City of Brisbane
Agenda Report

TO: Honorable Mayor and City Council

FROM: Randy Breault, Director of Public Works/City Engineer via City Manager

SUBJECT: Fire Station 81 Roof Repair and Mold Remediation

DATE: Meeting of 7/29/13

City Council Goals:

To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community. (#2)

To provide public service that assures the safety of property and citizens residing, working, or visiting in Brisbane. (#9)

To provide for a workplace that encourages growth of individual employees and a quality work environment. (#13)

Purpose:

To obtain Council approval on the overall interim roof repair and mold remediation project at Station 81, and to request a supplemental appropriation for said project in the amount of $76,000. The requested action is consistent with the community's value of safety and providing assistance to the community in the event of an incident.

Recommendation:

Provide direction to staff as deemed necessary and appropriate, including direction as to whether or not to proceed immediately on the interim roof repairs, and whether or not an additional $76,000 shall be appropriated to complete roof repairs and mold remediation at Fire Station 81.

Background:

Station 81 was commissioned in 1992. The original roofing contractor was called back to the site during the warranty period to repair observed leaks. After the warranty expired, leaks of varying magnitude were noticed. Over the years, notwithstanding regular roof drain vent clearing and other routine maintenance procedures, multiple repairs were required. Mold was discovered in the northeast corner of the building circa 2001-02 and remediated.

In 2007, the Council approved an engineering contract for investigation and design of replacing the roofing on the Station. That work effort estimated a cost of approximately $300k for a complete removal and replacement of the existing roof system. (This cost did not include any of the necessary interior mold remediation.) Other options considered as alternatives included: one, a roof rebuild that would maintain the existing height, but use a shallower roof pitch so the edge of the roof would drain outside the parapet walls, and two, a roof rebuild that would raise the roofline so as to connect all three of the roof sections, and also drain rainwater outside the parapet walls. Although the funding was not provided to fully develop these options, the preliminary cost estimates exceeded $500K, and depending on the option chosen, could exceed $1M.

High airborne levels of mold were noted in the apparatus bay and living quarters in August 2010, prompting a temporary relocation of Brisbane staff to Station 93, and subsequent relocation of Station 81 crews to an interim mobile trailer facility created in the parking lot. The monthly rental fee for this facility is $1,076.38.

Based on direction from the Facility Subcommittee, staff included a request for $200k for an interim roof repair; this request was subsequently approved by the full Council during FY13-14 budget deliberations. Two engineering consultants have reviewed the existing conditions of the fire station, provided proposed specifications for a repair project, and confirmed that a repair of the existing roof material can be completed within the $200k budget.

In July 2013, staff had an environmental remediation firm conduct an assessment of the potential mold "footprint" within the walls of the station. Thirty-one (31) openings were cut at the foot of the walls throughout the station, allowing the firm the opportunity to observe, test, and report their estimate as to the extent of the mold presence in the facility. The result of that investigation concluded that the only wall requiring demolition of exterior covering and interior mold remediation was the southern wall that separates the apparatus bay from the office/kitchen areas of the station.

The following is a complete cost estimate for an interim repair, including mold remediation, which will allow the station to be reoccupied:

Selective roof material removal and replacement:	$200,000	(funding approved)
Plywood/sheetrock removal & mold cleaning:	$20,000	(supplemental)
Plywood/sheetrock repair (including 31 cuts):	$28,000	(supplemental)
HVAC duct cleaning & new insulation:	$25,000	(supplemental)
Confirmation air quality testing:	$3,000	(supplemental)
TOTAL	$276,000	

Discussion:

If the Council desires to complete all of the interim repairs detailed above, which require a supplemental appropriation of $76,000, staff recommends that direction be provided immediately so that the roof repairs can be completed ahead of the fall/winter season's rains.

The following items may generate conversation to assist Council with making a fully informed decision on whether or not to proceed with this project:

The requested repair has been described as "interim" and is expected to have a 3-5 year satisfactory life before additional investigations and ensuing repairs may be required. The reason for this time period is that the work is simply removal and replacement of an existing system that has previously failed to perform as expected. While the redesign of existing roof drains, replacement of failed flashing, and installation of modern rubberized membrane material are expected to seal the existing leaks, the underlying condition of the roof draining behind the parapet walls will be left in place.

The extensive mold location/extent investigation completed was very detailed, but does not provide 100% confidence that all existing mold has been identified. Regular air testing and sampling should be conducted to confirm that indoor air quality standards are met.

The current cost to rent the mobile trailers is $13,000 per year.

It is unknown what, if any, project will be approved based on the recent release of the Administrative Draft EIR for the Baylands. There are two possible outcomes that may impact the existing location of the station:

It has yet to be determined if any of the proposed future projects will necessitate the acquisition of supplemental equipment (i.e., a ladder truck) and crews that may or may not be accommodated in the existing station. Additionally, it has yet to be determined if the existing station location will provide optimal service results once fire response run-time analyses are completed for a future Brisbane+Baylands city, so it is unknown if this work will indicate the need for another station, or relocation of the existing station.

It has yet to be determined if any development will be approved north of the existing Fire Station between Bayshore Boulevard and the railroad tracks. If such development is ultimately approved, the most logical ingress/egress to that site would be via the extension of Valley Drive directly through the existing station location, followed by assuming a northerly direction parallel to the tracks.

Fiscal Impact:

If approved, the supplemental appropriation will come from the same funding source as the $200k approved for roof repairs, the Business License Tax for Capital Improvements.

Measure of Success

A fully functional and useable Fire Station 81.

Director of Public Works/City Engineer

City Manager