



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

H-2

For the meeting of: November 15, 2016

Date: November 8, 2016

To: Board of Supervisors

From: Thomas K. Mattson, Public Works Director

Subject: Status Update on the Garberville Veteran's Memorial Hall

RECOMMENDATION(S): That the Board of Supervisors:

1. Receive a report on the status of the Garberville Veteran's Memorial Hall;
2. Direct staff to convene a facilities task force for county services in the Garberville Area;
3. Direct the task force to review existing properties owned by the county in the Garberville area for construction of a new county service center including a new Veteran's Memorial Hall; and
4. Direct the task force to return to the Board with the option of constructing a new county service center or demolishing and building a new Veteran's Memorial Hall only.
5. Direct the task force to provide financing recommendations for item 4.

SOURCE OF FUNDING: Capital Projects 1100170

DISCUSSION: The Garberville Veteran's Memorial Hall, located at 483 Conger Street, Garberville, California, APN 032-011-006, is owned by the County of Humboldt and managed by the local veterans group. The building is equipped with a kitchen and bar; it served the general community as a facility for gatherings, activities and classes. Additionally, a large portion of the building has been leased to the California Administrative Office of the Courts as an outlying court facility for the Southern Humboldt area.

Prepared by Thomas K. Mattson

CAO Approval

Karen Clower

REVIEW:

Auditor _____ County Counsel _____ Human Resources _____ Other _____

TYPE OF ITEM:

☐ Consent
☒ Departmental
☐ Public Hearing
☐ Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Fennell Seconded by Supervisor Sundberg

Ayes Fennell, Sundberg, Lovelace, Bohn, Bass
Nays _____
Abstain _____
Absent _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: November 15, 2016

By: Kathy Hayes, Clerk of the Board

The facility was built during 1960-1961 with a completed building area of five thousand, two hundred and twenty (5,220) square feet. The building is a one-story wood framed structure which is equivalent to the Uniform Building Code's Type V non-rated construction. The primary visual features of the building are defined by flat roofs concealed with parapets and painted vertical wood siding.

The building is in poor condition. The cost associated with the necessary repairs exceeds available county funds. In 2010, the Department of Public Works (DPW) initiated with the United States Department of Agriculture (USDA) Rural Development California Community Facility a grant application to request financial assistance for improvements to the Garberville Veterans' Memorial Hall. On October 20, 2010, USDA denied the grant.

Necessary repair work includes but is not limited to the following:

1. Hazardous material: Asbestos, lead base paint and mold.
2. Accessibility: Entrances, hardware, restrooms, courtroom.
3. Exterior: Water and weather damage, siding detaching, paint peeling and lead paint is an issue.
4. Flooring: Asbestos Composition Tile (ACT), flooring buckling, mold is progressing.
5. Roofing: Does not drain, chronic water leakage causing progressive damage and mold.
6. HVAC: Roof mounted units are old aggravating roof problems and causing asbestos to be visible.

The DPW has closed the Garberville Veteran's Memorial Hall due to the significant amount of mold in the building. The DPW contracted for mold testing at the request of one of the building tenants, the Judicial Council of California (Courts). Testing was performed on April 20, 2016, and a report was submitted to the county on May 11, 2016.

The mold report concluded that several of the mold types detected found in the sampling could potentially present adverse health effects. The causes of the mold growths may include elevation of indoor humidity and moisture from leaks or other sources which have not been entirely determined or located. However, evidence of past or present water infiltration through the roof membrane is present as mold and water stains can be seen on the ceiling panels, some walls and in most of the rooms in the building. It is also suspected that some intrusion of rain water may be occurring through exterior windows, the panes of which are secured with wood stops instead of putty or other flexible seals.

While the report did not go as far as to recommend closure of the building, it did recommend closure of sections of the building. After review of the report and knowledge that the facilities heating/cooling system cannot segregate the air in the building, DPW did recommend full closure as there was no way to keep the air circulation system from moving mold spores throughout the building.

The DPW estimates current repair costs for the building to meet code requirements, including Americans with Disabilities Act and Health Code & Fire/Life safety to be \$2,096,871. To demolish and replace the Veteran's Memorial Hall with a new fully compliant building of the same size, the current cost estimate is \$2,537,535. These two estimates include both hard construction and soft design/administrative costs. The DPW does not recommend repairing the existing building.

FINANCIAL IMPACT: The financial impact of replacing the existing building is estimated at \$2,537,535. It is unknown at this time how much it would cost to create a county campus in Garberville and the source of funding has not been identified.

The requested action conforms to the Board of Supervisors' core role of providing for and maintaining infrastructure.

OTHER AGENCY INVOLVEMENT: All County Departments with facilities in Garberville

ALTERNATIVES TO STAFF RECOMMENDATIONS: The Board could direct staff to return with a financing package to demolish and rebuild a Garberville Veteran's Memorial Hall. This is not recommended as it would restrict future options on building a county campus in the Garberville Area

ATTACHMENTS: None