



Sebastopol Library Mold Remediation

City Council
July 7, 2026

Phase I



- Proactive Closure
- Emergency Response
- Containment
- Remediation
- Assessment
- Moisture Testing



Proactive Closure

Thursday, June 4

- Library staff observed peeling wallpaper and moisture intrusion
- Library closed immediately to evaluate
- Mold discovered during exploratory openings



Emergency Response

Friday, June 5

- Environmental testing completed
- Elevated airborne mold identified in the two rooms with exploratory openings
- Stachybotrys (black mold) identified in exposed wall cavities
- Begin containment

Note

NO elevated airborne mold identified in the main common areas or other staff rooms of the Library

Containment

- Containment of Teen Room and Staff Room
- HEPA Air Scrubbers throughout Library



Remediation

June 5–16

- Remediation of Teen Reading Room and Staff Room

SUN	MON	TUE	WED	THU	FRI	SAT
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4





Assessment
Structural Damage Exposed on West Exterior Wall

Moisture Testing



Phase II – Exterior Wall Remediation

- Isolate the Exterior Walls
- Remove Wallpaper/Sheetrock
- Remediate Wall Cavaties
- Assess Exterior Structure Damage
- Assess Cause of Moisture



Phase III - Reconstruction

- Get bids for Reconstruction
- Return for Council Approval of Reconstruction



Sebastopol Library Remediation - Current Budget

	Costs	Fund Balance
Phase I – Initial Emergency Response <i>(Sebastopol Share - 50%)</i>	\$23,844	
Phase II – Remediation of Exterior Walls	\$175,000	
Phase III – VERY Preliminary Estimates	\$200,000	
Total	\$398,844	
Building Reserve Fund		\$594,939

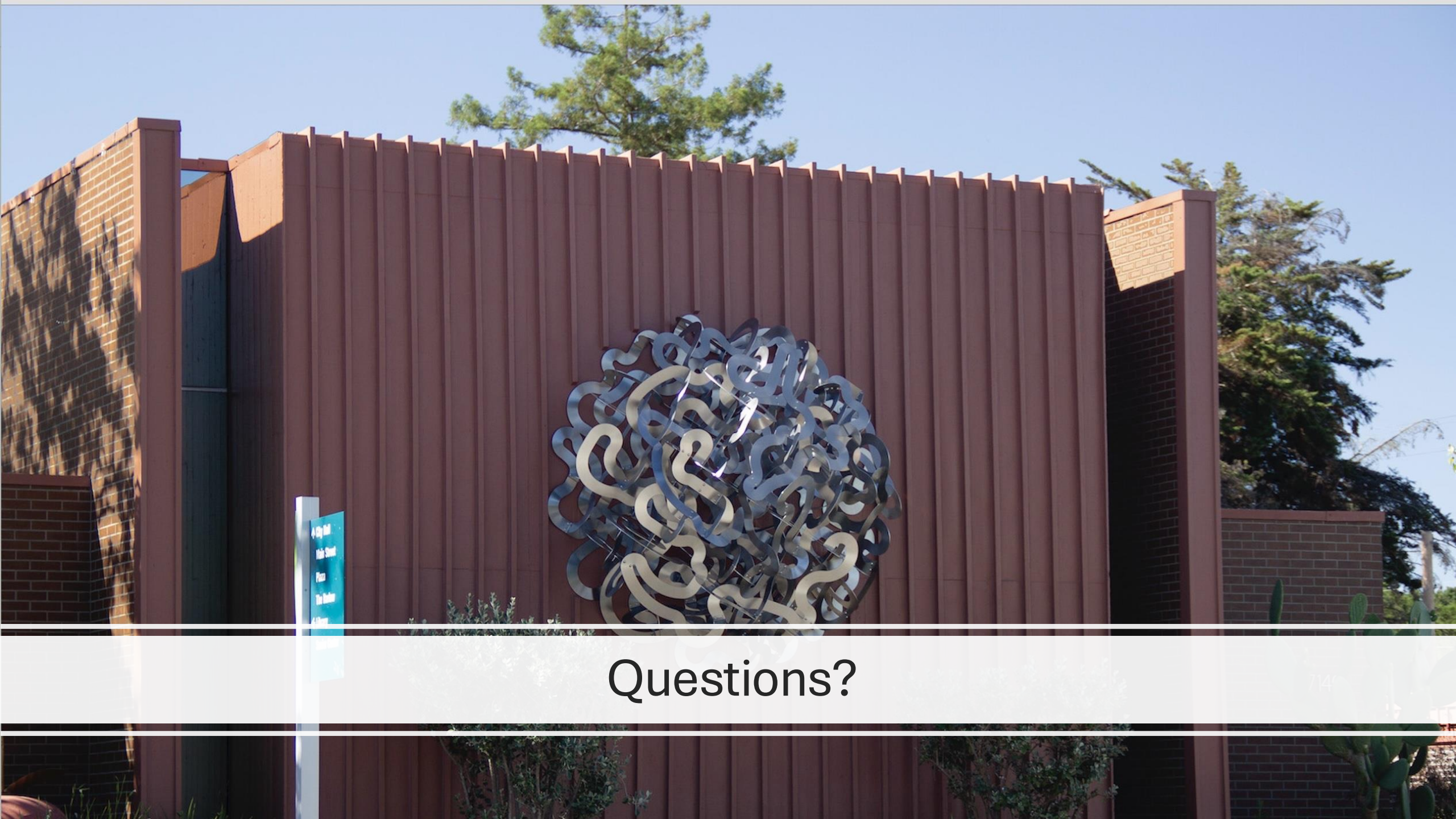
Difference: \$196,095

Request of City Council Today

Approve \$47,688 for emergency mold testing, containment, cleanup, and investigation work already completed at the Library.



Authorize up to \$175,000 for the next phase of work to open exterior walls, investigate the extent of the damage, and remediate mold and moisture intrusion.



Questions?