

Southern Marin Fire District

Fire Station 4 Seismic Retrofit and Interior Renovation

April 26, 2023 Board of Directors Meeting

Fire Station 4:

- Chris Ford, Project Manager & Project Architect / BRW Architects
 - Mold Discovery, Testing, and Remediation Timeline
 - Remaining Tasks and Clearances
- Ralph Guzman, IH, BS, CAC / Enviro-STAR
 - Overview of Terminology, Testing Methods, and Regulations
 - Mold Survey Report
- Questions and Discussion



Timeline (1):

1/31: Weekly OAC Meeting 23.

- Furniture and equipment is moved out of the Fire Prevention offices. The cabinets below the window along the southwest wall are disconnected from the wall and put in the dumpster.
- Contractor notes signs of mold at the base of the wall below the window. The result of the group's discussion is that the mold is the result of the water intrusion due to window leaks and dirt in contact with the base of the exterior wall.
- Contractor sends photo on 2/1 of the condition of the base of drywall below Fire Prevention windows

SEE PHOTO 1



PHOTO 1 MOLD AT BASE OF WALL BELOW FIRE PREVENTION WINDOWS



Timeline (2):

2/07: Weekly OAC Meeting 24:

- Contractor requests PCO (Potential Change Order) request to remove wall material, mitigate mold, and replace drywall along the southwest wall of Fire Prevention.

2/14: Weekly OAC Meeting 25:

- SK-29 issued by BRW as confirmation for the contractor to proceed T&M (time and materials) for the removal, mold mitigation, and replacement of the wall in Fire Prevention.

SEE PHOTO 2



PHOTO 2: SK-2 BY BRW
DESCRIBING T&M SCOPE



Timeline (3):

2/21: Weekly OAC Meeting 26:

- Fire Prevention office construction area is isolated.
- Drywall below window in progress of being removed.

2/23: Contractor sends photo of progress of applying mold kill primer on all studs below the uncovered area.

PHOTOS 3 AND 4



PHOTO 3: MOLD KILL PRIMER BEING APPLIED TO WALL



PHOTO 4: MOLD KILL PRIMER



Timeline (4):

2/23:

- Contractor sends photo of wall behind kitchen cabinets showing mold.

SEE PHOTO 5

2/28: Weekly OAC Meeting 27:

- The drywall below the Fire Prevention windows has been installed and the joints are taped.
- Review of the mold on the surface of the drywall behind the kitchen cabinets.

3/03

BRW Project Architect/ Project Manager met at the project site with the on-duty Captain regarding interior air and members of the crew feeling sick.



PHOTO 5: MOLD ON SURFACE OF WALL IN KITCHEN



Timeline (5):

3/07 OAC Meeting 28

- The crew has moved the living quarters furniture into the Fire Prevention office.
- The drywall on the inside face of the former kitchen cabinets has been removed and replaced.

SEE PHOTO 6



PHOTO 6: CREW QUARTERS IN FIRE PREVENTION



Timeline (6):

3/08:

- Enviro -STAR (Ralph Guzman): Initial field review and sampling
- EMSL Analytical issues results of mold test (positive)

3/09:

- Micro Analytical Laboratories issues results of asbestos test (negative)

3/10

- BRW Architects issues Kitchen and Dining Room Containment Coordination Plan.
- AMG (Removal and Remediation Contractor-Alejandro Garcia) submits Mold Remediation Plan, rate quote, and worker certifications

3/14

- ARGOS Construction removes drywall below kitchen wall facing dining room and hallway
SEE PHOTO 7
- AMG 2-person crew on site to set up containment



PHOTO 7: STUDS AT KITCHEN WALLS



Timeline (7):

3/15

- AMG 4-person crew on site for upstairs demo and cleaning.

3/16

- Enviro-STAR visual progress review and air test upstairs
- EMSL Analytical issues results of upstairs mold test (negative)
- AMG 4-person crew on site for kitchen and dining demo and cleaning.

3/17

- Enviro-STAR visual progress review and air test in kitchen/day room
- BRW (Chris Ford) meets with Ralph Guzman at project site
- EMSL Analytical issues results of kitchen/day room mold test (positive)

3/20

- Enviro-STAR visual progress review and air test in kitchen/day room
- EMSL Analytical issues results of kitchen/day room mold test (negative)
- BRW issues Fire Prevention Office Containment Coordination Plan



Timeline (8):

3/20

- Enviro-STAR visual progress review and air test in kitchen/day room
- EMSL Analytical issues results of kitchen/day room mold test (negative)
- BRW issues Fire Prevention Office Containment Coordination Plan

3/21

- AMG 4-person crew on site for demo and cleaning of Fire Prevention

3/22

- AMG 4-person crew on site for demo and cleaning of Fire Prevention

3/24

- Enviro-STAR visual progress review and air test in Fire Prevention
- EMSL Analytical issues results of Fire Prevention mold test (negative)

3/26

- Enviro-STAR issues final clearance report

3/29

- AMG 2-person crew on site to remove containment and demobilize.



Remaining Tasks and Clearances:

1. ARGOS:

- Upper floor and stairway painting and carpet
- Move furniture out of Fire Prevention
- Finish Fire Prevention painting and carpet

2. ATI (duct cleaners):

- All registers and return grilles will be removed and cleaned.
- Air ducts will be cleaned and deodorized.
- Condenser and furnace will be cleaned.
- Air system to be flushed
- New Air filters are installed.

3. Enviro-STAR:

- Perform air sampling of mechanical system
- Conduct final review and sign-off

4. EMSL Analytical will conduct and issue mold test

5. OSHA will conduct a final review



SOUTHERN MARIN FIRE DISTRICT FIRE STATION 4 CONSTRUCTION SCHEDULE

CONTRACT SCHEDULE: 270 days: Aug. 8, 2022 - May 5, 2023

| | | | | | | | | | | | | |
|---|---|---|---|-----------|---|---|---|-----------|----|----|----|----|
| AUG. 8, 2022 - NOV. 5, 2022 | | | | | | | | | | | | |
| PHASE 1 - APPARATUS BAYS AND LOWER FLOOR SEISMIC | | | | | | | | | | | | |
| AUG. 2022 | | | | SEP. 2022 | | | | OCT. 2022 | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |

| | | | | | | | | | | | | |
|---|----|----|----|-----------|----|----|----|-----------|----|----|----|----|
| NOV. 6, 2022 - FEB. 3, 2023 | | | | | | | | | | | | |
| PHASE 2 - LOWER FLOOR INTERIOR AND UPPER FLOOR SEISMIC | | | | | | | | | | | | |
| NOV. 2022 | | | | DEC. 2022 | | | | JAN. 2023 | | | | |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |

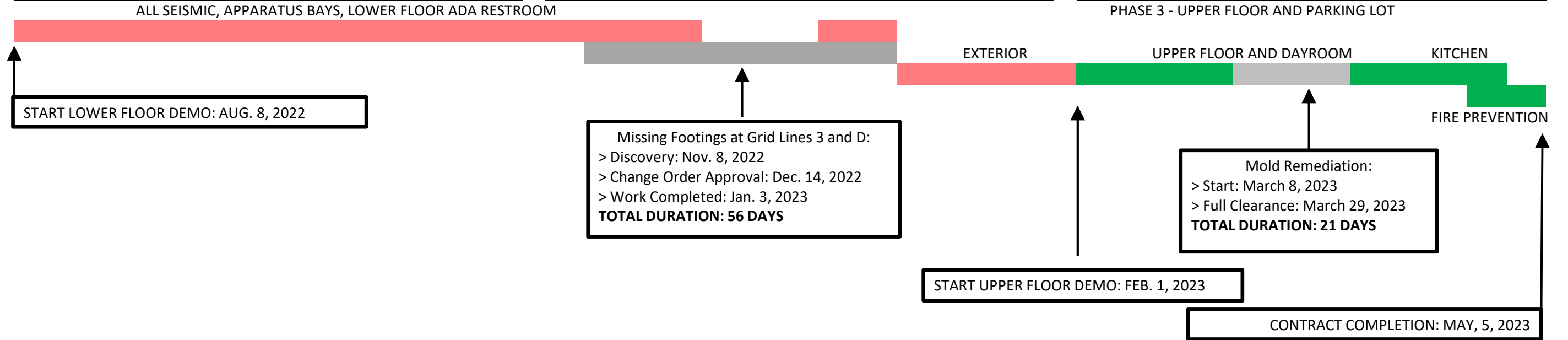
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|---|----|----|----|-------------|----|----|----|------------|----|----|----|
| FEB. 4, 2023 - MAY 5, 2023 | | | | | | | | | | | |
| PHASE 3 - UPPER FLOOR INTERIOR AND PARKING LOT | | | | | | | | | | | |
| FEB. 2023 | | | | MARCH, 2023 | | | | APRIL 2023 | | | |
| 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 |

PROJECT COMPLETION PROGRESS: Aug. 8, 2022 - April 26, 2023

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|-----------|---|---|---|-----------|---|---|---|-----------|----|----|----|----|
| AUG. 2022 | | | | SEP. 2022 | | | | OCT. 2022 | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |

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|-----------|----|----|----|-----------|----|----|----|-----------|----|----|----|----|
| NOV. 2022 | | | | DEC. 2022 | | | | JAN. 2023 | | | | |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |

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|-----------|----|----|----|-------------|----|----|----|------------|----|----|----|
| FEB. 2023 | | | | MARCH, 2023 | | | | APRIL 2023 | | | |
| 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 |



Ralph Guzman, IH, BS, CAC / Enviro-STAR

- Overview of Terminology, Testing Methods, and Regulations
- Mold Survey Report



Questions and Discussion

