

April 4, 2005

Honorable Mayor and Members of
The Hermosa Beach City Council

Regular Meeting of
April 12, 2005

GENERAL SERVICES BUILDING MOLD REMEDIATION

Recommendations:

It is recommended that the City Council:

1. Authorize securing the services of Building Cleaning Services of Glendale, California to continue the mold remediation at the General Services Building in the amount of \$9,625;
2. Authorize the transfer of \$11,625 from Prospective Expenditures;
3. Authorize the Mayor to execute and the City Clerk to attest the contract subject to approval by the City Attorney; and
4. Authorize the Director of Public Works to make minor changes as necessary within the contingency amount of \$2,000.

Summary:

AEI Consultants were retained by the City of Hermosa Beach to conduct a mold survey of the General Services Building located at 1035 Valley Drive.

AEI Consultants visually inspected the subject property in addition to collecting moisture readings, air samples and physical samples throughout the building.

The tape-lift sample collected from the interior walls identified multiple genera of mold, including *Stachybotrys*. The presence of *Stachybotrys* is particularly significant due to its ability to produce mycotoxins. Although most molds produce mycotoxins, those produced by *Stachybotrys* are extremely toxic, are suspected carcinogens, and are immunosuppressives.

AEI Consultants recommend that a licensed remediation contractor remove, under containment, the affected interior dry wall and the structural members of all interior dry wall.

Building Cleaning Services was hired by the City to provide complete mold remediation for various locations in the General Services Building for a total cost of \$4,055. During remediation and exposure of additional structural members of the interior walls, more mold damage outside of the original scope of the proposal was discovered. The presence of mold was found in the ceiling, walls from floor to ceiling, behind window frames and cabinets. This work includes removal of wall material from floor to ceiling, including the wall frame, two layers of ceiling material and cabinetry for the additional amount of \$9,625.

Staff recommends that the City Council authorize the award for the additional mold remediation in the General Services Building to prepare the building for remodeling and occupation as soon as possible.

Fiscal Impact:

The initial mold remediation was charged to the General Fund, through the Building Maintenance Division, for a total of \$4,055. A transfer of \$11,625 is necessary to complete the mold removal from the General Services Building.

Respectfully submitted,

Concur:

Homayoun Behboodi
Associate Engineer

Richard D. Morgan
Director of Public Works/City Engineer

Noted For Fiscal Impact:

Viki Copeland
Director of Finance

Stephen R. Burrell
City Manager