



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: July 7, 2026

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To: Honorable Mayor and City Councilmembers
From: Oriana Hart, Public Works Director
Department: Public Works
Subject: Ratify Phase I Library Remediation and Authorize Phase II Remediation

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RECOMMENDATIONS:

Staff recommends that the City Council adopt a resolution to:

1. Ratify the emergency Phase I environmental testing, containment, remediation, and investigation work completed at the Sebastopol Library in the amount of \$47,687.55 to Servepro.
2. Authorize the City Manager to execute a contract with a qualified contractor for Phase II remediation and demolition services in an amount not to exceed \$175,000 to identify and remediate moisture intrusion and mold contamination.

PROCESS OF AGENDA ITEM:

- a. Presentation by staff
- b. Council questions and discussion
- c. Public comment
- d. Council deliberation and action

EXECUTIVE SUMMARY:

On June 4, 2026, the Sebastopol Library was closed after library staff observed peeling wallpaper and signs of moisture intrusion in the Staff Work Room and Teen Reading Area. During exploratory openings made by library staff, mold was discovered within the wall cavities. Environmental testing conducted on June 5, 2026, confirmed elevated airborne mold levels within the two rooms where wall assemblies had been opened and identified *Stachybotrys*, commonly referred to as black mold, within the exposed wall cavities. Testing of common areas and other sampled portions of the library did not identify elevated airborne mold levels. Subsequent moisture testing identified elevated moisture levels within exterior wall assemblies throughout the building.

The City immediately retained environmental consultants and remediation contractors to contain the affected areas, conduct environmental testing, install HEPA air scrubbers, perform limited demolition and remediation, and evaluate the extent of moisture intrusion and mold contamination. This work, referred to as Phase I, was completed on June 16, 2026. During Phase I, moisture testing confirmed elevated moisture levels throughout the building's exterior wall assemblies, indicating that mold contamination may exist within exterior walls beyond the areas currently exposed. Remediation of the Teen Reading Area also revealed significant dry rot and structural deterioration within the exterior wall framing. While the observed damage extends beyond the limits of the exposed area, the full extent of mold contamination and structural deterioration cannot be determined until additional wall assemblies are opened, the mold remediated and the wall framing evaluated.

Staff has also reached an agreement with Sonoma County Library whereby the Library will reimburse the City for 50% of the Phase I environmental testing, containment, remediation, and investigation costs. This cost sharing arrangement reduces the City's net cost for the initial emergency response and reflects the cooperative efforts of both agencies to address the building conditions.

BACKGROUND:

The Sebastopol Library, located at 7140 Bodega Avenue, is owned by the City of Sebastopol and operated by the Sonoma County Library pursuant to a lease agreement approved by the City Council and currently in effect through December 31, 2036. Under the terms of the lease, Sonoma County Library is responsible for day-to-day operations,



utilities, janitorial services, and routine maintenance of the facility. The City, as property owner, is responsible for maintaining and repairing the building shell, including the walls, roof, ceilings, doors, and major structural members, as well as replacement of major mechanical and electrical components as necessary.

In early June 2026, conditions observed within the library prompted further investigation of the building's exterior wall assemblies. Initial testing identified moisture intrusion, mold contamination, and areas of dry rot within portions of the building. Because the City is responsible for maintaining the structural components of the facility, the City initiated emergency response actions to evaluate the extent of the damage, protect public health, and prevent further deterioration of the structure. The City initiated Phase I emergency services, including environmental testing, containment, remediation of affected areas, moisture investigation, and evaluation of concealed building conditions. Information obtained during this work confirmed that additional investigation and remediation are necessary before the full extent of required repairs can be determined. As a result, staff is recommending a continued phased approach that first addresses remediation of the entire exterior structure and investigative demolition, followed by a separate reconstruction and repair phase of building components identified during the remediation process.

DISCUSSION:

The purpose of Phase I was to address the immediate health and safety concerns associated with the discovery of mold within the library, protect library contents and City assets, evaluate the extent of moisture intrusion and mold contamination, and develop a path forward for remediation and repair of the facility. Upon completion of remediation activities within the Teen Reading Area, the City was able to observe substantial dry rot and structural deterioration within the exposed exterior wall framing along the west side of the building. The damage extends beyond the limits of the area that has been opened and can be observed continuing north beyond the exposed section of wall. However, because remediation activities to date have been limited to the Teen Reading Area and Staff Room, the City cannot determine how far the damage extends or the full extent of structural repairs that may ultimately be required.

Information gathered during Phase I indicates that moisture intrusion is not limited to the two rooms where mold was initially discovered. Moisture testing identified elevated moisture levels within exterior wall assemblies throughout the building, suggesting that similar concealed conditions may exist elsewhere within the facility. Because wall cavities remain closed in most areas of the building, the City cannot accurately quantify the amount of damaged framing, sheathing, insulation, or other building materials that may require repair or replacement. As a result, staff is recommending that the work move forward in two additional Phases. Phase II would consist of removal of the sheetrock on the exterior walls and remediation activities, including opening wall assemblies as necessary to identify the extent of moisture intrusion, removing mold-contaminated materials, cleaning and treating affected building components, and documenting the extent of structural and non-structural damage. Mold remediation must occur concurrently as wall assemblies are opened to safely address contaminated materials and prevent the spread of mold spores throughout the facility.

Completion of Phase II will provide the information necessary to accurately determine the scope of reconstruction required. Phase III would consist of reconstruction and repair activities identified during remediation. This work may include repair or replacement of damaged framing, sheathing, insulation, drywall, interior finishes, and other building components impacted by moisture intrusion, mold contamination, dry rot, or other concealed conditions discovered during demolition. Once Phase II is completed and the scope and cost of Phase III is known, Staff will return to the City Council for authorization to proceed with Phase III.

STAFF ANALYSIS:

Staff believes the actions taken during Phase I were necessary to protect public health, library assets, and City property. The emergency work allowed the City to contain mold contamination, evaluate moisture intrusion, and determine the extent of damage within portions of the building that were accessible for investigation. While Phase I successfully remediated the areas initially affected by mold, the work also revealed significant dry rot and structural deterioration within the exterior wall framing of the Teen Reading Area. Observations indicate that the damage extends



beyond the limits of the exposed wall; however, the full extent of the deterioration cannot be determined until additional wall assemblies are opened and evaluated.

Because mold remediation must occur as wall cavities are exposed, staff recommends a two phase approach consisting of remediation and investigative demolition followed by reconstruction and repair. This approach allows the City to safely identify the extent of concealed damage while maintaining project momentum and avoiding delays between remediation and reconstruction. Staff believes this phased approach is the most prudent and cost-effective method for addressing the building conditions, restoring the facility, and returning the library to public use as quickly as possible. Once Phase II is completed and the scope and cost of Phase III is known, Staff will return to the City Council for authorization to proceed with Phase III.

CITY COUNCIL GOALS/PRIORITIES/AND OR GENERAL PLAN CONSISTENCY:

This agenda item represents the City Council goals/priorities as follows:

- Goal 3 – Infrastructure. Maintaining high quality infrastructure, facilities and services includes repairing/replacing outdated city facilities, improving streets, stormwater and wastewater infrastructure.

PUBLIC COMMENT:

As of the preparation of this staff report, no public comments have been received on this item. Any comments received after distribution of the report will be provided to the City Council as supplemental materials. Public comment will also be accepted during the meeting.

COMMUNITY OUTREACH:

This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date. As of the writing of this staff report, the City has not received any public comment on this item. However, if staff receives public comment from interested parties following the publication and distribution of this staff report, such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of this item.

FISCAL IMPACT:

Phase I emergency testing, containment, remediation, and investigation activities were authorized by the City Manager pursuant to the City's Purchasing Policy, which permits the City Manager or designee to authorize emergency purchases outside normal procurement procedures when immediate action is necessary to protect public health, safety, or City property. Staff is requesting that the City Council ratify these expenditures in the amount of \$47,687.55 for work performed by Servepro and appropriate that amount from Fund 103 (Account No. 103-41-06-5100-010-00000-000). Sonoma County Library has agreed to reimburse the City for 50% of the Phase I costs. Staff is also requesting authorization for Phase II remediation and investigative demolition services in an amount not to exceed \$175,000. Final contract pricing will be based on proposals received and evaluated by staff.

The project will be funded through the City's Building, Facilities and Infrastructures Reserve Fund (Fund 103), which was established to provide funding for major repairs, maintenance, and replacement of City-owned facilities. The fund is projected to have an available fund balance of approximately \$939,939 as of June 30, 2026. After accounting for estimated interest revenue of \$20,000 and planned FY 2026–27 expenditures of \$365,000 for CIP projects, including Flood Mitigation, ADA Improvements, and Police Department Generator and Electrical Improvements, an estimated \$594,939 will remain available. These reserves are sufficient to fund the library repair project. Staff considers the use of this fund appropriate given the City's ownership responsibilities and the unforeseen nature of the structural and moisture-related deficiencies identified during the investigation.

The City has submitted the library mold and moisture intrusion claim to its primary property insurance carrier. The carrier has indicated that the conditions identified at the facility are not expected to qualify for coverage under the City's policy. However, the City is continuing to pursue all available avenues for reimbursement and has submitted the claim



to a supplemental insurance carrier for further review. At this time, no insurance reimbursement has been assumed in the project cost estimates.

RESTATED RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution to:

1. Ratify the emergency Phase I environmental testing, containment, remediation, and investigation work completed at the Sebastopol Library in the amount of \$47,687.55 to Servepro.
2. Authorize the City Manager to execute a contract with a qualified contractor for Phase II remediation and investigative demolition services in an amount not to exceed \$175,000 to identify and remediate moisture intrusion, mold contamination, and related concealed building conditions.

CITY COUNCIL OPTION(S):

1. Approve the emergency Phase I work and but take no action on the recommended Phase II work at this time and direct staff to return with additional information, revised cost estimates, or alternative approaches. Under this option, the library would likely remain closed and moisture-related deterioration and structural damage may continue until a future course of action is approved.
2. Provide alternative direction to staff.

ATTACHMENT(S):

- 1 – Resolution
- 2 – Phase I Invoice

APPROVALS:

Department Head Approval:	Approval Date: 6/20/26
CEQA Determination (Planning):	Approval Date: 6/20/26
Exempt under CEQA Guidelines Section 15269 (Statutory Exemption for Emergency Projects) and Section 15301 (Class 1 Categorical Exemption for Existing Facilities)	
Administrative Services (Financial)	Approval Date: 6/20/26
<u>Costs authorized in City Approved Budget:</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Account Code (If applicable)	<u>103-41-06-5100-010-000000-000</u>
City Attorney Approval:	Approval Date: 6/30/26
City Manager Approval:	Approval Date: 6/30/26

**CITY OF SEBASTOPOL
RESOLUTION NO. XXXX-2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL RATIFYING EMERGENCY PHASE I
REMEDICATION AND INVESTIGATION ACTIVITIES AT THE SEBASTOPOL LIBRARY FOR \$47,687.55 TO SERVEPRO
AND AUTHORIZING PHASE II-A REMEDIATION AND INVESTIGATIVE DEMOLITION FOR NOT TO EXCEED \$175,000**

WHEREAS, the City of Sebastopol owns the Sebastopol Library building located at 7140 Bodega Avenue; and

WHEREAS, on June 4, 2026, library staff observed signs of moisture intrusion and discovered mold within wall cavities in the Staff Work Room and Teen Reading Area; and

WHEREAS, environmental testing confirmed elevated airborne mold levels within the affected rooms and identified *Stachybotrys* within exposed wall cavities; and

WHEREAS, subsequent moisture testing identified elevated moisture levels within exterior wall assemblies throughout the building, indicating the potential for additional concealed mold contamination and moisture-related damage; and

WHEREAS, pursuant to the City's Purchasing Policy, the City Manager authorized emergency environmental testing, containment, remediation, investigation, and related services necessary to protect public health, City property, and library assets; and

WHEREAS, Phase I remediation and investigation activities were completed on June 16, 2026; and

WHEREAS, Phase I activities identified significant dry rot and structural deterioration within portions of the exterior wall framing and demonstrated that the full extent of damage cannot be determined until additional wall assemblies are opened and evaluated; and

WHEREAS, staff recommends a two-phase approach consisting of Phase II remediation and investigative demolition followed by Phase III reconstruction and repair to address mold contamination, moisture intrusion, dry rot, and other concealed building deficiencies; and

WHEREAS, once Phase II is completed and the scope and cost of Phase III is known, Staff will return to the City Council for authorization to proceed with Phase III; and

WHEREAS, Sonoma County Library has agreed to reimburse the City for fifty percent (50%) of the Phase I environmental testing, containment, remediation, and investigation costs incurred in response to the library mold and moisture intrusion event; and

WHEREAS, funding for the project is available through the City's Building Reserve Fund.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol hereby:

1. Ratifies the emergency Phase I environmental testing, containment, remediation, and investigation work completed at the Sebastopol Library in the amount of \$47,687.55 to Servepro and approve a corresponding budget adjustment to appropriate \$47,687.55 from Fund 103 (Account No. 103-41-06-5100-010-00000-000) to fund these costs.
2. Authorizes the City Manager to execute a contract for Phase II remediation and demolition in an amount not to exceed \$175,000, to identify and remediate moisture intrusion and mold contamination.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 7th day of July 2026.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: _____
Mayor Jill McLewis

ATTEST: _____
Mary Gourley, City Manager

APPROVED AS TO FORM: _____
Alex Mog, City Attorney



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INVOICE NO.	5207743
TERMS	Net 30
DATE	06/16/2026
DUE DATE	07/16/2026

INVOICE TO S6965-MR/City of Sebastopol 7140 Bodega Ave Sebastopol, CA 95472	SERVICE ADDRESS 2606-273976MLD [Mold] 7140 Bodega Ave Sebastopol, CA 95472
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ADJUSTER	CLAIM NO.	INSURANCE CO SELF PAY
REFERRAL SOURCE OTHE	SALES REP	PROJECT MGR IE

DATE	ACTIVITY	AMOUNT
	This invoice is for Phase 1 Mold Remediation services., 1 @ \$43,835.88	43,835.88
	Cost for Initial Asbestos & Lead Testing., 1 @ \$1,750.00	1,750.00
	Cost for Initial Mold Testing., 1 @ \$1,250.00	1,250.00
	Cost for Clearance Test., 1 @ \$851.67	851.67
TOTAL		47,687.55
PAYMENTS		
BALANCE DUE		\$47,687.55

Please remit to:
SERVPRO
 373 Blodgett Street, Cotati, CA 94931
 FEIN 03-0574395

Thank you for your business!