

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: CHIEF EXECUTIVE OFFICE

Urgent Routine

CEO Concurs with Recommendation YES ph NO
(Information Attached)

BOARD AGENDA # *B-1

AGENDA DATE August 7, 2001

4/5 Vote Required YES NO

SUBJECT:

STATUS UPDATE ON THE EMERGENCY REPAIR OF WATER DAMAGE AT
THE FORMER MODESTO CITY HALL BUILDING, 801 11TH STREET.

STAFF
RECOMMEN-
DATIONS:

1. RECEIVE THE UPDATE OF THE EMERGENCY REPAIR OF WATER DAMAGE AT THE FORMER MODESTO CITY HALL BUILDING, 801 11TH STREET.
2. AUTHORIZE CHIEF EXECUTIVE OFFICER TO INCREASE AMOUNT EXPENDED.

FISCAL
IMPACT:

The original damage was estimated to be approximately \$125,000. Additional damage has been found which increases the estimate. However, the fiscal impact to the county will remain \$10,000, since all other costs will be borne by the County's General liability insurance.

BOARD ACTION AS FOLLOWS:

No. 2001-584

On motion of Supervisor Blom, Seconded by Supervisor Caruso
and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy Christine Ferraro

File No.

DISCUSSION: As reported to the Board on June 12, 2001, it was discovered on May 22, 2001, that a water pipe had broken on the third floor of the building. The water pipe broke sometime between May 21 and 22, 2001. Approximately 3,500 gallons of water had flooded the building before it was discovered and the pipe repaired. The combination of the water, the age and type of building materials, and the temperature within the building provided excellent conditions for the growth of mold. Mold can cause serious health effects in people when they are exposed to it. Immediate remedial action was taken to removing all wet building materials and completely drying the building.

In an effort to impede the growth of mold, all wet or mold containing building materials had to be removed, as recommended by a Certified Industrial Hygienist.

The Certified Industrial Hygienist recommendations included the removal of the temporary partition walls, removal of the water-damaged ceiling tile, removal of any water damaged pipe lagging and ceiling assemblies, removal of floor tile, carpeting and associated mastic, and drying the electrical race way below the floor.

In the status update to the Board on July 10, 2001, it was noted that mold had been found inside sheet rock walls and in the HVAC ductwork. The Certified Industrial Hygienist, in a report dated July 6, 2001, has also found visible mold growth on the drywall and ceiling areas not originally anticipated. The Certified Industrial Hygienist recommends that the entire ceiling structure be removed on the Basement, First, and Second Floors of the building. After removal of the ceilings, the condition of other materials in the ceiling plenum can be evaluated. (A copy of the report is available from the Clerk of the Board.)

Due to this increased scope of work in the repair from the water damage, it is requested that the Board authorize the Chief Executive Officer to expend an amount not to exceed \$250,000.

Throughout the clean up and abatement process, the county's insurance carrier has been kept involved and updated to the progress. The insurance carrier representative has made several site visits and is in full agreement with the approach and all steps taken to remediate this issue.

**POLICY
ISSUE:**

This action supports the Board's stated priorities of a safe and healthy community, community leadership, and community service delivery.

**STAFFING
IMPACT:**

There is no impact on staffing.

CHIEF ENGINEER

July 6, 2001
STAN6586

2001 JUL 11 10:50 AM

Andy Casazza
Capital Projects – CEO Office
Stanislaus County
1010 10th Street Place
Modesto, CA 95354

Re: Recommendations Regarding Ceiling Tile
Former City Hall Water Intrusion Project

Dear Andy:

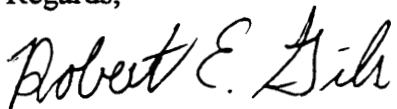
RGA Environmental, Inc. (RGA) conducted an investigation of the ceiling tiles at the captioned facility on July 5, 2001. The ceiling construction type is primarily 12 x12" acoustical tiles glued with mastic to drywall. There is a metal grid system between the glued on ceiling tiles.

At the time the visual assessment was conducted there was visible mold growth on the drywall and ceilings in several areas of the building. In addition, in many locations, the ceiling tiles are delaminating from the drywall substrate.

RGA recommends that the entire ceiling structure be removed on the Basement, First and Second floor of the building. After the ceiling is removed, we will evaluate the condition of other materials in the ceiling plenum, including the HVAC duct system and pipe lagging.

Please let me know as soon as possible how you would like us to proceed.

Regards,



Robert Gils
Certified Industrial Hygienist #1151



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