1101 Victoria Curve | Mendota Heights, MN 55118
651.452.1850 phone | 651.452.8940 fax
www.mendota-heights.com

CITY OF MENDOTA HEIGHTS

MEETING DATE: April 19, 2016

TO: Mayor and City Council

FROM: Tamara Schutta
Assistant to the City Administrator/HR Coordinator

SUBJECT: City Hall Lower Level Water/Mold Remediation

COMMENT:

INTRODUCTION

At the April 19th workshop meeting, the City Council will hear a report on mold issues in the lower level of City Hall. At the regular meeting to follow, Council will be asked to approve funding and steps for remediation.

BACKGROUND

Mold issues in the lower level of City Hall have been evident for quite some time. In January, 2014, Legend Technical Services, Inc. (Legend) conducted a surface sample of suspect mold/fungal growth within the Police Station lower level Men's bathroom. The results showed that the sample collected from the gypsum wall board indicated a variety of molds. In response, the mold on the foundations wall cleaned and covered over. The source of the water which contributed to the mold was investigated, but no action could be taken due to the time of year.

Action on the water remained on hold until the following September, when Legend conducted a review of suspected water incursion issues, along with the sampling of suspect mold/fungal growth within the City Hall electrical room. Surface samples taken then from the electrical room showed evidence of additional mold locations.

On January 14, 2016, Legend conducted an indoor air quality assessment for mold/fungus within Police Department. Air sampling was performed at three additional locations:

- Men's bathroom/locker room,
- PD Squad Room
- PD Records/Reception Room.

The City received the air quality assessment report later in January. According to that report, the overall airborne mold/fungal levels indoors were found to be minimal; however, the presence of

one type of mold--Stachybotrys species--was confirmed in an air sample collected within the PD men's locker room. The Stachybotrys species is a type which requires remediation.

Legend Technical Services recommended that the men's bathroom/locker room be remediated by a professional mold remediation company. In February, the lower level meeting/exercise room was transformed into a temporary locker room. Gypsum wallboard/installation on the inside foundation wall of the men's locker room was removed, and the block walls were cleaned and sanitized/disinfected. New building materials, including sheetrock walls and ceilings, will need to be installed after the water incursion issues have been finally resolved.

In early February, Legend tested small areas of gypsum wall board and polystyrene foam insulation in seven additional locations along the south and west foundation walls of the lower level. Surface samples were collected in four locations, which confirmed the presence of mold in the following areas:

- PD Squad Room
- Election Room
- Electrical Room
- Women's Bathroom/Locker room

Legend's recommendation is to have these additional areas remediated by a professional/experience mold remediation company.

Remedies:
The Public Works Director and Assistant City Engineer recommend installing a drain tile 24-36 inches below grade along the south side of the building to fix the water infiltration problem. This drain tile would be in addition to the existing drain tile at the foot of the foundation wall, the presence of which was confirmed in an exploratory excavation of the wall last fall.

City staff proposes the following prioritization to abate the mold issue and a solution for the water infiltration:

<u>Grading</u>:
Water infiltration solution--Install drain tile - south side of City Hall

Mold Remediation:

Phase 1	Men's locker room – install new gypsum wall board
Phase 2	Women's locker room –relocate, and abate mold
Phase 3	Women's locker room – install new gypsum wall board
Phase 4	Relocate Squad room
Phase 5	Squad room - abate
Phase 6	Squad room – install new gypsum wall board
Phase 7	Elections and bathroom – relocate and abate
Phase 8	Elections and bathroom – install new gypsum wall board

Note that prior to new gypsum wall board being installed, the water infiltration problem must be resolved.

BUDGET IMPACT

At this time, two quotes have been received to remove the affected gypsum wall board. Shelter Tech's quote of $6,985 is $2375 lower than the other quote. Staff is also in the process of obtaining quotes for electrical and ceiling work as preparation for the removal of the affected gypsum wall board, as well as quotes for the restoration of the men's locker room.

Staff has also estimated up to $15,000 will be needed to install the drain tile along the exterior wall of City Hall. The preparation work for this will be done as much as possible by city maintenance and Public Works staff. A further recommendation is to hire a project manager to oversee and coordinate these components; the estimated cost for this individual is $10,000.

In total, City Council is asked to approve of up to $70,000 for this part of the project. *Note these prices do not include costs for other restoration work*, such as reinstalling drywall, painting, reinstalling cabinetry and shelving, and reinstalling technology which would have been removed for the initial restoration work.

Funding for the lower level mold remediation could come from the Facility Reserve Fund. The current balance in that fund is $90,000. Depending on ultimate costs, there is also the possible use of the fund balance in the Water Tower Fund, which is a topic to be discussed at the Council's May 24th workshop

ACTION REQUIRED:

At the regular meeting of April 19, Council will be asked to consider the information, and give staff approval to use Shelter Tech for mold remediation in the amount of $6985, and seek quotes for work for the remediation of further water and mold issues.

It should also authorize the use of City funds for this work, as necessary, up to $70,000.