



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 03/08/04
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Agenda Item Type: Resolution
No.:

Communication

Roll Call

Submitted by: Thomas G. Turner, Human Resources Director

SUBJECT—

Agreement for professional services with The Terrus Group (Randall Minear, President).

SYNOPSIS—

Approval and authorization of the Mayor to execute an agreement with The Terrus Group (Randall Minear, President, 616 Tenth Street, Des Moines, IA 50309) to perform periodic seasonal testing for mold in the Armory Building.

FISCAL IMPACT—

Expected cost is \$20,672 for the one year testing cycle. Training and benchmark funds will be used to pay for this expense.

RECOMMENDATION—

Approval

BACKGROUND—

The Armory Building has been subject to various types of water incursion over several years. Beginning in 2001, some employees have made complaints of possible mold exposure. It is important to note at the outset, there continues to be no OSHA standard for mold exposure nor

have there been any published medical statistical studies making a correlation between the presence of mold spores and human disease.

In 2001, the building was inspected and some ceiling tiles and HVAC filters were changed. Contact was made with IOSHA Consultation as to appropriate action and they advised no additional steps were warranted at that time. A further consultation was had with the State Hygienic Laboratory who concurred that no additional testing was warranted.

In the spring of 2002, a complaint was made regarding possible mold in the southeast corner of the lower level of the building. Mold was found and remedial action was taken including removal of the mold, drywall and carpet and appropriate replacement. The possible source of water intrusion was identified and repaired (significant cost for construction of a vault for cable entrance to the building and reworking the slope of the ground outside the Armory was incurred). Additionally, Ames Environmental conducted air testing for mold. The results showed a higher concentration of mold spores in the outside air than in the Armory air. The Armory was tested again in the summer of 2003 and again showed no signs of mold. Again the results indicated a higher concentration of mold spores outside the building than inside the building.

A late season rain in November 2003 showed water intrusion through the roof. Building Services directed for installation of new roofing material over the areas of the suspected intrusion. Recently, after some warmer weather, snow melting apparently resulted in further water intrusion into the building from the roof.

This building continues to be the focus of concern as to whether mold is actively growing in the facility and possibly being an environmental risk for our employees. The contract with The Terrus Group is to provide four rounds of testing over the balance of this year to embrace a period in each of the four seasons. Each testing will involve three different sampling techniques recommended by The Terrus Group to provide the most comprehensive evaluation of Armory possible. Depending on the results of the testing, further remediation steps or other action may need to be taken in regard to the Armory Building.