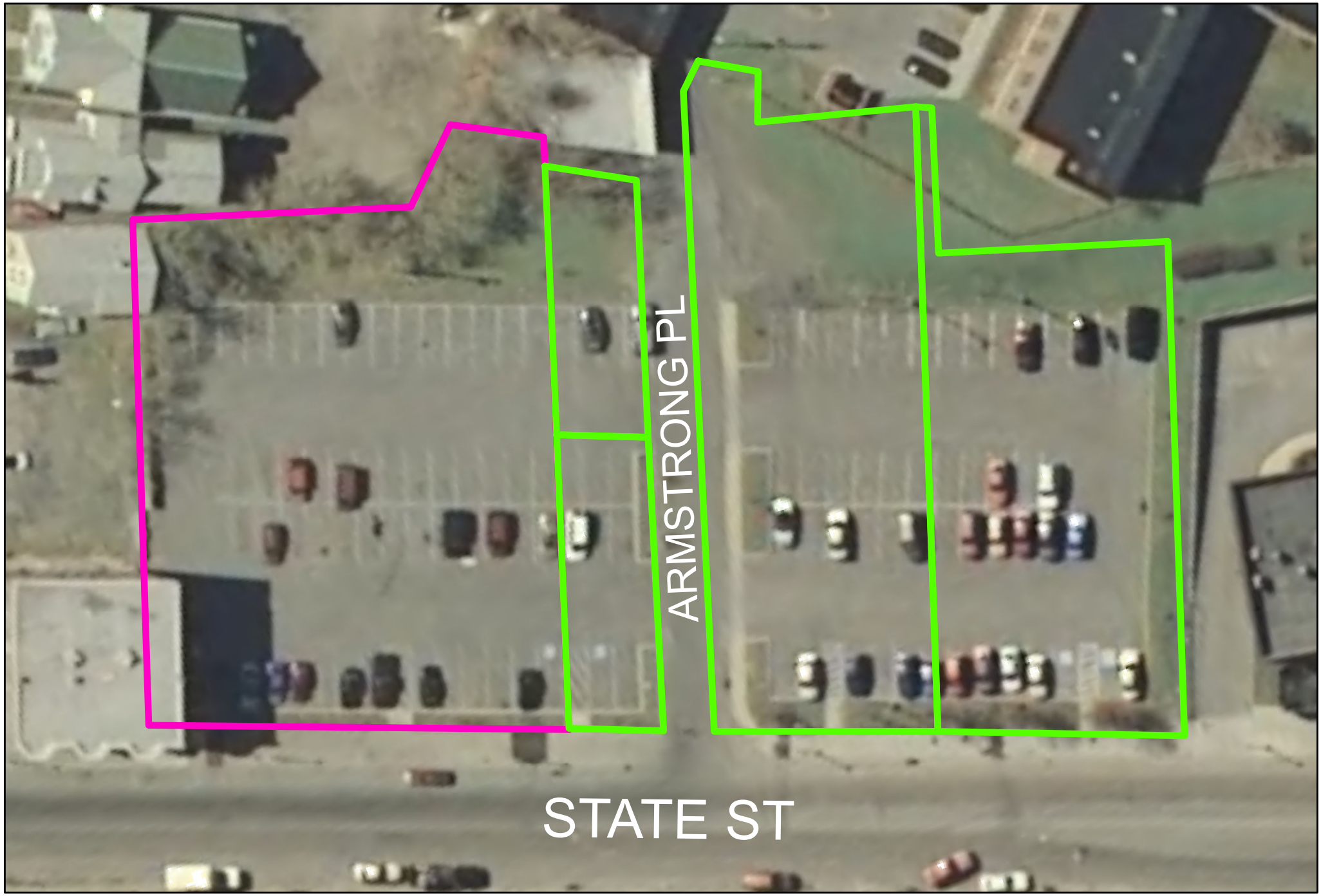
COST BREAK DOWN

A. CITY'S ITEMS

SIDEWALKS	$5,154.20
TREE PLANTING	$2,100.00
TOTAL	

B. OTHER ITEMS

STORM SEWER	$5,213.25
PARKING LOT	$28,198.95
TOTAL	$33,412.20
Less curbing (5.09.01)	$ 4,500.00
Amortized Expense	$28,912.20


ARMSTRONG PL
STATE ST
N
0
25
50
100 Feet
Leased Parking Lot
City-Owned

CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

August 3, 2011

TO: Mary Corriveau, City Manager

FROM: Kurt Hauk, City Engineer

SUBJECT: Status of Eddy Street

There has been some question recently about the status of Eddy Street for the purposes of street repair and utility services. The Engineering Department files list Eddy Street as a private street that was not accepted by the City.

There are also two license agreements for the two properties that are addressed on Eddy Street. The agreements are from 1968 and 1982. The agreements allowed the property owners to install water and sewer at their cost. It also allowed for the use of the infrastructure to all abutting property owners should the City ever accept Eddy Street. The 1968 agreement also has a provision stating that if the City installed a sewer on Eddy Street, the City would agree to accept the street.

While the exact ownership of the private street is undetermined at this time, it is determined that this remains a private street.

Cc. Gene Hayes, Superintendent of Public Works
Ken Mix, Planning and Community Development Coordinator

CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

August 1, 2011

TO: Mary Corriveau, City Manager

FROM: Kurt Hauk, City Engineer

SUBJECT: Snow Dump Platform Reconstruction Project

The DPW snow dumping platform incurred significant damage in May 2011. This is attributable to both the age of the structure and the significant rainfall which combined to cause a slope failure at the dumping chute.

The site has been used for a snow dump area since the 1940's. DPW last performed repairs to the facility approximately 20 years ago.

The proposed reconstruction will remove and replace the concrete platform and chute. The foundation will be a combination of existing concrete, existing bedrock and steel piling. The construction will require a permit from the NYSDEC and the U.S. Army Corps of Engineers. Council will need to perform the SEQR review prior to submission. A permit may be required from the NY Dept. of State depending on the approval timing of our LWRP. There are no permitting requirements for the continued use of the site as a snow dump location.

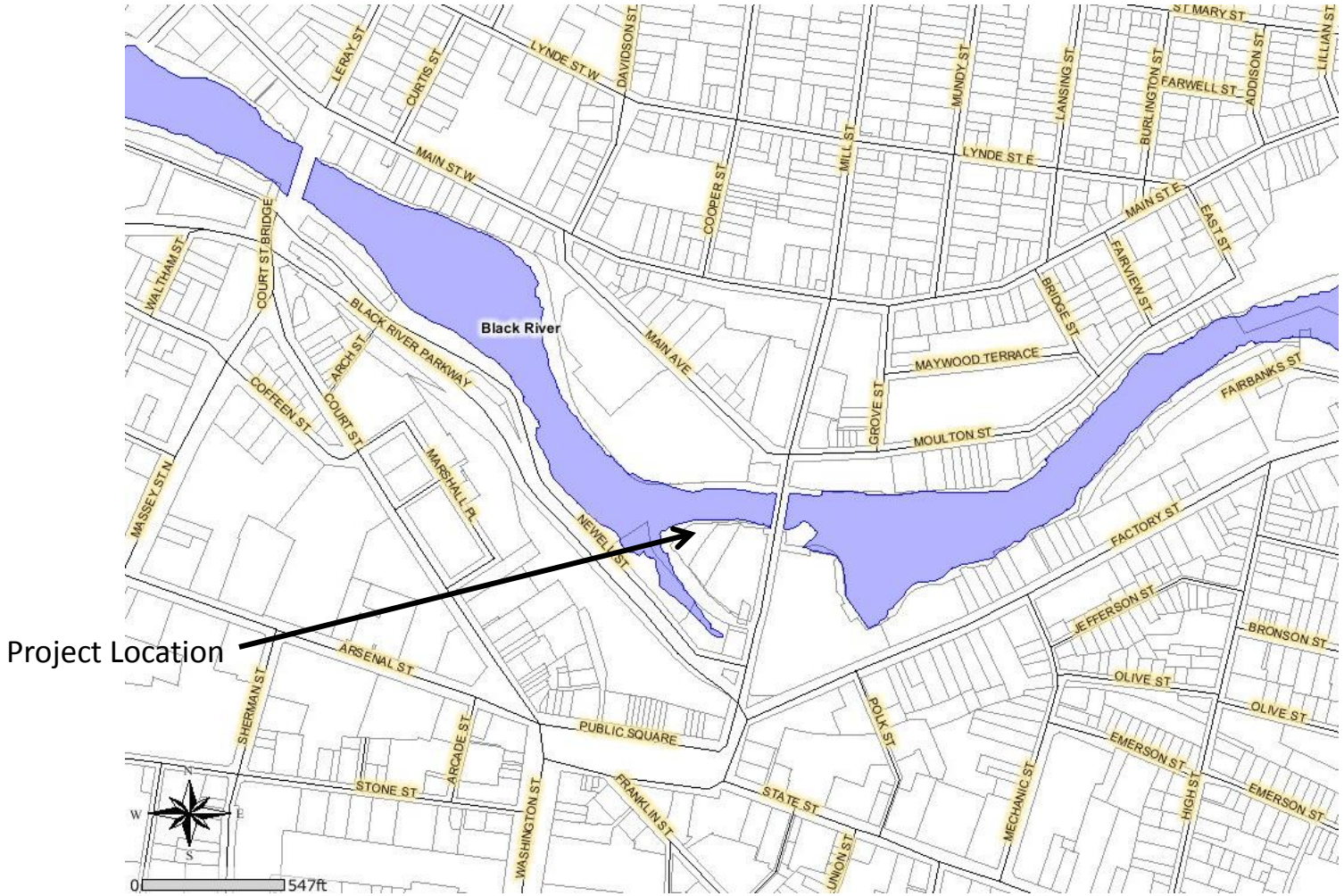
The pre-design project estimate is $85,000-$100,000. This will be refined as the design progresses, but is sufficient for budgeting purposes.

The project schedule will be greatly determined by the timing of the permit approvals. Permits will be submitted when the design is approximately 80% complete. Approval of permits traditionally takes a relatively long period of time. A good example was the permit for the Water Plant Dosing Station Dam. The USACoE permit approval for that project took about four months. Knowing that precludes replacement prior to this year's snow removal season. The proposed timeline would be to have the project out to bid in May 2012 so that the bids could be approved in the beginning of July for the start of FY 12-13. The contract would have a required completion by the end of October 2012.

DPW is evaluating possible changes to the operations at the snow dump site so that they can bridge the gap for this season and resume normal operations the following year when the new platform is in place. They are evaluating the possible limitation of permit holders to certain hours of operation as well as utilizing a second less optimal platform located at the same site. Permit holders will be notified when the proposed changes are finalized.

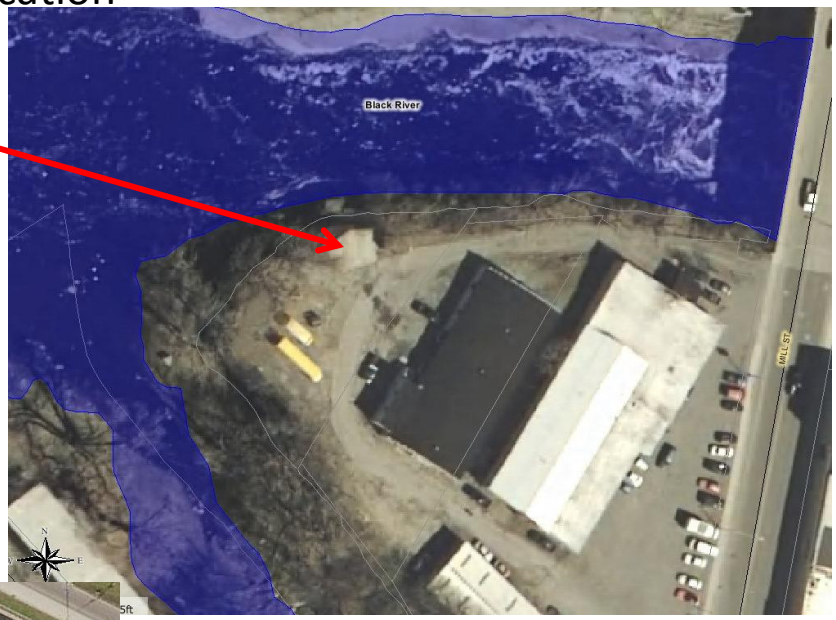
Cc. Jim Mills, City Comptroller
Gene Hayes, Superintendent of Public Works
Ken Mix, Planning and Community Development Coordinator

City of Watertown Snow Dump Platform Replacement
Project Location



City of Watertown Snow Dump Platform Replacement
Site Location

Dump Platform



Chute

City of Watertown Snow Dump Platform Replacement
Current Condition

Failure of Concrete Chute

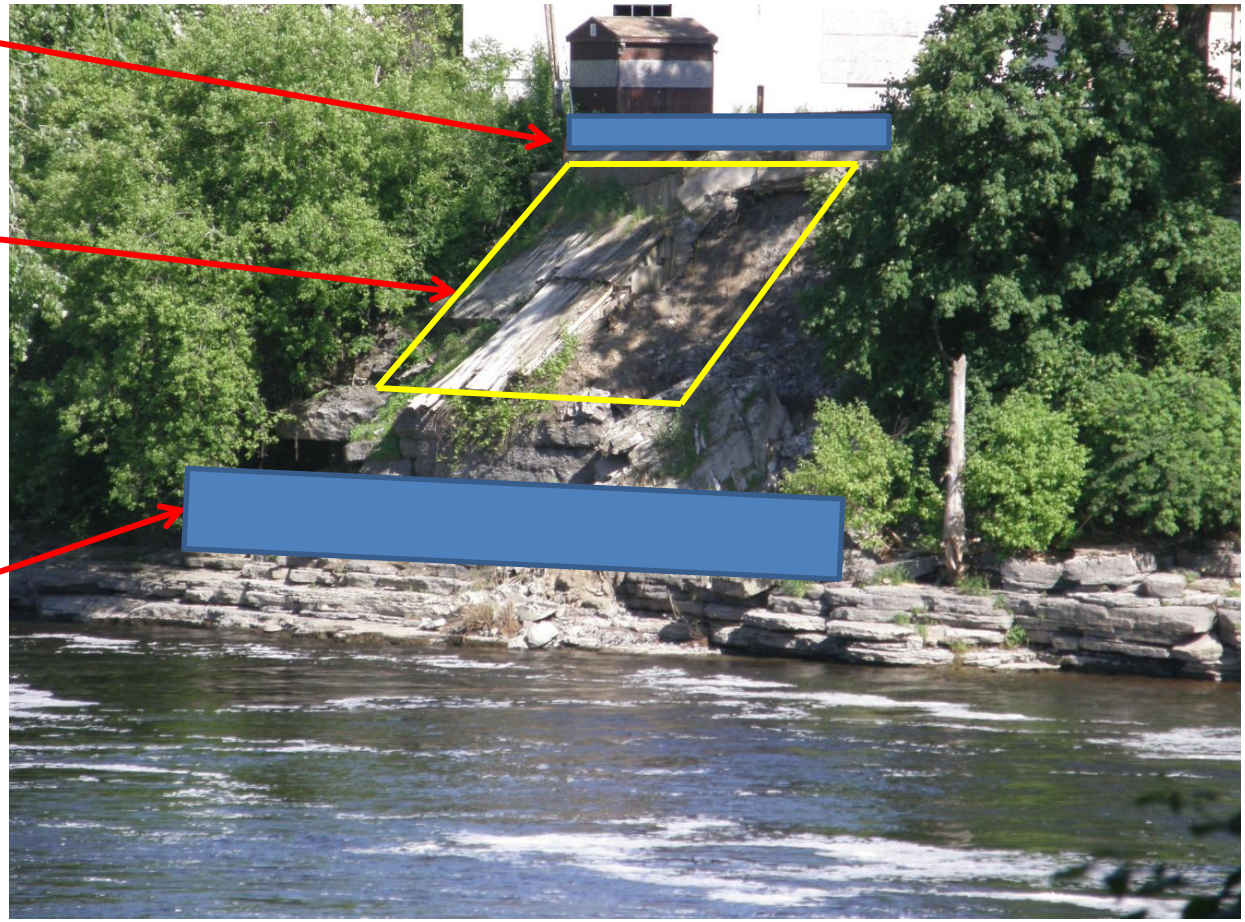
Area of Proposed Concrete Scour Repair

City of Watertown Snow Dump Platform Replacement
Proposed Replacement

Proposed Concrete Dump Platform Replacement:

Proposed Concrete Chute Replacement:

Area of Proposed Concrete Scour Repair: 25 CY
Approx. 3’ (w) x 5’ (h) x 45’ (l)



INFRARED
ROOF MOISTURE SURVEY

MUNICIPAL ICE ARENA
600 WILLIAM T. FIELD DRIVE
WATERTOWN, NY

Date:

July 14, 2011

Prepared For:

City of Watertown
245 Washington Street
Watertown, NY 13601

Prepared By:

ROOF SCAN
22 Neilson Avenue
Stillwater, New York 12170

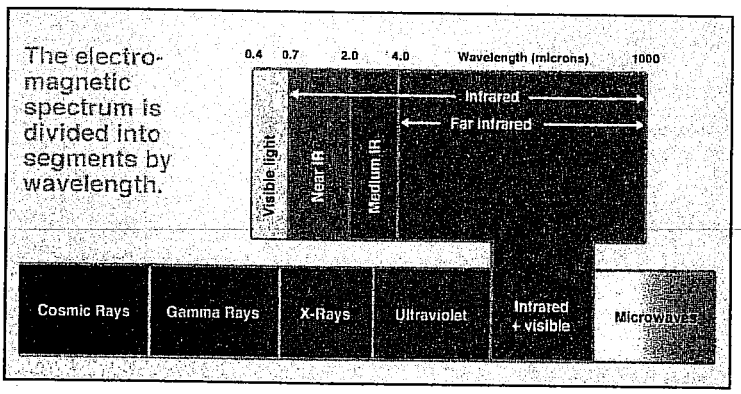
(518) 273-2295 or (518) 664-9649

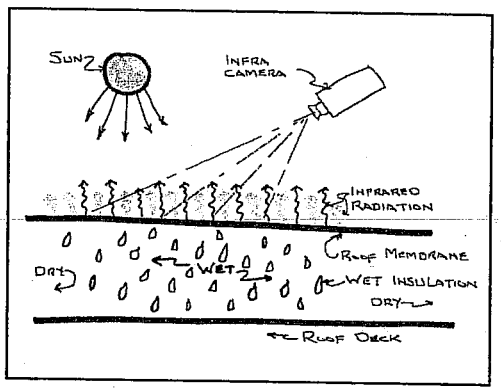
Table of Contents

OPERATING PRINCIPALS OF MOISTURE DETECTION EQUIPMENT

Infrared Scanner;

The infrared camera locates moisture by detecting temperature differentials found on the roof surface. On warm sunny days the roof is heated by the sun. Areas with wet insulation absorb more solar energy than dry areas. At night the dry areas cool quickly because they are poor conductors while the wet areas retain heat for a longer time period. The wet or hot areas emit "electromagnetic energy" (heat) which is detected by the infrared camera and displayed visually on an LCD screen. During a survey the camera operator pans the entire roof area so that even very small wet areas can be detected. Atmospheric and site conditions have a great influence on the accuracy of the survey.

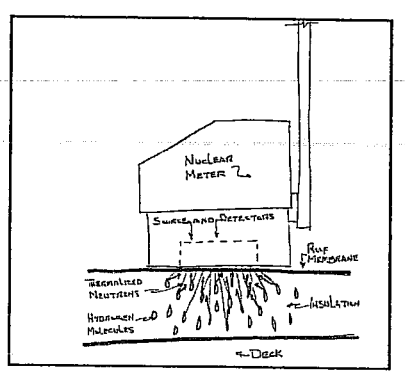




Nuclear Moisture Detector;

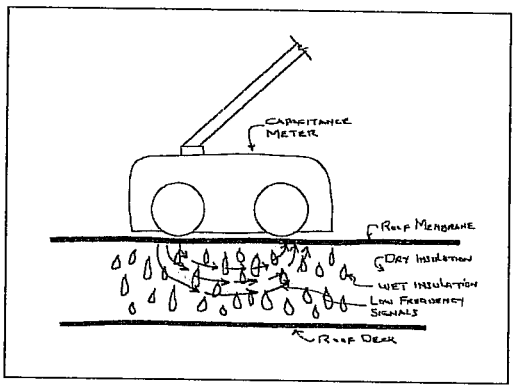
Contradictory to its name, the moisture detector does not directly measure or detect moisture. The instrument locates moisture by seeking out hydrogen atoms. Hydrogen atoms are present in all organic materials and are most abundant in water.

A radioactive source of Americium 241:Beryllium is encapsulated and sealed within the instrument. When the instrument is activated, fast neutrons are produced by exposing the Americium to the Beryllium. The fast neutrons collide with hydrogen atoms and are "thermalized" or slowed down. The meter measures the rate of collision for a pre set time period and displays the count on a digital periodic rate meter. Since all hydrogen bearing materials contribute to the count rate, the meter must be calibrated for each roof to obtain absolute moisture readings and to keep operator interpretation to a minimum.



Capacitance Moisture Detector;

The capacitance meter detects dielectric changes in the roof. The meter transmits low frequency signals thru the roof covering into the insulation. Moisture within the insulation causes an increase in electrical conductance. The meter locates moisture by reading the changes in the electrical conductance.



Galvanic Moisture Detector;

The Galvanic Moisture Detector was designed to test the moisture content of various building materials including roof insulation. The meter measures electrical conductivity, therefore, the moisture content of the material increases as the reading increases. Readings obtained with the meter are a qualitative indication of the moisture content. Two small holes about 1/16" in diameter are made in the roof system so that the ends of the electrode pins can be inserted into the insulation. The meter will detect and isolate moisture at any given level in the system.

MOISTURE SURVEY PROCEDURES

The following procedures were used to conduct this moisture survey:

1. The roof was scanned with two Infrared Cameras. The moisture contours of all identifiable wet areas were marked on the roof surface with orange spray paint.

2. A roof plan was drawn to scale showing all roof top equipment and the locations and contours of all moisture laden insulation.

3. Thermograms were taken at selected anomalies.

4. As a final verification of the moisture testing, core samples were taken to verify the conditions and to determine the exact roof construction.

5. This report defines; the roof construction and the condition of the roof system.

6. The completed survey includes; two bound written reports and two color CAD drawings.

MOISTURE SURVEY

SCOPE OF SURVEY:

The intent of the survey was to document the location and extent of moisture intrusion into the roof system

EXISTING ROOF CONSTRUCTION:

- WHITE ELASTOMERIC ROOF COATING
- 1" TO 1½" THICK SPRAYED IN PLACE URETHANE FOAM INSULATION
- CORRUGATED STRUCTURAL METAL DECK

ANOMALIES:

The roof system was scanned with an Infrared Camera and the locations and contours of all anomalies, (moisture laden areas) have been marked on the roof surface with orange spray paint. The moisture contours were then transposed to the scaled drawings. Some of the anomalies are shown in this report.

CORE SAMPLES:

Test cores were taken to verify the findings of the survey and to determine the actual moisture content of the roof system at each core location. The location of the cores is marked on the roof surface and on the drawings.

Core # 1 Roof 2

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.
2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed.

Core # 2 Roof 2

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed.

Core # 3 Roof 2

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed.

Core # 4 Roof 2

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed.

Core # 5 Roof 1

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed. The surface of the steel deck was rusted at this core.

Core # 6 Roof 1

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed. The surface of the steel deck was rusted at this core.

Core # 7 Roof 1

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed.

Core # 8 Roof 1

1. Infra Red Image - No anomaly visible indicating that the insulation is dry.

2. Core Sample – The insulation was dry at this core. This core was taken in a small random wet area.

Core # 9 Roof 1

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed. This core was taken in the random wet area where Core # 8 was taken.

Core # 10 Roof 1

1. Infra Red Image - Anomaly visible indicating that the insulation is wet.

2. Core Sample – The insulation was wet at this core. Free water was visible when the insulation was compressed.

MOISTURE CONTENT:

The subsurface moisture content of the roofs expressed in sq.ft., percentage of roof area, and number of moisture laden locations is as follows:

Roof # 1 = 19,340+-sq.ft.

Dry insulation = 18,702 +-sq,ft, or 97% of the roof area.

Damp to wet insulation = 638 +-sq.ft. or 3% of the roof area.

Number of moisture laden locations = There are approximately 66 areas up to 1 sq.ft. and approximately 56 areas from 2 sq.ft. to 60 sq.ft.

Roof # 2 = 19,340+-sq.ft.

Dry insulation = 5,571 +-sq.ft. or 29% of the roof area.

Damp to wet insulation = 13,769 +-sq.ft. or 71% of the roof area.

Number of moisture laden locations = Most of the moisture laden areas were not identified on the roof surface because they are randomly disbursed over the entire roof area. It would not be possible to attempt to accurately identify the wet insulation in these areas. The 13,769 sq.ft. of wet insulation listed above includes the entire square footage of Random Wet areas 1, 2 and 3.

Random Wet Area # 1 is 8,000+- sq.ft. This area has an excessive amount of large random wet areas and small wet spots.

Random Wet Area # 2 is 750+- sq.ft. This area has 10 to 15 wet spots that are at least 10 sq.ft. each.

Random Wet Area # 3 is 4,800+- sq.ft. This area does not appear to be heavily wetted, however, it has an undetermined number small randomly dispersed areas.

SUMMARY:

The moisture survey indicates as accurately as existing conditions permit, the subsurface conditions of the roofs at the time the survey was conducted.

It is our opinion that it would not be possible to properly repair these roofs so that they would provide long term satisfactory performance. This is in part due to the following:

- In addition to the wet insulation identified during the survey there is a considerable amount of additional wet insulation that was not possible to identify.
- There are also many other defects within the roof system including; cuts, splits, holes, exposed and deteriorated foam, un-bonded elastomeric coating, and peeling and curled elastomeric coating. It would be extremely difficult to locate and repair every defective area.
- The wet insulation that was identified during the survey was mainly located in the bottom of the flutes of the steel deck. Removal of this wet insulation would be extremely difficult. In addition to removal of wet foam, all areas with defective coating would have to be removed.

Our recommendation is to remove and replace the existing Sprayed In Place Foam Roof System. These roofs are not repairable.

END OF REPORT

Thermograms

The infrared camera senses the differences in surface temperatures.

Thermograms are photographs taken thru the infrared camera that show the anomalies caused by the temperature differences. These anomalies are not visible to the naked eye. Light colored areas in the thermograms indicate the "hottest areas, and dark areas indicate the "coldest areas.

Color Thermograms

White areas indicate the highest temperature range or the wettest areas.

Yellow areas indicate the next lower temperature range or wet areas.

Red areas indicate the next lower temperature range or damp to slightly wet areas. Red areas may also be caused by reflections.

Dark blue, green or black areas indicate cold temperatures or dry insulation.

Black & White Thermograms

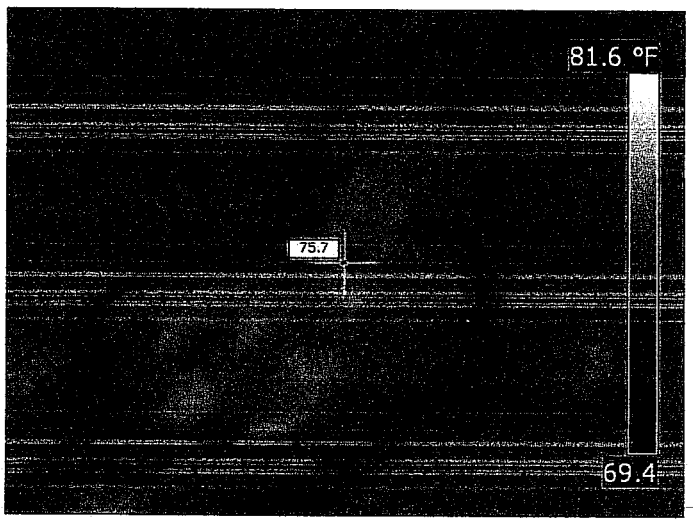
White areas and light gray areas indicate the highest temperature range or the wettest areas.

Bright gray and grey areas indicate the next lower temperature range or wet areas.

Dark gray or black areas indicate cold temperatures or dry insulation

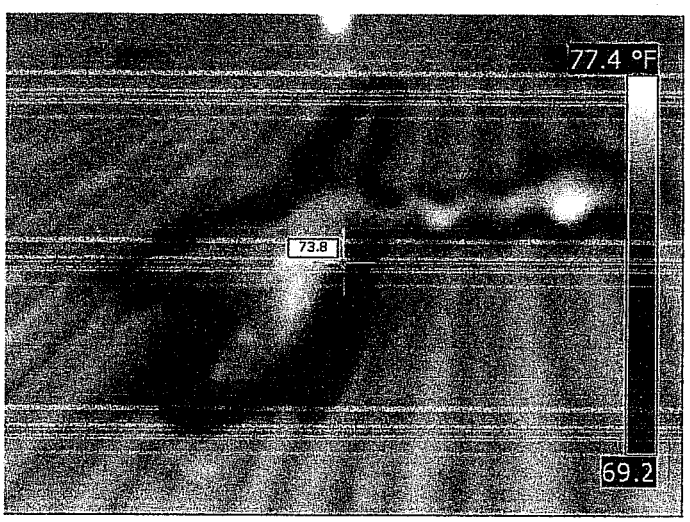
In some instances anomalies are caused by reflection or conditions other than actual wet areas. Refer to comments for each individual thermogram.

Thermogram T-1 Roof # 1 Not used



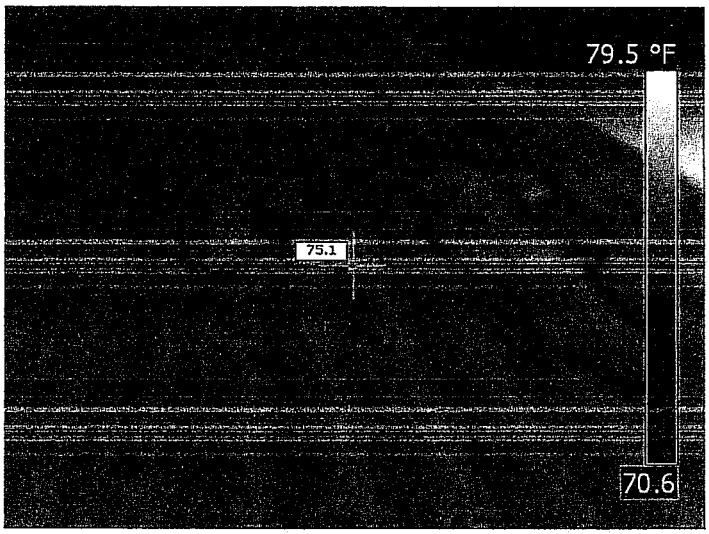
Thermogram T-2 Roof # 1

The anomaly in this thermogram shows a 60 sq.ft. area with wet urethane foam.



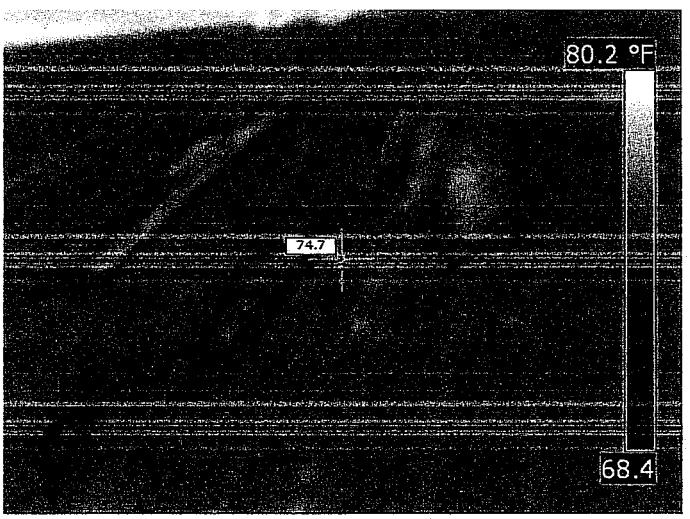
Thermogram T-3 Roof # 1

The anomaly in this thermogram shows a 42 sq.ft. area with wet urethane foam.



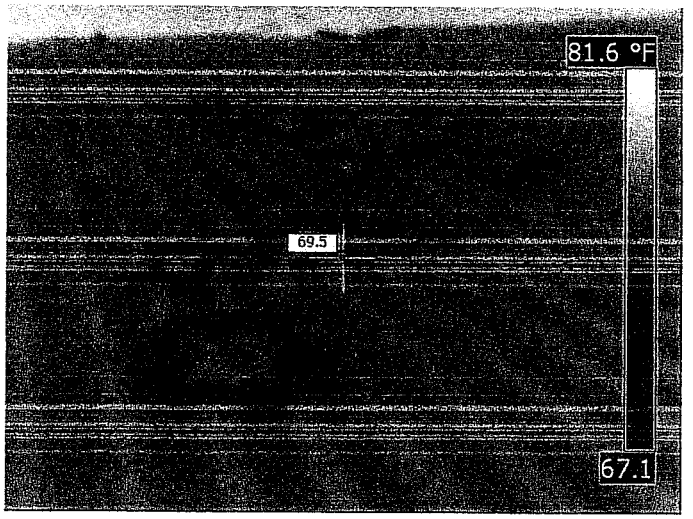
Thermogram T-4 Roof # 1

The anomaly in this thermogram shows two areas with wet urethane foam.



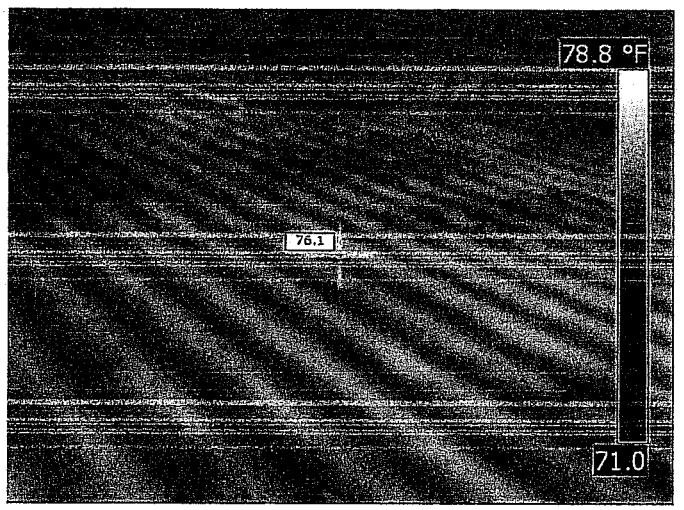
Thermogram T-5 Roof # 1

Wet insulation is visible in this thermogram. There are several small areas in addition to the areas that are spray painted. This is the same condition that exists on other areas of the roof.



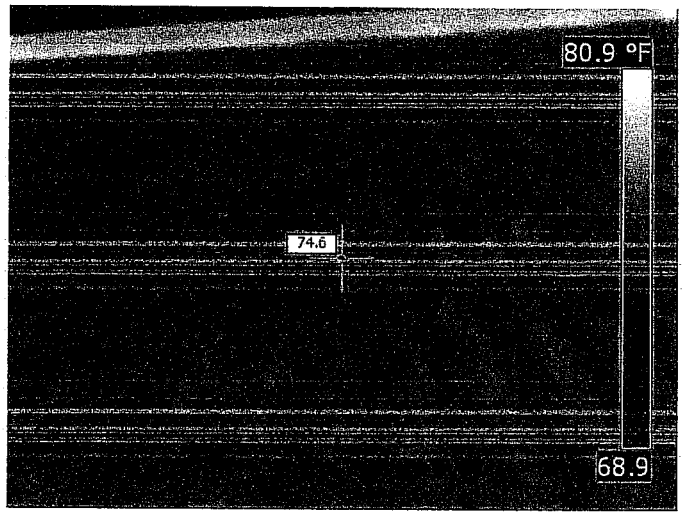
Thermogram T-6 Roof # 1

Several areas with wet insulation are visible in this thermogram.



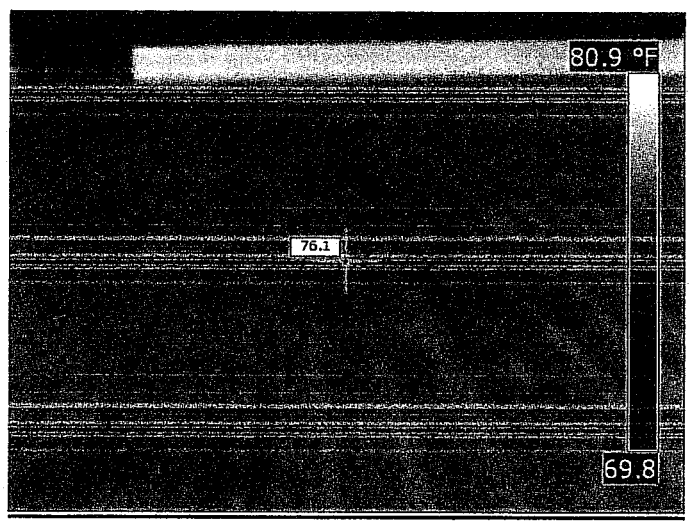
Thermogram T-7 Roof # 1

A 61 sq.ft. area with wet foam is visible in the upper right corner of this thermogram. Several other areas with wet insulation are visible in this thermogram.



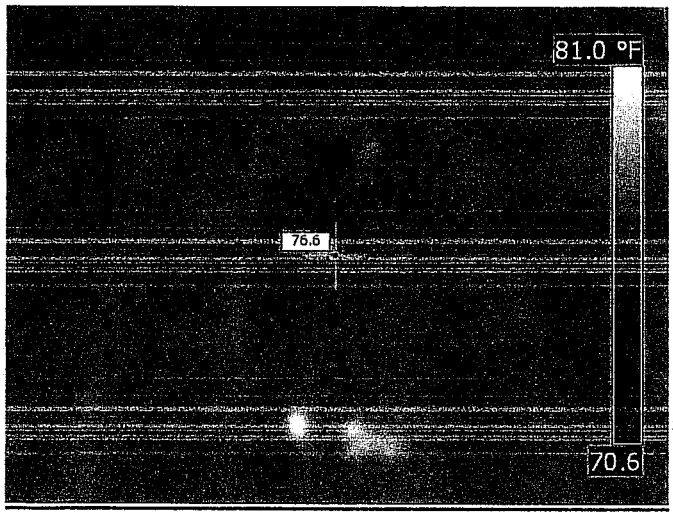
Thermogram T-8 Roof # 1

There are small wet areas on this section of the roof that are not visible.



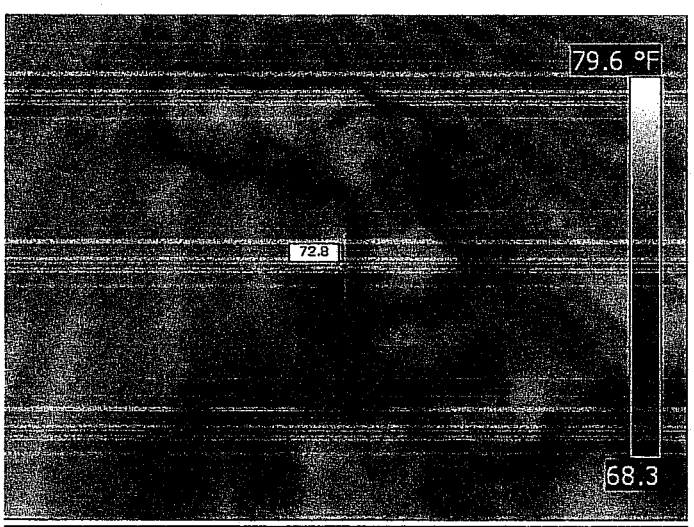
Thermogram T-9 Roof # 1

There are small wet areas on this section of the roof that are not visible.



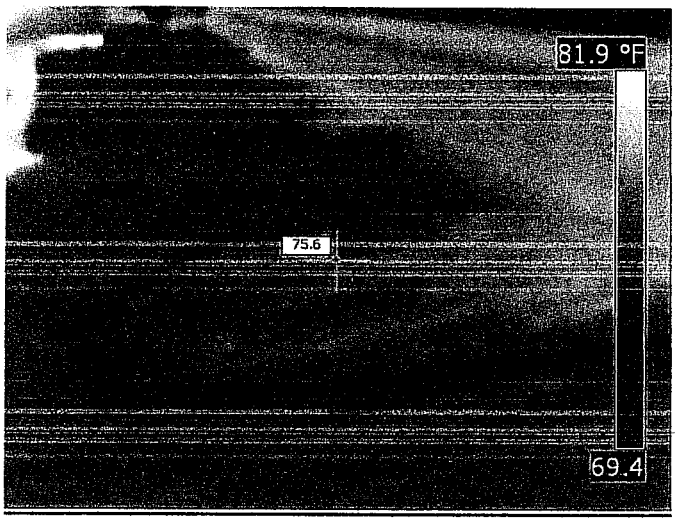
Thermogram T-10 Roof # 1

Several areas with wet insulation are visible in this thermogram.



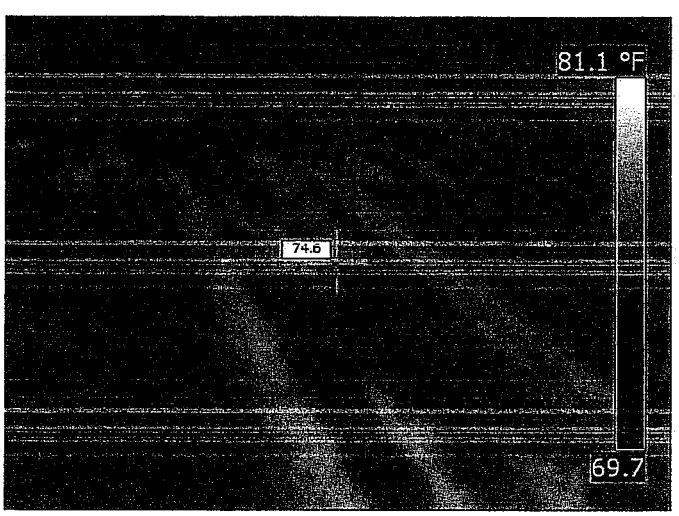
Thermogram T-11 Roof # 1

The anomaly in this thermogram shows a 20 sq.ft. area with wet urethane foam.



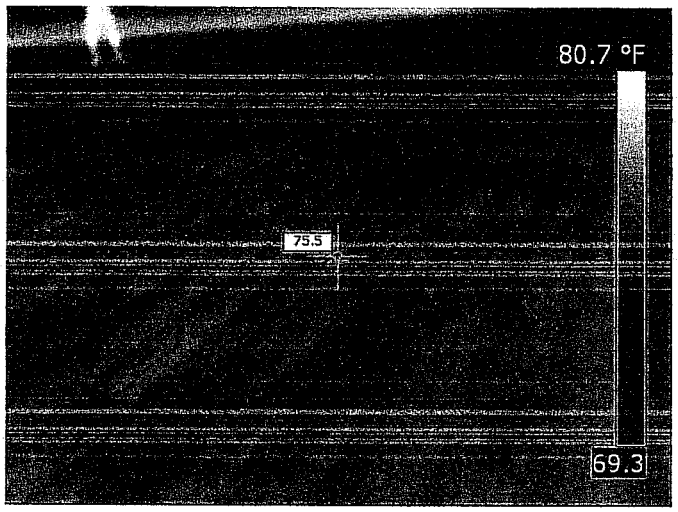
Thermogram T-12 Roof # 1

The anomaly in this thermogram shows a 16 sq.ft. area with wet urethane foam.



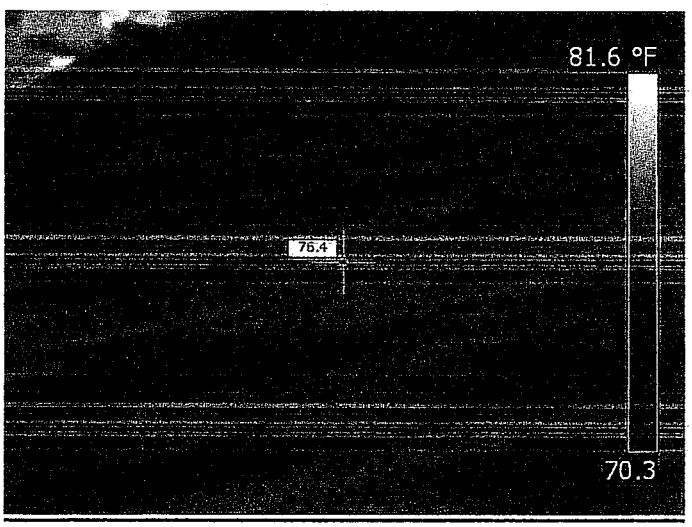
Thermogram T-13 Roof # 2

This thermogram shows wet insulation in Random Wet Area # 1.



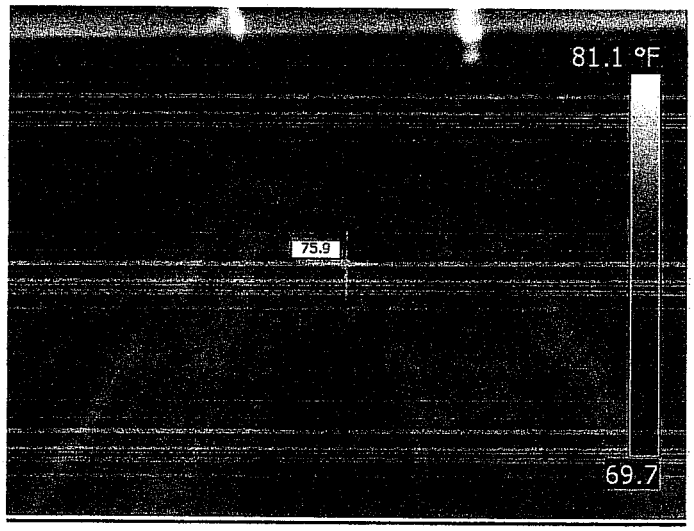
Thermogram T-14 Roof # 2

This thermogram shows wet insulation in Random Wet Area # 1.



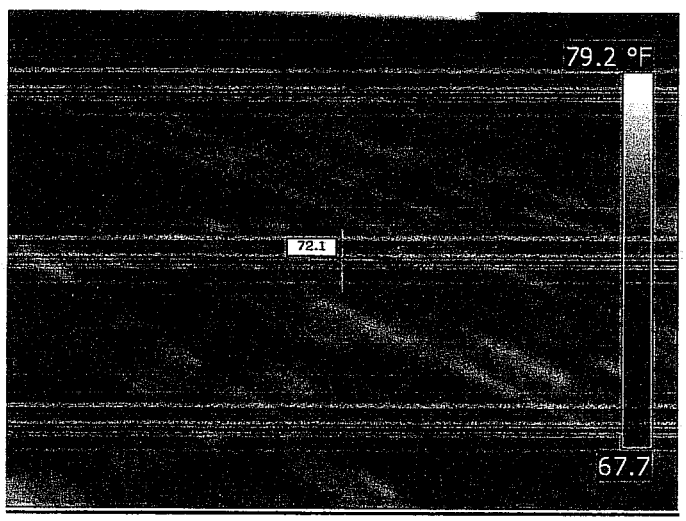
Thermogram T-15 Roof # 2

This thermogram shows another section of the wet insulation in Random Wet Area # 1.



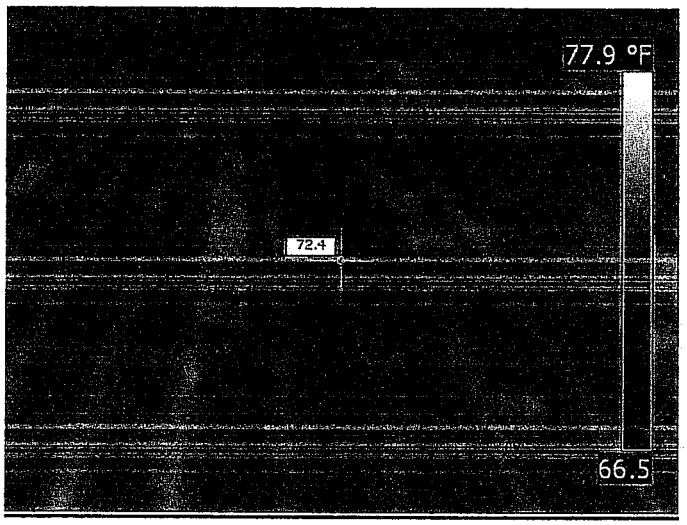
Thermogram T-16 Roof # 2

This thermogram shows another section of the wet insulation in Random Wet Area # 1.



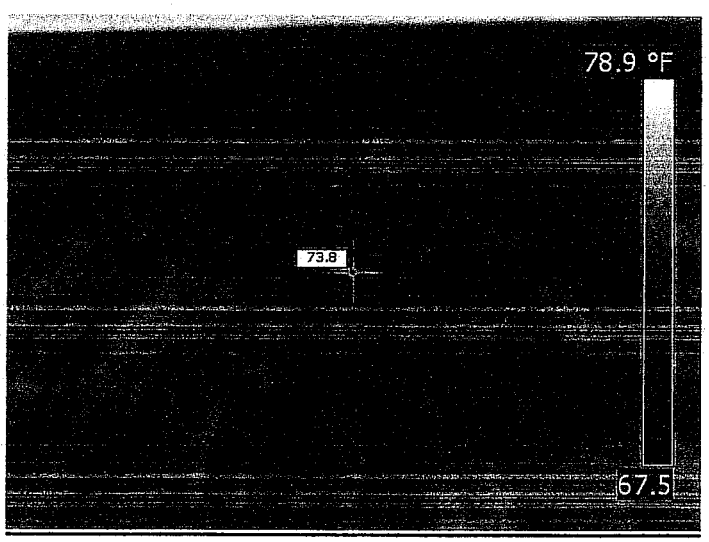
Thermogram T-17 Roof # 2

This thermogram shows another section of the wet insulation in Random Wet Area # 1.



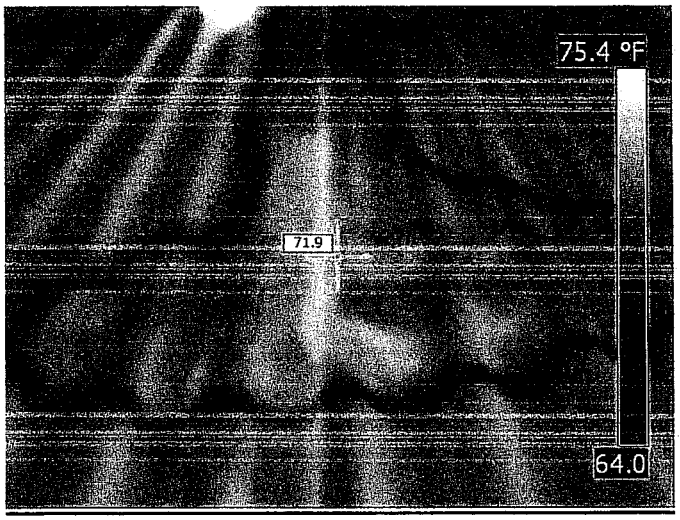
Thermogram T-18 Roof # 2

This thermogram shows another section of the wet insulation in Random Wet Area # 1.



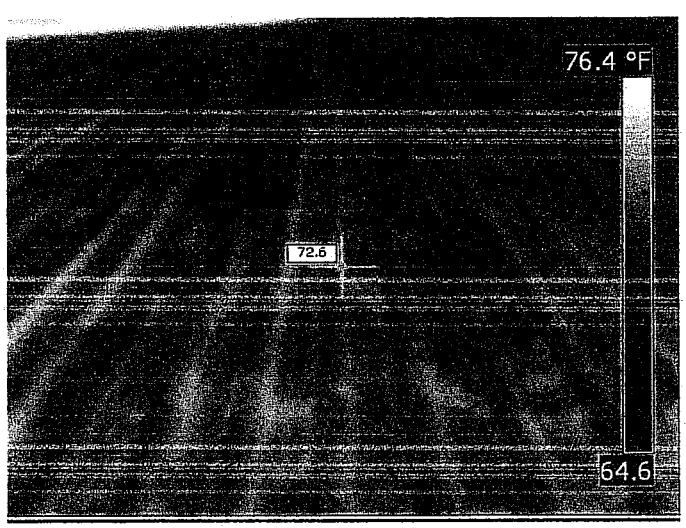
Thermogram T-19 Roof # 2

This thermogram shows another section of the wet insulation in Random Wet Area # 1.



Thermogram T-20 Roof # 2

The anomaly in this thermogram shows a 120 sq.ft. area with wet urethane foam.



Thermogram T-21 Roof # 2

This thermogram shows wet insulation in Random Wet Area # 3.

A Venture in Faith in the North Country

Watertown
Urban
Mission

August 2, 2011

Mayor Jeffrey Graham and
Members of the Watertown City Council
245 Washington Street
Watertown, NY 13601

Dear Mayor Graham and Members of the City Council:

The Watertown Urban Mission is most grateful to you for your generous donation of $10,000.00 to our Food Pantry. Requests from the Mission continue to rise and we sincerely appreciate your support.

Our Food Pantry and Critical Needs program remain the heart and soul of the Mission, with hundreds of requests for help coming in each month. In terms of households served, our Food Pantry is the third largest in the 11-county area served by the Food Bank of Central New York, providing a 5-day supply of food in a 30-day cycle.

Our Critical Needs program offers a hand up to those facing a short-term or emergency need. We assist fire victims with refurnishing their homes and help the homeless establish new homes by providing furniture, bedding, household items, personal care items, and cleaning supplies. We assist individuals lacking the money for health insurance co-pays with prescriptions and transportation to medical appointments. We are also able to provide diapers and formula to scores of infants and young children.

We thank you for your commitment to helping those less fortunate in our community. When we are able to help even one family rise above their struggles with dignity and hope, we strengthen the community for all. We are truly blessed to be the recipient of your generous grant.

Sincerely,

Erika F. Flint
Executive Director

We'd like to express our sincere gratitude for such a generous grant. This will make a significant difference in the lives of countless struggling families.

247 Factory Street Watertown, NY 13601 (315)782-8440 fax: (315)782-8441
website: www.watertownurbanmission.com