

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

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # *B-4

Urgent _____ Routine X

AGENDA DATE November 6, 2001

CEO Concurs with Recommendation YES X NO _____
(Information Attached)

4/5 Vote Required YES _____ NO X

SUBJECT:

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

STAFF
RECOMMEN-
DATIONS:

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

FISCAL
IMPACT:

The original damage was estimated to be approximately \$125,000. Additional damage has been found which increases the estimate. Staff is negotiating with the insurance representatives to obtain funds to make the repairs necessary as part of the renovation project, which is currently in design. 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. 2001-857

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) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy

File No.

DISCUSSION:

As previously reported, 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, 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 recommended that the entire ceiling structure be removed on the Basement, First, Second, and Third Floors of the building.

The ceiling plenums have now been evaluated. Mold was found growing in the ductwork and air handlers on all floors. We are now evaluating the most cost-effective and expedient way to abate the mold: by demolition or decontamination.

Throughout the clean up and abatement process, the county's insurance carrier has been kept involved and updated to the progress. The insurance carrier's representative has made several site visits and is in full agreement with the approach and all steps taken to remediate this issue. We are reviewing changes to the City Hall Renovation Project to fix the problems in the building to be paid by the insurance fund.

**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.