

Los Alamos County Mesa Public Library Siding Replacement and Crack Filling

Incorporated County of Los Alamos
Public Works Department
Capital Projects and Facilities

Library Board

Strategic Goals & Priorities



Project Background

- Mesa Public Library - constructed in 1994
- Original siding replaced in 2011
- Ultraviolet (UV) exposure has led to severe fading over time
- Replacement of the current siding is part of regular building maintenance and renewal
 - Necessary to maintain visual appeal
 - Replacement in accordance with the original architectural design
- Replacement product is crafted to withstand harsh weather conditions, including freezing temperatures, rain, and UV

Siding Images

Original Siding 1994



Current Siding Condition 2024



Project Scope

- Siding:
 - Remove and replace siding on the Mesa Public Library to enhance the building's visual appeal
- Crack Filling:
 - Filling of cracks within the Concrete Masonry Unit (CMU) wall veneer
 - The cracks are **NOT** indicative of any structural issues affecting the building's integrity
 - Cracks in veneer need to be sealed to prevent water infiltration

Selected Product



B - MPL Library Siding and Crack Seal Project

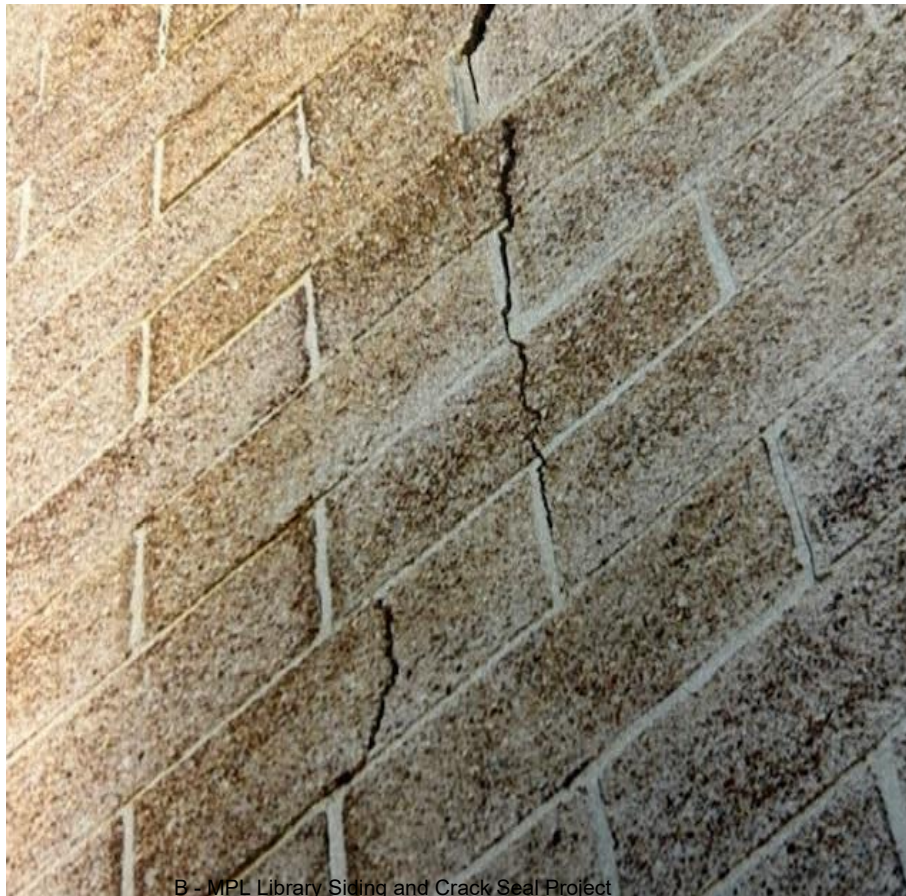
- KØL high-density, color impregnated, fiber cement façade panels
- Durable, long-lasting, fire resistant, not significantly affected by UV rays
- Waterproof sealer/protectant
- High pressure cleaning is not recommended
- UNM-H installing similar (photo left)

Sample of Cracks Observed

-NOT Structural

Above the Entrance to MPL

East Wall



Structural Engineer Review



Luchini Trujillo
Structural Engineers

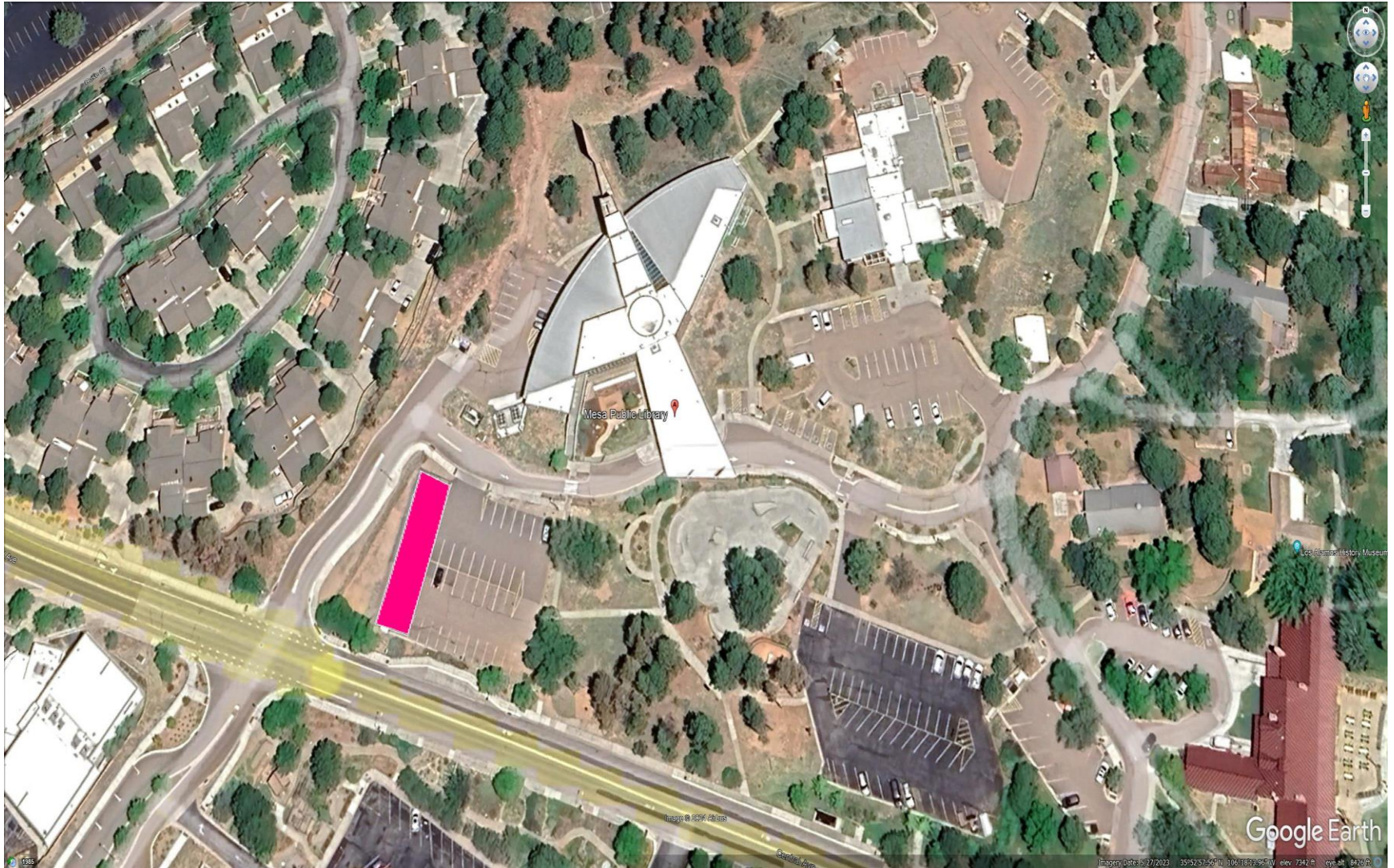
OPTIONS AND REMEDIATION

... While it is believed that none of the cracks are indicative of any structural problems that would affect the integrity of the building, it is still recommended that these cracks be maintained with caulking to ensure that water does not infiltrate the area.

Project Budget

PROJECT BUDGET SPREADSHEET MPL Siding Replacement and Crack Filling	
Budget	Amount
FY 2025 Major Facility Maintenance (MFM) Siding Replacement	\$ 325,000.00
FY 2025 Major Facility Maintenance (MFM) Crack Filling	\$ 120,000.00
FY 2025 Major Facility Maintenance (MFM) Contingency	\$ 40,000.00
Total Recommended Budget	\$ 485,000.00
Design Expenses	Amount
Construction Drawings with NMGR	\$ 22,345.00
Structural Engineer memo addressing non structural cracks with NMGR	\$ 2,916.52
Subtotal	\$ 25,261.52
Construction Budget	
Siding replacement	\$ 300,011.19
Crack filling	\$ 32,558.30
Allowance: Water Resistant Barrier complete replacement (if needed)	\$ 40,000.00
	\$ 372,569.49
NMGR (7.0625%)	\$ 26,312.72
Total with Tax	\$ 398,882.21
Contingency ~15%	\$ 60,856.27
TOTAL BUDGET REQUEST	\$ 485,000.00

Staging Area for Contractor



B - MPL Library Siding and Crack Seal Project

Public Considerations

The project team has made it a high priority to provide the public a one-month lead time prior to construction with the updates on the website

- Potential Issues
 - Noise during demolition and construction
 - 7:30-3:30 M-F Work schedule
 - Occasional parking disruptions
 - Occasional entrance disruptions
- Schedule
 - June 2024, fee proposal from contractor
 - July 2024, CID permit application
 - September 2024, Staging occupied
 - October 2024, Begin construction
 - December 2024, Construction complete
 - NOTE: Long lead time for product may force project to Spring 2025

Discussion & Questions

